



**TOWN OF MANSFIELD
TOWN COUNCIL MEETING
MONDAY, June 23, 2008
COUNCIL CHAMBERS
AUDREY P. BECK MUNICIPAL BUILDING
7:30 p.m.**

AGENDA

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EXECUTIVE SESSION

REGULAR MEETING-MANSFIELD TOWN COUNCIL
June 9, 2008

Deputy Mayor Gregory Haddad called the regular meeting of the Mansfield Town Council to order at 7:30 p.m. in the Council Chamber of the Audrey P. Beck Building.

I. ROLL CALL

Present: Blair, Clouette, Duffy, Haddad, Koehn, Nesbitt, Paterson (8:40 p.m.), Paulhus, Schaefer

II. APPROVAL OF MINUTES

Mr. Clouette moved and Mr. Paulhus seconded to approve the minutes of the May 27, 2008 meeting. Motion to approve passed with Ms. Blair abstaining. Ms. Blair's name will be listed as absent.

III. MOMENT OF SILENCE

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

IV. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

No comments

V. OLD BUSINESS

1. Community/Campus Relations

The Town Manager reported the Campus Community Partnership met recently and discussed the subcommittee charged with reviewing Spring Weekend and other parties in the community. The goal will be to challenge assumptions and come up with some ideas and solutions. Mr. Hart will report back.

2. Community Water and Wastewater issues

The Advisory Committee will meet on June 19th at which time the consulting engineer's report regarding the drought will be discussed. The Town Manager will forward all information to Council members.

VI. NEW BUSINESS

3. Proclamation in Honor of Dr. Gordon Schimmel

Mr. Schaefer moved and Ms. Blair seconded to adopt the following resolution:

Move, effective March 10, 2008, to authorize the Mayor to issue the attached Proclamation in Honor of Dr. Gordon L. Schimmel.

Deputy Mayor Haddad offered the congratulation of the Council to Fred Baruzzi the newly appointed Superintendent of Mansfield Public Schools. Mr. Haddad stated that the Council looks forward to a long and productive relationship.

Dr. Schimmel was unable to attend tonight's meeting. The celebration and presentation of the proclamation will be rescheduled.

4. Referendum on Fiscal Year 2008/09 Budget

Ms. Koehn moved and Ms. Duffy seconded, to set the date of the referendum on the Fiscal Year 2008/09 Budget adopted at the May 13, 2008 Budget Town Meeting for Tuesday, June 24, 2008, which referendum shall be conducted from 6:00 a.m. to 8:00 p.m. in the Council Chambers of the Audrey P. Beck Building, and to authorize staff to publish notice of said referendum on behalf of the Council as required by law.

Town Manager, Matt Hart, distributed recommendations from the Communication Advisory Committee suggesting the referendum be held from 6:00 a.m. to 8:p.m. in all three polling locations and offered suggestions for advertising the referendum (statement attached). Mr. Hart also distributed a letter from the Registrars of Voters recommending the referendum be held in the Council Chambers.

Andrea Epling, Democratic Registrar of Voters, spoke to the issue outlining the Registrars reasons for their recommendation (statement attached).

The motion to approve as presented passed unanimously.

In keeping with the recommendations of the Communication Advisory Committee, Mr. Nesbitt moved and Ms. Koehn seconded that the upcoming referendum be advertised by signage placed, at

a minimum, at routes 31, 32,44,89,195 and 275 in addition to the usual locations.

Motion passed unanimously.

5. Right of Way Agreements – Stone Mill Road and Laurel Lane Bridge Projects

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

Resolved, effective June 9, 2008, to authorize Town Manager Matthew W. Hart to execute an Agreement between the State of Connecticut and the Town of Mansfield for Rights of Way Activities in Conjunction with Replacement of Bridge No. 04731 on Stone Mill Road over the Fenton River Utilizing Federal and Municipal Funds.

Resolved, effective June 9, 2008, to authorize Town Manager Matthew W. Hart to execute an Agreement between the State of Connecticut and the Town of Mansfield for Rights of Way Activities in Conjunction with Replacement of Bridge No. 05366 on Laurel Lane over the Mount Hope River Utilizing Federal and Municipal Funds.

Resolved, that the Town of Mansfield hereby adopts as its policy to support the nondiscrimination agreements and warranties required under Connecticut General Statutes §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.

In response to questions about the funding and timing of these projects the Town Manager explained these projects have been designed in tandem and the contracts are being processed through the Department of Transportation at the same time. The money for the Stonemill Road project is appropriated in the upcoming budget; the money for the Laurel Lane project will not be appropriated for a few years.

Mr. Nesbitt moved to divide the question, seconded by Mr. Schaefer the vote failed with Duffy, Nesbitt, Paulhus and Schaefer in favor and Blair, Clouette, Haddad and Koehn against.

The motion to approve the original motion passed unanimously.

6. Appointment of Sub Registrars

Ms. Blair moved and Mr. Paulhus seconded, effective June 9, 2008, to appoint Robert J Binkowski of the Tolland County Funeral Home as a sub registrar for the Town of Mansfield.
Motion passed unanimously.

7. Expansion of Natural Gas Service in Mansfield

Ms. Koehn moved and Ms. Blair, effective June 9, 2008, to refer the issue of the expansion of natural gas service in Mansfield to staff. Ms. Koehn noted since a major gas line goes through Mansfield the Town should investigate the possibility of connecting residences and schools.

Motion passed unanimously.

VII. QUARTERLY REPORTS

Mr. Nesbitt requested an update on the progress of inspections in the expanded housing zone. The Town Manager will reply.

Mr. Haddad asked for an update on the suggested removal of the water testing and septic pumping components of the inspection process. Mr. Hart replied that is one of the questions he would expect the soon to be reorganized Quality of Life Committee to address.

Ms. Koehn asked that Mike Ninteau, in his role as a member of the State task force charged with the review of possible implementation of a statewide Housing Code, try to include code adaptations that pertain to sustainability.

Ms. Koehn requested a count of the number of residents who have signed up for Q-Notify.

Ms. Koehn asked that Chief Dagon include statistics on the effectiveness of providing Community Center memberships to firefighters and emergency service personnel in his quarterly reports. Council members agreed that the information would be aggregate data so as to protect the employees' right to privacy.

VIII. DEPARTMENTAL AND COMMITTEE REPORTS

Mr. Paulhus asked that his name be marked as "not present" for the May 8, 2008 Personnel Committee minutes.

IX. REPORTS OF COUNCIL COMMITTEES

Reporting for the Finance Committee, Mr. Schaefer stated the projected shortfall for this fiscal year is \$372,000. This shortfall is due to a decrease in interest rates, building permits, recording fees and conveyance taxes, and an increase in attorney fees and fuel cost. There have been significant savings from the spending freeze. A transfer from the fund balance will cover the shortfall.

The Finance Committee agreed to ask the Board of Education for suggestions on how best to spend the money received from Dorothy Goodwin's Estate

Ms. Duffy, Chair of the Nominating Committee, made the following recommendations:

Beautification Committee – Jennifer Thompson
Parks Advisory Committee- Michelle Baughman

Motion passed unanimously

X. REPORTS OF COUNCIL MEMBERS

Mr. Schaefer noted that Sara-Ann Chaine, Administrative Assistant to the Town Manager, played a prominent role in the Windham Theatre Guild's performance of "You Can't Take It With You."

Mayor Paterson arrived at 8:40 p.m.

Mr. Paulhus attended the League of Women Voters dinner. Mayor Paterson and Councilor Koehn were also in attendance.

Ms. Koehn informed members that she has signed, as an individual Council member, a letter renouncing the reduction of the amount of money in the State's Clean Energy Fund. She will forward the letter to the Town Manager

Mayor Paterson attended this evening's Annual Award Banquet where the Downtown Partnership received an award from the Connecticut Main Street Program.

XI. TOWN MANAGER'S REPORT

Attached

The Town Manager reported he is working on the outline of a development plan with Council members on the Downtown Partnership Board. The Council will discuss the various options at future meetings. The Town Manager also distributed a comparison of Mansfield PPO Plan to the Wyman Standard PPO Plan.

Member discussed the format and role of public participation in the meetings on the status reports of the Downtown Partnership. It was agreed that the meeting on June 12th would be to hear from the presenters and for the Council to ask questions. The meeting on June 23rd would start at 6:00 p.m. and would allow the presenters to make additional comments and the Council and public to ask questions.

XII. FUTURE AGENDAS

Mr. Haddad requested that the resolution on Universal Health Care supported by the Democratic Town Committee (Agenda Item #20) be added to the June 23rd agenda.

Mayor Paterson requested that tax breaks on alternative energy cars be explored if the state statute is extended.

Mr. Clouette asked the Town Manager to provide a list of state authorized tax exemptions and a list of those Mansfield has codified.

Ms. Duffy announced the June 17, 2008 Healthcare Forum in support of Universal Healthcare. The forum will be in the Council Chambers and all are welcome.

XIII. PETITIONS, REQUEST AND COMMUNICATIONS

8. Chronicle, "Dignitaries Reaffirm Support for a Storrs Downtown" – 06/04/08
9. Chronicle, "Letter To The Editor" – 05/27/08
10. Chronicle, "Letter To The Editor" – 05/28/08
11. Chronicle, "Letter To The Editor" – 05/29/08
12. Chronicle, "Letter To The Editor" – 05/30/08
13. Chronicle, "Letter To The Editor" – 06/02/08
14. Chronicle, "Letters To The Editor" – 06/04/08
15. Chronicle, "Real 'Partners' Deserve To Be In the Know" – 05/22/08
16. Chronicle, "Town Budget May Go To Vote" – 06/03/08
17. Connecticut Preservation Awards, "Rudy Favretti Receives Janet Jainschigg Award" – May/June 2008
18. Hartford Courant, "Protest Targets Storrs Restaurant" – 05/21/08

19. Nation's Cities Weekly, "Green' Resources Energize Cities' Economies" – 05/12/08
20. Universal Health Care Resolution
21. D. Westlake re: Historic District Commission – The letter to the Town Council regarding the Historic District Commission was discussed and members agreed that the Commission would be contacted for their comments.
22. Windham Region Chamber of Commerce Upcoming Events

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

Motion passed unanimously

XIV. EXECUTIVE SESSION

Present: Blair, Clouette, Duffy, Haddad, Koehn, Nesbitt, Paterson, Paulhus, Schaefer

Also Included: Town Manager Matt Hart, Assistant to the Town Manager Maria Capriola, Director of Planning Gregory Padick and Town Attorney Dennis O'Brien

Open Space and Land Acquisition
Status Report on Pending Claims and Litigation

XV. ADJOURNMENT

Mr. Paulhus moved to adjourn. Seconded by Ms. Blair the motion passed unanimously.

Elizabeth Paterson, Mayor

Mary Stanton, Town Clerk

**Town Manager's Office
Town of Mansfield**

Memo

To: Town Council
From: Matt Hart, Town Manager *Matt*
CC: Town Employees
Date: May 27, 2008
Re: Town Manager's Report

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

Events and meetings

- The building committee for the Four Schools Renovations Project met on May 14th, and we discussed preparations for a public presentation regarding potential school renovation options. We are tentatively planning to hold the presentation in late June.
- Members of the Mansfield 2020 Steering Committee met on May 14th to serve as a focus group for Mansfield's participation in the Government Finance Officers Association performance measures project. The session was informative and I would like to thank Ms. Adrienne Marks for serving as the facilitator for the focus group.
- On May 20th, the Mayor and I attended CCM's Legislative Committee meeting. CCM staff provided a recap of regular session of the General Assembly. Among other topics we discussed the two health insurance proposals (participation in state employee pool and MEHIP), as well as state aid to cities and towns. We also discussed the upcoming special session regarding the conveyance tax, and the importance of this revenue source for Connecticut municipalities.
- Mansfield observed Memorial Day on Monday, May 26th with a parade and ceremony at the New Mansfield cemetery. I would like to thank Ms. Amber Hoyt for her moving address and Reverend Ron Baker for his invocation. I also appreciated the opportunity to march with Private Second Class Daniel Parker, Representative Denise Merrill as well as several council members. Special thanks also to those behind the scenes who helped make this event possible, including Sara-Ann Chaine, Paul Veilleux, Curt Vincente and William "Chip" Jordan.
- On June 9th the Mansfield Downtown Partnership will be honored as a recipient of a Connecticut Main Street Center 2008 Award of Excellence. The ceremony will be held on June 9th at 5:30 PM at the Wauregan Ballroom in Norwich, and the Partnership will be recognized for its achievements in "Community Consensus-Building. Congratulations to the Partnership for this well-deserved recognition.

Projects and initiatives

- As you know, on May 14th Governor Rell conducted a press conference here in Mansfield to announce the \$10 million in Urban Action grant funding for the parking garage for Storrs Center. I would like to thank the Governor, State Senator Williams and State Representative Merrill for their efforts to secure this funding to help us transform the existing commercial area on Storrs Road into a vibrant mixed-use downtown. Special thanks are also due to Senator Williams and Representative Merrill's staff, and Cynthia van Zelm and the development team, who helped to prepare and coordinate the grant application.

- Voters at the May 13th Town Meeting approved the FY 2008/09 Budget, but we have not yet set the mill rate for next year. As we discussed briefly two weeks ago, the Director of Finance and I advise that we wait until after the General Assembly's special session on the conveyance tax before we take action on this item. (As you will recall, we have budgeted \$150,000 in conveyance tax revenue for next year.)
- The volunteers of Mansfield's Tax Aid for the Elderly had a successful 2008 tax season. Along with routine tax filing, the volunteers assisted with the preparation of 100 stimulus returns. My thanks to the volunteers for the time and effort they put into this important program.

Staff and employee development

- Christine Gamache, Collector of Revenue for the Town of Mansfield, has recently been certified as a Connecticut Municipal Collector by the State of Connecticut and the Certified Connecticut Municipal Collectors Committee. Congratulations, Christine!

Upcoming meetings

- Communications Advisory Committee, June 2, 2008, 7:00 PM, Conference Room B, Audrey P. Beck Municipal Building
- IWA/PZC Meeting, June 2, 2008, 7:00 PM, Council Chambers, Audrey P. Beck Municipal Building
- Mansfield Downtown Partnership Annual Meeting, June 3, 2008, 6:00 PM, Center for Hellenic Studies Padeia (Greek Center)
- Mansfield Advocates for Children, June 4, 2008, 6:00 PM, Council Chambers, Audrey P. Beck Municipal Building
- Traffic Authority, June 5, 2008, 10:30 AM, Conference Room B, Audrey P. Beck Municipal Building
- Finance Committee, June 9, 2008, 6:00 PM, Conference Room B, Audrey P. Beck Municipal Building
- Town Council, June 9, 2008, 7:30 PM, Council Chambers, Audrey P. Beck Municipal Building

**TOWN OF MANSFIELD
REGISTRAR OF VOTERS**



Andrea Epling, Democratic Registrar of Voters
Beverly Miela, Republican Registrar of Voters

AUDREY P. BECK BUILDING
4 SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2599
(860) 429-3368. 3369

June 6, 2008

Matthew W. Hart
Town Manager
4 South Eagleville Road
Mansfield, CT 06268

REC'D JUN 06

Dear Matt,

As per your request we have compiled a comparison between a central location for the referendum and the opening of three polling places.

Since the advent of the Region 19 School Budget Referenda all voting for referenda, not in conjunction with a general election, has taken place in the Council Chambers. The electors have become accustomed to this arrangement. Property owners are permitted to vote in referenda. They must be checked against the Assessors records prior to voting and we have found this location to be convenient for all involved because the records are in the Town Hall.

One of our concerns is the availability of the polling locations at such short notice. Many programs have already been booked and advertised for these locations and we cannot demand they change their venue with two or three weeks notice. The referendum date is not fixed, but rather dependent upon if and when a petition is filed.

Another concern is the ability to secure workers. During this time of year, and with again short notice, many of our poll workers are either away or have prior commitments. It will prove to be significantly easier to hire 7 workers as opposed to 21 workers. The total cost of using Council Chambers for a referendum is approximately \$2527. The total cost for using all three locations is approximately \$5946. The \$3419 difference is a result of increased workers, additional food and the purchasing of two memory cards which can only be used at such referenda.

It will be very important that notice of this budget referendum be widely advertised. Currently we advertise the Region 19 referendum at all three polling locations using a signboard indicating the Town Hall as the only polling place. These signs could suffice without having to purchase additional signage for the polling locations.

If further information is needed we will be available during the day on Monday and at the Town Council meeting that evening.

Sincerely,

A handwritten signature in black ink, appearing to be "Andrea Epling", written in a cursive style.

Andrea Epling
Beverly Miela

As discussed on June 2, 2008, the following motions were made and unanimously approved. Please confirm any final wording modifications directly with Toni by 6/6/08, else the following will be adopted and forwarded as our recommendations to the town officials as discussed earlier this week.

DRAFT TEXT FOR APPROVAL AND SUBMISSION BY TONI MORAN TO MANSFIELD TOWN OFFICIALS

2008 June 2 MOTION 1

In the absence of specific language in the Mansfield Town Charter regarding the conduct of referenda votes, we recommend, as a matter of communicating to the citizens of the town the most open and democratic form of government, that referenda votes be held at the normal time (hours of operation) and at the normal places where November elections are held (locations as determined by the appointed election officials).

2008 June 2 MOTION 2

As a matter of communicating to the citizens of Mansfield, we recommend any referenda vote be advertised by signage at minimum at the major intersections (with either a stop sign or stop light) along routes 31, 32, 44, 89, 195 and 275.

Comments to the 2008 June 2 MOTION 2:

- a. We recommend the text of the signs be limited to:
VOTE
Budget Referendum
[Insert Day and Date]
[Insert Start and End Times]
- b. We recommend the lettering be large enough to be clearly visible to a driver, passing through the intersection at a rolling speed.
- c. We recommend the signs be printed and positioned so opposing traffic can also read the text.
- d. We recommend the use of sandwich boards and/or laminated posters.
- e. We recommend the signs be easily mounted and require minimal staff time to prepare and post.

SPECIAL MEETING-MANSFIELD TOWN COUNCIL

June 12, 2008

Mayor Elizabeth Paterson called the special meeting of the Mansfield Town Council to order at 7:00 p.m. in Buchanan Auditorium, Mansfield Public Library.

I. ROLL CALL

Present: Blair, Clouette, Duffy, Haddad, Koehn, Nesbitt, Paterson, Paulhus, Schaefer

II. NEW BUSINESS

1. Status Report from the Mansfield Downtown Partnership

Mayor Paterson announced the purpose of the evening's meeting was to provide an update to the Council on the Mansfield Downtown Partnership. There will be another meeting on June 23, 2008 at 6:00 p.m. for citizens to ask questions of tonight's presenters. Town Manager Matt Hart noted that the meeting was being taped and would be broadcast on Channel 13 at a later date. He stated the project represents an investment in Mansfield's future and will allow for more economic opportunity in the Town.

Cynthia van Zelm, Executive Director of the Downtown Partnership, outlined the role of the Partnership and reviewed the Master Plan.

Tom Callahan, UConn Associate Vice-President of Administration and Operations and Chair of the Downtown Partnership's Finance Committee, described the growth in the relationship between the Town and University over the last ten years and stated that the collaboration between the two on this project is an indication of that growth. Mr. Callahan also itemized the investments of all involved parties and addressed some of the questions surrounding additional public financing.

Macon Toledano, Project Manager representing Leyland Alliance reviewed the marketing plans and the residential and retail expectations for the project.

Howard Kaufman, Executive Vice-President and General Counsel of Leyland Alliance, discussed the current market conditions and financing opportunities available to the participants.

Mr. Callahan discussed some of permits that still need to be secured and the availability of water for the project.

The Council members asked questions of those assembled.

2. Fiscal Year 2008/09 Budget

By consensus the Council agreed to wait until after the referendum to set a mil rate. A Special Meeting will be held on Thursday June 26, 2008 at 7:00 p.m. for that purpose. Finance Director Jeffrey Smith informed the Council that approximately \$200,000 in interest income in the 2008/2009 budget will not be realized and adjustments will need to be made.

III. ADJOURNMENT

Mr. Paulhus moved and Ms. Blair seconded to adjourn the meeting at 9:40 p.m.

Motion passed unanimously.

Elizabeth Paterson, Mayor

Mary Stanton, Town Clerk

Elizabeth Paterson, Mayor

Mary Stanton, Town Clerk.



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant to Town Manager; Mike Nintean, Director of Building and Housing Inspection; Gregory Padick, Director of Planning
Date: June 23, 2008
Re: Community/Campus Relations

Subject Matter/Background

At the May 27, 2008 meeting, I reported that staff had completed preliminary research regarding the viability of additional nuisance abatement ordinances as well as potential revisions to the housing code. I proposed that the Council re-establish the Committee on Community Quality of Life to review these issues with staff to develop recommendations for the Town Council as a whole to consider. I also suggested that it might be useful to add representatives from the Planning and Zoning Commission and the University of Connecticut to this workgroup. The Council was supportive of this recommendation and requested that staff prepare a proposed charge for the committee.

Attached you will find proposed resolutions to re-establish a Committee on Community Quality of Life for the Town of Mansfield. Under the suggested charge to the group, the Committee would evaluate and make recommendations concerning quality of life issues within the community. More specifically, the ad hoc six-member committee would:

- Evaluate quality of life issues within the community, particularly as these issues relate to off-campus student housing and behavior. Specific tasks include, but are not limited to:
 - Review potential enhancements to the Mansfield Housing Code
 - Contemplate improvements to existing public safety and nuisance abatement ordinances
 - Consider the adoption of additional ordinances and regulations designed to promote and protect community quality of life
- Consult with various regulatory bodies and stakeholder groups, such as the Planning and Zoning Commission, the University Office for Off-campus Services, the Town/University Relations Committee, the Mansfield Community-Campus Partnership and neighborhood associations, to generate ideas and suggestions, and to solicit feedback on various committee recommendations
- As appropriate, make recommendations to the Town Council

Staff's recommends that the six-member committee be comprised of four members of the Town Council, one representative from the Planning and Zoning Commission and one representative from the University of Connecticut. The reasoning for adding a representative from Planning and Zoning is that the committee would most probably research and review issues related to zoning, such as the definition of family as it concerns single-family dwellings. Staff also suggests the addition of a UConn representative because the university has a more active role, particularly via the

Mansfield Community-Campus Partnership and Office for Off Campus Services, in dealing with off-campus issues.

Recommendation

For the reasons mentioned above, staff recommends that the Town Council re-establish the Committee on Community Quality of Life. The Council may certainly wish to discuss this issue in more detail. If you are prepared to act Monday evening, Council's adoption of the proposed resolutions is suggested.

Attachments

- 1) Proposed resolutions to re-establish the Committee on Community Quality of Life



**Town of Mansfield
TOWN COUNCIL**

**Proposed Resolutions to Re-establish a Committee on Community Quality of Life
for the Town of Mansfield**

June 23, 2008

**A. RESOLUTION TO RE-ESTABLISH AND ISSUE CHARGE TO COMMITTEE ON
COMMUNITY QUALITY OF LIFE**

WHEREAS, the Town Council wishes to evaluate and make recommendations concerning quality of life issues within the community, particularly as these issues relate to off-campus student housing and behavior; and

WHEREAS, the Town Council desires to establish an Ad hoc Committee to assist with this task:

NOW, THEREFORE BE IT RESOLVED THAT:

A six-member Committee on Community Quality of Life is established for an indefinite term and is authorized to perform the following charge:

1. Evaluate quality of life issues within the community, particularly as these issues relate to off-campus student housing and behavior. Specific tasks include, but are not limited to:
 - reviewing potential enhancements to the Mansfield Housing Code
 - contemplating improvements to existing public safety and nuisance abatement ordinances
 - considering the adoption of additional ordinances and regulations designed to promote and protect community quality of life
2. Consult with various regulatory bodies and stakeholder groups, such as the Planning and Zoning Commission, the University Office for Off-campus Services, the Town/University Relations Committee, the Mansfield Community-Campus Partnership and neighborhood associations, to generate ideas and suggestions, and to solicit feedback on various committee recommendations.
3. As appropriate, make recommendations to the Town Council.

**B. RESOLUTION TO APPOINT MEMBERS OF THE COMMITTEE ON
COMMUNITY QUALITY OF LIFE**

WHEREAS, the Town Council desires to re-establish a Committee on Community Quality of Life to evaluate and make recommendations concerning quality of life issues within the community:

NOW, THEREFORE, BE IT RESOLVED TO:

Appoint a Committee on Community Quality of Life to consist of the following members:

- 1) Four members of the Town Council
- 2) One representative from the Planning and Zoning Commission
- 3) One representative from the University of Connecticut



Item #2

**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MattH*
CC: Maria Capriola, Assistant to Town Manager; Lon Hultgren, Director of Public Works; Robert Miller, Director of Health; Gregory Padick, Director of Planning
Date: June 23, 2008
Re: Community Water and Wastewater Issues

Subject Matter/Background

At Monday's Council meeting, I will report on the June 19th meeting of the UConn Water and Wastewater Policy Advisory Committee. Attached please find the agenda and related materials for the advisory committee.

Attachments

- 1) Agenda and meeting materials for June 19, 2008 Water/Wastewater Advisory Committee

AGENDA

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

June 19, 2008 – 5:30 p.m.
University of Connecticut
Bishop Center, Room 146

	Attachment
1) Opportunity for Public Comment	
2) Approval March 20, 2008 Meeting Summary	Distributed @ Mtg
3) Willimantic River Study	1
4) Milone & MacBroom/NEWUS Analysis Update	
5) DEP/DPH Letter	2
6) Other Business	
7) Adjourn	

Please note: Representatives of Milone and MacBroom will attend Thursday's meeting to discuss the scope and direction of Willimantic River study. This will be the first of three opportunities for members of the Committee and the public to provide comments and questions during the course of the study.

SCOPE OF SERVICES

RFP No. KJ120507-1 – Willimantic River Study / The University of Connecticut



Milone & MacBroom, Inc. has organized the proposed scope of work into three main components: (1) Instream Flow Study; (2) Hydrogeologic Analysis and Optimization; and (3) Project Team and Public Meetings. The ensuing text is organized in this manner.

1.0 INSTREAM FLOW STUDY

1.1 IFIM Scoping

The objective of the instream flow study is to develop the incremental relationship between flow in the Willimantic River and habitat availability, as indicated by weighted usable area (WUA) for selected fish species and life stages. The instream flow study will be performed using the Instream Flow Incremental Methodology (IFIM), a structured habitat evaluation process initially developed by the Instream Flow Group of the U.S. Fish and Wildlife Service (FWS). Improvements have been made in the process of scoping and results interpretation, in approaches to defining study reaches, in transect selection, and in the techniques of Physical Habitat Simulation (PHABSIM) computer modeling and analysis.

The instream flow assessment will begin with project scoping. At this time, existing conditions of the watershed will be defined, baseline conditions established, and potential problem areas identified in consultation with the Connecticut Department of Environmental Protection (DEP) and other interested parties. Expected topics of discussion in the scoping process include (1) the selection of study reaches; (2) the number and placement of transects; (3) calibration flows to be measured; (4) species and life stages of concern; (5) availability and acceptability of species and criteria curves; and (6) substrate and/or cover coding systems.

1.2 IFIM Data Collection

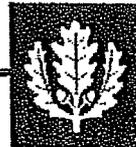
Habitat mapping will be used to determine the percentages and locations of all significant habitat types in the study reach, which will extend from the wellfield to Eagleville Lake. The sequence and distance to the boundary of each individual habitat type will be measured and distance markers will be placed at regular intervals.

From this process, an accurate representation of actual stream habitat types will be developed that will be used for transect selection and calculation of habitat type percentages. Complete mapping of the study reach increases the ability of the model to simulate actual habitat conditions and adds reliability to the habitat-stream flow relationships developed through the PHABSIM process.

Hydraulic simulation will be based upon depth, velocity, and substrate or cover measurements made across a number of transects (cross-sections) placed in each stream habitat type. Actual transect placement will be accomplished through random selection

SCOPE OF SERVICES

RFP No. KJ120507-1 – Willimantic River Study / The University of Connecticut



and professional judgment. Transects will be selected in "clusters" that will be determined by randomly selecting a "locator transect" from among the least abundant (but ecologically significant) habitat type. Additional transects representing remaining habitat types will then be located in the immediate vicinity of the random transect (upstream or downstream) until transects have been placed in all significant habitat types.

Velocity, depth, and water surface elevation will be measured at transect points during a minimum of three flows ("high," "medium," and "low") although four are proposed for this project to include a very low flow. These will be linked to long term frequency of low flows in the Willimantic River that are estimated by analyzing the long-term gauging data from the Mansfield Depot and Coventry gauging stations as described below in Task 4.

1.3 IFIM Modeling

The hydraulic model will be calibrated with one set of measured velocities at a relatively higher flow. Additional measurements of water surface elevation for each transect and a single discharge measurement will be made at an intermediate and lower flows. Substrate and cover data and stage-of-zero-flow measurements will be collected at the lowest calibration flow. Field data collection and the form of data recording will follow the guidelines established in the IFIM field techniques manuals. Elevation surveys will be completed by Milone & MacBroom, Inc. staff to tie the transects to actual datum(s).

Calibrated hydraulic model output will then be linked with habitat suitability criteria (HSC) for the target fish species and life stages to compute standard weighted usable area (WUA) curves. The WUA curves will relate usable aquatic habitat to river flow, for each target fish species using calibrated hydraulic models. Brown trout (*Salmo trutta*), brook trout (*Salvelinus fontinalis*), fallfish (*Semotilus corporalis*), and tessellated darter (*Etheostoma olmstedii*) may be selected as the target species for this study, similar to the Fenton River study.

The selection/development of appropriate HSC is an important component of the Willimantic River instream flow study. The HSC consist of individual criteria for depth, velocity, and substrate or cover. Previously developed HSC will be utilized as a starting point for the various life stages of target species. However, Milone & MacBroom, Inc. and ERC propose to review and possibly modify habitat suitability HSC developed for the Fenton River Study for use in this study. This would be accomplished through a thorough review of the Fenton River study, direct observations in the Willimantic River, and a literature review.

Curves showing the relationship between WUA and flow for the study reach and by mesohabitat type will be developed. Habitat Time Series analysis will also be conducted based on historic flow data. The time series analysis of habitat response to water

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withdrawal will include non-pumping and wellfield withdrawal conditions for comparison to characterize the magnitude of habitat impacts as compared to a reference condition. Development of "continuous under threshold" (UCUT) curves will then proceed for each target fish species, similar to the Fenton River study, to determine threshold flow reduction levels for each target species.

1.4 Flow Frequency Analysis

Milone & MacBroom, Inc. will develop a long-term flow data set for the Willimantic River using the two USGS gauging stations. If necessary, data from other similar or nearby drainage basins will be used to check the developed data set or provide additional data. Statistical low flows will be estimated from the data, in terms of flow durations (percentages) and in terms of return frequency/duration pairs (such as the 7-day low flow that occurs with a ten-year frequency, "7Q10"). These flows will be used in conjunction with the habitat modeling described above and the pumping optimization simulations described below.

2.0 HYDROGEOLOGIC ANALYSIS AND OPTIMIZATION

It is important to note that water withdrawn from a well that is contributed by glacial till, bedrock, rainfall, flood waters, and/or induced infiltration is equal to all water that would have discharged to the Willimantic River or would have been induced from the Willimantic River. In other words, from the perspective of aquatic habitats, the distant processes are unimportant unless they can mitigate for low stream flow when pumping occurs.

Thus, the scope presented below is designed to (1) determine if there is a lag between pumping and reduced stream flow, and then (2) evaluate whether the lag justifies recommendation of optimization schemes to develop a water management plan. If the hydrogeologic testing demonstrates within a reasonable level of certainty that no lag exists and that a lag cannot be developed by reconfiguring the wellfield, then optimization modeling will not be necessary, and the conclusion of this study would depend entirely on the findings of the IFIM component.

2.1 Update of Numerical Model

The existing Level A model for the Willimantic River Wellfield will be the basis for numerical modeling described in this section. Although the model has been calibrated and verified, modifications will require repeated calibration and verification.

The Level A model will be modified to better simulate the amount of water available to the river and wells in the area of study. Milone & MacBroom, Inc.'s proposed modifications include:

SCOPE OF SERVICES

RFP No. KJ120507-1 – Willimantic River Study / The University of Connecticut



- (1) Replacement of the River boundaries with the Stream-Aquifer boundaries (if the benefit that appears to be likely from this modification outweighs the problems that could be introduced into the model);
- (2) More accurate assignment of stream bed elevations to the model (recall that the Level A study applied a uniform four-foot depth); and
- (3) A more direct inclusion of contributions from the underlying bedrock aquifer, if appropriate.

Milone & MacBroom, Inc. does not propose that additional pumping tests be conducted or that new numerical models be developed. The existing hydrogeologic studies are sufficient for the successful execution of the proposed study. The detailed hydrologic characterization and elevation surveys associated with the IFIM portion of the study will provide the additional data needed for numbers (1) and (2) above.

2.2 Optimization and Water Management

If the hydrogeologic analysis demonstrates that the relationship between pumping and reduced stream flow is not immediate and direct, then it may be possible to optimize ground water withdrawals under a set of constraints on stream flow and/or stream stage. Milone & MacBroom, Inc. proposes to evaluate a range of management possibilities for withdrawing ground water while protecting fish habitat. Close coordination with the project team members from ERC and with DEP review staff will be necessary during this phase of the study to set appropriate stream flow and stage goals.

The modified Level A model will then be used to simulate the effect of pumping on stage and discharge of the Willimantic River under various management scenarios. In this way, the timing and magnitude of pumping impacts can be correlated to reductions in river flow.

Although river flows and stages can experience a delayed response following ground water withdrawals, the time scale (days to weeks) may be too short relative to the coincidence of the low-flow season (late summer and early fall) with the peak demands associated with the fall semester. Thus, close examination of a "July-through October" simulation is proposed with a sufficiently small stress period and/or model time step to allow iterative examination of results.

If withdrawals can be managed to minimize adverse habitat impacts while meeting water supply demands, these management scenarios will be recommended. Scenarios could include replacing wells in nearby locations, replacing wells in more distant locations, modifying pumping rates, eliminating wells, modifying screened intervals, etc.

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2.3 Draft and Final Reports

Milone & MacBroom, Inc. will prepare a draft report for submittal to the project advisory committee. Draft reports will be circulated in electronic (PDF) format. Up to five hard copies will be provided as well.

In conjunction with the second public informational meeting (described below as Task 3.3) and after receipt of comments from the University and other stakeholders, the draft report will be revised as needed and a final report will be submitted to the University of Connecticut for approval. Up to ten final hard copies will be submitted. Modeling data files will be provided on CD.

3.0 PROJECT TEAM AND PUBLIC MEETINGS

The following meetings are included in this proposal and Scope of Services:

3.1 Project Scoping Meetings

Purpose is to finalize the Scope of Services and discuss changes, if any, with University of Connecticut officials and DEP staff. Task 1.1 will be facilitated through this process. Two such meetings are proposed.

3.2 Project Team Meetings

Purpose is to review project status and progression with University officials and the advisory committee. Four such meetings are proposed.

3.3 Public Informational Meetings

Purpose is to discuss scope of work and/or findings of the study. Two such meetings are proposed.

Engineering,
Landscape Architecture
and Environmental Science



MILONE & MACBROOM[®]

March 11, 2008

Mr. Philip Lang, Purchasing Agent
The University of Connecticut
3 North Hillside Road, Unit 6076
Storrs, CT 06269-6076

RE: RFP No. KJ120507-1
Willimantic River Study

Dear Mr. Lang:

Milone & MacBroom, Inc. has received your Request for Clarifications dated March 5, 2008 and are happy to provide this reply. The following responses are in the same sequence as the questions listed in the Request for Clarifications.

1. Milone & MacBroom, Inc. hereby proposes to hold three public informational meetings in connection with the proposed project instead of two, as originally proposed. We can accommodate this minor scope change within our original fee proposal.
2. The relationship between stream discharge and aquatic habitat will be developed using the PHABSIM (Physical Habitat Simulation) system under the overall framework of the Instream Flow Incremental Method (IFIM). Hydraulic and habitat index simulations will be conducted using the computer program RHABSIM (Riverine Habitat Simulation), a commercial implementation of the U.S. Fish and Wildlife Service's PHABSIM. RHABSIM implements the equivalent algorithms of PHABSIM and enhances many of the original model's component programs, featuring expanded input, output, graphics, error checking, and interpretation capabilities. Two of the component subprograms are HABTAE and HABTAM.

Data needs for the modeling effort include transects placed to represent the range of physical conditions within the study reach, measurements of depth, velocity, substrate, and cover along the transects (substrate and cover measurements are typically combined to give a channel index (CI)), stage-discharge rating curve development, and computer calibration. Once the hydraulic data are calibrated, predicted velocity and depth will be related to species/life stage-specific habitat suitability criteria for depth (D), velocity (V), and channel index (CI) to generate weighted usable area (WUA), an index of usable aquatic habitat, over a range of flows. In the habitat simulation process, the product of the suitabilities for each parameter is weighted by the area each station represents, both in width along the transect and in length by mesohabitat type. The weighted values for all stations are summed to give a single habitat index (WUA), describing the incremental relationship between physical habitat and stream discharge for each simulated flow.

John M. Milone, P.E.
James G. MacBroom, P.E.
Vincent C. McDermott, FASIA, AICP

Robert A. Jackson, L.S.
John R. Gilmore, P.E.
Edward A. Hart, P.E.
Thomas R. Sheil, L.A.
Stephen R. Dietzka, P.E.
Jeanine Armstrong Bonin, P.E.
Alan Wm. Mess, P.E.

David W. Dickson, L.A.
Thomas J. Daly, P.E.
W. Andrew Greener, P.E.
Darlu L. Overton, P.E.
Anthony A. Ciriello, P.E.
Nicole Buchanan, P.E.
Mark Arigoni, L.A.
Michael J. Joyce, P.E.
Michael F. Mansfield, L.S.
David Murphy, P.E.
Henry Dittman, P.E.
David Sullivan, P.E.

Rodney I. Shaw, L.A.
David R. Bragg, P.E., L.S.
William A. Root, M.E.S.
Garret Harlow, L.A.
Thomas P. Balskus, P.E.
Paul F. Mills, P.E.
Ken W. Klueber, P.E.
Penelope B. Saultier, L.A.
Kishor Patel, P.E.
James F. Kulpa, P.E.
Ted G. Crawford, P.E., LEED AP
Steven D. George, P.E.
Ryan R. Chmielewski, L.A.
Reuben S. Jones, III, P.E.
Keith S. Robbins, L.A.
Bruce S. Surface, P.E.
John Hummer, L.A.
Scott G. Bristol, LEED
Gary Fontanella, P.E.
William J. Nagle, Jr., L.S.
John Mike Wilson, P.E.
Jashua Scott, P.E.
Ryan McEvoy, P.E.
Nicholas M. Fomenko, P.E.

The habitat simulation module incorporates options for evaluating WUA across a stream cross-section. In one option, the program calculates usable area based on the suitability of habitat in each cell of the cross-section. In a second option, the program calculates usable area based on the habitat variables in adjacent cells as well as in the current cell. This option assumes that a fish can move laterally across a cross section to take advantage of more suitable habitat conditions in adjacent cells as flow changes. The distance the fish is allowed to move relative to the current cell, as well as starting and ending flows, are specified by the user. It is anticipated that both options will be considered in the Willimantic River study.

As we emphasized during the interview, it is critical that the biological requirements of the fish be carefully considered when running the habitat simulation models and interpreting results. For example, the importance of pool habitat is sometimes ignored or minimized in IFIM studies, because depths and velocities within pools often do not vary significantly with stream flow. However, trout and many other fish species use pools as a temperature refuge during the summer, when low flows typically occur. Therefore, to disregard pools (i.e., emphasize only shallow habitats) in an IFIM analysis may result in an overestimation of impact and the establishment of overly conservative minimum flow criteria.

3. Our original proposal did not include supplemental aquifer pump testing, as we have confidence that the prior field studies were sufficient for development of the calibrated and verified Level A model by Dan Meade, and would continue to be sufficient to support the proposed modifications of the model and subsequent analysis. The aquifer pumping test described in the memorandum entitled "*Need and Scope of Pump Test for the University of Connecticut's Willimantic River Wellfield*" would include installation of 18 piezometers and three river gauging stations, and up to 21 days of monitoring (up to seven days prior to pumping, up to seven days during pumping, and up to seven days after pumping). This ground water level and river flow monitoring information would provide additional verification of the Level A model. We do not expect that this additional work effort would substantially change the conclusion that reduced streamflow is equal to greater than 97% of well withdrawals. The incremental cost associated with this work element is \$20,000.
4. The work associated with the aquifer pumping test described in the memorandum entitled "*Alternate to the Full-Scale Pump Test*" would include installation of 12 piezometers and two river gauging stations, eight days of stream gauging, and three days of monitoring water levels and temperatures as described in the memorandum. This ground water level and river flow monitoring information would be used to provide additional verification of the Level A model. The temperature data would not be used directly in the model, but would qualitatively demonstrate ground water recharge/discharge conditions along the riverbed. The incremental cost associated with this additional level of effort is \$11,000.

A summary of fee adjustments is provided below.

Fees As Proposed in Original Bid

1.0	Instream Flow Study	\$70,000
2.0	Hydrogeologic Analysis and Optimization.....	\$60,000
3.0	Project Team and Public Meetings	\$15,000
	<i>Project Total</i>	<i>\$145,000</i>

With Three Public Meetings and Full-Scale Pumping Test

1.0	Instream Flow Study	\$70,000
2.0	Hydrogeologic Analysis and Optimization.....	\$80,000
3.0	Project Team and Public Meetings	\$15,000
	<i>Project Total</i>	<i>\$165,000</i>

With Three Public Meetings and Alternate to Full-Scale Pumping Test

1.0	Instream Flow Study	\$70,000
2.0	Hydrogeologic Analysis and Optimization.....	\$71,000
3.0	Project Team and Public Meetings	\$15,000
	<i>Project Total</i>	<i>\$156,000</i>

We hope that this information is helpful in the evaluation of proposals. Once again, we would like to thank you for the opportunity to submit on this interesting project. The project team has conducted dozens of aquifer pumping tests, developed many Level A aquifer models, and evaluated stream flows and fisheries habitats throughout Connecticut, New England, and the east coast. Through these experiences, we have worked extensively with the Connecticut Department of Environmental Protection's aquifer specialists and fisheries biologists. Additionally, project team members MacBroom, Bonin, Murphy, Bighinatti, and Goulet bring first-hand experience with the Willimantic River aquifer and stream flow hydraulics from previous projects and academic studies. This, along with our long and successful track record working as a team leave us exceptionally qualified to undertake the Willimantic River Study. We would welcome the opportunity to do so.

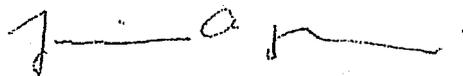
Should you need any further clarification, please let us know.

Sincerely,

MILONE & MACBROOM, INC.



David Murphy, P.E.
Project Manager, Associate



Jeanine Armstrong Bonin, P.E.
Vice President

Alternate to the Full Scale Pump Test
Described in Memo Distributed
Feb. 26th, 2008

The pump test described in the memo distributed to contractors on Feb. 26th, 2007 was designed to be conducted under low flow conditions. It is apparent with the restrictions on pumping water from the University's Fenton River Wellfield under low flow conditions that the shutdown of pumping for 5 to 7 days at the start of the proposed test may not be possible.

In lieu of the test described, a suggested replacement for refining the analyses of pumping on streamflow is suggested:

Installation of a minimum of 12 piezometers and 2 staff gages. The piezometers would be installed in 6 across-river pairs, one at east bank and one at west bank of river. The piezometer pairs would be located according to model predicted, with one pair upstream of the wellfield, two pairs downstream of the well field and three pairs within the wellfield area. Measurements of stream stage elevation and water level within each piezometers would be collected once during late spring – early summer, once during mid-summer and again at a low streamflow period that occurs in early to mid autumn.

Additionally, streambed water temperatures will be taken and compared to river water temperatures in order to further define gaining and losing reaches of the Willimantic River as related to pumping at the wellfield. These measurements are to be spot measurements taken between piezometers stations on dates the piezometers are measured. Measurements of streambed temperatures must be taken at a depth of approximately 6 inches below the top of the streambed. Temperature and piezometers stations are to be accurately located on a base map of appropriate scale.

The University shall be notified sufficiently in advance of piezometers and temperature data collection events, such that wellfield pumping may be adjusted to give maximum value to measurements.

Installation of 2 additional staff gages and the construction of a rating curve based on a minimum of 8 discharge measurements at each gage. The staff gages would be constructed at locations corresponding to the furthest upstream and furthest downstream piezometers pairs.

The data collected from these additional facilities will be used by the University for refinement and recalibration of the existing ground-water flow model.



Gina McCarthy
Commissioner

STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION

79 ELM STREET HARTFORD, CT 06106-5127

PHONE: 860-424-3001



June 5, 2008

Mr. Michael Hogan
President
University of Connecticut
1376 Storrs Road
Storrs, CT 06269

Dear Mr. Hogan:

Thank you very much for arranging the May 28, 2008 briefing for our agencies on the key findings of the recent work conducted by Milone & MacBroom and Connecticut Water as well as the University of Connecticut's continuing efforts to meet its water supply needs while simultaneously being protective of the environment and public health. While I know that our respective staffs have been in frequent communication over the last three years and have kept us apprised of progress, we appreciated the opportunity to hear from you directly both about steps that have been taken since the drying up of the Fenton River in the summer of 2005 and the future path that the University is charting.

In September of 2005, your predecessor Dr. Austin, committed to Commissioner McCarthy in a letter to undertake action in three specific areas: 1) restorative measures for the Fenton River, 2) water supply system assessment and improvements, and 3) additional water conservation measures. In addition, the University made commitments to the Department of Public Health in two consent orders in 2005 and to all the members of the Water Planning Council in a Memorandum of Agreement in November of 2006.

The efforts that the University has taken to address its commitments have been exemplary. Regarding the Fenton River, of paramount importance was successful completion of the Fenton River Instream Flow and Aquatic Habitat Study that serves as a basis for sound environmental management of the Fenton River Well Field moving forward. We look forward to the completion in the fall of 2009 of a similar study that is presently underway of the Willimantic River in the vicinity of the well field.

From a water supply system management perspective, the University is to be commended for promptly engaging a professional operator, implementing system improvements necessary to achieve operational flexibility including system automation, installing sub-metering, addressing identified leaks, and updating the University's Drought Response Plan. The recently completed Water Conservation Opportunities is the culmination of many actions aimed at water conservation and we look forward to implementation of the recommendations within the report.

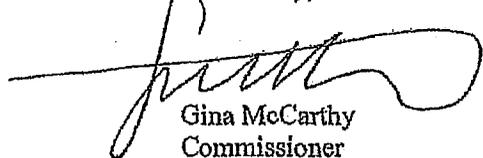
Mr. Michael Hogan
June 5, 2008
Page 2

When dealing with natural systems, you never know when the test is coming – and it arrived in the second half of 2007 and found the University well prepared for a protracted period of dry weather. As a result of natural low flow conditions, the University stopped pumping the Fenton Well Field at the end of July and was able to meet its needs, with aggressive conservation measures, relying solely on the Willimantic Well Field until early January 2008. With the earlier investment in infrastructure, operational knowledge, and conservation activities that have lead to a cumulative reduction in yearly total water production on the order of five percent combined with a detailed knowledge of the ecological needs of the Fenton River, the University was able to achieve a balance of meeting its water supply needs including the state, municipal, commercial and residential users connected to its system while being protective of the environment.

However, the fall of 2007 reinforced that the University needs to be vigilant in its conservation and future planning efforts to ensure that it has a sustainable drinking water supply. We are supportive of the University's initiative to look at reducing potable water use by reclaiming wastewater for use at the Central Utility Plant. In addition, we are concerned that the results of the Willimantic River study may show that relying solely on that well field during dry periods may not be environmentally appropriate nor guarantee sufficient water supply capacity to meet the University's needs. Therefore, we strongly encourage the University to continue aggressive conservation measures including the reclaimed wastewater project, monitor sources of supply to ensure adequacy for its current users and existing commitments, be extremely judicious when considering future commitments, and to look at long-term options for additional sources of water.

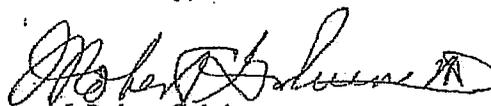
We look forward to continuing to work with you and your staff to ensure that our agencies along with Connecticut's flagship university set a high standard for sustainable development, public health protections and leadership in environmental stewardship.

Yours truly,



Gina McCarthy
Commissioner
Department of Environmental Protection

Yours truly,



J. Robert Galvin
Commissioner
Department of Public Health

cc: Commissioner John Betkoski, DPUC
Undersecretary David LeVasseur, OPM

PAGE
BREAK



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MuH*
CC: Maria Capriola, Assistant to Town Manager; Kevin Grunwald, Director of Human Services
Date: June 23, 2008
Re: Report from Assisted/Independent Living Advisory Committee

Subject Matter/Background

The Assisted/Independent Living Advisory Committee is pleased to present the attached report to the Town Council. As a reminder, the town's role in this initiative is to serve as a facilitator, and not as a developer and operator of an assisted living facility. The committee did engage in an exhaustive process to vet prospective developers for this project, and the report does provide a recommendation for a preferred developer. For Monday's meeting, the Assisted/Independent Living Advisory Committee will make a brief report and will be available to answer questions. In its report, the committee has recommended next steps for this initiative, and it would be useful to discuss this process as well.

Attachments

- 1) Report from the Assisted/Independent Living Advisory Committee to Town Council
- 2) Response to Town of Mansfield RFP for development of residential facility for independent and assisted living for seniors – Masonicare
- 3) Response to Town of Mansfield RFP for development of residential facility for independent and assisted living for seniors – Long Hill Company

Memorandum

To: Mansfield Town Council
From: Assisted/Independent Living Advisory Committee
Date: 6/19/2008
Re: Recommendation of a Preferred Developer

Background:

In 2005 the Town of Mansfield contracted with Brecht Associates Inc. to conduct a market study to evaluate the potential for developing various types of senior housing communities in the Town. That study indicated that based on qualitative interviews, site analysis, and results of the demand analyses for active adult, independent and assisted living, the conditions are favorable for the development of such projects.

On February 12 of 2007 the Mansfield Town Council passed a resolution in which they indicated their interest in recruiting and selecting a qualified developer to construct and operate an independent/assisted living facility within the Town of Mansfield. The resolution provided for the formation of an advisory committee to release an RFQ, develop a "short list" of developers, develop and release an RFP, and to refer a qualified developer to the Town Council who will select a preferred developer for the project.

Process:

This advisory committee began meeting regularly in March of 2007, and conducted an extensive review of national and regional developers of senior residences. As a result of that research a Request for Qualifications (RFQ) was released in June of 2007, and qualifications were received from the following developers: Benchmark/Hawthorne Partners, the Long Hill Company, and Masonicare. Each of these developers was asked to make a presentation to the committee, and a representative group of committee members visited facilities that they currently owned and operated. Subsequently a Request for Proposal (RFP) was released to those three developers in March of 2008, and proposals were received from Long Hill Associates and Masonicare. These two developers were then given an opportunity to make a presentation to the committee and to respond to specific questions generated by their proposals. The presentations were held on May 1, and

the committee has since met to review these presentations and to formulate a recommendation to the Town Council.

Proposed Developers:

The Long Hill Company

The Long Hill Company (TLHC) is a wholly-owned, for-profit subsidiary of United Methodist Homes (UMH), a 501(c)(3) not-for-profit organization based in Shelton, CT. Chartered in 1874, UMH owns and operates facilities that collectively provide a full spectrum of senior services to approximately 2700 residents. TLHC provides management, consulting, and development services to the Senior Living Industry. In addition to these services, TLHC has entered into strategic alliances and joint venture operations with other organizations. They have paired with hospital systems, home health agencies, proprietary health care providers, community organizations, housing providers and other operators of long term care facilities in connection with both turn-around and start-up projects.

Long Hill has recently adopted a model of care at their facilities called "Planetree." According to their website, "Planetree Continuing Care supports the relationships that sustain a healthy and meaningful life for residents and their caregivers. A Planetree community nurtures the body, mind and spirit of all of its members. A Planetree community offers a range of options to support an individual's autonomy, lifestyle, and interests. There are opportunities for personal growth, self-expression, and spiritual fulfillment. Wellness programs include exercise, stress management and a variety of healing modalities that are responsive to individual interests."

To quote from Long Hill's proposal, "The Long Hill Company (THLC) envisions a residential community that is fully integrated into the Mansfield/UConn community at large. The community will provide a fulfilling lifestyle for its residents through its interactions with the University, our staff, other residents and their families. The community will focus on the Planetree Continuing Care Philosophy of creating relationship-centered caring environments. Sponsorship of the project will be through THLC's parent organization United Methodist Homes, a Connecticut-based not-for-profit. Our plan involves assuming the roles of the developer, owner and operator of the community."

"The focus of the community will be on individuals between the ages of 75 and 100 years requiring or desiring some assistance with chores or the activities of daily living. Programs will be incorporated that will interest and engage the residents. Program development will begin with market research within the greater Mansfield senior provider network. This network consists of medical practitioners, healthcare providers, social service providers, senior service agencies and local municipalities."

Masonicare

Masonicare of Wallingford, Connecticut, identifies itself as the state's leading provider of healthcare and retirement living communities for seniors. Masonicare's roots date back to 1750, when Connecticut's first Masonic Lodge was chartered. In 1889 Connecticut Masons began a charitable fund that became The Masonic Charity Foundation of Connecticut. In 1895 they dedicated an 88-acre homestead in Wallingford as The Masonic Home. At its inception, The Home's mission was to care for the elderly and orphans with Masonic connections. During the ensuing years Masonicare grew exponentially and greatly expanded its healthcare services and retirement living options. The organization is now open to all - not just Masons. They state that; "At Masonicare, we believe in caring for the whole person - mind, body and spirit. We're dedicated to continuing the "ageless commitment to caring" that has been the cornerstone of our organization for more than 100 years."

As the result of a recent planning process, Masonicare has identified a series of strategic initiatives that will "create a well-coordinated fully integrated continuum approach to senior care that provides a range of choices to seniors. The strategic goal of this new model is to keep people independent in the community longer by reducing their need for skilled nursing facilities." The proposal that they have submitted integrates these strategic initiatives by "designing a senior community that provides the maximum flexibility in apartment unit design to enable individuals to remain at home longer by having additional support services available as needed. An Assisted Living Services Agency (ALSA) would be licensed through Masonicare VNA to provide licensed care to anyone needing it living in the community. Masonicare at Home would provide non-licensed care, such as homemaker services, to anyone needing it living in the retirement community. Masonicare's philosophy is to provide a full continuum of care for the seniors it serves." To that end, they have had preliminary discussions to collaborate with the New Samaritan Corporation's Mansfield Center for Nursing and Rehabilitation if they are selected to build this facility. This collaboration would provide Masonicare with the ability to create a "mini-continuum" of care that would include direct access to skilled nursing facility services for residents.

Recommendation:

The majority of the committee has agreed to recommend Masonicare as the preferred developer of an Independent/Assisted Living facility in the Town of Mansfield. This was not a unanimous recommendation, but there was consensus that either developer would be capable of building a quality facility. The feeling of the majority of the committee members was that Masonicare is the better organization to work with the Town and University to resolve various implementation issues, particularly infrastructure, site selection, zoning and financing, that still must be resolved. This opinion is based on Masonicare's record

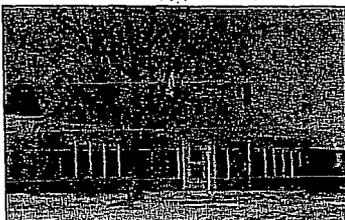
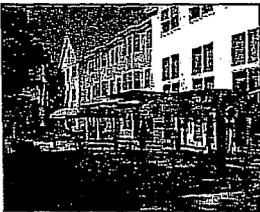
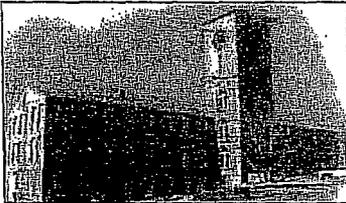
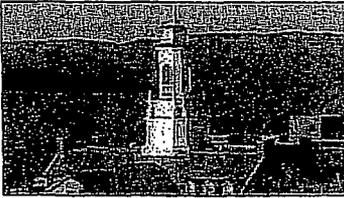
of success in Connecticut, their fiscal strength and their clear and strong commitment to this project and northeast Connecticut. Other positives are their interest in addressing multiple elements of the retirement/over 55 market and not just frail elderly and their initiative to work closely with Mansfield's Center for Nursing and Rehabilitation to develop a full continuum of services. We also expect that their broader focus will be considered an asset by the University of Connecticut and faculty union, who we anticipate will be key stakeholders in this project.

Committee members did have some concern about Masonicare's pricing models, but expect that the planned market research will result in multiple rental and purchase options that are economically feasible in our local market. Some concerns were also raised regarding the impact that Masonicare would have on other service providers who are already operating in this community.

In reviewing these two proposals, members of the committee were impressed with Long Hill's "relationship-centered" Planetree approach, their quality staffing and their Middlewoods of Farmington facility. Members were less impressed with their conservative market orientation and apparent lack of interest in longer term market needs for our increasingly aging population. Long Hill's focus is on a 70 unit facility, and they seem to be somewhat hesitant about the market potential in this area and some issues related to site selection. Masonicare's focus is oriented toward meeting both short term and longer term needs, which will ultimately support and enhance the infrastructure of senior services currently available in Mansfield. The Brecht analysis did anticipate a slowly growing market which will need to be addressed. The committee's vision is that Mansfield will become increasingly popular as a retirement location, as noted in a recent issue of Connecticut Magazine, and that the market will likely strengthen over time, particularly if there is a strong provider present.

Next Steps:

The members of this committee encourage the Town Council to meet with us to discuss these recommendations, to review these proposals (copies included), and to meet with one or both of the developers. The issue of an assisted living facility in Mansfield has been discussed for many years, and we believe that this is an opportune time for the Council to assume an active leadership role on this issue, engage the university in supporting this initiative, and to facilitate a process that will enable a motivated developer to bring this project to fruition. We appreciate the opportunity to have served in this advisory capacity, and look forward to working closely with you on making this a reality for our senior residents.



Response to

TOWN OF MANSFIELD,
CONNECTICUT
REQUEST FOR PROPOSAL (RFP)



*Development of a
Residential Facility
for Independent and
Assisted Living for Seniors*



March 28, 2008



March 28, 2008

Mr. Kevin Grunwald
Director of Social Services
Town of Mansfield
4 South Eagleville Road
Mansfield, CT 06268-2599

Dear Mr. Grunwald,

Please accept our response to the Town's Request for Proposal for the *Development of a Residential Facility for Independent and Assisted Living for Seniors*. It has been my pleasure to watch this project progress from its initial stages of the Request for Quotation through the Advisory Committee's visit to our Ashlar Village and Healthcare Center campuses to this exciting next step of receiving proposals. It will be quite an accomplishment when you and the other Committee Members can look back and say you took an idea and turned it into a Senior Community.

Our proposal follows the Committee's RFP in the specific order of the questions and issues you raised and I am hopeful that we have provided our responses in a manner that supports the Committee's efforts. We will be happy to provide any additional information or supporting material that you may need.

If you or any other Committee Member have any questions regarding our proposal or would like to make arrangements for my staff and I to host additional site visits, please do not hesitate to call me or Ray Washburn.

Once again, thank you for considering Masonicare and I am hopeful we will meet the Town's expectations and would be honored to be chosen to develop what I believe will become an exciting Senior Community in Mansfield.

Sincerely,

Stephen B. McPherson

C: Raymond Washburn
Mr. Reginald W.H. Fairbairn, Interim President & CEO, New Samaritan Corporation
Ms. Kathleen Sutherland, Administrator, Mansfield Center for Nursing and Rehabilitation

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TOWN OF MANSFIELD, CONNECTICUT

REQUEST FOR PROPOSAL (RFP)

Development of a Residential Facility for Independent and Assisted Living for Seniors

SUBMISSION DEADLINE: March 28, 2008

SUBMISSION CONTACT AND ADDRESS:

Mr. Kevin Grunwald
Director of Social Services
Town of Mansfield
4 South Eagleville Road
Mansfield, Connecticut 06268-2599
(860) 429-3314
grunwaldk@mansfieldct.org

Proposals will be accepted in print and/or electronic format.

I. Purpose

The Town of Mansfield is seeking written proposals from experienced developers, organizations, or teams of such organizations, who have demonstrated interest through a process of a Request for Qualifications in developing and operating a "stand-alone" Independent/Assisted Living facility for seniors. For purposes of this project, the developer should use the term "assisted living" to encompass services as defined by the State of CT, Department of Public Health.

II. Background

The Town of Mansfield, Connecticut has a population of approximately 25,000 and is located in the northeastern corner of the state, approximately 25 miles east of Hartford. The town operates under the provisions of its Charter and the General Statutes of the State of Connecticut. Since 1970, when the town established the council/manager form of government, the legislative power of the town has been vested in a nine-member Town Council, elected at large for terms of two years, and the annual town meeting. The Mayor is elected by majority vote of the Council. The Town Council also appoints the Town Manager, who serves as the chief executive officer of the town.

Home to the University of Connecticut (UConn), Mansfield offers all the cultural attractions of a major university within a rural setting. With over 5,000 employees, many of whom are residents of Mansfield, UConn is a major employer for the town and the region.

Mansfield is a community that experiences slow, but stable residential growth. The town's commercial and industrial sectors are limited. However, in partnership with the university, local business and its residents, the town has established a non-profit corporation (the Mansfield Downtown Partnership, Inc.) which is charged with facilitating the development of a

\$220 million project to construct a mixed-use village center that will offer many additional amenities to the community.

Mansfield is an attractive place for senior and older adults to reside, and the town has a strong interest in encouraging senior residential options and opportunities beyond what the community currently has to offer.

III. Current Status of the Project

In 2005 the Town of Mansfield contracted with Brecht Associates Inc. to conduct a market study to evaluate the potential for developing various types of senior housing communities in the Town. That study indicated that based on qualitative interviews, site analysis, and results of the demand analyses for active adult, independent and assisted living, the conditions are favorable for the development of such projects. This study should be referenced in your proposal.

On February 12 of 2007 the Mansfield Town Council passed a resolution in which they indicated their interest in recruiting and selecting a qualified developer to construct and operate an independent/assisted living facility within the Town of Mansfield. The resolution provides for the formation of an advisory committee to release an RFQ, develop a "short list" of developers, develop and release an RFP, and to refer a qualified developer to the Town Council who will select a preferred developer for the project. This advisory committee has been meeting regularly since March of 2007, and has done an extensive review of national and regional developers of senior residences. At this time the committee has identified a "short list" of developers, and is releasing this RFP to those developers that have demonstrated both an interest in this project and an operating philosophy that is consistent with that of the committee.

The Town will assist the preferred developer in identifying and acquiring an appropriate site for the project. Preliminary work has already taken place regarding identification of land with access to university sewer and water. At this point, the town sees itself only as a potential facilitator, and not a developer, of an Independent/Assisted living project in Mansfield.

IV. Selection of the Successful Proposer

This Request for Proposal seeks to identify a firm capable of working with the Town of Mansfield to assess our project feasibility and to assume full responsibility for planning, developing, marketing and managing the Project. The Town is interested in partnering with a developer who is innovative, will maximize coordination with the University of Connecticut and develop a facility that meets the needs of residents in the area. If desired, respondents may include other firms undertaking any component of the services on a joint venture basis. However, such other firms should be clearly identified, including experience and credentials, and the allocation of duties and responsibilities among the participants in any such joint venture should be clearly indicated.

The Town Council shall be solely responsible for selecting the successful respondent. Criteria for selection will include the following, among other factors:

- a) The responsiveness of the proposal (see components of Section V.);
- b) The demonstrated knowledge, experience and ability of the respondent to finance the project and provide the services required;
- c) The experience and track record of the respondent in providing similar services for similar projects;

- d) The experience and track record of the specific individuals identified in the proposal as being primarily responsible for the delivery of services for the Project;
- e) The demonstrated commitment of the respondent to work closely with key stakeholders including elected officials, the Advisory Committee, representatives of the University of Connecticut and the staff of the Town of Mansfield;
- f) The strength of references from similar sponsoring organizations for which the respondent (including the individuals identified as provided in d) above) has provided similar services; and
- g) The priority and commitment to the success of the Project given by the respondent, as evidenced by its responses to this Request for Proposal, and by personal interviews;
- h) The overall merits of the proposal relative to the needs of the community.

It is expected that one or more firms responding to this Request for Proposal will be invited to meet with representatives of the Advisory Committee, the Town Council and staff of the Town of Mansfield.

V. Proposed Project Concept

Please use this section of the proposal to describe in detail the project that you would propose to build in Mansfield. Be as specific as possible, and please be sure to address the following issues:

- An overview of the project.
- Your overall philosophy and approach to senior residence development and management.
- Your experience in working with municipalities
- Site selection, facility design, and utility needs for this specific project.
- Experience with "green building" approaches and plans for energy conservation methods and overall design focused on environmental sustainability.
- How the project would be financed.
- Key components of your approach to the process of developing this project.
- Findings of any market feasibility studies that you have conducted, including demographic research, competitive analysis, and any comments regarding the findings of the Brecht report.
- The unique needs of a senior residence in this town, as you understand them.
- Anticipated services to be offered to residents, and a proposed pricing structure.
- Proposed staffing model for this facility.
- Alliances or partnerships that you would propose with existing providers in the area, including skilled nursing facilities, physicians, the Mansfield Senior Center and the Mansfield Community Center.
- A plan to provide a continuum of care for residents who would require a higher level of care than the services available through the facility.
- A plan to develop relationships with the University of Connecticut, including utilizing this facility as a site for practicums and internships for students. How would you assist the residents in accessing the educational and cultural offerings of the university?
- The role of a local advisory committee relative to this facility.

VI. Experience

Please respond to the following items in your letter of interest:

A. Expertise/Management

1. Provide the name, address, phone and fax numbers, and email address of the principal client contact(s) at your firm, as well as a brief resume of the contact(s) including years of service with your firm.
2. Provide a brief summary of your firm's experience in the senior residential services industry and any other information that would assist the Town in evaluating the expertise of your organization and its ability to deliver the services described in this RFP.
3. Provide a list of recently completed assignments and your current retirement community and active adult community clients, as well as related contact information.
4. What experience do you have in establishing and managing the architectural, construction, engineering and design of similar projects?
5. What is your experience in providing management services? Please provide references for all facilities that you are currently managing.
6. What is your experience in completing your projects within the costs outlined in the construction contract?
7. What experience do you have in developing an overall program for the design and engineering of a community from information derived from the planning process? Given what you know about this community, what are some key elements that you would want to integrate into your planning for this facility?
8. Please provide information on key staff with particular focus on financing, management, construction costs, design and resident programs.
9. What staff training programs do you provide? How do you handle the initial staff training?
10. What are the rates of staff turnover at facilities that you currently operate?
11. What professional licenses does your management staff maintain?

B. Financing

1. What experience do you have with various financing methods?
2. Have any of your projects gone into default on debt? Please explain.
3. What are your company's measures of financial stability/growth?
4. Please provide a copy of your company's most recent audited financial report.

C. Marketing

1. Give examples of similar project and the time taken to reach marketing objectives.
2. Please outline your marketing program. How would you customize this for a project located in a university community?
3. Describe your role in developing collateral material, advertising, etc.
4. Describe your services for training marketing personnel.
5. Identify the roles you assume in establishing a marketing office.
6. Please identify any unique and sophisticated programs and/or software that you utilize in your marketing programs.

VII. Other

Please include any additional information that you believe would be of value in the assessment of your firm's capabilities.

Summary

The developer should submit a letter of interest responding to the items enumerated in the Scope of Proposal to Mr. Kevin Grunwald, Director of Social Services, not later than 12:00 p.m. on Friday, March 28, 2008 (see address and contact information on page 1).

The town will evaluate responding firms based on technical competence, the capacity to perform the work within a reasonable time, past record of performance and demonstrated knowledge. The selected firm must be able to meet all town, state and federal affirmative action and equal employment opportunity practices and guidelines.

The town does not expressly state or imply any obligation to reimburse responding firms for any expenses incurred in preparing submissions in response to this request. The town reserves the right to reject any or all submissions, to select a firm in a manner that is advantageous to the town and to waive all formalities in the bidding.

The Town of Mansfield is proud to be an equal employment opportunity employer.

Please address any questions related to this RFQ to Kevin Grunwald at (860) 429-3314 or via email at grunwaldk@mansfieldct.org.

Masonicare Responses to RFP Questions

The Town Council shall be solely responsible for selecting the successful respondent. Criteria for selection will include the following, among other factors:

- a) The responsiveness of the proposal (see components of Section V.);
- b) The demonstrated knowledge, experience and ability of the respondent to finance the project and provide the services required;
- c) The experience and track record of the respondent in providing similar services for similar projects;
- d) The experience and track record of the specific individuals identified in the proposal as being primarily responsible for the delivery of services for the Project;
- e) The demonstrated commitment of the respondent to work closely with key stakeholders including elected officials, the Advisory Committee, representatives of the University of Connecticut and the staff of the Town of Mansfield;
- f) The strength of references from similar sponsoring organizations for which the respondent (including the individuals identified as provided in d) above) has provided similar services; and
- g) The priority and commitment to the success of the Project given by the respondent, as evidenced by its responses to this Request for Proposal, and by personal interviews;
- h) The overall merits of the proposal relative to the needs of the community.

An Introduction to Masonicare



Masonicare believes the most successful senior communities are developed in close concert with the local community. Understanding their current and future needs, identifying high quality services that already exist in the market area and then taking careful consideration to ensure that any new Masonicare services added support both those needs and existing services is our highest priority.

We will provide specific information within this proposal but would like to provide the following as an introduction to Masonicare and to our project proposal.

The town of Mansfield provides a very unique opportunity at an important point in time. Masonicare has over 113 years of experience caring for the health and well-being of seniors and operates the most comprehensive continuum of senior-focused retirement living and healthcare services throughout the state of Connecticut. And in 2006 Masonicare's Board of Trustees charged the Executive Management Team with the task of updating our strategic plan. One of our initial tasks was to sponsor an independent market analysis of multiple areas of Connecticut in 2006 and 2007 and the Mansfield area quickly became one of our target locations. This analysis and target determination had been completed prior to the initial Town of Mansfield RFP. The community profile of the Town's population, demographics, location, proximity - 46 - working relationship with the

University created in our minds an excellent strategic fit with Masonicare's Mission and vision of the future of senior services.

The initial phase of our work included an environmental scan to understand population, demographic and economic projections. A portion of our research was conducted in collaboration with the University of Connecticut as we evaluated the possibilities of where senior care may be heading in the coming five, ten and twenty years. Our conclusion was that due to the size of the Baby Boom generation it will not be possible to continue to provide high quality residential services and healthcare to seniors in the future if the model used today is not significantly changed. One alternative, allowing the quality of care for seniors to deteriorate in the years ahead, was not an acceptable option to us.



As our Board and Executive Management Team discussed a variety of strategies to consider to address these impending issues we came to the conclusion that since Masonicare has the only *complete continuum of senior care* in Connecticut, it is our *responsibility* to view our continuum as a microcosm of the current system our country uses and find ways to lead the effort to change the current system rather than to merely follow the efforts of others.

As a result, Masonicare has identified a series of strategic initiatives that we believe will lead to an entirely new approach that will be looked upon as the new "model" that others across the country will someday follow.

Our strategic vision is to create a well-coordinated fully integrated continuum approach that provides choices to seniors and their families that will:

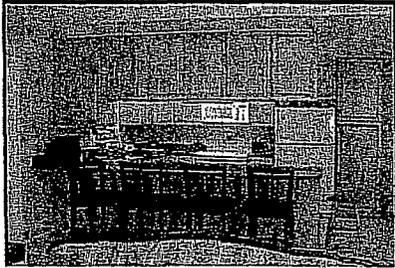
- improve access to senior services
- improve outcomes from those services
- reduce the cost of those services

The strategic goal of this new "model" is to keep people independent in the community longer by reducing their need for skilled nursing facilities and thereby avoid the associated costs of providing that care. We believe it is important to improve the *overall* senior services system for the community not just to improve one or two specific aspects of it.

As a result of this philosophy, we have embarked upon a series of strategic initiatives to begin this exciting journey into the future. A few examples of moving this philosophy into action were begun in 2007 to explore some of the concepts we have in mind.

The first program is to evaluate alternate models of care using twenty of our existing Independent Units and ten of our Assisted Living Units. We are working with the University of Connecticut and Quinnipiac University to develop formal research protocols that will result in faculty published research for this project. The pilot program includes the installation of remote electronic support systems to help *proactively* identify ways to more efficiently use a full continuum approach like Masonicare's and to measure the clinical efficacy and the financial impact of this approach against a control group also res - 47 - on our independent and assisted living

communities not using this technology. This control group is using our nation's traditional *reactive* approach to healthcare. Through this pilot project we are investigating ways technology can allow an individual to remain in their home safely longer thereby delaying or eliminating completely the need for skilled nursing facility care. See Appendix A for a recent article that touches upon the potential of this approach.



The second program under evaluation as we attempt to define our new "model" is the impact of non-technology solutions using specific residential "furniture and fixtures". The plan for this approach is to measure the impact those designs have on Activities of Daily Living (ADLs) and fall prevention strategies. We are in the process of building

an apartment in our new Notch Hill independent living complex to be used as a "test" unit that includes a suite of products designed to assist with ADLs. For example, a "cabinet tracking system" that allows an individual to lower the upper kitchen cabinets down to countertop level to avoid injuries due to lack of upper body strength. At the same time this "test" unit is being completed we are also installing a uniquely molded bathroom vanity designed to reduce the incidence of falls in thirty of the new apartments.

Masonicare believes keeping seniors actively engaged both physically and mentally are key components of successful aging. In addition to the pilot programs we have initiated that focus more on health related issues, we also made significant "first steps" in expanding our social and wellness programming. Members of our Executive Management Team worked closely with the Administration of the Farms Country Club and were successful in having a new class of membership created that allows Masonicare residents full access to all of the Club's activities from golf to tennis to swimming. A premium box was put under contract with the Chevrolet Theater to increase our entertainment venues.



Finally, a wellness center specifically designed for people over the age of 65 has been designed and the pilot site will open later in 2008.

Understanding not every provider will have the ability to create a full continuum at the level of Masonicare's we believe this new "model" must incorporate not only ways to consider how to build and design senior residential communities and how to use medical and technology services creatively to support those individuals but it must also include new ways of thinking about collaborative efforts with local officials, other community providers, state, federal and commercial insurers. Without this collaborative approach, we may be able to create a new "model" of care that works successfully for Masonicare but it may not be easily duplicated in other communities unless they have an organization comparable to Masonicare. As stated above, the global objective of our Strategic Plan is to help *lead the way to an entirely new approach that will be looked upon as the new "model" that others across the country will someday follow.*

With that in mind, as we evaluated the Mansfield market area for potential expansion we realized it currently has a very strong provider with an excellent reputation for quality, compassion, effective outcomes and customer service. That is the New Samaritan Corporation's Mansfield Center for Nursing and Rehabilitation. The intent of this aspect of our new "model" approach is to demonstrate to others that if providers leverage their respective strengths in collaborative efforts together rather than use those strengths to compete with each other the end result is improved care and lower costs for the local community.

To that end, initial discussions took place between Masonicare and New Samaritan early last summer and we found that our organizations shared common missions, values and a similar view that the future of senior services must change. Since the Town issued this Request for Proposal there have been additional discussions and the leadership of New Samaritan has agreed to work closely with us on this project to identify and develop strategies that will complement their expertise and ours for the betterment of the Town of Mansfield should Masonicare be selected as the developer by the Town Council.

This collaboration of Masonicare and New Samaritan's Mansfield Center for Nursing and Rehabilitation will provide the ability to create a mini-continuum in Mansfield with additional expertise and support available directly from Masonicare's full continuum. Some of this additional expertise may be housed on site, such as a Masonicare at Home – homemaker and companion services office and a Masonicare Connecticut VNA office, or provided on a scheduled basis, such as various Masonicare Healthcare Center Clinics, (e.g. low vision, hearing center, etc.) to less frequently needed higher levels of care on an as needed basis, such as geriatric medical psychiatric support from Masonicare's Behavioral Health Services physician practice.

Masonicare sees this collaborative approach to providing services to the communities we serve as a core strategy for fulfilling our Mission " . . . to enhance the quality of life by providing health, social and spiritual care throughout an individuals' lifetime . . ." Our recent joint venture partnership with St. Francis Hospital to create "Connecticut VNA Partners" to serve the Hartford "at home" market area is a testament to the implementation of that strategy. Together, Masonicare and St Francis Hospital can provide a higher quality of care for the local community than either would have been able to do independently.

Another component of our new "model" is to develop an approach that supports our belief, to be a successful *senior* community; it must be an integral part of the *overall* community. Achieving this can be accomplished by ensuring all constituencies are involved in planning and implementation activities. It is our intent to develop a form of governance structure for this new senior community that will be supported by representatives from the residents, the Town, the University, the community-at-large, Masonicare and New Samaritan. This in our opinion is a key element to creating a vibrant senior community for the long term.

As you will see in the following document we will propose a conceptual design for the Mansfield Senior Community to allow the Advisory Committee

and the Town Council the ability to explore all of their independent and assisted living options as the local market consumer preferences and needs are more finely defined. Since Masonicare has considerable experience in providing a variety of independent living models and all the categories of service for assisted living communities we believe we have the best ability to take that experience and customize various pieces and components to create the most appropriate senior community to meet the current and future needs of the Town.

We will not be presenting specific recommendations for the Masonicare – New Samaritan collaboration or the eventual governance structure at this time. We feel it imperative to first have more detailed discussions with the Advisory Committee and the Town Council to better identify specific needs and expectations for this project than this Request for Proposal provides. However, we would like to offer as examples these potential approaches:

- the governance structure may include a Board of Members with a specific number of seats for each of the various constituents
- the Masonicare – New Samaritan collaboration may consist of direct skilled care provided by the Mansfield Nursing and Rehabilitation Center and shared between their campus and the new Independent – Assisted Living campus with additional support provided from Masonicare’s Healthcare Center in Wallingford and other continuum Affiliates.

The RFP document does not specifically define the Town’s proposed configuration or expectations and we believe multiple approaches should be considered and discussed with the Advisory Committee and members of the Town Council to develop this new community. Property location, site topography, proximity to the University and impact on local utilities will all play a major role in the eventual site master plan. Masonicare’s experience in independent living, assisted living and geriatric clinical care in collaboration with the Mansfield Nursing and Rehabilitation Center gives us the ability to offer an approach to the Town that will combine the most favorable elements of those various communities and skills into an exciting future for the market area’s seniors as the final design for the new Mansfield Senior Community takes shape.

Please use this section of the proposal to describe in detail the project that you would propose to build in Mansfield. Be as specific as possible, and please be sure to address the following issues:

- **An overview of the project.**

Based upon our new “model” concept it is Masonicare’s intention to design a senior community that provides the maximum flexibility in apartment unit design to enable individuals to remain at home longer by having additional support services available as needed. Further market research is needed and will be conducted to determine more specific information regarding market preferences and more detail of market needs. That information will then allow the creation of specific site criteria and program development.

The following is an overview of our proposed approach:

Facility Licensure

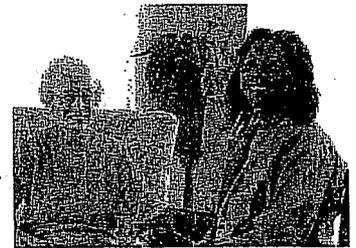
All units within the entire senior community would be registered as a Managed Residential Community (MRC). One portion of the units would be established as a Continuing Care Retirement Community (CCRC) and a second portion of the units would remain as independent living units, not part of the CCRC. An Assisted Living Services Agency would be licensed through Masonicare's VNA to provide licensed care to anyone needing it living in the community. Masonicare at Home would provide non-licensed care, such as homemaker services, to anyone needing it living in the community.

This approach allows complete flexibility to the entire senior community. Registering the entire senior community as an MRC allows every apartment to be either an independent living unit or an assisted living unit. The community resident population can then adjust as needed from 100% independent living to 100% assisted living or any combination between those extremes.

Thus as new services, new "models" of care, and consumer preferences change in the coming years, the new Mansfield Senior Community will be able to adjust quickly and responsively to meet those changing conditions.

Assisted Living Services

Providing the ALSA license through the Masonicare VNA will allow support not only for this new senior community but also for the entire Mansfield area community at large. Educating the Mansfield market to the concept of a senior community for independent and assisted living will be critical to the success of this project. Utilizing Masonicare's VNA at this location will enable senior residents living in their own homes to take advantage of these services as needed, gain exposure to Masonicare's VNA and Masonicare at Home staff and through them an understanding of the independent and assisted living community. This approach will also create an easier transition for the resident and their family if they begin to receive Masonicare services in their current homes and should the need or desire arise, move to the new Mansfield senior community. The staff and services will be "known entities" to the residents and their families.



Facility Units

Creating a bifurcated community of CCRC and independent living units allows for pricing flexibility to provide an entry-fee model for the CCRC units and a rental option for the independent living units. This approach will provide choices for the market's preferences and take into consideration the economic status of the entire community's residents.

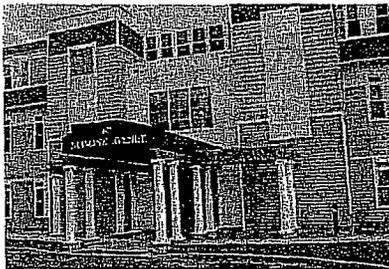
Mansfield Senior Community Mini-Continuum Support

New Samaritan's Mansfield Nursing and Rehabilitation Center has agreed to work together with Masonicare to develop a mini-

continuum on site between the current Center's campus and the eventual site for this new senior community. Nursing, therapy services and other services will be explored at both an inpatient and outpatient level. This will provide the most efficient use of existing Center and the "to be built" facilities and enable residents to remain in the Mansfield community to age in place for as long as possible.

Masonicare Full Continuum Support

It is our intent to include an on-site office for our VNA and Masonicare at Home services on this new campus. Additional routine services will be provided through the Masonicare Healthcare Center



on a scheduled basis. These may include our various clinics such as low vision clinic and audiology services and our primary care and psychiatric care physician services. More intensive services may be provided on site on an as needed basis, such as our Geriatric Assessment Program. Very intense services may be provided on Masonicare's Healthcare Center campus in Wallingford such as geriatric medical

psychology or acute care unit services. These Wallingford services would utilize Masonicare's internal transportation system when appropriate.

Additional future services will be provided as more knowledge and experience is gained through Masonicare's pilot program projects. Masonicare's VNA currently utilizes tele-health services and as noted above additional remote electronic support devices and "furniture and fixture" components will be added to the service offering once proven as effective alternatives.

Since we do not have any specific site information we cannot provide a definitive model of the proposed community. The site size, topography, utilities and location will be determining factors. The community architectural style will be designed to complement the existing Mansfield community and UCONN campus. Specific building designs cannot be completed without the site information but will include a series of living styles from villas, cottages, apartments and possibly a multi-unit greenhouse design as alternatives for the master site plan. All of these details will be evaluated and presented upon completion of the additional market research and more in-depth discussions with the Advisory Committee and Town Council.



To illustrate potential community design configurations, we are presenting a "mixed-style" model similar to our Ashlar Village

Community as the example. Multiple variations are also possible and will be discussed with the Advisory Committee and the Town Council as the project gains additional definition.

Pricing estimates are shown in 2010 to 2012 dollars. This methodology was used to present the most conservative approach since if the project were approved in April 2008 the expected start is it would take until 2010 for

occupancy when factoring in the time estimates to gain regulatory approvals and complete the actual construction.

Inflationary factors were used to reflect the years 2010 to 2012 in determining the estimated project cost, which in turn affects the resulting entry fees and monthly fees. Inflationary factors for construction materials and construction labor costs were determined using historical data from recent Masonicare projects. Masonicare staff salaries were also adjusted to 2010 to 2012 dollars using Masonicare historical employee performance and wage adjustment data.

Finally, since the Town has not identified a specific site, general assumptions had to be used regarding the land acquisition costs, the site development costs and the site infrastructure improvement cost due to the fact there are multiple sites in Mansfield to locate this project. Again, historical data from Masonicare projects was used as well as real estate data.

It must be noted that using these cost assumptions and including inflationary factors have a direct and significant impact on the fee structure.

Ashlar Village currently has two contract options – an 8-year declining and a permanent refund contract for its current Continuing Care Retirement Community (CCRC). We also have in the contract a first year refund policy. If a resident is unhappy at Ashlar Village or decides to move out within the first year of residency for any reason other than ill health, the resident will receive the entire refund minus a \$1,000 service charge.

A series of pricing alternatives are available and these other options will be evaluated based on the detail market analysis. Some of the other possibilities for the CCRC contract could be a rental model, a shared appreciation model or a refundable model. If any of these models were favorable to the market, Masonicare would look at implementing one or more of these pricing options for the Mansfield Senior Community.

The pricing structure shown below is based on existing Masonicare communities and provided for conceptual discussion only. Final prices and pricing structures will be determined through additional market research and more definitive cost information once the actual site is selected and facility design completed. This financial modeling was completed using a variety of current unit size averages to enable discussion regarding actual living areas that are in our senior communities today.

If further market study suggests smaller one-bedroom units entry fees may be considerably lower depending on the final design and construction costs.

Masonicare Senior Communities – Square footage Information

Ashlar Village:

- Villas range from 1,545 square feet to 1,850 square feet
- Apartments range from 665 square feet to 1,542 square feet
- Cottages range from 865 square to 1,338 square feet

Pond Ridge

- Apartments range from 325 square feet to 800 square feet

Lockwood Lodge and The Hearth:

- Studio Apartments at Lockwood Lodge/The Hearth are 300 square feet
- One Bedroom Apartments at Lockwood Lodge/The Hearth range from 465 to 700 square feet

Wells Apartments

- Apartments range from 660 square feet to 816 square feet

Wright Apartments

- Apartments range from 321 square feet to 537 square feet

A. Norman Johnson Apartments

- Apartments range from 440 square feet to 828 square feet

**Model 1: 100% Managed Residential Community
Assisted Living Services Agency
100 Units CCRC
30 Units Independent Living**

Unit Style	Unit Type	Number of Units	Entry Fees *	Monthly Fee	Rental Fee
Villas and Cottages	CCRC	25	\$302,000	\$2,685	N/A
Apartments	CCRC	75	\$249,000	\$2,754	N/A
Apartments	Independent Living	30	N/A	N/A	\$1,764
Total Units		130			

- Assisted Living Monthly Fee: \$4,196 Level I ALSA Rate: \$667
- Actual Entry Fees are priced by unit size and shown above as an example.

Model 2: Phase I

100% Managed Residential Community
 Assisted Living Services Agency
 70 Units CCRC
 20 Units Independent Living

Unit Style	Unit Type	Number of Units	Entry Fees *	Monthly Fee	Rental Fee
Villas and Cottages	CCRC	20	\$302,000	\$2,685	N/A
Apartments	CCRC	50	\$249,000	\$2,754	N/A
Apartments	Independent Living	20	N/A	N/A	\$1,764
Total Units		90			

Assisted Living Monthly Fee: \$4,196

Level I ALSA Rate: \$667

* Actual Entry Fees are priced by unit size and shown above as an example.

Model 2: Phase II

100% Managed Residential Community
 Assisted Living Services Agency
 30 Units CCRC
 10 Units Independent Living

Unit Style	Unit Type	Number of Units	Entry Fees*	Monthly Fee	Rental Fee
Villas and Cottages	CCRC	5	\$302,000	\$2,781	N/A
Apartments	CCRC	25	\$245,000	\$2,853	N/A
Apartments	Independent Living	10	N/A	N/A	\$1,871
Total Units		40			

Assisted Living Monthly Fee: \$4,196

Level I ALSA Rate: \$667

* Actual Entry Fees are priced by unit size and shown above as an example.

Once the project and site are fully defined a phased implementation plan will be considered. It is a design strategy that we have used successfully on our previous projects. This approach allows for adjustments in the project design due to changes in market preferences as the new Mansfield Senior Community is built out in the coming years. This will give the eventual governing body the ability to make adjustments as new approaches to senior services are developed or changes in the Mansfield market consumer preferences occur.

- **Your overall philosophy and approach to senior residence development and management.**

Masonicare's philosophy is to provide a full continuum of care for the seniors it serves. A senior community will not be successful if the only focus is on

the design and construction of a series of buildings. Our facility designs, our operational processes and the actions of our management and staff are driven by our Values. These Values can be summarized as:

We care about each other and everyone who lives within our communities

- Respect
- Compassion
- Quality

We believe in helping others in all aspects of living

- Spiritual
- Commitment
- Innovation

We set an example for others to follow

- Integrity/Trust
- Stewardship
- Competence

Masonicare has for many years, provided multiple models of care for Independent Living and Assisted Living services. These models were developed over the years to provide housing options for seniors to encompass various levels of care, dwelling unit preferences and a full spectrum of pricing options. Our current independent living and assisted living facilities are comprised of:



- The Wells Apartments – Managed Residential Community (MRC)
- The Wright Apartments – Residential Care Home (RCH)
- The A. Norman Johnson Apartments – Independent Living
- Ashlar Village – Continuing Care Retirement Community (CCRC)
- Pond Ridge – Managed Residential Community (MRC)
with Masonicare's Assisted Living Services Agency (ALSA)
- Lockwood Lodge - Managed Residential Community (MRC)
with Masonicare's Assisted Living Services Agency (ALSA)
- The Hearth – Managed Residential Community (MRC)
with Masonicare's Assisted Living Services Agency (ALSA)
for memory impaired residents

See Appendix B for a detailed description of each Masonicare community.

But as noted above, Masonicare believes that the most successful independent and assisted living housing communities are not just development and management of a collection of buildings. Each community must include full access to a complete continuum of care. A very fortunate few truly "age in place" with no complications from the natural aging process.



Many others require some additional services to age healthy and successfully while a smaller number find themselves frail and in need of significant levels of support. Our dedication to providing the highest quality services to seniors directs us to ensure each individual has not only a high quality residence but also the opportunity to move through a complete continuum of care as needed.

The driving force for us is to remain true to Masonicare's Mission,

In furtherance of our traditional Masonic values, the mission of Masonicare is to enhance the quality of life by providing health, social and spiritual care throughout an individual's lifetime with emphasis on the needs of older persons.



Throughout our over 113 year history, this Mission has led us to create an approach to senior residence development that provides direct support to a senior at any point using our full continuum of services. Some examples of that support include:

- simple activities of daily living support such as grocery shopping and apartment cleaning through Masonicare at Home
- at-home skilled care support through Masonicare's VNA
- medical services support through Masonicare Primary Care Physician Services and Masonicare Behavioral Health Physician Services
- clinic support through Masonicare's Healthcare Outpatient Center
- short term rehabilitation services through the Masonicare's Healthcare Center and Ashlar of Newtown's Skilled Nursing Facility
- long term skilled nursing through the Masonicare's Healthcare Center and Ashlar of Newtown Skilled Nursing Facility
- acute care hospital services through the Masonicare's Healthcare Center
- community-based hospice services through Masonicare's VNA Hospice
- inpatient hospital-based hospice services through Masonicare's Healthcare Center

both organizations for the Mansfield Project. Thus Masonicare will remain true to its Mission to deliver a full continuum of services to provide health, social and spiritual care throughout an individual's lifetime - this time with a partner in care.

Masonicare's approach to the design of retirement communities also includes providing a true sense of community through activities and resident involvement. We feel strongly that the residents of our communities should be actively involved.

Each Masonicare residential facility has Resident Committees. These various groups provide information and feedback to the respective Management Teams on all activities within the community. A sample list of these Committees includes:

- o Council of Good Neighbors Committee
- o Food Service Committee
- o Wright Town Meeting presided over by Chairman of Council of Good Neighbors
- o Johnson Town Meeting
- o Wells Town Meeting
- o Masonicare Healthcare Center Ethics Committee includes a Resident representative; current member is from Ashlar Village
- o Ashlar of Newtown Resident Council
- o Lockwood Lodge Resident Council
- o Ashlar of Newtown Open Forums with the President
- o Resident Representatives on Ashlar of Newtown Safety Committee
- o Ashlar Village Association
- o Ashlar Village Financial Review
- o Two residents are on Ashlar Village Board of Directors

Finally, a full array of recreational activities is also provided in our residential communities. See **Appendix C** and **Section VII - Other** for a description and a more complete listing of resident activities across our communities.

• **Your experience in working with municipalities**

Masonicare is very concerned about its role as a corporate citizen. As a result, we work closely with each municipality in which we construct, own and operate retirement communities. This includes meetings, presentations and tours with local government officials such as the Mayor and members of the Town Council; planning meetings with building officials such as Planning and Zoning, Inland Wetlands and Emergency Services Departments. We also have considerable experience working with the various State Agencies that regulate construction activities such as the Department of Transportation and State Traffic Commission.

We host annual meetings with town officials to discuss our plans for the coming year and also present our most current thinking regarding our long-term strategies and planning. As we develop concept plans within our overall strategic plan we arrange for meetings with local officials to discuss the reasoning behind them, how we feel they will improve the services provided

to seniors in the community and any projected impact the projects may have on the Town utilities, roadways or other infrastructure considerations.

We see our role as a corporate citizen very important as a responsible member of the local community. As a result we also take into consideration the plans that the local municipality has in mind and evaluate where our plans can be designed to provide direct support for the municipality's overall plan. After reviewing the *Mansfield Plan of Conservation and Development 2006*, we were pleased to find that by careful site selection it appears that the successful completion of the Senior Community that we envision in Mansfield using Masonicare's model approach will fulfill a number of the "*Specific Policy Goals, Objectives & Recommendations*" in whole or in part. These Town objectives led us to present the three potential areas within this proposal for site development for this project. The "*Specific Policy Goals, Objectives & Recommendations*" are:



Policy Goal # 1, Objective b. page 35

To encourage higher-density residential and commercial uses in areas with existing or potential sewer, public water and public transportation services and to discourage development in areas without these public services by refining Zoning Map and Zoning Regulations.

Policy Goal # 1, Objective c. page 38

To encourage mixed-use developments, such as the Storrs Center "Downtown" project, in areas with existing or potential sewer and public water.

Policy Goal # 1, Objective e. page 40

To achieve an integrated intermodal transportation network by encouraging road, walkway, bikeway and public transportation services in areas with existing or potential sewer and public water and appropriately expand and maintain all elements of the town's transportation system.

Policy Goal # 4, Objective e. page 49

To continue to work collaboratively with the University of Connecticut to address land use and occupancy issues of mutual interest.

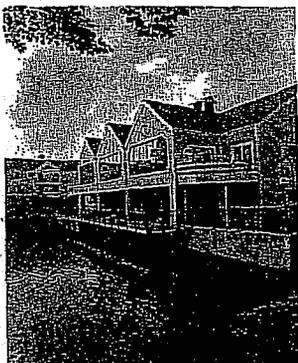
We have a list of references including state and local officials as contacts for your consideration in **Appendix D**.

- **Site selection, facility design, and utility needs for this specific project.**

Masonicare's Site Selection and Facility Design Process

Masonicare approaches each project first with internal discussions within the Executive Management Team to discuss the strategic fit of any new residential services project. Once the target area is defined, concept plans

are drafted and presented to the Board of Trustees for further discussion and request for approval to proceed.



Specific site selection within the target area begins with a detail market analysis. Potential sites are evaluated for location, accessibility, traffic patterns, proximity to key community activities and environmental considerations. Overall site plans are developed through architectural sketches to evaluate the potential phasing of the project and to understand the final build-out of the property.

Environmental considerations fall into two categories in our analysis. Environmental impact statements are prepared through on-site surveys evaluating how wetlands, watercourses and storm water runoff that may be affected. Also potential environmental vistas are considered through a series of artist concept elevations and vantage point views. Finally, once identified as the prime target site, geo-tech engineering studies are completed to determine the site's "buildability". Once all of this information has been assembled, the original site plan sketches are re-evaluated and adjustments are made to maximize the value of particular structural placements to improve the overall community style and to minimize any potential environmental impacts that may occur due to construction.

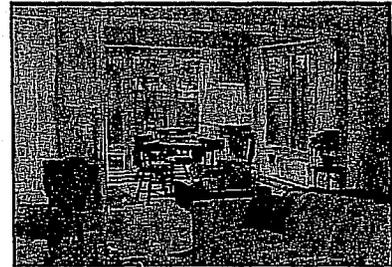
The actual facility design is based upon the style of the local community and the site topography. Careful consideration is given to ensure the design approach complements the local community architecture. Again, concept design sketches are created that allow for modifications of exterior elements to determine the best overall fit on the particular site and within the particular community.

Masonicare has developed a site evaluation process that has been used for each of our communities during the design and development phase. It begins with the completion of the additional market analysis required that will identify more specific information on the types and sizes of units the residents of the local market area are most interested in. Both type (cottage, villa, apartment, etc.) and size of unit (1 bedroom, 2 bedrooms, dens, basements, etc.) must be taken into consideration to determine the overall size of the construction project, which in turn will dictate the site acreage requirements. Information is then collected on available sites within the target area that meet the overall site specifications. A series of master site concept plans are developed to identify each site's potential to meet the proper acreage, Planning & Zoning regulations, access for personal vehicular traffic and life safety equipment, parking and utilities. These evaluations are completed through a variety of engineering studies.

Each potential site that meets these technical requirements is then evaluated for its "community presentation". By that we mean, how the master site concept plan will "look and fit" within the local community and also how the property will appear to the eventual residents. Issues such as vistas, attractive wetlands, living unit placements on map orientation for sun and shade, and other "views" the residents will experience are taken into consideration to rank each site for its overall project "value". Site mapping, on-site walk-throughs, digital photographs and architectural concept

drawings are used during this process. Views looking toward the building structures from various vantage points on the property as well as views from inside the building structures looking out onto the property are taken into consideration.

Since no specific site was identified in the RFP nor was a particular community complex (i.e. mix of unit types) stated as a requirement, we created models to present the most flexibility for the Town Council's consideration.



In the example models presented above we included a mix of unit types; villas, cottages and apartment style units. Masonicare has been successful creating senior communities using just one specific type when the market analysis indicated it to be the preferred style;

the A. Norman Johnson apartments are an example of this design. And we have also been successful creating a mixed style community; Ashlar Village includes cottages, villas and multiple apartment buildings.



For an overview of Masonicare's Site Evaluation and Facility Design process see **Appendix E** for examples of a mixed unit type community concept plan, and other site evaluation photos and concept drawings we have used on other projects. These items will give you a sense of the evaluation and design planning process we use for each Masonicare senior community project.



Utility Needs for this specific project

Analysis of the market area has indicated that water is the critical factor in the Mansfield area. For purposes of responding to this Request for Proposal we conducted a very preliminary review and developed the following conclusions.

Again since no specific site was identified in the RFP nor was a particular community complex (i.e. mix of unit types and unit sizes) stated as a requirement, we cannot present a specific plan for this project. We have completed a general analysis of a number of potential sites and used information from other Masonicare senior communities to develop what we believe are reasonable expectations for this project for the Town Council's consideration.

We completed an abbreviated analysis of the general market area and potential sites for available property for a project of this size and scope. A global scan of potential sites in the market area began by considering all locations regardless of whether they had onsite wells and septic or having municipal

water and sewage availability. Masonicare has extensive experience with both types of sites and is willing to explore all potential locations. Our Lockwood Lodge community site in Newtown, Connecticut is completely "self contained" for water and sewage using on-site wells and septic systems. Our Ashlar Village community site is serviced by the Department of Public Utilities in Wallingford, Connecticut.

After reviewing the Mansfield Plan of Conservation and Development 2006, and its "Specific Policy Goals, Objectives & Recommendations" we chose three sites for our project model analysis. These sites were also used for consideration in this proposal response due to their proximity to the center of Town and the proximity to the UCONN campus. Both of which we assume are important to the Advisory Committee and the Town Council. All of the sites referenced in the following comments can be found on the map in **Appendix F**.

The first potential site is in the proposed Downtown Development area. This site is marked as "# 1" on the map of the "Water Supply & Sanitary Waste Service Areas". The second is on South Eagleville Road. This site is marked as "# 2" on the map of the "Water Supply & Sanitary Waste Service Areas". And the third is in the vicinity of the Eastbrook Mall. This site is marked as "# 3" on the map of the "Water Supply & Sanitary Waste Service Areas". See **Appendix F**.

Site # 1 – Downtown Development Area
Site # 2 – South Eagleville Road Area

General Conditions

The University of Connecticut Wells and the University's Sewer System service both of these sites. The University of Connecticut Water Supply System utilizes wellfields along the Willimantic River and the Fenton River. Non-University users located near the campus utilize approximately 10 percent of the University's water supply. This system has been upgraded in the last ten years and the University, State and Municipal Officials have identified additional improvements and continue to develop and refine the overall water management system plan through its Plan of Conservation and Development.

The University also owns and operates a sewage treatment system that serves the Storrs campus and also E.O. Smith High School, Mansfield's municipal building, the community center, the senior center and numerous commercial and residential properties near the campus.

Due to the proximity to the campus, E.O. Smith High School and the Town's municipal building we anticipate Site # 1 and Site # 2 would use the University's water and sewage treatment systems.

Upon a brief assessment of these two sites and assuming the maximum size of our proposed project models is reached at 130 units it is our opinion that the water and sewage needs for this new senior community can be met at either site location without causing a significant impact on the University's two systems - 62 -

Water Usage Estimates

Personal and Business Domestic Usage Rates

Estimated water use and sewage generation is approximately 150 gallons per day per living unit, this assumes two people per living unit, and 10 gallons per day per employee. Our experience in senior communities indicates there will never be a time when 100% of all living units have two occupants, however we felt it best to be conservative in our calculations due to the known water concerns in the Mansfield/Storrs market area. At maximum capacity we anticipate 30 employees on site per day.

Users	Gallons per Day per User	Total Usage per Day
130 Living Units with 2 occupants	150	19,500 gallons per day
30 employees	10	300 gallons per day
Total		19,800 gallons per day

In addition to this rate of usage being low, we would also like to point out that in this type of community the daily water usage pattern does not coincide with the peak periods a municipality typically experiences. Generally, water usage spikes in the early mornings and early evenings as families and businesses tend to all prepare for school or work first thing in the morning and return in the early evening creating peak water usage times. Senior Communities such as these tend to be "better customers" in that their usage of gallons per day is quite consistent throughout the day and evening thus utilizing the water sources and waste treatment facilities at a much more even pace.

Emergency Services Usage Rate

Much greater concern must be given to fire protection than Personal and Business Usage Rates.

Residential homes generally require a rate of approximately 800 gallons per minute for a 2-hour period for a fully engulfed residential facility. That equates to approximately 96,000 gallons of water availability.

Larger non-sprinklered construction generally requires a rate of approximately 3,500 gallons per minute for a 2-hour period to adequately address fire safety concerns. This equates to approximately 420,000 gallons of water availability.

Larger sprinklered construction generally requires a rate of approximately 1,000 gallons per minute for 90 minutes. This equates to approximately 90,000 gallons of water availability.

The construction of this senior community will include fully sprinklered building design, which brings this project in at the lower emergency usage estimate.

Based upon this information, it is our opinion that placement of the Senior Community at either sites # 1 or # 2 will have no significant impact upon this system's capacity since it is estimated to generate a daily flow of only approximately 19,800 gallons per day.

Site # 3 – Eastbrook Mall Area

General Conditions

The Windham Water Works provides service for this site. The Connecticut Department of Public Health approved an updated Water Supply Plan for the Windham system in 2004. The plan documented recently-completed and anticipated system upgrades and the potential system capacity shown exceeds the anticipated demand. An amended diversion permit and treatment plant improvements would be needed to extend the service area to the University campus; however, the scope of this project would not necessitate such changes.

The Town of Windham owns and operates the sewage system that serves the Willimantic section of Windham and also areas in southern Mansfield. The Town of Mansfield owns approximately 9% of the Windham treatment facility and as part owner participates in treatment plant improvements.

Water Usage Estimates

Personal and Business Domestic Usage Rates

Emergency Services Usage Rate

The calculation for personal and business domestic usage for site # 3 are the same as shown for sites # 1 and # 2. For the same reasons cited above we do not believe this project would have a material effect on either the Personal and Business Domestic Usage or the Emergency Services Usage Rates for site # 3. Based upon this information, it is our opinion that placement of the Senior Community at site # 3 will have no significant impact upon this system's capacity since it is estimated to generate a daily flow of only approximately 19,800 gallons per day.

Sewage System Usage Rate

Site # 1 – Downtown Development Area

Site # 2 – South Eagleville Road Area

General Conditions

The daily projected usage rates for sewage mirror that for the Personal and Business Domestic Usage Rates.

Users	Gallons per Day per User	Total Usage per Day
130 Living Units with 2 occupants	150	19,500 gallons per day
30 employees	10	300 gallons per day
Total		19,800 gallons per day

The University of Connecticut sewage treatment system has a design capacity of 7 million gallons per day but is currently permitted by the State Department of Environmental Protection for an average daily flow of 3 million gallons per day. According to a 2004 Environmental Impact Evaluation report the University's facility had an average daily flow of approximately 1.5 to 1.6 million gallons per day. This represents approximately 53% of the currently permitted capacity. Based upon this information, it is our opinion that placement of the Senior Community at either sites # 1 or # 2 will have no significant impact upon this system's capacity since it is estimated to generate a daily flow of only approximately 19,800 gallons per day.

Site # 3 – Eastbrook Mall Area

General Conditions

The Town of Mansfield, through a contracted agreement with Windham, can transport 500,000 gallons per day from the Mansfield, portion of the system. Currently, Mansfield's sewage flows into the Windham system are approximately 200,000 gallons per day. Based upon this information, it is our opinion that placement of the Senior Community at site # 3 will have no significant impact upon this system's capacity since it is estimated to generate a daily flow of only approximately 19,800 gallons per day.

Overall Comments regarding Domestic Water and Sewage Treatment Impacts

Our general conclusion is that the domestic water use for this project will have an insignificant impact on the community's total domestic water supply regardless of its placement at sites # 1, # 2 or # 3. In addition since this project would be viewed as a "preferred user" based on the evenly distributed off-peak usage anticipated, it should also have a minimal impact on the peak usage time for the community's domestic water system. Fire protection demand is projected to have no larger an impact than any of the existing neighbors at sites # 1, # 2 and # 3 again making any of these locations acceptable options.

We hold a similar opinion regarding the projected sewage flow at any of the three potential sites. There does not appear to be any significant impact upon either the University of Connecticut's sewage treatment system or the Town of Windham's system.

As a final comment, our current usage rates in similar Masonicare senior communities are approximately half of the usage rates estimated above. So we are comfortable that we have used a very conservative approach to understanding the impact this project would have on the existing water and sewage treatment services in the Mansfield market area.

The more significant discussion that we feel needs to take place with the Advisory Committee and the Town Council concerns the potential political and emotional considerations for site # 1 versus site # 2. It is our understanding that not all members of the Mansfield-Storrs community are in favor of the "Downtown Development Project". Placement of this project within that specific area could increase community angst and or disfavor for the Town's decision. If that is indeed the case, site # 1 should not be completely ruled out, however, site # 2 may prove more acceptable to the overall community, which may also lead to an increased level of community support for this senior living community project. This is an example of why we cannot provide with certainty a specific project design without more in-depth discussions with the Advisory Committee and the Town Council.

Utilities – Electric and Gas

Connecticut Light and Power provides electrical service to all three potential sites. Connecticut Natural Gas Corporation provides service to sites # 1 and # 2 near the Mansfield Municipal Building while Yankee Gas, Inc. provides service to site # 3 near the Eastbrook Mall.

We used existing Masonicare Senior Communities electric and natural gas consumption rates and calculated the following projected usage rates:

Users	Utility	Measured Units	Quantity per Year per Living Unit	Total Units per Year
130 Living Units with 2 occupants	Electric	KWH	11,505	1,495,650
130 Living Units with 2 occupants	N. Gas	CCU	620	80,600

Based upon the projected usage rates we do not anticipate this project significantly impacting the electric or natural gas requirements within the overall community.

Other Utilities

SBC Communications, Inc. provides wired telephone services to all three potential sites. Charter Communications, Inc. provides cable telecommunication services and multiple companies provide wireless telecommunications to all three service areas. All of these utilities will be available throughout the proposed senior community and once again, we do not feel there is any reason to anticipate a significant impact upon any of these service providers or their current systems regardless of placement at sites # 1, # 2 or # 3.

- Experience with “green building” approaches and plans for energy conservation methods and overall design focused on environmental sustainability.

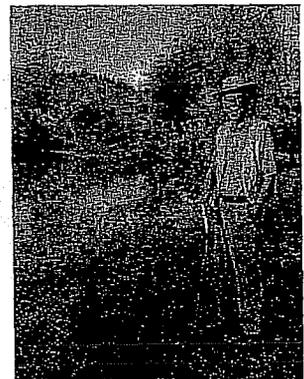
Our Mission statement includes the phrase “... to enhance the quality of life...” We believe, to fulfill that portion of our Mission we must focus not just on the housing and clinical needs of our residents but also be responsible stewards of the environment since the world surrounding us is the starting-point for our *quality of life*. A tour of any of our senior living communities or our skilled nursing facilities will quickly demonstrate how important we take this responsibility.



All of our construction efforts include a review of the potential environmental impact we create. To that end, green concepts are evaluated and used with each of our projects. We are presently in the process of major expansion projects on our Wallingford campus. These projects include demolition, renovations and new construction. Appendix G contains



examples of the green construction technique details that have been incorporated on these various Masonicare projects. Included is a design and development concept document that is currently under review by the Project Management Team that is developing the plans for two new buildings on the Masonicare



summer to fall 2008. This document will provide an example of where we begin this discussion during the design and development phase of our construction projects.

The most significant energy conservation effort that is currently in the very early planning stage is an evaluation of our two Wallingford campuses for an energy co-generation capability. As our facilities have grown over the years we now feel we are at a point to consider developing this capability and will also be reviewing ways to include energy recapture techniques from the overall system. See **Appendix G** for detailed information.

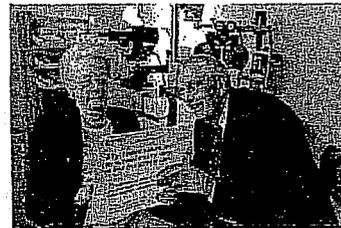
- **How the project would be financed.**

As a financially strong not-for-profit organization, Masonicare enjoys the ability to issue tax-exempt bonds through CHEFA, the Connecticut Health and Education Finance Authority. This method tends to yield the lowest available cost of funding projects in turn making them more affordable and viable. We also have experience dealing with commercial lenders in the more traditional areas of mortgage, collateral backed loans and lines of credit. In addition, finance staff have experience with CHFA, Connecticut Housing Finance Authority financing processes as well as HUD financing. We are prepared and have the ability to work closely with the Town to develop a financing plan that offers the greatest benefit to all parties.

- **Key components of your approach to the process of developing this project.**

In addition to the site selection and facility design approach mentioned above, the following items are key components of our development efforts:

- Governance structure
- Management structure
- Masonicare Continuum support planning
- Human Resource planning
- Resident recreation and social programming
- Resident healthcare support services
- Resident non-licensed support services
- Resident Committee planning
- Dining services
- Transportation services
- Operating Policies and Procedures
- Finance & Management Information Services business function support planning
- Initial marketing and advertising
- On-going marketing and advertising
- Facilities operation and maintenance planning



All of these components are evaluated and plans developed once a project site has been approved to begin seeking local regulatory approvals.

Most of the items noted above are self-explanatory except for *Masonicare Continuum support planning*. The Masonicare Continuum can be viewed in three service lines:

- Residential Services
- Facility-based Skilled Care Services
- Community-based Skilled Care and Home Maker Services

These services are delivered through our affiliate companies:

- **Masonicare at Ashlar of Newtown**
 - Assisted Living
 - Assisted Living for Memory Impairment
 - Rehabilitation Skilled Nursing Facility
 - Long Term Care Skilled Nursing Facility
- **Masonicare at Ashlar Village**
 - Independent Living
 - Assisted Living
 - Assisted Living for Memory Impairment (opening 2008)
- **Masonicare's Connecticut VNA**
 - Community based Skilled Nursing Care
 - Community based Physical, Occupational and Speech Therapy
 - Hospice Services
 - Home Maker Service
- **Masonicare Healthcare Center**
 - Independent Living
 - Rehabilitation Skilled Nursing Facility
 - Long Term Care Skilled Nursing Facility
 - Acute Care Hospital Services
 - Geriatric Medical Psychiatric Services
 - Dementia and Alzheimer's Care
 - Hospice Services
 - Outpatient Therapy Services
 - Outpatient Clinic Services
- **Masonicare Management Physician Services**
 - Primary Care Services
 - Geriatric Psychiatric Services



Once a new residential community is "in action" seeking the local regulatory approvals each Masonicare Affiliate develops its support plans to ensure the new residents have access to our full continuum.

Finally, The Masonicare Charity Foundation, our philanthropic Affiliate prepares proposals to provide financial support for programs and services through its fund raising activities. Masonicare views this support from our Charity Foundation as a cornerstone of our success. It has allowed us the ability to provide additional services, activities and facility improvements that would not be possible if we had to rely solely on payer reimbursement revenues. A few examples of that support are:

Resident Specific Support

- Reading magnifiers
- Summer concerts
- Fall out chairs
- Transportation Aides
- Tele-monitors with Digital Scales for Diabetic Patients
- Fleece blankets
- Lifeline Emerg - 69 - Service

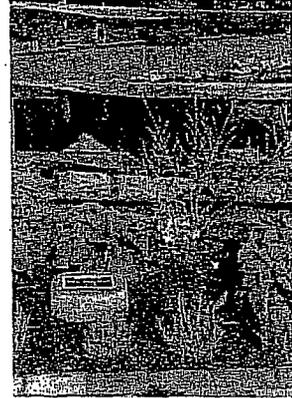
- Patient Education Materials
- Balance Training equipment for the therapy gym

Facilities Specific Support

- Floral centerpieces
- Solarium and patio for dementia unit
- Grounds upkeep

General Community and Entertainment Support

- Clavinova
- Strolling musicians
- Recreational activities
- Spiritual Services
- Meditation garden
- Holiday gifts for residents
- Numerous resident receptions



All of these above items are considered key components to our approach for developing a senior living community.

- Findings of any market feasibility studies that you have conducted, including demographic research, competitive analysis, and any comments regarding the findings of the Brecht report.

As mentioned in the Executive Summary, Masonicare had engaged a research firm to study various areas of Connecticut for potential locations for expansion. This report raised the Mansfield market to a "target community" level. Shortly thereafter, the Town issued the RFQ document. We recently received from Kevin Grunwald a copy of the Brecht Market Study the Town had completed and we subsequently completed a detailed comparison of the two reports. As expected, the demographic research, competitive analysis and general market considerations were the same since the same source data was available to both research firms. We were most interested in comparing the market potential analysis since each company takes a slightly different proprietary approach to this calculation. Having used Brecht Associates, Inc. for a market analysis of an earlier Newtown area project we were quite familiar with their approach. A research firm with a national presence conducted Masonicare's 2007 Market Study.

The comparative results of the two studies are as follows:

Market Potential

	<u>Brecht</u>		<u>KS&R</u>	
	<u>2007</u> <u>Potential</u>	<u>2010</u> <u>Potential</u>	<u>2006</u> <u>Potential</u>	<u>2011</u> <u>Potential</u>
IL Units	75	89	80	80
AL Units (Frail)	38	43	30-40	30-40
	113	132	110-120	110-120

Market Penetration % Rates if Potential Units are Constructed

	<u>Brecht</u>		<u>KS&R</u>	
	2007	2010	2006	2011
	<u>Potential</u>	<u>Potential</u>	<u>Potential</u>	<u>Potential</u>
IL Units	2.3% - 4.1%	2.1% - 3.3%	3.4%	2.8%
AI Units	1.0%	1.0%	N/A	N/A
AL Units (Dementia)	N/A	N/A	20-30	20-30
SNF Beds*	N/A	N/A	50	50

* New Samaritan's Mansfield Center for Nursing and Rehabilitation has 98 Skilled Nursing Facility (SNF) beds and is collaborating with Masonicare on this project.

As you can see from the above comparison, using different approaches both research firms developed essentially identical conclusions regarding the Mansfield market area. This should give the Town a high degree of confidence in the project's potential if all of the design and development considerations that will be identified with the next more in-depth market research study are met in the final community that is created.

There were no significant differences found in the demographic information.

The competitive analysis was also similar due to the very few competitive offerings in the Mansfield market area, they being Creamery Brook, The Arbors at Hop Brook and Lynn Manor. None of these current providers offers a full continuum of services at this time comparable to Masonicare.

- **The unique needs of a senior residence in this town, as you understand them.**

The general needs of the Mansfield community for senior services are similar to that of all Connecticut communities. A population that is aging that will require various levels of support. The availability of these services will be the first major consideration for any community.

The potential sites to locate this new senior community provide ideal settings for an attractive senior community with their proximity to Mansfield's large number of natural resources, historical sites and overall scenery. The Town's location within Connecticut provides easy access to Hartford and points of interest from Route 84 - all of which allows potential for strong program development for this community.

The inter-generational mix and expansive "interest mix" potential due to the University of Connecticut educational, sports and entertainment offerings also provides a strong platform for program development.

In our opinion Mansfield's market most significant point of uniqueness and attractiveness is its "two-edged sword" environment, which allows a creative developer to design extremely, interesting programming for this new senior community that may be difficult if not impossible to recreate in any other community. Some examples are:

1. The proximity to the University of Connecticut and the impact that has on the community itself. Infrastructure issues such as roadways, traffic patterns, parking and population ebbs and flows as the University is in session or on break have negative impacts while the social activities from sports to art to music to the ambiance of a college campus are all positive impacts.
2. Pedestrian traffic becomes a negative for motor vehicle drivers, particularly elderly drivers with slower reaction times while the positive aspect is the "walkability" of a beautiful campus for seniors to take advantage of.
3. Access to nearly unlimited educational opportunities is a positive for life-long learners but can also be a negative for older adults if these opportunities are not packaged correctly for an "older learner". Fortunately, UCONN has mitigated the potential negatives by developing a variety of classes for older adults.
4. The housing "Catch-22" in that the Mansfield market has limited upscale or higher end housing stock when compared to other similar communities so it does not draw its "fair share" of upper income earners. At first glance this lack of upscale homes could be viewed as a nearly unlimited positive possibility for development however the exact opposite is true. Few developers will take the chance to be the "first in the pool" to build these high-end developments for fear of slow sales. As a result the market has been slow to materialize when considering the benefits of a university community to high-income individuals and their families.
5. The Mansfield Downtown Partnership has tremendous potential for the creation of a true "downtown center" for the entire community however the disruption on the existing center will be significant to the local residents while it may also tax the current utility infrastructure.

It is our opinion that a well conceived and coordinated plan by the stakeholders, existing service providers and a forward thinking developer and service provider for the independent and assisted living community will be able to design this project, its support services and its programming to create a very unique senior living option making this a very successful project.

This design focus would include developing a robust community setting that provides options for various income ranges, ties directly to Mansfield and the University locale and encourages resident participation in a large variety of activities. Masonicare is very proud of the programming we have developed for our residents in each of our communities and examples are listed in **Appendix C and Section VII. Other.**

- **Anticipated services to be offered to residents, and a proposed pricing structure.**

As a provider of premier Independent and Assisted living communities, Masonicare has a comprehensive list of services and amenities to meet the diverse and changing needs of residents.

From aiding residents with day-to-day activities, to helping them attain the joys that each day holds, our communities provide the security, comfort, and convenience that brings peace of mind to senior living.

Example of Independent Living Services

A. Norman Johnson Apartments

Core Services

- Building and grounds maintenance
- Heating
- Cooling
- Electricity
- Water
- Limited emergency power services
- Extended basic cable TV service
- Individual thermostat
- Priority to Masonicare Healthcare Center as appropriate. (Hospital licensed acute care unit, short term Rehab, out patient rehab service, low vision, audiology)
- Convenience of being attached to the Masonicare Healthcare Center (chapel, stores, a café, resident library, volunteer opportunities are located)
- The convenience of a Medical Office Building on campus
- The convenience of clinics on campus ("head to toe" specialties)
- Convenient parking
- Daily security check
- Emergency call system
- 24 hour emergency and security services
- Regular/daily security checks
- Access to Masonicare Healthcare Center Recreational Activities
- Regular Maintenance service for repairs in apartment
- Transportation service for medical appointments
- An onsite laundry room
- The convenience of on site lab services
- Courtesy blood pressure clinics

Optional Services Include:

- An affordable meal plan
- Personal Maintenance services
- Housekeeping services
- Masonicare at Home services
- Lifeline services
- Masonicare's Connecticut VNA services
- Clinic Services
- Low Vision
- Audiology
- Geriatric Assessment Program
- Primary Care Physicians
- Behavioral Health
- Masonicare Community Services
- Full slate of Rehabilitation services - available in the convenience of your home

Example of Assisted Living Services

Pond Ridge

Core Services

- Three delicious meals a day
- All utilities (except phone and cable television)

- Housekeeping services performed regularly
- Linen and towels changed and replaced weekly
- Transportation to doctor appointments (limit 10 mile square radius)
- Transportation within the area
- Stimulating recreational/therapeutic activities
- Personal care to meet most residents' needs
- Some nursing care and 24-hour consultation by phone
- 24-hour emergency call (pull cords or wrist call)
- 24-hour residential security

Additional Services Available According to Physical/Medical/Psychiatric Needs of Residents:

- Skilled nursing care
- Personal care and morning assistance
- Assistance with bathing and hygiene
- Self-care training (ambulation, incontinence, vision or hearing loss)
- Individual or group mental health counseling
- Physical, occupational, and speech therapies
- Audiology and dietary evaluation
- Companion services for those with memory deficits
- Access to adaptive equipment designed to enhance communication

The Levels of Care for assisted living services are provided by Registered Nurses, Certified Nurses Aides, Personal Care Attendants and Social Workers as appropriate and defined as:

Level 1:	Up to 3.5 hours a week	(average 30 minutes of help a day)
Level 2:	Up to 7 hours a week	(average 60 minutes of help a day)
Level 3:	Up to 10.5 hours a week	(average 90 minutes of help a day)
Level 4:	Up to 14 hours a week	(average 120 minutes of help a day)

Masonicare's Connecticut VNA and Masonicare at Home Services

Connecticut VNA and Masonicare at Home are affiliate companies owned by Masonicare. Connecticut VNA is the largest provider of home health services in Connecticut. It has a rich and varied history in the home health care industry dating back to 1984. Connecticut VNA is a Medicare-certified, state licensed, Joint Commission accredited, provider of home health and hospice services. Today, Connecticut VNA exists as a leader in the home health and hospice industry with ten home care offices throughout the state of Connecticut. In December 2007, Connecticut VNA joined with St. Francis Hospital to form Connecticut VNA *Partners*, serving patients in Hartford County and beyond. Together, Connecticut VNA and Connecticut VNA *Partners* provide service to approximately 45,000 patients each year and perform approximately 400,000 visits throughout the state of Connecticut.

Masonicare at Home is a registered homemaker and companion agency providing privately paid care to seniors and disabled adults on an intermittent or long-term basis. Care is available for as few as 2 hours a week up to and including 24-hour/day care.

Programs and Service Areas

Connecticut VNA operates offices in Brookfield, Danielson, East Lyme, New Haven, Norwalk, Norwich, Portland, Shelton, Wallingford and Watertown.

Connecticut VNA *Partners* operates office in East Hartford, Hartford and Suffield.

Connecticut VNA and Connecticut VNA *Partners* offer the full array of home health services including skilled nursing, rehabilitation therapy, medical social services, home health aide and nutritional services. Specialty programs include wound and ostomy care, behavioral health and cardiac care with home telemonitoring.

Connecticut VNA's hospice program is one of the largest in the state and is well recognized as a leader in hospice care. Hospice care is provided in private homes as well as nursing home facilities. The traditional complement of hospice care (skilled nursing, home health aide, medical social worker, spiritual care and bereavement care) is augmented by our complementary therapy program with expressive arts, massage therapy, music therapy, and pet therapy.

Connecticut VNA also offers "Lifeline", a personal emergency response system for frail elders who may require emergency assistance due to a fall or other medical emergency.

Our newest service offering is the Connecticut VNA's On-line Portal for local physicians to use. This system provides each individual community physician an ability to access Masonicare's system from any Internet connected computer, whether in the physician's home, office, local hospital or any other location. This system gives each physician direct access to their specific patients' medical record information so they can keep track of their patients' progress. The Connecticut VNA staff has the ability to communicate with the physician through this Internet portal to keep them abreast of any progress and or changes in the patient's plan of care. Physicians have the ability to generate new medical orders for each patient directly through this system that vastly improves collaboration with the in-home nurses and clinicians which results in improved care for the patient. The development of a Senior Community in Mansfield with Masonicare's Connecticut VNA office on-site will enable the Mansfield market area community physicians a greater opportunity to learn about this new approach to in-home care and utilize it within their own local practices.

Masonicare's Connecticut VNA services will:

- Operate an onsite office, with nurse supervision, providing Medicare-certified home health and hospice care
- Offer fee for service personal emergency response services to residents of the assisted living and independent living units
- Provide a Supervisor of Assisted Living Services (SALSA) and a Wellness nurse for the independent living services
- Provide free, monthly wellness programs such as screenings for blood pressure, cholesterol and blood glucose
- Conduct annual FLU and Pneumonia immunization clinics
- Provide monthly educational programs designed specifically for seniors and adult children caring for seniors
- Offer fee for service massage therapy and foot clinics

Masonicare at Home will:

- Operate an onsite office jointly with Connecticut VNA and will offer privately paid, personal care, homemaker and companion services
- Offer fee for service, Geriatric Case Management services to include: care plan development and oversight, community referrals for social services and legal services

The pricing for Masonicare clinical services is based upon Medicare, Medicaid and Commercial Insurance reimbursement rates.

- **Proposed staffing model for this facility.**

The following chart provides the anticipated staffing structure for the "mixed style" master site concept plan we have presented. We included a breakdown for each Phase of Model 2 to illustrate the impact the second group of 40 units has on the project staffing. As stated above, the final decision on the community design for the number of units, style and layout of the site will have a direct correlation on a number of items, from anticipated construction costs, regulatory approval requirements and also on the staffing. The information below, however, will demonstrate to the Advisory Committee and the Town Council the service level that exists in current Masonicare Senior Living Communities.

Position Name	Model 1	Model 2	Model 2
	130 Units	Phase I 90 Units	Phase II 40 Units
	Full Time Equivalent Employees	Full Time Equivalent Employees	Full Time Equivalent Employees
SAFEGUARDING	1.5	1	0.5
RECREATION	1.5	1.5	0
FOOD SERVICES	5	5	0
ENVIRONMENTAL SERVICES	2	2	0
FACILITY MANAGEMENT	1	1	0
FOOD SERVICE	3	2	1
FACILITY MANAGEMENT	1.5	1	0.5
ENVIRONMENTAL SERVICE	2	1.5	0.5
SECURITY	1	0	0
SECURITY	3	3	1
ENVIRONMENTAL SERVICES-CCRC2	1.5	1	0.5
FACILITY MANAGEMENT - CCRC2	1.5	1	0.5
ADMIN - CCRC2	0.6	0.4	0.2
ADMINISTRATION	2.5	2	0.5
HUMAN RESOURCES	1	1	0
MARKETING	1.5	1	0.5
Total Full Time Equivalent Employees	30	24	6

- **Alliances or partnerships that you would propose with existing providers in the area, including skilled nursing facilities, physicians, the Mansfield Senior Center and the Mansfield Community Center.**

Over the years Masonicare has developed relationships with numerous providers, hospital, senior centers and other senior-oriented organizations, associations and facilities. A physical 1 - 76 - ice in the Mansfield market area will

allow us to expand our relationships with additional Mansfield providers and establish new relationships as we have in other communities where we have Masonicare facilities. We propose to serve the local Mansfield market area in the same manner as we have in other communities. Below follows a partial list of our relationships and activities

Proposed Alliance or Partnership

As previously discussed, the New Samaritan Mansfield Nursing and Rehabilitation Center collaboration is expected to create a formal alliance or partnership. However, that level of detail has not been finalized at this time.

Clinical Relationships

- Due to the referral relationships we already enjoy, Masonicare has extensive contacts and agreements statewide with other providers and facilities. A zip code sort of all Masonicare residents and patients demonstrates that our services are used throughout the entire State. As a result we already have close relationships with many clinical providers.

Senior Centers

Masonicare provides support to a considerable number of Connecticut senior centers. In Mansfield, our collaboration with the Senior Center would include speakers, lunch and learns, blood pressure clinics, flu clinics, various health screenings and health fairs. To start, our community outreach leaders would meet with the Mansfield Senior Center to see how we can best complement their work and also respect relationships they currently have in place with other healthcare providers.

Here are a few specifics of our involvement with the Wallingford Senior Center:

- A licensed occupational therapist from Masonicare's Healthcare Center facilitates a monthly Low Vision support group at the Senior Center. (Low Vision is a condition where an individual has limited vision uncorrectable by surgery or eyeglasses.)
- Bi-monthly meetings of the Healthy Wallingford Elderly Task Force are held at the Center or at Masonicare's Healthcare Center. This task force includes two representatives from the Wallingford Senior Center, the head of Wallingford's Health Department, area clergy and other healthcare provider representatives. Initiatives include senior needs assessment and health education presentations. The task force is presently working to find options for seniors unable to afford dental care.
- In addition to Healthy Wallingford, we are active in the "M Team", a network of community outreach workers focused on the needs of Meriden seniors. Many of the monthly meetings are held at Masonicare.
- We provide speakers for free educational programs. Two recent topics covered by Masonicare speakers were: "How to Find Services, Programs, and Benefits for Seniors" and "Help for those Living with Low Vision."
- In the Fall of 2003, Masonicare donated vans to the Wallingford and Newtown Senior Center.
- We have also teamed up with various Centers to raise support for the Alzheimer's Memory Walk.

Speakers

Masonicare clinicians ranging from geriatricians to behavioral health experts, occupational therapists, dieticians and social workers provide community presentations on many senior related issues. Some of the topics that our speakers have addressed include:

- *How to Talk to Your Doctor*
- *Downsizing for Seniors*
- *Living with Arthritis*
- *Prescription drug and OTC interaction*
- *Fall Prevention and Balance*
- *Safety in the Home*
- *Memory Tune-up*
- *Coping with Stress*

Senior Health Fairs

Like many healthcare providers, Masonicare participates in many senior health fairs throughout the year around the state. In addition to these, however, we teamed up last year with Anthem Blue Cross to coordinate a series of town-based senior health fairs. Each fair featured two speakers provided by Masonicare and Masonicare's Connecticut VNA. Topics were the same as noted above. We designed an attractive flyer customized for each Senior Center to distribute. We also arranged for all the exhibitors and screenings. We helped the centers get food donated. Screenings we facilitated included a glaucoma screening provided by a Lions' Club-sponsored physician, blood pressure clinics, an audiology screening with a certified Masonicare audiologist, diabetes testing and more.

Lunch and Learns / Area Libraries

We have found that community libraries are eager to reach out to their senior clientele. In some cases, the library has more space to accommodate groups than the community senior center. Over the past five years we have taken a successful "Lunch and Learn" program at the Wallingford Public Library and rolled it out to five other towns in the Wallingford area, as well as three other towns in the Newtown market.

In the past year, at least 15 of these were held. Attendees heard a healthcare-related presentation from a Masonicare speaker and received a brown-bag lunch, compliments of Masonicare

Other Outreach Programs and Collaborations

- **AAAs** - Masonicare collaborates frequently with the five Connecticut Area Agencies on Aging (AAAs). Richard Memmott, Director of Masonicare Community Services, is on the board of the Western Connecticut Area Agency on Aging. He is also on the Connecticut Commission on Aging.
- **Alzheimer's Association** – Masonicare has a long history with the state association. We are well represented at their education conferences and are frequent presenters. We have hosted caregiver meetings (4-part series) at our Newtown and Wallingford facilities as well as respite luncheons for caregivers and professional breakfast meetings.
- **Arthritis Foundation** – This collaboration began last year and has resulted in several programs at our facilities to help educate

residents and the community about ways to live life more fully despite having arthritis.

- **CANPFA (Connecticut Association of Not-for-profit Providers for the Aging)** – Masonicare has long been a major player in this state affiliate of AAHSA (American Association of Homes and Services for the Aging.) Our president and CEO, Stephen McPherson, is a member of CANPFA's board, currently serving as its Vice Chair.
- **CALA (Connecticut Assisted Living Association)** – Jon-Paul Venoit, President of our Ashlar Village affiliate is a former board member of CALA and Thomas Gutner, President of Ashlar of Newtown affiliate, is currently the Chair of CALA.
- **CAHCH (Connecticut Association for Home Care & Hospice)** –Marion Donahue, President of Masonicare's Connecticut VNA is a board member of CAHCH and several of the management staff serve on various committees.
- **Other consumer support in the spirit of our mission to support the needs of seniors, include:**
 - **Home visits** – Members of our Community Services team make visits to seniors in their homes, helping them with a range of issues including Medicare (they are "Choices" trained), applications for admission, housing and aid. In 2007, this 2-person team visited 110 Connecticut seniors in their homes at no cost to them.
 - **Web site** - www.masonicare.org is designed to be an information-rich and "consumer friendly" source of information for seniors and their families. A major component is the *Healthcare Services Guide* on the home page to help visitors navigate the many programs and services we provide.
 - **800 Line** – A new **Masonicare Help Line** is scheduled for rollout later this year. An upgrade of our current Community Service 800-number, the Help Line will centralize many calls to various components of the continuum, provide guidance and recommendations not only of Masonicare services but of other community resources dedicated to seniors, for example various communities' transportation services for seniors, food banks, and other senior focused services.

Appendix H includes partial lists of Community educational activities and Masonicare relationships with other clinical providers, facilities, senior centers and public libraries.

- **A plan to provide a continuum of care for residents who would require a higher level of care than the services available through the facility.**

Continuum Services

- Mini-continuum with New Samaritan
- Masonicare Full Continuum Services

As mentioned in the *Introduction*, we have initiated discussions with New Samaritan on a collaborative effort to provide support services between their Mansfield Nursing and Rehabilitation Center and this new Senior Living Community. We believe this will give the community a successful mini-continuum and enhance the quality of service for seniors in the Mansfield market area.

Any additional situations that may require more intensive clinical expertise than the Masonicare – New Samaritan collaboration in Mansfield will have on site will be delivered through the Masonicare Healthcare Center and other Masonicare Affiliates when appropriate. These types of services may range from a variety of clinics to our full multi-disciplinary Geriatric Assessment Program (GAP). This additional support will ensure a complete continuum of care is available for the Mansfield market area.

- **A plan to develop relationships with the University of Connecticut, including utilizing this facility as a site for practicums and internships for students. How would you assist the residents in accessing the educational and cultural offerings of the university?**

Masonicare's Strategic Plan includes a strategic initiative that is focused on University relationships. These relationships include:

- A training environment for current students to attract them to a career in senior residential services and senior healthcare
- Student internships for undergraduates and graduate students to gain practical experience to enhance their University experience
- Research studies regarding new strategies and techniques that affect the clinical efficacy of various treatment programs, physical design alternatives to improve senior living units, and financial impact studies to identify new clinical and residential services and approaches that improve care and quality of life while reducing overall costs

Masonicare currently has a series of contracts with multiple Connecticut colleges and universities to provide the training environment mentioned above. We have also worked with the University of Connecticut and other colleges and universities to provide internships and special projects. As mentioned in the *Introduction* we are in the process of developing a faculty level research project with the University of Connecticut and Quinnipiac University to evaluate a pilot project we have under development to install remote electronic support services in thirty of our existing independent and assisted living units to study the clinical, quality of life and cost impact of this group versus a control group across our multiple campuses.

Finally, we have two major initiatives underway with Quinnipiac University's School of Nursing. The first is to develop a co-funded training position that will provide University support for on-site practicals for Quinnipiac students and in-house training for Masonicare's clinical staff. The second is to explore a complete renovation of the School of Nursing's curriculum approach. The concept is to create a "student-employee" position at Masonicare that will enable individuals to alternate between an academic semester at the University followed by a full time "semester" position at Masonicare. The intent is to provide practical experience for the academics just completed and lay the groundwork for the next academic semester through hands-on experience. This alternating sem - 80 - approach will allow an individual to



design their own clinical "educational-career" as they progress from a Certified Nurse's Aide through an LPN, an RN and finally a Master's Degree in Nursing. Once the concept is tested and accepted within the School of Nursing the plan is to expand it to other clinical programs at Quinnipiac University such as therapies and physician assistants.

As you will see in Appendix I Masonicare already has relationships with the University of Connecticut and students participate in practical experience in our various Affiliates. The development of a Mansfield residential community by Masonicare would provide us the opportunity to expand our current collaborative efforts with the University of Connecticut.

- **The role of a local advisory committee relative to this facility.**

As mentioned above, we believe additional design parameters and project expectations should be the first step we would take if chosen by the Town Council. It is our expectation that the Advisory Committee would be the group we would work closely with to complete those tasks. Once the project is more completely defined and "in progress" we would begin to work on the governance design plan referenced above to include allocated seats on a Board of Members.

VI. Experience

Please respond to the following items in your letter of interest:

A. Expertise/Management

1. **Provide the name, address, phone and fax numbers, and email address of the principal client contact(s) at your firm, as well as a brief resume of the contact(s) including years of service with your firm.**

Contact Information

Masonicare
22 Masonic Avenue
P.O. Box 70
Wallingford, CT 06492

Raymond E. Washburn
Vice President of Strategic Planning
(203) 679-5967
rwashburn@masonicare.org

Raymond E. Washburn, Vice President for Strategic Planning, Masonicare.

Mr. Washburn joined Masonicare in November 2005 with 11 years of senior management experience in healthcare. Prior to his appointment with Masonicare, Mr. Washburn served as the Vice President for Strategic Planning and Information Technologies for Gaylord Hospital, a Long Term Acute Care Hospital that provides multiple levels of care for rehabilitation, chronic disease and complex medical patients and is one of the largest providers of outpatient sleep studies in New England. In addition to his experience in healthcare, Mr. Washburn has 19 years of experience within the Financial Services industry including strategic planning, product development, retail banking, electronic banking and various operations positions. He received his Bachelors degree in Business Administration from the University of Connecticut in 1976. He serves on the Board of Directors of Physician's Health Alliance, is a member of the Rushford Strategic Planning Committee, a member of the Clinton - 81 - school system *High School of the Future Task*

Force and is a founding member of the Clinton public school system Athletic Advisory Committee.

2. Provide a brief summary of your firm's experience in the senior residential services industry and any other information that would assist the Town in evaluating the expertise of your organization and its ability to deliver the services described in this RFP.

In 1872 the Connecticut Masons collected donations for the people left homeless in the Great Chicago Fire. These funds were distributed to the needy and unlike the customs of today, \$332.00 of the unused funds was returned to Connecticut. What began as adversity to the citizens of Chicago; returned as a blessing to the residents of Connecticut.

Those funds became the "seed money" to establish The Masonic Charity Foundation to take care of the elderly, orphans and widows. Over the ensuing years, the Foundation continually built upon that small but solid base to ensure our success; 1894 saw the purchase of 88 acres of property in Wallingford and 1895 witnessed the opening of the Masonic Home with 32 "sleeping rooms".

One hundred and thirteen years and the efforts of many individuals dedicated to that same sense of community responsibility transformed those humble beginnings as the Masonic Home into Masonicare of today, the State's largest not-for-profit provider of healthcare services to seniors.

We are extremely proud of our history of community service and it is reflected in our Mission Statement:

In furtherance of our traditional Masonic values, the mission of Masonicare is to enhance the quality of life by providing health, social and spiritual care throughout an individual's lifetime with emphasis on the needs of older persons.

Today, the Masonicare continuum is unique within Connecticut providing a wide-range of residential and clinical services. Our independent and assisted living communities include residents from every corner of the State based upon origination zip codes. We offer a full range of housing options for people of various economic means from our affordable units at our Wells Apartments to our customized independent living villas at Ashlar Village, Connecticut's largest continuing care retirement community (CCRC), to our newest offering, The Hearth, Ashlar of Newtown's Assisted Living program for individuals with aging/memory-related challenges. Masonicare has many years of experience in senior communities and our residential programs cover all three of Connecticut's assisted living categories:

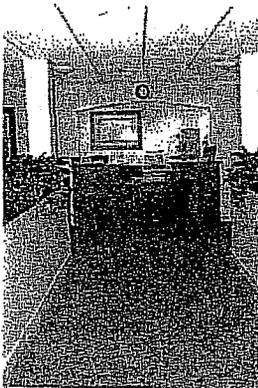


- Residential Care Home (RCH)
 - The Leslie G. Wright Residence

- **Managed Residential Community (MRC)**
 - Pond Ridge at Ashlar Village
 - Lockwood Lodge at Ashlar of Newtown
 - The Hearth at Lockwood Lodge
- **Assisted Living Services Agency**
 - Provides services to Pond Ridge, Lockwood Lodge and The Hearth

To ensure there is a type of residential community choice for everyone, our pricing options include monthly rental units and also entry-fee units. The units themselves range from cottages, to apartment style, to freestanding villas all with a variety of studio, one and two bedroom floor plans.

Providing housing alternatives however is not sufficient in our view of caring for seniors. As stated in our Mission, we believe it is our responsibility to *"enhance the quality of life by providing health, social and spiritual care throughout an individual's lifetime"*. Keeping that in mind, Masonicare developed the most comprehensive continuum of services within Connecticut to also support seniors at various stages of aging and illness.



Our healthcare affiliates provide an extensive array of clinical expertise ranging from homecare services to an inpatient hospital. Masonicare's healthcare services include a primary care physician practice, a behavioral health physician practice, outpatient therapy and clinic programs, a Geriatric Assessment Program, an acute care hospital, a geriatric medical psychiatric unit, visiting nurse services and one of the largest hospice programs in the State of Connecticut. All of our residential and healthcare services specialize in senior and geriatric care.

Primarily focused on elder care, our comprehensive package of services on multiple campuses, including ten Masonicare Connecticut VNA offices, provides full statewide coverage.

Masonicare provides the only complete continuum of services for seniors in the State of Connecticut and our clinical services form the centerpiece of that continuum. The facilities-based focal point of those services emanates from the Masonicare Healthcare Center (MHC). Patients, residents, family and friends from all of the Masonicare Affiliates utilize its amenities, programs and services. Residents living in any one of our seven residential communities as well as residents still residing in their own homes throughout Connecticut all utilize the programs and services offered through the Healthcare Center. Our commitment to quality of life standards is further evidenced in our extraordinary spiritual and recreational support services, which truly enrich the lives of those in our communities.

Each of our residential communities is supported by an internal transportation system that provides shuttle service for Masonicare residents for social events, activities and medical services.



This shuttle service provides transportation for residents for physician appointments and to the Healthcare Center for various outpatient and clinic visits. Our inpatient short-term rehabilitation services deliver high quality outcomes to patients who then have the availability based upon their physician's orders of continuing therapy through outpatient physical, occupational and speech therapies or through our Connecticut VNA programs. Patients and

residents have direct access to our Geriatric Assessment Program to establish a baseline of care needs for physicians, families and other caregivers. Hospice and palliative care services are provided both at the Healthcare Center and in the community through Masonicare's Connecticut VNA, providing end-of-life comfort and support to patients and families with the highest levels of respect, dignity and compassion.

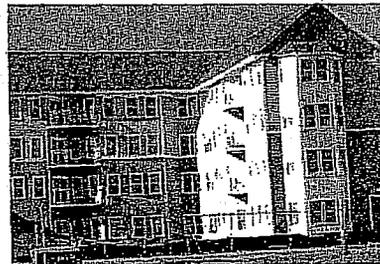
In January 2008 we opened our newest clinical facility, a medical office building, which is the home of our physician practices; Masonicare Primary Care Services and Masonicare Behavioral Health Services. A variety of community physicians, laboratory and radiological services are also relocating to this facility.



3. Provide a list of recently completed assignments and your current retirement community and active adult community clients, as well as related contact information.

Masonicare owns and operates Senior Communities that offer a variety of apartment styles and prices ranging from studio apartments, cottages, congregate units and villas. These include Independent Living, Assisted Living, Assisted Living for Memory Impairment and Skilled Nursing facilities.

Our Ashlar Village Campus in Wallingford recently completed the second phase of Villas, is in the process of constructing 78 new congregate units (Notch Hill Apartments) and 75 new Assisted Living Units including 30 memory care apartments at our Pond Ridge facility.



Masonicare's Healthcare Center recently submitted a Certificate of Need to the State of Connecticut for approval to modernize the Wallingford campus through renovations of existing structures and construction of new buildings.

Plans are currently under development for our Ashlar of Newtown campus, which includes renovation of existing facilities and construction of Independent Living units, and Assisted Living units.

4. What experience do you have in establishing and managing the architectural, construction, engineering and design of similar projects?

As noted above, Masonicare has a full range of Corporate Services departments that provide all design and development coordination, tracking, monitoring and progress reporting for each project. For each major facility project we engage a construction management company to oversee the on-site construction and they in turn provide detailed monthly reports listing all expenses as compared to budgeted

expenses. Those reports are reviewed with the Executive Management Team during the entire life cycle of each project.

5. What is your experience in providing management services? Please provide references for all facilities that you are currently managing.

Masonicare has constructed, owned and operated all of its facilities since the 1890's beginning with the original Masonic Home for Widows and Orphans. Our current residential facility operations experience dates from:

- Wells Apartments (1950's)
- Wright Apartments (1998)
- A. Norman Johnson Apartments (1998)
- Ashlar Village
 - Phase 1 - 1985 Independent Living Apartments & cottages
 - Phase 2 - 1991 Apartments & cottages
 - Phase 3 - 1998 Assisted Living apartments
 - Phase 4 - 2005 Villas
 - Phase 5 - 2008 Assisted Living apartments
 - Phase 6 - 2008 Independent Living apartments
- Lockwood Lodge at Ashlar of Newtown (1999)
- The Hearth at Lockwood Lodge (2006)

6. What is your experience in completing your projects within the costs outlined in the construction contract?

The following is a summary of our six most recent construction projects from 2006 - 2008:

- Ashlar Village: 40 Independent Living Villas completed under budget and on time.
- Pond Ridge Assisted Living Expansion: completed under budget and on time
- Notch Hill Independent Living Apartments: completed under budget and on time
- Hartog Activity Center: completed under budget and on time
- Medical Office Building: completed under budget and on time
- Grand Lodge Building: completed under budget and on time



Masonicare utilizes a formal project management approach to all projects. This includes an assessment of the project's fit within our strategic plan; a market analysis for market needs assessment; geotechnical, engineering and architectural studies to identify site and structural alternatives; and financial projections to establish performance metrics and tracking as noted above.

Once Masonicare's Executive Management Team approves a project concept, it is presented to the Masonicare Board and the appropriate Masonicare Affiliate Board (e.g. Ashlar Village Affiliate, Ashlar of Newtown Affiliate, Masonicare Healthcare Center Affiliate, Masonicare Connecticut VNA Affiliate) for approval.

Project reports are submitted during formal project team meetings to track progress against established targets. Our projects are designed in phases where possible, which allows for adjustments due to changes in market conditions.

Masonicare has provided residential communities since the 1890's and currently owns and operates all of its senior community facilities. The Masonicare Healthcare Center is our original location and consists of 462 licensed skilled nursing beds and 143 independent living units. Independent living accommodations at Masonicare Healthcare Center offer choices of studio, one-bedroom and two-bedroom units within the Wells apartments, the Wright Residence, and the A. Norman Johnson Apartments. The newer facilities, Wright and Johnson, were constructed in 1999 following careful planning to provide attractive, modern and affordable apartment living for an over-55 population that wanted access to quality healthcare.



Ashlar Village, a Continuing Care Retirement Community (CCRC) was opened in 1985. This campus consists of 282 independent living units and 57 assisted living units. A variety of residential options are available including cottages, congregate units and villas. An additional 78 independent living units and 75

assisted living units are currently under construction.

Ashlar of Newtown has been in operation since 1982 and includes 154 skilled nursing beds and 54 assisted living residences in its Lockwood Lodge facility. The Hearth at Lockwood Lodge consists of 16 residential units specifically designed for individuals with memory impairment challenges. Planning is currently underway to expand this campus to include independent living in a variety of settings ranging from cottages to congregate to villa styled units.

All architectural, construction and engineering efforts for these facilities has been managed by the Masonicare Executive Team and staff.

As mentioned above, all projects are established, approved and managed using a formal project management structure. This includes establishing and monitoring specific construction budgets. Contingency funds are established for each project and used to cover any unforeseen costs that may arise. All projects are managed to a specific timeline and are delivered within the budget parameters set by the Project Team and approved by the Executive Management Team and the Board(s).

7. **What experience do you have in developing an overall program for the design and engineering of a community from information derived from the planning process? Given what you know about this community, what are some key elements that you would want to integrate into your planning for this facility?**

Masonicare assumes responsibility for the design, engineering and regulatory approvals for each of its projects.

During the project management process, requests for proposals are created and submitted to a variety of architectural, engineering and construction management companies. Formal bids are accepted, reviewed and awarded by the Project Team and a specific Project Manager is identified from the Masonicare staff to own the project through completion. Various staff members have experience in planning, finance, construction management and project management skills pertaining to complex and multi-year construction projects.

Masonicare follows a full continuum model for the development of services for each project including the variety of residential - 86 - units noted above (i.e. cottages,

congregate and villas). No "canned" construction design model is used and each market is evaluated differently for construction and site design. Once a site is selected, the Project Team evaluates a series of site and construction designs based upon the site's geo-technical and engineering considerations. Construction design alternatives are also evaluated taking the local market into consideration to ensure the resulting project fits well within the flavor of the local community.

Masonicare's Corporate Services Departments are responsible for developing the market feasibility studies and creating financial pro formas to ensure the fit within our overall strategic plan objectives. Initial analysis of the market is developed internally to determine the general market potential and fit within Masonicare's strategic plan and once approved for continuation outside consultants are engaged to perform a formal market analysis.

All of our residential communities have been developed within our strategic planning process.

The key elements that we believe should be integrated into the planning of this facility have been outlined in previous sections and those key elements all center on Masonicare's dedication to preserving and enhancing the quality of life of our residents. Which leads to our philosophy towards the management of senior residential facilities. That is to provide a full continuum of care for the seniors we serve. From community care at home, to independent living, assisted living and assisted living for memory impairment to intermediate and skilled nursing care to hospice care.

In support of our Mission, Vision, and Values, we continually strive to provide the highest quality of care and services while recognizing the physical, social, emotional and spiritual needs of our residents. In this regard, the dignity and individuality of each resident, as well as the provision of opportunities for appropriate, meaningful and productive lifestyles are what we feel are the most important elements that must be integrated into a senior living community.

8. Please provide information on key staff with particular focus on financing, management, construction costs, design and resident programs.

The management of Masonicare is the responsibility of the President and Chief Executive Officer and his staff. The management of each Affiliate, and the implementation of policies as set forth by the respective Boards of Directors for such Affiliate, is the responsibility of the Affiliate President and their executive staff. Each Affiliate's President is appointed by and reports to the President and Chief Executive Officer of Masonicare. Brief biographies of the President and Chief Executive Officer of Masonicare and the principal members of the staff are set forth in Appendix J.

9. What staff training programs do you provide? How do you handle the initial staff training?

Masonicare currently employs approximately 2,400 staff members and has a Human Resources Department and specific clinical operations that provide a variety of training programs. This includes our new employee orientation, job-specific orientation training, and specialized training. Clinical competency education/training and preceptor programs are offered on a continual basis as we maintain compliance with the Joint Commission on the Accreditation of Hospital

Organizations (JCAHO) and State Public Health education and training requirements. Programs are provided both internally from our Training Department and clinical staff and externally through courses, conferences and seminars.

Masonicare's Connecticut VNA employs two full-time clinical educators who provide clinical orientation to all newly hired clinicians. Clinical preceptors work closely with staff during the first year of employment. Home Health Aide supervisors provide the required annual, 12-hour home health aide in-service programs. Annually, Masonicare hosts an all day rehabilitation therapy conference for all employees. The Cardiac Program Nurse conducts education and training sessions throughout the year on the care of cardiac patients. All staff is encouraged to attend external, discipline specific education programs.

Specific training examples include:

- A full day of new hire orientation, including presentations from the executive team and our President/CEO. Program materials include Masonicare's history, values and ethics; future plans and corporate compliance matters. Annual mandatory in-service training and privacy protection policies are also featured.
- Clinical staff receives one to three weeks of technical orientation, including a period of oversight from a preceptor. The depth of the orientation varies according to the license/certification required by the job as well as the new hire's level of experience. Resource materials, policies and practices are reviewed, such as the no-lift diligence program.
- Ongoing clinical education is available online, and includes refresher compliance courses. Our Nursing Education Department makes material available on current and key topics, such as stubborn and emerging infections.
- New nursing staff is required to complete 8 hours of training for caring for dementia patients. Existing staff is required to complete 5 hours of training per year for dementia patients and all other staff is required to complete 1 hour of training per year for dementia patients.
- Training on sexual harassment and diversity is delivered in house or with external trainers, to ensure Masonicare's workplace is hospitable. Plans are underway to deliver practical supervisory training to maintain Masonicare's reputation as a great place to work.
- During quarterly leadership forums managers are brought up to date on the goals and results of each of our Affiliates, and educational sessions are provided on topics such as paying for performance, our strategic plan, and the importance of soliciting employee feedback through formal surveys.
- In 2005 and 2006 Masonicare partnered with School At Work, which is the premier career development system for entry-level workers in the healthcare industry. Over 25 employees graduated from a program that built skills in writing, math and computers. Some went on to complete a medical terminology course at a community college.
- Our tuition reimbursement program pays for 60 to 80% of expenses for course completion, depending on whether employees are full or part time.

- Our Human Resources department recently created an Employee Retention and Engagement unit. This group is charged with creating programs and resources to give each Masonicare employee the opportunity to grow through meaningful work.

10. **What are the rates of staff turnover at facilities that you currently operate?**
Average turnover for all employees at all of our senior communities is approximately 15%.

11. **What professional licenses does your management staff maintain?**

Independent Living

Retirement Housing Professional

Certified Aging Services Professional

Assisted Living

Registered Nurse as Supervisor of Assisted Living Services Agency (SALSA)

Residential Care Home

Licensed Administrator in CT

Skilled Nursing

Licensed Administrator in CT

Licensed Nurses and Rehabilitation Professionals

Masonicare's Connecticut VNA

Registered Nurse

Registered Physical Therapist

Licensed Medical Social Worker

Physician Practices

Licensed Physicians

Multiple Board Certifications and Specialties

B. Financing

1. What experience do you have with various financing methods?

As a not-for-profit organization, Masonicare has always used a combination of its own equity and CHEFA bonds to complete construction projects. Our Finance staff has the expertise needed to evaluate and obtain the appropriate funding for each of our projects.

2. Have any of your projects gone into default on debt? Please explain.

No Masonicare project has ever gone into default.

3. What are your company's measures of financial stability/growth?

Masonicare measures financial strength by utilizing a number of widely accepted financial ratios and standards and monitors these on a monthly basis. Compliance with rigorous financial covenants in connection with our debt structure is achieved regularly and also monitored monthly. With a particularly strong balance sheet, Masonicare is able to operate its nursing home facilities, central to our mission at losses while looking to our residential retirement, homecare and investment activities to make up these shortfalls. New growth opportunities are evaluated and considered when cash flow projections from the related business plan is positive within the first 3 to 5 years of operation. This cross subsidy method of assuring financial stability and growth has served us well over the past 113 years and has allowed us to grow our balance sheet while satisfying our Mission to care for the senior population in Connecticut.

The following ratios for the most recently completed two fiscal years illustrate the stability of Masonicare's financial condition

	<u>FY</u> <u>2007</u>	<u>FY</u> <u>2006</u>
Current Ratio	2.35	2.90
Return on Unrestricted Net Assets	8%	5%
Days Revenue in Patient Accounts Receivable- Net	55	57
Assets Whose Use Is Limited or Restricted to Total Assets	60%	62%
Fixed Assets to Total Assets	32%	29%
Liabilities to Net Assets	0.86	0.82
Leverage	0.34	0.35
Debt Service Coverage	4.52	4.77

4. Please provide a copy of your company's most recent audited financial report.

See Appendix K.

C. Marketing

1. Give examples of similar project and the time taken to reach marketing objectives.

Sales campaigns are developed for each project and include specific sales and re-sales targets beginning with the launch of a new project and through on-going operations. These marketing objectives have been and are now in place for each of our seven residential facilities. As an example, at Ashlar Village, advertising and outreach was begun in the late spring of 2004, with groundbreaking late that year, and the first move-ins in the fall of 2005. This was achieved without a model unit, although we did utilize a "showroom" with construction and amenity samples within the Sales Office. Staff works on a modified (rather than exclusive) commission basis, structured to benefit the entire team, not just the individual.

Our marketing programs consist of consumer research; direct sales team efforts, all types of advertising, direct mail, web site, collateral pieces, tours and luncheons. Masonicare staff and residents from each of our communities are involved in these activities. Time from planning to execution is typically 90 days. In order to "break ground" for a Continuing Care Retirement Community 50% of deposits are required.

Our approach would be researched and targeted for the Mansfield market area to ensure we are taking the best approach and strategy to fulfill that market's needs.

2. Please outline your marketing program. How would you customize this for a project located in a university community?

Masonicare maintains a Marketing Department at the corporate level to provide campaign development, consumer research, advertising, public and community relations and collateral material creation. Sales management and sales staff are dedicated to each specific project and are represented on the management team of the project's respective Masonicare Affiliate. At Ashlar Village, our most recent residential construction project, our sales and move-in schedule has met or surpassed every goal set by the Project Team. This expansion will ultimately double the size of the community, and we have a rigorous schedule of advertising, as well as sales, education and outreach events to enhance prospect / depositor engagement such that our application and deposit rates are ahead of schedule.

The collaboration potential with the University of Connecticut is extremely exciting to us. This collaboration could manifest itself in creative learning experiences and programs to maximize the "socialibility" components of our full continuum design for residents as well as other considerations such as clinical protocols, emerging technologies, architectural design and construction techniques with the University's various Departments and Centers.

We would evaluate the potential market segmentation opportunities a university community setting presents, which may include faculty and alumni target market segments specific to the University and also what we see as an emerging market, the "life-long learners" who desire a university setting for retirement.

Because of the unique aspect the University would bring to this project, we think customization of the marketing program is essential. Just as with Ashlar Village, where its pastoral acreage and on-campus healthcare continuum provided a real advantage over other retirement communities, our promotional strategy would

maximize the advantages of the University of Connecticut's proximity to this new senior community.

- 3. Describe your role in developing collateral material, advertising, etc.**
Masonicare assumes full responsibility for all marketing materials from development to execution and rollout. We have designed customized educational seminars, DVDs and web sites to cultivate leads and to begin building a sense of community among prospects and those on the waiting list prior to move-in. These are tailored to the type of community, for example rental, continuing care, assisted living and assisted living with memory care.
- 4. Describe your services for training marketing personnel.**
All marketing personnel are employees of Masonicare and participate in internal and external training programs. Orientation and mentoring are important elements in developing our sales and marketing team members.
- 5. Identify the roles you assume in establishing a marketing office.**
Masonicare assumes full responsibility for establishing a marketing office. Each project's needs are determined during the planning phase, objectives are established, timelines developed and specific accountabilities are assigned to achieve the performance expectations. These activities can include sales team formation, model unit construction, advertising, collateral materials, seminars and open houses and other marketing approaches that we identify for the specific community under development including building a meaningful database of prospects, referrals, waiting list and move-ins. Through a very collaborative and supportive inter-affiliate team, we are able to maximize our talent to achieve the goals and objectives.
- 6. Please identify any unique and sophisticated programs and/or software that you utilize in your marketing programs.**
As stated above, specific marketing campaigns are developed for each project. Masonicare had used a software program (REPS), for a number of years to enter and track sales information for referrals, sales and other activities but found with the success we have had and the growth of our sales activities our needs exceeded the system's capabilities. A Masonicare inter-Affiliate team worked with our MIS group to research and select a more dynamic sales management and tracking system (Salesforce.com) which we have transitioned to in the past year.

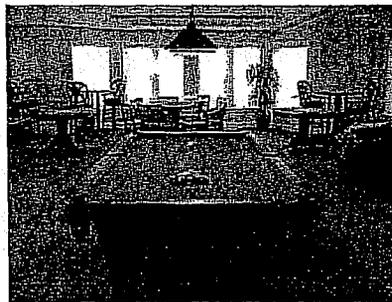
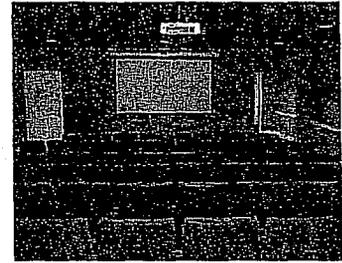
VII. Other

Please include any additional information that you believe would be of value in the assessment of your firm's capabilities.

Masonicare goes far beyond what would typically be considered "recreational activities". Since we view each of our communities as having a diversity of backgrounds and interests we have developed some unique programming to provide as much variety as possible within our resident activities. We also believe it is important to collaborate with local businesses to develop these packages.

Some examples include, working closely with the management team of The Farms Country Club and having a new class of membership created for residents of Ashlar Village, the A. Norman Johnson apartments, the Wright apartments and the Wells apartments. This allows these residents full access to the country club amenities, which include golf, tennis, swimming, arcades, dining, and social events.

Another example is the purchase of a premium box with event seating for ten at the Chevrolet Theater. This particular box location was chosen since it allows the Masonicare Transportation System driver or the individual residents themselves to drive directly to the side of the theater to a private entrance. Valet parking is available when needed. Immediately within the entrance is an elevator that opens on the mezzanine level directly across from the Masonicare box seats. A reception area is connected to the balcony seating overlooking the stage.



Both of these services were chosen with the unique needs of older adults in mind. All of these services are available to our residents on a concierge basis through the Ashlar Village administrative office. So nothing more than a phone call to the Ashlar Village office is needed to purchase tickets to a holiday show a concert or to arrange for a tee time.

Additional packages are now being developed with local restaurants, theaters and other enterprises.

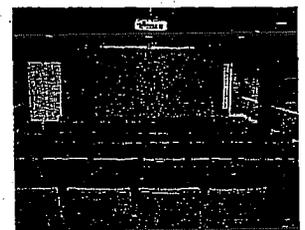
It is also important to recognize those individuals who may not have the physical capacity to enjoy these types of off-campus activities. To provide as rich an



environment for them and their family members our facilities and programs are specifically designed to create various levels of entertainment within our community facilities.

One of our most recent construction projects was the first phase of the Hartog Activity Center at Ashlar Village. This now functions as the "town center" and includes venues as varied as multiple dining alternatives, a 75 seat movie theater, a game room that includes pool tables, table tennis and card tables. Phase II of the Hartog Activity Center construction is now underway and will include a fitness center designed specifically for older adults and a Wii entertainment center with four "stations".

The equipment that will be used in the fitness center is specifically design for older adults while the fitness center activities were specifically designed by our physical and occupational therapists to focus on improving balance, strength and core stability. The Wii center will be a "networked" center to allow Ashlar Village residents to "compete" with other residents from the Johnson, Wright and Wells apartments in the soon to be constructed Masonicare Healthcare Center "Town Square" in activities such as bowling, golf, tennis and baseball.

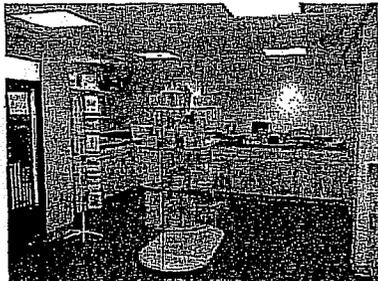


Large social activities are also planned. These range from live music in the Masonicare Healthcare Center Wilder Lounge, to ice cream "Sundays" for residents and their families and visitors, to wine & beer socials, to our community *Concerts on the Green* - which is a series - 93 - seats provided to the entire Wallingford

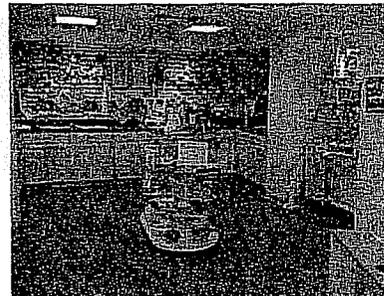
community on our Washington Square Green throughout the summer months of each year.

For those residents who desire other activities in addition to entertainment and sports, we are in the process of working with the University of New Haven on the creation of the *Masonicare University*. This program will include a variety of courses including traditional liberal arts studies such as art and literature to life-style courses on wellness, nutrition and wine tasting. The Hartog Activity Center includes a number of rooms that can be used as classrooms that can accommodate as few as 10 to 12 "students" to as many as 400 "students" if necessary. The movie theater is also fully networked and the theater seating includes "classroom" style armrests. This facility will serve two functions, first, as a traditional movie theater and second, as a distance-learning center for on-line classes and remote lectures. A similar movie theater is being developed within the new *Masonicare Healthcare Center "Town Square"* which is tentatively scheduled to open sometime in 2010.

Finally, support facilities for routine activities are also included in our communities. The Wright and Wells complex includes a coffee shop, convenience store, gift shop, an ATM and a bazaar area for outside vendors. The Hartog



Activity Center includes a post office, a fully staffed bank, an



ATM, a convenience store, a gift shop and a shop managed and operated by the residents selling merchandise produced by the residents as a scholarship fund raising activity. At our Newtown campus staff and volunteers manage a café and gift

store for the enjoyment of Lockwood Lodge and The Hearth residents and their families and friends.

It is our intention to design and incorporate similar approaches and types of activities in the new Mansfield Senior Community *to enhance the quality of life by providing health, social and spiritual care throughout an individual's lifetime with emphasis on the needs of older persons.*

Thank you for your consideration.

Respectfully submitted,

Masonicare

Enclosed with this response are brochures regarding *Masonicare's* services to provide an overview of our full continuum.

We would also like to extend an invitation to the Committee members to tour our Wallingford and Newtown campuses. We would be happy to host these tours at your convenience.



**Proposal for the Development of a Residential Facility
for
Independent and Assisted Living Seniors**

**580 Long Hill Avenue
Shelton, CT 06484
www.longhillcompany.com**



580 Long Hill Avenue
Shelton, CT 06484
203-944-8283 - Telephone
203-925-2667 - Facsimile

March 26, 2008

Mr. Kevin Grunwald
Director of Social Services
Town of Mansfield
4 South Eagleville Road
Mansfield, CT 06268-2599

Re: Request for Proposal
Development of a Residential Facility for Independent and Assisted Living for Seniors.

Dear Mr. Grunwald:

The Long Hill Company is pleased to submit its proposal for the development and operation of an assisted living/independent living facility in Mansfield. The Long Hill Company (TLHC) is the management and development subsidiary of United Methodist Homes, which has operated facilities from its Connecticut location for forty years.

Our qualifications will demonstrate our ability to accomplish the following needs of this project:

- Develop service programs
- Planning and budgeting
- Develop physical plant requirements
- Assist in design development and project supervision
- Project financing
- Development of a marketing program
- Facility management

As a not-for-profit we are uniquely qualified to contribute development and management expertise to this project. Our organization combines all the positive marketing and operational attributes of a not-for-profit provider with the practical application of sound business practices of the proprietary side of our industry.

Mr. Kevin Grunwald
March 26, 2008
Page 2

We would appreciate the opportunity to work with Mansfield in the development of this project.

Sincerely:



Stephen Kegler
President

The Long Hill Company
580 Long Hill Avenue
Shelton, Connecticut 06484

**Proposal for the Development of a Residential Facility for
Independent and Assisted Living Seniors**

Introduction

The Long Hill Company is pleased to submit its proposal for the development of a residential facility that will serve the needs of seniors in the Mansfield area. This project represents a unique opportunity to create a residential community in cooperation with the Town of Mansfield and the University of Connecticut.

The Long Hill Company, and its parent organization United Methodist Homes, has long been viewed as a leader in the development of culture change in senior services. Our organization has received national recognition for the programs we provide our residents. Through our development of Planetree Continuing Care our facilities receive visitors from across the nation, Canada, and Europe. It is our plan to develop a facility in the educational environment that is Mansfield that will lead to further improvements in senior care for future generations.

Proposed Project Concept

Overview

The Long Hill Company (TLHC) envisions a residential community that is fully integrated into the Mansfield/UCONN community at large. The community will provide a fulfilling lifestyle for its residents through its interactions with the University, our staff, other residents and their families. The community will focus on the Planetree Continuing Care Philosophy of creating relationship-centered caring environments (see Planetree attachment). Sponsorship of the project will be through TLHC parent organization United Methodist Homes, a Connecticut-based not-for-profit. Our plan involves assuming the roles of developer, owner, and operator of the community.

The focus of the community will be on individuals between the ages of 75 and 100 years requiring or desiring some assistance with chores (housekeeping, meals, transportation etc.) or the activities of daily living (bathing, dressing, medication management etc.). Programs will be incorporated that will interest and engage the residents. Program development will begin with market research within the greater Mansfield senior provider network. This network consists of medical practitioners, healthcare providers, social service providers, senior services agencies, and local municipalities.

Project Development

The process of project development begins with an understanding of the existing utilization of available services by seniors in the market area. The Mansfield market is not currently served by a traditional assisted living facility (ALF). Seniors in this market make use of other services such as nursing homes or home health agencies. Market research through focus groups and an advisory panel will aid in the determination of a program of services to offer. A program of services, once developed, will be competitively compared with other providers of similar services.

A completed program of services will be provided to the design build team. The building will incorporate spaces necessary to provide services as required by the program. A general building requirement will be developed that will assist in completing the scope of the project.

The program of services, market demand and general building requirements will be analyzed to begin building a business model. The market demand (Brecht Report) has already indicated that a market exists for up to 130 potential residents with up to 35 requiring assisted living services. TLHC will begin modeling a facility to fit the market. Staffing patterns will be developed, operating budgets estimated and rough building costs determined. From these models a cost structure will develop that will be tested in the market to determine perceived value.

Initial cost/price models will be delivered to the design build team to begin modeling a facility in accordance with the financial models. These models will also be delivered to the financing team to begin structuring a financing plan.

Building Design and Construction

TLHC with its design/build partner Konover Construction Corporation will begin reviewing sites and construction types when the preliminary project development models become available. Much of the development steps are performed simultaneously and adjusted as the project becomes more defined. Completion of the building design process is usually completed eight to nine months into the development process.

The Konover team has vast experience in construction techniques employing environmentally sensitive systems. As an attachment to this proposal please find Konover's "LEED and Sustainable Design Expertise". Also included in this attachment is additional information regarding Konover's experience in senior and healthcare construction.

TLHC and Konover are excited with the prospect of constructing the first Planetree Model ALF. Our organizations would use this facility as the model to develop like facilities around the country. TLHC has a client base for Planetree conversions in several states, Canada, and Europe.

Project Financing

It is anticipated that the facility will be a not-for-profit as are all United Methodist Homes facilities. This status allows for a greater selection of financings available in the market. With the current credit environment this will be important. UMH has a well established credit rating with its long success as an owner/operator of senior properties.

The credit vehicle will be determined when the financial forecasts have been completed. Possibilities will include tax-exempt bonds, HUD mortgage, and conventional mortgages. The order of preference is probably as listed.

Project Operation

An Assisted Living Facility, and for this purpose independent elderly, is one component in the continuum of care whether it exists a stand-alone property or is part of a campus. Residents will undoubtedly require some services not available at this level of care at some time during their stay. One of the functions of assisted living care is to coordinate with the provision of additional or alternative services with other providers in the community. Our experience has shown us that some residents may require rehabilitation from injury or illness that requires the services of a rehab center or a VNA. The relationships with other providers will need to be established early in the development process.

TLHC will establish a Quality Assurance Committee that will review and make suggestions to improve the operations of the ALF. Our committees are comprised of members from the health care community. These members will be those involved in providing some levels of service to our residents (i.e. medical director, VNA etc.). This group is not to be confused with an advisory board, which would be involved, in non-clinical operations.

TLHC and UMH operate facilities to the highest standard. The ALFs we own and operate have won numerous awards for best practices; in fact we have won more Connecticut awards than any other operators. Because of our relation-based Planetree program we achieve high scores in resident satisfaction surveys and enjoy low staff turnover.

Financing

TLHC has employed various financing vehicles for senior projects. Currently we have financing with tax-exempt bonds, HUD mortgages, HUD grants, CHEFA bonds, and conventional commercial mortgages. UMH is in compliance with all its current financing.

We will investigate several types of financings during the course of developing the project. Considering the rapid changes occurring in the lending market it is difficult at this time to indicate a selection. The project will require TLHC equity into the financing of the project. Additionally the project will require substantial operating capital to bring the project to stabilization.

The growth rate of UMH and TLHC has been substantial. In 1998 UMH had a 9 million dollar balance sheet. Currently our 2008 revenue of all facilities operated should exceed 130 million. Our current emphasis is on acquiring additional facilities to place under our "Middlewoods" brand in the Northeast.

Marketing

There are four steps in developing a marketing program for a start-up assisted living. The first step is to research the local market. The thoroughness of this step forms the basis for the ultimate success of the program. The research portion focuses on formal and informal information gathering in three main areas that include:

- A media survey
- A competitive analysis
- Networking with business associations, provider groups, and other not-for-profits organizations including Churches

The next step is to formulate and implement a marketing plan that incorporates budget expenditures. This plan should address not only a well thought out advertising program, but also include public relation activities such developing referral sources through on-site planned events and off-site outreach. Once the marketing plan is implemented, the third step is to evaluate the plan through the examination of inquiries and other data. This step should be performed every 90 days in order to refine or amend the plan. One tool we use to evaluate the success of the plan and the sales effort is the use of a lead tracking system (LTS). This is a database system that is specially designed for tracking demographic information of leads and referral sources. Once census has reached stability, the final step is to shift from a census-building marketing plan to a maintenance plan that is designed to maintain a stabilized occupancy.

TLHC maintains its own marketing department. Our Vice President of Marketing manages all our marketing efforts and directs the production of all marketing materials. Our marketing materials include collateral print materials, radio spots, web sites and database tracking. All marketing and sales staff are trained and supervised by our staff.

Our expectation is that a Mansfield project would experience an extended lease-up period. A successful marketing campaign beginning six months prior to opening will generate an initial demand of five to six move-ins. During lease-up we would expect to see an average of three move-ins per month. A 70-unit facility will take approximately 20 to 24 months to reach stabilized occupancy. We will model our financial plan at this fill rate.

United Methodist Homes & The Long Hill Company Experience

The Long Hill Company ("TLHC") provides management, consulting and development services to the Senior Living Industry. Offering its services to senior housing, assisted living and skilled nursing facilities, TLHC provides management and consulting expertise to owners facing a full range of operating challenges. The company's professionals have successfully managed new projects from start-up through stabilization and beyond. They have also reorganized and revitalized troubled facilities facing licensure action.

Long Hill Company recognizes that each senior living project is unique. A successful project is fashioned to reflect the ownership and financing structure and the unique wants, needs and preferences of the market area, with consideration given to how these are likely to change over time. Long Hill Company's experience with all aspects of senior living, coupled with our ability to draw upon the knowledge of our managers at existing facilities, enable us to design and deliver effective senior services.

The overall experience in TLHC's development is covered in the next several pages. TLHC develops most of our "new build" projects for UMH ownership. The current properties UMH owns and operates perform well financially. These projects were completed on time and at a guaranteed cost. TLHC's management/consulting business is primarily involved with distressed properties.

Many recognize TLHC for its expertise and ability to deliver positive results in a timely fashion. The following companies have recently selected TLHC to manage properties in their portfolios:

- GE Capital
- AIG
- GMAC
- US Bank

Long Hill Company is an affiliate of United Methodist Homes ("UMH"), a 501(c)(3) not-for-profit organization based in Shelton, Connecticut. UMH owns and operates facilities that collectively provide a full spectrum of senior services to approximately 2,700 residents. Chartered in 1874, UMH currently has an annual operating budget exceeding \$26 million and a \$12 million annual payroll.

In addition to providing management and consulting services, TLHC has entered into strategic alliances and joint venture operations with other organizations. Through such an arrangement, in 1999 TLHC opened a 74 unit assisted living residence in Farmington, Connecticut and is managing the development and start-up of four other new facilities. TLHC has paired with hospital systems, home health agencies, proprietary health care providers, community organizations, housing providers and other operators of long term care facilities in connection with both turn-around and start-up projects.

TLHC brings a wealth of resources and experience to each project. Our professionals have extensive experience in the development of new facilities and the turnaround of troubled senior

care projects. We have a solid track record and reputation based upon the quality, experience and creativity of our staff.

Collectively, our team offers the benefit of having direct experience with numerous facilities whose total units are indicated below:

Senior Housing	6,150 units
Assisted Living Facilities	1,120 units
Skilled Nursing Facilities	7,174 beds
Consulting Engagements	115
Adult Day Care	Six centers
Community-based Programs	A variety in six states

TLHC has expertise in the following areas:

New Facility and Existing Site Development – The TLHC principals have provided market demand, financial feasibility, site selection, design services, capital needs assessments and strategic planning for developers and owners. These services have included new construction and renovations of existing facilities.

Troubled Facility Management – TLHC’s professionals have successfully revitalized and restructured under-performing long-term care and senior living facilities. Diligent management practices in the areas of operations, care management, marketing and financial controls, combined with thorough research of the marketplace, lead to improved operating results.

Program Planning – TLHC provides guidance in the development of service programs and operating procedures. These consultations can enhance existing programs or develop new market segments for existing facilities.

Our professionals have extensive experience in the development of sponsor affiliations. Often a project’s success is attributed to the participation of local or specialized affiliates. We particularly understand the motivation of hospital and health systems to expand their own continuum of care to include long-term care and senior housing services. Our recent projects have involved affiliations with groups such as the following:

University of Connecticut Medical Center	Farmington, Connecticut
St. Vincent’s Medical Center	Bridgeport, Connecticut
Griffin Hospital	Derby, Connecticut
Hampshire College	Amherst, Massachusetts
Sacred Heart University	Fairfield, Connecticut
St. Peter’s Hospital	Albany, New York
Alliance Foundation	Fairfax, Virginia
W.W. Backus Hospital	Norwich, Connecticut
United Community and Family Services	Norwich, Connecticut

Qualifications of The Long Hill Company

The Long Hill Company is a wholly owned subsidiary of United Methodist Homes (UMH), an owner, operator and manager of senior housing throughout the country. We are affiliated with numerous national and regional industry associations, including American Association of Homes and Services for the Aging (AAHSA), The Assisted Living Federation of America (ALFA), the Joint Commission on Accreditation of Healthcare Organizations (JCAHO), the Connecticut Association of Not for Profit Facilities for the Aging (CANPFA), and The Connecticut Alliance for Long Term Care (CALTC).

The following list shows the name, level of care and the location of the facilities that we operate or have managed. A complete list of over 100 senior care facilities assisted by our team is available upon request.

Austin Woods Nursing Center	150-bed SNF	OH
Autumn Hills Care Center	150-bed SNF	OH
Belhaven Health Care	221-bed SNF	IL
Bishop Wicke Health Center	120-bed SNF	CT
Braeburn Court	96-Unit ALF	WI
CareLink	Service Agency	CT
Cloverdale	46-Bed SNF	IN
Crosby Commons	67-Unit ALF	CT
Foxbridge	120-Unit ALF	TN
Indigo Manor	198-Bed SNF	FL
Island Manor	200-Unit ALF	NY
Islandia	200-Unit ALF	NY
Islandia East	200-Unit ALF	NY
Lynbrook	200-Unit ALF	NY
Middlewoods of Farmington	74-Unit ALF	CT
Middlewoods of Newington	54-Unit ALF	CT
Senior Living Services	Service Agency	CT
Senior Plaza	200-Unit ALF	NY
Sharon Health Care Center	88-Bed SNF	CT
Tappan Zee Manor	100-Unit ALF	NY
The Wesley	CCRC	MD
Wesley Heights	180-Unit RC	CT
Westbury	200-Unit ALF	NY

Recent United Methodist Homes & The Long Hill Company Projects:

Project: Senior Care Group 2002 – 2005
Long Island, New York

Senior Care Group consists of five assisted living facilities located in central Long Island. Each of the facilities is a 200 unit licensed adult home. The properties went through foreclosure in 2003. The lender, AIG, took ownership at that time.

The TLHC became the licensed operator prior to the foreclosure action and operated the facilities until the new owner established an operator in September 2005.

Project: Tappan Zee Manor 2004 – Present
Nyack, NY

Tappan Zee Manor is a 100 unit assisted living facility in Nyack, NY. The property had a defaulted HUD mortgage that was purchased by Pond View Corporation. During foreclosure litigation in August 2004, TLHC was appointed receiver by Rockland County Superior Court and The New York Department of Health. TLHC continues to operate the property pending the outcome of the court proceeding.

Project: Foxbridge - 2005
Memphis, TN

Foxbridge is a 120 unit assisted living project in Memphis, TN, formerly known as Fox Acres. The project was financed by HUD and was sold in default to GE Capital. GE Capital engaged the services of UMH to operate the property until a sale could be made. UMH purchased the facility in September 2005.

Project: Homesteads of Newtown 2005
Newtown, CT

Homesteads is an assisted living facility that was financed through HUD. The project was purchased in default by GE Capital. GE Capital engaged TLHC to serve as the licensed operator until the property was sold. TLHC was then engaged by the new owner to manage the transition of the facility, hire and train new staff and develop an operating program.

Project: Braeburn Court 2002 – 2005
Madison, WI

Braeburn Court is a 96 unit elderly project licensed under several levels of care. The project was in default in 2001 when the Board Trustee, US Bank, brought in TLHC. The project required restructuring of short-term debt, census improvement and an operational overhaul. The property

was brought into code compliance and the operating deficit eliminated. The owners sold the project in 2005.

Professional Staff

Our professionals have extensive experience in the development of newer facilities and the turnaround of troubled senior care projects. We have a solid track record and reputation based upon the quality, experience and creativity of our staff. Long Hill team members' offer a breadth of experience to our clients. The following table provides some highlights about our professionals.

The Long Hill Company	
Information About Our Professionals	
Total Number of Professionals	36
Administration	11
Finance (billing/collection)	8
Clinical	6
Development	3
Marketing	3
Human Resources	2
Dietary	1
Therapy Services	1
Physical Plant	1
Combined years of experience	701 years
Average years of experience	18.95 years
Collective Experience:	
Senior Housing	6,150 units
Assisted Living Facilities	1,120 units
Skilled Nursing Facilities	7,174 beds
Adult Day Care	Six centers
Community-based Programs	A variety in six states

Team Member Roster

Below is a comprehensive list of our team of professionals and their area of expertise. This list does not include our extensive clerical and financial support staff of over 20 employees. We have the biographies of selected key team members in this statement of qualifications. Biographies of our team members are available upon request.

The Long Hill Company Team Member Roster

Professional	Expertise	Professional	Expertise
Belval, Peter	Administration	Maglio, Gary	Finance
Bemis, Elizabeth	Administration	Melillo, Debra	Human Resources
Braga, Kathy	Administration	Myers, Michael	Marketing
Bucci, Ronald	Administration	Norko, Julie	Development
Bushey, David	Development	O'Donnell, John	Dietary
Clapp, Robert	Administration	Pascoe, Frank	Administration
Congdon, Robert	Development	Poutney, Lois	Marketing
Ethier, Moira	Therapy	Rhea, Carlene	Administration
Doherty, Susan	Clinical	Ritchie, John	Administration
Fish, Linda	Clinical	Robinson, Carol	Clinical
Orth, Ronald	Clinical	Rott, Michael	Facilities
Gallinatti, Dawn	Clinical	Roy, Lynn	Finance
Gil, Heidi	Administration	Santos, Elizabeth	Finance
Kegler, Stephen	Administration	Scott, Denise	Administration
Kiernan, Randell	Administration	Sharma, Nalina	Finance
Lawlor, David	Finance	Thome, Gregory	Administrative/Clinical
Lufti, Shirley	Clinical	Toth, Zita	Finance
Macgregor, Diane	Billing/Collection	Will, Gary	Human Resources

Additional Information

1. Planetree Program information attached
2. Konover LEED and Sustainable Design Experience attached
3. Provider reprint of May 2007 Article featuring UMH
4. Additional Konover information attached
5. Audited Financial Statements United Methodist Homes and The Long Hill Company
6. Additional References available on request
7. Site visits to UMH/TLHC properties available on request



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MH*
CC: Maria Capriola, Assistant to Town Manager; Kevin Grunwald, Director of Human Services
Date: June 23, 2008
Re: Youth Services Bureau Grant

Subject Matter/Background

The purpose of the Youth Service Bureau grants program is to: "Assist municipalities and private youth-serving organizations designated to act as agents for municipalities with maintaining and expanding such bureau for the benefit of youth" (C.G.S. sec. 10-19n). Direct services which may be provided include:

- Individual and group counseling;
- Parent training and family therapy;
- Work placement and employment counseling;
- Alternative and special educational opportunities;
- Recreational and cultural programs;
- Outreach programs;
- Teen pregnancy services;
- Suspension/expulsion services;
- Diversion from juvenile justice services;
- Preventive programs including youth pregnancy, youth suicide, violence, alcohol and drug prevention; and
- Programs that develop positive youth involvement (C.G.S. sec 10-19m (b))

The Mansfield Youth Service Bureau delivers all of these services in some form, and works closely with the Mansfield Board of Education to support students and their families who are experiencing a wide range of behavioral health problems. In the past year direct services were provided to more than 500 individuals and approximately 400 families.

Financial Impact

The annual FY 2008/09 budget for the Youth Service Bureau is approximately \$154,000. Funds received from this grant subsidize the costs of operating the YSB. Each YSB in the State is eligible for a minimum grant of \$14,000. YSBs that received a grant in excess of \$15,000 in 1994-95 are eligible for a proportionate share of the remaining appropriation. Additionally, each town must contribute an amount equal to the amount of the state grant, of which *no less* than fifty percent of the contribution shall be from funds appropriated by the town. The remaining amount may be matched with other funds or in-kind services. Last year the Town of Mansfield received \$16,200 from this grant award, and we expect to receive a similar amount in this new grant year. While the grant award only provides a small subsidy for the actual cost of operating the

Youth Service Bureau, it does provide one source of income for a service that reaches a large number of youth and families in need. Additionally, our participation in this grant program gives us the opportunity to affiliate with other municipalities in Connecticut who are delivering similar services and following a set of agreed upon goals and objectives.

Recommendation

Staff recommends that Town Council support this grant application. If the Town Council supports this recommendation, the following motion is in order:

Resolved, that Town Manager, Matthew W. Hart, be authorized to submit an application to the Connecticut Department of Education and to execute any necessary agreements with that agency, to receive funding for the operation of the Mansfield Youth Service Bureau for the period beginning July 1, 2008 and ending June 30, 2009.

Attachments

- 1) Excerpts from Grant Application

APPENDIX H: STATEMENT OF ASSURANCES

Connecticut State Department Of Education
Standard Statement Of Assurances
Grant Programs

PROJECT TITLE: Mansfield Youth Service Bureau

THE APPLICANT: The Town of Mansfield HEREBY ASSURES THAT:

(Insert Agency/School/CBO Name)

- A. The applicant has the necessary legal authority to apply for and receive the proposed grant;
- B. The filing of this application has been authorized by the applicant's governing body, and the undersigned official has been duly authorized to file this application for and on behalf of said applicant and otherwise to act as the authorized representative of the applicant in connection with this application;
- C. The activities and services for which assistance is sought under this grant will be administered by or under the supervision and control of the applicant;
- D. The project will be operated in compliance with all applicable state and federal laws and in compliance with regulations and other policies and administrative directives of the Connecticut State Board of Education and the State Department of Education;
- E. Grant funds shall not be used to supplant funds normally budgeted by the agency;
- F. Fiscal control and accounting procedures will be used to ensure proper disbursement of all funds awarded;
- G. The applicant will submit a final project report (within 60 days of the project completion) and such other reports, as specified, to the State Department of Education, including information relating to the project records and access thereto as the State Department of Education may find necessary;
- H. The Connecticut State Department of Education reserves the exclusive right to use and grant the right to use and/or publish any part or parts of any summary, abstract, reports, publications, records and materials resulting from this project and this grant;
- I. If the project achieves the specified objectives, every reasonable effort will be made to continue the project and/or implement the results after the termination of state/federal funding;
- J. The applicant will protect and save harmless the State Board of Education from financial loss and expense, including legal fees and costs, if any, arising out of any breach of the duties, in whole or part, described in the application for the grant;

K. At the conclusion of each grant period, the applicant will provide for an independent audit report acceptable to the grantor in accordance with Sections 7-394a and 7-396a of the Connecticut General Statutes, and the applicant shall return to the State Department of Education any moneys not expended in accordance with the approved program/operation budget as determined by the audit;

L. Required Language:

- 1) For purposes of this section, "Commission" means the Commission on Human Rights and Opportunities.

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

For purposes of this section, "sexual orientation" means having a preference for heterosexuality, homosexuality or bisexuality, having a history of such preference or being identified with such preference, but excludes any behavior which constitutes a violation of part VI of Chapter 952 of the General Statutes.

- 2) The contractor agrees and warrants that in the performance of the contract such contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of race, color, religious creed, age, marital status, national origin, ancestry, sex, mental retardation or physical disability, including, but not limited to, blindness, unless it is shown by such contractor that such disability prevents performance of the work involved, in any manner prohibited by the laws of the United States or of the state of Connecticut. If the contract is for a public works project, the contractor agrees and warrants that he will make good faith efforts to employ minority business enterprises as subcontractors and suppliers of materials on such project. The contractor further agrees to take affirmative action to insure that applicants with job related qualifications are employed and that employees are treated when employed without regard to their race, color, religious creed, age, marital status, national origin, ancestry, sex, mental retardation, or physical disability, including, but not limited to, blindness, unless it is shown by such contractor that such disability prevents performance of the work involved; (b) the contractor agrees, in all solicitations or advertisements for employees placed by or on behalf of the contractor, to state that it is an "Affirmative Action-Equal Opportunity Employer" in accordance with regulations adopted by the commission; (c) the contractor agrees to provide each labor union or representative of workers with which such contractor has a collective bargaining agreement or other contract or understanding and each vendor with which such contractor has a contract or understanding, a notice to be provided by the Commission, advising the labor union or worker's representative of the

contractor's commitments under this section and to post copies of the notice in conspicuous places available to employees and applicants for employment; (d) the contractor agrees to comply with each provision of this section and Connecticut General Statutes Sections 4a-62, 32-9e, 46a-56 and 46a-68b to 46a-68k, inclusive and with each regulation or relevant order issued by said Commission pursuant to said sections; (e) the contractor agrees to provide the Commission on Human Rights and Opportunities with such information requested by the Commission and permit access to pertinent books, records and accounts, concerning the employment practices and procedures of the contractor as relate to the provisions of this section and section 46a-56.

- 3) Determination of the contractor's good faith efforts shall include but shall not be limited to the following factors: The contractor's employment and subcontracting policies, patterns and practices; affirmative advertising, recruitment and training; technical assistance activities and such other reasonable activities or efforts as the Commission may prescribe that are designed to ensure the participation of minority business enterprises in public works projects.
- 4) The contractor shall develop and maintain adequate documentation, in a manner prescribed by the commission, of its good faith efforts.
- 5) The contractor shall include the provisions of subsection (2) of this section in every subcontract or purchase order entered into in order to fulfill any obligation of a contract with the state and such provisions shall be binding on a subcontractor, vendor or manufacturer unless exempted by regulations or orders of the commission. The contractor shall take such action with respect to any such subcontract or purchase order as the commission may direct as a means of enforcing such provisions including sanctions for noncompliance in accordance with this section and Connecticut General Statutes Sections 4a-62, 32-9e, 46a-56 and 46a-68b to 46a-68k, inclusive; provided if such contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the Commission, the contractor may request the State of Connecticut to enter into any such litigation or negotiation prior thereto to protect the interests of the state and the state may so enter.
- 6) The contractor agrees to comply with the regulations referred to in this section as they exist on the date of this contract and as they may be adopted or amended from time to time during the term of this contract and any amendments thereto.
- 7) The contractor agrees and warrants that in the performance of the contract such contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of sexual orientation, in any matter prohibited by the laws of the United States or of the State of Connecticut and that employees are treated when employed without regard to their sexual orientation; (b) the contractor agrees to provide each labor union or representative of workers with which such contractor has a collective bargaining agreement or other contract or understanding and each vendor with which such contractor has a contract or understanding, a notice to be provided by the Commission on Human Rights and Opportunities advising the labor union or workers' representative of the contractor's commitments under this section and to post copies of the notice in conspicuous places available to employees and applicants for employment; (c) the contractor agrees to comply with each provision of this section and with each

regulation or relevant order issued by said commission pursuant to Section 46a-56 of the General Statutes; (d) the contractor agrees to provide the commission on human rights and opportunities with such information requested by the commission and permit access to pertinent books, records and accounts, concerning the employment practices and procedures of the contractor which relate to the provisions of this section and Section 46a-56 of the General Statutes.

- 8) The contractor shall include the provisions of subsection (7) of this section in every subcontract or purchase order entered into in order to fulfill any obligation of a contract with the state and such provisions shall be binding on a subcontractor, vendor or manufacturer unless exempted by regulations or orders of the Commission. The contractor shall take such action with respect to any such subcontract or purchase order as the Commission may direct as a means of enforcing such provisions including sanctions for noncompliance in accordance with section 46a-56 of the General Statutes; provided, if such contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the Commission, the contractor may request the State of Connecticut to enter into any such litigation or negotiation prior thereto to protect the interests of the state and the state may so enter.

I, the undersigned authorized official, hereby certify that these assurances shall be fully implemented.

Signature

Name (typed)

Matt Hart

Title (typed)

Town Manager

Date



OFFICE OF THE ATTORNEY GENERAL
687 STATE STREET, SUITE 1000
HARTFORD, CONNECTICUT 06103
Youth Service Bureau Grant Program

Appendix E: Affirmative Action Materials

CERTIFICATION THAT A CURRENT AFFIRMATIVE ACTION PACKET IS ON FILE

Agencies with an Affirmative Action Plan on file need to certify such by signing the statement below.

I, the undersigned authorized official, hereby certify that the applying organization/agency has a current affirmative action packet on file with the Connecticut State Department of Education. The affirmative action packet is, by reference, part of this application.

Signature of Authorized Official: _____ Date: _____

Name and Title: Matt Hart Town Manager



Connecticut State Department of Education
1200 South Main Street
Farmington, Connecticut 06030

Appendix A: Application

Youth Service Bureau
Grant Application
#120 Revised May 2008
Statutory Ref.: C.G.S.
10-19m through 10-19p

State of Connecticut
Department of Education

TITLE PAGE AND YOUTH SERVICE BUREAU PROFILE

1. Legal Name of Organization

Applying for Funds: Town of Mansfield SDE code: 078

2. Federal Identification No.: 06-6002032

3. Town(s) to be Served: Mansfield

4. Program Name:

5. Executive Director: Pat Michalak Phone (860)429-3319 Fax (860)429-7785

Executive Director e-mail address: michalakp@mansfieldct.org

6. Contact Persons:

7. Program Pat Michalak Phone (860) 429-3319 Fax (860)428-7785

Program Director e-mail address: michalakp@mansfieldct.org

Fiscal Jeffrey H. Smith Phone (860)429-3342 Fax (860)429-6386

Fiscal Director e-mail address: smith_jh@mansfieldct.org

7. Program Mailing Address: 4 South Eagleville Rd., Mansfield, CT 06268

8. Program Location Address: Same

I certify that the information submitted is in conformance with the instructions and is an accurate representation of the Youth Service Bureau's planned programs and services for the period July 1, 2008 through June 30, 2009.

9. Original Applicant Signature: _____ Date: _____

10. Typed Name Matt Hart Title: Town Manager

Approved by: _____
2008-2009
Youth Service Bureau Grant Program



**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
Date: June 23, 2008
Re: Hunting Lodge Road Walkway/Bikeway Project Easements

Subject Matter/Background

As outlined in the attached memo from Project Engineer Tim Veillette, staff has been working to acquire the easements needed to construct the section of the Hunting Lodge Road bikeway/walkway between North Eagleville and Carriage House Drive. We have consent from 13 of the 15 property owners, but two of the owners have declined the town's offer of compensation, arguing that the offer is undervalued. Staff determined the values based on a qualified appraisal, and we do not believe it would be appropriate to change the appraisals for two of the 13 property owners. It is important to note that we have offered to provide landscaping and to modify the location of the sidewalk to suit the needs of affected property owners.

The Hunting Lodge Road Walkway/Bikeway Project is an important initiative for the town, particularly to promote public safety and non-vehicular forms of transportation. At this point, staff believes the town needs to proceed with the process of acquiring these easements using the town's power of condemnation.

Financial Impact

\$285,000 has been budgeted in the capital fund for this project, and this budget includes funds to acquire the necessary easements.

Legal Review

Attorney Dennis Poitras has been assisting staff for these acquisitions and will handle court proceedings. Attorney Poitras has handled such acquisitions for the last few of our similar projects.

Recommendation

The next step in the process is to provide a formal notice to the two property owners and to schedule a public hearing to allow the public an opportunity to comment on this matter. Staff will be available at Monday's meeting to address questions the Council may have regarding this process.

We respectfully request that the Town Council authorize the notices to the property owners and to schedule the public hearing.

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

Move, effective June 23, 2008, to authorize staff to provide formal notice to the two property owners who have not accepted the town's proposed compensation to acquire the easements necessary for the Hunting Lodge Road Walkway/Bikeway Project, and to schedule a public hearing for 7:30 p.m. at the Town Council's regular meeting on July 14, 2008 to solicit public comment regarding the Hunting Lodge Road Walkway/Bikeway Project easements.

Attachments

- 1) Memorandum from Tim Veillette to Lon Hultgren dated June 18, 2008
- 2) Connecticut General Statutes, Sections 48-6, 48-12, 8-129

Memo

June 18, 2008

To: Lon Hultgren
From: Timothy Veillette 
Subject: Hunting Lodge Road Bikeway/Pedestrianway – Easement Acquisitions

As you are aware we have developed plans to construct an eight-foot wide pedestrian trail along the west side of Hunting Lodge Road. This segment of trail will extend from the intersection of Hunting Lodge Road and North Eagleville Road to Carriage House Drive. Because this area sees very high volumes of pedestrian traffic, safety warrants the completion of this section ASAP. Also, this section of trail will help complete the section between the trail on Separatist Road and the existing trail on Hunting Lodge Road north of Carriage House Drive.

Throughout the design process we have made every effort to keep the affected owners and the general public informed. The public was informed of the project by means of project updates posted on the Town web page and DPW bulletin board starting in June 2006. The adjacent homeowners were informed by letter of the first Public Information Session held on January 22, 2007 and then again of the Inland Wetland meeting on August 6, 2007. The design was then finalized, incorporating comments from the public and specifically the adjacent homeowners.

With the design complete, the required easement maps were prepared by F. A. Hesketh & Associates, Inc. Fifteen easements will be required to construct this trail, the majority being just over the existing road right-of-way line. Appraisal Resources of Connecticut, LLC, was then hired to appraise these easements at fair market value.

On March 12, 2008 a packet was sent to each of the property owners that we needed an easement from. The packet contained a cover letter, a draft deed, the easement appraisal, the easement map, the trail design plan, a right of entry form and a self-addressed stamped envelope. The letter requested that the individuals review the materials, then sign and return the right of entry form to allow work to begin prior to the actual easement closing. A second request was sent on May 2, 2008 to those who did not respond to the first letter and a final certified letter was mailed on May 29, 2008. The final letter informed the owners that the next action would be to acquire the property by eminent domain. Of the 15 easements needed, 13 have responded positively, returning the signed right of entry form to me. The remaining two property owners have written to us stating that they believe their easements are under-valued. We responded by having the appraiser review these appraisals and respond by letter, the result being that the original values were appropriate. After providing this letter to the two property owners their responses were the same, refusing to give the right of entry and claiming that the appraised values were too low.

The table below is summary of the 15 easements for this project.

Property Address	Owner	Easement Area (SF)	Appraised Value
183 Hunting Lodge Rd	Storrs Polo Run	3,069	\$460
163 Hunting Lodge Rd	Brescia	5,043	\$2,260
153 Hunting Lodge Rd	Safe Havens, Inc.	2,127	\$320
Hunting Lodge Rd	Keystone Companies	7,453	\$745
135 Hunting Lodge Rd	Cooper, Robert	1,598	\$640
131 Hunting Lodge Rd	Shin	1,389	\$310
125 Hunting Lodge Rd	Hirsch	935	\$190
115 Hunting Lodge Rd	Cooper, Thina	1,414	\$215
109 Hunting Lodge Rd	Tavar	331	\$85
105 Hunting Lodge Rd	Gageonea	1,467	\$220
101 Hunting Lodge Rd	Arm	291	\$75
97 Hunting Lodge Rd	Tavar	572	\$115
87 Hunting Lodge Rd	Mihalopoulos	3,413	\$515
81 Hunting Lodge Rd	Mihalopoulos	1,492	\$225
188 No. Eagleville Rd	Mihalopoulos	3,350	\$755

The two properties that we have not been able to obtain easements from are:

- Storrs Polo Run Limited Partnership
(Carriage House Apartments)
183 Hunting Lodge Road
- Walter A. Hirsch
125 Hunting Lodge Road

We have now exhausted our ability to acquire these easements amicably. Therefore, in order to proceed with this project we need to initiate acquisition of these remaining two properties by condemnation.

Sections 48-6, 48-12 and 8-129 of the Connecticut General Statutes (CGS), under which municipalities can acquire needed property by the power of eminent domain, require the property owners be notified and a public hearing held. After the public hearing Council will need to vote to acquire the properties pursuant to CGS 48-6 in which a finding of "convenience and necessity" for the purpose of travel by bicycle and foot is made. I recommend we proceed in this manner ASAP. Following the public hearing, we will provide the exact language for the finding and authorization for the acquisitions.

Sec. 48-6. When municipal corporations may take land. (a) Any municipal corporation having the right to purchase real property for its municipal purposes which has, in accordance with its charter or the general statutes, voted to purchase the same shall have power to take or acquire such real property, within the corporate limits of such municipal corporation, and if such municipal corporation cannot agree with any owner upon the amount to be paid for any real property thus taken, it shall proceed in the manner provided by section 48-12 within six months after such vote or such vote shall be void.

(b) In the case of acquisition by a redevelopment agency of real property located in a redevelopment area, the time for acquisition may be extended by the legislative body upon request of the redevelopment agency, provided the owner of the real property consents to such request.

(c) In accordance with the policy established in section 7-603, any municipal corporation may take property which is located within the boundaries of a neighborhood revitalization zone identified in a strategic plan adopted pursuant to sections 7-601 and 7-602. The acquisition of such property shall proceed in the manner provided in sections 8-128 to 8-133, inclusive, and section 48-12.

Sec. 48-12. Procedure for condemning land. The procedure for condemning land or other property for any of the purposes specified in sections 48-3, 48-6, 48-8 and 48-9, if those desiring to take such property cannot agree with the owner upon the amount to be paid him for any property thus taken, shall be as follows: The Comptroller in the name of the state, any town, municipal corporation or school district, or the trustees or directors of any state institution in the name of the state, shall proceed in the same manner specified for redevelopment agencies in accordance with sections 8-128, 8-129, 8-129a, 8-130, 8-131, 8-132, 8-132a and 8-133.

Sec. 8-129. Agency to determine compensation and file with Superior Court and town clerks; notice to owners and interested parties. Possession of land. Certificate of taking. The redevelopment agency shall determine the compensation to be paid to the persons entitled thereto for such real property and shall file a statement of compensation, containing a description of the property to be taken and the names of all persons having a record interest therein and setting forth the amount of such compensation, and a deposit as provided in section 8-130, with the clerk of the superior court for the judicial district in which the property affected is located. Upon filing such statement of compensation and deposit, the redevelopment agency shall forthwith cause to be recorded, in the office of the town clerk of each town in which the property is located, a copy of such statement of compensation, such recording to have the same effect and to be treated the same as the recording of a lis pendens, and shall forthwith give notice, as provided in this section, to each person appearing of record as an owner of property affected thereby and to each person appearing of record as a holder of any mortgage, lien, assessment or other encumbrance on such property or interest therein (a) in the case of any such person found to be residing within this state, by causing a copy of such notice, with a copy of such statement of compensation, to be served upon each such person by a state marshal, constable or indifferent person, in the manner set forth in section 52-57 for the service of civil process, and (b) in the case of any such person who is a nonresident of this state at the time of the filing of such statement of compensation and deposit or of any such person whose whereabouts or existence is unknown, by mailing to each such person a copy of such notice and of such statement of compensation, by registered or certified mail, directed to his last-known address, and by publishing such notice and such statement of compensation at least twice in a newspaper published in the judicial district and having daily or weekly circulation in the town in which such property is located. Any such published notice shall state that it is notice to the widow or widower, heirs, representatives and creditors of the person holding such record interest, if such person is dead. If, after a reasonably diligent search, no last-known address can be found for any interested party, an affidavit stating such fact, and reciting the steps taken to locate such address, shall be filed with the clerk of the superior court and accepted in lieu of mailing to the last-known address. Not less than twelve days or more than ninety days after such notice and such statement of compensation have been so served or so mailed and first published, the redevelopment agency shall file with the clerk of the superior court a return of notice setting forth the notice given and, upon receipt of such return of notice, such clerk shall, without any delay or continuance of any kind, issue a certificate of taking setting forth the fact of such taking, a description of all the property so taken and the names of the owners and of all other persons having a record interest therein. The redevelopment agency shall cause such certificate of taking to be recorded in the office of the town clerk of each town in which such property is located. Upon the recording of such certificate, title to such property in fee simple shall vest in the municipality, and the right to just compensation shall vest in the persons entitled thereto. At any time after such certificate of taking has been so recorded, the redevelopment agency may repair, operate or insure such property and enter upon such property, and take any action that is proposed with regard to such property by the project area redevelopment plan. The notice referred to above shall state that (1) not less than twelve days or more than ninety days after service or mailing and first publication thereof, the redevelopment agency shall file, with the clerk of the superior court for the judicial district in which such property is located, a return setting forth the notice given, (2) upon receipt of such return, such clerk shall issue a certificate for recording in the office of the town clerk of each town in which such property is located, (3) upon the recording of such certificate, title to such property shall vest in the municipality, the right to just compensation shall vest in the persons entitled thereto and the redevelopment agency may repair, operate or insure such property and enter upon such property and take any action that may be proposed with regard thereto by the project area redevelopment plan, and (4) such notice shall bind the widow or widower, heirs, representatives and creditors of each person named therein who then or thereafter may be dead. When any redevelopment agency acting on behalf of any municipality has acquired or rented real property by purchase, lease, exchange or gift in accordance with the provisions of this section, or in exercising its right of eminent domain has filed a statement of compensation and deposit with the clerk of the superior court and has caused a certificate of taking to be

recorded in the office of the town clerk of each town in which such property is located as provided in this section, any judge of such court may, upon application and proof of such acquisition or rental or such filing and deposit and such recording, order such clerk to issue an execution commanding a state marshal to put such municipality and the redevelopment agency, as its agent, into peaceable possession of the property so acquired, rented or condemned. The provisions of this section shall not be limited in any way by the provisions of chapter 832.



Item #6

**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *Matt*
CC: Maria Capriola, Assistant to Town Manager; Mary Jane Newman, Director,
Mansfield Discovery Depot
Date: June 23, 2008
Re: Personal Service Agreement – Mansfield Discovery Depot Daycare Services

Subject Matter/Background

Attached please find the annual personal service agreement between the town and the University of Connecticut to provide day care services at the Mansfield Discovery Depot for the children of university employees and students. The town and the university have executed such an agreement every year since the inception of the Discovery Depot.

The proposed agreement runs from July 1, 2008 through June 30, 2009, and provides that, in exchange for a lump sum payment of \$78,750, the Discovery Depot will allocate one half of the available infant and toddler (under three years of age) spaces and one third of the remaining available spaces (three years and over) to children of University of Connecticut faculty, staff and students.

A nondiscrimination resolution from Council is needed to execute the grant agreement.

Financial Impact

As stated above, the Discovery Depot would receive \$78,750 under the proposed agreement. This sum is an important revenue source for the daycare.

Recommendation

Staff requests that the Town Council authorize the Town Manager to execute the agreement on behalf of the Town.

If the Town Council supports this recommendation, the following resolutions are in order:

RESOLVED, effective June 23, 2008, to authorize Town Manager, Matthew W. Hart, to execute a personal service agreement between the Town of Mansfield and the University of Connecticut to provide day care services at the Mansfield Discovery Depot for the children of university employees and students and to execute and approve on behalf of the Town, other instruments, a part of or incident to such agreement until otherwise ordered by the Town Council.

RESOLVED, that the Town of Mansfield, Connecticut hereby adopts as its policy to support the nondiscrimination agreements and warranties required under Connecticut General Statutes §4a-60(a)(1) and §4a-60(a)(1) as amended in State of Connecticut Public Act 07-245 and sections 9(a)(1) and 10(a)(1) of Public Act 07-142.

Attachments

- 1) Proposed Personal Services Agreement



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

June 10, 2008

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

RE: Personal Service Agreement – Daycare Services @ Mansfield Discovery Depot

Dear Mr. Hart:

Enclosed is the Personal Service Agreement (PSA) for daycare support at the Mansfield Discovery Depot for the period July 1, 2008-June 30, 2009. Please sign the contract and provide a certified corporate resolution of your authority to sign. The certified corporate resolution must be signed by someone within your organization (other than yourself) and be dated the same date or later than the date of your signature on the PSA. *(A sample of the certified resolution submitted with last year's PSA is attached for your reference.)* In addition, please complete the NonDiscrimination Certification form and State Ethics forms enclosed which are required for all contracts with the State of Connecticut *(Samples of previously submitted documentation is attached for your reference.)*

Please note that page 3 of the PSA lists additional information required to accompany the contract in order to honor the agreement. Once complete please return all of the required documentation to my attention at the address listed. I will then proceed to have the agreement executed on behalf of the University and obtain the approval of the Attorney General's Office. A fully executed copy will be returned to you.

Thank you.

Sincerely,

Debbie L. Carone

Executive Assistant to the Vice President and Chief Operating Officer

cc: Terri Dominguez

Enclosure

PERSONAL SERVICE AGREEMENT

CO-802A REV. 10/2003 (Electronic Version-UCONN1 01/2006)

STATE OF CONNECTICUT
OFFICE OF THE STATE COMPTROLLER
ACCOUNTS PAYABLE DIVISION

All Parties are Informed That No Work May Begin On This Contract Until It is Fully Executed and Approved By The Office of the Attorney General

2. THE STATE AGENCY AND THE CONTRACTOR AS LISTED BELOW HEREBY ENTER INTO AN AGREEMENT

SUBJECT TO THE TERMS AND CONDITIONS STATED HEREIN AND/OR ATTACHED HERETO AND SUBJECT TO THE PROVISIONS OF SECTION 4-98 OF THE CONNECTICUT GENERAL STATUTES AS APPLICABLE.

3. ACCEPTANCE OF THIS CONTRACT IMPLIES CONFORMANCE WITH TERMS AND CONDITIONS SET FORTH AT SHEET 2 OF THIS FILE, AS ATTACHED HERETO AND INCORPORATED BY REFERENCE.

(1) <input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> AMENDMENT	(2) IDENTIFICATION NO. 6252
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CONTRACTOR	(3) CONTRACTOR NAME Town of Mansfield CONTRACTOR ADDRESS 4 South Eagleville Road, Storrs, CT 06268-2599	(4) ARE YOU PRESENTLY A STATE EMPLOYEE? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No CONTRACTOR FEIN / SSN - SUFFIX 000-00-0078
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STATE AGENCY	(5) AGENCY NAME AND ADDRESS University of Connecticut, Admin & Ops Svcs, Unit 2014, Storrs, CT 06269-2014	(6) AGENCY NO. 7301
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CONTRACT PERIOD	(7) DATE (FROM) 07/01/08	THROUGH (TO) 06/30/09	(8) INDICATE <input type="checkbox"/> MASTER AGREEMENT <input type="checkbox"/> CONTRACT AWARD <input checked="" type="checkbox"/> NEITHER
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CANCELLATION CLAUSE	THIS AGREEMENT SHALL REMAIN IN FULL FORCE AND EFFECT FOR THE ENTIRE TERM OF THE CONTRACT PERIOD STATED ABOVE UNLESS CANCELLED BY THE STATE AGENCY, BY GIVING THE CONTRACTOR WRITTEN NOTICE OF SUCH INTENTION (REQUIRED DAYS NOTICE SPECIFIED AT RIGHT).	(9) REQUIRED NO. OF DAYS WRITTEN NOTICE: 30
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COMPLETE DESCRIPTION OF SERVICES (NO ACRONYMS) MUST IDENTIFY SERVICE PROVIDED, DATES, LOCATION, METHOD & NAMES OF ALL INVOLVED LIST ALL DEADLINES & EQUIPMENT NEEDS	(10) CONTRACTOR AGREES TO: (Include special provisions - Attach additional blank sheets if necessary.) Provide daycare services for the children of University employees and students at the Mansfield Discovery Depot. The University of Connecticut agrees to provide \$78,750 in funding support to the center in exchange for allocating one half of the available infant and toddler (under three years of age) spaces and one third of the remainder (3 years and over) available pupil spaces to children of University of Connecticut faculty, staff and students. Section (10) Description of Services continues on page 3 of 4. Departmental Contact Person Name & Telephone Number: D. Carone 860.486.4340
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COST AND PAYMENT SCHEDULE SPECIFY PAY RATES (PER DIEM/HR) OR BY TASK. ADD TRAVEL COSTS, MEALS, ETC. IN ACCORDANCE WITH CT STATE TRAVEL REGULATIONS	(11) PAYMENT TO BE MADE UNDER THE FOLLOWING SCHEDULE UPON RECEIPT OF PROPERLY EXECUTED AND APPROVED INVOICES. \$78,750 to be paid upon receipt of documentation specified in items 1 through 6 in section 10, page 3 of 4. THE MAXIMUM AMOUNT PAYABLE UNDER THIS CONTRACT IS \$78,750.00
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(12) ACT. CD.	(13) DOC. TYPE	(14) COMM. TYPE	(15) LSE. TYPE	(16) ORIG. AGCY. 7301	(17) DOCUMENT NO.	(18) COMM. AGCY.	(19) COMM. NO.	(20) VENDOR FEIN / SSN - SUFFIX 000-00-0078	
(21) COMMITTED AMOUNT \$78,750.00				(22) OBLIGATED AMOUNT \$78,750.00		(23) CONTRACT PERIOD (FROM/TO) 07/01/08-06/30/09			
(24) ACT. CD.	(25) COMM. LINE NO.	(26) COMMITTED AMOUNT \$78,750.00	(27) COMM. AGENCY 7301	(28) COST CENTER FUND SID	(29) OBJECT	AGENCY TAIL (30) FUNCTION (31) ACTIVITY (32) EXTENSION		(33) F.Y. 09	

An individual entering into a Personal Service Agreement with the State of Connecticut is contracting under a "work-for-hire" arrangement. As such, the individual is an independent contractor, and does not satisfy the characteristics of an employee under the common law rules for determining the employer/employee relationship of Internal Revenue Code Section 3121 (d) (2). Individuals performing services as independent contractors are not employees of the State of Connecticut and are responsible themselves for payment of all State and local income taxes, federal income taxes and Federal Insurance Contribution Act (FICA) taxes, except for CI non-resident Athlete/Entertainer tax.

(SIGNATURES IN BLUE INK) ACCEPTANCES AND APPROVALS (35) CONTRACTOR (OWNER OR AUTHORIZED SIGNATURE) (36) AGENCY (AUTHORIZED OFFICIAL) (37) OFFICE OF POLICY & MGMT./DEPT. OF ADMIN. SERV. (38) ATTORNEY GENERAL (APPROVED AS TO FORM)	(34) STATUTORY AUTHORITY: 10a-104, 10a-108 TITLE _____ DATE _____ TITLE _____ DATE _____ Thomas Q. Callahan, Assoc. Vice President TITLE _____ DATE _____ DATE _____
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TERMS/CONDITIONS

EXECUTIVE ORDERS

The Contract is subject to the provisions of Executive Order No. Three of Governor Thomas J. Meskill, promulgated June 16, 1971, concerning labor employment practices, Executive Order No. Seventeen of Governor Thomas J. Meskill, promulgated February 15, 1973, concerning the listing of employment openings and Executive Order No. Sixteen of Governor John G. Rowland promulgated August 4, 1999, concerning violence in the workplace, all of which are incorporated into and are made a part of the Contract as if they had been fully set forth in it. At the Contractor's request, the Client Agency shall provide a copy of these orders to the Contractor. The Contract may also be subject to Executive Order No. 7C of Governor M. Jodi Rell, promulgated July 13, 2006, concerning contracting reforms and Executive Order No. 14 of Governor M. Jodi Rell, promulgated April 17, 2006, concerning procurement of cleaning products and services, in accordance with their respective terms and conditions.

GOVERNING LAW. This Agreement shall be construed in accordance with and governed by the laws of the State of Connecticut.

NON-DISCRIMINATION

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

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

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

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

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

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

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

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

g. The Contractor agrees to follow the provisions: The contractor agrees and warrants that in the performance of the agreement such contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of sexual orientation, in any manner prohibited by the laws of the United States or of the State of Connecticut, and that employees are treated when employed without regard to their sexual orientation; the contractor agrees to provide each labor union or representative of workers with which such contractor has a collective bargaining agreement or other contract or understanding and each vendor with which such contractor has a contract or understanding, a notice to be provided by the Commission on Human Rights and Opportunities advising the labor union or workers' representative of the contractor's commitments under this section, and to post copies of the notice in conspicuous places available to employees and applicants for employment; the contractor agrees to comply with each provision of this section and with each regulation or relevant order issued by said commission pursuant to Section 46a-56 of the general statutes; the contractor agrees to provide the Commission on Human Rights and Opportunities with such information requested by the commission, and permit access to pertinent books, records and accounts, concerning the employment practices and procedures of the contractor which relate to the provisions of this section and Section 46a-56 of the general statutes.

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

INSURANCE

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

STATE LIABILITY

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

CLAIMS AGAINST THE STATE

Contractor agrees that the sole and exclusive means for the presentation of any claim against the State of Connecticut or the University of Connecticut arising from this contract shall be in accordance with Chapter 53 of the Connecticut General Statutes (Claims Against the State) and Contractor further agrees not to initiate any legal proceedings in any state or federal court in addition to, or in lieu of, said Chapter 53 proceedings.

STATE ELECTIONS ENFORCEMENT COMMISSION (SEEC) CONTRACTOR CONTRIBUTION BAN

For all State contracts as defined in P.A. 07-1 having a value in a calendar year of \$50,000 or more or a combination or series of such agreements or contracts having a value of \$100,000 or more, the authorized signatory to this Agreement expressly acknowledges receipt of the State Elections Enforcement Commission's notice advising state contractors of state campaign contribution and solicitation prohibitions, and will inform its principals of the contents of the notice.

See SEEC Form 11, page 4 of 4.

CONTINUATION OF SECTION (10)
COMPLETE DESCRIPTION OF SERVICES

If one month before a projected vacancy, or two weeks after an unexpected vacancy, a UConn-allocated space cannot be filled by a child of a UConn-affiliated family, Mansfield Discovery Depot may offer that space to another family. The Mansfield Discovery Depot's Administrative Policies are to give precedence to families affiliated with the University.

The Mansfield Discovery Depot will maintain its CT DPH Child Day Care license throughout the term of the agreement.

The CT DPH Child Day Care license allows for a capacity of 116 children:

40 children under the age of three and 76 children between ages three and six. Within the under-three group, Mansfield Discovery Depot will continue to admit children from the ages of 8 weeks to 3 years.

The Mansfield Discovery Depot will provide opportunities or participate in programs that make day care more affordable for families (e.g., reduced tuition through income-based sliding scales, School Readiness Programs, Child and Adult Food Program, etc.)

To maintain a quality program, the Mansfield Discovery Depot will be accredited or will be formally accepted as an applicant for re-accreditation by the National Association for the Education of Young Children.

To maintain flexibility, the Mansfield Discovery Depot will be open 50 weeks a year (excluding 12 major holidays), Monday-Friday from 7:00 a.m. to 5:00 p.m. It will also provide an extended care program from 5:00 p.m. to 5:30 p.m., for children 18 months to six years of age. The center will admit children between the ages of six weeks and 17 months Monday-Friday from 8:00 a.m. to 5:00 p.m.

The University of Connecticut has the authority to appoint a representative from the University to serve on the Mansfield Discovery Depot's Board of Directors.

Mansfield Discovery Depot will provide the following documentation along with the returned signed agreement:

1. Copy of CT DPH Child Day Care License
2. Copy of Center Policies/Parent Handbook, including enrollment, hours and days of operation, fees, etc.
3. Statement and explanation of existing or proposed programs to enhance affordability.
4. Documentation of NAEYC Accreditation; or if not currently accredited, application materials, or other verification of participation in the re-accreditation process.
5. List of names of Board Members and affiliations.
6. Names of UConn affiliated parents and the number and ages of their enrolled children ((provided that the individuals consent to the disclosure of this information).

Termination for Cause The University may terminate any resulting contract for cause by providing a Notice to Cure to the contractor citing the instances of noncompliance with the contract. The contractor shall have ten (10) days to reply to the Notice to Cure and indicate why the contract should not be terminated and recommend remedies to be taken.

- (a) If the Contractor and the University reach an agreed upon solution, the Contractor shall then have thirty (30) days after such agreement is reached to cure the noncompliance cited in the Notice to Cure.
- (b) If a mutually agreed upon solution cannot be reached within ten (10) days after receipt of Notice to Cure by the Contractor, the University reserves the right to terminate the agreement.
- (c) If the mutually agreed upon solution is not implemented within thirty (30) days from the date of agreement, the University reserves the right to terminate the contract.
- (d) The University shall be obligated only for those goods or Services rendered and accepted prior to the date of Notice of Termination.
- (e) Remedies Upon Default: In any case where the Contractor has failed to deliver or has delivered non-conforming goods or Services, the University shall provide a "Notice to Cure." If after notice the Contractor continues to be in default, the University may procure goods or Services as substitution from another source and charge the cost difference to the defaulting Contractor.

NOTICE TO EXECUTIVE BRANCH STATE CONTRACTORS AND PROSPECTIVE STATE CONTRACTORS OF CAMPAIGN CONTRIBUTION AND SOLICITATION BAN

This notice is provided under the authority of Connecticut General Statutes 9-612(g)(2), as amended by P.A. 07-1, and is for the purpose of informing state contractors and prospective state contractors of the following law (*italicized words are defined below*):

Campaign Contribution and Solicitation Ban

No state contractor, prospective state contractor, principal of a state contractor or principal of a prospective state contractor, with regard to a state contract or state contract solicitation with or from a state agency in the executive branch or a quasi-public agency or a holder, or principal of a holder of a valid prequalification certificate, shall make a contribution to, or solicit contributions on behalf of (i) an exploratory committee or candidate committee established by a candidate for nomination or election to the office of Governor, Lieutenant Governor, Attorney General, State Comptroller, Secretary of the State or State Treasurer, (ii) a political committee authorized to make contributions or expenditures to or for the benefit of such candidates, or (iii) a party committee;

In addition, no holder or principal of a holder of a valid prequalification certificate, shall make a contribution to, or solicit contributions on behalf of (i) an exploratory committee or candidate committee established by a candidate for nomination or election to the office of State senator or State representative, (ii) a political committee authorized to make contributions or expenditures to or for the benefit of such candidates, or (iii) a party committee.

Duty to Inform

State contractors and prospective state contractors are required to inform their principals of the above prohibitions, as applicable, and the possible penalties and other consequences of any violation thereof.

Penalties for Violations

Contributions or solicitations of contributions made in violation of the above prohibitions may result in the following civil and criminal penalties:

Civil penalties – \$2000 or twice the amount of the prohibited contribution, whichever is greater, against a principal or a contractor. Any state contractor or prospective state contractor which fails to make reasonable efforts to comply with the provisions requiring notice to its principals of these prohibitions and the possible consequences of their violations may also be subject to civil penalties of \$2000 or twice the amount of the prohibited contributions made by their principals.

Criminal penalties – Any knowing and willful violation of the prohibition is a class D felony, which may subject the violator to imprisonment of not more than 5 years, or \$5000 fines, or both.

Contract Consequences

Contributions made or solicited in violation of the above prohibitions may result, in the case of a state contractor, in the contract being voided.

Contributions made or solicited in violation of the above prohibitions, in the case of a prospective state contractor, shall result in the contract described in the state contract solicitation not being awarded to the prospective state contractor, unless the State Elections Enforcement Commission determines that mitigating circumstances exist concerning such violation.

The State will not award any other state contract to anyone found in violation of the above prohibitions for a period of one year after the election for which such contribution is made or solicited, unless the State Elections Enforcement Commission determines that mitigating circumstances exist concerning such violation.

Additional information and the entire text of P.A 07-1 may be found on the website of the State Elections Enforcement Commission, www.ct.gov/seec. Click on the link to "State Contractor Contribution Ban."

NONDISCRIMINATION CERTIFICATION

(By corporate or other business entity regarding support of nondiscrimination against persons on account of their race, color, religious creed, age, marital or civil union status, national origin, ancestry, sex, mental retardation, physical disability or sexual orientation.)

I, _____,
(signer's name) (signer's title)

of Town of Mansfield, Connecticut, an entity lawfully organized and existing under the laws of Connecticut, do hereby certify that the following is a true and correct copy of a resolution adopted on the ____ day of _____, 20__ by the governing body of the Town of Mansfield, Connecticut, in accordance with all of its documents of governance and management and the laws of Connecticut, and further certify that such resolution has not been modified, rescinded or revoked, and is, at present, in full force and effect.

RESOLVED: That the Town of Mansfield, Connecticut hereby adopts as its policy to support the nondiscrimination agreements and warranties required under Connecticut General Statutes § 4a-60(a)(1) and § 4a-60a(a)(1), as amended in State of Connecticut Public Act 07-245 and sections 9(a)(1) and 10(a)(1) of Public Act 07-142.

WHEREFORE, the undersigned has executed this certificate this ____ day of _____, 20_____.

By: _____
Signature

Print Name: _____ Print Title: _____

Effective June 25, 2007



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *Matt*
CC: Maria Capriola, Assistant to Town Manager;
Date: June 23, 2008
Re: White Oak Condominiums, Sewer Project

Subject Matter/Background

As discussed previously, the White Oak Condominium Association, Inc. is requesting permission to install a leaching field on a portion of Town owned land (open space) to rectify sewage disposal problems at the complex. We have received the official request from the Association (see attached).

Recommendation

Staff recommends that this matter be referred to the Planning and Zoning Commission, the Conservation Commission, the Open Space Committee, and the Parks Advisory Committee.

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

Move, effective June 23, 2008, to refer the issue of the White Oak Condominiums sewer project to the Planning and Zoning Commission, the Conservation Commission, the Open Space Committee and the Parks Advisory Committee, for review and comment.

Attachments

- 1) Letter from Henry Torcellini to Council re: White Oak Condominiums sewer project

GARDNER & PETERSON ASSOCIATES, LLC

PROFESSIONAL ENGINEERS • LAND SURVEYORS

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EVERETT O. GARDNER, P.E., L.S. Emeritus

June 12, 2008

Town Council
Town of Mansfield
4 South Eagleville Road
Mansfield, CT 06238

Re: Dunham Town Forest
Sibley Property

Dear Town Council Members:

On behalf of our clients, the White Oak Condominium Association, Inc., we are requesting permission to install a leaching field for the existing condominium complex to treat their wastewater. We are requesting that the proposed disposal system be installed on a portion of the Town open space land located off of White Oak Road.

In 2004, we requested and were granted permission to investigate the possibility of installing a disposal system on this piece of property. Over the past several years, we have excavated testholes, had groundwater monitoring wells installed and spent two springs monitoring the groundwater levels on a portion of this property. After analyzing the result of the testing, we have designed a system which meets the requirements of the Department of Environmental Protection's Subsurface Disposal criteria to renovate the waste water from the condominium project. A copy of the plans, as submitted to the DEP, is enclosed.

The property owned by the condominium association is located at the corner of Mansfield City Road and White Oak Road. The buildings were approved and built during the 1960's and have been experiencing problems with the disposal systems for almost the full life of the complex. The site contains sixteen individual four unit buildings, seven buildings located along the Mansfield City Road and the remaining building fronting on Poplar Drive. There are two brooks which flow into the property from White Oak Road and transverse the property exiting as a single stream to the west side of the property. This brook discharges into a pond on private property. It would appear that portions of these brooks were excavated during the initial construction to

lower the groundwater level and that at least fifty percent of the site would be considered as inland wetlands.

Based on the soil testing performed and visual inspections of the existing site, it has been concluded there is not suitable soils or adequate space to construct a system to treat the wastewater flow and prevent pollution of the waters of the State of Connecticut.

As part of the design process, we have reviewed the suitability of abutting properties. The majority of the existing land has been developed into single family housing units. The other parcels located adjacent to the condominium association have restrictions including open water, wetlands, etc.

The actual space required for the disposal system is approximately 2.5 acres. The remaining land located within the sanitary sewer easement area of 5.51 acres serves as construction access during the construction of the system and as access to the monitoring wells. A nitrogen dilution easement of 8.45 acres indicated on the plans will remain as is with no tree cutting or grading to disturb the natural conditions. This easement is to ensure no other sources of nitrogen will be permitted on this space. This space ensures enough natural rain and groundwater flow will dilute the nitrogen associated with wastewater and will not adversely effect the adjacent property. The groundwater flow leaving the easement will meet the drinking water standards of the state. There will be three monitoring wells installed along the western property line to monitor the quality of the groundwater flowing from the property.

The work to be performed within the construction easement will consist of the following:

1. Construction of a gravel access road to the construction area for the machinery and materials necessary to perform the work.
2. The removal of the trees and stumps, as necessary within the area of construction.
3. Stockpiling of the existing topsoil for reuse at the end of construction.
4. Installation of sand and leaching materials for the construction of the leaching field.
5. Regrading of the site with the stockpiled topsoil plus any additional topsoil which may be required to have at least a four inch covering on the areas of disturbance.
6. The seeding of the area with a combination of annual grasses and wild flower mix to reestablish the area and prevent possible erosion of the soil.
7. The restoration of an improved parking lot with additional parking, if requested, of existing parking lot at the entrance to the open space. There would be a gate on the access road beyond the limits of the parking lot to prevent unauthorized vehicles from entering the site in the area of the leaching field and the three groundwater monitoring wells. Access to the site would be required for maintenance and mowing of the grassy areas on the leachfield to prevent the development of trees, the area would be brushhogged at least once a year. All the work on the open space is performed at the expense of the condominium association, the Town having no liability to maintain the area of the leaching

field. The area will be inspected at least four times a year to inspect the operation of the leaching field which includes the monitoring of the groundwater in the site, also on a quarterly basis or as designated by the final DEP permit. The construction of this project would take place, at the earliest possible time after the association receives all the necessary permits to construct the project and the necessary funding is in place.

We have included the following documentation for your review:

1. Letter dated June 22, 2004 – Request for permission to test
2. Letter dated July 28, 2004 – Approval to test site
3. Letter dated August 16, 2006 – Update of project
4. Letter dated January 24, 2008 – Status of design
5. Letter dated January 24, 2008 – DEP response to project
6. A set of design plans for the project.

I will be available to meet with the Town boards and commissions, as necessary.

Very truly yours,



Henry P. Torcellini, P.E.

HPT:jml
Enclosures

cc: Sheila at White & Katzman with enclosures
Jennifer P. Zmijewski, PE – D.E.P. – Letter only
Greg Padick, Town Planner – Mansfield – Letter only

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GARDNER & PETERSON ASSOCIATES

PROFESSIONAL ENGINEERS • LAND SURVEYORS

EVERETT O. GARDNER, P.E., L.S.
KENNETH R. PETERSON, L.S.
HENRY P. TORCELLINI, P.E.
SUSAN E. JAMAITUS, L.S.
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178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT 06084

TELEPHONE (860) 871-0808
FAX (860) 875-2086
EMAIL info@GardnerPeterson.com

June 22, 2004

Mr. Martin Berliner, Town Manager
Town of Mansfield
4 South Eagleville Road
Mansfield, CT 06238

Re: White Oak Condominium
Soil Testing

Dear Mr. Berliner:

On behalf of our client, the White Oak Condominiums, we are formally requesting permission to perform preliminary soil testing on land owned by the Town of Mansfield, White Oak Drive (formally known as the Sibley property). This parcel is located adjacent to the association property. The soil testing is to provide preliminary information as to the suitability of this property for the construction of a disposal system to serve the units that have failed disposal systems. The soil testing will be a series of excavated testholes on portions of the property, which may be suitable for placement of this repair. The excavation shall be performed by a small track machine. The procedure is to excavate the holes, make a log of the soil conditions, obtain soil samples for testing in a lab, refill the testholes and compact the soil so there will be no lasting disturbance to the property. At this time we do not know how many holes but we would estimate a minimum of six and probably a maximum of twelve.

The White Oak Condominiums were built as apartments back in the 1960's and have had increasing problems with the disposal fields. Not all of the units have experienced wastewater problems. There has been one major repair completed for Building #1. The units located along Mansfield City Road were constructed either in or near the wetlands and are experiencing difficulties due to high groundwater conditions and very poor soil conditions. We have soil tested all the land owned by the association and have investigated surrounding property. There is no additional land on the association property that we can reasonably use to build lasting disposal systems.

As part of our testing program, we are not anticipating cutting any large trees but may disturb some of the low lying shrub vegetation as part of the excavation. We will try

Letter to Mr. Martin Berliner
June 22, 2004

Page 2

to maintain the equipment within the established trails doing the least amount of damage to the trails as possible and we will leave no loose rocks or vegetation on the trails. The testholes will be observed by representatives of the State of Connecticut, Department of Environmental Protection and the Eastern Highlands Health District. This testing is necessary to see if the land is suitable to totally renovate the wastewater on the property without causing any lasting effect to the property. If a system were to be constructed, it would, at that time, require the removal of trees within the disposal area and probably the importation of sand fill to properly renovate the waste water from this complex. Until this testing is done, we do not know the extent or the size of a disposal field that will be required to eliminate the existing problems on the White Oak site.

A review of the records maintained by the Town and the health district, indicate a long series of disposal system problems dating back to the early 70's. The association would like to be able to maintain their units and provide housing to the standards of the Town of Mansfield.

Our client will provide a hold harmless agreement prior to the testing.

If you have any questions or need additional information, please do not hesitate to call.

Very truly yours,



Henry P. Torcellini, P.E.

HPT:jml

cc: Shirley Shaffer

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TOWN OF MANSFIELD
OFFICE OF THE TOWN MANAGER

RECEIVED
DATE 8/2/04
JOB # _____



Martin H. Berliner, Town Manager

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

July 28, 2004

Mr. Henry P. Torcellini, PE
Gardner & Peterson Associates
178 Hartford Turnpike
Tolland, Connecticut 06084

Re: Soil Testing for White Oak Condominiums

Dear Mr. Torcellini:

I have received the hold harmless agreement and insurance certificate that we had requested for the proposed soil testing on the town-owned Sibley property located on White Oak Drive in Mansfield. You are authorized to proceed with the soil testing as we have discussed. Please contact my office or the Town Planner to let us know when you plan to be on site and when the work is complete. Also, please inform us if any problems arise.

As you know, my office phone number is (860) 429-3339 and the Town Planner can be reached at (860) 429-3330.

We appreciate your compliance with our guidelines.

Sincerely,

Matthew W. Hart
Assistant Town Manager

CC: Martin Berliner, Town Manager
Gregory J. Padick, Town Planner
Robert Miller, Director of Health

GARDNER & PETERSON ASSOCIATES, LLC

PROFESSIONAL ENGINEERS • LAND SURVEYORS

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EVERETT O. GARDNER, P.E., L.S. Emeritus

August 16, 2006

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

Re: White Oak Condominiums

Dear Mr. Hart:

We have completed our soil testing and groundwater monitoring for the potential repair area for the subsurface disposal system for the White Oak Condominiums. From our previous discussions, the only suitable location for the absorption system is on the Town owned open space along White Oak Drive. We have received a preliminary approval from the Department of Environmental Protection for the layout shown on the enclosed plan. Based on the results of the soil testing and the groundwater monitoring, the location chosen for the soil absorption part of the disposal system is located to the west of the existing trail and below the trail in elevation. This will allow the trail to remain in its present location with no modifications and allow a buffer to the west between the trail and the disposal system.

A buried 3" force main will convey sewage from the housing complex to the absorption field. The force main will be located in White Oak Drive and then through the small parking area adjacent to in the open space parcel and past the condominium well system.

The next step in the design of this project would be a limited boundary survey between the land owned by the Town of Mansfield and the White Oak Condominium Complex. This survey is necessary to establish the location of the system components and to provide a base map for any easements that would be required between the two parties. This map will also be used for the final design. The final design will incorporate construction areas, system layout and details for the DEP.

Access to the construction area will be through the parking area between the water system and the trail head. We are proposing a staging area for the construction west of the trailhead in an area previously used as a borrow area.

The parking area will be restored at the completion of the construction process. If desired by the Town, the parking area will be enlarged to provide more parking space of sufficient size to allow for additional parking spaces and proper turning movements. The parking area will be provided with an all weather surface of processed gravel or stone.

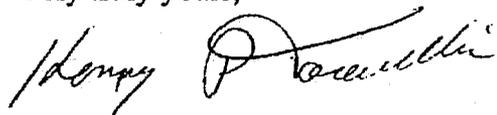
The area of the leach field will need to be mowed once or twice a year so no brush or trees grow in the area of the leaching fields. The site will be topsoiled and seeded to a grass or wild flower mix. There will be several groundwater monitoring wells installed below the system adjacent to the property line to monitor the groundwater. There will also be observation ports within the leaching field to be able to check the operation of the distribution system.

Before the design is completed, we realize there are other committees and boards within the Town of Mansfield that need to review the layout of the leaching system and to determine what effect it may have on the open space area.

We request all correspondence come through our office with a copy sent to White & Katzman at 606 Farmington Avenue, Hartford, CT 06105, attention Sheila Zaniewski, Managing Agent.

If you have additional questions, please don't hesitate to call.

Very truly yours,



Henry P. Torcellini, P.E.

HPT:jml
Enclosure

cc: Sheila Zaniewski

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GARDNER & PETERSON ASSOCIATES, LLC

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EVERETT O. GARDNER, P.E., L.S. Emeritus

January 24, 2008

Mr. Matthew W. Hart, Town Manager
Town of Mansfield
4 South Eagleville Road
Mansfield, CT 06268

Re: White Oak Condominiums

Dear Mr. Hart:

This is an update and review of the process our firm has been pursuing to solve a potential community pollution problem at the White Oak Condominiums on Mansfield City Road. We were contacted by the condominium association in November of 2002 to review a problem with two of their buildings (numbers 15 & 16) which face Mansfield City Road at the corner of White Oak Drive. The site contains sixteen buildings with each building containing four two-bedroom units. Each building has a disposal system and water provided by private water system located on site and presently managed by Birmingham Utilities. The complex was built in the 1960's as apartments and has been converted to condominiums. The complex has a long history of wastewater disposal problems dating back to at least one repair that was constructed in 1971 and another repair that was designed and built in the late 1990's. There are two watercourses and associated wetlands that traverse the site flowing from White Oak Drive and discharging toward the Willimantic River. The disposal systems for several of the units (#14, #15 and #16) are located in or very close to the wetlands. The high groundwater tables and the poor soils limit the capacity of these systems to accept the wastewater. Many of the other systems are undersized and located adjacent to the wetlands.

Since the site discharges in excess of 5,000 gallons of wastewater per day, it is under the jurisdiction of the Connecticut State Department of Environmental Protection (DEP). We have been working with the D.E.P. and the local health department to try to resolve these issues. Initial soil testing was performed during the winter of 2002/2003 to begin a review of the soils that are on site. The intent was to try to repair these systems in a manner that would meet the standards set forth by the D.E.P. These standards require any wastewater discharging to ground to meet drinking water standards prior to its discharge to a wetland, a watercourse or a property line. After several rounds of soil testing and a thorough site analysis of the property owned by the association, we then began looking offsite to determine if additional property could be purchased or leased to install disposal systems for part or all of the units.

The land on either side of the complex along Mansfield City Road has been developed. The area across Mansfield City Road from the complex was designated as subdivision and houses were being built on the property. A review of the soil data and the site conditions from the Town records indicated that the soils on the south side of Mansfield City Road were not adequate to support the wastewater loads from the condominium complex. The land to the east along White Oak Drive was partially developed but the majority of this area is watercourses and wetlands. We did review the area of the Town owned open space located north of the complex along White Oak Drive. There appeared to be some areas on this parcel that might be adequate to meet the needs of the wastewater flows from the complex. We contacted the Town in the spring of 2004 and received permission to do some preliminary soil testing on the site. This testing was

performed in August of 2004 and the results indicated there were areas that could be used for the disposal and treatment of the wastewater from the complex. In order to make a determination of the adequacy of the open space parcel, additional soil testing was performed. This testing involved the placement of standpipes to determine depth of groundwater and direction of flow and borings to determine the depth of bedrock. The groundwater was monitored through two spring periods to determine the elevation of the groundwater, direction of flow and any possible interference that might be caused by the bedrock conditions on the site. It was concluded there was an area along the mutual boundary of the open space that would be adequate to treat the anticipated flows from this complex.

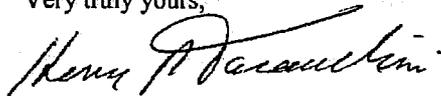
At that point, we performed a preliminary design, submitted it to the D.E.P. and the local health department for their review. After we received positive results from the preliminary design, a full design including easement areas was submitted to the D.E.P. with an application for their final review. We have been working with the Town Manager's Office, Planning Department, the Engineering Department and the Health Department in the Town of Mansfield for almost four years to be able to solve a potential community wastewater problem.

We should point out that the D.E.P. has not issued orders to correct this problem. Any orders issued by the D.E.P. would be to the condominium association and the Town of Mansfield. We have been trying to avoid the issuing of orders so the Town is not financially involved in the design and construction of a repair. The Town of Mansfield has no plans to extend public sewer service to this area so; therefore, any solution to this problem must be solved with an on-site solution.

We have enclosed several pieces of correspondence from our files.

If you have any questions on the design of the project or need additional information, please call.

Very truly yours,



Henry P. Torcellini, P.E.

HPT:jml
Enclosures

cc: Greg Padick w/enclosures
Lon Hultgren w/enclosures
Sheila Zaniwski w/enclosures
Jeff Polhemus w/enclosures

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STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION



January 24, 2008

Matthew W. Hart
Town Manager
Town of Mansfield
4 South Eagleville Road
Mansfield, CT 06238

Re: White Oak Condominiums, White Oak Road

Dear Mr. Hart:

It has come to my attention that there is some ongoing discussion between town boards and commissions as to the appropriateness of the town of Mansfield granting a sanitary easement on town-owned property to White Oak Condominium Association for a proposed sewage treatment and disposal system. I would like to take this opportunity to encourage the town to continue the process of granting this easement.

The Department has been working cooperatively with the condominium association and its management company for the last ten years attempting to resolve on-going problems with the existing sewage treatment and disposal systems serving the property. Through significant site investigation and numerous repairs it has become evident that the site cannot support on-site systems that will adequately protect the waters of the state and meet Department permitting criteria. Through efforts of the management company, the consultant for the association and numerous town staff, additional investigation into the potential of utilizing any nearby properties was considered, and the option of an easement on town-owned property was determined to be the most likely alternative.

I would be happy to attend any local board or commission meetings to discuss this issue if you feel it would be helpful. Please feel free to pass this letter along to your boards and commissions as appropriate.

The Department to date has been willing to work through this process in cooperation with all parties. However, it should be pointed out that in this type of situation, if an existing facility does not have the ability to adequately solve their wastewater disposal needs, the Department has the authority to issue an order to the municipality to resolve an "on-going community pollution problem".

Please do not hesitate to contact me at (860) 424-3802 with any questions or concerns.

Sincerely,

Jennifer Perry Zmijewski, P.E.
Sanitary Engineer III
Water Permitting and Enforcement Division

Cc: Robert Miller, Eastern Highlands Health District

Mansfield Board of Education Meeting

May 8, 2008

Minutes

Attendees: Mary Feathers, Chair, Shamim Patwa, Vice-Chair, Gary Bent, Dudley Hamlin, Martha Kelly, Mark LaPlaca, Min Lin, Katherine Paulhus, Superintendent Gordon Schimmel, Board Clerk, Celeste Griffin

Absent: Chris Kueffner, Secretary,

I. Call to Order

The meeting was called to order at 7:30 p.m. by Ms. Feathers, Chair.

II. MOTION by Mr. Hamlin, seconded by Dr. Patwa to move item VII. A. to item III.
VOTE: Unanimous in favor.

Mr. Kueffner arrived at 7:40

III. Report on the Chinese Exchange - Mr. Cryan, Ms. Mehalakes, and 12 of the 16 Middle Schools students reported on their experiences during their recent trip to China.

IV. Approval of Minutes - **MOTION** by Dr. Patwa, seconded by Dr. Bent to approve the minutes of the 4-10-08 meeting. **VOTE:** Unanimous in favor.

V. Hearing for Visitors - None

VI. Communications - Ms. Feathers received a letter from the 8th grade team regarding the Superintendent Search. A copy of a letter sent to all staff honoring their work with a contribution to the Willimantic Soup Kitchen was distributed.

VII. Addition to Present Agenda - **MOTION** by Mr. Kueffner, seconded by Dr. Patwa to add approval of Mansfield Middle School Fuel Conversion Project plans and documents.

VIII. Committee Reports - Dr. Patwa reported that the Personnel Committee continues negotiations with the SEUI, Instructional Assistants' Union. Ms. Feathers reported that the Superintendent Search Committee continues to meet and is interviewing candidates. Mrs. Kelly reported that the *Teacher of the Year* Committee will meet on June 2nd to review applications.

VII. Report of the Superintendent:

A. Approval of Final Plans and Project Manual for the Replacement of Electrical Heating System at Mansfield Middle School - Mr. Michael Callahan of Fuss and O'Neill and Mr. William Hammon, Director of Maintenance discussed the conversion to natural gas and its benefits. **MOTION** by Mr. Hamlin, seconded by Dr. Bent to approve the following: 1. Document entitled "Mansfield Middle School Fuel Conversion Project" dated May 8, 2008 as prepared by Fuss and O'Neill. 2. Plans entitled "Mansfield Middle School Fuel Conversion Project" dated May 8, 2008 as prepared by Fuss and O'Neill. **VOTE:** Unanimous.

B. Results of Mathematics "Pilot" - Mr. Fred Baruzzi, Assistant Superintendent and Mrs. Karen Moylan, Mathematics Coordinator reviewed the Mathematics Textbook Series Pilot of *Investigations in Number, Data and Space* and *Bridges in Mathematics*.

The final recommendation is *Bridges in Mathematics*. A **MOTION** by Mr. Hamlin, seconded by Dr. Bent to adopt the series was tabled for further review.

- C. **Last Day of School for 2007-2008 - MOTION** by Mr. Kueffner, seconded by Dr. Bent to end the school year with a half-day on Friday, June 20th. **VOTE:** Unanimous in favor.
- D. **Technology Update** - Mr. Jaime Russell, Director of Information Technology, with Mr. Steve Sokoloski and Mr. Jim Griffith reported on the instructional use of SMART Boards and efforts to increase parent communication through technology.
- E. **Class Size/Enrollment** - The building principals reported there is little change in enrollment at the schools.
- F. **Personnel - MOTION** by Dr. Bent, seconded by Dr. Patwa to accept the retirement of Joy Dextrateur, 2nd grade teacher at Vinton School; the resignation of Allison Peterson, 3rd grade teacher at Vinton School; and the employment of James Griffith, Computer Technology Coordinator, Mansfield Middle School, Marcia Henson, Literacy Coach/Remedial Reading Teacher, Vinton School, Sara Hodgdon, Special Education Teacher, Goodwin School, Kelly McCormick, .6 Enrichment Teacher, Mansfield Middle School, Roseann McManus, School Psychologist, Goodwin School, and Jennifer Zugarazo, Spanish Teacher, Vinton School and Mansfield Middle School effective July 1, 2008. **VOTE:** Unanimous in favor.

VIII. Hearing for Visitors - None.

IX. Suggestions for Future Agenda - Mr. Kueffner requested a discussion on textbook adoption procedures. Ms. Feathers request a budget workshop in the fall.

X. Executive Session: **MOTION** by Mr. Hamlin, seconded by Dr. Bent to move into Executive Session at 11:15 p.m. to discuss negotiations. **VOTE:** Unanimous in favor. **MOTION** by Dr. Bent, seconded by Dr. Patwa to return to regular session at 11:31 p.m. **VOTE:** Unanimous in favor.

XI. **MOTION** by Dr. Bent, seconded by Mrs. Paulhus to ratify the 2008-2011 Mansfield Board of Education Secretaries Association contract. **VOTE:** Unanimous in favor.

XII. **MOTION** by Mrs. Paulhus, seconded by Dr. Bent to accept the request for a one year leave of absence from Dena Mehalakes, 6th grade teacher, Mansfield Middle School. **VOTE:** Unanimous in favor.

XIII. Adjournment - **MOTION** by Dr. Bent, seconded by Dr. Patwa to adjourn at 11:35 p.m. **VOTE:** Unanimous in favor.



Celeste N. Griffin, Board Clerk

Mansfield Board of Education
Special Meeting
May 22, 2008
Minutes

Attendees: Mary Feathers, Chair, Shamim Patwa, Vice-Chair, Christopher Kueffner, Secretary, Gary Bent, Dudley Hamlin, Martha Kelly, Mark LaPlaca, Min Lin, Shamim Patwa, Katherine Paulhus,

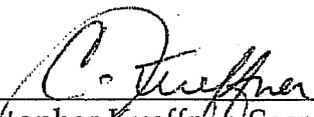
Absent:

I. Call to Order

The meeting was called to order at 5:45 p.m. by Ms Feathers, Chair.

II. Mathematics Text Adoption - MOTION by Mr. Hamlin, seconded by Dr. Bent to place the motion to adopt the *Bridges in Mathematics*. **VOTE:** Unanimous in favor with Ms Lin and Mrs. Paulhus abstaining.

III. Adjournment - MOTION by Dr. Patwa, seconded by Mr. LaPlaca to adjourn at 6:10pm. **VOTE:** Unanimous in favor.



Christopher Kueffner, Secretary

(over)

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Mansfield Historic District Commission Board Meeting
Tuesday, May 13, 2008

Members attending: I. Atwood, A. Bacon, G. Bruhn, J. Newmyer, D. Spencer

The minutes of the April 8 meeting were approved.

Sandy Lambert appeared before the Commission to discuss re-roofing sections of her roof at 27 Centre Street, especially over the dormers and the re-siding the clapboards on the south and east sides of the house. Discussion ensued suggesting the use of weather watch to seal over plywood which is placed on the planks. A hearing will be called for 8:00 p.m. June 10 on this issue.

David Spencer presented designs for modifying and improving the existing house owned by Daniel and Anne Newmyer at 32 Centre Street. A hearing on this issue will be held on June 10 at 8:15 p.m.

Respectfully submitted,

Jody Newmyer
Clerk

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TOWN/UNIVERSITY RELATIONS COMMITTEE

Tuesday, May 13, 2008
Audrey Beck Municipal Building
Council Chambers
4:00 pm

Minutes

Present: P. Barry, M. Beal, T. Callahan, B. Clouette, B. Feldman, M. Hart, J. Hintz,
R. Miller, A.J. Pappanikou, S. Rhodes

Staff: M. Capriola, C. van Zelm

1. Opportunity for Public to Address the Committee

None

2. April 4, 2008 Meeting Minutes

The minutes of April 4, 2008 were passed unanimously.

3. Campus Community Relations/Spring Weekend

Mr. Hintz reported that Spring Weekend did not have any major issues from his perspective. Sanctioned events were well organized and well attended. Willington Oaks gathering on Wednesday night did have problems. Property Management company for Willington Oaks does not want to "host" a Wednesday event. Tenants were charged to pay for costs incurred by Management Company as a result of the gathering. Ms. Capriola reported the Mansfield Community Campus Partnership is forming a subcommittee to work on goals and review efforts for Spring Weekend. Mr. Feldman reported that spring weekend resulted in typical issues for public safety personnel. Crowds were estimated at about 15,000 for each night. Non-UConn students are still the largest concern, including gang activity. Mr. Hart will provide the group with statistics the town compiled at the next meeting. Community Center activities, staffed by Hartford Hospital volunteers, attracted 30-40 high school students. Activity will be continued in the future as attendance is expected to grow. Mr. Barry questioned if Spring Weekend was attracting more people and commented he is concerned about the size. Mr. Feldman responded that the size has not increased dramatically over the past couple of years and incidents have not increased. Mr. Pappanikou asked if the Hunting Lodge Road Path had sufficient lighting. Mr. Feldman responded it did have lighting and that police officers monitor the path during Spring Weekend. Mr. Hart commented there have been improvements in public safety over the last couple of years and the best way to manage Spring Weekend is with the cooperation of the student body. Mr. Callahan stated the outcome of the lease renewal of X-Lot parking lot by the University may have an impact on the Saturday night event.

4. UConn Compost Facility

Mr. Miller updated the committee on the UConn Compost Facility project. The project details are still being worked out and potential sites are being reviewed. The buffer zone was increased from Department of Environmental Protection recommendations of 300 ft. to over 1,000 ft. An advisory group has been formed to provide input for the

process. Once the site has been identified the public will be advised and the abutting property owners will be notified. Mr. Beal noted the public is concerned about the perceived secrecy of the site selection and encouraged notification as soon as possible. Mr. Barry noted that Mr. Miller received an award from Joshua's Trust for his work.

5. Mansfield Downtown Partnership (MDP)

Ms. van Zelm updated the committee on the MDP. MDP is responding to some questions the Traffic Commission has regarding impact of the project. MDP is waiting to hear from the Department of Environmental Protection regarding permits. The Town and University received the 2008 Community Consensus-Building Award for the Storrs Center project from the Connecticut Main Street program. President Hogan continues to show his support of the project via a recent blog entry. The MDP Annual meeting is June 3, 6:00pm at the Greek Center.

6. Other Business

Mr. Hart reported that the Hunting Lodge Road Bikeway project will begin construction this construction season and be finished by the end of next construction season. Mr. Callahan inquired if lighting will be added to the pathway and Mr. Hart confirmed lighting is a planned part of the project.

Mr. Callahan suggested presentations at the next meeting from UConn Off-Campus Student Services and Town of Mansfield Housing Inspection program.

The meeting adjourned at 4:52pm.

Respectfully Submitted,
Jim Hintz, Director
Off-Campus Student Services
University of Connecticut

Mansfield YSB Advisory Board

Meeting Minutes

Tuesday, May 13, 2008

12 noon @ YSB Conf. Rm. B

Attendees: Ethel Mantzaris, Frank Perrotti, Eileen Griffin, Jerry Marchon, Candace Morell, Sheila Riffle, Heather Spottiswoode, Amber Hoyt

Staff: Kevin Grunwald, Pat Michalak, Kathy McNamara, Karen L. Taylor

Regrets: None

I. Call to Order

Ethel Mantzaris, Chair, called the meeting to order at 12:03PM

II Approval of Minutes – MOTION by Frank Perrotti, seconded by Jerry Marchon. Vote: Unanimous in favor of approving minutes as submitted.

III. Report - Kevin Grunwald, Director

- Kevin handed out the Human Services Quarterly Report
- Kevin informed the Board that the department wasn't going ahead with the previously mentioned Suicide Prevention Grant

Pat Michalak – YSB Coordinator Update

Youth Services Update

April 2008

- Staff participated in the **Internship Program Best Practices** workshop with UConn Career Services Department. Interns and volunteers play a crucial role in helping us assist children and families.
- Mansfield Middle School Youth participated with YSB staff at the **Connecticut Youth Services Association Day at the State Capitol**. "YOUR VOICE YOUR FUTURE." Teens discussed with their legislators issues regarding teen driving, voting and other issues of concern for teens
- **Volunteer Recognition Night**. Over sixty volunteers were recognized for their outstanding contributions to the Youth Service Bureau.
- Last week of **COPE** – ice cream party and tee shirts. This year's message "**Cope Gives Us Strength**". Letters went out to parents of all our participants offering help with summer camp arrangements and any problems which may occur over the summer.
- **Multi family therapy group** continues to meet bimonthly with our staff psychiatrist, Dr. Haney and YSB staff. Sixteen families participate with multiple children. Food is provided by the Mansfield Special Education Department.
- Katherine Paulhus, YSB program volunteer accompanied children to Jorgenson's Production of **Sleeping Beauty**.
- Forty-nine seniors, children, parents and volunteers participated in our intergenerational night at Junior High 150 independent living facilities.

- End of the year **Big Friend's** Party to recognize our UConn mentors and to also allow the children to say good bye and share accomplishments. A wonderful Year book was created by the group.
- **JUMP** Leadership after School Program at MMS is off to a great start we have had 3 sessions and two more to go. Funded by our YSB Enhancement Grant.
- **Parent Education Group** had its last meeting and celebrated with a pot luck dinner. This group met for the entire academic year and was predominately single fathers raising their children alone. Parents found this group to be supportive as well as educational.
- **Grandparents raising grandchildren group** continues to meet the last Friday of the month and will have a cookout in June to celebrate the Solstice.

Introduction of Heather Spottiswoode as the newest member of the YSB Advisory Board. Heather has been a resident of Mansfield since 2003 and she and her husband have 2 children who attend Southeast Elementary School. Heather has been employed by the University of Connecticut for the past 12 years in the Neag School of Education. We are delighted to welcome her onto our Board.

Chairperson Ethel Mantzaris excused herself from the meeting @ 12:30. Vice Chair Frank Perrotti assumed the role and continued the meeting.

IV. Old Business:

- Challenge – YSB and MMS staff are in the process of nominating students for the program.
- JUMP – New leadership program at MMS for students in 7th and 8th grade. Program is facilitated by Ken Caputo, from Villari's Martial Arts and Julie White, MMS teacher.

V. New Business:

- Summer Programs – YSB has submitted application for 3 mini grants from the SUD program to support programming both during the summer and school year.

VI. Other

NONE

Meeting adjourned at 12:44PM.

Respectfully submitted by:

Karen L. Taylor
Secretary

MANSFIELD ZONING BOARD OF APPEALS – REGULAR MEETING
MINUTES
MAY 14, 2008

Chairman Pellegrine called the meeting to order at 7:00 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building.

Present: Members – Fraenkel, Katz, Pellegrine, Wright

Alternate – Accorsi, Clauson, Gotch

Absent: Member – Singer-Bansal

JEFF WEBSTER (CONTINUANCE) – 7:00 PM

To hear comments on the application of Jeff Webster, 54 Fern Rd, for a Variance of Art VIII B.4.c – Non-conforming lots of record – side yard, for a variance of 7' from the required 25' side yard setback, to construct an addition to a single-family residence.

Jack Clauson recused himself from this hearing. Accorsi acted as regular voting member.

A Neighborhood Opinion Sheet was received, signed by abutter, Donna Clauson, showing no objections.

Mr. Webster reiterated that his hardship is caused by his septic, ledge and wetlands.

BUSINESS MEETING

Katz made a motion to approve the application of Jeff Webster, 54 Fern Rd, for a Variance of Art VIII B.4.c – Non-conforming lots of record – side yard, for a variance of 7' from the required 25' side yard setback, to construct an addition to a single-family residence, as shown on submitted plan.

All in favor: Accorsi, Fraenkel, Katz, Pellegrine, Wright

Reasons for approval:

- Severe constraints due to wetlands, ledge and septic area
- Not a very significant variance request

- Topography is a hardship
- Property on side of addition will not be affected

At this time, Clauson rejoined the Board.

APPROVAL OF MINUTES FROM APRIL 9, 2008

Fraenkel moved to approve the minutes of April 9, 2008 as presented.

All in favor.

4/1/08 PROPOSED ZONING BOARD OF APPEALS FEE SCHEDULE

This was passed by the Town Council on April 28, 2008, as proposed.

NORMAN & MEGAN MEIKLE – 7:30 PM

To hear comments on the application of Norman & Megan Meikle, 98 Depot Rd, for a Variance of Art VIII, Sec B.4,b&c, Exceptions to the Schedule of Dimensional Requirements, to erect a 24' above ground pool within the required setback lines, 10' for side yard and 35' for rear yard.

Gotch acted as regular voting member for this hearing.

Mr. Meikle wants to install a 24' diameter pool and is requesting a 10' side and 35' rear yard variance. The location was chosen to preserve old trees on the property and to allow direct sunlight to the pool. The septic system prevents the pool from being placed directly behind the house. There is an existing fence between their property and the abutters plus an additional fence will be installed around the pool.

A Neighborhood Opinion Sheet was submitted, showing no objections.

Parking for Thompson's Store is to the rear of the property and should not be adversely affected by the pool. Fraenkel asked if the pool could be moved further from the side yard so as not to disturb their abutter, making a side yard variance unnecessary. The applicant agreed to this suggestion.

BUSINESS MEETING

Fraenkel moved to approve the application of Norman & Megan Meikle, 98 Depot Rd, for a Variance of Art VIII, Sec B.4,b, Exceptions to the Schedule of Dimensional Requirements, to erect a 24' above ground pool within the required setback lines, 35' for rear yard, as shown on submitted plan.

All in favor: Fraenkel, Gotch, Katz, Pellegrine, Wright

Reasons for approval:

- Septic location is a hardship
- No negative impact on neighborhood
- Non-conforming lot

ROSS LJ&G PROPERTIES LLC – 8:00 PM

To hear comments on the application of Ross LJ&G Properties, LLC, South Bedlam Rd (west side), for a Variance of Art VIII, Sec A, Schedule of Dimensional Requirements, to construct a single-family house on a lot having 110.57' less than the required frontage and 11,130 sq ft less than required lot area.

Atty. Samuel Schrager represented Ross LJ&G Properties, LLC. A variance is being sought for lot area and road frontage. The Chaplin Zoning Board of Appeals granted a variance for the small parcel in Chaplin, .275 acres, to create a legal building lot at the town line. They have since received a legal opinion that states that a town line does not constitute a property line for purposes of zoning regulations. They are now proposing to put the house on the Mansfield side with the septic on the Chaplin side. If the house was built in Chaplin, it would be right on the road. There are no setback requirements due to the nature of the lot. The applicant is prepared, if this variance is granted, to put restrictions so major portion of Mansfield property would be put in a conservation easement or restricted in terms of use. Mr. Schrager stated that this situation is not without precedence and cited lots in the area that he feels are similar. Mr. Schrager was advised by Mansfield's zoning agent to first seek this variance and then go to planning for resubdivision. Their hardship is the existence of the town line.

This parcel was created in 2005 with the Aurora Estates subdivision.

A Neighborhood Opinion Sheet was submitted showing objections from neighbors, Robert Lennon, Joseph Cerreto, & Jeffrey Bouchard.

Mr. Tom Smith, owner of Lot #4 of Aurora Estates, voiced his opposition of this plan due to concerns regarding the cutting of trees and feels that the applicant does not have a true

hardship. He suggested that if Mr. Ross receives approval for this plan, that deed restrictions be put in place to restrict the location of the house and to create a “no development” buffer zone to provide privacy screening. He submitted a letter expressing his views.

Mr. Robert J. Lennon, owner of 20 Jackson Lane, objected to the requested variance. He believes the proposed plan would disrupt the character of the neighborhood, affect wildlife, and disrupt the historic value of the land – all for financial gain. He pointed out that there is a town conservation easement on the properties along South Bedlam Road, including this particular lot. He feels the house should be of similar value to surrounding houses and is concerned that the common driveway, used by Aurora Subdivision land owners, would be impacted. He believes that this is a self created hardship. He submitted a letter expressing his views.

Mr. Joseph Cerreto, 6 Jackson Lane expressed his opposition to the proposal.

Mr. Jeffrey Bouchard, 81 South Bedlam Road, agreed with his neighbors and opposes the proposed plan. His property is in both Chaplin and Mansfield, with the house on the Chaplin side.

Mr. Brian McCarthy refuted Attorney Schragers’ claim that lots in this area, notably the lot on the corner of Shuba Lane and South Bedlam Road, were similar in nature.

Attorney Schragers disagrees that this is a self-created hardship. He believes the hardship is created by the location of the town line and requests that the Board seek the town attorney’s opinion.

Mr. Larry Ross has lived and worked in this town for many years. He has worked in real estate since about 1998 and feels that he has taken into consideration environmental issues and would like to work with his neighbors to address their concerns.

This hearing was recessed until after the next hearing which was scheduled to begin at 8:30 p.m.

BECKY & SCOTT LEHMANN – 9:10 PM

To hear comments on the application of Becky & Scott Lehmann, 532 Browns Rd, for a Variance of Art VIII, Sec A – Schedule of dimensional requirements, to construct a 14’ x 18’ addition onto an existing residence that will encroach 9’ into the required rear yard.

A Neighborhood Opinion Sheet was received, showing no objections.

Mr. Scott Lehmann said they would like to add an addition to include a first-floor bedroom and bath. This is the only location to put an addition due to the septic system on one side and access to the back yard on the other side.

BUSINESS MEETING

Wright made a motion to approve the application of Becky & Scott Lehmann, 532 Browns Rd, for a Variance of Art VIII, Sec A – Schedule of dimensional requirements, to construct a 14' x 18' addition onto an existing residence that will encroach 9' into the required rear yard, as shown on submitted plan.

All in favor: Clauson, Fraenkel, Katz, Pellegrine, Wright

Reasons for approval:

- No other place for addition
- Well and septic creates hardship
- Topography
- Addition will be a good distance from property line
- There are no neighbors that will be affected

ROSS LJ&G PROPERTIES, LLC (CONTINUED)

It was decided that Chairman Pellegrine will seek legal counsel from the town attorney. The hearing was continued until the June 11, 2008 meeting.

ADJOURNMENT

Meeting was adjourned at 9:45 p.m.

Respectfully Submitted,

Julie Wright
Secretary

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Hartford Courant

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LEW BRESEE
Letters Editor



THE OLDEST CONTINUOUSLY
PUBLISHED NEWSPAPER IN AMERICA

Item #8

EDITORIALS

A Real College Town

It used to be a joke among students heading out to shop near the University of Connecticut campus that they were going to beautiful downtown Storrs. What made that funny was that the rural section of Mansfield doesn't have a downtown. It has a couple of strip malls and a hodgepodge of commercial buildings.

That eclectic look, to be kind, is about to change. After years of planning between the university and the town, countless public meetings and an array of approvals, the Storrs Center project, a mostly privately funded enterprise, is closer to reality. If all goes as planned, the estimated \$220 million development will get started next year and eventually result in a real college town.

That's important to the university in competing for students, but it is also a potential economic plus for Mansfield.

Gov. M. Jodi Rell germinated another seed for the center last month, pledging

\$10 million in state bond money to help pay for a parking garage on the 40-acre site on Route 195, the main road through campus. The Bond Commission approved it May 30. This is a smart investment for a state that encourages smart growth.

STORRS CENTER Responsible growth project merits state grant

A pedestrian-friendly, mixed-use development that includes retail shops, offices, entertainment, a public square, varied types of housing and access to public transportation is an antidote to sprawl.

Cynthia van Zehn, executive director of the downtown partnership, said about 300 people have called to inquire about private housing that will be built on the site, which will also include 30 acres of open space. That's a positive sign of interest in the concept.

As Mrs. Rell pointed out in announcing the state grant, a first-rate university should have a place for community gatherings, literary events, bookstores and cafes.

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Courant.com

Storrs Center Update

Item #9

June 12, 2008

MANSFIELD —

Developers and leaders of the Mansfield Downtown Partnership will update residents on the Storrs Center project tonight at Mansfield Public Library.

Officials will outline the history of the \$220 million, 48-acre, mixed-use project, its progress so far, next steps and financial status. The presentations will begin at 7 p.m. in the Buchanan Auditorium at the library, 54 Warrenton Road.

The project recently was awarded a \$10 million state grant for construction of a garage to serve the shopping, business and residential center to be built on Storrs Road, where the town offices, business district and University of Connecticut campus meet.

For information, call 860-429-2740.

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New school chief chosen ^{6/5}

Item #10

Mansfield promotes assistant supt.

By ZACHARY JANOWSKI
Chronicle Staff Writer

MANSFIELD — The school board announced Wednesday the promotion of the assistant superintendent to the district's top spot.

Frederick Baruzzi will take over July 1 when Superintendent Gordon Schimmel retires after leading the district for 21 years.

School board Chairman Mary Feathers said the board unanimously approved Baruzzi's appointment at a special meeting Tuesday. "It was a very competitive search," Feathers said.

Although the board knew him well going into the search, Feathers said Baruzzi's appointment was not a "foregone conclu-

sion."

Baruzzi said he did have an advantage over some of the candidates. "There's not much of a learning curve," Baruzzi said.

She said the board interviewed eight candidates from Connecticut and out of state.

Two of them, like Baruzzi, were assistant superintendents, while the other five were sitting superintendents, Feathers added.

"It, quite frankly, was quite a difficult job because of the quality of the all the candidates," Feathers explained.

She said it was humbling to see their interest in working in Mansfield.

Feathers said the board consid-
(Baruzzi, Page 6)

Baruzzi appointed new superintendent

(Continued from Page 1)

ered Baruzzi the best candidate to provide "continuity and vision" for the district.

She said the board will have a workshop this summer with Baruzzi to set priorities going forward.

Baruzzi said he is a "hands-on" leader, likes to listen to input from others and always looks for a challenge. "I like to be visible at the schools," he added.

During his first year, Baruzzi said he would oversee updates to the math and language arts curriculum and plan for renovations to the district's four school buildings.

In the long term, Baruzzi said he shared the board's goal of working with Ashford and Willington to smooth the transition to high

school for the three District 19 towns.

"Some of our challenges haven't changed," Feathers explained. She said Baruzzi would take the lead on adopting a new elementary school math curriculum and play "an integral part" in the ongoing discussions about school renovations.

Town officials had hoped to put a school renovation bond question on the ballot in November's presidential election, but went back to the drawing board when cost estimates came in too high.

Feathers said the building committee is re-examining its priorities.

Baruzzi taught math for 12 years in Massachusetts before coming to Mansfield to become an assistant principal.

He went on to serve as curriculum and staff development director before becoming assistant superintendent, a post he held for 15 years.

Baruzzi has three degrees from North Adams State College, earning a bachelor's degree in mathematics, a master's degree in education, and a sixth-year certificate in education. In addition, he served as a lieutenant colonel in the U.S. Army reserve.

Feathers said the board will host a reception before the school year ends and then a larger celebration in the fall.

She said the events will provide a social opportunity for residents to meet Baruzzi in his new role. Both events are still in the planning stages and have not been scheduled.

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Editor: 6/5

I would like to comment on the letter to the editor from Joyce Passmore on May 28. She referred to Mansfield's assessment for the Downtown Partnership as having doubled for this year. Well, that is not true. We paid \$125,000 last fiscal year as well. It is just that in the last fiscal year, \$62,000 came out of the general fund and \$63,000 came out of the capital nonrecurring fund, commonly referred to as the CNR fund.

It has been a challenge for me to understand this fund and I do not claim to fully understand it but it seems that what transpires within this

Letter to the editor

fund does not have to be represented otherwise in the budget. For last fiscal year, when you looked at the information for the Downtown Partnership, all you saw was \$62,000 but there was the other \$63,000 from the CNR fund that was paid.

I have come to think of the CNR fund as the town council's "little side kitty." That is where the money for the community center's bond and interest payment has been coming from. That has been costing taxpayers about

\$295,000 each year. To find that information, one has to know about this fund and that this expense is referred to as a "taxable bond." Also, in this last fiscal year, this fund provided about \$350,000 in subsidy money to the Community Center and the parks and recreation department. Did you know that? Could you readily find that out from the information which is presented to the public? Now, if what I say is incorrect, I do hope that someone from town staff or the council will write in to provide us all with accurate information.

Betty Wassmundt
Storrs

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UConn plans new buildings for \$86M

By ZACHARY JANOWSKI
Chronicle Staff Writer

STORRS — The University of Connecticut will move toward the construction of two new classroom buildings with a forum Wednesday for public input about the project's potential environmental impact.

In 2006, the board of trustees approved an \$86.1 million budget for the two buildings.

The project, part of the UConn 21st Century infusion of state funds, will replace the two most heavily used classroom buildings on campus, the Jamie Homero Arjona and Henry Ruthven Monteith buildings.

Initially, the university hoped to build one large building to replace both Arjona and Monteith, but found such a massive building unfeasible.

The university now plans to build a 136,000 square foot classroom and academic office building on the site of the former UConn Cop and a 60,000 square foot building exclusively for classrooms on the site of the former Pharmacy Building.

The teaching space in Arjona and Monteith is inadequate for the university's changing needs — and the half-century old buildings appear out of place on a campus recently revitalized by state money.

UConn spokesman Karen Grava said the cost to renovate the two old buildings would exceed the cost of new construction.

The larger building will house various academic departments, including Journalism, Modern and Classical Languages, Political Science, Economics, Linguistics, and Communications Sciences.

Members of the public with environmental concerns about the project can attend the meeting Wednesday at 6:30 p.m. in the Merlin Bishop Center Room 7.

According to UConn environmental compliance analyst Paul Ferri, the university will design both buildings to achieve at least LEEDS Silver certification.

Under the Leadership in Energy and Environmental Design, or LEEDS, rating system, buildings earn points based on efficiency

and environmentally sensitive construction.

He said the environmental impact evaluation could take up to a year to complete and the public will have another opportunity to comment on the final draft.

University officials expect to begin excavation on the new building sites in 2009.

The university is also planning to replace the George Stafford Torrey Life Sciences Building, with a series of renovations that will shuffle several departments between different locations as their new homes are redone.

The plan is compared to dominos falling because departments will move as sections of buildings are renovated.

The dominos in the plan include Torrey, the Edward V. Gant Science Complex and a university warehouse.

Other projects will revitalize the Depot Campus, formerly the site of the Mansfield Training School, where some buildings are unusable.

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Rezoning plan ^{G/10} draws a protest

Item #13

By ZACHARY JANOWSKI
Chronicle Staff Writer

MANSFIELD — The planning and zoning commission will square off against a major landowner when it considers a zone change affecting the property of three individuals, one of whom owns three fourths of the land in question.

Town efforts to create two new zones for the area known as Pleasant Valley off Pleasant Valley Road prompted Bruce Hussey, who owns 120 of the roughly 165 acres, to file a formal protest opposing the change.

The protest increases the requirement for passing the changes from a simple majority of members present to a two-thirds majority of the full nine-member commission (six votes in all), according

to Hussey's attorney.

The area in question, including some state-recognized prime agricultural land, has been the subject of several visions for its future.

In December 2006 and January 2007 the planning and zoning commission conducted public hearings on a Pleasant Valley Design District, but decided not to pursue those changes after public comment.

The design district would have welcomed multi-family housing, but preserved half the farmland.

Prior to the 2006 plan of conservation of development, the Pleasant Valley area was set aside as an industrial park.

Bruce Hussey, who owns about 120 of the 165 acres affected by the proposed change, opposes the

(Rezoning, Page 4)

Rezoning plan draws a protest

(Continued from Page 1)

new zones.

A year ago, when the town proposed a design district for high-density residential, Hussey supported the change, although he asked for some revisions.

Hussey's attorney, Kari Olson of Murtha Cullina in Hartford, said the changes currently under review leave Hussey no economically viable options for the property.

Hussey, who lives on and farms some of the land, said he originally bought the property with the thought of relocating his business, T & B Motors, to the property.

When the town proposed the previous zone change, Hussey said, he turned toward developing the property according to the then-proposed requirements.

"You've got to leave us with some economically feasible use of the property," Olson said.

She said the zone change reduces the number of permitted uses from 23 to nine, "and most of those are interrelated."

Olson said the current proposal, aimed at allowing a research lab, doesn't fit with the plan of conservation and development.

"You've got to wonder, biomedical research in a residential area?" she said.

If the currently proposed zone changes are made, the land zoned Professional Office-3 west of Mansfield City Road and south of Pleasant Valley Road will become a new Pleasant Valley Residence/Agriculture

(PVRA) zone.

Land zoned Industrial Park east of Mansfield Avenue and south of Pleasant Valley Road would become a new Pleasant Valley Commercial/Agriculture (PVCA) zone.

Industrial Park zones west of Mansfield Avenue would become Rural Agricultural Residence-90.

In the new PVRA zone, the town would primarily allow multi-family housing and agricultural uses.

The PVCA zone would allow research and low-traffic industrial uses.

In a memo to the planning and zoning commission, Mansfield Director of Planning Gregory Padick notes possible uses, including "contractor and automotive garages, offices, commercial recreation, veterinary hospitals and kennels, age-restricted multi-family housing and agricultural uses."

Olson said the zone changes restrict the kind of equipment that can be used on the property, preventing Hussey from running T&B Motors there. T&B specializes in automotive sales, service and towing.

According to Olson, T&B has moved into servicing commercial vehicles, an activity which would be prohibited by the new regulations.

Both new zones would require 25-acre lot minimums, additional water supply requirements and provisions to preserve agricultural land.

According to Padick's memo, "other than two existing smaller lots of record that are used residentially, the subject area of rezoning involves three property owners and only one of these properties would be large enough to subdivide."

Hussey owns of the parcel large enough to subdivide.

The combination of undeveloped agricultural land with sewer and public water access makes the Pleasant Valley area unique in Mansfield.

"The area also has access to public sewer and water systems and is one of the few undeveloped areas left in town with access to these services," Padick said.

However, the area does have its drawbacks.

"The area does not have good roadway access and intensive commercial, industrial or residential uses would present significant traffic safety issues," Padick added in his memo.

The zone changes also include adjustments unrelated to the new zones, such as new guidelines for affordable- and age-restricted housing.

Commission Chairman Rudy Favretti said the public hearing is closed, but there is no time constraint on forcing the commission to act.

He said several applications have legal time schedules that must be followed.

"We will be discussing it soon, probably in July," he said.

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Mansfield must find \$372,000 for this year

By ZACHARY JANOWSKI
Chronicle Staff Writer

MANSFIELD — The town will end this fiscal year by dipping into savings to cover \$372,000 in missing revenue and overspending, pushing the question of restoring the fund balance into next fiscal year.

With three weeks left in the current fiscal year, the town has not yet finalized a proposed budget for next fiscal year.

Residents approved a \$43.7 million town and school budget at the May 13 town meeting, but a petition with 566 signatures forced a referendum under the new charter.

The town will vote again Tuesday, June 24, from 6 a.m. to 8 p.m. All districts will vote at the Audrey P. Beck Municipal Building in the council chambers.

Council member Carl Schaefer, chairman of the finance committee, said the town fell short in four revenue categories this year.

Mansfield originally anticipated about \$600,000 in interest income, but now projects \$413,000.

According to Schaefer, the town also fell short by \$88,000 in building fees, \$6,000 in recording fees and \$32,000 in conveyance taxes.

Schaefer said the total revenue shortfall amounts to \$322,000.

After factoring in overspend-

ing on gas and attorney fees and \$63,000 in spending freeze savings, he said, the town would end the year by taking \$372,000 out of its undesignated fund.

After covering the shortage, Schaefer said the fund balance would fall to about \$1.4 million, or about 3.24 percent of the proposed budget. Schaefer said council policy suggests maintaining a fund balance of at least 5 percent of the budget.

Monday, the council took no action regarding the budget shortage or the reduced fund balance. The council will reconsider the issue at a future meeting to determine the final course of action.

The council has delayed setting a mill rate because members expected a referendum on next year's budget and because of uncertain revenue projections.

The state legislature will take up the conveyance tax in a special session Wednesday. Towns have lobbied Hartford to extend the provision, which is set to expire.

Mansfield earned \$223,000 in conveyance taxes this year, revenue the town would lose if the legislature bans the levy.

If the next budget passes, taxes will rise 1.37 mills to 25.24. A home assessed at \$200,000 would garner an added \$274 in taxes with the 1.37-mill hike.

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were not being heard, it was decided to unite our voices so we might have a chance to be heard. This petition was our beginning. The days of 100-150 residents deciding the budget are over. We need a much larger opinion on this. This year's town meeting was the largest in recent memory and there were many flaws, some possibly violating various election laws. This is not acceptable.

It was my, and I emphasis my, opinion that if the town meeting had gone well — a couple of small reductions, a good representation of the population of Mansfield, well organized — the petition wouldn't have been presented. Most people did want it presented no matter what, as the belief is the budget should go to referendum at all times.

We believe the Referendum will be June 24. Please get out and vote.

Mike Sikoski
Storrs

Editor:

6/10

On June 2, I presented to the Mansfield town clerk a petition circulated by more than 20 residents and signed by 566 residents to bring the town budget to referendum. I would like to reply to those concerned, and who fault us for the possible delay in receiving their tax bills. It was our intention to present the petition immediately after the May 13 town meeting but in the opinion of the town attorney all signatures we had collected prior to the meeting were invalid. Therefore, we had to start all over again.

The town charter states that signatures can be collected up to six months prior to presentation of the petition and that petition must be presented within 21 days after the passage of the budget. I believe, this being the first year of the new charter, and with the conflicting language in it, the town should have accepted the original signatures and gone back and fixed the charter language to clarify its intentions.

Had the original petition been accepted, the referendum would have taken place on June 3 and there would have little or no delay in setting the mill rate and sending tax bills. This delay is not the fault of the petitioners, Had the charter revision commission and the town council done as most residents wanted, and put an automatic referendum in the town charter we would not be where we are today. I think it's about time our elected representatives start listening to residents and not taking on their own agendas.

We at savemansfieldct.org are not trying to disrupt the town. We are concerned about various issues and since as individuals we

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Storrs developers to update Mansfield council on plans

6/11

By ZACHARY JANOWSKI
Chronicle Staff Writer

MANSFIELD — Town officials will rehash the seven-year-old plan to build a \$220 million college town for the University of Connecticut Thursday at a special town council meeting.

Town officials and their private sector partners in the Storrs Center Project will present an update on progress to date and review the next steps toward making it a reality. The meeting is at 7 p.m. Thursday in the Buchanan Auditorium at the Mansfield Public Library on Route 89.

In February, Town Manager Matthew Hart requested an update on the project from the Mansfield Downtown Partnership and Tuxedo, N.Y.-based developer Leyland Alliance.

Hart initially requested the update happen in April, but it was pushed off to late May and now

June to allow time for the completion of studies.

According to partnership Executive Director Cynthia van Zelm, there are still studies outstanding.

Van Zelm also said the presentation would not include details of taxpayer financial support for the project.

Hart, in his request, had asked for "a breakdown of the public components of the project, particularly a description of those elements that are expected to be owned, managed and maintained by the Town of Mansfield."

However, van Zelm said the town is still negotiating those details. "We're not there yet," she explained.

The town will spend \$293,000 to fund its share of \$7 million in improvements to Storrs Road and, by law, it will split relocation costs for displaced businesses with Leyland.

Yet two aspects of town involvement remain unclear: subsidies for tenants displaced from old low-rent buildings into a brand new building on Dog Lane and operation or some degree of financing for the first parking garage.

The town could waive building permits, abate taxes or provide discounted financing for Dog Lane 1 to make its rents affordable to businesses accustomed to paying for less-than-ideal accommodations.

It is also possible the town may own and operate the parking garages planned for Storrs Center.

The partnership also needs to fill a \$3.5 million funding gap for the first parking garage after the state committed \$10 million in bond funding.

Van Zelm said she will distribute a letter from her to the council that will "parallel the presenta-

tion."

She said the presentation will provide a history of the project, too. "We see that there are many things people may not know, may not remember," she explained. "This is an opportunity for us to talk about where we have been, where we are now and where we are going."

She said Leyland completed an economic analysis, but an expert has not yet finished reviewing it on behalf of the town. "The reasons we are doing this (project) are economic," van Zelm added.

She said it is important for the town to properly review the projections before making decisions.

The council will have time to ask questions, but will not take questions from the public until the June 23 town council meeting.

That meeting begins at 6 p.m. to allow enough time for public comment on the project.

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Mayor, UConn president support downtown 6/11

By ELIZABETH PATERSON
and MICHAEL HOGAN

Community voices

Approximately two thirds of the 50-acre site will be preserved as a conservation area, and Storrs Center will include a state-of-the-art storm water management system that will actually improve the surrounding wetlands environment. In keeping with initiatives by the town and the university, the project's sustainability guidelines will ensure the efficient use of water, energy and construction materials. Storrs Center will serve as a model for the state.

*Thursday at 7 p.m., in the
Mansfield Public Library's
Buchanan Auditorium, the
Mansfield Downtown Partnership
will present an update to the town
council on Storrs Center*

Storrs Center is planned in phases that will allow flexibility to make changes along the way while remaining focused on bringing together residents, members of the university community and visitors in a vibrant downtown environment. A deliberative and inclusive planning, design and approval process will continue. The present goal is to secure the remaining local, state and federal approvals and break ground in the second half of 2009.

In 2002, the Mansfield Downtown Partnership was entrusted by the town and the university to carry out the mission of creating a town center. Both the town and university are equal financial partners in this endeavor. Each dedicates expertise and effort to the partnership's on-going work. In this spirit of cooperation,

the partnership has proven an effective catalyst, working with all constituents to shape an economically viable and environmentally sustainable project. As the municipal development agency for Storrs Center, the partnership has guided the many complex tasks associated with this initiative: commissioning the concept master plan, selecting a skilled master developer in LeylandAlliance, approving the Storrs Center Municipal Development Plan, creating a special design district and, successfully pursuing critical state and federal funding for the project.

Throughout, the partnership has invited public participation. It has held public forums and monthly open houses, listened carefully to public input and changed course when better alternatives were suggested. For its involvement of the community in the vision for Storrs Center, the partnership recently received the statewide Community Consensus-Building Award from the Connecticut Main Street Center. The cooperation between the town and the university on this project is unprecedented. We have come together with a shared vision and commitment. With the continued support of Mansfield residents, and UConn faculty, staff and students, we will create an environmentally responsible and economically vibrant town center.

Thursday at 7 p.m., in the Mansfield Public Library Buchanan Auditorium, the Mansfield Downtown Partnership will present an update to the town council on Storrs Center. We encourage all Mansfield citizens to attend the meeting.

Paterson, is mayor of Mansfield and Hogan is president of the University of Connecticut.

The recent \$10 million bonding authorization from the state to support Storrs Center infrastructure is an important development. This latest commitment from the state, championed by Senate President Pro Tem Don Williams and Rep. Denise Merrill, and supported by Gov. M. Jodi Rell, came after the state's thorough review of the Storrs Center project. It's a significant step toward building a sustainable commercial/residential/recreational Storrs downtown that is already being recognized as a model for environmentally responsible community development. This new downtown is badly needed now and for the future vitality of the town of Mansfield and the University of Connecticut.

The benefits to Mansfield are many. Storrs Center will generate significant new tax receipts for the town and create hundreds of jobs. Construction of the project will bring in more than \$180 million of private investment into the town. Businesses and opportunities usually found elsewhere will have a home right here in Mansfield within walking distance of our major civic activities, but in a controlled and environmentally friendly setting. More than 150 local, regional, state and national businesses have already expressed an interest in Storrs Center. Some have also initiated discussions with the developer, LeylandAlliance. In addition, more than 300 people have expressed interest in living in Storrs Center.

Storrs Center is a sustainable development. Hundreds of people living in Storrs Center will be able to walk to work and shop locally, eliminating thousands of car trips every week.

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6/12

DEP pats UConn's back regarding water issue

By ZACHARY JANOWSKI
Chronicle Staff Writer

STORRS — State environmental regulators praised the University of Connecticut in a letter to President Michael Hogan last week, giving college officials a break from widespread eco-criticism dating back to the 2005 Fenton River fish kill.

The letter, signed by state Department of Environmental Protection Commissioner Gina McCarthy and Public Health Commissioner J. Robert Galvin, called the university's efforts since then "exemplary."

The state officials pointed out the importance of the Fenton River study, which established a 3-cubic-foot-per-second flow rate as the point where the university would stop pumping from the river and rely on its Willimantic River wells alone.

The university will complete a similar study on the Willimantic River in the coming year.

"When dealing with natural systems, you never know when the test is coming — and it arrived in the second half of 2007 and found the university well prepared for a protracted period of dry weather," McCarthy and Galvin wrote.

The pair praised the university for its handling of the drought conditions, including its conservation efforts that have already reduced water usage. The letter specifically commends the university for "promptly engaging a professional operator, implementing system improvements necessary to achieve operational flexibility including system automation, installing sub-metering, addressing identified leaks, and updating the university's drought response plan."

Going forward, the university plans to explore more ambitious conservation methods, such as using treated wastewater to cool the cogeneration plant.

The letter did raise some concerns.

"We are concerned that the results of the Willimantic River study may show that relying solely on that well field during dry periods may not be environmentally appropriate nor guarantee sufficient water supply capacity to meet the University's needs," McCarthy and Galvin wrote. Accordingly, Galvin and McCarthy advised the university to "be extremely judicious when considering future commitments" of water. The letter also raised the need to look for additional water sources in the long term.

During a 2005 drought, excess water use by the university resulted in massive fish kills in a dried-up Fenton River.

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Friday, June 13, 2008

Editor:

Recently, Mike Sikoski wrote a letter about Mansfield's fiscal year 2009 budget. As Sikoski states, a petition to send the budget to referendum was presented before a budget had been adopted. This puts the horse before the cart: the adopted budget might actually have been one that the petitioners liked. Would they then have wanted to go to referendum? One should object to something after that something has been proposed, not before. There were those — many — who did want a referendum in any case, as a matter of principle. But how does one separate those signers from those who signed only because they objected to a budget that might have been changed at the town meeting?

In fact, Sikoski himself presents this paradox in his letter, but does not resolve it. He suggests that "if the town meeting had gone well," the original petition might not have been presented. But then (next sentence) he states that "most people did want it presented no matter what." Would the petition have been withdrawn over the objections of most of its signers?

Finally, Sikoski writes that "most residents wanted" an automatic referendum on

Letters to the editor

Mansfield's budget. But he presents no evidence that this is so, nor have I seen any.

We do agree, however, in urging Mansfield taxpayers to vote on the budget on Tuesday, June 24, at the Mansfield Town Hall.

**Carl W. Schaefer
Mansfield Center**

Schaefer is a member of the Mansfield Town Council.

Item #19

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Decision needed on downtown

By ZACHARY JANOWSKI
Chronicle Staff Writer

MANSFIELD — Memo to town council: no summer vacation for anyone working on the Storrs Center project.

The \$220 million development faces a turning point over the coming months as town officials strive to determine whether the town can justify a multi-million dollar investment in the project based on projections of future tax revenue.

The Mansfield Downtown Partnership, the town's development agency, presented the history, status and plans for the project in an update. Town Manager Matthew Hart requested in February on behalf of the town council.

Partnership officials and representatives of master developer Leyland Alliance of Tuxedo, N.Y., made the presentation.

Partnership finance committee chairman Thomas Callahan, University of Connecticut associate vice president for administration and operations, broke down the investment in the project to date — and laid out the options going forward.

According to Callahan, UConn and Mansfield have invested about \$1 million, split nearly evenly with the



Al Malpa photos

LEFT: Tom Callahan, chairman of the finance committee for the Mansfield Downtown Partnership, speaks during a presentation on the Storrs Center project at the Mansfield Public Library Thursday. **ABOVE:** Residents listen as Callahan explains the project's return on investment to date.

university paying slightly more, to fund the partnership's operations and planning for the project.

Callahan said the return on that investment to date is \$18 million, \$13.5 million from the state and \$4.3 million from the federal government.

"Let me say that again, we have \$18 million in the

bank," he said.

Callahan said Leyland has invested about \$4 million to pay for architects and other experts to lay the groundwork for the project.

According to Callahan, the partnership has also generated (Decision, Page 4)

Decision needed on downtown

(Continued from Page 1)

erated more collaboration between the town and university, crediting it for many recent accomplishments.

Callahan said the town needs to make its decision based on whether it can "leverage significant private investment capable of generating new tax revenue and civic benefits."

He said such an investment would make sense if the new taxes would cover the cost of debt, maintenance and operations going forward.

According to Callahan, the project will include \$188 million in private funds, \$18 million in public money already committed and \$15 million from sources "to be determined."

Improvements to Storrs Road are fully funded, Callahan said, with the town kicking in \$293,250 to match more than \$6 million in state and federal grants.

Callahan said the outstanding

questions concern relocation of businesses in the Store24 building and money for parking garages.

He said there are two options for making rents in the Dog Lane F building affordable for relocated businesses. The town could phase in the property taxes on the building or provide alternative loan financing.

The first parking garage has \$10.5 million in committed federal and state funds, but still needs \$3 million in financing.

"Garage one is absolutely needed to launch the project," Callahan said.

He said how much is needed from the town for the \$12 million second garage depends on if the partnership can have any additional success in getting other people's money.

The town has budgeted \$50,000 for professional and technical services in next year's budget for experts to review studies by Leyland.

"I am sure it is the town's position is that it's better to do no deal than to do a bad deal," Callahan explained.

According to officials from the town, the partnership and Leyland, the review will take most of the summer and agreements, if any, would be negotiated in the fall.

The project also has three permit applications outstanding. Federal and state wetland permits are expected this summer and state traffic commission approval by early next year.

Leyland representatives on hand included project manager Macon Toledano, Vice President Howard Kaufman and President Steve Maun. Max Reim, principal of partner firm Live-Work-Learn-Play, also attended.

The presenters did not take questions from the public last night. The council will begin its June 23 meeting at 6 p.m. to allow adequate time for questions from the public about the presentation.

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Friday, June 13, 2008

Teachers to train on new math books

By ZACHARY JANOWSKI
Chronicle Staff Writer

MANSFIELD — Town schools will feature a new series of math textbooks next year and students will have an extra day of summer vacation to enjoy while teachers learn how to use them.

The board of education voted last month to cancel the half-day of school scheduled for Monday, June 23. Instead school will end with a half-day on Friday, June 20.

Teachers will spend the day with training staff from the publisher of the math books to get accustomed to the new materials before summer.

School officials chose "Bridges in Mathematics" as the new textbook series for kinder-

garten through fifth grade after teachers spent part of this year giving Bridges and books from a competing publisher a trial run.

Assistant Superintendent Frederick Baruzzi, recently selected to take over as superintendent this summer, said the elementary schools have been looking to replace their math textbooks for a few years.

He said a group of teachers tried to find a replacement for the decade-old series a few years ago, but did not endorse any of the materials.

For part of the current school year, teachers tested two textbooks in their classrooms before settling on Bridges.

The board of education allocated \$80,000 in next year's budget to buy the new math books

for kindergarten through fifth grade.

School officials said using the same textbook in the first year of middle school would ease the transition for students. The current math series goes up to fourth grade.

Baruzzi said the new books provide more "opportunities for students to talk about math in the language of math."

The series also includes lessons using blocks and other counting tools, known as manipulatives, he added.

Baruzzi said Bridges will get students "beyond the rote memorization of the algorithm to a deeper understanding of the concept." Teachers who don't teach math will spend the day on other curriculum planning activities.

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2 the Chronicle, Willimantic, Conn., Saturday, June 14, 2008

Paterson elected CCM's president

MANSFIELD — Mayor Elizabeth C. Paterson was elected president of the Connecticut Conference of Municipalities board of directors for 2008-09 at CCM's annual meeting on June 12.

Five officers were elected, four municipal leaders were elected for the first time as directors, and 14 directors were re-elected for another year. They join with the six past presidents of CCM who continue to serve on the board.

Paterson was appointed president (after being elected first vice-president) in November 2008 filling the remaining term of Keith Robbins, first selectman of Bozrah.

She is an incorporator and mem-

ber of the executive board of the Mansfield Downtown Partnership and is chairman of the Mansfield Emergency Management Committee.

She is co-chairman of Mansfield's University/Town Relations Committee and served on the most recent presidential search committee for the University of Connecticut. Paterson is also chairman of the Eastern Highlands Health District and co-chairman of the UConn Campus Community Partnership.

Paterson has been active in both CCM and the National League of Cities.

She is chairman of the CCM Task Force on Early Childhood

Development and CCM's legislative subcommittee on education. She is also a member of the CCM Task Force on Children, Youth and Families. Nationally, Paterson is a member of the NLC Board of Directors.

Also re-elected to the board of directors is John A. Elsesser, town manager of Coventry.

The Connecticut Conference of Municipalities is a statewide association of towns and cities.

Its 146 member municipalities contain more than 90 percent of the state's population. CCM represents municipalities at the General Assembly, before the state executive branch and regulatory agencies, and in the courts.

Item #22

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Mansfield vote to be at one polling place

By ZACHARY JANOWSKI
Chronicle Staff Writer

MANSFIELD — The town council voted last week to avoid conducting the upcoming budget referendum at three locations — choosing instead to have all voters cast ballots at town hall.

The council voted unanimously to schedule the referendum from 6 a.m. to 8 p.m. Tuesday, June 24, in the council chambers at the Audrey E. Beck Municipal Building, embracing the recommendation from the registrars of voters over the communication advisory committee's suggestion.

Communications advisory committee Chairman Tom Moran said the council did not ignore the committee's recommendation.

"It's the way budget referendums (for Region 19) have been voted on in the past, so it was not unexpected," Moran said this morning.

She said the committee made its decision "very quickly" without the opportunity to consult registrars and other officials about logistics and costs associated with the referendum.

"We thought that this would be the optimum way," Moran added. "It opens the door for

more discussion on how referendums are conducted in the future."

She said multiple locations could have increased participation because the polling places would be closer to home and where people normally go to vote.

Mayor Elizabeth Paterson said this morning the short notice would have made it more difficult to staff the polling places.

She said cost also played a role because one polling place costs about \$2,500 to operate, while three would cost about \$6,000.

At a council meeting last week, council member Carl Schaefer said he saw irony in spending \$3,500 extra for two additional polling places because "some people already think the town budget is too high."

Council Member Gene Nesbitt said he thought having the referendum in three locations would maximize participation, but, this year, the council had to make a decision "based more on economics."

"This year it's probably a legitimate decision," Nesbitt explained, adding he would like to explore the question more thoroughly before future budget votes.

Democratic Registrar of Voters Andrea Epling said she thought the consistency of having referenda at the same location would be helpful.

But she also said the library and firehouse already had plans for the space needed to run the additional polling places.

Epling said many of the residents who normally work elections are unavailable because it is now summer, adding an additional challenge if the extra polling places are open.

Paterson said going forward, there could be more discussions about how to run a referendum. "It all depends on what kind of response we see," she said.

Residents approved a \$43.7 million town and school budget at a May 13 town meeting, but a petition with 566 signatures forced a referendum under the new charter. If the next budget passes, taxes will rise 1.37 mills to 25.24. A home assessed at \$200,000 would garner an added \$274 in taxes with the 1.37-mill hike.

To vote June 24, property owners need to go the registrar's office before voting in the council chambers. Registered voters can proceed directly to council chambers.

Item #23

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Economy to impact Storrs plan

By ZACHARY JANOWSKI
Chronicle Staff Writer

Friday June 16, 2008

Item #24

Economy to impact Storrs Center plan

(Continued from Page 1)

in expert developers in some fields to collaborate on the project.

He said Leyland is still "actively building" projects in New York, South Carolina and Virginia, although "things have slowed down a bit as they have in all real estate."

Of all of Leyland's projects, Kaufman said, Storrs Center "is the one project they really get excited about" in the current economic environment.

Kaufman said Leyland would also secure debt financing, which he compared to a home mortgage.

He said Leyland works frequently with Citizens Bank and Wachovia Bank.

Macon Toledano, the Storrs Center project manager with Leyland Alliance, said potential tenants and financial backers remain interested in the Storrs Center project, despite the recent poor economy, because it is in a college town.

He said businesses "see an opportunity here that never existed."

Toledano explained briefly that Live Work Learn Play would use a proactive strategy, called "casting," to select tenants for the project. Live Work Learn Play is

Leyland's Montreal-based partner that will attract potential tenants.

He said the company defines a role for tenants to fill and then seeks the best available candidate to fill the spot.

Grocers, banks, pharmacies, bookstores and restaurants could fill corner spaces and act like anchors, Toledano said, while little retailers will be "the fabric that gives it the feel of a real, authentic place."

Toledano said, given the recent economic environment, Leyland would adjust the mix of housing in the first phase, shifting toward rentals and away from for sale units.

He said, among other reasons, people are interested in living in places like Storrs Center "where you can do almost everything without driving."

He added this feature only becomes more attractive as gas prices rise.

Max Reim, a partner in Live Work Learn Play, said all the retail space in the project, about 150,000 square feet, would fit into three-quarters of a Wal-Mart superstore.

Reim said the goal of the project is to stop "people from spending money outside Mansfield and start getting people to spend money inside" the town.

MANSFIELD — The Storrs Center project will be a casualty of the economy's recent performance, according to the project's developer, because its location in a college town makes it a unique opportunity. Kaufman and Alliance Vice President Howard Kaufman said his company is excited to be part of the Storrs Center project, which they see as a chance to profit from building according to the ideals of smart development.

Kaufman admitted the poor economy spread the \$220 million project from a eight-year project to, perhaps, a decade-long project.

Under current market conditions are not ideal, Kaufman said. "Anyone who would have predicted that would be laughed out of this town."

Kaufman said Leyland sees the economic conditions as part of a cycle that will eventually turn around.

Under current conditions, he added, the project might roll out "a bit more slowly, a bit more fully."

Kaufman said Leyland would use two primary sources of financing to fund the project, the approximately \$4 million the company has already invested.

In addition to further equity from Leyland, Kaufman said other investors — such as private equity banks — would be invited to put money into the project.

Kaufman said Leyland probably won't build a new building in the project, but would bring in existing buildings.

(Economy, Page 4)

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June 17, 2008

Editor;

I've lived in Mansfield more than 50 years. I'll admit there were times when I yearned for a downtown in Storrs.

Instead, I observed a series of events that did nothing to encourage that dream. I watched stores open, succeed for a few years and then close. This pattern repeated itself, with gift shops and two small supermarkets. A movie theater opened then closed.

Recently the Student Union building was expanded. It now has a food court with seven different cuisines and a cinema of its own. All open to the public. At least four restaurants in downtown Storrs closed in recent years. A lot of money has been spent to promote the Storrs Downtown Partnership. This quasi public-private entity has received at least \$600,000 from the town of Mansfield, often through the use of "creative accounting." And the end is not in sight.

The university cannot take all the blame for this circus. But "rents were raised," as they say in political patois.

Since those days in the 1950s when I walked around the back roads looking for the "center of town," shopping styles have changed dramatically. Anyone can go online and shop globally: There is Craigslist, Angie's list, e-Bay and hundreds of other sites. I can order shoes from Australia, cheese from France, wine from California. Goods are sold at discounts, some shipped delivery-free, even sales

tax-free, legal or not. Do Mansfield council members know about this?

There are compelling reasons why no developer wants to risk investing in a shopping center. Some economists think we are already in the beginning of a recession, even a depression. The New York Times had an article on April 15 that related the rising number of bankruptcies in shopping malls nationwide. Energy costs, from home heating oil to diesel to gasoline are at historic highs.

Why are the taxpayers in Mansfield being expected to pay for a new "downtown" Storrs now?

Mansfield taxpayers will be responsible for the bonds issued. Next, tax rebates will be expected by any private developer. And the town of Mansfield will have to pay to move the present tenants.

A "new city" will not arise like a Phoenix. It is quite likely that the residential component will be "student housing" rather than "assisted living," or moderate-income housing (both in short-supply in town).

There are still issues unresolved, such as the status of the parking garages.

If the downtown project were such a good idea, developers would be standing in line, rushing to compete with each other for the privilege. All I've heard are the swooshing noises as developers retreat, leaving the taxpayers to pick up the pieces.

Wake up and vote no to any more funds for this illusion.

**Camille Lavieri Forman
Storrs**

Item #25

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BREAK**

Chronicle, Tuesday, June 17, 2008

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Corridor group seeks water volunteers in Mansfield Saturday

MANSFIELD — The Quinebaug-Shetucket Heritage Corridor Water Subcommittee is seeking volunteers to participate in the collection of visual assessment data of current water quality conditions in the Mansfield area.

This season, the focus will be on the lower Natchaug River as well as Eagleville Brook.

“These two streams are not meeting water quality goals, but the reasons for this are not well understood,” said Jean Pillo, QSHC water quality monitoring program coordinator. “Volunteers will gather information that may help solve this mystery.”

Other area streams will also be assessed.

Free training will be offered from 9 a.m. to noon on Saturday at the Joshua's Tract Conservation and Historic Trust on South Eagleville Road in Mansfield.

Pre-registration is required. Call Jean Pillo at 928-4948 to register.

No scientific background is required and one half-day training session is all you need to participate.

Participants should come dressed for in-stream training. All necessary equipment will be provided. Data collection will be done in July and August.

Item #26

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Chronicle, Wednesday, June 18, 2008

Editor:

A DEP report last week advised the University of Connecticut to "be extremely judicious when considering future commitments" of water. The report also raised the need to look for additional water sources in the long term.

The UConn water supply is precarious and cannot be assured.

Going forward with the Downtown Partnership would be taking a huge risk on the availability of this vital resource. If the project goes ahead, sooner or later what is the likely scenario?

I know.

Mansfield taxpayers left holding the bag. And what will UConn say? Oops, sorry but we didn't know it would turn out that way. The same way that it didn't know in 2005 that its overuse of water during the drought would dry up the Fenton River and result in massive fish kills. Oops, sorry.

Or the same disregard years ago when it illegally dumped toxic chemicals near Hunting Lodge Road, resulting in very questionable well water in scores of homes in the neighborhood and leaving us begging the Federal Environmental Protection Agency to use Super

Letters to the editor

Fund resources to test our wells. And on wells that didn't pass the test? Oops, sorry.

No, on second thought there wasn't even an apology from UConn. Certain homes were eventually added to the extended water pipeline, but not until after there had been health worries and much anxiety caused by the actions of what is now Mansfield's partner.

Before this project goes any further and before any more of our tax dollars — pardon the expression — go down the drain, vote no on the Tuesday budget referendum at town hall from 6 a.m. to 8 p.m.

On the two sub-questions, most of us will probably support the Mansfield education budget. But hopefully most of us will vote to cut the other part of the town budget, which includes some big bucks for the Downtown Partnership.

Then perhaps we taxpayers can be the first to say it.

Oops, sorry.

Not with our money.

**Nancy Tomastik
Storrs**

Item #27

PAGE
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Mansfield Downtown Partnership

Helping to Build Mansfield's Future

Item #28

June 12, 2008

Mansfield Town Council
Audrey P. Beck Building
4 S. Eagleville Road
Mansfield, CT 06268

Re: Storrs Center Progress Report

To the Mansfield Town Council:

On behalf of the Mansfield Downtown Partnership, Inc., ("Partnership") Board of Directors, I am pleased to provide you with a status report on Storrs Center.

Background

I would like to include some background on the project to put our endeavors in context. As you know, the idea of creating a downtown for Mansfield is not a new one; as far back as the 1960s, there has been discussion about how additional amenities and a town green would benefit the community. The initiative gained steam in the mid-1990s with the formation of the University-Town Relations Storrs Green Task Force. The Task Force completed a study on the viability of a town green and made the recommendation that an organization be formed to implement the Storrs Green project which included green space and commercial development. With the support of the Town Council, under the leadership and initiative of former Mayor Mike Schor, the Town retained the planning firm of Hyett Palma to develop an enhancement strategy for the revitalization of Mansfield's commercial areas.

HyettPalma recommended focusing on Storrs Center and creating a partnership of the Town of Mansfield, the University of Connecticut, and the business community to implement this strategy. An Organizing Committee was formed from these three groups, and eventually, evolved into the Mansfield Downtown Partnership Board of Directors.

The Directors continue to meet monthly and include representatives from the community, the Town, and the University with the Mayor, University Provost and Chair of the Mansfield Business and Professional Association serving as ex-officio members. The Partnership has seven committees – Advertising and Promotion, Business Development and Retention, Finance and Administration, Membership Development, Planning and Design, Nominating, and Executive. The committees are comprised of members of the community. The Partnership was created in 2001 and received its non-profit 501 (c) (3) status in 2002. There are currently over 400 individual, business and organizational members of the Partnership.

From the very beginning, the creation of Storrs Center has been a joint project of the Town and the University, each contributing to the cost of planning documents and, in particular, to the Partnership's operating budget. The Board of Directors includes representatives of both the Town and the University. It is the first time that the Town and the University have worked together on a project of this size and scope.

As part of its work, the Organizing Committee created a mission statement for the Partnership as well as several vision statements for Storrs Center (see Appendix I). As with any organization, our mission statement and vision have been our guiding principles as we have moved forward on Storrs Center. With the organizational structure in place, the Town commissioned the Connecticut firm of Milone & MacBroom to work with the Partnership on a concept plan for Storrs Center. To create the concept plan, the Partnership held a series of workshops in 2001 and invited the public to collaborate with the Milone & MacBroom team of landscape architects, planners, and economic and market analysts to create the concept plan. The concept master plan included a review and inventory of existing conditions, alternative concepts for the layout of Storrs Center, a target market strategy, and finally, a master plan that included three main elements – mixed-use development, a town green, and housing.

One of the key recommendations set forth in the concept master plan was that the Mansfield Town Council create a municipal development agency under Chapter 132 of the Connecticut General Statutes. The municipal development agency would be charged with preparing the municipal development plan. Once the plan was adopted, the corporation would be charged with the implementation process, including site development and marketing and business recruitment initiatives, as well as seeking funding from a variety of public sources. The Town Council gathered public input on this concept. On May 28, 2002, the Town Council unanimously approved the Partnership as the municipal development agency for Storrs Center.

On a parallel track, the University of Connecticut had solicited an Environmental Impact Evaluation (EIE) that looked at a variety of options for student housing including the Storrs Center area. The EIE evaluated the cumulative impacts associated with the housing and commercial redevelopment proposed in the master plan. While it was determined that undergraduate housing was not a good fit for Storrs Center, the findings in the EIE were applied to the preparation of the Storrs Center Municipal Development Plan. The Connecticut Department of Economic and Community Development and the Connecticut Office of Policy and Management used the EIE as their basis for environmental review. The EIE was approved by the Office of Policy and Management in October 2002.

In 2003, the Partnership hired the planning firm Looney Ricks Kiss to assist it with the Storrs Center Municipal Development Plan (MDP), the first step in the multiple stages of the planning and approval process of Storrs Center. In order to ensure that the Municipal Development Plan represented a viable plan for the project, the Partnership felt it was important to bring on a master developer to provide input to the Municipal Development Plan. Pursuant to a competitive selection process, LeylandAlliance was named the master

developer for Storrs Center in 2004. A development agreement between the Partnership and LeylandAlliance was signed in August 2004.

Milestones

Several milestones have been met over the last several years to bring Storrs Center closer to construction.

MDP

In August 2005, the Storrs Center MDP was approved by the Connecticut Department of Economic and Community Development (DECD). The MDP defines land acquisition and disposition, areas of demolition, design and development standards, land use restrictions, job creation, business displacement and relocation, and project financing. The approval by DECD capped a year of Town, University, and staff development of the MDP followed by unanimous approvals by the Mansfield Town Council, the Partnership Board of Directors, the Windham Region Council of Governments Regional Planning Commission, Mansfield Planning and Zoning Commission, and the University of Connecticut Board of Trustees. The Partnership and Looney Ricks Kiss sponsored a visioning session with the public as part of the MDP process. Both the Town and the Partnership held public hearings on the MDP.

Special Design District, and Partnership and Town's Role in Construction

The MDP set the stage for another milestone – the approval of the Storrs Center Special Design District (SDD) in June 2007. This mixed-use overlay zone was necessary to allow, in particular, for housing to be part of the project. Again, the Partnership, working with LeylandAlliance and under the guidance of the Planning and Design Committee, created a zoning classification which set new ground with its comprehensive design guidelines. The review process resulted in four nights of public hearings and discussion by the Planning and Zoning Commission. The Commission unanimously approved the SDD with amendments. In October 2007, the Mansfield Inland Wetlands Agency unanimously approved a local wetlands permit to allow for filling minimal, degraded wetlands (approximately .29 acres) as part of the project.

State Funding

And, most recently, the Town received \$10 million in funding from the State Bond Commission for the first parking garage for Storrs Center. In August 2005, the Town submitted an Urban Action Grant with requests to the State for partial funding of the garages at \$12 million, Storrs Road improvements of \$2.5 million, and relocation assistance of \$500,000. The Partnership and the Town worked with its state legislators for almost three years to secure this funding. Before the funding was placed on the State Bond Commission by Governor Rell, it was reviewed by the CT Department of Economic and Community Development and the CT Office of Policy and Management, both of whom recommended that the Governor approve the funding.

Project Overview

Storrs Center is planned on a 47 acre site, 30 acres of which will be preserved as open space. The project is comprised of commercial, retail and restaurant uses and housing. The Municipal Development Plan allows for up to 800 units of housing, between 150,000 and 200,000 square feet of retail and restaurant space, between 40,000 and 75,000 square feet of office space, and between 5,000 and 25,000 square feet of civic space. These numbers will evolve with market conditions but the MDP permits the construction of these maximum limits.

The housing will include studio apartments and one, two, and three bedroom units. Units will be for sale or rent at market rates. There will be no single family housing. The housing will be in the form of apartments, condominiums, and townhouses. One section of the project will be exclusively for housing, and housing will also be located above the commercial spaces throughout the project. To date, over 300 people have contacted the Partnership about their interest in the housing.

The commercial space will be controlled by the developer. Space will generally be leased to businesses, but may also be sold as commercial space subject to the control of the developer. There are likely to be both business and homeowner associations.

The civic space may include community space i.e., art space, meeting spaces, University function spaces, and non-profit offices. The Greater Hartford Arts Council has expressed interest in opening an office in Mansfield. They currently have satellite offices in Manchester and Avon.

Among the most important pieces in place for the project are the design and sustainability guidelines. The current Connecticut zoning law does not regulate many of the standards that would come under the sustainability and green building umbrella. The Partnership, under the direction and guidance of its Planning and Design Committee, worked closely with Town staff on developing guidelines that are appropriate for Mansfield. The design guidelines are part of the Special Design District and regulate how Storrs Center will be developed. Any changes to those guidelines would require returning to the Planning and Zoning Commission for a zoning amendment. The sustainability guidelines will be monitored by the Partnership's Planning and Design Committee as part of its role in reviewing zoning applications. The sustainability guidelines will provide these standards for the entire building process, from planning through construction. The sustainable building practices included in the guidelines address project siting and intelligent land use; improving site resource management; conserving materials and resources in the construction process; improving energy efficiency; and enhancing indoor air quality. One of the critical sections of the guidelines is a checklist that indicates whether the guidelines are being followed, e.g., whether light pollution is being minimized and in what way. The checklist must be submitted by the project architect(s) as part of the building permit application. The guidelines were developed with an eye toward balancing sustainable building practices with cost considerations.

Benefits to the Community

Economic

As outlined in the Municipal Development Plan, one of the main reasons the decision was made by the Town and University leadership to build Storrs Center was to create a larger and more varied economic base for the Town of Mansfield. This became more of a priority as less funding has been coming in from traditional sources of state funding for cities and towns in Connecticut. Key goals include the development of new sources of positive tax revenue, the creation of a vibrant and sustainable environment in which to grow business, and the creation of new jobs. The land for Storrs Center, which is mainly owned by the University of Connecticut, will be sold to LeylandAlliance and, thus, become private property, generating taxes to the Town. Early in the process, studies were conducted to show that there would be a significant economic benefit to the Town, beginning with the Downtown Mansfield Master Plan Target Market Strategy in 2002. This Strategy demonstrated there was an untapped market for a mix of uses. The economic study that was done by Partnership consultant Urban Partners as part of the MDP in 2005 concluded that there would be over \$2 million of in new annual net tax revenue for the Town at full build-out of the project, and that 895 jobs would be created at full build-out. The search for a master developer was not initiated until the market and economic benefits were verified by the early studies. In addition, the Connecticut Department of Economic and Community Development spent several months reviewing the MDP, and over a year reviewing the Town's Urban Action Grant application for public infrastructure. After having fully vetted the MDP and the Grant application, it made a positive recommendation to the Office of Policy and Management regarding the viability of Storrs Center.

Storrs Center will leverage significant private funding. From the beginning, the public funding commitment being sought is approximately 15 percent of the total funding. The private sector funding is over \$188 million.

As indicated above, the Storrs Center project represents an important economic development and investment opportunity for the Town of Mansfield. Mansfield is extremely dependent upon intergovernmental revenues, deriving approximately 45 percent of General Fund revenues from that revenue source. This places the Town in a somewhat tenuous position, as intergovernmental revenues can fluctuate considerably from year-to-year. The development of the Storrs Center project would enhance Mansfield's tax base significantly, which would serve to strengthen the Town's position and to help reduce its dependency upon intergovernmental revenues.

Civic Pride and Quality of Life

Storrs Center will enhance the quality of life and learning for residents by providing more amenities including retail stores, offices, housing, and dining. The project's footprint includes 30 plus acres of conservation area, and two squares/greens for events and relaxation. It creates a sense of community and place, building on what the Community Center has done for Mansfield.

Business owners and owners of commercial property in the current Storrs area will benefit from the retention and strengthening of existing businesses and the creation of new business opportunities. One of the key thrusts of the downtown initiative is to increase foot traffic and enhance the aesthetics of the area, which will directly benefit local businesses. Storrs Center will create new customers for existing businesses. The location of additional housing alone will have a tremendous positive impact on existing businesses.

The University of Connecticut students, staff, and visitors will benefit from increased off-campus amenities, which will enhance the recruitment of talented students, staff and faculty. With the capital improvements made to the University, the timing is right to create a true college town. Storrs Center will enhance the University of Connecticut's reputation as a prominent national university and as the "flagship" for the State's higher education system.

Sustainable

The project will be environmentally sustainable. Storrs Center will be pedestrian oriented, achieving the goals of the town and the state to provide more walkable spaces. The amenities will be both close to where people live and work, and to the key civic uses in town including the Town Hall, the Post Office, Community Center, EO Smith High School, and the University. This proximity to pre-established infrastructure and commercial development reduces sprawl and promotes efficient living and design, including less use of the car. The project follows the responsible growth goals as articulated by Governor Rell for the State.

Storrs Center protects the wildlife habitat in the back of the project area. Led by Mansfield native and noted environmental consultant Dr. Michael Klemens, LeylandAlliance changed the project area footprint to allow for enough distance for buildings from the vernal pool. The vernal pool has an active wood frog population that relies on the vernal pool for purposes of breeding. The proposed storm water master plan will actually improve the run-off from Storrs Road that is depositing silt in the area near the Post Office.

Finally, through the efforts of the Partnership's Planning and Design Committee, working with Town Recycling Coordinator Virginia Walton, LeylandAlliance, and Steven Winter and Associates, an extensive set of sustainability guidelines has been prepared. Steven Winter previously chaired the US Green Building Council which created the LEED (Leadership in Energy and Environmental Design) standards – a nationally recognized benchmark for sustainable design. The Storrs Center sustainability guidelines should be finalized this summer and will serve as a model for the region, state, and nation. Storrs Center has also been registered as a pilot project for LEED-Neighborhood Development, which recognizes the creation of not just a single sustainable building but a series of buildings and surrounding space that create a community.

Current Public/Private Investment and Return

There has been consistent and dedicated financial support for the Storrs Center project by the Town, University, and by Partnership membership. Both the Town and University have spent over \$500,000 for the Partnership operations and planning over the last eight years

while membership dues and project grants have been over \$105,000. In addition, the developer will connect to the University's water and sewer systems on the same basis as other municipal, commercial and residential users; will sell and lease land to the developer, and relocate existing University uses.

This investment has led to an even more significant return from the State of Connecticut, the federal government, and LeylandAlliance. The federal and state government have contributed \$4.3 million and \$13.5 million respectively for Storrs Center. From the outset, the Partnership, on behalf of the Town, sought federal and state money for many of the public components of Storrs Center. Nine separate grants have been awarded to the Town. This demonstrates the commitment of our state and federal partners to Storrs Center. The master developer Leyland Alliance has already invested \$4 million of its own money on the project. See Appendix 2.

Outstanding Issues/Next Steps

There are several issues that have been and will continue to be discussed over the next few months, including relocation, financing of public components of the project, private financing, leasing/rentals/sales, and the construction schedule.

Relocation

The Partnership, as Storrs Center oversight agency for the Town, is responsible for providing relocation benefits for the businesses that will be displaced as part of Storrs Center. Several buildings are scheduled to come down, including the Marketplace/Store 24 building, Storrs Automotive, and the Phil's building. Fourteen businesses will be affected by this process. The Storrs Center Municipal Development Plan includes a Relocation Plan, which has been prepared pursuant to state and federal statutes. The Relocation Plan identifies all of the benefits that existing businesses are eligible to receive including monetary compensation.

Over the last several years, the Partnership has worked through its Business Development and Retention Committee with the affected business owners, LeylandAlliance, the Town of Mansfield, and the University of Connecticut to address the issues related to relocation. The Partnership retained Philip Michalowski of Harrall-Michalowski and Associates to work directly with the businesses to discuss their individual concerns and space needs. Mr. Michalowski provided information to the businesses about their relocation rights and apprised them of available business space in the area.

One of the alternatives that was developed was to look toward the construction of a permanent retail building (Dog Lane-1) in a preliminary phase to the Storrs Center project that would allow for the relocation of some existing businesses before the first phase of Storrs Center development activities begin. The University agreed to make a parcel of land available to the project for this purpose. Zoning for this building was approved in July 2006, and \$500,000 is available in a state grant for infrastructure for the building.

The objective of creating space for these current businesses is to provide a location close to the town center and to phase in market rate rents to provide these existing businesses the ability to successfully compete. To accomplish this goal, one idea that has been discussed is that the Town could conceivably provide a loan to the developer to finance the construction at an interest rate lower than that which could be obtained in the commercial market. A loan from the Town would enable the developer to charge lower rents. Under this concept, the Town would hold a mortgage interest in the property and rents would be designed to gradually increase to market rate over a period of years. The idea behind a potential Town financing proposal is to provide a source of financing at an interest rate that represents a fair return to the Town, but which is less than what commercial lenders would charge –again, this is designed to provide a graduated rent structure for existing tenants who need some financial assistance for a limited period of time.

Public Components/Financing

There are several elements of Storrs Center that are considered public components including Storrs Road, parking structures, the town and market squares, public streets, other public parks, the conservation area, utilities, sidewalks, and landscaping. With the exception of Storrs Road and the parking structures, the rest of these public resources will be privately funded. The Town will be responsible for maintenance of Town streets and the squares and other pocket parks.

The total estimated cost of Storrs Center is approximately \$220 million (in 2008 dollars), with approximately \$188 million of that amount to be privately financed. The public investment financed to date is approximately \$17 million which includes funding for Storrs Road, parking, and road and site infrastructure. There is approximately \$15 million left to be financed.

Done properly, public financing can leverage private investment capable of creating new annual tax revenue and civic benefits for the town. It makes sense if tax and other revenues are sufficient to retire debt, maintain assets, and provide additional tax revenue to address local priorities. It is common for projects such as Storrs Center to include a public funding element. The MDP included a proposal for public funding when it was created in 2005. As noted in the MDP, the goal has been to secure state and federal funding. The Partnership has spent the last few years working to obtain state and federal dollars for the project. We have had great success. Storrs Road is completely funded with \$2.5 million from the state and \$3,673,000 from the federal government. The federal grant does require a 20 percent match from the local government which amounts to \$293,250. With this match, all the funding for Storrs Road is secured.

The availability of parking is critical to support the project's retail, commercial, office and residential development. The Special Design District required a certain number of parking spaces due to the uses in Storrs Center. The current proposal is for two public parking structures that are estimated to contain 1,250 spaces total. The estimated cost per space is \$20,000 for a total approximate cost of \$25.5 million. The first parking structure needed to support the first development phase is estimated to cost \$13.5 million, of which the State has

authorized \$10 million and the federal government \$490,000. This leaves \$3 million to be financed. The estimated cost for a second parking structure, needed to support subsequent phases, is \$12 million. These parking structures are proposed to be owned and operated by the Town of Mansfield. It is possible the Town would contract out their operation. All net revenue would go to the Town.

Role of the Town

In order to best address the remaining public funding issues, the Town, working with the Partnership, the University and LeylandAlliance, will be conducting its own cost/benefit analysis and financial analysis. In order to update the current proposed financing and economic benefits, as well as the needed funding for public components, LeylandAlliance and the Town of Mansfield have hired additional expertise to critically evaluate the current financing and latest economic benefits study.

Leyland's consultant, HR&A, has drafted an updated economic benefits study that the Partnership commissioned as part of the MDP in 2005. The Town has hired Economics Research Associates to review this study, to evaluate LeylandAlliance's financials, and to provide other development services.

The Town brought on Walker Associates which has been evaluating the projected parking revenues and costs of the parking garages, as contained in the parking study in the SDD zoning package. Walker Associates is also looking at the issue of the adjacent free public and private parking lots in proximity to the project and how they affect paid parking on the street and in the garages.

Finally, the Town has retained Day Pitney as special counsel as it begins consideration and potential negotiation of agreements with LeylandAlliance on any financial commitment by the Town and administration of the Town components of the project i.e., the squares. (The Partnership is likely to revise the existing Development Agreement with LeylandAlliance to reflect the current status of the project. There are also likely to be separate agreements between LeylandAlliance and the University).

The timetable for completion of these studies is late summer 2008 and presuming satisfactory results, negotiations may follow on the public components of Storrs Center including potential funding, operations, and maintenance. Based on the satisfactory result of the studies and negotiations with the assistance of the professionals hired to assist the Town, the Town Manager may bring recommended options to the Town Council regarding any Town financial or management role in Storrs Center. No commitments have been made by the Town at this time; all proposed agreements will be subject to thorough and deliberative negotiations and final approval by the Town Council.

Leasing and Sales/Private Investment

LeylandAlliance is simultaneously working on the tenant leasing and private financing of Storrs Center.

With respect to the retail and commercial space, it will be occupied by local, regional, and national tenants. LeylandAlliance has met with many prospective businesses, and our understanding is that there continues to be strong interest despite the current economic condition. Storrs Center has always been planned to be developed in phases so that each phase can be executed as market conditions dictate. The Partnership has received over 150 inquiries itself about business opportunities. The process of securing regional and local tenants will be somewhat different than what is normally done in other commercial projects. LeylandAlliance has been working with the group Live Work Learn Play, led by Max Reim, to identify potential businesses for Storrs Center. Rather than advertise for space based on square footage, Mr. Reim and his team will specifically look for businesses that are the right fit for Storrs Center ("casting" process). It will be very strategic in terms of who leases space and their location. Similar to all business recruitment, businesses will be required to submit a business plan including their financing as part of the selection process. Live Work Learn Play will bring staff to work in Mansfield approximately 18 months before the first retail and commercial spaces are scheduled to be available. Planning has begun for this process.

Private financing sources (both debt and equity) have expressed strong interest in Storrs Center. Residential, retail and mixed-use developers have expressed interest in partnering with Leyland.

Construction

The conditions to be met prior to construction starting include:

Permitting - Permits are needed from the Connecticut Department of Environmental Protection (DEP) for the storm water plan and from the Connecticut State Traffic Commission for improvements to Storrs Road. Preliminary review has been completed with feedback presented to LeylandAlliance's engineer BL Companies. BL Companies has provided responses, and the state agency review continues. The United States Army Corps of Engineers has reviewed LeylandAlliance's application to fill some of the degraded wetlands and is coordinating its approval with the DEP. The goal is to have the permits in place by the end of 2008.

Relocation - It must be determined whether and when a new building for the existing businesses will be built. As noted above, discussions are on-going about how this may be achieved and what role the Town has to assist.

Private Financing and Leasing Commitments - Funding commitments will need to be in place, and potentially major tenant pre-lease deals for the retail or office space.

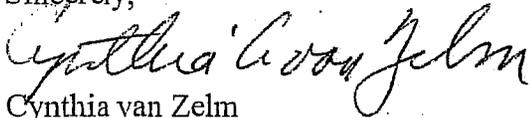
Public Financing - Again, this is a complex project that requires full financial and legal diligence on behalf of all interested partners – the Town, the University, and the Partnership – to make sure that the project is economically viable, built as designed, and continues to incorporate public comment. Any negotiations on agreements with LeylandAlliance will be iterative and will be expected to take through the summer. Following Town staff review and

analysis, any role for the Town Council with respect to financing some of the gap for the public components will be presented to the Town Council for its review and consideration. The negotiations will also clarify LeylandAlliance's and the University's roles with respect to financing and administration of Storrs Center.

In the meantime, the Partnership, as the Town's municipal development agent, will strive to continue to oversee the project's continued development, encourage the parties to reach any required agreements, inform the public about the project and next steps, listen to ideas and comments, and make sure that the policy makers on all levels hear questions and concerns. We are proud of the work we have done as a team – the Partnership, Town, and University - and the recognition of that partnership by the Connecticut Main Street Center, in the form of the Community Consensus-Building Award received this week.

We look forward to continuing the public dialogue with the Town Council and working to achieve the many benefits to the Town and the community – an increased tax base generating roughly \$2 million in net new tax revenue; new and varied jobs; more restaurants, retail, office, and housing opportunities in a vital traditional downtown; and the creation of a model for the state of sustainable design and growth for the state.

Sincerely,



Cynthia van Zelm
Executive Director

Appendix I

Mission Statement

The Mansfield Downtown Partnership, an independent non-profit, is an association of the town of Mansfield, the University of Connecticut, local business and property owners, civic and cultural groups, and citizens organized to strengthen and revitalize three Mansfield commercial areas: Storrs Center, Mansfield Four Corners and King Hill Road. It seeks to transform these areas by retaining and improving existing businesses, attracting new business, initiating real estate development and public improvements consistent with physical master plans; execution of special events; and advocacy.

Vision Statement

Storrs Center will be a vibrant village fueled by the eclectic retail demands created by Mansfield residents, University of Connecticut students, faculty, staff and visitors. The village will intelligently and creatively fuse the interests of a residential community proud of its history and protective of its natural resources with an increasingly diverse academic community that constitutes the state's largest university and one of our nation's leading public research institutions. Storrs Center will serve as Mansfield's premiere venue for our community's special outdoor events. It will also be a regionally recognized destination area distinguished for its concentration of restaurants, boutiques, cultural, entertainment and recreational assets and proximity to the University of Connecticut.

Storrs Center will become the center of our community, providing a place to mingle and engage in unplanned and diverse opportunities. The village will be a sophisticated, exciting, fun and culturally enriching downtown that the community is proud of and that enables us to recruit the best students.

Storrs Center will serve as a location for special and regular community events, with theater and other cultural attractions, restaurants, coffeehouses and boutiques. It will be attractive night and day, and a great place in which to live, go to school, work and play.

Storrs Center will be a unique and authentic place that conveys the identity of who we are as a community. The village will be active, alive and vibrant with a mix of small, unique, caring businesses having character and charm. It will be pedestrian-oriented, environmentally responsible and economically viable. Storrs Center will become the heart of the university and residential community.

Appendix 2: MANSFIELD DOWNTOWN REVITALIZATION PROJECT
FUNDING SOURCES AND USES

Project Description	Local Funding		University of Conn	State of CT				Federal Funding					Total Funding	
	Town of Mansfield	Mansfield/Pequot Grant		DECD Urban Act	DECD STEAP #1	DECD STEAP #2	DECD Urban Act	DOT Grant	DOT Grant	USDA Rural Dev #1	USDA Rural Dev #2	USDA Rural Dev #3		DOT Surf. transp.
Storrs Center Economic Study	\$ -	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,000	\$ -	\$ -	\$ -	\$ 42,500
Environmental Impact Study			110,600											110,600
Master Plan		49,750	49,750											99,500
Professional & Technical Services (Bartram & Cochran, Day Pitney, H. Sinclair)		34,530												34,530
Storrs Center Area Improv./Relocation Costs (1), (3)		280,720												280,720
Operations (thru 07/08)	420,000	63,000	433,000											916,000
Municipal Development Project Plan					163,368					90,000	50,000			303,368
Construction Building #1					114,362	500,000								614,362
Pedestrian Walkway					222,270									222,270
Parking Garage							10,000,000	490,000						10,490,000
Storrs Center Streetscape (Storrs Road)	293,200 (2)			2,500,000				1,172,800					2,500,000	6,466,000
Total Funding	\$ 713,200	\$ 435,500	\$ 593,350	\$ 2,500,000	\$ 500,000	\$ 500,000	\$ 10,000,000	\$ 490,000	\$ 1,172,800	\$ 35,000	\$ 90,000	\$ 50,000	\$ 2,500,000	\$ 19,579,850

RECAP:

State Funding	\$13,500,000
Federal Funding	4,337,800
University of Connecticut Funding	593,350
Town of Mansfield Funding	713,200
Mansfield/Pequot-Mohegan Grant Funding	435,500
Total Revitalization Project	\$19,579,850

- (1) Mansfield's funding for mandated relocation costs are included here.
(2) Mansfield's local match for the Dept of Transportation grant.
(3) The University's relocation costs include the renovation of Lakeside Apartments to accommodate University Communications, the Nayden Health Clinic and the future relocation of School of Fine Arts' uses on the eastern side of Storrs Road. The University's project related costs also include investments in water and sewer infrastructure.

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Item #29

Number 08-53

June 13, 2008



Legislative Update



THE VOICE OF LOCAL GOVERNMENT

← PLEASE DELIVER IMMEDIATELY TO ALL CCM-MEMBER MAYORS, FIRST SELECTMEN, AND TOWN/CITY MANAGERS

A Significant Victory for Towns and Cities

Conveyance Tax Rates Extended For Two More Years

In a major victory for towns and cities, the General Assembly passed a two-year extension of the real estate conveyance tax in Special Session Wednesday and Thursday.

The Senate voted 19-14 (3 absent) to support the bill. The House voted 82- 51 (19 absent).

As the vote tallies show, this was not an easy win – it was only accomplished through the unified and persistent message sent by municipal officials. CCM staff worked hard to make sure that every legislator was contacted by us and by the officials in their districts.

Those who voted “yes” did so despite concerted pressure from the realtors in their districts. **Please take the time to thank them – publicly – for standing up for their hometowns and against the realtors’ pressure.** Send them a letter, mention them in a newspaper column, etc. At the very least, call them and thank them.

The Senate roll call vote: <http://www.cga.ct.gov/2008/VOTE/S/2008SV-00435-R00SB01001-SV.htm>

The House roll call vote: <http://www.cga.ct.gov/2008/VOTE/H/2008HV-00296-R00SB01001-HV.htm>

*** **

For more information, please contact Gian-Carl Casa (gcasa@ccm-ct.org) or Jim Finley (jfinley@ccm-ct.org).

STATE OF CONNECTICUT
SENATE
JUNE 2008 SPECIAL SESSION

SEQ# 435

JUNE 12, 2008

12:02 AM

PASS

CAL#

SB 1001

FILE#

AN ACT CONCERNING THE MUNICIPAL SHARE OF THE REAL ESTATE CONVEYANCE
TAX.

PRESIDING - Lt. Governor

33 TOTAL VOTING
17 NECESSARY FOR PASSAGE

19 YEAS

14 NAYS

3 ABSENT

DISTRICT
Y 1 JOHN W. FONFARA
Y 2 ERIC D. COLEMAN
Y 3 GARY LEBEAU
Y 4 MARY ANN HANDLEY
Y 5 JONATHAN A. HARRIS
Y 6 DONALD J. DEFRONZO
N 7 JOHN A. KISSEL
A 8 THOMAS J. HERLIHY
Y 9 PAUL DOYLE
Y 10 TONI N. HARP
Y 11 MARTIN M. LOONEY-
Y 12 EDWARD MEYER
Y 13 THOMAS P. GAFFEY
Y 14 GAYLE SLOSSBERG
N 15 JOAN V. HARTLEY
N 16 SAM CALIGIURI
Y 17 JOSEPH J. CRISCO
N 18 ANDREW MAYNARD

DISTRICT
Y 19 EDITH G. PRAGUE
Y 20 ANDREA STILLMAN
N 21 DAN DEBICELLA
N 22 ROBERT D. RUSSO
Y 23 EDWIN A. GOMES
N 24 DAVID J. CAPPIELLO
N 25 BOB DUFF
A 26 JUDITH G. FREEDMAN
A 27 ANDREW J. MCDONALD
N 28 JOHN MCKINNEY
Y 29 DONALD E. WILLIAMS, JR.
N 30 ANDREW W. RORABACK
Y 31 THOMAS A. COLAPIETRO
N 32 ROBERT J. KANE
Y 33 EILEEN M. DAILY
N 34 LEONARD FASANO
N 35 ANTHONY GUGLIELMO
N 36 WILLIAM H. NICKERSON

RCS# 449

CONNECTICUT HOUSE OF REPRESENTATIVES
 Regular Session
 June 11, 2008 Special Session

RCS# 296

3:10:06 AM 06-12-2008

SB 1001

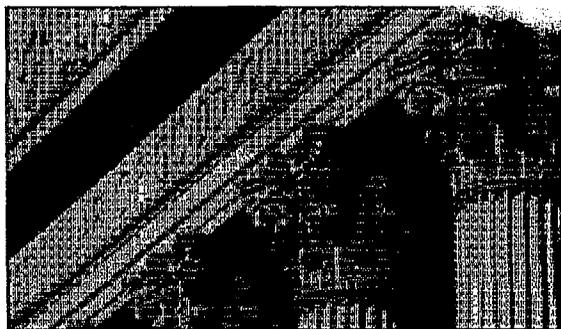
AAC THE MUNICIPAL SHARE OF THE REAL ESTATE
 CONVEYANCE TAX.

Yeas: 82 Nays: 51 Not Voting: 18

Y	ABERCROMBIE	N	JOHNSTON	Y	SPALLONE	X	HOVEY
Y	ALDARONDO	Y	JUTILA	Y	STAPLES	X	KALINOWSKI
Y	ARESIMOWICZ	Y	KEELEY	Y	STONE, C.	N	KLARIDES
Y	AYALA	Y	KEHOE	Y	TABORSAK	N	LABRIOLA
Y	BACKER	X	LAWLOR	Y	TALLARITA	N	MILLER
Y	BARRY	Y	LEONE	Y	TERCYAK	N	MINER
N	BARTLETT	Y	LEWIS	Y	THOMPSON	X	NOUJAIM
N	BERGER	Y	MALONE	Y	TONG	N	O'NEILL
N	BOUKUS	N	MAZUREK	Y	TRUGLIA	Y	PERILLO
Y	BUTLER	Y	MCCLUSKEY	Y	URBAN	N	PISCOPO
Y	BYE	Y	MCCRORY	Y	VILLANO	X	POWERS
Y	CANDELARIA, J.	Y	MCMAHON	Y	WALKER	X	ROWE
Y	CARUSO	N	MEGNA	Y	WIDLITZ	N	RUWET
Y	CHRIST	Y	MERRILL	N	WILBER	N	RYAN, J.
Y	CHRISTIANO	Y	MIKUTEL	N	WILLIS	N	SAWYER
Y	CLEMONS	X	MIOLI	Y	WRIGHT	N	SCRIBNER
Y	DARGAN	Y	MORIN	Y	ZALASKI	N	STRIFF
Y	DAVIS	Y	MORRIS			N	WASSERMAN
Y	DILLON	Y	MOUKAWSHER	N	ADINOLFI	N	WILLIAMS
Y	DONOVAN	Y	MUSHINSKY	N	ALBERTS	N	WITKOS
Y	DREW	N	NAFIS	N	AMAN, W.		
N	DYSON	X	NARDELLO	N	BACCHIOCHI		
Y	ESPOSITO	N	NICASTRO	N	BOUCHER	Y	AMANN, J.
Y	FAWCETT	Y	O'BRIEN	N	BURNS		
Y	FELTMAN	Y	O'CONNOR	N	CAFFERO		
X	FLEISCHMANN	Y	OLSON	N	CANDELORA, V.	N	ALTOBELLO
Y	FONTANA	Y	ORANGE	X	CARON		
Y	FOX	Y	O'ROURKE	N	CARSON	Y	FRITZ
Y	GENGA	X	PANARONI	N	CHAPIN		
Y	GENTILE	Y	PAWELKIEWICZ	N	D'AMELIO	N	GIANNAROS
Y	GERAGOSIAN	Y	PERONE	N	DELGOBBO		
Y	GONZALEZ	X	REINOSO	N	FAHRBACH	N	GODFREY
Y	GRAZIANI	Y	REYNOLDS	N	FERRARI		
X	GREEN, K.	Y	RITTER	X	FLOREN	X	KIRKLEY-BEY
N	GUERRERA	Y	ROLDAN	X	FREY		
Y	HAMM	Y	ROY	N	GIBBONS		
Y	HEINRICH	X	RYAN, K.	N	GIEGLER		
Y	HENNESSY	Y	SAYERS	N	GIULIANO		
Y	HEWETT	N	SCHOFIELD	X	GREENE, L.		
Y	HURLBURT	Y	SERRA	N	HAMZY		
Y	JANOWSKI	N	SHAPIRO	N	HARKINS		
Y	JARMOC	Y	SHARKEY	N	HETHERINGTON		

UNOFFICIAL RECORD
 for internal office
 use ONLY

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MUNICIPAL MANAGEMENT BULLETIN



CONNECTICUT CONFERENCE OF MUNICIPALITIES

900 CHAPEL STREET, 9th FLOOR, NEW HAVEN, CT 06510-2907 PHONE (203) 499-3000 • FAX (203) 582-6314

Your source for local government management information on the Web is at www.ccm-ct.org

May 30, 2008, Number 08-07

Attorney General Files Formal Motion Seeking Verification That AT&T Complies With Order To Obtain Citizen Approval For Massive Utility Boxes

Attorney General Richard Blumenthal, in a formal motion filed May 28, urged the Department of Public Utility Control (DPUC) to require that AT&T identify the location of roughly 2,000 U-Verse utility boxes installed throughout the state in order to verify that it obtains lawful approval for the boxes from municipalities and abutting property owners.

Blumenthal filed the "Motion to Clarify and Compel Production" one day after the DPUC ordered that AT&T - before installing its massive U-Verse service boxes (known as V-RAD boxes) - immediately obtain the consent of all abutting property owners and municipalities. [emphasis added]

The order also demands that AT&T obtain such consent for approximately 2,000 boxes already installed throughout the state, as state law requires. [emphasis added]

In the motion, Blumenthal said the only way DPUC can ensure that all municipalities and property owners are lawfully notified of the V-RAD boxes is for AT&T to provide a list identifying the location of all boxes.

"The DPUC must rely on proof, not promises, that AT&T is following the law - requiring permission from abutting property owners and municipalities before it installs refrigerator-sized V-RAD boxes," Blumenthal said. "Disclosure of locations of AT&T's estimated 2,000 V-RAD boxes is imperative to ensure that rights of all property owners and municipalities are upheld, and their consent obtained. There can be no reasonable objection to this simple request for information that should be readily available.

"Today's request should provide no impediment to existing or future U-Verse service, which promises to provide welcome and sorely needed competition in the cable market. We only ask that AT&T follow the law in providing its service - properly notifying affected municipalities and property owners in order to ensure that public safety and public interests are protected."

(Reprinted from Attorney General's Press Release 5/28/08)

** ** *

For more information please contact Gian-Carl Casa or Mike Johnson of CCM at (203) 498-3000.

This bulletin has been sent to all CCM-member mayors, first selectmen, town/city managers, planning directors and attorneys/corp. counsels.

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The Mansfield Record



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Referendum Scheduled for Town Budget

Following a petition filed by Mansfield electors, the Town Council has scheduled a referendum for Tuesday, June 24, 2008, on the Fiscal Year 2008/09 Budget adopted at the May 13th Budget Town Meeting. The referendum will run from 6:00 AM to 8:00 PM, and will be held in the Council Chambers at the Audrey P. Beck Municipal Building to take action on the following questions:

- Are you in favor of the budget as adopted on May 13, 2008?
- If the budget is defeated, is the town budget portion too high or too low?
- If the budget is defeated, is the school budget portion too high or too low?

**Town Hall
Public Hours**

Mondays
8:15-4:30

Tuesdays
8:15-4:30

Wednesdays
8:15-4:30

Thursdays
8:15-6:30

Fridays
8:00-12:00

Voting shall be by paper ballot. Absentee ballots will be available as provided by law to those applying in person at the office of the Town Clerk during regular business hours.

The general fund budget adopted at town meeting totals \$33,580,440 and includes \$12,649,640 for general government operations (Town) and \$20,930,800 for the Mansfield Board of Education. Another \$10,117,705 was appropriated for Mansfield's proportionate share of the Region 19 budget. It is estimated that a mill rate increase of 1.37 mills (to 25.24 mills) would be necessary to fund the adopted general fund budget. Additionally, the budget town meeting adopted a capital budget of \$2,586,300 and a capital and nonrecurring fund budget of \$663,085. The capital and capital and nonrecurring funds are funded primarily through grants and other revenues.

For more information on the budget process, please see www.mansfieldct.org.

Mansfield Downtown Partnership Reports

\$10 Million Grant from State for Storrs Center Parking Garage Provides Major Boost in Moving Project Forward

Submitted by Cynthia van Zelm, Executive Director

A \$10 million grant for the first garage building to be constructed at Storrs Center was announced by Governor M. Jodi Rell in a special visit to Storrs earlier in May. The grant, which is expected to be approved by the State Bond Commission on May 30th, will fund approximately 70% of the projected cost of the structure, a key component of Storrs Center. Located at the crossroads of Mansfield and the University of Connecticut, the project will combine residential, retail, commercial, restaurant and entertainment uses and wonderful public spaces to create a true main street environment in the heart of the community.

In a prepared statement, Governor Rell observed, "This is our opportunity to shape a college town. UConn has become truly a world class institution and we are so proud of how far our flagship university has come in so short a time. Still, I think we would all agree that one key ingredient is missing at UConn - a town center that would provide Mansfield with a 'college town' look and feel. Great college towns have a spark. Think of Northampton, Williamstown and Cambridge in Massachusetts. Think of Durham, North Carolina. That spark comes not only from young blood but from community gatherings, literary events, book stores and cafes. These are places that have a strong, vibrant pulse. These funds will help turn the Storrs Town Center into an intellectual, cultural and economic hub. Storrs Town Center will be a national model and an example of the kind of responsible growth development Connecticut will continue to encourage. It will be a pedestrian- and bicycle-friendly section of town that will be a beehive of activity. We are serious about stopping sprawl, preserving our state's character and emphasizing responsible, controlled development."

Speaking for the Mansfield Downtown Partnership, the public-private organization guiding the Storrs Center development, Executive Director Cynthia van Zelm stated, "This generous support from the State is greatly appreciated and serves as a confirmation of how important our development is not only to Mansfield but all of Connecticut. We are confident of the project advancing on all fronts."

Macon Toledano, Vice President of Planning and Development for LeylandAlliance, adds, "The State's grant is great news for our project. We view the garage as a critical component of the overall Storrs Center plan that will provide much-needed parking for the retail and commercial businesses as well as the residents that will reside there. With these substantial funds committed, and Federal appropriations already in place, we are working out the remaining details to finance the construction of the garage structure."

Mansfield Downtown Partnership, Inc. Update

Submitted by Kathleen M. Paterson, Administrative Assistant

Some of the Mansfield Downtown Partnership accomplishments over the last year include:

- *Planning and Zoning Commission approval:* In June 2007, after four nights of public hearings, the Mansfield Planning & Zoning Commission (PZC) unanimously approved two zoning applications submitted by the Partnership and Storrs Center Alliance, LLC (an affiliate of LeylandAlliance, LLC) for the new Storrs Center development. The first application proposed several amendments to the Mansfield Zoning Regulations that provide for a new Storrs Center Special Design District zone, including permitted use provisions, application requirements, approval criteria and approval processes. The second application provided for the rezoning of the 47.7 acre Storrs Center project area to the new Storrs Center Special Design District zone classification, which allows for a mix of commercial uses and housing.

- *Completion of the pedestrian walkway:* Working with the Town's Public Works staff, BL Companies, and GEG Construction, Inc., the Partnership completed the first of many efforts to create a pedestrian-friendly system in

Storrs Center. Funded by a Small Town Economic Assistance Program grant from the Department of Economic and Community Development, the walkway provides safe and easy access to the Community Center, Town Hall, and the future Storrs Center. This winter, new banners sponsored by the Partnership, the Town including the Community Center, the University of Connecticut, and LeylandAlliance adorned the walkway.

- *Inland Wetlands Agency approval:* In October 2007, Mansfield's Inland Wetlands Agency unanimously approved a wetlands license for the Storrs Center project. With this approval and the PZC approvals, all local zoning approvals are in place.

- *Fourth Annual Festival on the Green:* The fourth annual *Festival on the Green* was a resounding success. Over three thousand area residents enjoyed musical performances from Kidsville Kuckoo Revue, Aztec Two-Step, and The Mohegan Sun All-Stars. There were plenty of hands-on activities for all ages, as well as a variety of food from local restaurateurs to please all tastes. The popular Bikes, Tykes, and Trikes Parade and pie eating contest were crowd-pleasers once again. This community event grows in popularity each year.

- *Statewide Award:* In May 2008, the Partnership was awarded a Connecticut Main Street Center Award of Excellence in the Community Consensus-Building category. The award recognizes an organization's public outreach efforts, partnership development, and facilitation of dialogue. Since its inception, the Partnership has made a committed effort to reach out to the entire community, to listen to their concerns, and to adjust course when necessary or appropriate. The Partnership will continue to make public outreach a top priority and encourages community members to contact the Partnership office with questions, concerns, and comments.

The Mansfield Downtown Partnership has the following goals for 2008:

- *Completing the Vision:* The Partnership continues to work toward construction of the first buildings for Storrs Center. As of May 2008, permits are pending at the Connecticut Department of Environmental Protection for the proposed storm water system and the US Army Corps of Engineers for a federal wetlands license. An application to the Connecticut State Traffic Commission for improvements to Storrs Road is being reviewed by CDOT staff. Other milestones that must be met are completion of relocation, and commitments on the financing of the parking garages.

- *To celebrate the Fifth Annual Festival on the Green:* The Partnership is in the midst of planning for the Fifth Annual *Festival on the Green*. The many dedicated committee members and volunteers are looking forward to providing the community with another great *Festival*. Fireworks in the Park will be Saturday, September 13 at 6:00 pm at Mansfield Hollow State Park, and the *Festival on the Green* will be Sunday, September 14 from noon to 5:00 pm behind the Storrs Center commercial plazas. The musical acts Kidsville Kuckoo Revue, Aztec Two-Step, and the Mohegan Sun All-Stars are scheduled to appear again this year. Event details will be posted on the Partnership's website (accessed through the Town's website) as they are finalized.

- *To increase membership:* The Partnership reached a milestone in 2007 when it registered its 400th member! Membership efforts are on-going, and the Partnership looks forward to number 500. The Partnership's members are a vital part of its success. They dedicate their time and efforts to producing community events, such as the *Festival on the Green*, and actively promote Mansfield and the Storrs Center project throughout the area, region, and state. If you are interested in becoming a member, please contact the Mansfield Downtown Partnership at 860.429.2740 or mdp@mansfieldct.org.

- *To continue public outreach:* The Partnership strives to keep the public well-informed regarding progress on the new downtown as well as other Partnership efforts. The Partnership staff and members regularly present to local organizations, submit information to area media, and represent the Partnership at events around town. In addition, the Partnership hosts an open house on the first Thursday of every month from 5:30 pm to 6:30 pm. To learn more about open house dates and times, other Partnership appearances, or to schedule a presentation, please call the office, 860.429.2740.

Town Manager's Office Reports

Town Awarded \$500,000 Small Cities Grant

Submitted by Maria Capriola, Assistant to Town Manager

The Town of Mansfield has been awarded a \$500,000 grant from the Department of Economic and Community Development (DECD) for fire safety improvements to the Juniper Hills Village assisted housing facility. Juniper Hills is a HUD assisted senior housing facility owned and operated by Mansfield Retirement Community, Inc., a non-profit housing corporation.

In recent years, the "cottages" at Juniper Hills have been the site of two major fires; given the age and mobility concerns of the senior residents, the fire safety upgrade of these units is critical. The Town recognizes the importance and value of such improvements and is therefore in support of this project.

HUD (Federal Department of Housing and Urban Development) provides Community Development Block Grant (CDBG) money to states, which may distribute the resources to non-entitlement communities (population less than 50,000). Connecticut's DECD administers the distribution process of funds for non-entitlement communities such as Mansfield. In 2007, Mansfield applied for the \$500,000 grant through the competitive Small Cities grant process.

In addition to the Small Cities funding that has been awarded, Juniper Hills has made a contribution to the project. Town funds will not be directly used for this project; however, a limited amount of in-kind resources such as staff time will be dedicated to this project.

Improvements to the fire safety system will begin this year.

Strategic Planning Update

Submitted by Maria Capriola, Assistant to Town Manager

Mansfield 2020, A Unified Vision, the strategic planning process currently being undertaken by citizens and stakeholders in the Town of Mansfield is continuing to be developed this Spring.

The strategic planning process held two weekend conference events with 50-70 participants in attendance each day. During the "Visioning" Conference held in December, participants articulated their vision and initiated dialogue for the planning of the community's future. During the "Action" Conference in January, participants refined their vision points and articulated a series of action items and plans.

Four open houses were held in January and February 2008, in addition to the Town hosting an electronic "wiki." The purposes of the open houses and wiki were to receive citizen and stakeholder input and to inform the public on the progress of the strategic plan. Over 200 people participated in the open houses. Anyone interested in the future of Mansfield were encouraged to participate and were welcome to provide specific input about the vision they had for the community's future.

In the Spring of 2008, the Strategic Planning Steering Committee will deliberate and refine the action plans. The Committee will present its recommendations for the strategic plan to the Mansfield Town Council during Summer of 2008.

Information regarding the strategic planning process is available on the town website: www.mansfieldct.org

Parks and Recreation Reports

Family Fun Activities Schedule (June/July 2008)

Submitted by Sharon Glasson, Member Services Coordinator

<u>June</u>	13	Family Fun Night. 6-9 p.m.	*Family Fun Nights are free for Mansfield Community Center members. Non-members can use the entire facility AND enjoy all Family Fun activities by paying the daily fee.
<u>July</u>	1	Family Fun Night. 6-9 p.m.	
	15	Family Fun Night. 6-9 p.m.	
	29	Family Fun Night. 6-9 p.m.	

New Year! New Goals! New You!

Submitted by Robin O'Brien, Health & Fitness Director

For those of you who have resolved to try to lose weight or improve health through exercise here are some tips for success:

- Choose reasonable goals – set dates for “mini-goals” in order to reach the big goal
- Get a partner – you will be more successful if you are accountable to someone else. Let’s face it – if you could do it yourself, you wouldn’t be reading this.
- Make exercise a priority – like eating, sleeping, and working. It has to become part of the daily routine. If it’s “extra,” it’s easy to leave it out.

A Mansfield Community Center membership is a useful tool for helping the whole family stay healthy. You can use the fitness center, swim in our pools, play in the gymnasium and walk or jog on our indoor track. For information about memberships, please visit www.mansfieldct.org and click on the Community Center logo, call us at 429-3015, or stop in for a tour!

The Missing Link

Submitted by Robin O'Brien, Health & Fitness Director

Most of us who exercise regularly are pretty consistent about getting enough cardiovascular exercise. Some of us even try to do some effective strength training. But few of us do the necessary flexibility training: stretching, which is so important for injury prevention, reducing muscle soreness and improving joint function and athletic performance. Here are some tips for effective stretching:

- Stretch warm muscles; stretch AFTER exercise, when your body is warm. Your muscles will respond well and this will in turn help to alleviate stiffness and soreness.
- Each stretch should be muscle specific; select the muscle or area you wish to stretch and choose a flexibility exercise that is effective for that area.
- Hold each stretch for at least 30 seconds, a minute is even better! And breathe as you stretch.

If you need help with stretching, we suggest these options: Join a Yoga class. Take a fitness class – all fitness classes generally finish with some stretching. And last but not least, a personal trainer can teach you a lot about effective stretching specifically where you need it!

Mansfield Community Center Goes for the Green

Submitted by Curt Vincente, Parks and Recreation Director

You may have noticed some of the changes taking place here at the MCC, and have been wondering what it's all about. Well, the Town of Mansfield is proud to adopt new methods and initiatives that will positively impact the environment. The MCC has gotten the "green light" for these changes and is on the path to becoming a more environmentally conscious facility in many ways.

"The Community Center is a hub for recreation, health and outreach for Mansfield and Northeastern Connecticut residents. It's important that we take every opportunity to improve and care for our local environment," says Curt Vincente, Director of Parks and Recreation. Below are just a few examples of what we've been doing.

- **Facility Lighting:** New, energy efficient lighting was installed recently in the pool and gym areas, and the older halogen lights were removed. The result? An estimated cost savings of approximately \$10,000-\$12,000 annually.
- **Solar Panels:** The installation of a photovoltaic solar system was recently completed on the roof of the Community Center. The system, provided at no charge to the town through a partnership with SunEdison, allows us to use zero emission solar energy – by converting light into electricity. Over 20 years, the system is projected to offset 1,516,000 pounds of carbon dioxide (a 'greenhouse gas') that would have been emitted during the production of electricity from fossil fuels. "Deploying a zero emission solar energy system on underutilized rooftop space is the right thing to do and sets an example for other communities," said Curt Vincente, Director of Parks and Recreation. "Working with SunEdison allows the Community Center to serve our residents by deploying clean renewable energy quickly and saving money on utility rates." So, not only does the new system reduce dependence on fossil fuels and promote clean, renewable energy, it's also more cost-effective! The result? An estimated cost savings of approximately \$20,000-\$25,000 annually.
- **Co-Generation Project:** The Town Council authorized a co-generation project which will allow the MCC to operate completely off the power grid. The project is currently in the design phase, but when complete, the co-generation project could save \$35,000-\$40,000 annually in energy costs.
- **Light Sensors:** Energy-saving light sensors have been installed throughout the building, so when a room is not being used, the lights will shut off automatically after 15 minutes of inactivity.
- **Pool Covers:** During the week of April 7th, installation began on pool covers for both our main pool and our therapy pool. The company responsible for the covers and the installation is Alta Enterprises, INC. out of Alta, Wyoming. They have done similar work in Connecticut and the New England area with other installations in New Haven and East Hartford, CT and in Springfield, MA. The pool cover for the main pool uses wall mounted storage reels and is fully automated due to the size and weight of the covers and due to our limited deck space. The smaller therapy pool cover uses a movable deck storage reel and is manually rolled or unrolled by the pool staff. These covers are used every night at closing. So, what does it mean to have energy smart pools? These covers reduce our energy costs and overall water consumption, and minimize heat loss due to evaporation. Check out these figures of annual cost savings:
 - **Therapy Pool**
 - Lower energy costs by approximately 19.5%
 - Reduce water consumption by approximately 21.3% = 8,400 gallons
 - **Main Pool**
 - Lower energy costs by approximately 20.4%
 - Reduce water consumption by approximately 21.3% = 42,475 gallons

In addition, the MCC recently hosted an Earth Day Celebration on April 26th, which included a farmer's market, compact fluorescent lightbulb swap, recycling information and a variety of Green activities for children.

Let your inner green glow! Here are some suggestions of what you can do to help:

- Take shorter, not-so-steaming-hot showers.
- Bring a reusable water bottle.
- Bring a sweat towel instead of using paper towels.
- Walk, bike or carpool to the MCC.
- Try to recycle your trash – we have recycling containers throughout the facility.

Learning To Swim—An Important Life Skill At Any Age!

Submitted by Elle Noel, Aquatic Director

Be sure that you and your children are ready for the summer – learn how to swim at the Mansfield Community Center!

Not only is swimming a great source of recreational fun for all ages and a great way to stay in shape for both youth and adults, it is also an extremely important life skill to learn at any age!

Enrolling your child in an organized group lesson setting for swim lessons is an effective and safe way for your child to learn to swim. Children gain valuable swimming skills while placed in a group setting with their peers. They work on improving their listening skills, following directions, and increase socialization during swim lessons as well. The Mansfield Community Center offers many group swim lessons and follows the American Red Cross Learn to Swim Program for both youth and adult lessons, one of the most respected and utilized programs in the country. The structured curriculum and core skills for each level allow participants to follow a smooth progression through the 6 levels beginning with infant and toddler aquatic classes. Allow your child to practice their skills! Bring them to swim in the pools at the Mansfield Community Center. Register your children today – it is so important for children to learn the proper way to swim, and the sooner they begin, the easier it will be for them to progress through the Learn to Swim Program.

Our adult beginner and intermediate lessons also follow the American Red Cross Levels 1 - 4, but allow adults to be in a comfortable, age-appropriate environment. Whether you have never learned to swim, or have not been in the water in years, this program is a great way to get you started. We encourage adults at any age to join our program to learn how to swim and gain this valuable life skill.

Social Services Reports

Department Updates

Submitted by Kevin Grunwald, Director of Social Services

Staff Member Retires: The month of December was marked by the retirement of long-time social worker Sheila Thompson. Sheila worked for the town for twenty-seven years, and was instrumental in maintaining the tax rebate programs and an active holiday giving program. She will be missed by co-workers and clients alike.

Holiday Giving: All programs of the Department of Social Services were extremely busy during the holiday season coordinating donations to Mansfield families in need. Through this program 124 individuals in 37 families received gifts, food, and cash donations that enabled them to celebrate the holidays. We are extremely grateful to all of the donors in our community who made this possible.

Youth Service Bureau: This program continues to be very busy with a number of new initiatives. The second successful Hi-Fi children's grief group was completed last Fall, and staff are making plans to start a new group this Spring. Funding was received to continue a very popular group for grandparent's raising grandchildren, and the Youth Service Bureau continues to expand their capacity to serve residents through the use of volunteers from UConn and Eastern CT State University.

Assisted/Independent Living Initiative: The Assisted/Independent Living Advisory Committee continues to meet regularly, and has received proposals from Masonicare and Long Hill Associates to develop an assisted/independent living facility in Mansfield. The proposers presented their concepts to the committee on in early May and it is expected that the committee will be making a recommendation of a preferred developer to the Council soon.

Underage Drinking Grant: Through a grant from the Department of Mental Health and Addiction Services staff and community members continue to work to develop an infrastructure to prevent underage drinking. On January 30 the collaborative co-sponsored motivational speaker Aric Bostick met with E.O. Smith High School students and parents to discuss self-esteem and motivation in youth. In March the town hosted a Town Hall meeting on underage drinking entitled, "Take It Back" for youth and parents.

Senior Services: The Senior Center continues to be very busy, offering a wide variety of programs and services. In November the Center offered the extremely popular Veteran's Day program, which was attended by 115 seniors. Attendance at the noon meal continues to increase with meals now prepared on site, and in the last quarter of 2007, 1667 meals were served, with an additional 1340 meals provided through the meals-on-wheels program.

Volunteer Recognition: On April 29th, the Youth Service Bureau held their first Annual Volunteer Recognition event. The event provided an opportunity to thank and recognize the more than 70 volunteers who have worked over the course of the year to extend the capabilities of the Youth Service Bureau. Volunteers were recognized for their work on the Advisory Board, the H.I.F.I. Grief Group, community contributions, and as youth mentors.

Information Technology Reports

Mansfield's Email Notification System

Submitted by Jaime Russell, Director of Information Technology

Members of the Mansfield community can sign-up to receive free customized notifications through the Town and Board of Education's e-mail distribution system. The system provides an easy way for residents to keep informed of special events, town announcements, and the latest news from their local government.

The system presently includes thirty-five different news and announcement categories and new options have been added every few months. Participants can subscribe to all of the lists or choose to receive only the specific categories that they personally select. Choices include agendas, minutes, and packets from different town committees and boards as well as announcements and news on specific topic areas of interest.

The sign-up process is quick and easy. Go to <http://mansfieldct.qscend.com/qnotify.aspx>, provide your e-mail address, select the categories that you wish to receive, and click on the "Join" button at the bottom of the page. Every notice includes an "unsubscribe" link at the bottom of the e-mail so you can increase or reduce your subscription at anytime. Subscribe today for a free and easy way to stay informed!

If you are already a subscriber, click on the "unsubscribe" link at the bottom of the next e-mail you receive to see the names of the new lists that you might want to add to your subscription!

Free Wireless Internet at the Mansfield Town Hall and the Mansfield Community Center

Submitted by Jaime Russell, Director of Information Technology

The Mansfield Town Hall, Mansfield Community Center, and their outdoor areas are now wireless hotspots!

Residents and guests can bring their wireless ready laptops to take advantage of free public wireless Internet access both inside and outside of these buildings. The coverage areas include all indoor spaces in the Mansfield Town Hall and the Mansfield Community Center (except for the pool and locker rooms), as well as most of the surrounding outdoors areas of both facilities. The outdoor access is here just in time for the warmer spring weather!

An easy directions handout and Frequently Asked Questions guide is available online at http://www.mansfieldct.org/town/wifi_info.htm or in paper format in the Town Clerk's Office, in the information tray across from the Town Manager's Office, or at the Reception Desk at the Community Center.

Come down to the Mansfield Town Hall or the Mansfield Community Center and enjoy free public wireless Internet access!

Town Clerk's Office Reports

Changes in the Town Clerk's Vault

Submitted by Mary Stanton, Town Clerk

Hours of work and a generous Historic Preservation Grant from the Connecticut State Library have produced amazing results in the Town Clerk's vault!

No longer are there boxes of unmarked records, supplies, and duplicate documents on a variety of shelving behind the wire cages. Instead record material has been sorted, organized and is stored neatly on compact mobile storage units. Our storage capacity has increased dramatically as has our ability to access record material.

To date we have received approval to shred over 85 cubic feet of non-record material. A few of the interesting documents we uncovered during our sorting were the first Eagle Factory School District Book of Records dated May 1837, the organizational minute book of the Mansfield Parent-Teacher Association dated March 1932 and a series of photos identifying local air wardens during World War II.

We have also been collecting copies of the minutes of boards and commissions from various sources in an effort to compile a complete record of all their activities. And, while we still have much work to do, we would like to thank our Record Consultant, Peter Bartucca, for his guidance and the staff at the Town Hall for all their cooperation during this endeavor. If you are in Town Hall, come by and visit!

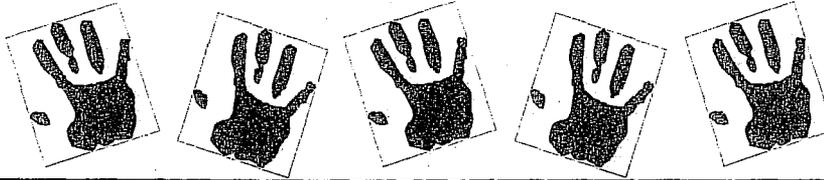
Town Events

Memorial Day Parade: Mansfield observed Memorial Day on Monday, May 26th with a parade and ceremony at the New Mansfield cemetery. Music for the parade and ceremony were provided by the Mansfield Middle School Band and the E.O. Smith Regional High School Band. Thank you to Ms. Amber Hoyt for her moving address and Reverend Ron Baker for his invocation. Special guests included Private Second Class Daniel Parker, Representative Denise Merrill as well as several council members. Special thanks to those behind the scenes who helped make this event possible, including Sara-Ann Chaine, Paul Veilleux, Curt Vincente and William "Chip" Jordan.

Tour de Mansfield: Village to Village: It's time to get your bike out of the garage, make sure you have air in the tires, and start riding. On Saturday, July 19th, 2008, bicycle riders of all levels will have a chance to explore many of Mansfield's nineteen historic villages on two wheels, in the third annual *Tour de Mansfield: Village to Village*. The Town of Mansfield, the Mansfield Downtown Partnership, Mansfield Community Center, local businesses and volunteers are proud to present what promises to be an active and exciting day. The goal of the event is to provide a family-oriented activity for area residents, encourage exercise through cycling, bring awareness to the scenic beauty of Mansfield's villages, draw attention to the Storrs Center/Downtown area, and to bring the community together around a social and recreational activity.

The day has been designed to appeal to riders of all levels, and will include a 5-mile Family Fun Ride, along with 20 and 40 mile "challenge rides". The rides will start and end at the Mansfield Community Center, and will conclude with a barbecue. Pre-registration for the event is strongly encouraged. The registration fee covers ride support, snacks, food and beverage and a custom-designed *Tour de Mansfield: Village to Village* T-shirt for the first 100 registrants. All riders must wear a helmet and be familiar with basic safety rules of the road.

Registration will be available soon by going online to www.mansfieldct.org, and clicking on the bike tour logo, or by picking up a registration form from one of many locations including the Mansfield Town Hall and the Mansfield Community Center. Check-in and registration on the day of the event will begin at 7:30am, and the Family Fun Ride will commence at 10:30am. Participants are asked to park in the E.O. Smith High School parking lot, next to the Town Hall on Storrs Road (Rt. 195). In case of rain, the event will be held on Saturday, July 26, 2008. If you have any questions, please contact the Town Manager's Office at 429-3336.



SIGNATURE EVENTS AND PROGRAMS in the Mansfield Public Schools

Office of the Superintendent

Mansfield, Connecticut

June 2008

These articles summarize the work of the Mansfield Public Schools' during the current school year, achievement built upon many years of program development supported by the Mansfield Board of Education. We hope you enjoy this summary and encourage you to check each school's website for more details about our programs

MMS Honored as the Connecticut Middle School of the Year

The new school year at Mansfield Middle School was barely underway, when on September 29th officials from the Connecticut Association of Schools arrived to present the school with the Connecticut Middle School of the year award for 2007-2008. The award represents the culmination of many years of hard work by students, staff, administrators and parents, to create learning opportunities rivaling any in public education. Strong emphasis on academics linked to unique programs in music, world language, related arts and physical education all played a part in achieving the honor.

Judy Abrams, one of the officials who spoke at a school-wide assembly was enthusiastic and detailed in summing up her assessment of the middle school's attributes.

"Students we met said: 'No matter what type of kid you are, you can fit in here'; 'Teachers just don't do the minimum, they teach you the academics *and* how to be a better person'; and 'The older kids kind of take care of us.'"

Further, she noted that, "MMS is an exemplary, cutting-edge school. Your students *consistently* score well on the CT Mastery

Tests. This is a testament to your unique team structure that ensures all students receive the same high level of instruction in all content areas.

"Your respect for others and your global awareness is pervasive throughout the school. The sense of community was evident in our conversations with parents, students, teachers and administration. We walked your hallways and heard laughter! We saw the artwork on the walls everywhere, and kids were helping each other."

"We could feel the passion and excitement in the classes, and we believe it's that way all the time, not just because we were visiting! We admire your involvement and strength in the arts, especially with your annual plays that include teachers and parents. In regard to after-school activities, one student commented, 'Mom said *they* never had these kinds of choices!'"

In accepting the award, Jeff Cryan, an administrator with more than sixteen years of experience at the school, thanked the "talented, creative, and caring adults," as well as the "...kind, inquisitive and hard-working students" for making the accomplishment possible. "Every year at our closing ceremony for eight graders, I tell parents that I wish that everyone who works in public education could have the experience of working in a

school district that supports education in the way that this one does.”

We take great pride in the accomplishment of the Mansfield Middle School and all it represents as a tribute to the work of public education in our community! 

Educational Technology and Differentiated Instruction: Two of Several Services and Programs to Support a Broad Range of Learning Styles

The Mansfield Board of Education took administrative responsibility for a new position during the 2007-2008 school year, a position that is shared with the Town and Region 19. The Director of Information Technology now coordinates the educational and administrative use of computers to enable these three entities to coordinate services and strengthen educational support for classroom teachers.

The use of instructional technology has grown rapidly in the past decade to become an essential tool supporting the academic work of students and the work of teachers in the classroom. This new initiative is the most recent addition to a local educational program that has produced a number of significant innovations over several years.

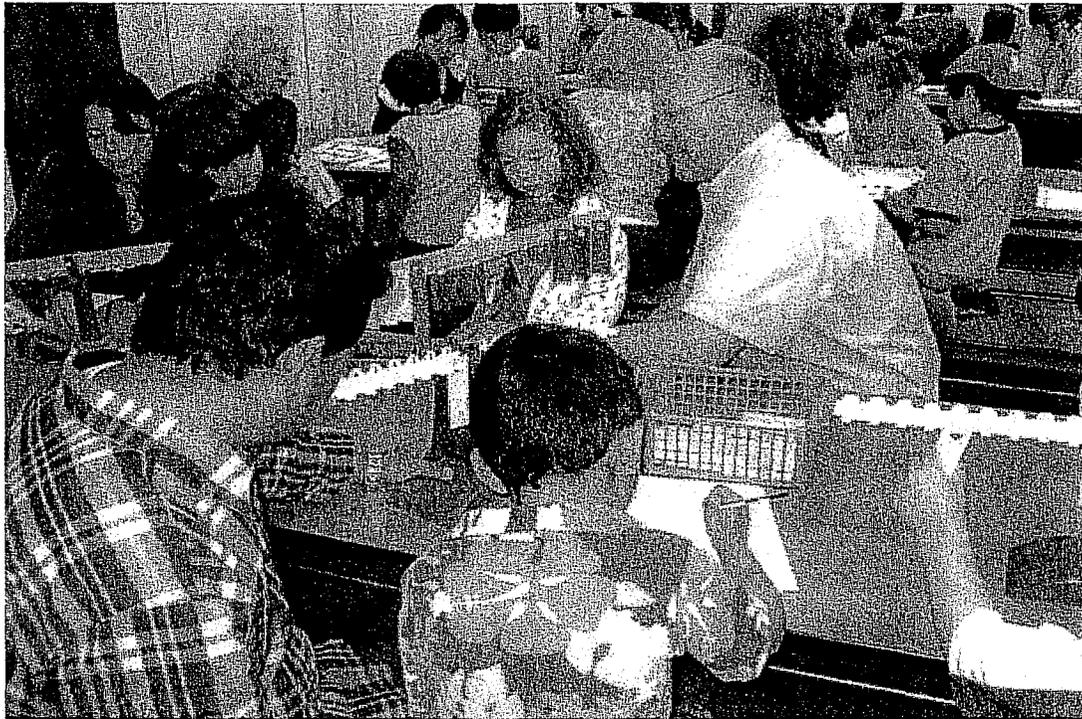
In speaking of the growing use of SMART Boards, projectors, video, computer hardware and software, the new Director of Information Technology noted in his first annual report that, “These technologies differentiate instruction for multiple learning styles and interests, allow instruction to make use of the widest range of information sources and resources, and engage and equip students with tools that they will use throughout their lives.”

The instructional use of technology is only one of two permanent goals teachers have

each year. The second goal is to differentiate instruction for all students. To help teachers with this goal, a number of programs have been expanded or added to address the variety of learning style our students bring to the classroom.

- As part of the district for more than three decades, the enrichment program is the oldest and one of the most comprehensive in the state. Mansfield now has an enrichment specialist in each elementary school and two specialists in the middle school.
- When the federal government withdrew much of its funding for the Title I program for students needing extra support, the Board of Education made up the difference with local funds so students in all schools would receive the same services.
- Elementary schools offer preschool experiences for special education students that are coupled with other early intervention efforts in reading and math.
- Full-day kindergarten continues to be overwhelmingly popular with parents and teachers who now have more time to enrich and reinforce lessons during the extended day.
- Special after-school programs at the elementary and middle school levels help the district reach out to children and families who want to learn more about how to support student achievement.

Several years ago, the district committed resources and talent to the goal of achieving high expectations for all. While this work is never completely finished, student achievement continues to grow in a school district culture that supports a broad range of learning styles for every student. 



Beyond the Classroom

Family Math Night at an Elementary School

Study Island

A variety of activities for Mansfield students outside of the school day has been one of the district's hallmarks for several years and this year is no exception. For example, the three elementary schools were recently notified that they received a grant from the Liberty Bank Foundation to support *Study Island*, an on-line Connecticut Mastery Test (CMT) review and practice program for reading and math.

The project was piloted with a number of third and fourth graders this year and, with the help of the new grant, the after-school program will be offered to all third and fourth grade students next year. Evidence gathered during the pilot indicates that students are more confident and are motivated to become more proficient in answering the types of questions most frequently presented in the CMT. In addition, teachers are able to more easily identify deficiencies to differentiate instruction for individual student needs.

Because the program is web-based, students with home Internet access can use the program outside of school; a parent night planned for next year will support Mansfield families in doing the activities. More information about the program is available on the web at www.studyisland.com.

Family Math Night

This year math has received special emphasis in after-school events. In math, the focus this year was helping parents learn about games that help their children develop number sense and become more computationally fluent. Parents can support the learning that is taking place at school by playing simple games to encourage children to compute mentally while using different strategies, depending on the numbers used.

Family Math Night activities were divided into those suitable for K-2 and 3-4. The K-2 activities focused more heavily on building "number sense" and helping students understand relationships of parts to the whole. In grades 3 and 4 students learned about probability while working on mental math and fluency with addition and subtraction.

Karen Moylan, the district's math consultant notes that, "Lots of laughter and shouting could be heard in the multipurpose rooms as parents and children played games to improve math skills. Truly, a good time was had by all!"

Invention Convention

On Saturday, May 3rd, ten Mansfield elementary students from the Goodwin, Southeast and Vinton elementary schools participated in the 25th Annual Connecticut *Invention Convention* at the University of Connecticut. The *Invention Convention* is a non-profit organization dedicated to the belief that student inventions are an excellent tool to promote creative thinking and problem-solving. Our elementary schools offer students the opportunity to participate in this program to encourage creative thinking on today's problems to help them grow and help meet the challenges of tomorrow.

The students joined 650 of Connecticut's young inventors, from more than 100 school districts across the state that were entered in this competition. Each child who participated received a T-Shirt and a certificate of recognition. Winners for each division received a one hundred dollar United States Savings Bond as well as computer software. We were pleased to learn that two of our students were division winners at the Connecticut *Invention Convention* this year, receiving a savings bond for their effort and creativity.

These three after school projects are just a few of several offered by our elementary schools beyond the regular school day. The activities form the basis of a strong after school program continued at the middle school consisting of scores of special topics available to students after school hours. This work, supported by classroom teachers and volunteers, is an important part of the district's effort to reach out to students and their families, supporting and enriching classroom work, providing choices to students and opportunities to learn more about themselves and a broader world beyond the classroom.



National Distinguished Principal

We wish to offer our congratulations to Norma Fisher-Doiron, winner of the state's National Distinguished Principal Award. As we go to press, a recent editorial in the *Willimantic Chronicle* noted, she was "cited for 'dynamic educational leadership' and a

commitment to student achievement." The editorial went on to ask, "Are there any more important qualities in a principal? We don't think so."

Nor do we: during her sixteen years as principal at Southeast School, student achievement has steadily improved; school governance has become highly inclusive, and special after school programs to reinforce learning for students (and their parents) have proliferated.



The Principal reads to some of her students

A Southeast teacher, Mickey Maheu, states that, "Norma leads by example, putting into practice her philosophy that all that happens at Southeast Elementary School must be in the best interests of the students."

It is well-documented that the power of the classroom teacher in the life of a child cannot be overstated and the impact of the "teachers' teacher," the building principal, also should not be overlooked. Congratulations to Norma: her work and service is an outstanding example of the type of leadership she shares with other district administrators and teachers who dedicate a professional career — the time, effort and creativity to support Mansfield children and their families.



Diversity Matters!

Diversity in a small rural community school district is sometimes difficult to achieve. However the Mansfield Public Schools have the unique advantage of being located in a university community dedicated to learning more about others.

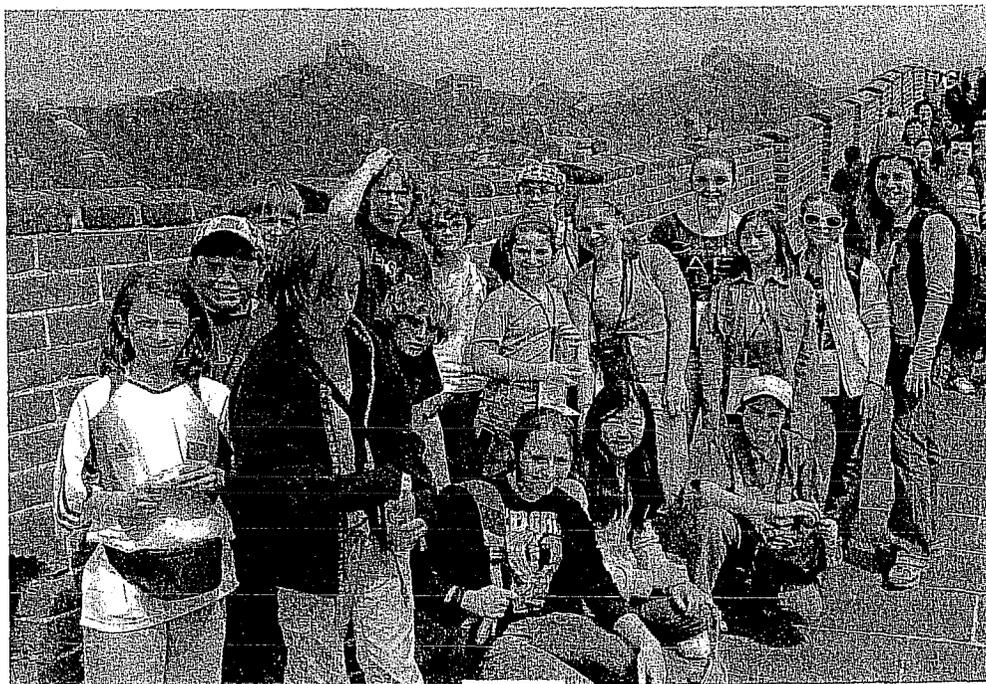
The Board of Education's most-highly celebrated commitment to student understanding of the emerging world around us is evident in its support of teacher/student exchanges with China. The relationship began during the past two years with several teacher/administrator exchanges. These visits led to plans for student exchanges beginning with a visit from twelve Chinese students, a teacher and two administrators in September of 2007. Recently, sixteen Mansfield Middle School students returned from a two-week visit to Tai'an in Shan Dong Province. As far as we know, MMS is the only middle school group in Connecticut to complete such an exchange with a Chinese partner school.

Jeff Cryan, principal of the middle school who led the trip commented that, "Our students understood well their experience in Tai'an was very different from the typical Western tourist's experience of China.

They noticed that the food in the tourist restaurants was different from what they experienced when they ate with their hosts. They gained a much richer sense of what it's like to live in China than we could have gotten by looking out the bus window."

The middle school educational relationship with China is built on many years of experience in bringing the diversity of the world to Mansfield students. MMS has enjoyed teacher/student exchanges with schools in Germany since 1992, as well as a teacher/student visit from a school in Thailand, and teacher exchanges with Chile, England and the Ukraine. Ten years ago, to strengthen the academic program, the Board endorsed the establishment of Spanish language instruction in grades two through five, preparing students to choose one of four world languages at the Mansfield Middle School.

The experience at MMS actually begins with a strong foundation at the elementary level. For many years, the Goodwin, Southeast, and Vinton elementary schools have hosted international pot luck dinners, United Nations Day celebrations, and



student exchange programs with children from the Windham Public Schools to broaden learning experiences for our students.

In addition, for nearly a decade, the Board of Education has supported minority interns to work for a semester in the district on special projects in their field. This program is perhaps the first (and only) one of its kind in the State of Connecticut to be supported solely by local education funds.

Mansfield is part of an increasingly diverse society where respect for each individual is the foundation of the core academic program. In a world that is rapidly changing, the effort to broaden horizons for our faculty and students is a primary mission supported by the Board of Education to help our children appreciate diversity and become productive citizens in a global community.



Moving Forward in Curriculum and Staff Development

Several years ago, a Mansfield administrator was invited to tour schools in Japan and she returned with the observation that public school teachers there had increased emphasis on collaborating with colleagues on curriculum development and student achievement during school. Our recent teacher exchanges with China and Thailand have confirmed that many Asian schools also place a strong emphasis on opportunities for teacher collaboration and training.

With support from the Board of Education, the school district this year created a new staff development program to enhance opportunities for staff growth and improvement and to focus on selected curriculum initiatives to improve student performance. The new program permits many of the district's certified teachers and curriculum consultants to share instructional strategies with colleagues on topic related to district priorities.

For example, for a number of years the middle school has had *Math in Context* as its primary program, enhanced by the accelerated *Math Plus* and the Johns Hopkins programs. However, the addition of a math consultant to the staff two years ago made possible a long-anticipated selection of a math text for the elementary schools.

This spring, classroom teachers helped select and "pilot" two math texts, one of which will be implemented next year. With the new staff development program in place, the math consultant can more effectively provide in-service education for teachers to help them implement the program, assisted by colleagues who piloted the lessons and are more familiar with the text than their colleagues.

The new staff development program featured seven-hour courses taught by teachers in many other important district priorities, including teaching strategies for Autism, instructional uses for the SMART Board, issues in teaching reading comprehension, resources for non-fiction in the classroom, differentiation for all students, and training and writing workshops for elementary teachers, to name a few.

Over the years, the district has been fortunate to have staff members who hold Master's degrees (and above) at a much higher percentage than the state average and those of communities comparable with Mansfield. Increasing the time teachers are able to spend in capitalizing on the experience and talent of district staff members, is an important step to improving student achievement.



For more information about the programs in our schools, please see our website: www.mansfieldct.org/mboe



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

May 19, 2008

Dear Food Establishment Owner/Operator,

Subsequent to a properly warned public hearing, the Eastern Highlands Health District Board of Directors amended the Health District Sanitary Code fee schedule to include a **\$50.00 re-inspection fee to any food establishment that fails a routine inspection, and a \$100.00 re-inspection fee to any food establishment that fails the subsequent re-inspection.** The re-inspection fees are in addition to any other enforcement action authorized under law to compel compliance with the Health District Sanitary Code and the Connecticut Public Health Code. Please recall that pursuant to the Connecticut Public Health Code an inspection failure occurs, "If the rating score at the time of the inspection is below eighty (80) or if there is any one (1) or more four (4) demerit point items in violation, regardless of the rating score." **These changes to the Health District fee schedule take effect July 1, 2008.**

Re-inspection fees are due within thirty (30) days of receipt of written notice. A request for extension of the due date may be sent in writing to the Director of Health prior to the fee due date. Failure to pay re-inspection fee may result in license suspension. At no time will a license be renewed with outstanding fees still pending.

This office understands that this amendment to the Health District Fee Schedule may be an issue of concern for some establishment operators. We would encourage any operator with such concerns to refer back to past inspection reports in preparation for your next routine inspection. If you do not have copies of past reports, please contact us and we would be glad to provide you with copies. Additionally, the following website will provide access to the Connecticut Department of Public Health Food Inspector's Compliance Guide: www.ct.gov/dph/lib/dph/environmental_health/food_protection/pdf/compliance.pdf. The Compliance Guide is the reference document used by State Health Department certified health inspectors for questions pertaining to inspection standards.

Most of you are unlikely to be impacted by this change. We have, however, found this to be a necessary step in our food protection program for two primary reasons. One, a minority of establishments often fail an inspection and come into compliance only under the threat of closure. This pattern of behavior clearly poses an increased risk to public health. The new fee schedule will provide additional incentive to stay in compliance from day to day, versus waiting until after an inspection failure to obtain compliance. Second, these new fees will offset the additional cost of enforcement caused by such inspection failures allowing the Health District to better control and manage licensure costs.

The Eastern Highlands Health District appreciates your understanding as we work together to provide your costumers with the safest possible food. Please feel free to contact Jeff Polhemus, Chief Sanitarian, at 429-3325 if you have any questions.

Regards,

Robert Miller, MPH, RS
Director of Health

cc: Board of Directors
Municipal CEOs

Policy #05-19-2008

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