



**TOWN OF MANSFIELD
TOWN COUNCIL MEETING
MONDAY, July 14, 2008
COUNCIL CHAMBERS
AUDREY P. BECK MUNICIPAL BUILDING
7:30 p.m.**

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BREAK

SPECIAL MEETING-MANSFIELD TOWN COUNCIL
June 23, 2008

Mayor Elizabeth Paterson called the special meeting of the Mansfield Town Council to order at 6:00 p.m. in the Council Chamber of the Audrey P Beck Building

I. ROLL CALL

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

II. PUBLIC INFORMATION SESSION

1. Mansfield Downtown Partnership, Storrs Center Project

Mayor Paterson announced that the evening's meeting was a continuation of the Special Meeting on June 12, 2008 and was an opportunity for the public to ask questions of the developers and members of the Downtown Partnership.

Mayor Paterson, as requested, read the remarks of Betty Robinson and Martin Sommer into the record. Statements attached.

Joan Buck, 6 Sumner Drive, asked that the preliminary results of the Willimantic Water Study be distributed as soon as possible. Statement attached.

Martin Fox, 1 Storrs Heights Road, commented that Rte. 195 needs improvements especially in the Storrs Heights area. He also believes a viable downtown would increase our tax base and is a once in a lifetime opportunity.

Frank Vasington, 172 Highland Road, spoke in support of the project and feels that the Storrs Center Project will give the area an identity of its own – independent of UConn.

Cindy Weiss, 58 Maxfelix Drive, requested clarification on the spread sheet distributed at the last meeting which itemized the contributions of the Town and the University to the project.

Joe Muro of Bolton commented that the changes to the Town over the years have been positive and this project could be the "crown jewel" of the region.

Betty Wassmundt, 54 Old Turnpike Road, asked about the sharing and legality of the relocation cost to move local businesses. Ms. Wassmundt also asked for a definition of "local" businesses and an explanation of Leyland Alliance's expenditures over the last 7 years.

Deputy Mayor Gregory Haddad arrived at 7:45 p.m.

Steve Bacon, 424 Wormwood Hill Road, commented that currently the Town depends on State funding for 43% of its total revenue and that property taxes make up 54% of the remainder. He stated it is important for the Town to explore other untapped revenue sources and asked Council members what initiatives, other than the Storrs Center Project, are underway.

Barry Schreier, 108 South Eagleville Road, commented that it became obvious to him as he was doing a national job search that Mansfield had no town. He would like to spend his money in Mansfield and urged the Council not to be shortsighted.

David Morse, 64 Birchwood Heights, commented that the evening's dialogue is important but feels that the reality is that there is not enough water for the project. He questioned whether or not the project is still relevant today and asked the Council to consider putting it "on ice" for a year until the results of the Willimantic River Study are in.

A J. Papanikou, 95 Birchwood Heights, spoke in support of the project and asked that all involved develop a level of trust with each other.

Janet Jones, 221 Wormwood Hill Road, stated that the Planning and Zoning Commission has looked at the details, the Town Council has approved the creation of the Downtown Partnership and it is now time to act.

David Freudmann, 22 Eastwood Road, stated downtown Storrs is what it is because that is what the market will bear. He feels the lack of a vibrant downtown is a market reality. Statement attached.

Dee Goodrich, 4 Westwood Road, spoke in favor of the project and feels the Town Council has been a good steward of the Town's money and is confident that the market for the Storrs Center does exist.

Tom Birkenholz, 108 South Eagleville Road, thanked the Council for all their work and expressed confidence in the process.

Curt Hirsch, 795 Stafford Road, commented that the Downtown Partnership is a major undertaking and a lot of work has already been completed. He feels the Town depends too heavily on PILOT funds and needs to take its future into its own hands. He is in support of the project.

Dolan Evanovich, 10 Westwood Road, spoke in support of the project. As Vice Provost of Enrollment at the University he has noticed that the ability to attract and retain qualified students is hindered by the lack of a town.

Kristin Schwab, 85 Willowbrook Road, commented that there have been opportunities for public input from the beginning and that concentrating development in one area of Town allows us to maintain the rural character of the rest. She encouraged the Council to think long term and continue to support the project. Statement attached

Gene Salorio, 17 Southwood Road, expressed grave reservations with the Town becoming involved with the funding of the project. He stated the Town should not commit itself to the garage prior to signed agreements and asked if there were any signed guarantees from the developer. He asked the Council to proceed carefully and not be in a rush to spend money.

Jay Rueckl, 128 South Eagleville Road, asked that a risk evaluation be done and asked for evidence that this kind of public private partnership works.

Carol Pellegrine, 269 Clover Mill Road, asked a number of questions regarding the sale and or leasing of the properties, the plans for parking, the possibility of selling "shares" in the Downtown Partnership and expressed concern that Council members and Town employees serve on the Partnership Board. Ms. Pellegrine also read a statement from her husband, Richard. Mr. Pellegrine wrote that the project has gone overboard and that the development is out of touch with Mansfield and its way of life.

Ida Millman, 6B Sycamore Drive, commented that the project has imagination. Ms. Millman watched the development of Providence, Rhode Island and noted how successful it has been.

Mary Gawlicki, 132 Lorraine Drive East, asked for clarification regarding whether any private businesses have signed agreements. Ms. Gawlicki also asked for details regarding the plans for the additional funding for the garage and examples of private/public partnerships. She also requested information on the market study when published.

Council members asked questions of the developers regarding phasing of the project, relocation plans, the management of rental units and the relocation plans and cost.

III. ADJOURNMENT

Mr. Paulhus moved and Mr. Nesbitt seconded to adjourn the meeting at 9:20 p.m.

Motion passed unanimously.

Elizabeth Paterson, Mayor

Mary Stanton, Town Clerk.

June 23, 2008

TO: Mansfield Downtown Partnership, Mansfield Town Council

RE. Development of Storrs Center

In its June 13 article on the June 12 meeting, the Chronicle quotes Tom Callahan as estimating the project to include "\$188 million in private funds, \$18 million in public money already committed and \$15 million in sources to be determined." A quick calculation reveals that of the total \$221 estimated, \$203 million does not have an identified prospective source.

Who will be responsible for identifying prospective sources of that \$203 million?

When the total \$221 million is raised, or committed, what part of the development will it cover? Is that expected to be the cost of Phase I? (In other words, how much will there be to show for an investment of \$221million?)

In the same article, Callahan indicates an expectation that those local businesses which are relocated to Dog Lane could be assisted by the town either by phasing in their taxes or offering them loan financing, to make their rents affordable. Are there figures available to show how this might be done? Has the town agreed to this arrangement?

Another issue for the town cited by Callahan is funding for the first parking garage. Some \$3 million must still be raised. Is it expected that the town will find the investors needed? Who will own and manage the garage(s)? What is the town's position?

In addition to the three outstanding permits to be obtained (federal and state wetlands, state traffic commission), A study *by the project* of the Willimantic River is ongoing. When can we expect preliminary results of that study to be available?

This issue is especially important as "Downtown Storrs" is one of the committed water demand priorities, according to the "UCONN Water and Wastewater Master Plan, June 2007" (Table 2-9). That Plan noted that the University "receives all of its water from stratified drift aquifers adjacent to the Willimantic and Fenton Rivers." (Water and Wastewater Master Plan, page 2-5)

We are reminded of the importance to us all of adequate water supply in a memo by Public Works Director Hultgren and Town Planner Padick, dated January 2008. "the Master Plan concluded that even if the Fenton River Wellfield was unavailable due to drought conditions, the Willimantic Wellfield was expected to have adequate capacity to serve all existing and committed uses including thw Storrs Downtown project." At the same time,

they remind us that "All of the conclusions and recommendations in this Master Plan are being re-evaluated with respect to new information generated during recent summer/fall 2007 drought period."

Respectfully,

Joan Buck
(Mrs.) Joan Buck

Over two centuries ago, Adam Smith wrote about the "invisible hand" that guides economic development. Market forces bring out the real investors who invest their own funds when, after careful consideration, they judge the potential for reward to outweigh the risk of failure.

Downtown Storrs is what it is because that is what the market supports. A grocery store closed over a quarter-century ago and never reopened, because the market doesn't support one. Restaurants like Cup o'Sun, followed by Tequila Cove, came and went. Remember Farris, the clothing and sporting-goods store? Its owners found that Storrs center, even with a large University across the street, did not have the year-round population base necessary to sustain operations.

The entity known as the Downtown Partnership and its Storrs Center Project is an attempt to create something from nothing. It ignores the fact that if demand for more businesses or housing existed, then developers like Mike Taylor and the Haidous family, owners of Storrs Commons and University Plaza, respectively, would be lining up outside our Planning and Zoning Department asking Director Padick for the opportunity to invest. And, like Taylor and the Haidouses, they'd provide their own parking, and wouldn't expect or even ask the town to act as a bank and provide the financing for their endeavors, abate taxes, subsidize their tenants' rents, or waive permitting fees. Yet, that is precisely what Leyland Alliance has the gall to ask of you.

You're under pressure to finance, build, own, maintain, and staff a parking garage. Doing so would be a costly blunder. Free parking, in the form of parking lots, is essential. Why would anyone come to Storrs center to shop or patronize a restaurant if they have to use a parking garage? There is plenty of free parking at nearby retailers in Four Corners, Mansfield Center, the Eastbrook Mall and Windham.

The lack of a more ~~vibrant~~ vibrant downtown is not a problem, just a market reality. Only the University of Connecticut considers it a problem because it perceives that a quiet downtown is off-putting for some students, and might hinder recruitment. It is unfortunate that some elected officials and town staff let themselves be propagandized by the University into thinking that this is Mansfield's problem.

As the University challenges you into thinking that you must step up to the plate, the ~~optimists~~ ^{OPTIMISTS} from Leyland Alliance are piping sweet music into your ears about millions and millions of tax-revenue dollars coming our way as the multitudes flock to Storrs to shop and eat. Don't believe any of it.

I'd like to conclude with two points.

1. Public subsidies for a business enterprise that has no economic justification will produce nothing but more empty storefronts and strained budgets, with the taxpayer holding the bag. A columnist recently observed that market forces are immune to public policy. More squandering of public funds on the folly known as the Downtown Partnership-Storrs Center Project will continue being an expensive lesson attesting to this truth. Please shut it down now.
2. The downtown project idea started because the University of Connecticut told Mansfield that some students complain that there is nothing to do in Storrs's downtown. Mansfield should stop being manipulated by UConn into opening its coffers in order to satisfy that institution's ~~grandiose plan~~ agenda.

Thank you very much.

June 22, 2008

To the Mansfield Town Council:

As a member of the Mansfield Downtown Partnership and a neighbor to the proposed Downtown project, I would like to make several points of support for the Storrs Downtown Project. It seems that there are three main concerns regarding the project at this point:

- 1) Concern over the wisdom of doing the project at all – due to the current economic climate, the history of Mansfield in supporting previous business development, the water supply situation, etc.
- 2) Concern over why the project is taking so long
- 3) Concern over the role that the town and its taxpayers should play in developing the project- what the town stands to gain and lose.

My response to these issues is as follows:

- 1) Regarding concern over the wisdom of doing the project at all:
 - o There has been unprecedented opportunity for and incorporation of public input on this project since its inception, to ensure that it meets the needs and desires of the townspeople. The project was not the brainchild of a developer, but of the people of the town.
 - o The current economic situation is cyclical; this is a project that is intended to bring economic benefits to our town for the long term.
 - o Past businesses have had difficulty succeeding because there was not an inviting environment and a critical mass of well-planned development and infrastructure to support them
 - o The water supply situation ^{is being} ~~has been~~ studied and comprehensively planned provisions made for improving its dependability with the downtown development taken into consideration.
 - o We live in the home of the State's flagship University – not just any small sleepy rural town – it is right and appropriate for us to have a vital center.
 - o The project is environmentally responsible in that it both has developed stringent guidelines for sustainable design and construction of the development itself, and in that it will ultimately conserve the greater rural environment of the town by concentrating development in one small site.

- 2) Regarding concern over why the project is taking so long: I too am frustrated by this, but as the saying goes, "good things take time". We are not in the middle of

West Hartford, which already had a healthy downtown on which to piggy-back Blueback Square. After years of painstaking consensus-building, effort and progress, the fruits of our labor are finally within reach. The project has taken the time to plan wisely and has made encouraging progress toward a town center that:

- is appropriately scaled to our community and the environment,
- has carefully considered the needs of existing business owners and neighbors,
- has meaningfully engaged the town and the University in an unprecedented & positive partnership,
- has invited and incorporated grassroots community involvement every step of the way,
- has attracted a developer that has expended substantial resources in comprehensive planning, and
- has attracted critical financial support and positive attention of state and federal agencies and organizations as a model for smart growth and community development

- 2) Regarding concern over the role of the town and its taxpayers in developing the project. A town is more than just schools, a few municipal buildings and open space – it is pedestrian-friendly streets, it is a town green where people can gather, it supports infrastructure - such as parking – that contributes to healthy economic and civic activity. If we don't want new development to be limited to strip malls along the highway and subdivisions in the woods, and we truly want a town center, we have to play a role as a town, both financially and philosophically. Our fiscal role must be carefully planned to avoid unwise risks and optimize the long-term benefit for the town. I have every confidence, based on the track record of our town officials and elected boards, the diligence of the Downtown Partnership, and the improved relationship between the University and the Town, that the appropriate steps are being taken to protect my interests as a taxpayer.

I applaud the Downtown Partnership, the University of Connecticut, the town of Mansfield and Leyland Alliance for their dedicated perseverance at this difficult but worthwhile endeavor, and encourage the timely consideration of the Town Council in the next critical steps of planning.



Kristin Schwab
85 Willowbrook Road
Mansfield, CT 06268



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Drafts support for the Center

Sent From: Betty Robinson (pbrobinson@snet.net)
Sent: Mon 6/23/08 3:47 PM
Deleted To: Betsy Paterson (betsy_paterson@hotmail.com) (betsy_paterson@hotmail.com)
Schaefer e... Cc: Matthew W. Hart (Hartmw@MANSFIELDCT.ORG)

Manage folders

Today Hi Betsey

Mail I can't come to the meeting early this evening, but wonder whether the following can be put into the record:

Contacts

Calendar

get it to go



From: Elizabeth A. Robinson

5 C Sycamore Drive, Storrs

Re: Town's participation in Center

I am sorry to have to miss the hearing prior to your council meeting. I want to go on record as supporting whatever we, as a town, need to do to assure that this project gets off the ground—or rather, into the ground!

I have heard everyone from the governor, our DEP commissioner, and most recently Dr. Hogan who spoke at our Glen Ridge recently, urge it as a positive step toward a revitalization of our town center. From my view as taxpayer I have faith that in the next few years we will see an increase in our tax base. What's more, if nothing is done I see a gradual decay in this part of our town, with less income which will mean more from the individual.

I urge the council to take action to back up our involvement in Downtown Mansfield.

Thank you

Betty, one of those retired elderly whom others try to speak for.

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Mary L. Stanton

From: Sara-Ann Chainé
Sent: Monday, June 23, 2008 1:13 PM
To: Mary L. Stanton
Subject: FW: Mansfield Town Council Special Meeting June 23, 2008
Importance: High

FYI for tonight.

Sara-Ann Chainé

Executive Assistant to Town Manager
Town of Mansfield
860-429-3336

From: Webmaster
Sent: Monday, June 23, 2008 11:41 AM
To: 'Martin Sommer'; Webmaster
Subject: RE: Mansfield Town Council Special Meeting June 23, 2008
Importance: High

Your e-mail has been forwarded to the Town Manager and the Executive Assistant to the Town Manager.

Webmaster -jmr

From: Martin Sommer [mailto:mt_sommer@hotmail.com]
Sent: Monday, June 23, 2008 11:18 AM
To: Webmaster
Subject: RE: Mansfield Town Council Special Meeting June 23, 2008

TO Whom It May Concern,

I am out of town on business and will be unable to attend tonight's special meeting on the Storrs Center project. I would like to have the following statement read into the minutes.

The price of oil has soared, and along with it have risen all energy costs. The effects of increased prices for gasoline, diesel fuel, electricity, home heating oil, and jet fuel are being felt by increased costs of all goods and services. Homeowners are faced with stagnant or declining values for their homes. Health care costs are increasing. All around us are signs of a soft economy and so now must be the time to cut back on our spending until better times are with us.

Or is it? Certainly any person or business at this time would be well-advised to cut back on unnecessary expenses and improve efficiencies. Fiscal responsibility is always important, and especially so in difficult economic times. Yet history also tells us that successful businesses understand that investing in their futures is paramount during a downturn, because it enables them to be ready when the economy improves. Development projects take time, and if the decision is to only go forward with them during boom times, then every project would see its eventual launch during a downturn, after the long, hard work had been done during the good times.

Why not do the work on Storrs Center now so that in a few years when the economy has improved there will be people ready to visit its stores and restaurants? When the economy improves there will be hard

competition for discretionary dollars, and the current array of Storrs businesses will be challenged to attract them. Part of the impetus for the Storrs Center project was that the current businesses have a hard time attracting local dollars, let alone outside spending.

The Storrs Center project is intended to make Storrs a place where people will want to come for the day, or maybe even a short stay while enjoying restaurants, shops and the cultural offerings of the University. It is reasonable to ask at this time whether people will be willing to come to Storrs with fuel costs high and not likely to decline. The high cost of fuel will change how people spend their leisure time, but people will still be in search of entertainment and relaxation. It is likely that people will choose to take more short trips to local attractions in the future, not less. The Storrs Center project is designed to transform a portion of our town into a destination that would appeal to those people looking for local activities.

Investing in our town by funding the Storrs Center project makes more sense in light of the long-term economic changes that will come with high oil prices, not less. If we wait until the economy turns around to proceed with this project, then other communities and destinations will already be established as places to visit. Delaying the project now gives other destinations an advantage. Continuing with this project is an important investment in our future as a town, and that is what the project was intended for in the first place.

Martin Sommer
410 Warrenville Road
Mansfield Center, CT 06250

From: webmaster@mansfieldct.org
To: mt_sommer@hotmail.com
Subject: Mansfield Town Council Special Meeting June 23, 2008
Date: Fri, 20 Jun 2008 18:11:37 -0400

[See Previous Minutes and Agendas](#)
[View June 23, 2008 Regular Meeting Agenda](#)



TOWN OF MANSFIELD
SPECIAL TOWN COUNCIL MEETING
Monday, June 23, 2008
COUNCIL CHAMBERS
Audrey P. Beck Municipal Building
6:00 p.m. - 7:30 p.m.

AGENDA

REGULAR MEETING-MANSFIELD TOWN COUNCIL
June 23, 2008

Mayor Elizabeth Paterson called the regular meeting of the Mansfield Town Council to order at 9:20 p.m. in the Council Chambers of the Audrey P. Beck Building.

I. ROLL CALL

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

II. APPROVAL OF MINUTES

Mr. Nesbitt moved and Mr. Paulhus seconded to approve the minutes of the June 6, 2008 meeting as presented. Motion passed unanimously. Mr. Nesbitt moved and Mr. Paulhus seconded to approve the minutes of the June 12, 2008 Special Meeting as presented. Motion passed unanimously.

III. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Mike Sikoski, 135 Wildwood Road, requested clarification on the legal liability of the Town regarding relocation expenses for current tenants of the UConn business block. The Town Manager will provide.

Betty Wassmundt, Old Turnpike Road, questioned whether or not a conflict of interest existed for those Council members and staff who serve or work with the Downtown Partnership. The Town Manager commented that the Town Attorney has rendered an opinion on the issue. Ms. Wassmundt questioned the details of the relationship of the Town and University with the Discovery Depot.

Mr. Haddad moved and Ms. Duffy seconded to move Item 3, Report from Assisted/Independent Living Advisory Committee, as the next item of business. Motion passed unanimously.

IV. OLD BUSINESS

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

Mr. Haddad moved and Ms. Koehn seconded to table the establishment of a Committee on Community Quality of Life until the next meeting. Motion passed unanimously.

2. Community Water and Wastewater issues

The Town Manager updated the Council on the June 19th meeting of the UConn Water and Wastewater Policy Advisory Committee. The issues of conservation and long term supply were discussed. Council members agreed that the Town should also look at water usage in the Town.

V. NEW BUSINESS

3. Report from Assisted/Independent Living Advisory Committee

Kevin Grunwald, Director of Human Services, introduced the members of the Advisory Committee charged with making a recommendation for a preferred developer(s) to the Council. The report recommends Masonicare. Mayor Paterson noted that the issue came to the Council as a result of the work of an ad hoc committee of caring interested citizens. By consensus the Council agreed that the next step would be for them to interview the recommended developer. The Council thanked the Committee for all their work.

4. Youth Services Bureau Grant

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

Resolved, that the 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, 2008.

Motion passed unanimously.

5. Hunting Lodge Road Walkway/Bikeway Project Easements

Mr. Haddad moved and Mr. Paulhus seconded, 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 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.

Motion passed unanimously.

6. Personal Service Agreement – Mansfield Discovery Depot Daycare Services

Ms. Koehn requested a presentation on the agreements among the Town, University and Discovery Depot. Members discussed the history of the program. The Town Manager will verify the funding source identified for the air conditioning for the Depot and will try to get a copy of a recent UConn report that studied childcare in Mansfield.

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 adopt 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) of Public Act 07-142.

Motion passed with all in favor with the exception of Ms. Koehn who abstained.

7. White Oak Condominiums, Sewer Project

Mr. Haddad moved and Mr. Paulhus seconded, 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.

Motion passed unanimously.

VI. DEPARTMENTAL AND COMMITTEE REPORTS

Ms. Koehn asked if residents would be able to hook up to the natural gas line as the connection is made to the Mansfield Middle School. Staff is exploring the possibilities and will report back.

VII. REPORTS OF COUNCIL COMMITTEES

None

VIII. REPORTS OF COUNCIL MEMBERS

None

IX. TOWN MANAGER'S REPORT

Attached

X. FUTURE AGENDAS

The Town Manager listed the following as Future Agenda Items: Open Space Acquisition and Management, Strategic Planning Review, Discovery Depot, Downtown Partnership Fiscal Impact Analysis, and the tax exemptions currently in place.

Town Manager Matt Hart will check the hiring requirements for lawyers as proscribed in the Charter.

XI. PETITIONS, REQUEST AND COMMUNICATIONS

8. Hartford Courant, "A Real College Town" - 06/9/08

9. Hartford Courant, "Storrs Center Update" - 06/12/08

10. Chronicle, "New School Chief Chosen" - 06/5/08

11. Chronicle, "Letter to Editor" - 06/5/08

12. Chronicle, "UConn Plans New Buildings for \$86M" - 06/9/08

13. Chronicle, "Rezoning Plan Draws a Protest" - 06/10/08

14. Chronicle, "Mansfield Must Find \$372,000 for this Year" - 06/10/08

15. Chronicle, "Letter to the Editor" - 06/10/08

16. Chronicle, "Storrs Developers to Update Mansfield Council on Plans" - 06/11/08
17. Chronicle, "Mayor, UCONN President Support Downtown" - 06/11/08
18. Chronicle, "DEP Pats UCONN's Back Regarding Water Issue" - 06/12/08
19. Chronicle, "Letter to the Editor" - 06/13/08
20. Chronicle, "Decision Needed on Downtown" - 06/13/08
21. Chronicle, "Teachers to Train on New Math Books" - 06/13/08
22. Chronicle, "Paterson Elected CCM's President" - 06/14/08
23. Chronicle, "Mansfield Vote to be at One Polling Place" - 06/16/08
24. Chronicle, "Economy to Impact Storrs Center Plan" - 06/16/08
25. Chronicle, "Letter to the Editor" - 06/17/08
26. Chronicle, "Corridor Group Seeks Water Volunteers in Mansfield Saturday" - 06/17/08
27. Chronicle, "Letter to the Editor" - 06/18/08
28. C. van Zelm re: Storrs Center Progress Report - 06/12/08
29. CCM Legislative Update re: Conveyance Tax Extension - 6/13/08
30. CCM Municipal Management Bulletin re: AT & T to Obtain Citizen Approval for Boxes - 05/30/08
31. Mansfield Record - April - June 2008
32. Signature Events and Programs in the Mansfield Public Schools - June 2008
33. R. Miller re: Food establishments - 05/19/08

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

Motion passed unanimously

XII. EXECUTIVE SESSION

Present: Duffy, Haddad, Koehn, Nesbitt, Paterson, Paulhus
Also Present: Matthew Hart, Town Manager

Issue: Personnel

XIII. ADJOURNMENT

Mr. Nesbitt moved and Mr. Haddad seconded to adjourn the meeting.

Motion passed unanimously.

Elizabeth Paterson, Mayor

Mary Stanton, Town Manager

LEGAL NOTICE
TOWN OF MANSFIELD
PUBLIC HEARING JULY 14, 2008
Hunting Lodge Road Walkway/Bikeway Project Easements

The Mansfield Town Council will hold a public hearing at 7:30 PM at their regular meeting on July 14, 2008 to solicit public comment regarding the Hunting Lodge Road Walkway/Bikeway Project Easements (183 and 125 Hunting Lodge Road).

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

Information regarding the easements are on file and available at the Town Clerk's office, 4 South Eagleville Road, Mansfield.

Dated at Mansfield Connecticut this 26th day of June 2008

PAGE
BREAK



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant to Town Manager; Mike Ninteau, Director of Building and Housing Inspection; Gregory Padick, Director of Planning
Date: July 14, 2008
Re: Community/Campus Relations

Subject Matter/Background

This item was tabled at the June 23, 2008 meeting.

Back in May, I reported that staff had completed preliminary research regarding potential revisions to the housing code as well as various nuisance abatement ordinances in effect in other university communities around the nation. 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 taken 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**

July 14, 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



**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: July 14, 2008
Re: Hunting Lodge Road Walkway/Bikeway Project Easements

Subject Matter/Background

As presented to the Council at its June 23rd meeting, 15 easements are needed to construct the bikeway/walkway on Hunting Lodge Road between Carriage House and North Eagleville Road. Owners of the properties along the project area were contacted and all but two have agreed to grant these easements to the Town so that this facility can be built. We have notified these two owners of the July 14th public hearing before the Council. Copies of these latest letters dated July 1, 2008 and all the other correspondence are attached.

Originally, this section of Hunting Lodge Road was omitted from the Town's bikeway/walkway planning because it was thought that people would use the path that runs through the woods to UConn from Celeron to the UConn motor pool building. This has turned out not to be the case, and Council is well aware of the considerable pedestrian traffic using the south end of Hunting Lodge Road, mostly after dark. As a result, we have designed an eight-foot wide paved pathway for this 3,000 foot section of the road and are ready to begin construction.

As can be seen from the correspondence, the two owners think that the easements are undervalued. The correspondence also shows that our appraiser rejects that assertion and stands by the process they used to arrive at the easement values.

In keeping with our policy for affected residents along other Town bike/ped paths, we have offered to help screen property owners' houses from the pathway using relatively inexpensive plantings, fencing, etc.; however, we have not offered to increase the compensation amounts for any of the easements. We do not believe that would be appropriate in that we hired a professional appraiser to set a fair value for all of the easements.

Financial Impact

Funds for this project have been budget over several years in the capital budget. Right of way costs are part of this budget item.

Legal Review

Our attorney for these acquisitions is Dennis Poitras (he represented the Town in obtaining easements for our previous bikeway projects). He is working with us on these acquisitions and will handle the court proceedings.

Recommendation

Following the public hearing, Council is respectfully requested to:

- 1) make a finding that the convenience and necessity of the Town requires the acquisition of the two properties for the purpose of public travel by bicycle and foot;
- 2) approve the compensation per the appraisals (in this case \$460 for 183 Hunting Lodge Road and \$190 for 125 Hunting Lodge Road); and
- 3) authorize staff to proceed with acquiring the easements and property rights by judicial proceeding pursuant to CGS 48-6.

These actions can be accomplished with the following Council resolution:

Resolved, by the Mansfield Town Council on July 14, 2008 in the matter of obtaining easements for the construction of a walkway/bikeway facility on the west side of Hunting Lodge Road between Carriage House Drive and North Eagleville Road, that, pursuant to section 48-6 of the Connecticut General Statutes: (1) the Council finds that the convenience and necessity of the Town for the purpose of public travel by foot and bicycle requires the acquisition of the easements from the properties at 183 Hunting Lodge Road and 125 Hunting Lodge Road in Mansfield, Connecticut; (2) the appraised values of \$460 and \$190 respectively for the two easements were arrived at through a professional 3rd-party appraisal process and represent just compensation for said easements and are approved by the Town Council; and (3) the Town Council authorizes staff to proceed with the acquisition of said easements by means of the power of eminent domain afforded to the municipality pursuant to Connecticut General Statutes Section 48-6.

Attachments

- 1) Notice of public hearing (July 14, 2008 -- to media and was sent to all fronted property owners)
- 2) July 7th letter from Aspen Square Management (Storrs Polo Run) regarding easement price.
- 3) Letter dated July 1, 2008 to Storrs Polo Run notifying of public hearing.
- 4) Memo from T. Veillette to Lon Hultgren dated 6/18/08 listing all easements and appraised values and recommending acquisition of remaining 2 easements
- 5) Letter from Aspen Square Management (Storrs Polo Run) dated June 3, 2008 regarding the price of the easement.
- 6) Letter dated May 29, 2008 sent to Storrs Polo Run sending them the property's draft easement, appraisal and easement map and requesting their consent to the Town's right of entry
- 7) Letter dated May 2, 2008 to Storrs Polo Run with a copy of the April 9, 2008 letter from Appraisal Resources of CT discussing the value of the easement.
- 8) Letter from Aspen Square Management (Storrs Polo Run) dated April 2, 2008 disputing the value of the easement appraisal.
- 9) Letter dated March 12, 2008 to all property owners (copy included to Storrs Polo Run) with needed easements providing the draft easement, appraisal and easement map, walkway plan, and a right of entry to return.
- 10) Draft easement for Storrs Polo Run
- 11) Appraisal for Storrs Polo Run easement

- 12) Walkway plan for the Storrs Polo Run property
- 13) Right of entry for Storrs Polo Run property
- 14) Letter dated July 1, 2008 to Walter Hirsch notifying of public hearing
- 15) Letter from W. Hirsch dated May 31, 2008 disputing the value of the easement and its proximity to his house
- 16) Letter dated May 29, 2008 sent to Walter Hirsch sending him the property's draft easement, appraisal and easement map and requesting his consent to the Town's right of entry
- 17) Letter dated May 2, 2008 to Walter Hirsch with a copy of the April 9, 2008 letter from the appraiser which discussed the valuation process for these easements.
- 18) Letter from Walter Hirsch dated April 15, 2008 disputing the value of the easement.
- 19) Letter dated March 12, 2008 to all property owners (copy included to Walter Hirsch) with needed easements providing the draft easement, appraisal and easement map, walkway plan, and a right of entry to return.
- 20) Draft easement for W. Hirsch
- 21) Appraisal for Hirsch property
- 22) Walkway plan for Hirsch property
- 23) Right of entry for Hirsch property
- 24) July 31, 2007 letter sent to all fronted property owners notifying them of the Town's application for an Inland Wetlands permit for this facility
- 25) December 29, 2006 letter to all fronted property owners notifying them of a public meeting regarding the conceptual design of the project, including a map of each property's walkway plan.

LEGAL NOTICE
TOWN OF MANSFIELD
PUBLIC HEARING JULY 14, 2008
Hunting Lodge Road Walkway/Bikeway Project Easements

The Mansfield Town Council will hold a public hearing at 7:30 PM at their regular meeting on July 14, 2008 to solicit public comment regarding the Hunting Lodge Road Walkway/Bikeway Project Easements (183 and 125 Hunting Lodge Road).

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

Information regarding the easements are on file and available at the Town Clerk's office, 4 South Eagleville Road, Mansfield.

Dated at Mansfield Connecticut this 26th day of June 2008



Aspen Square Management, Inc.

380 Union Street, Suite 300
West Springfield, Massachusetts 01089
Phone: 413-781-0712
FAX: 413-781-9207

July 7, 2008

Mr. Timothy J. Veillette
Town of Mansfield DPW
Audrey P. Beck Building
Four South Eagleville Road
Mansfield, CT 06268-2599

Re: Hunting Lodge Road Bikeway/walkway – Carriage House Apartments

Dear Mr. Veillette:

I am in receipt of your July 1, 2008 letter regarding the above-referenced matter. While we appreciate your offer of allowing us to attend and speak at the planned July 14, 2008 hearing, we stand by our letters to you of April 2 & June 3, 2008 (copies of which are enclosed for your convenience) and believe that the \$460 offer for the easement sought is inadequate.

As I mentioned in my prior letters, should the town wish to make a more reasonable offer, we would be happy to consider it in an attempt to save the town the time and expense of a contested condemnation proceeding.

Sincerely,

Jeff Strole

TOWN OF MANSFIELD
DEPARTMENT OF PUBLIC WORKS



Lon R. Hultgren, P.E., Director

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

Certified Mail
(Return Receipt)

July 1, 2008

91 7108 2133 3934 5228 8625

To: Storrs Polo Run LTD Partnership
380 Union Street
Suite 300
West Springfield, MA 01089

Subject: Hunting Lodge Road Bikeway/Walkway Easement
Public Hearing Notice

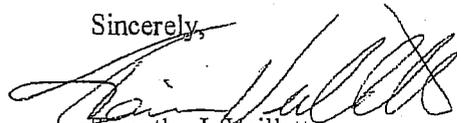
Dear Property Manager,

As you know, the Town has been working to acquire an easement over your property for a walkway facility. Your response to our letters has been that you do not wish to grant this easement for reasons of price, as we understand it. Your easement is crucial to constructing of the walkway, in this high-pedestrian use area, along the west side of Hunting Lodge Road between North Eagleville Road and Carriage House Drive. As stated in our earlier letters the Town has had the appraiser review a similar property appraisal, under the same logic your letter suggests, and it was concluded that the original appraised value was correct (A copy of the appraisers letter was sent to you previously).

On June 23, 2008 the Town Council voted to conduct a public hearing prior to proceeding with the process of acquiring this easement through eminent domain under C.G.S. Section 48-6. The public hearing date will be July 14, 2008 at 7:30 pm in the council chambers of the Mansfield Town Office Building. This meeting is opened to the public and you will be given an opportunity to speak before the council.

If you have any questions regarding this matter, please contact us at 429-3340.

Sincerely,



Timothy J. Veillette
Project Engineer

cc: Lon R. Hultgren, Director of Public Works
Mathew W. Hart, Town Manager
Dennis Poitras
file

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.

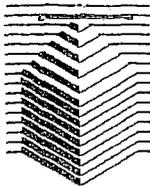
Property Address	Owner	Easement Area (SF)	Appraised Value
183 Hunting Lodge Rd	Storrs Polo Run	3,069	\$460
163 Hunting Lodge Rd	Brescia	5,043	\$2,260
153 Hunting Lodge Rd	Safe Havens, Inc.	2,127	\$320
Hunting Lodge Rd	Keystone Companies	7,453	\$745
135 Hunting Lodge Rd	Cooper, Robert	1,598	\$640
131 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.



Aspen Square Management, Inc.

380 Union Street, Suite 300
West Springfield, Massachusetts 01089
Phone: 413-781-0712
FAX: 413-788-9207

June 3, 2008

Mr. Timothy J. Veillette
Town of Mansfield DPW
Audrey P. Beck Building
Four South Eagleville Road
Mansfield, CT 06268-2599

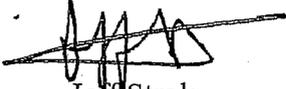
Re: Hunting Lodge Road Bikeway/walkway – Carriage House Apartments

Dear Mr. Veillette:

Confirming our telephone conversation of this morning, I am in receipt of your May 29, 2008 letter regarding the above-referenced matter. As stated, we stand by our letter to you of April 2, 2008 (a copy of which is enclosed for your review) and believe that the \$460 offer for the easement sought is inadequate.

Should you wish to make a more reasonable offer, we would be happy to consider it in an attempt to save you the time and expense of a contested condemnation proceeding.

Sincerely,



Jeff Strole



TOWN OF MANSFIELD
DEPARTMENT OF PUBLIC WORKS

Lon R. Hultgren, P.E., Director

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

Certified Mail
(Return Receipt)

May 29, 2008

91 7108 2133 3934 5228 8267

To: Storrs Polo Run Limited Partnership, 380 Union St., Suite 300, W. Springfield, MA 01089

Subject: Hunting Lodge Road Bikeway/Walkway
Easement Appraisal - 183 Hunting Lodge Road

Ladies and Gentlemen:

The Town of Mansfield is committed to constructing the walkway in the high-pedestrian area along the west side of Hunting Lodge Road between North Eagleville Road and Carriage House Drive. With our letter dated March 12, 2008 we sent you a copy of a draft easement, an appraisal/easement map, a right of entry with a SASE and a walkway plan for your property. A follow up letter was sent to you on May 2, 2008 again requesting the Right of Entry. To date we have not received a response from you.

The Town is now preparing the documentation for the Mansfield Town Council that will be needed to acquire this easement by eminent domain. This letter represents our last attempt to give you an opportunity to contact us prior to our beginning condemnation proceedings on June 16, 2008.

If we do not hear from you by June 13th, we will proceed as described. We are again including with this letter a copy of the draft easement, appraisal/easement map and a walkway plan for your property. Also enclosed are the two previous letters dated March 12, 2008 and May 2, 2008. We again ask you to contact us to arrange for the Town to acquire this needed easement across your property.

If you have any questions regarding this matter, please contact us at 429-3340.

Sincerely,

Timothy J. Veillette
Project Engineer

Enclosure

cc: Lon R. Hultgren, Director of Public Works
Mathew W. Hart, Town Manager
Attorney Dennis Poitras
file



TOWN OF MANSFIELD
DEPARTMENT OF PUBLIC WORKS

Lon R. Hultgren, P.E., Director

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

May 2, 2008

To: Storrs Polo Run LTD Partnership
380 Union Street
Suite 300
West Springfield, MA 01089

Subject: Hunting Lodge Road Bikeway/Walkway Easement

Dear Property Owner/Manager:

As you know, the Town has been working on the design of a walkway in the high-pedestrian area along the west side of Hunting Lodge Road between North Eagleville Road and Carriage House Drive. With our letter dated March 11, 2008 we sent you a copy of Draft Easement, Appraisal/Easement map, Right of Entry with a SASE and a Walkway Plan for your property.

We are in receipt of your letter dated April 9, 2008 in which you disputed the value of the appraisal. The Town has had the appraiser review this property appraisal and we have concluded that the original appraised value is correct (see enclosed letter).

Again, the town would appreciate your returning the Right of Entry form as soon as possible so that we may begin construction on the project, however, if we do not hear from you by May 15th, we will presume that you maintain your original stance and the Town will begin assembling the information and documentation needed to acquire the easement by condemnation.

If you have any questions regarding this matter, please contact us at 429-3340.

Sincerely,

Timothy J. Veillette
Project Engineer

Enclosure

cc: Lon R. Hultgren, Director of Public Works
Mathew W. Hart, Town Manager
Dennis Poitras
√file

Appraisal Resources of CT, LLC

REAL ESTATE APPRAISERS

CAROL A. DOHERTY, PRINCIPAL
Censed Certificate No. RC G.172

141 Gates of Lanes Road
Salem, CT 06485-7606

860-646-0245
Fax 860-646-0245

April 9, 2008

Mr. Timothy J. Veillette
Project Engineer
Department of Public Works
Town of Mansfield
Four South Eagleville Road
Mansfield, Connecticut 06268-2599

Dear Mr. Veillette:

Re: Hunting Lodge Road Bikeway/Walkway
Carriage House Apartments
183 Hunting Lodge Road
and
Carriage House Drive
Mansfield, Connecticut

I am in receipt of the letter that you forwarded from Jeff Strole of Aspen Square Management, Inc. dated April 2, 2008.

It is important to remember when valuing easement areas, that they are in no way comparable to buildable parcels. A site that can be improved has an entirely different utility. It is my impression that when Mr. Strole makes reference to \$100,000 per acre parcels, he is making a general reference to building lots throughout the area.

The appraisal reflects an easement area only and is considered to be located on a portion of the site that does not effect the improvements. Furthermore, it is my opinion the Carriage House Apartments will actually benefit from the proximity of the proposed bikeway/walkway. As to the question of compensation for disrepair during construction, this is considered temporary and located in an area that will not negatively affect the property/improvements.

As such, my original damages of \$460 as stated in my appraisal report dated January 8, 2008 remain unchanged.

Very truly yours,


Carol A. Doherty
RCG.172

Aspen Square Management, Inc.

380 Union Street, Suite 300
West Springfield, Massachusetts 01089
Phone: 413-788-0712
FAX: 413-788-9297

April 2, 2008

Mr. Timothy J. Veillette
Town of Mansfield DPW
Audrey P. Beck Building
Four South Eagleville Road
Mansfield, CT 06268-2599

Re: Hunting Lodge Road Bikeway/Walkway – Carriage House Apartments

Dear Mr. Veillette:

I am writing to follow-up our telephone conversation of earlier this week wherein I informed you that Stone Polo Run Limited Partnership, owner of Carriage House Apartments, is unwilling to grant the easement sought in your March 12, 2008 letter for the \$460 offered. As I mentioned when we spoke, in using \$0.50/sf to value the land at issue, the appraisal enclosed with your letter valued an acre of land at a mere \$21,780 fee simple (43,560 sf per acre x \$0.50 = \$21,780.). The appraisal then further reduced the value of the taking by multiplying that figure by 20% to account for the fact that this is not a taking but instead the grant of an easement. We disagree with the \$21,780 per acre value as we are unaware of any land in the location of Carriage House Apartments that is available for under \$100,000 per acre. Further, the \$470 offer does not contemplate any compensation for damages – damages such as inconvenience, dust, noise and general disrepair that our tenants will face while the work would be taking place. In addition, the apartments will be less marketable to prospective residents during the time the work is ongoing for the reasons stated above. All of these items are compensable.

While we wish to be good neighbors and have no objection to the general idea of a bike/walkway being installed in front of Carriage House, we feel that the \$460 offer is far too conservative and does not recognize the true value of the easement and the damages associated therewith. We would ask that the town reconsider its offer.

Sincerely,



Jeff Strick



TOWN OF MANSFIELD
DEPARTMENT OF PUBLIC WORKS

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

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

March 12, 2008

To: Storrs Polo Run LTD Partnership
380 Union Street
Suite 300
West Springfield, MA 01089

Subject: Hunting Lodge Road Bikeway/Walkway
Easement Appraisal

Dear Property Manager:

As you know, the Town has been working on the design of a walkway in the high-pedestrian area along the west side of Hunting Lodge Road between North Eagleville Road and Carriage House Drive. The design is now substantially complete and the easements the Town will need have been mapped out. A copy of the easement over your property is enclosed.

The Town hired an independent appraiser to appraise the easements at fair market value. A copy of this appraisal is enclosed.

The Town would like to purchase the easement at the appraised value, and we have hired Attorney Dennis Poitras of Storrs to handle the legal closings. Once you have had an opportunity to review the easement and appraisal, please call us at 429-3340 with any questions you may have and to arrange for the closing.

We are interested in beginning construction of this path as soon as possible. To avoid having to wait for the legal closings to take place (which may take 2 to 3 months) we have enclosed a "right of entry" form for you to sign and return as soon as you are comfortable with the easement and appraisal. The right of entry just lets us begin work a little sooner and we hope you can return it soon. A self-addressed, stamped envelope is enclosed.

If you have any questions regarding this matter, please contact us at 429-3340.

Sincerely,


Timothy J. Veillette
Project Engineer

Enclosures (1) Draft Easement (2) Appraisal/Easement map (3) Right of Entry with a SASE (4) Walkway Plan

Lon R. Hultgren, Director of Public Works
Mathew W. Hart, Town Manager
Dennis Poitras
file

Town of Mansfield
Bikeway/Walkway Construction
RIGHT OF ENTRY

THIS AGREEMENT, dated _____ by and between STORRS POLO RUN LIMITED PARTNER, hereinafter referred to as "OWNER", and the Town of Mansfield, a political subdivision of the State of Connecticut, hereinafter referred to as "TOWN".

WITNESSETH:

FOR AND IN consideration of the covenants hereinafter set forth, the parties hereto agree as follows:

1. OWNER represents and warrants he/she is the owner of the property described as follows:
Map 8, Block 5, lot 21 – Hunting Lodge Road
2. OWNER grants to the TOWN, its authorized agents and contractors, the right to enter upon the above described parcel on a date mutually agreed to by the TOWN and the OWNER in order to begin the following work:

Construction of a bituminous bikeway adjacent to the town road together with lights and electrical wiring, signs, drainage structure, utility pole anchor, pavement markings and bituminous driveway apron.
3. Prior to beginning the work described above, TOWN shall notify OWNER with advance notice as may be required.
4. OWNER has received a copy of the Real Estate Appraisal for Map 8, Block 5, lot 21 (183 Hunting Lodge Road in Mansfield, CT) and agrees to grant TOWN an easement over this property as shown on enclosed map showing easement area for 183 Hunting Lodge Road, Mansfield, CT, the closing for which will be arranged for at a time and place of mutual convenience and the price for the easement will be as shown in the enclosed referenced appraisal.
5. TOWN agrees to install a silt catchment-proof in the area down gradient of the construction and as shown on the plans. TOWN will return to remove silt from the above described area.
6. All work by TOWN shall be performed in a workmanlike manner as shown on the easement map.

THE PARTIES HAVE herein set forth the whole of their agreement.

IN WITNESS WHEREOF, this agreement has been executed.

OWNER

TOWN

Owner's signature Date

Authorized signature

Address

Title

Phone Number(s)

Date

**QUIT CLAIM DEED/
GRANT OF EASEMENTS**

WE, STORRS POLO RUN LIMITED PARTNERSHIP, both of the Town of Mansfield, County of Tolland and State of Connecticut,

For Hundred (\$) Dollars consideration paid do hereby give, bargain, convey and **Grant**

to **THE TOWN OF MANSFIELD**, a municipality located in the County of Tolland, State of Connecticut

with **Quit Claim Covenants**, a certain piece or parcel of land in the Town of Mansfield, County of Tolland and State of Connecticut, described as follows:

a certain piece or parcel of land on the westerly side of Hunting Lodge Road designated as "Easement in Favor of Town of Mansfield Area = 3,069 SQ. FT.," shown on a map entitled "Easement Map Showing Easement to be Acquired by Town of Mansfield Over Land of **STORRS POLO RUN LIMITED PARTNERSHIP**, 183 Hunting Lodge Road Mansfield, Connecticut, Scale: 1" = 20' August 23, 2007, Todd S. Hesketh,, L.S. Lic. No. 17945".

Together with:

1. a right to construct and maintain a bituminous bikeway;
2. a right to install and maintain a utility pole anchor;
3. a right to construct and maintain a drainage structure;
4. a right to drain;
5. a right to install and maintain signs;
6. a right to install and maintain lights and electrical; and
7. a right to install and maintain a sedimentation control measures.

Signed and sealed this day of February, 2008.

Signed, Sealed and Delivered
In the Presence Of:

??????

STATE OF CONNECTICUT:

: Mansfield February, 2008

COUNTY OF TOLLAND :

Personally appeared, _____, known to me (or satisfactorily proven) signer and sealer of the foregoing instrument, who acknowledged the same to be her free act and deed, before me.

Commissioner of the Superior Court/
Notary Public

Grantee's Address:
4 South Eagleville Road
Storrs, CT 06268

REAL ESTATE APPRAISAL
 FOR THE
 TOWN OF MANSFIELD
 DEPARTMENT OF PUBLIC WORKS

Appraisal Firm Name:	Appraisal Resources of CT, LLC
Appraiser's Name:	Carol A. Doherty
Address:	14 Hanover Farms Road Bolton, Connecticut 06043
Telephone Number:	(860) 646-0882
Reference Number:	008/0021/005-1 & 0005
Federal Aid Project Number:	N/A
Identity of Project:	Hunting Lodge Road Bikeway/Walkway
Property Owner:	Storrs Polo Run Limited Partnership
Property Owner's Address:	380 Union Street, Suite 300 West Springfield, MA 01089
Property Address:	183 Hunting Lodge Road & Carriage House Drive Mansfield, Connecticut

General Classification of Property Being Appraised:

For purposes of this appraisal report, the subject property consists of a 23-acre MF40-zoned parcel improved with the Carriage House apartment complex.

Total	_____	Partial	_____
Easement(s)	<u> X </u>	Other(s)	_____
Valuation Date:	<u>01/08/08</u>	Damages:	<u>\$460</u>

Form Revised 1/91

SCOPE OF APPRAISAL

The extent of the process of collecting, confirming and reporting the market data utilized in this report is as follows:

DATA COLLECTION: Data was collected from such sources as Assessor's, Town Clerk's, Zoning and Tax Collector's records, various real estate publications including the Commercial Record and Multiple Listing Service, local newspapers as well as property owners, real estate brokers, CONNCOMP, appraisers, and attorneys.

DATA CONFIRMATION: The data collected, where applicable, was verified with the grantors and/or grantees involved with various real estate transactions, town officials, brokers, attorneys and applicable documents of records.

DATA REPORTING: The pertinent facts, analyses and conclusions have been reported in compliance with the requirements of the Federal Government, the State of Connecticut, and the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Foundation. In preparing this report they have been set forth in the following manner. The salient factors have been set forth on individual data sheets including plot, sketch, and photographs. The conclusions that follow are the appraiser's conclusions based upon the market data researched.

VALUE FINDING APPRAISAL

TOWN OF MANSFIELD

Department of Public Works

Owner: Storrs Polo Run Limited Partnership Acquisition X
 Assessor Reference No.: 008/0021/0005-1 & 0005 Release
 Federal Project No.: N/A Lease
 Town: Mansfield, Connecticut

1. Identification of Property:

- a. Location and Address Carriage House Drive & 183 Hunting(west side) Lodge Road
- b. Legal Description Volume 493, Page 492
- c. Ownership
 - (1) Owner's Name Storrs Polo Run Limited Partnership
 - (2) Owner's Address 380 Union Street, Suite 300
West Springfield, MA 01089
 - (3) Tenant's or Lessee's Name N/A
 - (4) Person Interviewed Property owner notified by town representative

2. Date owner advised of opportunity to accompany appraiser in inspection of property: N/A

3. Brief Narrative Description of Entire Property and Part to be Valued: (Purpose, H & B Use, zone, site, type of improve., const., # sty., etc., type of neighborhood, utilities):

PURPOSE: Estimate Damages ZONE: MF40 UTILITIES: Electric and telephone
 PRESENT USE: HIGHEST & BEST USE: Continuation of current use
 MISC./COMMENTS: The subject property is a 23-acre parcel improved with the Carriage House apartment complex. The site is located on the west side of Hunting Lodge Road and along Carriage House Drive. The site is generally level and open with a naturally wood perimeter. The taking area consists of an easement along Hunting Lodge Road that primarily ranges from approximately 1 foot to 19 feet in width encompassing 3,069 square feet together with various rights stated in the proposed Quit Claim Deed/Grant of Easements provide by the Town of Mansfield. The easement area includes various mature shade trees.

4. Additional Description:

- a. Interest to be valued fee, easement, etc. Easement
- b. Land area (square feet or acreage)
Area - none
- c. (Value per square foot supported by land value sales in appraiser's files) \$0.50/sq.ft.
- d. Other sale reference

5. Value of each improvement (or cost to cure items):

Materials and labor cost should be documented in the State's files for the project

(a) Easement - 3,069 s.f. x \$0.50 /s.f. x 20 %	\$ 307
(b) Various shade trees	\$ 150
(c)	\$
(d) Damage to remainder (cost-to-cure)	\$ 0
Total	\$ 457

6. Summary:

(a) Value of Easement	\$ 307
(b) Improvements (trees)	\$ 150
(c)	\$
Acquisition	\$, 460 (rounded)

7. Date of Inspection & Evaluation:
January 8, 2008

Appraiser: Carol A. Doherty
 Carol A. Doherty

Appraisal Firm: Appraisal Resources of CT, LLC

8. ATTACHMENTS:

- Photographs of Subject
- Property Sketches -- Site Sketch & Sketch Showing Easement Area

LIMITING CONDITIONS

The statements contained in this appraisal are true and the information upon which the opinions expressed herein are based, is correct to the best of my knowledge and belief subject to the limiting conditions herein set forth:

The legal description furnished is assumed to be correct.

No responsibility is assumed for matters legal in character, nor is any opinion rendered as to title, which is assumed to be good.

The plot in this report is included to help the reader to visualize the property.

No survey of this land has been furnished the appraiser, and no responsibility is assumed in connection therewith.

This report has been prepared on an abbreviated format. I have determined that this report will not be misleading to the reader and will provide adequate support for my value.

To the best of the appraiser's knowledge and belief, the statements and opinions contained in this report are supportable. The factual data has been compiled by the appraiser from sources deemed reliable, but no responsibility is assumed for its accuracy.

CERTIFICATE OF APPRAISER

OWNER: Storrs Polo Run Limited Partnership FEDERAL PROJECT NUMBER: N/A
183 Hunting Lodge Road &
LOCATION: Carriage House Drive ASSESSOR REFERENCE / NUMBER 008/0021/005-1 & 0005
TOWN: Mansfield, Connecticut

I hereby certify:

1) That I have personally inspected the property herein appraised and that I have afforded the property owner the opportunity to accompany me at the time of inspection. I have also made a personal field inspection of the comparable sales relied upon in making said appraisal. The subject and the comparable sales were as represented by the photographs contained in said appraisal, addendum or project file.

2) That, to the best of my knowledge and belief, the statements contained in the appraisal hereinabove set forth are true, and the information upon which the opinions expressed therein are based is correct; subject to the limiting conditions therein set forth.

3) That, I understand that such appraisal may be used in connection with acquisition, release or lease of property by the State of Connecticut, possibly with the assistance of Federal-aid Funds. To the best of my knowledge, such appraisal has been made in conformity with Federal guidelines and with the appropriate Department of Transportation directives, and policies and procedures applicable to appraisal for such purposes and no portion of the value assigned to such property consists of items which are noncompensable under the established laws of said State.

4) That, neither my employment or compensation for making this appraisal report are in any way contingent upon the value reported herein.

5) That, I have no direct or indirect present or contemplated future personal interest in such property or in any benefit from the acquisition, release or lease of such property appraised.

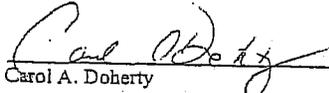
6) That, I will not reveal the findings and results of such appraisal to anyone other than the proper officials of the Connecticut State Department of Transportation or proper officials of the Federal Government until authorized by State officials to do so, or until I am required to do so by eminent domain procedures.

7) As of this day my value would not be different had I completed a full "Before" and "After" appraisal. Remaining land and improvements are unaffected by the Taking unless specifically noted in this appraisal.

8) That, the appraiser has determined that this report is not so limited in scope that it tends to mislead or confuse users of the report or the public. However, the appraiser's complete file is available on request.

9) That my opinion of market value for the easement area as of the 8th day of January 2008, is \$460 (damages) based upon my independent appraisal and the exercise of my professional judgment.

DATE: February 7, 2008

SIGNATURE: 
Carol A. Doherty

CONNECTICUT GENERAL APPRAISER CERTIFICATION NO.: RCG.172

(Exp. 4/30/08)

-ATTACHMENTS-

PHOTOGRAPHS OF SUBJECT PROPERTY



Looking northerly along easement area



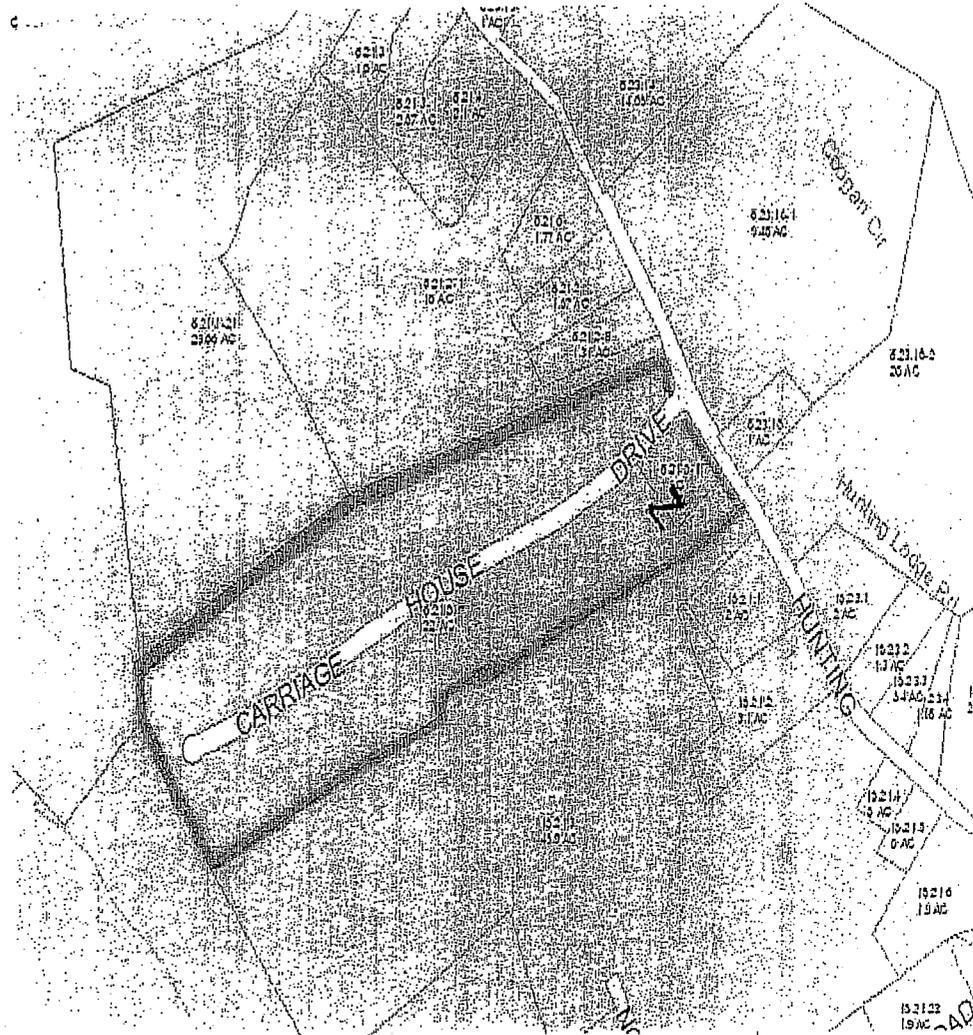
Looking southerly along easement area



Looking westerly at improvements

GIS PARCEL MAP

183 Hunting Lodge Road
Mansfield, Connecticut



TOWN OF MANSFIELD
DEPARTMENT OF PUBLIC WORKS



Lon R. Hultgren, P.E., Director

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

Certified Mail
(Return Receipt)

July 1, 2008

91 7108 2133 3934 5228 8137

To: Walter Hirsch
132 Hunting Lodge Road
Storrs, Ct. 06268

Subject: Hunting Lodge Road Bikeway/Walkway Easement
Public Hearing Notice

Dear Mr. Hirsch,

As you know, the Town has been working to acquire an easement over your property for a walkway facility. Your response to our letters has been that you do not wish to grant this easement for reasons of price, as we understand it. Your easement is crucial to constructing of the walkway, in this high-pedestrian use area, along the west side of Hunting Lodge Road between North Eagleville Road and Carriage House Drive. As stated in our earlier letters the Town has had the appraiser review a similar property appraisal, under the same logic your letter suggests, and it was concluded that the original appraised value was correct (a copy of the appraisers letter was sent to you previously).

On June 23, 2008 the Town Council voted to conduct a public hearing prior to proceeding with the process of acquiring this easement through eminent domain under C.G.S. Section 48-6. The public hearing date will be July 14, 2008 at 7:30 pm in the council chambers of the Mansfield Town Office Building. This meeting is opened to the public and you will be given an opportunity to speak before the council.

If you have any questions regarding this matter, please contact us at 429-3340.

Sincerely,

Timothy J. Veillette
Project Engineer

cc: Lon R. Hultgren, Director of Public Works
Mathew W. Hart, Town Manager
Dennis Poitras
file

5.31.08

Mr. Veillette

Re: Hunting Lodge Rd. walkway.

I am sending this letter in response to the reply of my letter dated 4.15.08. It states that the initial appraisal is valid due to the fact that the area in question is not a 'Buildable' parcel.

Believing 'Buildable' parcel is the only way to value property is greatly flawed.

First off, the utility companies do not share this view when compensating for property. Where it could be argued that they are a commercial entity with commercial gains - it is undisputable that, none the less, something is gained in exchange for something being lost.

If this area allowed a view of a Mountain or Seascape, and then this view was blocked due to some obstruction, the value of this parcel as a whole would suffer economically, as well as, the personal enjoyment of living there.

If this area, due to its development, would permit/incourage public access, when previously there was privacy, the value of this parcel would suffer economically, as well as, the quality of living there.

In regard to this part ⁵¹⁻ of Hunting Lodge Rd., I believe

the Town fails to understand the true dynamics and intensity of the situation.

I have lived on this road since 1985. There is virtually zero pedestrian traffic here during the day. However, from 11pm to 3Am is often similar to rush hour at Grand Central Station. At the same time almost no auto traffic.

As we see it - the problem is NOT the tonnage of trash we constantly pick up (broken beer bottles, food wrappers, etc.) or the fact that if we do not bring in our mailbox at night we will be replacing it (forget the expense - do you have any idea how much time it takes to deal with replacing a mailbox?). No, it is not those problems but, rather the fact that it is impossible to sleep.

These masses, drunk or not, act drunk and have no respect for anyone except for themselves. Side walk or not, their view is that they own the road and they will use it as a sidewalk. They shout at each other, they shout at cars, they shout when they are alone. This ~~side~~ sidewalk will bring these little darlings from 55' to 40' in relation to the Master Bedroom.

This unbuildable parcel is an important buffer zone for us. A hedge barrier will help keep strays from coming up to our front door - it will not help with the noise problem.

5-31-08

I can assure you when my wife gets up to go to work - after maybe 2 hrs of sleep, she will not be consoled by the fact of being compensated by \$190.

Needless to say, we do not agree with the notion that this sidewalk will actually benefit us. A 'selling' point conveyed to the owner of Carriage House Apts. by Appraisal Resources of CT.

I strongly urge you to reconsider your compensation formula.

Sincerely

Walter Hirsch

125 Hunting Lodge Rd



TOWN OF MANSFIELD
DEPARTMENT OF PUBLIC WORKS



Lon R. Hultgren, P.E., Director

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

Certified Mail
(Return Receipt)

May 29, 2008

91 7108 2133 3934 5228 8212

To: Walter A. Hirsch, 132 Hunting Lodge Road, Storrs, CT 06268

Subject: Hunting Lodge Road Bikeway/Walkway
Easement Appraisal – 125 Hunting Lodge Road

Dear Mr. Hirsch:

The Town of Mansfield is committed to constructing the walkway in the high-pedestrian area along the west side of Hunting Lodge Road between North Eagleville Road and Carriage House Drive. With our letter dated March 12, 2008 we sent you a copy of a draft easement, an appraisal/easement map, a right of entry with a SASE and a walkway plan for your property. A follow up letter was sent to you on May 2, 2008 again requesting the Right of Entry. To date we have not received a response from you.

The Town is now preparing the documentation for the Mansfield Town Council that will be needed to acquire this easement by eminent domain. This letter represents our last attempt to give you an opportunity to contact us prior to our beginning condemnation proceedings on June 16, 2008.

If we do not hear from you by June 13th, we will proceed as described. We are again including with this letter a copy of the draft easement, appraisal/easement map and a walkway plan for your property. Also enclosed are the two previous letters dated March 12, 2008 and May 2, 2008. We again ask you to contact us to arrange for the Town to acquire this needed easement across your property.

If you have any questions regarding this matter, please contact us at 429-3340.

Sincerely

Timothy J. Veillette
Project Engineer

Enclosure

cc: Lon R. Hultgren, Director of Public Works
Mathew W. Hart, Town Manager
Attorney Dennis Poitras
file



TOWN OF MANSFIELD
DEPARTMENT OF PUBLIC WORKS

Lon R. Hultgren, P.E., Director

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

May 2, 2008

To: Walter Hirsch
125 Hunting Lodge Road
Storrs, Ct. 06268

Subject: Hunting Lodge Road Bikeway/Walkway Easement

Dear Property Owner/Manager:

As you know, the Town has been working on the design of a walkway in the high-pedestrian area along the west side of Hunting Lodge Road between North Eagleville Road and Carriage House Drive. With our letter dated March 11, 2008 we sent you a copy of Draft Easement, Appraisal/Easement map, Right of Entry with a SASE and a Walkway Plan for your property.

We are in receipt of your letter dated April 15, 2008 in which you disputed the value of the appraisal. The Town has had the appraiser review a similar property appraisal, under the same logic your letter suggests, and it was concluded that the original appraised value was correct (see enclosed letter).

Again, the town would appreciate your returning the Right of Entry form as soon as possible so that we may begin construction on the project, however, if we do not hear from you by May 15th, we will presume that you maintain your original stance and the Town will begin assembling the information and documentation needed to acquire the easement by condemnation.

If you have any questions regarding this matter, please contact us at 429-3340.

Sincerely,

Timothy J. Veillette
Project Engineer

Enclosure

cc: Lon R. Hultgren, Director of Public Works
Mathew W. Hart, Town Manager
Dennis Poitras
file

4-15-08

Dear Mr. Veillette,

I am sending this for clarity regarding the easement Appraisal packet sent to me.

In the packet, it states the need for 935 sqft. of my property at 125 Hunting Lodge Rd. It also declares a 'fair market value' of \$190 for this 935 sqft.

The problem is this:

\$190 for 935 sqft. = \$8,852/acre

The town states a value of \$75,000/acre

Sincerely,

Walter A. Hirsch
125 Hunting Lodge Rd





TOWN OF MANSFIELD
DEPARTMENT OF PUBLIC WORKS

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

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

March 12, 2008

To: Walter A. Hirsch
132 Hunting Lodge Road
Storrs, CT 06268

Subject: Hunting Lodge Road Bikeway/Walkway
Easement Appraisal

Dear Mr. Hirsch:

As you know, the Town has been working on the design of a walkway in the high-pedestrian area along the west side of Hunting Lodge Road between North Eagleville Road and Carriage House Drive. The design is now substantially complete and the easements the Town will need have been mapped out. A copy of the easement over your property is enclosed.

The Town hired an independent appraiser to appraise the easements at fair market value. A copy of this appraisal is enclosed.

The Town would like to purchase the easement at the appraised value, and we have hired Attorney Dennis Poitras of Storrs to handle the legal closings. Once you have had an opportunity to review the easement and appraisal, please call us at 429-3340 with any questions you may have and to arrange for the closing.

We are interested in beginning construction of this path as soon as possible. To avoid having to wait for the legal closings to take place (which may take 2 to 3 months) we have enclosed a "right of entry" form for you to sign and return as soon as you are comfortable with the easement and appraisal. The right of entry just lets us begin work a little sooner and we hope you can return it soon. A self-addressed, stamped envelope is enclosed.

If you have any questions regarding this matter, please contact us at 429-3340.

Sincerely,

Timothy J. Veillette
Project Engineer

Enclosures (1) Draft Easement (2) Appraisal/Easement map (3) Right of Entry with a SASE (4) Walkway Plan

cc: Lon R. Hultgren, Director of Public Works
Mathew W. Hart, Town Manager
Dennis Poitras
file

**QUIT CLAIM DEED/
GRANT OF EASEMENTS**

WE, WALTER A. HIRSCH, both of the Town of Mansfield, County of Tolland and State of Connecticut,

For Hundred (\$) Dollars consideration paid do hereby give, bargain, convey and **Grant**

to **THE TOWN OF MANSFIELD**, a municipality located in the County of Tolland, State of Connecticut

with **Quit Claim Covenants**, a certain piece or parcel of land in the Town of Mansfield, County of Tolland and State of Connecticut, described as follows:

a certain piece or parcel of land on the westerly side of Hunting Lodge Road designated as "Easement in Favor of Town of Mansfield Area = 935 SQ. FT.", shown on a map entitled "Easement Map Showing Easement to be Acquired by Town of Mansfield Over Land of WALTER A. HIRSCH, 125 Hunting Lodge Road Mansfield Connecticut, Scale: 1" = 20' August 2007 Rev. December 17, 2007 Todd Hesketh,, L.S. Lic. No. 17945".

Together with:

1. a right to construct and maintain a bituminous bikeway;
2. a right to construct and a bituminous driveway apron;
3. a right to install and maintain utility pole anchor;
4. a right to install and maintain signs;
5. a right to install and maintain lights and electrical;
6. a right to install and maintain pavement markings; and
7. a right to install and maintain a sedimentation control measures.

Signed and sealed this day of February, 2008.

Signed, Sealed and Delivered
In the Presence Of:

STATE OF CONNECTICUT:

: Mansfield February, 2008

COUNTY OF TOLLAND :

Personally appeared, _____, known to me (or satisfactorily proven) signer and sealer of the foregoing instrument, who acknowledged the same to be her free act and deed, before me.

Commissioner of the Superior Court/
Notary Public

Grantee's Address:
4 South Eagleville Road
Storrs, CT 06268

REAL ESTATE APPRAISAL
 FOR THE
 TOWN OF MANSFIELD
 DEPARTMENT OF PUBLIC WORKS

Appraisal Firm Name:	Appraisal Resources of CT, LLC
Appraiser's Name:	Carol A. Doherty
Address:	14 Hanover Farms Road Bolton, Connecticut 06043
Telephone Number:	(860) 646-0882
Reference Number:	015/0021/0006
Federal Aid Project Number:	N/A
Identity of Project:	Hunting Lodge Road Bikeway/Walkway
Property Owner:	Walter A. Hirsch
Property Owner's Address:	132 Hunting Lodge Road Storrs, Connecticut 06268
Property Address:	125 Hunting Lodge Road Mansfield, Connecticut

General Classification of Property Being Appraised:

The subject property consists of a 1.90-acre MF40-zoned parcel improved with a single-family residence.

Total	_____	Partial	_____
Easement(s)	<u>X</u>	Other(s)	_____
Valuation Date:	<u>01/08/08</u>	Damages:	<u>\$190</u>

Form Revised 1/91

SCOPE OF APPRAISAL

The extent of the process of collecting, confirming and reporting the market data utilized in this report is as follows:

DATA COLLECTION: Data was collected from such sources as Assessor's, Town Clerk's, Zoning and Tax Collector's records, various real estate publications including the Commercial Record and Multiple Listing Service, local newspapers as well as property owners, real estate brokers, CONNCOMP, appraisers, and attorneys.

DATA CONFIRMATION: The data collected, where applicable, was verified with the grantors and/or grantees involved with various real estate transactions, town officials, brokers, attorneys and applicable documents of records.

DATA REPORTING: The pertinent facts, analyses and conclusions have been reported in compliance with the requirements of the Federal Government, the State of Connecticut, and the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Foundation. In preparing this report they have been set forth in the following manner. The salient factors have been set forth on individual data sheets including plot, sketch, and photographs. The conclusions that follow are the appraiser's conclusions based upon the market data researched.

VALUE FINDING APPRAISAL

TOWN OF MANSFIELD

Department of Public Works

Owner: Walter A. Hirsch Acquisition X
 Assessor Reference No.: 015/0021/0006 Release
 Federal Project No.: N/A Lease
 Town: Mansfield, Connecticut

1. Identification of Property:

- a. Location and Address 125 (west side) Hunting Lodge Road
- b. Legal Description Volume 535, Page 2
- c. Ownership
 - (1) Owner's Name Walter A. Hirsch
 - (2) Owner's Address 132 Hunting Lodge Road
Storrs
 - (3) Tenant's or Lessee's Name N/A
 - (4) Person Interviewed Property owner notified by town representative

2. Date owner advised of opportunity to accompany appraiser in inspection of property: N/A

3. Brief Narrative Description of Entire Property and Part to be Valued: (Purpose, H & B Use, zone, site, type of improve., const., # sty., etc., type of neighborhood, utilities):
 PURPOSE: Estimate Damages ZONE: MF40 UTILITIES: Electric and telephone
 PRESENT USE: Single-family house site HIGHEST & BEST USE: Continuation of current use
 MISC./COMMENTS: The subject property is a 1.90-acre parcel improved with a single-family residence. The site is located on the west side of Hunting Lodge, slopes to the rear, and is lightly wood. The taking area consists of an easement along Hunting Lodge Road that primarily ranges from approximately 2.5 feet to 15 feet in width encompassing 935 square feet together with various rights stated in the proposed Quit Claim Deed/Grant of Easements provide by the Town of Mansfield. The easement area includes one bush - no contributory value.

4. Additional Description:

- a. Interest to be valued fee, easement, etc. Easement
- b. Land area (square feet or acreage)
Area - none
- c. (Value per square foot supported by land value sales in appraiser's files) \$1.00/sq.ft.
- d. Other sale reference

5. Value of each improvement (or cost to cure items):

Materials and labor cost should be documented in the State's files for the project

(a) Easement - 935 s.f. x \$1.00/s.f. x 20 %	\$ 187
(b) 1 bush	\$ 0
(c)	\$
(d) Damage to remainder (cost-to-cure)	\$ 0
Total	\$ 187

6. Summary:

(a) Value of Easement	\$ 187
(b) Value of Improvement (bush)	\$ 0
(c)	\$
Acquisition	\$ 190 (rounded)

7. Date of Inspection & Evaluation:

January 10, 2008

Appraiser Carol A. Doherty
 Carol A. Doherty

Appraisal Firm: Appraisal Resources of CT, LLC

8. ATTACHMENTS:

- Photographs of Subject
- Property Sketches -- Site Sketch & Sketch Showing Easement Area

LIMITING CONDITIONS

The statements contained in this appraisal are true and the information upon which the opinions expressed herein are based, is correct to the best of my knowledge and belief subject to the limiting conditions herein set forth:

The legal description furnished is assumed to be correct.

No responsibility is assumed for matters legal in character, nor is any opinion rendered as to title, which is assumed to be good.

The plot in this report is included to help the reader to visualize the property.

No survey of this land has been furnished the appraiser, and no responsibility is assumed in connection therewith.

This report has been prepared on an abbreviated format. I have determined that this report will not be misleading to the reader and will provide adequate support for my value.

To the best of the appraiser's knowledge and belief, the statements and opinions contained in this report are supportable. The factual data has been compiled by the appraiser from sources deemed reliable, but no responsibility is assumed for its accuracy.

CERTIFICATE OF APPRAISER

OWNER: Walter A. Hirsch FEDERAL PROJECT NUMBER: N/A
LOCATION: 125 Hunting Lodge Road ASSESSOR REFERENCE NUMBER 015/0021/0006
TOWN: Mansfield, Connecticut

I hereby certify:

1) That I have personally inspected the property herein appraised and that I have afforded the property owner the opportunity to accompany me at the time of inspection. I have also made a personal field inspection of the comparable sales relied upon in making said appraisal. The subject and the comparable sales were as represented by the photographs contained in said appraisal, addendum or project file.

2) That, to the best of my knowledge and belief, the statements contained in the appraisal hereinabove set forth are true, and the information upon which the opinions expressed therein are based is correct; subject to the limiting conditions therein set forth.

3) That, I understand that such appraisal may be used in connection with acquisition, release or lease of property by the State of Connecticut, possibly with the assistance of Federal-aid Funds. To the best of my knowledge, such appraisal has been made in conformity with Federal guidelines and with the appropriate Department of Transportation directives, and policies and procedures applicable to appraisal for such purposes and no portion of the value assigned to such property consists of items which are noncompensable under the established laws of said State.

4) That, neither my employment or compensation for making this appraisal report are in any way contingent upon the value reported herein.

5) That, I have no direct or indirect present or contemplated future personal interest in such property or in any benefit from the acquisition, release or lease of such property appraised.

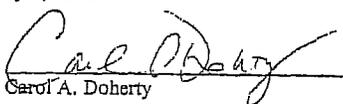
6) That, I will not reveal the findings and results of such appraisal to anyone other than the proper officials of the Connecticut State Department of Transportation or proper officials of the Federal Government until authorized by State officials to do so, or until I am required to do so by eminent domain procedures.

7) As of this day my value would not be different had I completed a full "Before" and "After" appraisal. Remaining land and improvements are unaffected by the Taking unless specifically noted in this appraisal.

8) That, the appraiser has determined that this report is not so limited in scope that it tends to mislead or confuse users of the report or the public. However, the appraiser's complete file is available on request.

9) That my opinion of market value for the easement area as of the 10th day of January 2008, is \$190 (damages) based upon my independent appraisal and the exercise of my professional judgment.

DATE: February 6, 2008

SIGNATURE: 
Carol A. Doherty

CONNECTICUT GENERAL APPRAISER CERTIFICATION NO.: RCG.172

(Exp. 4/30/08)

-ATTACHMENTS-

PHOTOGRAPHS OF SUBJECT PROPERTY



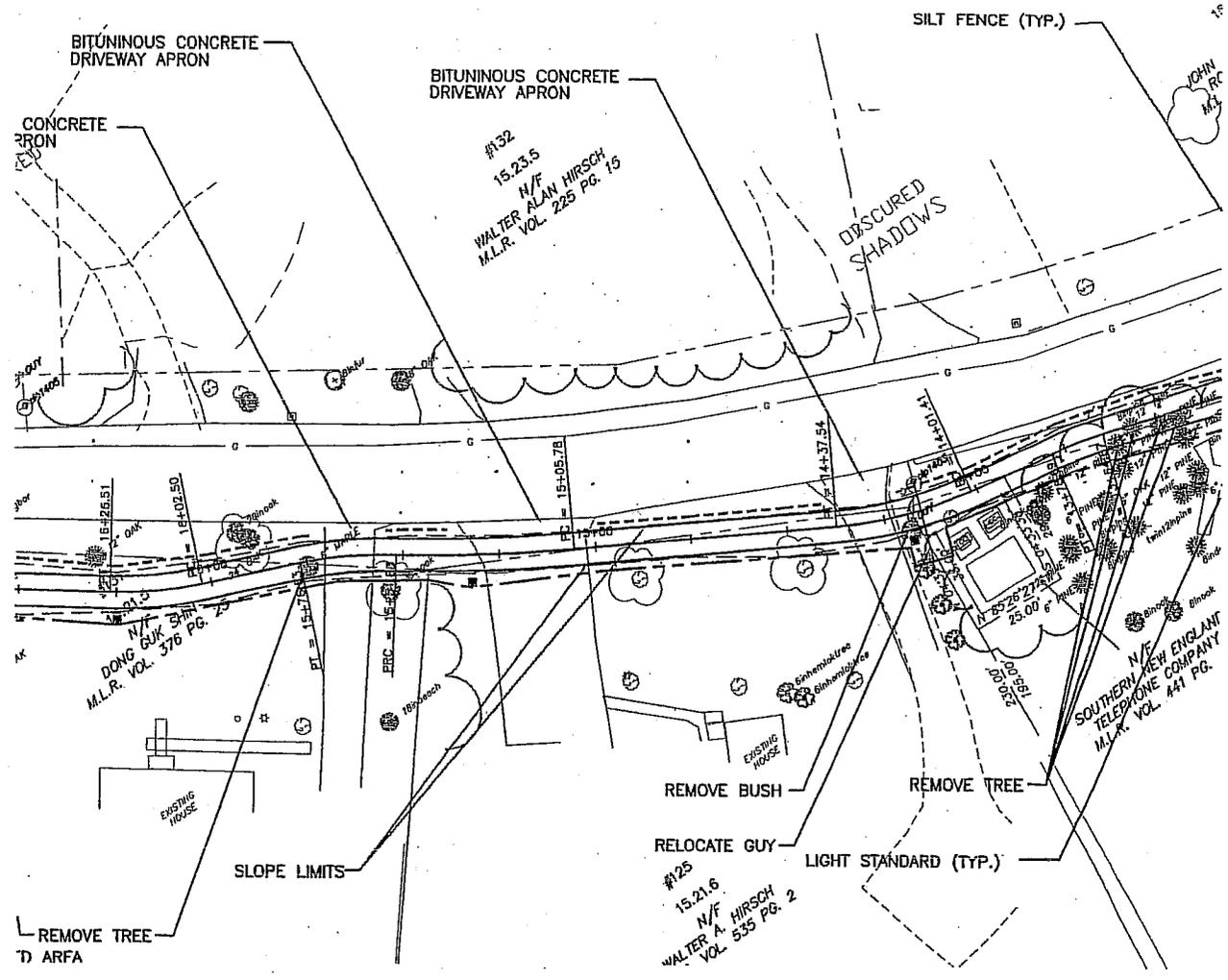
Looking northerly along easement area



Looking southerly along easement area



Looking westerly at improvements



Town of Mansfield
Bikeway/Walkway Construction
RIGHT OF ENTRY

THIS AGREEMENT, dated _____ by and between WALTER A. HIRSCH, hereinafter referred to as "OWNER", and the Town of Mansfield, a political subdivision of the State of Connecticut, hereinafter referred to as "TOWN".

WITNESSETH:

FOR AND IN consideration of the covenants hereinafter set forth, the parties hereto agree as follows:

1. OWNER represents and warrants he/she is the owner of the property described as follows:
Map 15, Block 6, lot 21 - Hunting Lodge Road
2. OWNER grants to the TOWN, its authorized agents and contractors, the right to enter upon the above described parcel on a date mutually agreed to by the TOWN and the OWNER in order to begin the following work:

Construction of a bituminous bikeway adjacent to the town road together with lights and electrical wiring, signs, drainage structure, utility pole anchor, pavement markings and bituminous driveway apron.
3. Prior to beginning the work described above, TOWN shall notify OWNER with advance notice as may be required.
4. OWNER has received a copy of the Real Estate Appraisal for Map 15, Block 6, lot 21 (125 Hunting Lodge Road in Mansfield, CT) and agrees to grant TOWN an easement over this property as shown on enclosed map showing easement area for 125 Hunting Lodge Road, Mansfield, CT, the closing for which will be arranged for at a time and place of mutual convenience and the price for the easement will be as shown in the enclosed referenced appraisal.
5. TOWN agrees to install a silt catchment-proof in the area down gradient of the construction and as shown on the plans. TOWN will return to remove silt from the above described area.
6. All work by TOWN shall be performed in a workmanlike manner as shown on the easement map.

THE PARTIES HAVE herein set forth the whole of their agreement.

IN WITNESS WHEREOF, this agreement has been executed.

OWNER

TOWN

Owner's signature

Date

Authorized signature

Address

Title

Phone Number(s)

Date



TOWN OF MANSFIELD
DEPARTMENT OF PUBLIC WORKS

Lon R. Hultgren, P.E., Director

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

December 29, 2006

**Subject: Hunting Lodge Road Bikeway/Walkway
Town of Mansfield**

Dear Property Owner:

The Town of Mansfield has completed the proposed conceptual design for a proposed 8 foot wide paved bikeway/walkway along the southwest side of Hunting Lodge Road, between North Eagleville Road and Carriage House Drive.

This letter along with the enclosed trail plan in the area of your property is to make you aware of the project and to allow you an opportunity to review it prior to the Town's first public meeting, which is scheduled for Monday, January 22, 2007. This meeting will give you an opportunity to raise any questions or concerns publicly.

The project has been in the planning for several years. It has been given a high priority based on the need for pedestrian safety in the area.

It is anticipated that construction will begin in 2007 after the necessary easements are acquired. Most of the fronted properties, such as yours, will require easements for the Town to construct the trail. Easement maps are not yet prepared. We will be working on them over the winter.

If you have any questions or would like to review the plan prior to the first public meeting please do not hesitate to contact me at (860) 429-3340.

Sincerely,

Timothy J. Veillette
Project Engineer

Enclosure

Cc: Lon R. Hultgren, Director of Public Works
Mathew W. Hart, Town Manager
Gregory J. Padick, Town Planner
file



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *Matt*
CC: Maria Capriola, Assistant to Town Manager; Gregory Padick, Director of Planning; Curt Vincente, Director of Parks and Recreation; Jennifer Kaufman, Parks Coordinator
Date: July 14, 2008
Re: Presentation – Open Space Acquisition and Management Program

Subject Matter/Background

As discussed, Curt Vincente and Jennifer Kaufman will make a presentation to the Town Council regarding the town's open space acquisition and management program. I trust that the presentation shall prove informative for the Council.

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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *Matt*
CC: Maria Capriola, Assistant to Town Manager
Date: July 14, 2008
Re: Universal Health Care Resolution

Subject Matter/Background

The Town Council has asked that this item be added to the agenda for the July 14, 2008 meeting. I have attached the proposed resolution, which was previously distributed as a communication.

Attachments:

1) Universal Health Care Resolution

UNIVERSAL HEALTH CARE RESOLUTION

Whereas, the United States is the only industrialized nation in the world without some form of universal health care for its citizens; and

Whereas, the World Health Organization has ranked the United States health care system 37th out of all nations in terms of meeting the needs of its citizens; and

Whereas, Connecticut enjoys the highest per-capita income in the United States, yet suffers from the highest rate of uninsurance in New England; and

Whereas, one out of every ten Connecticut residents, an estimated 356,000 people, are uninsured; and

Whereas, the State of Connecticut spends \$15 billion annually on health care; and

Whereas, 80% of the state's uninsured are, in fact, employed, yet many do not qualify for state medical assistance; and

Whereas, with ever increasing health care costs, small business owners and entrepreneurs are frequently unable to afford health care for themselves and their employees; and

Whereas, medical debt is the number one cause of bankruptcy in Connecticut; and

Whereas, racial, income, and ethnic disparities in access to care threaten diverse communities across Connecticut; and

Whereas, Mansfield residents need and deserve access to quality health care regardless of income or social status; and

Whereas, there is nothing more powerful we can do to create jobs, to secure the well being of our most vulnerable families, and to save taxpayers money than to accomplish universal health care here in Connecticut; and

Whereas, *healthcare4every1* is a statewide advocacy campaign whose goal is to organize an active, vibrant, and diverse network of concerned residents and organizations in order to build public and political support to achieve universal health care in Connecticut;

Therefore be it Resolved, that the Mansfield Democratic Town Committee encourages the Connecticut General Assembly to enact legislation that provides access to comprehensive health care for all Connecticut residents; and

Be it Further Resolved, that the Mansfield Democratic Town Committee endorses the *healthcare4every1* campaign, and in doing so, we agree with the Institute of Medicine Principles for Universal Health Care:

- Health care coverage should be universal. It should cover everyone.
- Health care coverage should be continuous, portable from job to job, regardless of employment status.
- Health care coverage affordable to individuals and families.
- Health care insurance should be affordable and sustainable to society.

- Health care coverage should enhance health and well-being by promoting access to high-quality care that is effective, efficient, safe, timely, patient-centered, and equitable.

We further agree:

- To have our organization's name listed on the *healthcare4every1.org* web site
- To have the Foundation publicize this endorsement; and

Be it Further Resolved, that this resolution be presented to the Mansfield Town Council and that the Mansfield Democratic Town Committee recommends that the Mansfield Town Council pass this resolution and send it to the Governor and to every member of the General Assembly.

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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MCH*
CC: Maria Capriola, Assistant to Town Manager; Dennis O'Brien, Town Attorney
Date: July 14, 2008
Re: Appointment of Special Legal Counsel

Subject Matter/Background

At the previous meeting, a question was raised regarding the appointment of special legal counsel, particularly counsel we have retained to assist with the Storrs Center project and a potential agreement between the town and the developer of that project. Section 305(C) of the Town Charter provides that "If in special circumstances the Council deems it advisable, it may provide for the temporary employment of counsel other than the Town Attorney."

Most of the town's legal matters are handled by the Town Attorney. There are two very specialized areas of law in which matters are regularly handled by special outside counsel in most municipalities, i. e., labor law and bonding, and Mansfield is no exception. Also, legal matters sometimes arise where the staff and Town Attorney agree that there is a need for outside counsel. Current examples include real estate law as it relates to the afore-mentioned Storrs Center project and the town's legal dispute with the Town of Windham sewer authority. In addition, occasionally planning and zoning has retained special counsel to assist with specialized land use matters.

The language in section 305(C) is somewhat ambiguous, as the Council arguably could and has "provide(d) for" special counsel through any number of means, including via the budget, by resolution or some other direction to staff. For example, bond counsel is appointed by specific resolution. As another example, during the adoption of the FY 2008/09 budget, the Council specifically provided \$50,000 for professional and technical expenses related to the Storrs Center project, including the use of legal counsel.

Recommendation

Neither the Town Attorney nor I believe that the past practice for the appointment of special counsel has been inconsistent with section 305(C) of the Charter, but it is fair to assume that the Council has customarily deferred the appointment of special legal counsel to staff. Our objective is to make sure that we satisfy the letter and spirit of the Charter, and that the Council is comfortable with the appointment process for special legal counsel. The Town Council may wish to establish a more consistent practice to address this issue, such as the appointment of special counsel via resolution or by consensus of the Council at the recommendation of staff and the Town Attorney.

Please review and we can discuss this issue in more detail at Monday's meeting.

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Mansfield Board of Education Meeting

June 12, 2008

Minutes

Attendees: Mary Feathers, Chair, Chris Kueffner, Secretary, Martha Kelly, Mark LaPlaca, Min Lin, Katherine Paulhus, Superintendent Gordon Schimmel, Board Clerk, Celeste Griffin

Absent: Shamim Patwa, Vice-Chair, Gary Bent, Dudley Hamlin, Min Lin

I. Call to Order

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

II. Approval of Minutes - MOTION by Mrs. Kelly, seconded by Mr. LaPlaca to approve the minutes of the 5-8-08, 5-22-08, and 6-3-08 meetings. **VOTE:** Unanimous in favor.

Dr. Patwa arrived at 7:40 p.m.

Ms Lin arrived at 7:50 p.m.

III. Special Presentations: The Board honored Mrs. Norma Fisher-Doiron, Principal, Southeast Elementary School as Connecticut's National Distinguished Principal of the Year and Dr. Gordon L. Schimmel, Superintendent of Schools, retiring after 21 years of service to the district..

IV. Hearing for Visitors - None

V. Communications - The Board received a letter from Barbara Hunter and Carrie Holman, co-presidents of the Mansfield Educators' Association.

VI. Committee Reports - Mrs. Kelly announced that Karen Anger, elementary art teacher at Goodwin and Southeast Schools, is the 2009 Teacher of the Year.

VII. Report of the Superintendent:

A. Healthy Food Certification- MOTION by Mr. Kueffner, seconded by Dr. Patwa to adopt the Connecticut Nutrition Standards Healthy Food Certification Statement for the 2008-2009 school year. **VOTE:** Unanimous in favor with Mr. Kueffner abstaining. The Board directed the Superintendent to be responsible for certifying that the standards are met. **MOTION** by Dr. Patwa, seconded by Mrs. Kelly to adopt the Connecticut Nutrition Standards Exclusion for the 2008-2009 school year. **VOTE:** Unanimous in favor with Mr. Kueffner abstaining.

B. 2008-2009 Food Service Price Increase-MOTION by Mr. Kueffner, seconded by Dr. Patwa to approve an increase in school meal prices for the 2008-2009 school year. **VOTE:** Unanimous. **MOTION** by Dr. Patwa, seconded by Mr. Kueffner to approve no more than a \$.10 increase in milk carton prices for the 2008-2009 school year. **VOTE:** Unanimous in favor with Mrs. Paulhus abstaining. The Superintendent, with advice from the Food Service Director, will determine the price.

C. Financial Statements Dated March 31, 2008 - MOTION by Mr. Kueffner, seconded by Ms Lin to accept the Financial Statements Dated March 31, 2008. **VOTE:** Unanimous in favor.

- D. Cooperating Teacher Program/Beginning Educator Support and Training Program** -**MOTION** by Mr. Kueffner, seconded by Mrs. Paulhus to approve the Cooperative/Mentor Teacher training of Ryley Zawodniak, grade 5 reading/language arts teacher, Laura Scruggs, grade 6 reading/language arts teacher, and Heather Tamsin, Title I teacher at Mansfield Middle School. **VOTE:** Unanimous
- E. Class Size/Enrollment** - The building principals reported there is little change in enrollment at the schools.
- F. Personnel** - **MOTION** by Dr. Patwa, seconded by Mr. LaPlaca to accept the resignation of Tracy Moore, 7th grade mathematics teachers at Mansfield Middle School. **VOTE:** Unanimous in favor. **MOTION** by Mr. LaPlaca, seconded by Ms Lin to approve the employment of Cynthia Harakaly, 8th grade language arts/literature teacher, Mansfield Middle School; Danielle Heersink, speech pathologist, Vinton School; Jessica Marchand, 3rd grade teacher, Goodwin School, and Julie Ratajczak, 3rd grade teacher, Goodwin School, effective July 1, 2008. **VOTE:** Unanimous.

VIII. Hearing for Visitors - None.

IX. Suggestions for Future Agenda - Dr. Patwa requested Youth Services Bureau be invited to a meeting and Ms Feathers asked that the Mansfield Advocates for Children discuss the Leadership Work Group for the 'Blueprint for Mansfield's Children'

X. Executive Session: **MOTION** by Dr. Patwa, seconded by Ms Lin to move into Executive Session at 9:55 p.m. to discuss union contract negotiations and proposed contract for new Superintendent. **VOTE:** Unanimous in favor. **MOTION** by Dr. Patwa, seconded by Mr. LaPlaca to return to regular session at 11:25 p.m. **VOTE:** Unanimous in favor.

XI. **MOTION** by Mrs. Paulhus, seconded by Dr. Patwa to approve the proposed contract with Frederick A. Baruzzi as Superintendent of Schools, effective July 1, 2008, with a total annual salary of \$142,000 for 2008-2009, with the specific breakdown between the cash and annuity components of that salary amount to be finalized by the Board Chair and by Frederick A. Baruzzi before June 30, 2008 and **MOVED FURTHER** that the Board Chair be authorized to execute the contract on behalf of the Board. **VOTE:** Unanimous in favor.

XII. **MOTION** by Dr. Patwa, seconded by Mr. LaPlaca to approve the 2008-2009 salaries for the Central Office Professional Staff (Singletons) presented in a memo of June 12, 2008 from Gordon L. Schimmel excepting the Informational Technology Director position salary which shall be increased according to the step schedule currently being referenced for the position with the first annual review to take place by the anniversary date of the contract. **VOTE:** Unanimous in favor.

XIII. Adjournment - **MOTION** by Mr. Kueffner to adjourn at 11:55 p.m. **VOTE:** Unanimous in favor.

ARTS ADVISORY COMMITTEE
Meeting of Tuesday, 01 April 2008
Mansfield Community Center (MCC) Conference Room

MINUTES

1. The meeting was **called to order** at 7:07p by Acting Chair Kim Bova. Members present: Anita Bacon, Kim Bova, Scott Lehmann, Joan Prugh, Blanche Serban. Members absent: Jay Ames, Leon Bailey. Others present: Jay O'Keefe (staff).
2. The draft **minutes of the 04 March 08 meeting** were approved with corrections & additions: Anita Bacon should not be listed as absent (item 1); Jay A. not Joan was to contact E.O.Smith art instructors (item 4); Irmgard Rees inquired about using the cases for an Earth Day display (item 5); Betty Stern applied for space to promote summer concerts, Sylvia Smith applied to exhibit water media, Joan will contact Ms. Smith about supplying more photos and Eric Roy about how much jewelry he has (item 6)
3. **High School arts.** Kim spoke with Jay A. before the meeting and reported that he has had no recent word from E.O.Smith art teachers about the show of student art at the MCC that the AAC has proposed. Anne Lorch seemed interested when contacted by Kim after the AAC's March meeting and told that we needed to know by today, but Kim has heard nothing since. Accordingly, the AAC concluded that the student art show is a no-go and that we need to look for other ways to fill the display cases for the spring period (4/15 to 7/15).
4. **Storrs Center development.**
 - a. Kim reported that the Downtown Partnership is preoccupied with finding enough money to clear the way for the Storrs Center project by constructing a facility to house existing businesses; consequently, plans for an arts presence in Storrs Center and many other details are now on the back burner.
 - b. The Festival on the Green in September will again have an art show. Anita and Blanche suggested that the AAC recommend an indoor venue for the show and perhaps for individual artists who may wish to participate in the Festival as vendors; it is difficult to set up displays outdoors. Blanche also suggested running an indoor show for several days, as it is a lot of work to set up. Jay O'K thought that parts of the MCC could be used for a show, provided details were worked out well in advance. Kim will suggest to the Festival organizers that the art show be inside
5. **MCC art displays.**
 - a. Joan contacted **Eric Roy** about the jewelry he proposes to show. He would need only one shelf to display 19 pieces and would really like to include some minerals to show people the raw material for his work. The AAC agreed that this would be fine. Joan will call Mr. Roy and invite him to display his work for the Spring Period, starting 15 April. As we now have no applicant for the double-sided case, Jay O'K will ask **Irmgard Rees** whether she'd like to keep her things on display there until 15 July. **John Manfred** indicated to Scott that he would be interested in showing some of his Toddy Pond photos in the hallways during the Spring Period; Joan will call Sarah Winter about removing her paintings and let Scott know when the hallways will be available for Mr. Manfred's photos.
 - b. Joan left a message for **Sylvia Smith**, asking for photos of all the water-media works she proposes to display but has not had a response. Ms. Smith's application indicates that some things will not be ready for some months, so perhaps the fall is the best period for her exhibit. Joan will ask her if this is OK and tell her that we'll eventually need to see everything.
 - c. Scheduling art displays for the display cases in the summer is difficult because the **Downtown Partnership** wants the display cases for 3 weeks or so prior to the Festival on the Green for advertising the event. Also, **Betty Stern** would like space this year to advertise summer concerts sponsored by Parks and Recreation. Accordingly, the AAC decided not to try to schedule an exhibit in the display cases for the Summer Period. Instead, it will solicit a display of art from **summer art camps** sponsored by Parks and Recreation (and taught by Jay A.) for the time between concert and Festival advertising and aim to start the fall exhibit in the cases a bit early, when the Festival advertising material is removed.

Exhibit Period	Entry cases		Sitting room		Hallway	
	Double-sided	Shelves	Upper	Lower	Long (5)	Short (2)
Winter 15 Jan – 15 Apr	<i>Irmgard Rees</i> (found-object art)	<i>Ellen Marshall</i> (glass) & <i>Kris Plimpton</i> (jewelry)	<i>Sarah Winter</i> (mixed media)			
Spring 15 Apr – 15 Jul	<i>Irmgard Rees?</i> (found-object art)	<i>Eric Roy</i> (jewelry & minerals)		<i>Judith Meyers</i> (oils)	<i>John Manfred</i> (photos)	
Summer 15 Jul – 15 Oct	<i>Summer concert advertising</i> <i>Summer art camp art?</i> <i>Festival on the Green advertising</i>			<i>Faith Montaperto</i> (various media)		
Fall 15 Oct – 15 Jan				<i>Sylvia Smith?</i> (water media)		

6. Adjourned at 8:05p. Next meeting: Tuesday, 06 May 08, 7:00p.

Scott Lehmann, Acting Secretary, 03 April 08

ARTS ADVISORY COMMITTEE
 Meeting of Tuesday, 06 May 2008
 Mansfield Community Center (MCC) Conference Room

MINUTES

1. The meeting was called to order at 7:11p by Acting Chair Jay Ames. Members present: Jay Ames, Leon Bailey, Scott Lehmann. Members absent: Anita Bacon, Kim Bova, Joan Prugh, Blanche Serban. Others present: Jay O'Keefe (staff).
2. Consideration of the minutes of the 01 April 08 meeting was deferred to a time when a quorum is assembled.
3. **Art Show event.** Kim reported by e-mail that Festival on the Green planners were not interested in moving art to an inside venue, as suggested by the AAC. Instead, they suggested a separate arts event, perhaps held in the spring and modeled on the Arts 300 Festival that the AAC organized in 2003. Discussion of this proposal was put off until more Committee members are present.
4. **MCC art displays.**
 - a. Just after the AAC had concluded at its April meeting that the on-again, off-again **E. O. Smith** art display was truly off, Kim received a call from Anne Lorch asking about its installation. At 10:30a on 09 April, four AAC members (Anita, Kim, Scott, and Blanche) met with Ms. Lorch to view works available for display. A selection was made, which Ms. Lorch said she would install in the display cases by the end of the week. However, nothing happened until after April vacation week, and only the shelved case was used. The display will come down before the end of school; Kim will find out when.
 - b. Since the double-sided case is empty, perhaps **Eric Roy** could be persuaded to display his jewelry and minerals there until 15 August, when it will be needed to advertise the Festival on the Green and Know Your Town Fair. Jay A. will call Joan about contacting him.
 - c. Sarah Winter removed her work before Scott arrived at the appointed time (10:00a, 14 April) to help. **Judith Meyers** has hung her oils in the sitting room, and **John Manfred** his photos in the hallways.
 - d. **Sylvia Smith** submitted additional photos of her work; she proposes to show ten 18x24 works in water media. The exhibit was approved for the fall. Scott will call Ms. Smith to find out what display areas she wants.

Exhibit Period	Entry cases		Sitting room		Hallway	
	Double-sided	Shelves	Upper (5)	Lower (3)	Long (5)	Short (2)
Winter 15 Jan – 15 Apr	<i>Irmgard Rees</i> (found-object art)	<i>Ellen Marshall</i> (glass) & <i>Kris Plimpton</i> (jewelry)	<i>Sarah Winter</i> (mixed media)			
Spring 15 Apr – 15 Jul	<i>Eric Roy?</i> (jewelry)	<i>E.O. Smith</i> (ceramics, etc.)	<i>Judith Meyers</i> (oils)		<i>John Manfred</i> (photos)	
Summer 15 Jul – 15 Aug		<i>Concert ads,</i> <i>Camp art?</i>	<i>Faith Montaperto</i> (various media)			
15 Aug – 15 Sep	<i>Festival, KYTF advertising</i>					
Fall 15 Oct – 15 Jan					<i>Sylvia Smith?</i> (water media)	

5. **Removal of art.** Kim has suggested tightening up the procedure for removing art so that MCC staff knows when it is going to happen and who is going to do it. There was general agreement that this was a good idea. Scott suggested incorporating a description of the procedure in a display contract that would specify the term of the display, the procedure for removing or substituting works, etc., as well as including the waiver absolving the Town of responsibility for damage or loss. He volunteered to draft such a contract.

6. **Money.** Jay O'K. observed that the AAC has \$500 at its disposal in this year's budget. The fiscal year ends 30 June.

7. **Adjourned** at 7:49p. Next meeting: Tuesday, 03 June 08, 7:00p.

Scott Lehmann, Acting Secretary, 07 May 08

ARTS ADVISORY COMMITTEE
 Meeting of Tuesday, 03 June 2008
 Mansfield Community Center (MCC) Conference Room

MINUTES

1. The meeting was called to order at 7:08p by Acting Chair Kim Bova. *Members present:* Anita Bacon, Kim Bova, Scott Lehmann. *Members absent:* Jay Ames, Leon Bailey, Joan Prugh, Blanche Serban. *Others present:* Jay O'Keefe (staff).

2. Consideration of the minutes of the 01 April 08 & 06 May 08 meetings was deferred to a time when a quorum is assembled.

3. **Art removal procedures.** Scott has not yet produced a draft of rules governing removal of MCC art displays; he will try to do this for the June meeting. They should include:

- Normally, exhibits will be taken down on the day before new exhibits are scheduled to go up (that is, on the 14th of January, April, July, and October).
- Artists must negotiate the take-down time (and day, if different from above) in advance with Jay O'Keefe at the MCC. Any changes in the agreed-upon (date and) time must be approved by Jay O'Keefe.
- Artists must sign in at the MCC desk and show ID before removing their work.

4. **MCC art displays.**

- a. **High school art** has been removed from the shelved display case, and **Eric Roy** was installing his exhibit of jewelry and minerals there during the meeting. His exhibit will run until 15 August, when the case will be needed to advertise the Festival on the Green and Know Your Town Fair.
- b. Betty Stern has had trouble assembling musical items for a display **advertising summer concerts** at Bicentennial Pond and has withdrawn her request for use of the double-sided case. Consequently, it is available until 15 August. Scott will contact Jay Ames about filling it with an exhibit of work from his **Painting & Collage Camp** (24-27 June); if not, Faith Montaperto has indicated that she could use this space.
- c. **Faith Montaperto** will install her work on 17 July. Scott will remove **John Manfred's** photos for him on 15 July. Kim will contact **Judith Meyers** about taking down her paintings.
- d. Scott reported that **Sylvia Smith** would like the hallways for her fall exhibit of water-media.
- e. **Nancy Conlon** has applied to display approximately 12 decorated boxes, frames, etc., employing 18th & 19th century techniques (such as smoke graining) that give ordinary materials an exotic look. After looking at her photos and revisiting the art vs. craft issue, the AAC deferred further consideration to a time when more members are present.
- f. Kim will approach a friend who does fabric art about displaying in the double-sided case.

Exhibit Period	Entry cases		Sitting room		Hallway	
	Double-sided	Shelves	Upper (5)	Lower (3)	Long (5)	Short (2)
Spring 15 Apr – 15 Jul		<i>E.O. Smith</i> (ceramics, etc.) 4/21 - 5/30	<i>Judith Meyers</i> (oils)		<i>John Manfred</i> (photos)	
Summer 15 Jul – 15 Aug	<i>Camp art?</i>	<i>Eric Roy</i> (jewelry) 6/3 - 8/15	<i>Faith Montaperto</i> (various media)			
15 Aug – 15 Sep	<i>Festival, KYTF advertising</i>					
Fall 15 Oct – 15 Jan					<i>Sylvia Smith</i> (water media)	

5. **Parks & Recreation summer programs.** Jay O'K. reviewed summer arts programs sponsored by the Parks and Recreation Department: classes in dance, jazz, painting/collage, and nature photography.

6. **Adjourned** at 8:20p. Next meeting: Tuesday, 01 July 08, 7:00p.

Scott Lehmann, Acting Secretary, 04 June 08

**TOWN OF MANSFIELD
ASSISTED/INDEPENDENT LIVING ADVISORY COMMITTEE
MINUTES
May 8, 2008**

**PRESENT: K. Grunwald (staff), N. Sheehan, J.A. Bobbitt, S. Thomas,
M. Hart (staff), J. Brubacher
REGRETS: G. Padick, G. Cole**

- I. **WELCOME AND INTRODUCTIONS**

- II. **OPPORTUNITY FOR PUBLIC TO ADDRESS THE COMMITTEE:** no comment.

- III. **REVIEW OF MINUTES: April 10, 2008:** approved as written.

- IV. **COMMUNICATIONS:**
 - A. Agenda
 - B. Minutes of April 10
 - C. Recommendations from Greg Padick and George Cole

- V. **DISCUSSION/NEW BUSINESS:**
 - A. Review of May 1 presentations: Communication received from Greg Padick: "My overall opinion is that Masonic Care is the best 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 Masonic Care'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 Nursing and Rehabilitation Center. I also expect that their broader focus will be considered an asset by the University of Connecticut and faculty union. I anticipate that over time, the care orientation differences between Masonic Care and Long Hill (Planetree) will lessen as the marketplace refocuses on a more holistic approach to elder care. I do have some concern about their pricing models but expect that the planned research will result in multiple rent and purchase options that are economically feasible in our local market.

I certainly was impressed with Long Hill's plane tree approach, their quality staffing and their Farmington Facility. I was 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. Masonic Care's focus is oriented toward meeting both short term and longer term needs. The Brecht analysis did anticipate a slowly growing market which will need to be addressed. My vision is that Mansfield and UConn will become increasingly popular as a retirement location and the market will likely strengthen over time, particularly if there is a strong provider present.

For these assorted reasons, I recommend that the committee strongly endorse Masonic Care to the Town Council.”

Communication received from George Cole: “First, I believe we should endorse only one developer unless there is a major division on the committee (5-3 or some such division). Each of us has spent at least two years learning about independent/assisted living (some such as Jane Ann almost a decade). To present both proposals would require council members to go through a similar learning process. Since we were charged with recommending a developer, presenting both proposals would seem to devalue our work.

Second, in a perfect world I would want to match Long Hill's Farmington facility and it's planetree philosophy with Masonicare's energetic plans to move forward. Masonicare has done extensive planning as they hope to develop facilities in Eastern Connecticut. As they said at our last meeting, they are ready to go. Long Hill seems to be hesitant about the market and location issues. I would think that Masonicare and its resources would be strong advocates in discussions with UConn about the essential issue of water and sewers.

Third, I think that both contenders would develop a facility that will meet Mansfield's needs. Perhaps I am placing too much faith in market forces, but I believe the market studies proposed by both developers will result in a facility that will reflect the income levels and expectations of our residents. I question whether Mansfield residents will want to take the high end CCRC entry fee and monthly charges proposed in one of Masonicare's models. I expect that the market studies will find that monthly rent and service charges are what seniors want. This will have a direct bearing on the number of units designated as CCRC and the number designated as Independent Living, according to Masonicare's model.

Finally, given these considerations I endorse Masonicare as the developer.”

K. Grunwald spoke of Masonicare supporting/enhancing the infrastructure of senior services in this community. S. Thomas raised concerns about the impact on other providers (Community Companions & Homemakers, Wellness Center, etc.) re: competition. M. Hart and J. Brubacher did not feel that they are looking to supplant existing services, but to support them. N. Sheehan raised a concern that they will blanket the area and use this as a "feeder" into their programs. It does not appear that their major focus is social services, as much as a medical model that flows through their continuum of care. She feels that it depends on what the town is specifically looking for. J. Brubacher generally agrees with the recommendations from G. Padick and G. Cole. J.A. Bobbitt did not like Masonicare's proposal for "Villas", but feels that they present more flexibility and greater capacity. Long Hill raised additional concerns re: dealing with water/sewer issues. She also feels that George and Greg summed up her feelings well. She and J. Brubacher appreciated Masonicare's long-term commitment to the project. J. A. Bobbitt sees less flexibility re: Long Hill's ability to work w/site issues. M. Hart agrees that Masonicare has more resources; not sure if this equates with flexibility. J.A. Bobbitt pointed out that they are currently managing facilities for all income levels. Their market research will ultimately determine what is built.

B. Recommendation to Town Council: N. Sheehan would like to see both providers recommended to the Town Council. K. Grunwald feels that we can make a recommendation of one provider, but present background information on each and the rationale for our recommendation. M. Hart feels that some Council members would be interested in seeing both. J. Brubacher feels that there is one strong candidate, and we should make this clear to the Council. J.A. Bobbitt feels that we have spent a lot of time researching this, and should make a single recommendation. S. Thomas also raised a concern about asking the Council to make the decision, but was in favor of presenting background information on each. N. Sheehan is concerned about just recommending one provider as "the best", since she feels that each is different. She also feels that the Council needs to be aware of the political impact of this decision. M. Hart suggested presenting a recommendation of a candidate preferred by the majority of the committee, also identifying the strengths of the other applicant, with rationale for our decision; illustrating differences rather than an assessment that one is superior to the other. We will suggest that they interview the recommended provider, with the option of meeting with the other at their choosing. Kevin and Matt will draft a recommendation to the Town Council and run it by this Committee. Our recommendation will clearly show Masonicare as the preferred candidate.

C. "Other": none.

VI. **SCHEDULE FOR NEXT MEETING:** TBD, although it was requested that we meet before our recommendation is submitted to the Town Council.

VII. **ADJOURNMENT:** meeting adjourned at 10:00 PM.

Respectfully submitted,

Kevin Grunwald

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 Juniper Hill Independent living Facility. A senior came dressed as a chicken to entertain the children and fun was had by all.

- 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

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A Short History of the Mansfield Discovery Depot

In 1969 the Mansfield League of women Voters conducted a survey of social service needs. The need for day care services was identified in the results. Planning for the service was a cooperative effort of the League, the Mansfield Community Counsel and the Community Development Action Plan. The day care center was a recommended service in their final report of 1971.

The Preschool program was begun in October of 1970 in the First Baptist Church at the intersection of RT 195 and Spring Hill Road. It was supported and funded through the State Department of Community Affairs and within three years was serving 26 children. The stated mission of the center, in line with funding from the state, was to serve children "disadvantaged by reasons of economic, social or environmental conditions." The center's funding was received through the Windham Area Community Action Program (WACAP).

The relationship with WACAP was less than satisfactory and MDCC felt that the purposes of the center would be better served if the Town were its delegate agency and its space was in a town facility. In the summer of 1972 the Town Council established a committee that would explore in detail the Town's concerns, and the responsibilities involved, if the center were to relocate to a Town building. This committee included members of the Town Council, Social Services, the Board of Education and the MDCC staff and parents. Following the work of this committee and a public hearing, on May 8, 1973 the Town Council voted unanimously to become the sponsor of MDCC. Renovations were begun on the Storrs Grammar School, at the Town of Mansfield's expense, and on October 1, 1973 the doors were opened at the new quarters with 26 children enrolled and expanded space to meet the needs of up to 45 children.

In 1978 the Town of Mansfield authorized a bond to pay for renovations at Storrs Grammar School, which would turn the building into the present municipal building. The day care center needed to move! Space was located in the Buchanan Center, which was then housing the finance department and the board of education. On December 4, 1978 this new home was opened. To meet the funding requirements of a hot lunch program, meals were catered from the Southeast Elementary School.

Again the site turned out to be a temporary home. In 1984 MDCC was moved to space in the Southeast School, which was no longer being used as an elementary school. The school was shared with Eastconn, which ran a large program for children with special needs. The staff of MDCC collaborated with the staff of Eastconn to run some unique cooperative programs that benefited the children in

both programs. Only a few years later, it was determined that Southeast would be reopened as an elementary school and the day care again needed to move on.

A committee went to work looking for suitable sites in town. None were readily available. A temporary home in the Middle School was negotiated and the staff again packed boxes. In the summer of 1988 the program moved to a wing of the Middle School. At the same time a committee continued to work towards establishing a permanent home for the program. The University of Connecticut determined that their own need for day care was acute. They joined the effort and in collaboration with the Town of Mansfield accessed land and funds to build an early childhood building from the ground up. Following a town referendum in which support was expressed for the town to apply for bond funds for the project, the committee began working with Jim Vance and Associates, an architectural firm in Hartford, to design a uniquely beautiful and functional building. It was opened in the fall of 1991 and the Program's name was officially changed to Mansfield Discovery Depot. With the move in 1991, the program expanded once again to include a small infant/toddler program and more preschool enrollment. In the 1994-95 school year the program began an all day kindergarten in response to many requests from parents. The program still receives state funding and serves a wide cross section of the community. As we began the 5th program year in this building we were serving 80 children with a staff of 24 people.

The center is a healthy organization largely due to the unique relationships among various entities that support it. The Town of Mansfield owns the building at 50 Depot Road. The center contracts with the Town for grounds work and maintenance. In addition, the Town has provided ongoing in-kind services in terms of staff support, financial services, and access to group insurance rates. We receive the benefit of the expertise of the employees of the Town on a formal informal basis. The university has a purchase of service agreement with the Town/Center. In exchange for one-third of the enrolled slots being connected to Uconn, the university gives the center a cash payment yearly in July. The State of Connecticut provides support for low income families with infant/toddler, preschool and kindergarten children who attend the center. As of September 1995 this support is still in the form of a grant with wide eligibility criteria. The program itself is a non-profit with a Board of Directors as the body which sets policy and hires the Director of the center.

AGREEMENT BETWEEN TOWN OF MANSFIELD
AND MANSFIELD DISCOVERY DEPOT

This agreement made this 2nd of Jan, 199~~6~~⁷ by and between the Town of Mansfield (hereinafter called the Town) and the Mansfield Discovery Depot (hereinafter called MDD) witnesseth that;

Whereas the Town of Mansfield has for many years supported the concept of child daycare for all of its citizens, and;

Whereas the Town owns a building on Depot Road designed and built for the provision of daycare services, and;

Whereas the Town pursuant to C.G.S. 8-210 receives State financial assistance for the provision of daycare services, and;

Whereas the Town annually receives a grant from the University of Connecticut for the provision of daycare services for families associated with the University and;

Whereas MDD, which prior to July 1, 1992, was known as Mansfield Daycare Center, Inc. has provided child daycare services at Town owned buildings since October 1, 1973.

Now, therefore, in consideration of the promises contained herein, the Town and MDD do hereby agree as follows:

I. The Town of Mansfield agrees to:

1. Provide the building at 50 Depot Road for MDD to use as a child daycare center;
2. Apply annually for a State daycare grant. Said funds to be made available to MDD for the use in operating a child daycare center at the Town facility;
3. Apply annually to the University of Connecticut for a grant to provide child daycare services to University families. Said funds to be made available to MDD for the use in operating a child daycare center at the Town facility;
4. Annually apply for the food reimbursement program from the State Department of Education, said funds to be made available to MDD for use in operating a child daycare center at the Town facility.
5. Provide a full range of building and grounds maintenance services to MDD at costs mutually agreed upon;

6. Provide a full range of financial management services to MDD at costs mutually agreed upon. The Director of Finance shall serve as Treasurer of the MDD.
7. Pay debt service on the building at 50 Depot Road.

II. Mansfield Discovery Depot agrees to:

1. Provide licensed child daycare services in accordance with the regulations of the State Department of Health. One-third of the enrolled slots shall be available to families associated with the University of Connecticut;
2. Assure that any meals provided to children with funding from the State Department of Education are in accordance with the standards of the State Department of Education;
3. Determine its own internal policies and methods of operation, provided that it maintain compliance with all State of Connecticut child daycare regulations and all local health and safety regulations;
4. Carry and maintain the following insurances:
 - a. Property insurance for all of its equipment and building contents.
 - b. General liability in the amount of \$1 million each occurrence and \$2 million aggregate for the furnishing of child daycare activities.

Each year, the MDD shall provide the Town with a Certificate of Insurance stating the above coverages are in effect and the Town of Mansfield is an additionally insured party. The MDD agrees to hold the Town of Mansfield harmless.

5. Keep all assets purchased with Town funds free from any adverse lien, levy, security interest, attachment or encumbrance and in good working order. MDD agrees not to sell, transfer or dispose of any personal property with a value in excess of Five Thousand Dollars (\$5,000) without prior consent of the Town Manager.
6. Annually adopt a balanced budget wherein total revenues are anticipated to be equal to or greater than total expenditures. Supplemental appropriations in excess of Ten Thousand Dollars (\$10,000) that must be paid for by the use of fund balance must be approved by consecutive actions of the MDD Board of Directors and the Town Council.

In the event that MDD dissolves, ceases to operate, commences any proceeding under bankruptcy or insolvency laws or fails to provide child daycare services to the Town, the Town reserves the right to take title to the assets of MDD including all equipment.

MDD's Board of Directors will at all times include (as a member of the Daycare Board) up to two members appointed by the Town Council.

The term of this agreement shall commence as of the date first mentioned above, and shall terminate on the 5th anniversary of such date, provided, however, that the term of this agreement shall be automatically extended for a period of five years at each such 5th anniversary, unless either party hereto shall give written notice of its intent to terminate this agreement not less than 90 days prior to such 5th anniversary date.

In witness whereof, we have hereunto set our hand and seal this 2nd day of JAN in the year nineteen hundred and ninety ~~six~~ SIX

Virginia K. Malik
Witness

Robyn Hermes
for the Mansfield Discovery Depot

Jeffrey H. L...
Witness

Martin H. Belina
for the Town of Mansfield

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Legislative Update



THE VOICE OF LOCAL GOVERNMENT

PLEASE DELIVER IMMEDIATELY TO ALL CCM-MEMBER MAYORS, FIRST SELECTMEN, AND TOWN/CITY MANAGERS

Update: State Actions on Health Insurance for Municipal Employees Governor's Veto of State Employee Health Plan Will Stand Expanded MEHIP Goes Forward

This is to update CCM members on recent developments concerning state actions concerning provision of health insurance for municipal employees.

Governor Vetoes State Employee Health Plan

As has been widely reported, Governor Rell vetoed legislation that would have (a) allowed municipalities to join the state employees health plan, and (b) clarified that municipalities can join with one another to create health insurance pools.

General Assembly leaders did not attempt to override the Governor's veto at the legislature's "veto session" on June 23, believing they did not have the votes to do so.

In her statement announcing the veto, the Governor said that the concept of the bill was promising, but that as passed it would have been too costly for the State. She said she would work with proponents next session towards mutually agreeable legislation.

Expanded MEHIP Gathering Interest

Comptroller Nancy Wyman's new "Expanded MEHIP" program is moving forward, as it is not dependent on new legislation. The Comptroller has formed a joint management-labor "Cost Containment Committee" co-chaired by Mansfield Town Manager Matthew Hart and AFSCME President Sal Luciano.

The Comptroller's Office has received formal inquiries about the program from about 80 municipalities (i.e. they have submitted data for pricing analysis), of which 30 would receive savings over their current plans.

For more information on the Expanded MEHIP program and how it would affect your municipality, please call Marti Carlson, Assistant Comptroller, at (860) 702-3310.

*** **

For more information, please contact Gian-Carl Casa of CCM at (203) 498-3000.

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Budget passes in close vote

By ZACHARY JANOWSKI
Chronicle Staff Writer

MANSEFIELD — Residents voted in large numbers Tuesday to approve the town and school budget in the first referendum under the revised charter.

But an advisory question still showed a majority of residents believe town spending is too high.

Nearly four times as many residents participated in the referendum than the May town meeting, affirming the charter changes approved in November.

Residents voted 1169 to 1094 to approve the \$43.7 million town/school budget.

Voters also weighed in on two questions to advise the council if the budget was defeated.

The education vote was nearly evenly divided, with 937 saying it is too low and 932 too high.

Response to the town budget was not nearly as close. Nearly 70 percent of respondents, 1,349, said the town budget is too high while 598 said it is too low.

Deputy Mayor Gregory Haddad said he was pleased the budget passed and said he interpreted it as support for the council.

"The budget didn't fail, meaning that most people believe the budget is correct," Haddad said.

He said the some aspects of the referendum made it difficult to interpret, such as not having a "just right category, for example."

Haddad said tough economic times explained some of the budget opposition.

Overall, he said, voters told the council it was going in the right direction "but we'd like for you to be cautious moving forward."

Council member Gene Nesbitt said the vote reflected "divided opinion" on the Mansfield Downtown Partnership and the community center.

The spending plan included controversial line items to subsidize the

partnership, including \$50,000 for professional and technical services, \$1.47 million for road improvements and \$125,000 for partnership operating costs. The partnership aims to build a massive \$220 million development to create a downtown Storrs.

Voters also were unhappy with a \$75,000 subsidy for the Mansfield Community Center to cover anticipated budget deficits.

"These have been the two most controversial issues. I think it probably played out through the referendum," he explained.

Nesbitt said the two services are important, but they are not on the same level as others like public safety.

He said projections of revenue shortfalls would force the council to decide whether to adopt a higher-than-anticipated mill rate or require town departments to make voluntary cuts.

Town officials projected taxes would

rise 1.37 mills for a mill rate of 25.24. The owner of a home assessed at \$200,000 would pay an added \$274 in taxes with the 1.37-mill hike.

Under recently adopted charter changes, residents could petition a town meeting-approved spending plan to referendum.

"The turnout was fantastic," said Mike Sikoski, an organizer of the petition drive that led to Tuesday's vote.

Sikoski said many people have told him he only speaks for a few.

"As they found out yesterday, it is not a few people I'm speaking for," he added.

Sikoski said some people opposed to the Mansfield Downtown Partnership and the community center couldn't vote down the budget because they supported the schools.

He said people have specific concerns about those issues and don't care if they are done, just "not with my dollars."

"If it weren't for the education part, (Town budget passes, Page 4)

MANSFIELD	
YES	NO
1,169	1,094

Town budget passes first referendum test

(Continued from Page 1)
they would have voted the budget down in a minute," said Elizabeth Wassmundt, a persistent budget critic.

"The turnout is outstanding and

what does that tell you about our town meeting," she said, pointing out the problem of holding a town meeting for more than 10,000 registered voters in a room that can only hold 700.

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Partnering, boosterism different things

By DAVID MORSE ^{6/25}

Commentary

I'd hate to be in the shoes of Mansfield town councilors. They want to do right fiscally and they want to do right environmentally. Voters are balking on both fronts.

At the center of the controversy is the Storrs Downtown Partnership.

Proponents of the project tout the advantages to a first-rate university of having a recognizable commercial hub that offers first-rate restaurants and other amenities, and the environmental advantages of compactly arrayed townhouse dwellings that reduce our carbon footprint and foster community, while protecting nearby vernal pools.

Moreover, they believe the town would increase its tax base.

Opponents argue that the project is not viable commercially, that attracting commercial tenants and relocating existing businesses will require costly subsidies, that the residential space will be taken over by students, and that the first-rate restaurants will degenerate into tawdry variations of Gumby's Pizza, so in the end UConn will get more housing and a parking garage and the town will be left holding the bag financially with nothing to gain but new traffic.

At first glance, the division seems to pit optimists against pessimists.

I wish it were that simple.

I'm an optimist, and I'd glom onto the idea of a little slice of Chelsea in the heart of bucolic Mansfield in a New York minute. The very idea of a town-gown partnership is music to my ears.

Such cooperation might bear fruit in other realms — in the creation of an assisted living complex for Mansfield that benefits town and gown alike, or in something as simple as a shuttle to Bradley Airport and the Hartford campus.

Unfortunately, a gap exists between the Storrs Downtown concept and the reality. The problem, in a word, is water.

Both the town and the university have been amply warned. But that hasn't ended the wishful thinking.

For years, UConn kept its UConn 2000 building funds flowing by understating the demand for water and overstating the supply from its well fields. To admit a shortfall might have jeopardized the huge expansion of the Storrs campus.

But even as early as 1994, state environmental agents and local conservationists had been warning the university that its grandfathered

permit to pump .883 million gallons per day from the Fenton well fields was unrealistically high.

It was a classic case of institutional denial. UConn clung to its unrealistic numbers, while at the same time bringing new pumps online in the Willimantic River well fields. In 2002, university architect Larry Schilling and Thomas Callahan, special assistant to the president, assured the public that UConn had plenty of water.

Schilling and Callahan were presumably the experts.

But in 2005, the bogus numbers came up against the reality of drought, when UConn pumped the Fenton River dry.

In 2005, the bogus numbers came up against the reality of drought

Even so, it wasn't until last year, when forced to rely heavily on the Willimantic River well fields, that the university began to realize the scope of the problem. (I emphasize began. Asked whether the university might be forced to pump the Fenton dry again, Callahan reportedly said that "all options are on the table.")

In short, UConn has been dragged kicking and screaming into awareness of the environmental constraints on its growth through consent orders and "voluntary" reportage protocols that it would be forced to furnish if it were a properly regulated water company — which, because of loopholes, it is not.

Now, under pressure from state regulators and environmentalists, UConn is undertaking a study of the Willimantic to determine how much it can pump without compromising the health of that river.

The report is scheduled for completion in 2009.

The Willimantic River Alliance, however, urges that protective protocols be put in place earlier, in case we're hit by a drought this summer.

The crisis is upon us.

I hope that UConn President Michael Hogan, who has voiced a commitment to environmental sustainability, will take leadership where it is clearly needed.

This is the moment for someone to take

charge if UConn is to live up to its aspirations.

I also hope town of Mansfield officials will free themselves from the pattern of denial that seems to have rubbed off on them.

Their first mission is to serve the citizens of Mansfield. Individuals who have invested long hours over the past seven years should allow neither the imbedded costs nor their personal stake blind them to the reality.

What seemed appropriate in 2001 may no longer make sense.

The town council must make the wisest choice it can under fiscally trying circumstances.

It's time for Town Planner Greg Paddock and Town Engineer Lon Holtgren to take another look at the town-commissioned reports prepared by engineering consultants Malone and McBroom.

The first report warned in 2002 that certain densely populated residential developments adjacent to campus may need to be supplied with public water.

The latest report urges Mansfield and UConn to explore cooperatively alternative sources of water.

Town Manager Matt Hart should put aside his cheerleading pompoms and advise the town on the steps required to establish a regional water authority.

Such an authority, including UConn and the town as partners, can explore alternative sources and arrive at a rational and publicly accountable system for distributing a resource that becomes more precious every day.

That's the kind of partnership we need.

To throw ourselves headlong into a Storrs Downtown project without such a regional structure is putting the cart before the horse. Fancy a nice restaurant or two?

Forget it. First-rate restaurants are seriously water intensive.

Partnering with UConn should be undertaken soberly, not in a spirit of boosterism. Otherwise — well, imagine someone inviting you out for a night on the town.

He's a hale fellow well met; he's got a trust fund; but he's got a reputation for giddiness and for spending staggering amounts of money to correct his errors.

He throws an arm over your shoulder and suggests the two of you split the tab. "Come on," he says, "I know a jumping little place called Storrs Downtown." There's just one problem, he says. "First we've got to build it."

The writer lives in Storrs.

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Developer^{7/7} named for assisted living facility

Item #13

By KALA KACHMAR
Chronicle Staff Writer

MANSFIELD — The town committee pushing for a senior living community in Mansfield has recommended a developer to the town council.

The move comes after more than a year of researching national and regional senior residence developers.

The Mansfield Town Council is set to interview the preferred developer, Masonicare, and the committee's second choice, Long Hill Company, sometime this summer.

Masonicare, which operates out of Wallingford, identifies itself as one of the state's leaders in retirement living communities.

"We thought Masonicare would be a better fit and have more capacity at this time," said Matthew Hart, Mansfield town manager and member of the assisted/independent living advisory committee.

Hart said the town will not play a roll in owning or operating the facility, but will assist the developer with issues such as planning and zoning and abiding by regulations.

"This is not something we propose the town build, own or operate, but, rather, facilitate," Kevin Grunwald, director of social services, said last week.

Once the developer is interviewed and chosen, the town will assist with issues such as site location and utility connection, Hart said at a town council meeting last week.

A market feasibility study conducted early in 2005 found there is a market in Mansfield for senior housing communities in town, Hart said.

There has been talk about a facility in Mansfield for more than 10 years, he said.

In February 2007, the Mansfield Town Council created the advisory committee in response to the feasibility study.

"The developer is motivated," Grunwald said. "They really see this as a viable market for them."

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Developer sues town's wetlands board

By ZACHARY JANOWSKI
Chronicle Staff Writer

6/27

MANSFIELD — A developer's challenge to a permit denial in Mansfield will play out in court over the next six months unless the two parties can negotiate a settlement through mediation.

RAAR Development LLC filed the case back in February in Rockville Superior Court after the Mansfield Inland Wetland Agency denied permits for a wetland crossing and residential lots near a small tributary of Eagleville Brook.

Randall Bobb of Bolton is the principal of RAAR. RAAR's attorney, Dorian Reiser Famigliette — of Kahan, Kerensky & Capossela in Vernon — said the court set several dates at the status conference last week. Famigliette said the town needs to submit the record to the court by July 31. The record includes all the information used by the agency to make its decision.

RAAR will submit its brief by Sept. 15, Famigliette said, and the commission will respond by Nov. 28.

Famigliette said, however, there is another option.

"They (Tolland Superior Court) require almost all, if not all, administrative appeals to go to mediation," she explained. "It's a very good process to go through."

Famigliette said a subcommittee of the agency, the applicant and attorneys for both parties would meet to discuss their positions.

"It will be a little give or take," she added. "You try and, if at all possible, come to an agreement."

Famigliette said any settlement agreement would

still need agency approval.

She said the parties could even agree to mediate before the courts require them to.

Famigliette would not discuss concessions RAAR was willing to make during mediation. She said the applicant wants approval for the application submitted, but hasn't discussed it any further.

If the courts decide the matter, a judge would have an additional 120 days after oral arguments to render a decision.

The appeal contests the agency's decision to deny RAAR the wetland licenses it needs to create a seven-lot subdivision off North Eagleville Road.

The wetland agency passed a denial motion Feb. 4 on the grounds the proposed subdivision plan requires a wetland crossing and the building area is within 75 feet of the wetlands.

According to the Mansfield assessor's office, Bobb co-owns 10.1 undeveloped acres on Baxter Road in addition to the 22.4 acres RAAR owns on North Eagleville Road.

According to Antoinette Webster, a colleague of Famigliette, the court could reverse the agency's denial and force the agency to grant the licenses to RAAR.

The court could also remand the application to the agency for reconsideration of a particular issue.

Webster said the court could reverse a wetland agency decision on any number of grounds, including failure to take the applicant's evidence into consideration, taking into consideration evidence outside of its jurisdiction or procedural issues.

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Developers ^{6/24} get an earful on Storrs Center plan

By ZACHARY JANOWSKI
Chronicle Staff Writer

MANSFIELD — Skeptics released simmering doubts and questions about the Storrs Center project Monday before a standing-room-only crowd and the panel of experts guiding the proposed \$220 million development.

Although representatives of developer Leyland Alliance did not please every critic, the back-and-forth relieved some of the tension present at the outset.

Project boosters also spoke at the special town council meeting, slightly outnumbering project critics.

Barry Schreier, a resident and university employee who recently conducted a nationwide search to fill a position at the University of Connecticut, said candidates asked about the lack of a town center.

Schreier said the search committee responded with answers like "Storrs is a figment of UConn's imagination."

He added the idea of mixed-use developments is not a radical new one. The Storrs center plan would involve street-level retail, office space and residential units.

"We're not a test market. We're not a hair-brained experiment," Schreier explained.

He said the town had to act to get out of the vicious circle of "no business, no people, no people, no business."

Schreier said the Storrs Center would have "critical mass."

"A piecemeal approach will not work. We need to be all in," he added.

Partnership members said a new downtown Storrs would benefit taxpayers in the form of added revenue for the town.

"What are we doing on the revenue side to address town needs?" asked Stephen Bacon, a member of the partnership board.

Bacon said the town relies on the state and federal government for 43 percent of its funds and property taxpayers for the other 53 percent.

"Tax bills to be issued July 1 are not the end of the story," he added.

David Morse, a former member of the downtown partnership, said his primary concern is water availability.

"At first glance, it seems to be optimists versus pessimists," said Morse, aptly summarizing the perspectives of many of the speakers Monday night.

He explained he, too, would like "a piece of Chelsea in Storrs" but wondered if the project is still viable.

"There is, again, this gap between the reality and the dream," Morse said. "Is the project you began formulating seven years ago still relevant today?"

Leyland Alliance Vice President Howard Kaufman said he doesn't claim to be an expert on the water situation in town.

Kaufman said the water commitments from the university are conservative estimates based on two people per bedroom or every two-bedroom unit will house

(Developers, Page 4)

Item #15

Developers get an earful on Storrs plan

(Continued from Page 1)

four people.
He explained actual usage "could be half of what those guidelines say" before even taking into account the strong sustainability guidelines.

"It's clear to us, it's very clear to us, that water is the key environmental issue here in Mansfield," Kaufman said.

He said it would be smart for Leyland to wisely manage its water usage because people won't want to live there unless they feel good about Storrs Center's role in the community.

Some residents asked what type of businesses Leyland would attract and if any of them would be local.
"They're mom and pop, but they're the best mom and pop," Kaufman said. "You start looking here and then you start looking in concentric circles."

A.J. Pappankou, a resident of 43 years and project supporter, said project organizers need to build more trust.

"When I met Kaufman seven years ago, I didn't trust him," he said. "Seven years later, I'm trusting him."
"Let's continue and let's build

this thing before I die," Pappankou said, generating laughs from the crowd.

Town Manager Matthew Hart said the consultants would probably be able to present their financial analysis review to the town council July 14.

Some residents got upset when Hart and Kaufman said the developer's marketing study would remain secret.

Stephen Squires said the revelation was an "explosion."

"It's outrageous that this is proprietary" in a public-private partnership, he added.

Other residents who stayed later for the regularly scheduled council meeting got another surprise.

Elizabeth Wassmundt asked during the special meeting whether the town had a legal obligation to provide relocation costs to displaced tenants and received an affirmative answer.

Later, when council member Gene Nesbitt raised the issue again — and the crowd had drained from the room — the answer changed.

"It's basically a policy decision," Leeland Cole-Chu, the partnership's attorney said.

When residents questioned the council further on the issue, after Cole-Chu had left, Hart agreed to ask for a formal opinion on the issue.

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Referendum turnout proof of its need ^{7/9}

Item #16

O.K. guys. Do you get it?

The residents of Mansfield have made it abundantly clear that when they have an ample opportunity to vote on the budget, they jump right in. The turnout for the June 24 budget referendum of more than 2,200 voters — eclipsing any turnout at a town budget meeting — was a resounding endorsement of a referendum on this important matter.

However, those who support budget referendums, and it's clear they hold the balance of power at least for now, still have to jump through hoops to make sure one is called by submitting a petition each spring for that town wide vote.

No matter. That was an easy task for referendum supporters, who have said they will continue to make sure more residents have a chance to vote and give their advice on town fiscal matters than those who can manage to make an evening town meeting.

The total number of votes represented about 20 percent of the registered voters in town and was just slightly lower than the number of registered voters who cast ballots in the November municipal elections, although considerably less than the November 2006 and February 2008 presidential primary elections.

The fact that the budget passed — albeit by a narrow margin — brought relief to town officials, who seemed afraid of defeat. That could happen in the future, of course, but what's important here is that the voices of as many residents as possible are heard on perhaps the most significant action in town.

The results of the advisory question (though now moot) on whether the budget, if it failed, was too high or too low are a little more confusing. Obviously, enough voters thought the town budget was acceptable (although the education budget supporters could have pulled it through) but there appears to be concern about taxpayers' money being used for the struggling Downtown Partnership and, perhaps, the community center since 1,349 voters (as opposed to 598) said if it failed, the town budget was too high.

Some \$1.65 million is in the approved budget for the proposed downtown development project, which will now be allocated, but the “too high” advice should be taken seriously by the town council when and if the Partnership returns for more funds.

Regardless of the individual votes, however, residents of the town of Mansfield are the big winners this time around. Everyone who can make it to the polls from 6 a.m. to 8 p.m. (or vote absentee) can now weigh in on how their hard-earned money is going to be spent.

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Editorial

7/1/08

Searching for the fabled city of gold in Mansfield

Mansfield and the University of Connecticut stand on the edge of a very high precipice. Off in the distance below is a glowing new and fabled city of gold. Its towers are flamed by the rising sun and glinting with promise.

The only problem is getting off the mountaintop.

If the partners jump, they may land very hard when they hit the bottom.

If they take their time to carve a path down the rocky face, it could take years and the city may be gone by the time they reach the bottom.

Which is kind of where the Mansfield Downtown Partnership is at the moment.

The partnership is an implementing agency, separate from Mansfield and separate from UConn. It is a vessel into which Mansfield, UConn and Leyland Alliance, the preferred developer, plan to pour money, along with a few million dollops of gold from the state of Connecticut to create that city of gold.

But that's one of the problems. Implementing agencies haven't had a good track record in the past few years. Look what happened with the Windham Mills project, which is now in bankruptcy, with investors squabbling over the few remaining bones. So much for Windham's city of gold.

Look what has happened in New London, where the city took land from a number of homeowners, who fought the eminent domain taking it all the way to the U.S. Supreme Court, only to lose. Now the developer for whom the land was taken has folded its tent and skulked away into the night. New London didn't get its city of gold either.

These troubles with implementing agencies, begs the question: Why didn't UConn, which owns most of the land, simply do this project on its own, since an adjacent city of gold will make the school more attractive to incoming freshmen and potential new hires?

At a recent forum held by the Mansfield Town Council, a number of promises and projections were made. When asked, proponents spoke of "mom and pop" stores flocking to the new city of gold.

But that could be fool's gold, because the mom and pop stores being moved out of their existing locations on Dog Lane can't afford the rent in the new building that's being prepared for them.

How will other mom and pop stores afford the rent in the real city of gold?

Students will flock to the new name brand retailers, like The Gap and other upscale shops, proponents say, even though no such firm has yet agreed to locate a store in the proposed city of gold. And some students who were queried indicated the new student union has all they need with a food court and movie theater, probably at much better prices than the high rents will allow in the city of gold.

UConn has long been known as a "suitcase school" since so many resident students go home for the weekend. Will the existence of the new Storrs downtown keep them on campus.

There is some question whether the new city of gold will have ample water for the new living units and restaurants that are being planned. UConn officials say their water plans have already taken the project into consideration and say they believe there will be enough water to go around.

This assurance is made even though the university has twice had to implement rationing.

Once when a stretch of the Fenton River was drained dry and, last fall when students arrived and the school used paper plates and rationed showers to avoid running dry.

A study is currently under way of the Willimantic River watershed to make certain enough water exists, but the state recently cautioned UConn it may need another source of water besides the two rivers.

We believe everyone would love to have all of the dreams for a new center in Storrs come to pass.

But many are concerned those dreams may turn into nightmares.

Even if the project goes exactly according to plan, it will mean a serious change in lifestyle for Mansfield residents. In order to succeed, proponents have said the new city of gold will become a preferred destination for shoppers, tourists and bon vivants who will come just to sample the cuisine and upscale shops.

In plain terms, that means a lot more traffic and congestion.

Aren't people living in the northeast corner of Connecticut to escape traffic and congestion?

The upscale housing units that are designed into the plan assume graduate students, professors and retirees will want to live in the city of gold and their presence will put feet on the ground for the shops and restaurants.

But not all professors want to be surrounded by students after work and even fewer want those students to know where they live. There is also some question about how many retirees would want to live in the equivalent of a crowded shopping mall. If the targeted occupants don't buy into the project, the housing could be commandeered by students, increasing the possibility of another party-center similar to the ones at Carriage House and Celeron Square.

And then there is the very real question of funding, brought home even more firmly by the current recession and real estate crisis.

Leyland Alliance has repeatedly reassured doubters that several large banks stand ready to make construction loans and that investors and other developers will want to get a piece of the project.

But there are no guarantees.

And, if everyone does want it to go ahead, guarantees are needed.

Performance bonds should be required from Leyland Alliance before Mansfield, UConn and state money is invested.

Performance bonds also need to be required of any and all contractors who plan to work on the project.

Look what happened with UConn 2000 when it was not given proper oversight. Millions of dollars had to be spent to correct violations of fire, safety and building codes.

And, if the project does go ahead, there need to be milestones marked off, points that need to be reached within a certain time and points where the progress of the project can be reassessed to determine if it should continue.

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100 many meetings, to little information

THE CHRONICLE 6/11/08

By STEPHEN T. SQUIRES

Community voices

If you build it, they just won't come. There is far more wrong with Mansfield's Downtown Partnership than you think and now taxpayers will pay because of it. Such public-private partnerships usually mean one thing: private interests ripping-off the public sector, spending your taxes instead of their own private capital. This is especially so when their betting on a development becomes a major gamble in a very tiny town such as Mansfield. The use of "other peoples" public money by private interests, and the University of Connecticut, has created a "field of dreams."

Have you seen those attractive pictures in the partnership brochures? They depict an over-built "downtown," surrounded by tall buildings. Each rendition looks more like a large, "Jane Jacobs" cityscape, all with fabulously diverse dream palaces. Where do we get all those businesses to create such a major "city" right here in Storrs?

Years ago, at the end of a public meeting, I had to ask one obvious question: was any market study conducted of the economic viability for increasing, by one-third again (it is now much more than this), the storefronts planned for the new "downtown"?

I wanted to know how the partnership would attract all those additional business tenants, despite the current shopping district being incapable of holding onto stores. At the time there were, and still are, many shuttered storefronts. Not surprisingly, this has been solely due to our town being a "city" for only seven months a year. Other times it returns to being a pumpkin. When the university population is no longer only seasonal, let's talk.

I was told the graduate student housing aspect of the original plan would build up a ready market to support all those additional new businesses. I doubted this then, and doubt it far more now as we face worse economic times. My doubts were also stoked by a long overdue legal ruling by Attorney General Richard Blumenthal which eventually prohibited the university from issuing public bonds for privately built and owned university student housing projects (such as the Hilltop Apartments which have been so controversial). Did the partnership ever discuss this in their public meetings then? Too many partnership leaders complain it is the "ignorant"

taxpayer's responsibility to attend all public meetings to see how your money is being mis-spent, never their own failure of leadership on such essential issues.

I recently asked Partnership director Cynthia Van Zelin whether this matter of changed university housing circumstances had ever been discussed at meetings. She could not tell me, so I took what material she gave me to read up on it. I could find no discussion whatever of the changing conception of the housing aspect of this multi-usage plan, housing being so essential to making this project economically viable. Only now, in a public meeting on June 12, did a conscientious town council member, Republican Gene Nesbitt, question the plan's changing housing plans.

How did the ruling on state bonding affect the partnership plans? I still do not know, except to be told the plan now includes mixed-use housing, not just student housing. That will be entirely private, market-based housing. So, spin us another one, since there is no way such mixed-use housing will ever make a silk purse out of this increasingly expensive sow's ear.

Just ask some of the struggling businesses.

A music store owner once told me the university sent her a letter, received by other affected businesses, inviting her music shop onto campus as part of a "mini-mall" planned for the new Student Union building. The university wanted it both ways back then, and by compromising Mansfield's future by draining the economic life out of any "downtown" even before its rebirth.

Considering the seasonal nature of the university, it is no wonder many Storrs businesses struggle. That music store owner left town for Manchester years ago and her storefront is now a tanning salon. She complained that a campus location was impossible, just as many business owners have told me that free, accessible parking is essential to their own "shoe-string" business operations within Storrs.

We now read that two pay-for-use parking garages are essential to the plan's viability. This seems to be more delusional spin. That original market study required graduate housing to assure business viability. Now it is on students (living in very noisy walkups) and

customers driving to the site.

The newest parking garage concept indicates the need to attract regional customers as well to replace those onsite residents. Unless the Downtown Partnership is now planning on "mall-ing" over Storrs center, then the parking garages do not provide convenience enough to attract local shoppers. Such shoppers will simply opt for the free parking at nearby malls. Malls almost always are anchored by one or two major retailers to attract customers and provide free, accessible parking. So, how does the partnership plan to attract out-of-towners to those expensive parking garages, particularly during the many months of university hibernation?

Perhaps the most troubling aspect of the Downtown Partnership is the proof it provides that arrogant delusion can run rampant among the mutually self-congratulatory.

This is perhaps why the *Chronicle* recently had to scold town officials May 21 for attempting to delay and obstruct a referendum. Perhaps this is because these town officials do not ever want to trust the electorate with any major budget issue at the ballot box, and never unless we all have attended virtually every micro-meeting.

Never mind the abject failure of leadership among our elected officials which all this demonstrates. It is not my responsibility, nor any other busy taxpayer's, to automatically support this project. Nor are we responsible to attend all of the many, very tiresome meetings during which all too many crucial issues may have been ignored anyway.

Neither should Town Manager Matt Hart be advocating for this project. As a bureaucrat for more than 20 years, it is essential that Hart manage and leave political advocacy to elected officials only. He must provide impartial information resources to elected officials and taxpayers alike, impartially, and then step aside. If he advocates for any one particular interest group's agenda, then how do I then trust him to deal with any other issue I may bring to his office?

With such attitudes in our town's monoculture of single-party decision-making, it is no wonder that some may suffer from excessively arrogant delusions of grandeur, especially within the years-long Downtown Partnership.

Squires lives in Storrs.

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Chronicle

Lucy B. Crosbie
President

Kevin Crosbie
Publisher

Charles C. Ryan
Editor

Editorial

We offer these threads, needles

6/23

Threads to Mansfield Mayor Elizabeth "Betsy" Paterson on her election as president of the Connecticut Conference of Municipalities. Mansfield's top elected official will preside over an organization dedicated to lobbying for towns in the state legislature. In all, CCM has 146 member towns and serves 90 percent of the state's population — including most towns in the Mansfield/Windham area.

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Chronicle

7/7

Lucy B. Crosbie
President

Kevin Crosbie
Publisher

Charles C. Ryan
Editor

Editorial

We offer these threads, needles

Threads to Mansfield's plans to widen sections of **Hunting Lodge Road for a bike path/walkway**. Like it or not, this is a main thoroughfare for University of Connecticut students to roam to the off-campus party hotspots at Carriage House and Celeron Square. In recent years, there have been reports of students getting hit — some seriously injured. It's only a matter of time before someone is killed. At issue is whether the town will use eminent domain to acquire disputed easements from two property owners. So far, 13 other owners have agreed to sell easements to the town for the widening.

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the Chronicle, Willimantic, Conn., Saturday, July 5, 2008 3

Group: Communication key to Storrs plan

By KALA KACHMAR
Chronicle Staff Writer

STORRS — The Mansfield Downtown Partnership needs to better communicate its \$220 million Storrs project to local residents, according to the partnership's board of directors this week.

Last week, at a special town council meeting with an open forum on the topic, residents expressed concerns with finances, water issues and the overall viability of the project.

Those issues were discussed Tuesday at the partnership board of director's regular meeting.

"I think what's happened is that earlier, (the project) was in a conceptual phase, which was easier for people to understand," said Bruce Clouette, a council member and member of the partnership's board of directors. "Now we're in a much more specific phase and explaining exactly how we will finance this gets more difficult."

The results of last week's budget referendum, which narrowly passed with a 1,169-1,094 vote, indicated residents would like the

town to be careful with how it's spending tax dollars, said Gregory Haddad, a member of the board and Mansfield's deputy mayor.

"It's important for us to be responsive and forthcoming," Haddad said.

Before Mansfield would invest in the project on any level — aside from \$500,000 the town has already given the partnership — there would need to be a set of assurances that would guarantee payback, said Thomas Callahan, chairman of the partnership's finance committee and associate vice president for operations at the University of Connecticut.

"The town wouldn't go into this blindly," Callahan said.

He added that presales on townhouses and condos, pre-signed leases for renters and bank financing are in place — some examples of assurances that would need to be in place.

Callahan said the town's \$500,000 investment in the partnership has gotten the project \$18 million in public grants, \$4 million of the developer's own money spent on the project and the relocation of two UConn buildings at its own expense.

"This is a compelling agreement from the town's vantage point that there is justification for further investment," Callahan said.

As of now, the town is looking at the developer's economic analysis of the project, Callahan said.

At Tuesday's directors' meeting, Clouette said, in the past year, the sense of inevitability among residents about the project has faded because of the delays.

"Without signs of progress, people aren't going to want this," he said.

According to Callahan, two or three months ago, the conversation about investing public funds in the project changed as residents became more wary of investing their tax dollars.

"Economic times weigh heavy," Haddad said.

Clouette also said no one wants to spend the money because they won't see the return until some indefinite time in the future.

"We will have to present a lot more information and not just float around ideas without presenting fact sheets," Clouette said.

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Editor:

6/19

On Tuesday, we the voters of Mansfield have a chance to express our opinion on an extremely important question: Do we want to confirm the decision reached by the town council and the several hundred citizens who attended the May 13 town meeting and approved Mansfield's budget for the coming fiscal year? I strongly urge my fellow citizens to agree with the town meeting and to vote "yes."

Putting a budget together for our town is a very tedious and complicated task. The drivers and machine operators who clear the snow from our roads and then maintain them the rest of the year, the firemen and the local police who protect us, the teachers who widen the horizons for our children, all require resources they can depend on. The professional administrators seek to balance the cost required to meet the many demands with the equally important task of keeping the property tax affordable for all of us in these very difficult economic times. They must also look ahead and insure that Mansfield will keep its reputation as the kind of town people enjoy to live in.

The members of the town council, school and other boards spend considerable time and effort to reach the compromises the final budget process requires. There are always opportunities for the public to express their opinions and influence decisions during the budget preparation process. Critical budgetary decisions require judgment and information. Arbitrary cuts in the school budget may have long-lasting consequences for our children. Postponing a road improvement may result in a fatal accident. I am confident that the officials whom we elected made sound budget decisions. I hope you will join me and vote "yes" next Tuesday.

**Curt F. Beck
Storrs**

Editor:

Mansfield will have its first-ever budget referendum June 24 because enough voters petitioned for it under the new provisions in Mansfield's Town Charter.

I believe that Mansfield voters should vote "yes" on the budget for several reasons.

1. The Mansfield Town Council, the Mansfield Board of Education, and town employees spent months developing and trimming the proposed budget ... as we elected them to do.

2. Mansfield residents had many opportunities to give input about the budgets to our elected officials.

3. The town held a public meeting to explain the budgets a week before the town meeting.

4. These budgets are complex. Budget items are interrelated with other items and certain items can't be changed. The budgets include costs that are mandated by collective bargaining agreements, legal contracts, health insurance contracts, federal and state mandates, debt obligations, etc.

5. The town and board of education budgets were approved by Mansfield voters at the May 13 town meeting, following a lot of discussion.

6. The repercussions of voting down the budgets are unpredictable. The council and school board may reduce the budgets any way they deem appropriate. They can even choose to not alter the budgets at all.

7. If voters don't like the final budgets, their best recourse is to vote council and school board incumbents out of office at the next municipal election.

Mansfield's budget referendum will be held Tuesday from 6 a.m. to 8 p.m. in the town hall (Audrey Beck Building).

There will be three questions on the paper ballot:

1. Are you in favor of the budget as adopted on May 13, 2008? (Vote "yes").

2. If the budget is defeated, is the town budget portion too high or too low? (Vote "too low" in case the budget is defeated).

3. If the budget is defeated, is the school budget portion too high or too low? (Vote "too low" in case the budget is defeated).

**Cynara Stites
Mansfield**

Editor:

I ask the Mansfield taxpayer to consider the following as they decide whether to vote "yes" or "no" at the budget referendum. Town Manager Matthew Hart has said the town portion of the budget is "flat-lined" but I question the veracity of that. Take a look at the capital fund budget financing plan. You will find \$508,000 in lease purchases and \$393,200 in bonding. That is the equivalent of 1 mill on your tax bill but this money does not have to be considered in setting the mill rate. Is our mill rate increase really 9.9 percent instead of the 5.75 percent we are told?

Surely, we, the taxpayers, are going to pay these bills and we will be paying them on the town's credit card. We all know what credit card payments do to one's budget. I believe that most of the items to be bought on lease purchase should already have been bought for cash but the council needed the money planned for them to pay for other commitments such as the community center deficits. Do you want to have to support a town that operates on a credit card?

Is it time to vote "no" on the budget? Is it time to make the council take a look at all the expenses they already have committed the taxpayer to? It is for me.

**Betty Wassmundt
Storrs**

Editor:

It was with disbelief that I read the sentence in Carl Schaefer's letter that he saw no evidence that Mansfield residents wanted an automatic budget referendum. I attended both the charter commission and town council meetings. The citizen comments were overwhelmingly in favor of automatic referendum. However, both the commission and council chose to ignore all letters, e-mails and verbal input.

Schaefer has either a very poor or very selective memory.

**Genevieve McGann
Mansfield**

Editor:

There's a group wanting to "Save Mansfield." I looked this group up and this group has a good idea, but misses the mark with it. It has the noble intent of encouraging Mansfield citizens to vote, but it also has the intent to chip away at the Downtown Mansfield Partnership.

The way to save Mansfield is to plan our own development, not try to prevent it as development is coming one way or the other. The Mansfield Downtown Partnership is our most active, deliberate and reliable voice in planning our development and deserves the support of Mansfield residents. If voters turn the budget down, which partially supports the Partnership, it sets development plans back again. If we do not develop our community than someone outside will do it for us. We will have no one to blame, at that time, but ourselves for being shortsighted when we could have been foresighted.

The Partnership is nationally recognized and receives much support from the state, our politicians, the University of Connecticut and

has more than 400 members making it one of the largest Mansfield organizations. The fabulous, family-oriented Festival on the Green is one example of the thoughtful, deliberate and environmentally conscious Partnership contributions to our community. The Partnership won a Main Street Development Award which sums it all up best as Mansfield won for "Community Consensus Building which recognizes public outreach, partnership development and efforts to engage the community in issues and initiatives that are intended to improve how the district looks and operates."

Let the Partnership and the Storrs Center move ahead. UConn is becoming a first-tier university and needs a first-tier community to continue this progress. We enjoy UConn's contributions, be it arts, athletics, and others. Mansfield citizens can help by allowing our best planning to move forward. The Partnership is a creation of ours to develop our town for us. Outside developers will eventually be here and will be financially unstoppable and unconcerned with local needs. Let our Partnership do our work for us. Vote "yes" on the Mansfield budget and our town's planned development.

**Barry A. Schreier
Storrs**

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Editor: 6123

On Tuesday, citizens and property owners in the Town of Mansfield will have the opportunity to vote on the town budget referendum. We'd like to share some facts that were presented to the town council at its special meeting June 16. This information about the Storrs Downtown Partnership is currently on the town web site.

The federal government has awarded grants of \$4.3 million toward the project.

The state of Connecticut has awarded \$13.5 million.

Leyland Alliance, the developer, who has yet to earn a dime off the venture, has invested \$4 million and is prepared to invest another \$180 million.

All of these contributors are committed to the successful development of the proposed Storrs center.

From reading the letters to the editor, some Mansfield citizens are willing to give up the first real opportunity Mansfield has had to finally have a vibrant town center.

The decision on Tuesday is to vote yes to support progress toward a planned, sustainable Storrs center that is projected to add more than \$2 million to the tax base in annual net new taxes.

Vote no to accept the existing town center we currently have and watch it continue to deteriorate.

**Janet and George Jones
Mansfield Center**

Editor:

Signs have sprouted by the roadsides in Mansfield, asking for a "no" vote in next Tuesday's budget referendum. That our new charter's budget process is working is a good thing. Those who oppose the budget, carefully worked out by the town council and approved at the May 13 town budget meeting, have a chance to ask for a different outcome.

The problem is that we are not told what parts of the budget the "no" group wants cut. Is Mansfield providing too much in the way of senior and youth services? Shall the community center, so valuable to the community's physical and social health, be made to take a hit? Just what shall be cut?

At the town budget meeting of May 13, all of the proposed budget were discussed, argued about and then put to a vote. A majority, having heard all the arguments, voted to accept the proposed budget.

We think that the judgment of the meeting was sound and urge Mansfield voters to vote "yes."

**June and Henry Krisch
Storrs**

Editor:

Tuesday is an historic day for residents and taxpayers in Mansfield. On that day, we will all be allowed to vote either for or against the proposed town budget in the privacy of a voting booth. This has never happened in the town of Mansfield before (at least in its recent history). Now the question is, will you take advantage of this opportunity or will you stay at home the way most of the 8,000 registered voters and eligible taxpayers have done at past town meetings? Remember, this time you can not blame the 200 who have taken the time to attend the town meeting and approved the budgets in the past. There are very few excuses you can claim for not voting on Tuesday. The voting place (town hall) will be open from 6 a.m. to 8 p.m. and absentee ballots are available from the town clerk's office. Become a part of history, exercise your right to vote at the referendum on Tuesday — don't leave this important decision to 200 or 500 people.

Now the question is how should you vote? That is purely up to you and no one will ever know how you voted. There have been numer-

ous letters in the paper on both sides of the issue. Announcements and news stories coming out after the town meeting on the budget have indicated some excessive deficits, superfluous spending and a situation of perhaps getting into something way over our ability to pay. Our only concern is that you remember that this is your opportunity to prevent the Town of Mansfield from taking action now that can only hurt our town in the future.

**Carol and Richard Pellegrine
Mansfield**

foolishness to elect officials to do a job and then immediately set upon them as they perform those jobs. Some of our finest citizens may no longer want to serve in such a negative, distrustful atmosphere. Those with biases and agendas will gladly take their place.

Edmund J. Smith
Mansfield Center

Editor:

In a recent letter to the editor, Nancy Tomastik based her opposition to Storrs Center on an incorrect premise. She apparently did not understand that Storrs Center is already accounted for in the University of Connecticut's approved water supply plan and not a future commitment.

Contrary to Tomastik's portrayal, Environmental Protection Commissioner Gina McCarthy and Public Health Commissioner J. Robert Galvin in fact praised the university's "exemplary" water use and conservation efforts. The commissioners also encouraged UConn to evaluate long-term options for water supply. The commissioners' recommendation is a prudent one that must be considered when planning to meet area water supply demand for the next several decades, with or without Storrs Center.

Tomastik also incorrectly characterized the closure of the university's landfill. In accomplishing this obligation, UConn met all of its commitments in terms of the capping, remediation and public involvement.

The university's actions in closing the landfill and efforts in restoring the Fenton River, assessing and improving its water supply system, and aggressively conserving and using water efficiently, are just a few of dozens of examples demonstrating that UConn and its relations with the town have changed dramatically.

Buttressed by unprecedented public participation, Storrs Center's prospects for success have been greatly strengthened. Informed debate regarding the financial risks and rewards will surely do the same. Reasonable and fair-minded people may disagree but let's be sure that the debate is based on accurate information and more relevant history.

Thomas Q. Callahan
associate vice president
University of Connecticut

Editor:

6/23

The Town of Mansfield has long enjoyed widespread recognition for the high quality of its municipal government. Historically some of the finest of its citizens have given of themselves to serve their townfolk — and the townfolk have reciprocated in their trust of these elected officials by passing nearly every budget those officials ever brought to their attention for approval.

But today there is a concerted effort by a vocal group who is finding fault with the way things have historically and effectively been done. It is especially trying to convince us that our elected officials have gotten the budget and the budget process all wrong.

Thanks to the efforts of this minority we now have additional meetings to attend and referendums to vote on. I will be out of state for the upcoming budget referendum Tuesday but I filed out an absentee ballot.

I advise all Mansfield citizens who are proud of the work of our elected officials to also vote in the affirmative. Having previously lived in Willimantic and served for 10 years on the very successful Windham Water Commission, I have seen first hand the harm that the seeds of negativity and dissension sown by a vocal disgruntled minority can do to a town's progress and reputation.

I suggest those Mansfield residents who want to enjoy "government by petition" and dysfunctional town meetings with bitter outcomes move to Willimantic if they so desire such. Leave Mansfield in the care of its elected officials. If any serve contrary to our wishes then replace them next election. It is

6/23

Editor:

On Tuesday, Mansfield's proposed budget will be put to a vote. Various public statements suggest that two of the more contentious aspects of the budget concern funding for the school system and for the Downtown Partnership. I would like to speak to each of these concerns.

The proposed budget increases funding for the Board of Education by 5.5 percent. While this is a significant increase, it is driven almost entirely by rising health and energy costs and modest salary increases. There are no new major initiatives other than the long-planned and carefully studied purchase of a new early math curriculum. Thus, while the proposed funding level is sufficient to maintain Mansfield's long-standing commitment to excellence in education, it also reflects the constraints of the current economic climate.

The proposed budget also contains expenditures (\$468,000, or 1.4 percent of the total budget) related to the Storrs Center project. The lengthy and detailed review of this project at the June 12 council meeting made it abundantly clear that town leaders and the Downtown Partnership have instituted an excellent planning process based on expert analyses and independent third-party reviews of those analyses. These analyses indicate that despite current economic pressures, the Storrs Center project remains viable and will be an

economic boon for our town, creating jobs and reducing our tax burden by more than paying for itself in new tax revenues. There are certainly legitimate issues that remain to be worked out, but much of the recently voiced criticism of the Storrs Center project seems inconsistent with the best available evidence.

Storrs Center is a smart investment for our town. Education is a necessary investment in our children. The proposed budget makes these investments in a responsible, fiscally prudent way. It deserves our support. Vote "yes" on June 24.

**Jay Rueckl
Mansfield**

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Editor: 6/27

In the excitement over the Mansfield Downtown Partnership, we must protect Mansfield's identity. Perhaps a moratorium on proposed plans should be declared until future water needs have been fully studied.

Any proposals should blend in with our existing neighborhood that includes Route 195. The suggestion of a traffic circle at the junction of routes 195 and 275 should be avoided. The present four-way intersection is straight-forward. Adding several more entry lanes of traffic and pedestrian crossings are unnecessary complications.

The only thing that should be added at this time is a traffic light on a pole facing the Post Office exit road. When the sun is setting you cannot see the overhanging signal lights. The standing light would be below the horizon line. The lawn at the Audrey P. Beck municipal building has served as our town green for years.

The trees on the lawn were planted by school children in Arbor Day celebrations many years ago. To sacrifice any of that area to a traffic circle is unthinkable.

We should not allow our town to be changed to accommodate nebulous plans which could put the town in financial jeopardy.

Dolly Whitham
Storrs

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Editor: 7/1

One of the excuses for Frog Prince's failure to start its proposed Main Street development is the lack of a parking garage. "We've been asking for a parking garage," James Duffy, its principal, was recently quoted by *the Chronicle*. Apparently the selectmen have voted to approve \$107,000 for design work on a garage, even though the garage is supposed to be built by Frog Prince.

What is the big deal with parking garages? Why put the cart before the horse and opt for a parking garage as the first step in a development project? (Or in the case of Storrs Downtown, two parking garages). Are they needed at all, especially in a city like Willimantic that can already accommodate thousands of people for major events, or in a university town like Storrs that could easily incorporate on-street parking in its still-to-be-built town center?

Both developers and town officials would do well to consider studies of on-street parking con-

ducted by University of Connecticut urban planners Norman Garrick and Wesley Marshall, described in a May 18 op-ed piece in the *Hartford Courant*. Looking at six New England town centers, they found that on-street parking creates "a vibrant and safe town center environment."

Among the benefits were higher efficiency and use: "Users of the downtowns consistently selected on-street parking spaces over off-street surface lots and garage parking. The on-street spaces experienced the most use and the highest turnover."

Other benefits included better land use, increased safety and better pedestrian environment. (There were more than five times the number of pedestrians in areas with on-street parking and mixed land uses than those without.)

Developers are promoting parking garages as necessary, but they are only necessary as a means of creating continual income for these same developers. The key to attracting people downtown, be it to Willimantic or Storrs, is free and convenient on-street parking.

Michele Palmer
Storrs

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Editor: 7/7

Based on the recent referendum vote in Mansfield, I am dismayed by one of the comments published in *the Chronicle* that is attributed to Deputy Mayor Gregory Haddad indicating that overall, voters told the council it was going in the right direction.

Prevailing with 51.7 percent of the vote is

hardly a strong show of support for the direction advocated by town government.

I suspect the actual slim victory was obtained by supporters' successful efforts that linked the outcome to the "support education" mantra.

Town government should enjoy this victory because it may be short-lived. As more families have children leaving the Mansfield school system, there may be fewer allies for "yes" voters.

Demographics are also such that a future victory for a "tax-and-spend" agenda may be harder to come by as the people being taxed may be no longer willing or able to sustain rising expenditures that are simply passed along by town government. When is the next vote?

Peter Simoncelli
Storrs

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the Chronicle, Willimantic, Conn., Monday, June 23, 2008 3

Mansfield voters to make budget history

By ZACHARY JANOWSKI
Chronicle Staff Writer

MANSFIELD — Town residents will have an historic opportunity to vote Tuesday in a referendum on the proposed \$43.7 million town/school budget.

Until November, when voters approved a series of revisions to the charter, residents approved budgets the old-fashioned way — at a town meeting.

A group of concerned taxpayers petitioned to send the budget to referendum under the new charter.

The town attorney advised the town clerk to reject the first petition because canvassers collected the signatures before the town meeting approved the budget.

After the town meeting approved the proposed budget May 13, the town clerk certified a second petition with 566 signatures.

The taxpayer group organizes through its web site, www.savemansfieldct.org.

Some residents advocated for the referendum, while supporting the budget, because it gives more residents an opportunity to vote.

Although some residents are concerned with

tax increases, a large number are using the budget vote as an opportunity to voice their opinion — often dissatisfaction — with ambitious town projects such as the Storrs Center or the community center.

The town meeting attracted the largest crowd in recent years, with 469 votes cast, symbolizing a heightened interest in town finances.

Town officials have said they cannot predict the future and won't speculate about a possible referendum outcome.

Polls are open from 6 a.m. to 8 p.m. in the council chambers at the Audrey P. Beck Municipal Building.

Property owners need to go to the registrar's office before voting in the council chambers. Registered voters can proceed directly to the polls.

A citizen's advisory committee recommended the town have the referendum at three locations so residents could vote in the same place they do each November.

The council, however, decided to hold the referendum at only one location after the registrars of voters explained the logistical difficulties of holding the vote on short notice.

Some council members also showed concern about the \$3,500 in added costs for the additional locations.

If the proposed budget passes, taxes will rise 1.37 mills for a mill rate of 25.24. The owner of a home assessed at \$200,000 would pay an added \$274 in taxes with the 1.37-mill hike.

The town council will conduct a special meeting at 7 p.m. Thursday in the council chambers to adopt a mill rate or, if the referendum fails, revise the budget.

Under the revised charter, the town council has until midnight June 30 to adopt a revised budget.

Residents will vote on three 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?

The council must vote to readopt a budget if the proposed one is defeated. However, the revised budget will not go before voters and will automatically go into effect with council approval.

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Schools may have some money for Mansfield ^{6/26}

By ZACHARY JANOWSKI
Chronicle Staff Writer

MANSFIELD — School officials expect to finish the fiscal year, which ends Monday, on or ahead of the budget, leaving open the possibility the school board could return some unspent funds.

Such a scenario could help Mansfield as the town is currently operating with a \$372,000 revenue shortfall this year.

Superintendent Gordon Schimmel said the schools would end the fiscal year in the black. He said the schools would look to give excess funds back to the town, as it has in previous years. "We haven't had an official freeze," Schimmel said, but he said he has proceeded cautiously with spending.

According to Town Council Finance Committee Chairman Carl Schaefer, the town will end the year behind on interest income, building fees, recording fees and conveyance taxes.

Schaefer reported the town slightly overspent on gas and attorney fees, but made some back with hiring freeze savings.

The town will use its undesignated fund balance to fund the shortfall in the near term.

According to Schaefer, the fund balance would fall to about \$1.4 million, or about 3.24 percent of the proposed budget, below the council goal of at least 5 percent of the budget.

Town Manager Matthew Hart and Controller Cherie Trahan said the council would not need to vote on a supplemental appropriation because revenue items are not actually budgeted, they are only estimates.

The town is not spending any more than has already been approved by voters at last year's town meeting.

Funds returned by the school board could replenish the fund, at least in part, or the council could earmark funds over one or more years to return to target levels.

Hart said underspending by the town could also contribute to restoring the fund balance.

Bond rating agencies look at a town's fund balance when assessing town finances. A low fund balance could increase the interest rate a town pays on new bonds.

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Town may ^{6/27} use eminent domain for bikeway land

By KALA KACHMAR
Chronicle Staff Writer

MANSFIELD — With two property owners declining to sell easement rights to the town for the \$250,000 Hunting Lodge Road walkway/bikeway plan, Mansfield may resort to taking over the easements by eminent domain.

The project is necessary, according to proponents, because of safety issues related to University of Connecticut students walking along the rural road to get to parties at Carriage House Apartments, especially on Thursday nights and during Spring Weekend.

In past years, students have been hit by vehicles, some suffering serious and life-threatening injuries.

"Have you ever driven on Hunting Lodge Road on a Thursday night?" said Lon Hultgren, Mansfield's public works director. "It's dangerous."

The 8-foot-wide pedestrian trail would run along the west side of Hunting Lodge Road and extend out from the intersection of Hunting Lodge and North Eagleville roads for about 3,000 feet.

Of the 15 easements needed, the majority are a sliver of land in front of the properties, according to Timothy Veillette, Mansfield's project engineer.

Mansfield has offered to modify the location of the pathway to suit the needs of affected property owners.

The owners of 13 of the 15 properties needed for the project to happen have agreed to allow Mansfield to compensate them for building the pathway on their property, Veillette said.

The appraised values of the easements, according to Mansfield officials, average a bit more than \$475 each, with the highest easement value being \$2,260 and the lowest being \$75.

(Town, Page 4)

Town may use eminent domain for bikeway

(Continued from Page 1)

With an easement, the portion of property being built would still belong to the owner, though the town would build the path on the property.

Two property owners — Hunting Lodge Road resident Walter Hirsch and Storrs Polo Run Limited Partnership, the owner of Carriage House Apartments — claim their appraisals are too low and have not opted to sell easement rights to the town, Hultgren said.

Neither Hirsch nor a representative from Carriage House Apartments could be reached for comment.

According to the town, Hirsch's property easement is valued at \$190 while Carriage House's easement is valued at \$460.

The town's public works department will go before the town

council July 14 to seek council approval to acquire the easements by eminent domain.

If the town council believes the project is necessary and in the public's best interest, it will allow the taking of the easement rights without permission from the owners.

The compensation for the easements would then be put in escrow and the property owners would be able to challenge them.

The project, which is expected to begin by the end of July if the easements are acquired, will take approximately a year to complete, Veillette said.

It will cost approximately \$250,000 and funding will come from the town's capital budget, according to Hultgren.

Instead of hiring a contractor for the project, the Town of Mansfield will complete the project itself to save money and it

will keep disturbances to adjacent property owners to a minimum, Veillette said.

"We're going to build parallel to the road as best we can to avoid trees and stay away from telephone poles," Veillette said.

The bikeway has been on the priority list for many years for several reasons, including pedestrian safety, Veillette said.

"There is a high volume of foot traffic that tends to conflict with vehicles," he said. "This walkway is a safety need."

Three or four years ago, UConn's Undergraduate Student Government brought the safety issue to the town's attention by showing videotapes of students walking on Hunting Lodge Road, according to Hultgren.

"They convinced us this needed to be built," Hultgren said.

Hultgren said the pathway

wasn't built with the rest of the sidewalk because it was assumed people would use a walkway that connects North Eagleville Road with Hunting Lodge Road.

Students have nicknamed this the "rape trail," which is in reference to the trail being out-of-the-way and secluded.

Many UConn students tend to use this pathway to get to Carriage House and Celeron Square Apartments, both popular party spots that draw thousands during Spring Weekend and crowds even on regular party nights.

Some students, however, still use Hunting Lodge Road to get to their destination, which is dangerous for both the pedestrians and drivers, officials said.

"There is a high volume of foot traffic that tends to conflict with vehicles," Veillette said. "This walkway is a safety need."



The Connecticut Agricultural Experiment Station

123 HUNTINGTON STREET BOX 1106 NEW HAVEN, CONNECTICUT 06504

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Putting science to work for society

Item #30

FOR IMMEDIATE RELEASE

Contact Information

Mrs. Vickie M. Bomba-Lewandoski

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e-mail: Vickie.Bomba@po.state.ct.us

web address: www.ct.gov/caes

REC'D JUL 02

Plant Science Day

New Haven, CT July 1, 2008 - The Connecticut Agricultural Experiment Station will hold its 98th annual Plant Science Day open house on Wednesday, August 6, at Lockwood Farm in Hamden.

The featured program will begin at 11:15 a.m. in the main tent. Steve Grant, Staff Writer, The Hartford Courant, will give the Samuel W. Johnson Memorial Lecture entitled "Are We Making Progress? A journalist's perspective on more than three decades of environmental and agricultural change in Connecticut." at about 11:40 a.m.

Other speakers, from the Experiment Station Staff, are: Dr. Sandra L. Anagnostakis "Chestnuts Are Coming Back!" at 10:15 a.m.; Dr. Jeffrey S. Ward on "Japanese Barberry (*Berberis Thunbergii* DC)" at 10:45 a.m.; Mr. Gregory J. Bugbee on "Invasive Plants: Our Lakes And Ponds In Peril" at 1:15 p.m.; and Dr. MaryJane Incorvia Mattina on "Communication And Cooperation Through Laboratory Network: Positive Outcomes Of 9/11" at 1:45 p.m. In addition, there will be technical demonstrations by Dr. John F. Anderson "Bed Bugs In Connecticut" at 10:00 a.m. and 1:30 p.m.; Dr. Abigail A. Maynard on "Growing Your Own Transplants For Your Vegetable Garden" at 11:00 a.m. and 2:00 p.m.

There also will be barn displays on a range of topics and about 70 other field plots and exhibits available for viewing throughout the day.

The event runs from 10:00 a.m. to 4:00 p.m. Admission and parking are free.

An additional feature of Plant Science Day is the presentation of the Century Farm Award to a Connecticut farming family in operation for more than 100 years. The recipient, Buell's Orchard in Eastford, was selected by the Connecticut Agricultural Information Council.

The barn displays will feature "Analysis of Pesticides in Pollen Collected by Honey Bees," "Suppressing Soil-borne Nematodes with Biofumigants," "Can you smell me now? Chemical communication in long-horned beetles," "Partial Saturation Ebb and Flow Watering for Potted Plants," "Integrated Pest Management for Winegrapes in Connecticut," and "Connecticut's Invasive Aquatic Plant Problem."

The field plot displays on fruit and vegetable crops include: sweet potatoes, calabaza squash, Chinese cabbage, wine grape cultivars, personal-sized watermelons, beach plums, heirloom tomatoes, and Japanese plums.

--more--

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Displays on crops and forests include cultivar trial of greenhouse tomatoes grown in coir dust, using soybean meal and corn gluten on turf, pest management using biodiesel oilseed crops, control of blight on American chestnut, inducing *fusarium* disease resistance in gladiolus, the use of earthworms to suppress *fusarium* crown rot of asparagus, white birch research, commercial chestnut cultivars, and environmentally-friendly control of powdery mildew on landscape plants. Mosquito trapping and testing program for West Nile and Eastern Equine Encephalitis viruses, serum antibodies to West Nile virus in naturally exposed and vaccinated horses, Lyme Disease in ticks submitted by Connecticut citizens, natural products for the control of the tick *Ixodes scapularis*, changing caterpillars and their natural enemies on crops in the cabbage family, exotic insects in Connecticut and nearby states, integrated pest management of Eurasian watermilfoil, and subtleties in chemical control of hemlock woolly adelgid are some of the entomological and acarological topics to be highlighted.

Predominant molds on water-damaged drywall, factors affecting composition of hydroponic lettuce, table grape demonstration plot, biochar—a by product of a biomass-to-fuels technology—as a possible soil amendment: consideration of its ability to adsorb agriculturally-important chemicals, pinot gris cultural trials, composting leaves using the static pile method, phytoremediation: using plants to clean contaminated soil, and ebb and flood watering of potted ornamental plants will also be included in the field plots.

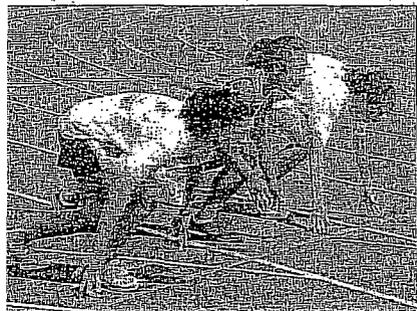
The bird and butterfly garden, the Connecticut Nurserymen's Garden, displays on weeds and wild plants, and exhibits on nursery and bee inspections will also be available to visitors.

Pesticide credits for Connecticut will be offered to those persons who attend Plant Science Day. No pre-registration is required for attendance. However, individuals interested in obtaining pesticide credits must sign in at the registration table at the start of the day, between 9:30-10:00 a.m., collect signatures for accredited talks and tours attended, and sign out to pick up pesticide credit forms between 2:45-4:00 p.m. The pesticide credits for the respective programs are as follows: all categories and private applicators (PA) 4 hours, applicators can assign 4 credit hours to one category or split hours among more than one category.

Lockwood Farm is in the Mt. Carmel section of Hamden. From Interstate 91, take Exit 10 and follow the Route 40 connector to the end. Turn right onto Whitney Avenue and proceed north for 0.6 mile. At the traffic light, turn left onto Evergreen Avenue; proceed 0.1 mile and turn right onto Kenwood Avenue. The farm is on the left. Enter the second driveway.

For more information, refer to The Connecticut Agricultural Experiment Station web site: <http://www.ct.gov/caes> or call (203) 974-8500 (New Haven) or (877) 855-2237 toll-free (statewide).

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CLOCKWISE FROM MIDDLE LEFT: This boy was among about 30 who competed in the standing long jump. (Kristen Dragotta of Glastonbury (near lane); Kim Tran of East Hartford and Kelsey Adamson of Tolland are off the starting line of the 100-meter dash for girls 13 and 14. Dragotta was the winner with a time of 13:11. A girl checks out results to see who will be going to the state finals June 28 in New Britain's Willowbrook Park.

EARLY 200 COMPETE AT MEET

Submitted by Curt Vincente
MANSFIELD

The Connecticut Northeast District Hershey Track & Field Track Meet took place June 14 at the Eastern Connecticut State University Athletic Complex at 65 Mansfield City Rd., Mansfield.

Nearly 200 area boys and girls ages 9-14 participated. Each participant was a first-place finisher in local track meets hosted by one of several area towns.

The meet started at 10 a.m. It was sponsored, as it is every year, by the Hershey Foods Corporation, Connecticut Recreation & Parks Association, Mansfield Parks & Recreation Department and Eastern CT State University.

Competitors were from the following towns: Ashford, Chaplin, Columbia, East Hartford, East Windsor, Enfield, Glastonbury, Manchester, Mansfield, Tolland, Willington, Windham/Willimantic.

The Hershey Track and Field Program is

a national program in its 31st season sponsored by the Hershey Foods Corporation. Participants ages 9-14 as of Dec. 31 of the event year are eligible to partake in this free event. First place finishers from local meets automatically qualify for one of four district meets in Connecticut.



First and second place finishers at the district meets automatically qualify for the Connecticut State Meet to be held on Saturday, June 28, at Willowbrook Park in New Britain. Winners at the Connecticut State Meet are eligible to be selected for the team that will represent New England. Those selected will be given an

all expenses paid trip to Hershey Pennsylvania to participate in the National Meet. The mission of the program is to provide a quality recreation and school program where children have fun and are introduced to physical fitness through basic track and field events such as running, jumping and throwing.



ABOVE, JOFFRE RODRIQUEZ of Tolland finished first in the 800-meter race for boys 11 and 12, while Allissa Lacasse of East Hartford (behind Joffre) won the event for girls in that age group. At left, only 0.9 second separated first-place finisher Joseph Williams of East Hartford (left foreground) from No. 2 spot Peter Koszuta of Glastonbury (in white) in this 50-meter sprint. Lucas Niezelski of Manchester finished third.



PAUL STERN / THE HARTFORD COURANT

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Date: June 11, 2008

To: Mansfield Town Council

From: Mansfield Historic District Commission

Re: Westlake letter dated May 31, 2008

The Mansfield Historic District Commission would like the Town Council to know that we are deeply troubled by the above letter which misrepresents our dealings with the Westlakes. We will respond to the Council with a formal rebuttal to the inaccuracies in the letter after we have reviewed our records and compiled accurate data.

In the meantime, we would like the Council to know that, during the tenure of current Commission members, we have never dealt with people as belligerent, demanding, uncooperative and unpleasant as the Westlakes. Their comments related to one of our town's most dedicated volunteers are disrespectful, rude and unacceptable.

Attached is the letter which accompanied the approval we granted them.

Sincerely,

Gail Bruhn
Chairman

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May 15, 2008

Item #33

Matthew Hart
Town Manager
Town Of Mansfield
4 S Eagleville Rd
Storrs Mansfield, CT 06268-2599

Dear Matthew Hart:

This is the first election in 80 years where there is no incumbent or vice president vying for the office of the president. Certainly, change is in the air. As this nation's local government officials, we must ensure that the concerns of our cities and towns are kept in the forefront of the national dialogue – during the remaining primaries and the upcoming conventions and into the formation of the new Administration.

That's why the National League of Cities (NLC) has launched *American Cities '08, the Road to the White House Runs Through America's Hometowns*, a focused effort to raise the voice and concerns of NLC member cities such as yours in the ongoing presidential campaign. Using the web (www.americancities08.org), video, YouTube, and traditional publications like the one we have enclosed here, the project poses a series of tough questions to the candidates and identifies seven policy areas where cities are seeking a two-way partnership with the federal government instead of the trickle-down attitude of the recent past.

As they vie to be America's new leaders, we want the federal candidates to address how they will achieve:

- Governments working together
- A sustainable future
- Support for infrastructure
- Community revitalization and affordable housing
- Public safety
- Poverty reduction and economic opportunity
- Immigration reform.

We hope that you will take this information to candidate forums (for president *and* Congress), town hall meetings and your local media during the next several months. We want to show the candidates the direct connection between what they do in Washington and how their actions are played out on the streets of our cities and towns. And just as importantly, we want to show them that *we* can be effective partners by sharing innovative solutions that work.

If you'd like additional brochures to share with your colleagues or constituents, please contact Mitch Herckis at NLC at (202) 626-3124 or herckis@nlc.org. Or, please visit www.americancities08.org, for an electronic version of the brochure and for the latest news about what the candidates are saying about cities.

Thanks for your help in promoting this vital effort to build a stronger America, and thanks for your city's membership in the National League of Cities.

Sincerely,

Cynthia McCollum
President
Council Member, Madison, Alabama

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**AMERICAN
CITIES '08**

Issues

for the 2008 Elections

Questions

for the Candidates



**The Road to the White House
Runs Through America's Hometowns**



American Cities '08 is the non-partisan voice of cities and towns in the 2008 elections, and is a project of the National League of Cities. For more information, visit www.americancities08.org.

The National League of Cities (NLC) is the nation's oldest and largest organization devoted to strengthening and promoting cities as centers of opportunity, leadership and governance. NLC is a resource and advocate for 19,000 U.S. cities, towns and villages, which collectively serve 218 million people. For more information, visit www.nlc.org.



National League of Cities

Dear Fellow Municipal Leader:



We've heard a lot of talk during the presidential campaign. But one thing we haven't heard is the voice of cities.

Seven out of ten Americans live in our cities and towns – and they deserve good services, clean safe streets, and jobs to support their families. But cities can't deliver on our own. We need Congress and the next President to work in partnership with us to help get the job done.

This brochure presents the position of cities and towns on key campaign issues for the 2008 national elections. We offer questions for the candidates regarding each issue and we encourage you to use them in candidate forums, in town hall meetings, with local media, or in any other sessions with candidates for the House, Senate, or the Presidency. They reflect the priority needs of our cities, and focus on seven core concerns:

- Governments Working Together
- A Sustainable Future
- Support for Infrastructure
- Public Safety
- Poverty Reduction and Economic Opportunity
- Community Revitalization and Affordable Housing
- Immigration Reform

I urge you to join the conversation during this year's elections for President and Congress. As local elected officials we have a rich history and significant experience in developing effective policies for our communities. We understand the need for a renewed partnership with the federal government, and we are uniquely positioned to influence and shape the new administration's thinking about the future direction of the federal government's role in cities and towns.

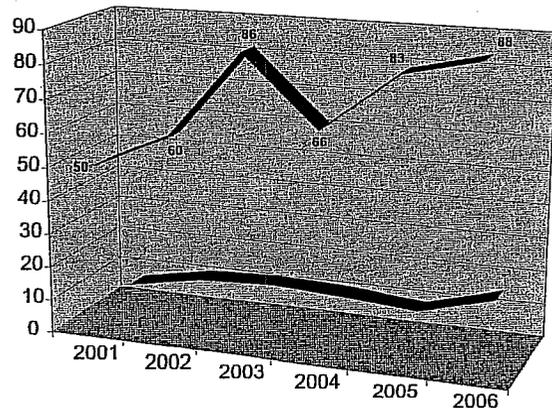
Hometown issues are national issues. And, the voice of cities – your voice – is vitally important in ensuring a brighter future for our country and for our hometowns.

Cynthia McCollum
NLC President
Council Member, Madison, Alabama

Local governments provide services, solve day-to-day public problems, and respond directly to the needs of their citizens. A more cooperative intergovernmental system would offer significant opportunities for all levels of government to serve the nation's citizens better. From energy conservation efforts and public-private partnerships, to immigration reform and education reform, America's cities are developing innovative and cost effective ways to deliver programs, to provide services, and to finance municipal needs. The federal government should support these local innovations and resist proposals that limit local authority or put local resources at risk.

Additionally, federal laws that restrict or compel local government actions – especially those with limited flexibility or no funding – are ineffective. Federal policies should not mandate new costs for local governments without providing adequate funds to support local governments for these new mandates. Instead, federal programs should support regional solutions and encourage collaboration among federal, state, and local officials, as well as business and non-profit organizations, to tailor policies to local needs and demands.

Finally, the economic fortunes of local governments nationwide are closely linked to the health of the federal government's budget. Federal fiscal policies should not hamper the ability of local elected officials to respond to economic needs at the local level, especially during times of economic downturn.



■ Number of bills and amendments that contain federal mandates
 ■ Number of bills and amendments with mandate costs that exceed \$50 million or could not be estimated

Source: Congressional Budget Office

Questions About Governments Working Together

1. What do you see as the future of America's cities and towns? What changes do you believe are necessary on a national level and on a local level to increase "livability" for our citizens?
2. What do you see as the principal responsibilities of the federal government? Are there federal programs you would propose eliminating or expanding that affect cities and towns and our citizens? If so, tell us which programs.
3. You may not hear about federalism in federal campaigns anymore, but it is still an important issue for local leaders. Could you tell us about one area in which the federal government should be working more effectively with local governments and one area in which the federal government should take a lesser role?
4. How would your Administration ensure that local government concerns and issues are heard and resolved? For example, would you create a council of local government advisors to test new ideas and ensure a continuing dialogue between local and national leaders?
5. The financial prosperity of our communities is directly tied to the financial health of the federal government and to its tax policies. Do you support changes to the federal tax system? If so, how would the changes you propose impact cities and the citizens who live in them?

Sustainability is a defining issue of our time, representing the important interconnection between our environment and our daily activities and the view that today's actions will affect the quality of life for future generations.

A variety of challenges have brought increased attention and timeliness to the issue. These challenges include increases in the cost of oil and gas, disruptions in supply from various energy sources, environmental degradation as a result of energy production, and the lack of a national conservation policy. They all threaten to dismantle the long-term financial security of our nation's cities and our national economy.

With the support of state and local government groups, Congress and the Administration overcame partisan differences and enacted historic comprehensive energy reform legislation last year. The aim of the legislation is to move the U.S. toward greater energy independence and security by increasing the production of clean renewable fuels and energy efficiency of products, buildings, and vehicles. This is a good first step, but cities and towns need the federal government to do more.

Cities and towns are already taking the lead in promoting innovative programs to reduce energy consumption and educate their constituents. Local governments urge the federal government to approach sustainability issues from a comprehensive perspective – one that takes into account energy, the environment, economic development, land use, and transportation. To be effective, this will require legislation and regulations that may have significant costs and will directly impact life style choices. More importantly, however, cities and towns want federal partners who will collaborate in the development and implementation of a reliable, equitable, and environmentally responsible energy policy.

Questions About A Sustainable Future

1. Local governments applauded the passage of comprehensive energy reform legislation in the 110th Congress that included the new Energy Efficiency and Conservation Block Grant program, which states and local governments can use to support implementation of energy efficiency and conservation programs. What additional federal investment, if any, should the federal government make to build a "green" sector of the economy?
2. How will your Administration collaborate with municipalities to develop and implement reliable, equitable and environmentally responsible energy efficiency and conservation policies?
3. While global warming is a global problem by nature, local governments are at the forefront of attempts to reduce pollution, increase conservation and improve energy efficiency. Municipalities recognize that they have a central role to play in affecting change, but need the support and cooperation of the federal government. How can the federal government help municipalities mitigate and adapt to the affects of global climate change?

"Scientists estimate that by the year 2040 sea level might rise from two inches to one foot higher than today. If it rises one foot, a major storm surge would push the Potomac River over its banks, flooding the park along the river and the Reflecting Pool. The Jefferson Memorial would become an island. By the year 2075, sea level might rise from four inches to two feet higher than today. If it rises two feet, a major storm surge would nearly encircle the Washington Monument and completely surround the Internal Revenue Service, the National Museum of Natural History, the National Gallery of Art and neighboring structures. Muddy waters would even reach the grounds of the U.S. Capitol."

From the exhibition *Global Warming: Understanding the Forecast*, developed by the American Museum of Natural History and the Environmental Defense Fund.

Our nation's roads and railways, air and sea ports, transit and water treatment systems, and even broadband access are the backbone and infrastructure that ensures the economic prosperity and vitality of our cities and towns. Local governments own 75 percent of the four million mile highway and road network, 90 percent of transit systems, and close to half of the nation's 600,000 bridges, and they recognize that properly maintained infrastructure systems can preserve and stimulate economic growth, as well as strengthen our competitive position in world trade.

Local governments also know that our cities and towns are facing a crisis in funding for their current and future infrastructure needs. The statistics are alarming.

- In 2006, the U.S. Department of Transportation reported that 26 percent of our nation's 600,000 bridges are structurally deficient or "functionally obsolete."
- The American Society of Civil Engineers has estimated that \$1.6 trillion is needed over a five year period to bring the nation's infrastructure to good condition.
- The Environmental Protection Agency has estimated a funding gap approaching \$23 billion annually between current local investment in aging and failing water infrastructure and meeting new and more costly federal mandates.

A strong federal role in infrastructure financing and planning, as well as an effective intergovernmental partnership with local governments, is necessary if we are to meet our nation's infrastructure needs and provide for quality and sustainable economic growth.

America's Infrastructure Report Card			
Sector	Grade	Sector	Grade
Aviation	D+	Public Parks and Recreation	C-
Bridges	C	Rail	C-
Dams	D+	Roads	D
Drinking Water	D-	Schools	D
Energy	D	Solid Waste	C+
Hazardous Waste	D	Transit	D+
Navigable Waterways	D-	Wastewater	D-

✓ America's Infrastructure: GPA: D
 ✓ Total Investment Needs: \$1.6 Trillion

Source: The American Society of Civil Engineers

Questions About Support for Infrastructure

1. According to the report released this year by the National Surface Transportation Policy and Revenue Study Commission (Commission), "[America] needs to invest at least \$225 billion annually from all sources for the next 50 years to upgrade our existing surface transportation system to a state of good repair and create a more advanced surface transportation system to sustain and ensure strong economic growth for our families." How will your Administration be more proactive in maintaining existing and building new infrastructure?
2. Recent Congressional Budget Office numbers show that state and local governments are shouldering an increasing share of total public spending on infrastructure? Do you think the federal government should play a larger role in financing infrastructure? How would you propose to fund infrastructure in the future?
3. Intercity passenger rail can address several important policy objectives: energy savings, economic stimulus, congestion management. What do you see as the future of the national rail system, and how will you keep it affordable to average Americans?
4. It is estimated that there is a \$23 billion annual funding gap between current investments in water and wastewater infrastructure and the investment required over the next 20 years to replace aging, failing systems, and to meet the mandates of the Clean Water Act and the Safe Drinking Water Act. How would you assist cities in closing this funding gap?
5. From the bridge collapse in Minnesota to the levees destroyed by Hurricane Katrina to exploding steam pipes in New York City, we have learned we must be proactive rather than reactive when it comes to maintaining our infrastructure. If elected, how would you prioritize resources for investment in infrastructure that respects the environment, supports practical settlement patterns, strengthens our communities, encourages regional solutions, and builds value for neighborhoods and cities?

The lives lost, property damaged, and economic hardships suffered due to criminal and terrorist acts pose severe problems for individual residents, communities, businesses, and all levels of government. Add to this burden the potential effects of natural, manufactured, and technological disasters, and the magnitude of preserving the safety of our communities is significant.

Local governments are the first level of government to respond to most disasters and emergencies and must be regarded as the focal point of all disaster mitigation and recovery activities. The federal government should provide funding directly to local governments for homeland security, emergency preparedness, and response.

In the face of a catastrophic event, no level of government can go it alone for any extended period. An effective intergovernmental system must be developed to ensure that federal and state emergency management officials conduct substantive consultations with local officials to ensure the best outcomes for managing for key decision-making affecting homeland security, disaster preparedness and response at the local level.

State and local homeland security debates have moved from the early struggle to distribute a large pot of new cash to coordination questions, including integrating federal with state and local efforts and ensuring that communications systems connect. This year's California wildfires show we have made real progress, but Katrina's coordination nightmares lurk in the background.

From Governing's October 2007 POTOMAC CHRONICLE, Donald F. Kettl

Questions About Public Safety

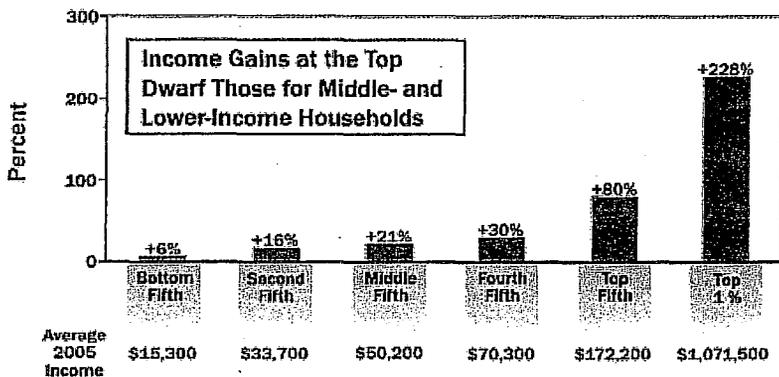
- 1. How would you ensure first responders have the resources they need to confront future public safety emergencies?
2. Our local law enforcement supports our nation's homeland security, copes with illegal immigration, and confronts an increasing crime rate. Recent cuts in federal homeland security and law enforcement funding make this an increasingly difficult burden. How would you partner with local governments to deal with these issues?
3. It often seems that federal, state and local governments are not on the same page when it comes to keeping us safe. How would you ensure a dialogue on both homeland security and hometown security between federal, state, and local governments? What would that dialogue sound like?
4. What do you think is the greatest threat to our public safety, and what do you see as the role of federal and local governments in confronting it?
5. Sometimes we are not prepared for major disasters, but we must learn from are mistakes. What changes would you have made (or will you make) to federal disaster response in light of Hurricane Katrina?

One out of five families did not experience the benefits of the recent economic boom, and the disparity between affluent and low-income families continues to grow. In addition, the rising costs of quality health care, housing, child care, education, and transportation continue to outpace the incomes of more and more families. The neighborhoods in which many low-income families live are often not adequately connected to the technology and support networks necessary to achieve self-sufficiency and success.

Cities and towns are directly and immediately affected by the poverty of their citizens as they must continue to fund public safety, education, and other social services with a tax base that is under attack due the crisis in the housing market, a sluggish economy, and new or proposed limits on taxing authority.

Federal, state, and local governments must pursue comprehensive policies to ensure that children and families of all income levels can achieve success through quality education and training for today's economy, adequate transportation to and from employment, and access to affordable and quality health and child care. Support for programs at all governmental levels that support and build financially stable families must be a priority.

**Change in Average Real After-Tax Income
1979-2005**



Source: Congressional Budget Office

Questions About Poverty Reduction & Economic Opportunity

1. If elected President, how will you work with state and local officials and the private sector to design and implement comprehensive investment strategies to create direct links among education, employment opportunities, child care, health care, and transportation systems?
2. When resources for federal and state assistance programs like Temporary Assistance for Needy Families, Food Stamps, Medicaid, and the State Children's Health Insurance Program are limited, local governments are burdened with responsibility for poor and indigent citizens. What will you do to ensure the adequacy of comprehensive assistance programs to meet the basic needs of families and children?
3. All Americans must have the opportunity to learn and have access to the advantages of modern technology. How would you eliminate the digital divide, and what resources would you commit to help cities close the growing skills gap?
4. Throughout your career, what action, policy, or effort are you most proud of that in some way addressed the issues of poverty and opportunity? How would this experience inform or reflect your Administration's approach to poverty and opportunity?

Community Revitalization & Affordable Housing

Successful housing and community development strategies must be comprehensive and linked to sound economic policies. Successful community development expands economic opportunities; creates vibrant places where people want to live, work and visit; preserves the unique character of communities; and safeguards environmental resources.

Unfortunately, federal resources for housing programs continue to decline just as home foreclosures reach record highs and programs such as the Community Development Block Grant remain underfunded. More and more low-income and middle-income families are being squeezed out of the housing market in many cities. Today, one in seven (17 million U.S. families) pay more than 50 percent of their income for housing, and 2.1 million households live in severely inadequate housing. Approximately three-quarters of a million people are homeless on any given night.

Housing stability is critical to build success in employment, education, family skills, and healthy lifestyles. Such stability is achieved through an adequate supply of quality affordable housing and incentives for community development.

To assist cities and towns in meeting their housing and community development goals, the federal government must support increased investment in federal housing and community development programs, as well as effective incentives for private-sector participation.

Affordability problems remain the nation's fastest-growing and most pervasive housing challenge. Although middle-income households increasingly feel the pinch, it is the nation's low-wage service workers, part-time workers, the disabled, and retirees that bear the heaviest burdens.

From *State of the Nation's Housing 2007*, Joint Center for Housing Studies, Harvard University

Questions About Community Revitalization & Affordable Housing

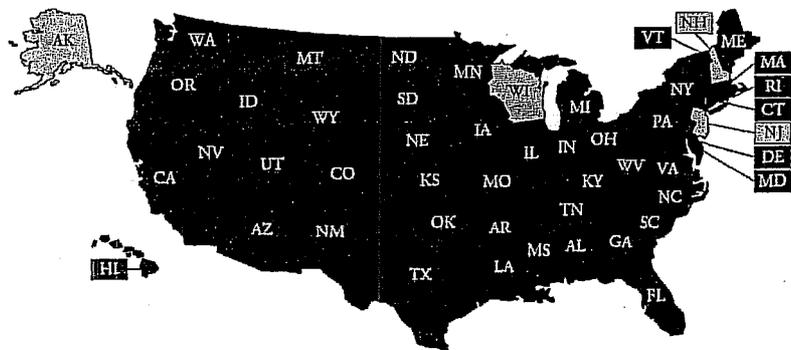
1. Please discuss the federal efforts you would support to encourage initiatives that facilitate linking jobs, transportation, and housing, and encourage comprehensive, locally based regional planning.
2. Describe your strategy for utilizing direct federal housing assistance and tax policies to increase the supply of affordable housing and stimulate the revitalization of neighborhoods?
3. In 1964, President Lyndon Johnson said, "Our society will never be great until our cities are great." While many cities are experiencing a renaissance, others are lagging behind. What will you do to spur investment in America's cities?
4. Trends towards decentralization have left many neighborhoods blighted and in need of environmental remediation. Describe how you would help local governments clean up and redevelop brownfields sites, minimize local liability, and attract private sector investments.

Immigration Reform

Federal immigration reform is a national imperative. The continuing failure of the federal government to act on comprehensive immigration reform is leading to a patchwork of complex and different laws, standards, and procedures at the state and local level. As of November 16, 2007, no fewer than 1,562 pieces of legislation related to immigrants and immigration had been introduced among the 50 state legislatures. The dysfunction created by the continuing lack of clarity at the federal level and tensions created by the polarization of this issue are unacceptable. The time for federal leadership on this important issue is overdue.

Cities and towns continue to call upon the federal government to enact comprehensive immigration reform that includes and addresses: (1) border security and interior enforcement; (2) workplace enforcement; (3) guest workers; (4) legalization of undocumented workers currently in the U.S.; (5) a path to citizenship for immigrants now in the country; and (6) necessary service delivery.

States Enacting Immigration Related Legislation in 2007



States With Enacted Legislation (46)

States Without Enacted Legislation (4)

Source: National Conference of State Legislatures

Questions About Immigration Reform

1. Failure on the part of the federal government to secure the borders, track visa recipients in the interior, or enforce worksite laws has enabled illegal immigration to thrive and placed burdens on local governments. In your view, what is the federal government's role in addressing this issue?
2. The continuing failure of the federal government to act on comprehensive immigration reform is leading to a patchwork of complex and different laws, standards, and procedures at the state and local level. A federal response is an imperative. What leadership role will you take with Congress on this issue?
3. How will you achieve consensus on comprehensive immigration reform legislation given the current diversity of opinion surrounding the issue?

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PAGE
BREAK

New England Water Utility Services, Inc.
93 West Main Street
Clinton, CT 06413-1600

Office: 860.669.8636
Fax: 860.669.9326



Item #34

June 23, 2008

REC'D JUN 30

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

Re: University of Connecticut Water System
2007 Consumer Confidence Report

Dear Mr. Hart:

Each year Community Water Systems prepare a Consumer Confidence Report that contains water quality data from water samples collected during the report year, descriptions of drinking water sources, information on source water assessments, and water system contact information, along with other information that might be of interest to consumers. We have included a copy of the 2007 Consumer Confidence Report for your use.

Please feel free to contact me at 860-486-1081 if you have any questions.

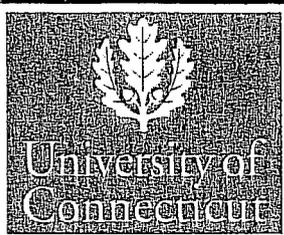
Sincerely,

A handwritten signature in black ink, appearing to read "Peter J. Pezanko".

Peter J. Pezanko
Project Manager for the
University of Connecticut Water System

CJB/edl
enc.

cc: C. J. Bogucki



2007 Water Quality Report

Main Campus, Storrs (Public Water System ID No. CT 0780021)

Depot Campus, Mansfield (Public Water System ID No. CT 0780011)

Message to the Consumer

The University is pleased to provide you with the 2007 Water Quality Report of the Main Campus Water System in Storrs and the Depot Campus Water System in Mansfield. This report includes a brief overview of your drinking water supply and the results of water quality tests conducted during 2007. This "Consumer Confidence Report" is issued to provide consumers with water quality information on an annual basis as required by the Federal Safe Drinking Water Act. We encourage you to read this report to gain a better understanding of your water supply.

In 2007, the University continued to contract with New England Water Utilities Services, Inc. (NEWUS) to provide professional management, daily and after-hours emergency operation and maintenance of the University's water systems. Under this contract, NEWUS is responsible for all water quality sample collections and reports, advising on all current and proposed future water system regulatory requirements, preparation of annual recommendations for major maintenance and capital improvement needs, measuring on-campus and off-campus water usage, cross connection inspections and backflow device testing and recommendations concerning customer service matters.

New in 2007 was the transfer of meter reading, billing and customer response responsibilities from the University to NEWUS. As part of this transition, our billing frequency increased from once every six months to once each quarter to improve budgeting and tracking of billing/payments by both the University and its customers. As part of this changeover, University water and sewer customers can now pay their bills online from their checking account using the e-pay function found on NEWUS's Web site at www.ctwater.com

New water system operating procedures were in place in 2007 to carry out the recommendations of the previously completed Fenton River Study, and to help us successfully respond to the drought conditions that occurred in the summer and fall of 2007. With these new operating procedures in place and with the implementation of comprehensive water conservation measures, we were able to maintain proper flows in our water systems while avoiding any adverse effects in the Fenton River. The University is undertaking a similar study of the Willimantic River where our water system's other well field is located.

In September of 2005 the University had committed to state agencies, including the Department of Environmental Protection and the Department of Public Health, to undertake actions in three specific areas:

1. restorative measures for the Fenton River
2. water supply assessment and improvements, and
3. additional conservation measures.

In a recent letter to President Hogan from the Commissioners of Environmental Protection and Public Health, they stated that,

"The efforts that the University has taken to address its commitments have been exemplary... From a water supply 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."

The University remains committed to providing its students, faculty, staff, visitors, area residents, businesses and municipal facilities with the highest quality drinking water possible. For more information concerning drinking water quality provided by the Main Campus or the Depot Campus systems, call weekdays between 8 a.m. and 5 p.m. to the University's Department of Environmental Health and Safety at 860-486-3613, or New England Water Utility Services, Inc.'s project manager at 860-486-1081, or visit our Web site at www.facilities.uconn.edu.

Sincerely,

Thomas Q. Callahan
Associate Vice President for
Administration & Operations

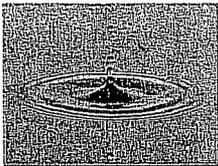
2007 Regulatory Results

We are pleased to report that there were no water quality or monitoring and reporting violations in 2007 in either the Main Campus or Depot Campus water systems.

Regulatory Oversight

To ensure that tap water is safe to drink, the Federal Environmental Protection Agency (EPA) and the State of Connecticut Department of Public Health (DPH) established regulations that limit the amount of certain contaminants in the water provided by public water systems. Water quality testing is an ongoing process, and the frequency of testing for each parameter varies as prescribed by these drinking water regulations. Due to testing schedules, not all of these tests were required during 2007 but the most recent test data are shown in the table located on page 3. Samples from the University's water systems are tested regularly at state-certified laboratories to ensure compliance with state and federal water quality standards. Water samples are collected for water quality analyses from our wells, from entry points into our systems and from sample locations within our distribution system.

Source Protection



The University is committed to protecting not only its wells and well fields, but also the Fenton and Willimantic Rivers, which are invaluable water resources. All significant construction projects undertaken by the University undergo a series of environmental reviews pursuant to the Connecticut

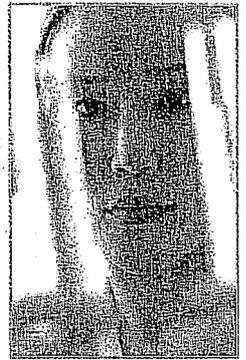
Environmental Policy Act (CEPA). This process, administered through the State Office of Policy and Management, provides numerous state agencies, the town of Mansfield organizations, environmental groups, and interested citizens with an opportunity to review and comment on a project relative to its potential environmental impact. The University also cooperates with Windham Water Works regarding watershed inspections on the Main Campus. This interaction is designed to protect the Fenton River well field and the Fenton River, as well as the downstream Willimantic Reservoir.

The University utilizes its aquifer mapping information to better understand the areas of groundwater recharge. This hydraulic evaluation, required by the Department of Environmental Protection (DEP), delineates the critical areas of direct recharge that must be protected. The Connecticut Department of Public Health (DPH), in conjunction with the DEP, has on record the Source Water Assessment Program (SWAP) report on the Fenton River and Willimantic River wells. This report evaluates potential sources of contamination near our wells. The University's well fields have an Overall Susceptibility Rating of "LOW," the best possible rating. To ensure continued source protection however, the University will remain vigilant in protecting all of its water supply sources in the years to come. For more information regarding the SWAP report, visit the DPH's Web site at <http://www.ct.gov/dph/cwp/view.asp?a=3139&q=387342>.



Water Quality

As water travels over the land surface and/or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or human activity, including:



- Viruses and bacteria, which may come from septic systems, livestock and wildlife.
- Salts and metals, which can be natural or may result from stormwater runoff and farming.
- Pesticides and herbicides, which may come from a variety of sources such as agriculture, urban stormwater runoff or lawn care.
- Organic chemicals, which originate from industrial processes, gas stations, stormwater runoff and septic systems.
- Radioactive substances that can be naturally occurring.

To ensure safe tap water, EPA prescribes limits on these substances in water provided by public water systems. The presence of these contaminants does not mean that there is a health risk. The University complies with EPA and DPH water quality requirements to ensure the quality of the water delivered to consumers. The test results are reflected in the table on page 3. There were no water quality violations in 2007.

System Description

The University owns and operates the Main Campus Water System at Storrs and the Depot Campus Water System in Mansfield. Although the two systems are interconnected, the quality of water within each system can vary. The Main Campus receives water from gravel-packed wells located in the Fenton River and Willimantic River well fields. The Depot Campus receives water only from the Willimantic River well field. Our wells do not pump directly from the Fenton and Willimantic Rivers; rather, the wells are located near the rivers and pump groundwater from extensive underground aquifers. As groundwater moves very slowly through the fine sands that make up these aquifers, the water is naturally filtered. The result is water of excellent chemical, physical, and bacteriological quality pumped from each well field. The only water treatment added is sodium hydroxide for pH adjustment and corrosion control, and chlorine for disinfection. The University continues to have an ample supply of high quality drinking water to meet the needs of its on-campus and off-campus users. In addition, it has over 7,500,000 gallons of water storage capacity to meet all domestic, process, and fire protection needs. Large booster pumps help maintain adequate system pressures, and emergency generator power ensures continued operation during electric power outages.

Water Quality Testing

The table below lists the results of water quality monitoring conducted in 2007. However, DPH allows us to monitor for some contaminants less than once per year because the concentration of the contaminants are not expected to vary much from year to year. Because of this, some of the data, though representative of the water quality, may be more than one year old. If levels were tested prior to 2006, the year is identified in parentheses. Any contaminant/compound detected in the latest round of testing is included in the table. As required by the EPA and the DPH, the University also periodically tests for "unregulated contaminants." The last required samples were collected in 2002 with all sample results below detection levels. The next required sampling for unregulated contaminants will occur in 2009 and 2010.

Water Quality Test	Main Campus					Depot Campus			Possible Contaminant Source
	MCL	MCLG	Highest Level Detected	Range of Detections	MCL Exceeded?	Highest Level Detected	Range of Detections	MCL Exceeded?	
Copper (ppm)	AL 1.3	AL 1.3	0.067 (2005)	no sample above AL	No	0.12	--	No	Corrosion of household plumbing systems
Lead (ppm)	AL 15	AL 0	5.7 (2005)	no sample above AL	No	9.5	--	No	Corrosion of household plumbing systems
Barium (ppm)	2	2	0.013 (2005)	ND-0.013	No	0.013 (2005)	NA	No	Erosion of natural deposits
Chloride (ppm)	250	NA	20 (2005)	11-20	No	22 (2005)	20-22)	No	Erosion of natural deposits
Fluoride (ppm)	4	4	ND (2005)	--	No	0.21 (2005)	0.21	No	Erosion of natural deposits
Nitrate (ppm)	10	10	0.88	0.37-0.88	No	0.83	0.83	No	Runoff from fertilizer use
Nitrite (ppm)	1	1	<0.01	<0.01	No	<0.01	<0.01	No	Runoff from fertilizer use
Sodium (ppm)	NL=28	NA	23 (2005)	21-23	No	24 (2005)	22-24	No	Erosion of natural deposits
Turbidity (ntu)	TT (5 ntu)	NA	3.0	ND-3.0	No	2.8	0.21-2.0	No	Soil runoff, pipe sediment, or precipitation of minerals or metals
Total Coliform Bacteria	presence in >5% of mo. samples	0	0	--	No	0	--	No	Naturally present in the environment
Alpha Emitters (pCi/L)	15	0	0.87 (2006)	ND-0.87	No	2.2	ND-2.2	No	Erosion of natural deposits
Combined Radium (pCi/L)	5	0	1.33 (2006)	ND-1.33	No	3.79	ND-3.79	No	Erosion of natural deposits
Uranium pCi/L	30	0	ND (2006)	--	No	ND	N/A	No	Erosion of natural deposits
Chlorine (ppm)	MRDL 4	MRDLG 4	0.6	0.1-0.6	No	0.3	0.2-0.3	No	Water additive used to control microbes
HAA5 (ppb) [Haloacetic acids]	60	NA	ND	--	No	2	ND-2	No	By-product of drinking water disinfection
TTHMs (ppb) [Total Trihalomethanes]	80	0	2.6	ND-2.6	No	5.6	ND-5.6	No	By-product of drinking water disinfection

DEFINITIONS AND KEY TERMS

AL (Action Level): The concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.

MCL (Maximum Contaminant Level): The highest level of a contaminant allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology. Typically when MCLs are exceeded a violation occurs and public notification is required.

MCLG (Maximum Contaminant Level Goal): The level of a contaminant in drinking water below which there is no known or expected health risk. MCLGs allow for a margin of safety.

MRDL (Maximum Residual Disinfection Level): The highest level of a disinfectant allowed in drinking water.

MRDLG (Maximum Residual Disinfection Level Goal): The level of a drinking water disinfectant below which there is no known or expected risk to health.

Detected Contaminant: A detected contaminant is any contaminant measured at or above a **Method Detection Level**. Just because a contaminant is detected does not mean that its MCL is exceeded or that there is a violation.

n/a: Not applicable.

ND: Not detected.

NL: Notification level.

ppb (parts per billion): One part per billion = ug/L; the equivalent of 1 penny in \$10,000,000.

ppm (parts per million): One part per million = 1 mg/l; the equivalent of 1 penny in \$10,000.

PCi/L (picocuries per liter): A measure of radioactivity.

TT (Treatment technique): A required process intended to reduce the level of a contaminant in drinking water.

<: Less than.

Planning for the Future

In 2006, in conjunction with the town of Mansfield, the University commissioned the preparation of a Master Plan for the University's water and wastewater systems that will serve as a roadmap for the town and the University for the future of these important utility systems. In 2007, the University selected Milone and MacBroom from a number of highly qualified consulting firms as part of a competitive bid process to prepare that Master Plan.

The Plan was completed in 2007 and provided a detailed study of the alternatives for the short-term and long-term operation, maintenance and management of these systems. It identified a number of recommendations for these systems which were reviewed and revised based on actual results documented during the drought of 2007.

Stage 2 Disinfectants and Disinfectants Byproducts Rule (DBPR)

The Environmental Protection Agency's Stage 2 Disinfectants and Disinfectants Byproducts Rule (DBPR) requires all water systems to evaluate for the potential for producing elevated levels of certain "disinfectant byproducts" that have potential adverse health effects. These chemical compounds can be produced by the reaction of disinfecting chemicals with naturally occurring chemical compounds found in the water. Water quality test results over eight consecutive quarterly sampling periods showed that none of the samples contained levels of disinfection byproducts in excess of allowable levels. Because of these favorable sample results both the Depot and Main Campus water systems have been designated in compliance with the DBPR.

Educational Information

Consumer Confidence Reports are required to contain public health information for certain contaminants and compounds, even if the levels detected were less than the Maximum Contaminant Levels established for those parameters. The presence of contaminants does not necessarily indicate that the water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the EPA's Safe Drinking Water Hotline (800-426-4791).

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk for infections. These people should seek advice about drinking water from their health care providers. EPA and the Federal Center for Disease Control guidelines on reducing the risk of infection by Cryptosporidium and other microbial contaminants are available from EPA's Safe Drinking Water Hotline (800-426-4791).

CRYPTOSPORIDIUM. Cryptosporidium is a microbial parasite found in surface waters throughout the U.S. Since the University uses ground water (wells) rather than surface water (reservoirs), the University is not required to test for Cryptosporidium.

COPPER & LEAD. The University currently meets regulatory requirements for both lead and copper. Lead and copper were tested in 2007 (Depot Campus) and 2005 (Main Campus). None of the samples collected exceeded the Action Levels for lead or copper. Nonetheless, the University believes it is important to provide its customers with the following information regarding lead and copper:

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. The University's Main Campus and Depot Campus water systems are responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap water for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water is available from the Safe Drinking Water Hotline or at <http://www.epa.gov/safewater/lead>.

Similarly, elevated copper levels can also have health impacts. Copper is an essential nutrient, but like lead, its levels can vary from location to location. Some people who drink water containing copper in excess of the Action Level over a relatively short period of time could experience gastrointestinal distress and may also suffer liver or kidney damage. People with Wilson's disease should consult their personal physician. If you are concerned about elevated copper levels, you may wish to have your water tested. Running your tap for 30 seconds to 2 minutes before using for drinking or cooking will significantly reduce copper levels in the water.

Lead and copper levels will be tested again in 2008 (Main Campus) and 2010 (Depot Campus).



2007 Water System Improvement Projects

The University completed a number of important water system improvements in 2007, including:

- Replaced an underground casing storage tank at the Hentton Wellfield Treatment Station with an above-ground facility that is more easily monitored for structural integrity.
- Redeveloped Hentton Well D and replaced the pump and motor for more reliable operation with reduced impact on Hentton River flow levels.
- Provided automated controls for operation of the Hentton Wellfield and installed a new 125-hp motor with variable speed capability to enable more flexible water production from the wellfield.
- Installed 1,200 feet of new 8" pipe on Depot Road for service to Reynolds Regional High School.
- Installed a new 6" pipe that serves the University's Central Utility Plant to replace an old pipe which had a history of repeated leaks.
- Installed a new rank level transmission for Towers Tanks for improved operational control of the water levels in the tanks.
- Installed new meters equipped with radio reading capability at 33 of the 51 off-campus metered water customers for improved meter and billing accuracy.
- Phase One of the plan to meter all on-campus facilities was completed. This phase concentrated on the larger water-using facilities, including Residential Life (dormitories), Athletics and the Co-Generation Plant.
- Completed a system-wide leak detection survey with repair of all identified leaks.
- Completed a water conservation study of University facilities with Water Management, Inc. a specialist water conservation consultant.

Water Conservation

Three straight years of declining water consumption highlight the continuing and successful efforts undertaken by the University to improve its water conservation efforts. Average Day Demands for the water systems have decreased from 1.5 million gallons per day (mgd) in 2005 to 1.4 mgd in 2006 and to 1.3 mgd in 2007. These reductions have occurred despite continuing growth and development over the years.

These reductions did not happen by accident but were the result of deliberate actions taken to conserve water. Over the years, the University has made considerable investments in repairing leaks, installing water-saving devices and more efficient water chillers, replacing old water mains with new ones and retrofitting/replacing equipment with more efficient methods. Our more recent efforts included: comprehensive leak detection surveys with repair of all detected leaks completed in 2005 and 2007; water system operation changes made in 2005 and 2006 to maximize water efficiencies, thereby reducing wasted water; a comprehensive water conservation study of University buildings completed in 2007; and special water conservation efforts taken in 2007 in response to drought conditions in accordance to our "Water Conservation Plan."

A fundamental tool in the water conservation effort is the provision and use of accurate water meters to measure all water uses from the system. Specific metering improvements were completed in 2007 as part of the University's four-year plan to complete the metering of all on-campus and off-campus buildings.



WHY SHOULD YOU CONSERVE WATER?

Effective water conservation is the combination of individual actions. Conservation will:

- Reduce potential impacts to the environment by reducing groundwater withdrawals
- Reduce the need for additional sources of water
- Ensure that we all have a safe and adequate supply of water for years to come

Conservation Tips

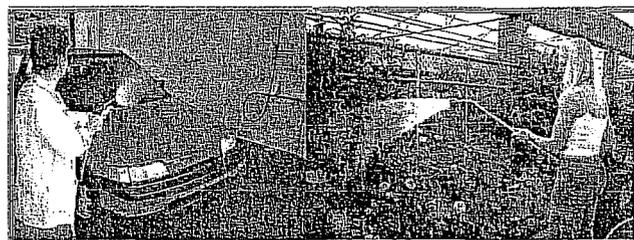
Things you can do to help the University conserve water:

In the workplace (on & off campus):

- Turn off faucets when not in use
- Install water-efficient fixtures and equipment
- In UConn buildings, promptly report leaks to Facilities Operations at 486-3113

In your personal residence (on & off campus):

- Repair leaks. In UConn dorms, promptly report leaks to your Resident Advisor. In other campus buildings, report leaks to Facilities Operations at 486-3113
- Install water-saving shower heads and toilets
- Take shorter showers
- Turn off faucets and showers when not in use
- Wash full loads in washing machines/dishwashers
- Limit running water in food preparation
- Limit outdoor watering to early mornings or evenings and do not water on windy days
- Mulch around plants to reduce evaporation
- Limit running water time when washing a car or use a car wash



TOWN OF MANSFIELD
OFFICE OF PLANNING AND DEVELOPMENT

Item #35

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Mansfield Town Council ✓
Mansfield Planning and Zoning Commission
Conservation Commission 
From: Gregory Padick, Director of Planning
Date: 6/12/08
Re: 6/11/08 scoping meeting: Proposed UConn Academic Buildings

Please find attached power point presentation slides that were presented at a June 11th scoping meeting regarding UConn plans for constructing two new academic buildings near the existing library off of Fairfield Way. These new buildings will provide classrooms and office space for social science and humanities programs now housed in the Arjona and Monteith Buildings. This project has been in the planning stages for years and is part of the UConn 2000 program. The purpose of the scoping process is to identify issues which should be considered in the preparation of an Environmental Impact Evaluation (EIE). Milone and MacBroom, Inc. has been hired to prepare the draft EIE. Following the scoping comment period, which ends June 16th, a draft (EIE) will be prepared and a formal public hearing will be held pursuant to CT. Environmental Policies Act (CEPA) requirements. The draft EIE is scheduled to be completed by December 2008

At the 6/11 scoping meeting UConn and Milone and MacBroom representatives explained the EIE process and noted that all potential physical, natural and socio-economic impacts will be considered. It was emphasized that the university has made a commitment to meet LEED Silver Certification requirements and that particular attention will be given to infrastructure issues and potential stormwater impacts within the Eagleville Brook watershed. Following the presentation, I testified that the Town of Mansfield has interest in this project and will be commenting on the draft EIE. I emphasized that primary issues that need to be addressed include water supply and sanitary waste disposal, stormwater management, the potential reuse of Arjona and Monteith and compliance with UConn Master Plan design and construction guidelines. One other citizen M. Reich, testified noting concern over the scheduling of public meetings on this project, the need to coordinate with UConn landscaping plans and the need to address aesthetic and infrastructure issues.

In this reviewer's opinion, there is no need to submit any additional scoping comments from the Town. It is expected that various state agencies will be submitting written comments. The deadline for scoping comments is June 16th. This can be discussed at the PZC's 6/16/08 meeting, but a special Town Council meeting would need to be held if additional comments are considered necessary. Individual citizen comments also may be submitted.

Public Information Meeting
Construction of Two New Classroom/Departmental
Office Buildings and Possible Renovation of the
Arjona and Monteith Buildings



Presented by:

Jeanine Armstrong Bonin, P.E. – Vice President, Milone & MacBroom, Inc.
Matthew Sanford – Senior Environmental Scientist, Milone & MacBroom, Inc.

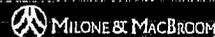
Alexandria Roe, Director of Planning and Program Development, UConn
Rich Miller, Director, Environmental Policy, UConn
Paul Ferri, Environmental Compliance Analyst, UConn

June 11, 2008



PURPOSE OF SCOPING MEETING

- Provide background information
- Present the project scope and objectives
- Provide information relative to the overall schedule and future efforts of the project
- Provide a forum for gathering input
- Understand the areas of public interest
- Identify questions to be answered



MILONE & MACBROOM

WHAT IS CEPA?

1. A State act that applies to certain publicly funded projects.
2. A mechanism for early planning and coordination among interested parties, including the public at large.
3. A process of evaluating environmental impacts such that they can be avoided, minimized, and mitigated.

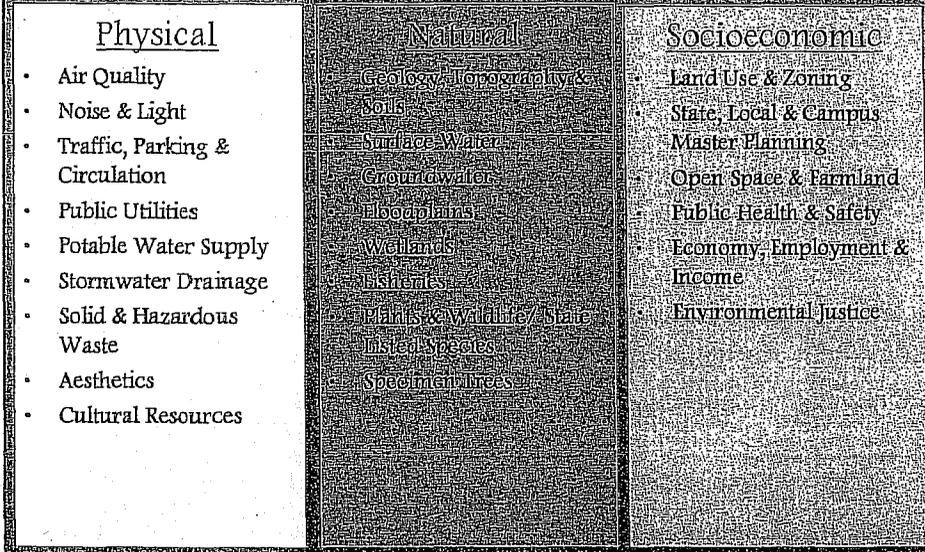


CEPA COMPONENTS

- Define Project Purpose and Need
- Evaluate Alternatives
- Define Affected Environment
- Evaluate Potential Impacts
- Identify Mitigation for Unavoidable Impacts
- Incorporate Public Input



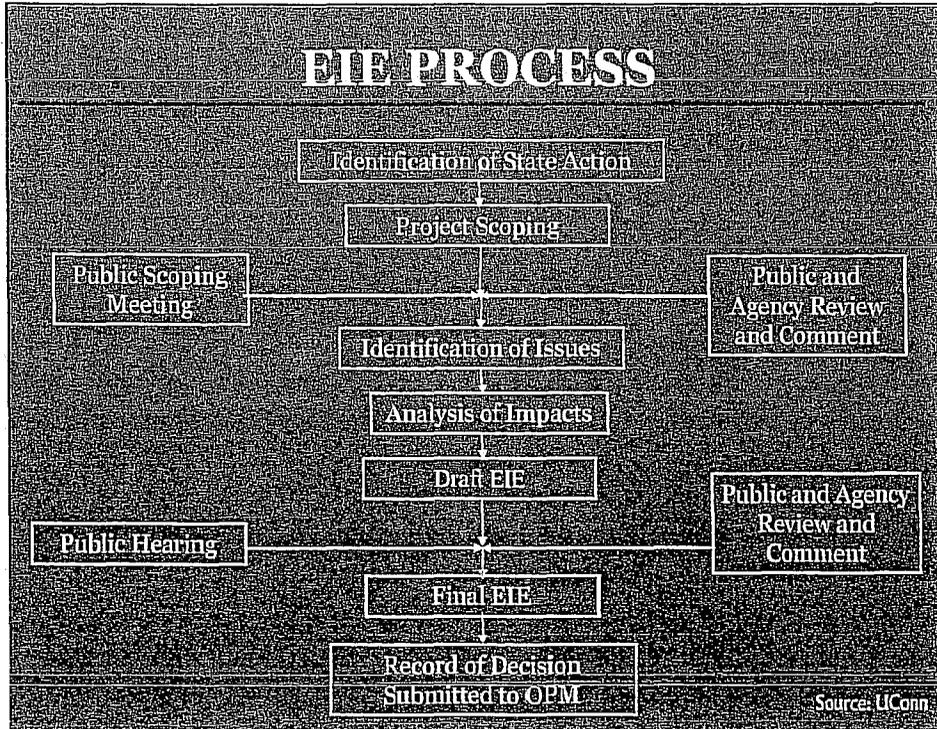
CEQA COMPONENTS



Source: UConn



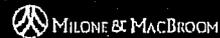
EIE PROCESS



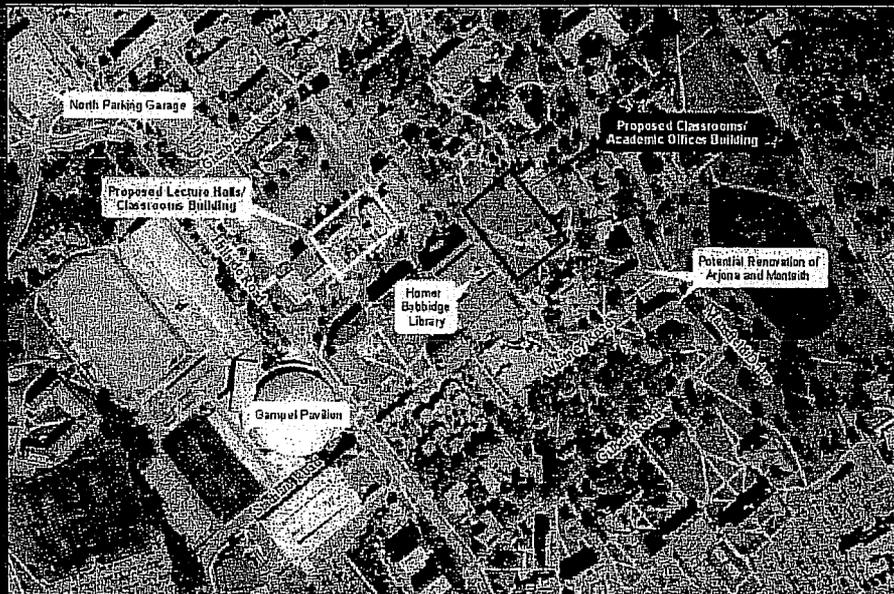
Source: UConn

NATURE OF ACTION

- Construct Two New Classroom/Departmental Office Buildings
 - ±136,000 square foot LEED (Leadership in Energy and Environmental Design) Silver Certified classroom and academic offices building at former Co-op Building site
 - ± 60,000 square foot LEED Silver Certified classroom building at former Pharmacy Building site
- Potentially renovate existing Social Sciences and Humanities Buildings known as Arjona and Monteith



PROJECT LOCATION



PROJECT PURPOSE / NEED

- Replace outdated and undersized classroom buildings for social sciences and humanities academic departments.
- Provide state-of-the-art lecture halls, classrooms, and faculty offices to meet the needs of academic programs.



PROJECT GOALS & OBJECTIVES

- Maintain proximity to Academic Core (Babbidge Library and Student Union)
- Maintain proximity to Fairfield Way and implement southern segment of Academic Way
- Promote increased gathering places for the University community
- Construct high performance, sustainable buildings that are integrated with the University's educational mission and master plan
- Achieve Leed Silver Certification
- Develop a project that is consistent with the 2007 Water and Wastewater Master Plan

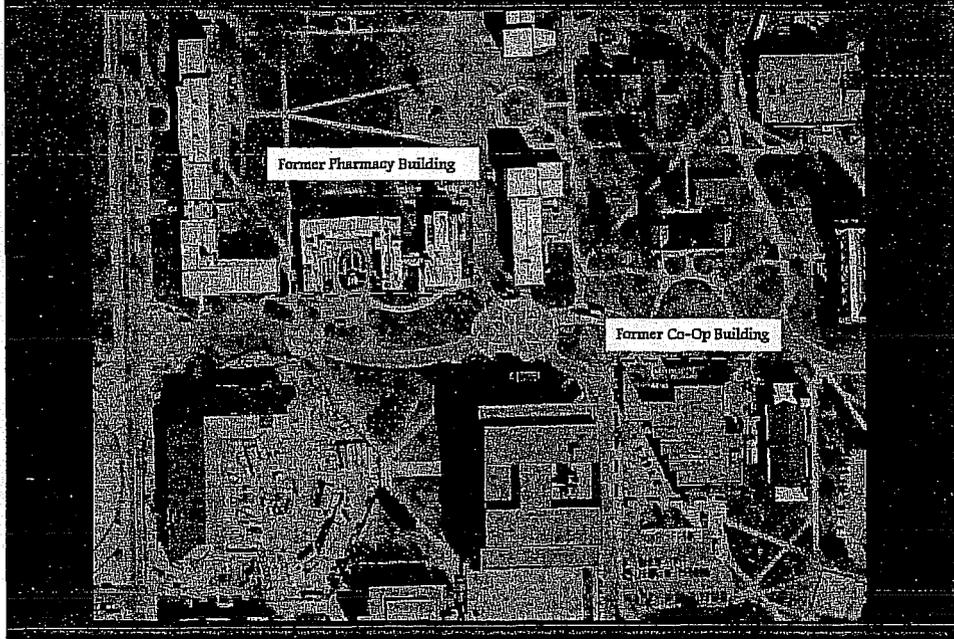


ALTERNATIVES CONSIDERED TO DATE

- Demolish existing buildings known as Arjona and Monteith
- Build two new Social Sciences and Humanities at Arjona and Monteith Sites
- Renovate existing buildings known as Arjona and Monteith
- Continue to utilize outdated, undersized and energy inefficient facilities

MILONE & MACBROOM

HISTORIC CONDITIONS



CURRENT CONDITIONS – FORMER CO-OP SITE



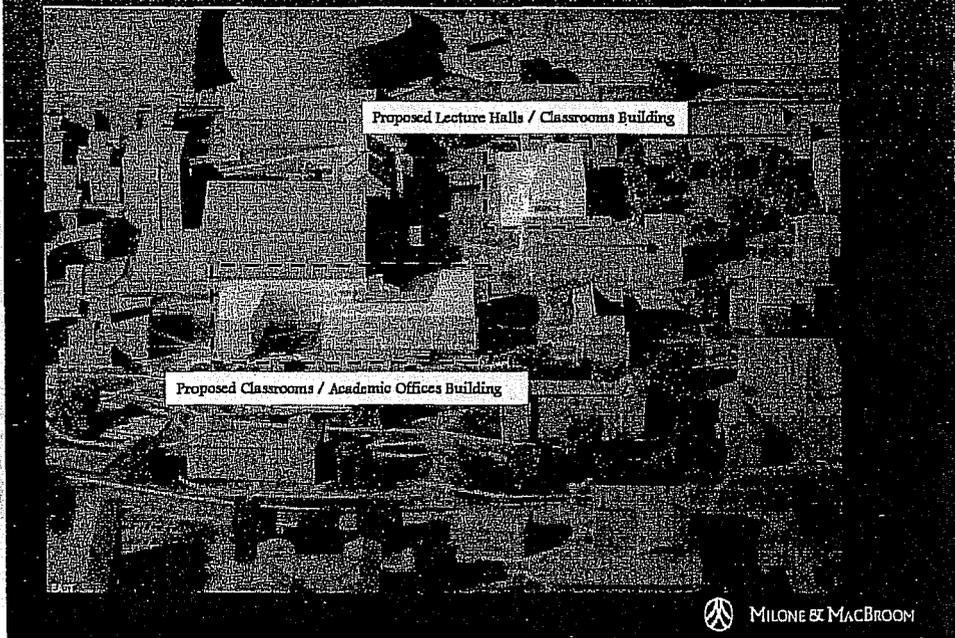
 MILONE & MACBROOM

**CURRENT CONDITIONS – FORMER
PHARMACY BUILDING SITE**

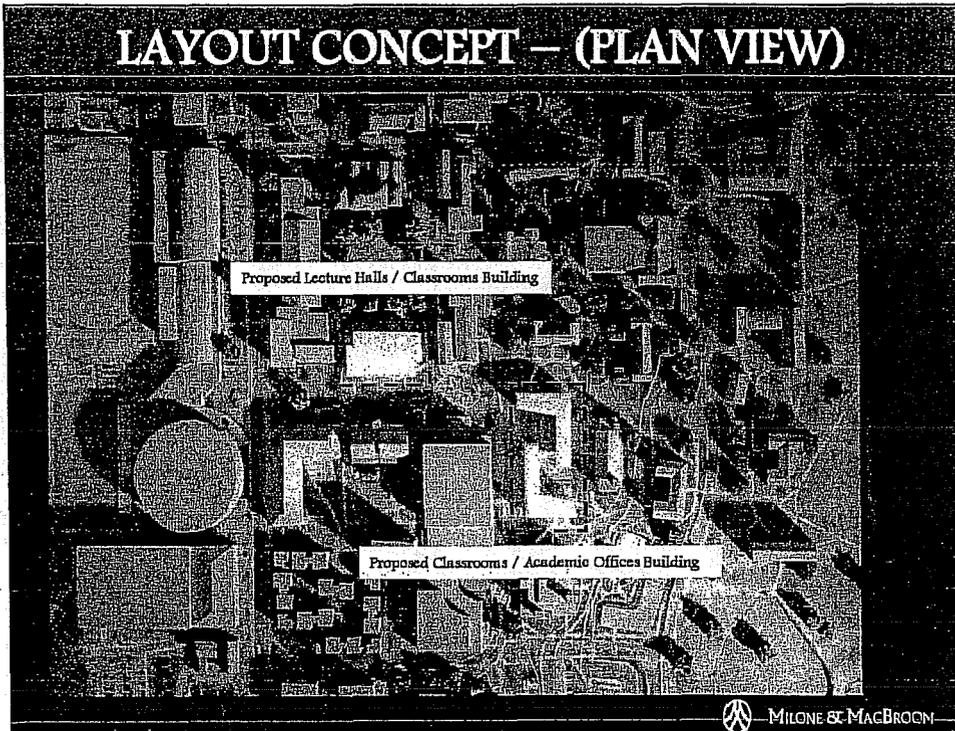


 MILONE & MACBROOM

LAYOUT CONCEPT (3-D VIEW)



LAYOUT CONCEPT — (PLAN VIEW)



RELEVANT LAND USE DOCUMENTS

- Conservation and Development Policies Plan for Connecticut
- Mansfield Plan of Conservation and Development
- Windham Region Land Use Plan 2002
- Storrs Campus Master Plan Update 2006



RELEVANT TECHNICAL DOCUMENTS

- Campus Sustainable Design Guidelines 2004
- Preliminary Design Report for University of Connecticut Social Sciences and Humanities Building – November 2006
- Eagleville Brook TMDL (Total Maximum Daily Load) Analysis – February 2007
- Water and Wastewater Master Plan – June 2007
- Water Conservation Opportunities – December 2007

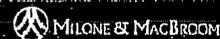
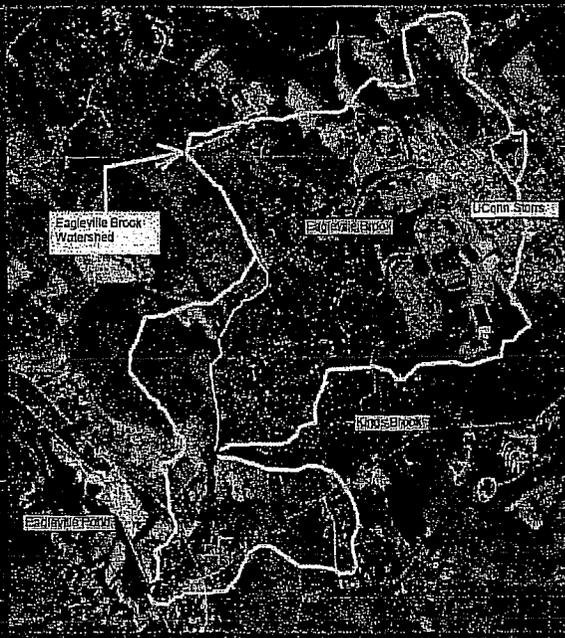


ASSESSMENT/IMPACT EVALUATION

- Land Use & Zoning
- Socioeconomics
- Community Facilities and Services
- Aesthetic/Visual Resources
- Public Utilities and Services
- Cultural Resources
- Traffic and Parking
- Water Resources
- Flood Hazard Potential
- Biological Environment
- Physical Environment
- Air / Noise Quality
- Solid Waste / Hazardous Materials



EAGLEVILLE BROOK TMDL AREA



EIE DEVELOPMENT AND SUBMITTAL SCHEDULE

	2008												Months			2009		
	M	J	J	A	S	O	N	D	J	F	M							
Publish Scoping Notice in Environmental Monitor	●																	
Public Scoping Meeting		●																
Deadline for Public Comments from Scoping Notice			●															
Prepare Draft EIE		■																
Draft EIE Available for Public Comment													●					
Public Comment Period (45 Days)													■	■				
Evaluate & Respond to Public Comment-Develop Record of Decision																■	■	
Submit to the Office of Policy & Management for Approval																	●	

COMMENTS & QUESTIONS

Comments and questions regarding the project and/or the CEPA process may be directed to:

Paul Ferri, Environmental Compliance Analyst
 University of Connecticut
 Office of Environmental Policy
 31 LeDoyt Road
 U-Box 3055
 Storrs, CT 06269-3055
 860-486-9295
paul.ferri@uconn.edu



Howard A Raphaelson
119 Timber Drive
Storrs, CT 06268

June 25, 2008

Town Council
Town Office Building
South Eagleville Road
Storrs, CT 06268

Councilpeople:

Congratulations on dodging an awkward situation. Had the budget referendum failed, you would have had to try to understand what the votes on the second and third questions really meant!

The only people who were able to tell you what they wished were the ones who disagreed with both budgets. All the rest were faced with the choice of not voting or doing something that did not represent their views. We need a third option on the second and third questions, indicating satisfaction with the proposed funding levels. Please start the process for correcting this before the next budget referendum.

Sincerely,

A handwritten signature in cursive script that reads "Howard Raphaelson". The signature is written in dark ink and is positioned below the typed name "Howard Raphaelson".

**PAGE
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JEROME J. SPEARS, Ph.D.

148 Foster Drive
Willimantic, CT 06226

860-456-8149
jjspears@snet.net

June 24, 2008

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

Dear Mr. Hart:

I have lived at the Colonial Townhouse Apartments in the southern section of Mansfield for approximately 22 years. During the last eight years, following a change in ownership in the year 2000, I have noted a rather dramatic decline in the condition of this property.

On May 12, 2008 I filed a complaint with the town's Department of Building and Housing Inspection in which I documented a number of violations of the Mansfield Housing code. Mr. Derek Debus, Housing Code Enforcement Officer, investigated my complaint.

My purpose in writing is to commend Mr. Debus for the professional and efficient way that he handled my complaint. During a site visit Mr. Debus identified thirteen separate violations of the housing code, several of which related to safety issues. These violations involved nine of the thirteen buildings located in the town of Mansfield. Following his site visit Mr. Debus informed me of the results of his investigation and has been working closely with the property manager to ensure that these violations are being corrected in a timely manner.

I believe that the Housing Inspection office is a valuable and necessary resource to the town. Given the large number of multi-family rental properties in Mansfield I believe it is imperative that we continue to have a process available to identify and correct violations of our housing code. I also feel strongly that the area of town where biannual housing inspections are mandatory should be extended to include the Colonial Townhouse Apartments. This complex includes more than 200 rental units in Mansfield. Students occupy approximately 40% of these units. I believe that it was a serious mistake to exclude this housing complex from the zone where regular inspections are required.

In closing, I would like to again commend Mr. Debus for his work. He did an outstanding job of handling this complaint.

Sincerely,


Jerome J. Spears
148 Foster Drive
Willimantic, CT 06226

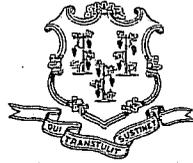
cc: E. Paterson
M. Nintean
D. Bebus

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STATE OF CONNECTICUT

Item #38

DEPARTMENT OF PUBLIC HEALTH



J. Robert Galvin, M.D., M.P.H., M.B.A.
Commissioner

M. Jodi Rell
Governor

May 22, 2008

To: Connecticut Chief Elected Officials

From: J. Robert Galvin, M.D., M.P.H., M.B.A.
Commissioner

A handwritten signature in black ink, appearing to read "J. Robert Galvin".

Re: Safe Swimming / Recreation Season

Memorial Day weekend marks the unofficial start of summer, a time when residents across Connecticut take advantage of long, sunny days by heading outdoors for swimming and other water recreational sports. This year we can anticipate more people taking advantage of recreational services within your municipality. I urge you and encourage your municipality to take extra precautions to make this a safe recreational season.

Public swimming pools and beaches in Connecticut are regulated by local health departments/districts to ensure a healthy and safe environment. The Public Health Code (PHC) regulations specify water quality requirements and safety conditions that must be maintained when a pool or bathing area is open for public use. The Connecticut Department of Environmental Protection (DEP) regulates State Parks' bathing areas.

Swimming and other activities on or near the water are wonderful opportunities for family fun and exercise, but families need to be aware of the risks, and take basic steps to reduce them. For example, the DPH highly recommends that families take advantage of swimming lessons, boating safety classes, Coast Guard-approved personal flotation devices, and cardiopulmonary resuscitation (CPR) training.

Drowning is most common during the summer months. Between 2001 and 2005, at least 143 Connecticut residents drowned. Children are especially at risk, with drowning one of the leading causes of injury-related death among children ages 1 to 14, both in Connecticut and the nation. Approximately 20% of all Connecticut drowning deaths were children less than 15 years of age.

Vigilance is the key to keeping people safe in or near water, whether they are swimming or boating. Adults in particular need to constantly and vigilantly watch over the children in their care when they are swimming or playing in or near the water.

I am appealing to you personally to actively ensure that your municipality do as much as possible to make this a safe bathing season. To that effort we are providing the attached Swimming & Recreational Safe Boating Tips.

JRG/sm

c: Director of Health



PHONE: (860) 509-7101 FAX: (860) 509-7111

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Swimming & Recreational Safe Boating Tips

Whether you are with children or adults, DPH recommends these precautions while swimming:

- Provide constant, undivided supervision when children are in or near water. Remember that children can drown in just a few inches of water in sources such as wading pools or buckets.
- Never swim alone.
- Swim only in designated swimming areas.
- Choose swimming sites that employ trained and certified lifeguards whenever possible.
- Avoid alcohol use before and during aquatic activities, or when supervising children in or near water.
- Teach children over four to swim, but remember that constant supervision is still key.
- Don't rely on "water wing", "noodles" or other inflatable or foam toys. They are not designed to prevent drowning.

If you have a home swimming pool, these additional precautions are recommended:

- Install a fence or wall completely around the pool. Barriers should be at least four feet high and have no hand or footholds that could help a child climb over.
- Gates should be self-closing and self-latching with the latch out of a child's reach.
- Pool alarms may provide additional layers of protection.
- For above ground pools, steps and ladders should be secured and locked or removed when not in use.
- Keep a phone and rescue equipment poolside.

Boaters are asked to:

- Use Coast Guard approved life jackets for yourself and your passengers when boating or fishing.
- Learn to swim. The best thing anyone can do to stay safe in and around the water is to learn to swim. This includes anyone participating in any boating activity.
- Remember that alcohol and boating don't mix. Alcohol impairs your judgment, balance, and coordination. For the same reasons it is dangerous to operate an automobile while under the influence of alcohol, people should not operate a boat while drinking alcohol.
- Use Coast Guard-approved life jackets for yourself and your passengers when boating and fishing.
- Develop a float plan. Anytime you go out in a boat, give a responsible person details about where you will be and how long you will be gone. If the boat is delayed due to an emergency, becomes lost, or encounters other problems, you want help to be able to reach you.
- Take a boating safety course in your area – these courses teach about navigation rules, emergency procedures and the effects of wind, water conditions, and weather.
- Watch the weather: All boats should have on-board NOAA-capable radio to monitor local weather conditions. Constantly check those conditions, and stop boating as soon as you see or hear about a storm.
- Keep boats out of designated swimming areas.

For more information about drowning prevention and water safety, visit the following websites:

United States Consumer Product Safety Commission: <http://www.cpsc.gov/>

United States Coast Guard Boating Safety: <http://www.uscgboating.org>

Safe Kids Connecticut: <http://www.ctsafekids.org>

Centers for Disease Control and Prevention: <http://www.cdc.gov/ncipc/>

American Red Cross: www.redcross.org

The Connecticut Department of Public Health is the state's leader in public health policy and advocacy with a mission to protect and promote the health and safety of the people of our state. To contact the department, please visit its website at www.ct.gov/dph or call (860) 509-7296.

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June 26, 2008

Mayor Betsy Paterson
Town of Mansfield
4 South Eagleville Road
Storrs, CT 06268

Dear Mayor Paterson:

Here's one citizen's reaction to the referendum vote of this week.

I voted for the budget. But I also voted "too high" on the other two questions. Why?

On the budget, I favored the downtown project and also wanted not to put us all through a protracted, and costly, budget fight.

On the advisory questions, I was reacting to the recent jumps in local real estate taxes, after a fairly long spell of relative stability. Again, I have supported the renovations at E.O. Smith, and (while the Community Center needs a small bailout, as I'd expected) I also supported, and support, that venture. Nevertheless, Town spending does seem to have slipped its leash.

My instinctive reaction, upon seeing all the "vote no" signs around town, was agreement. Upon reflection (along the above lines), though, I thought better of it, and made sure that my wife and I went to the polls to counter the focused "vote no" forces. My guess is that a number of others turned out for the same reasons, and possibly with the same sort of thought process about the Town's budget.

Sincerely yours, and with thanks for all your hard work,



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