



**TOWN OF MANSFIELD
TOWN COUNCIL MEETING
MONDAY, September 8, 2008
COUNCIL CHAMBERS
AUDREY P. BECK MUNICIPAL BUILDING
7:30 p.m.**

AGENDA

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EXECUTIVE SESSION

- 23. **Strategy and Negotiations with respect to Collective Bargaining**
- 24. **Strategy and Negotiations with respect to Storrs Center Development, and Related Commercial and Financial Information Given in Confidence**

REGULAR MEETING – MANSFIELD TOWN COUNCIL

AUGUST 25, 2008

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

I. ROLL CALL

Present: Blair, Clouette, Haddad, Koehn, Nesbitt, Paterson, Paulhus, Schaefer (7:40 p.m.).

Excused: Duffy

II. APPROVAL OF MINUTES

Ms. Blair moved and Mr. Paulhus seconded to approve the minutes of the August 11, 2008 meeting with correction. Motion passed unanimously.

III. MOMENT OF SILENCE

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

IV. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Tom Rogers, President Mansfield Senior Center Association, 34 Lynwood Road, invited all Council members to attend a Commemoration that will be held on September 5, 2008 from 1:00 – 3:00 to recognize the largest single donation of ten laptops being made to the Senior Center.

Jay Rueckl, 128 South Eagleville Road, read excerpts from a statement he distributed to the Council regarding contradictory arguments claiming the MCC is not self-sustaining. (Statement attached)

Michael Spottiswoode, Olsen Drive, questioned the Council for rules and procedures regarding letters from the public being read at Council meetings. Mr. Spottiswoode wanted clarification as to why he wasn't given the opportunity to have his letter read at the meeting after requesting to do so. Ms. Paterson explained because the letter was not addressed to the Council, but rather addressed to the Town Manager she felt reading the letter in a public forum wasn't appropriate. Mr. Spottiswoode will readdress his letter to the Council for consideration.

Cynara Stites, 122 Hanks Hill Road, commented that she felt any Mansfield community group should be allowed to use the MCC meetings rooms at no charge.

Mike Sikoski, 135 Wildwood Road, suggested that the Housing Inspection Program be suspended until the Committee on the Community for the Quality of Life has had a chance to review the program. Mr. Sikoski would like some action taken on the water/septic testing as the second round of inspections start on August 28, 2008.

Mr. Sikoski, as a new appointee to the Ethics Committee questioned when the Committee would meet and requested a list of members of the Ethics Committee.

Ken Guyette, 405 Mulberry Road, requested data indicating how much of his tax dollars are going to the Community Center in comparison to other departments. Ms. Paterson suggested he direct a letter to the Director of Finance.

Kristine Koehler, Wormwood Hill Road, supports the Community Center as well as the Parks & Recreation Dept. She expressed her appreciation for Curt Vincente and Jay O'Keefe.

Betsy Parker, 710 Storrs Road, an employee of the Mansfield Board of Education expressed the positive impact the MCC has had on her students. She fully supports both Curt Vincente and Jay O'Keefe and feels that her tax dollars are being well spent on behalf of them.

Sean Cox, 12 Wormwood Hill Road, expressed his gratitude for Mr. Vincente and hopes the Council will consider all the factors in the decisions made by Mr. Vincente concerning the Riverside Athletic Club memberships.

Larry Lombard, 185 Pleasant Valley Road, agreed with all the positive comments that were made on the Community Center tonight.

V. OLD BUSINESS

1. Community Campus Relations

Matt Hart, Town Manager, has spoken with Sergeant Kodzis regarding the return of UConn students this past weekend. Sergeant Kodzis was confident things were well-in-hand. In the upcoming week, a joint task force will be conducting door-to-door community visits sponsored by the Mansfield Community Campus Partnership.

2. Community Water and Wastewater Issues

The Water & Waste Water Advisory Committee will be meeting in September.

3. Appointment of Special Legal Counsel

Jeffrey Smith, Director of Finance referred to his memo dated August 21, 2008 requesting an additional two weeks to complete an ordinance for review by the Finance Committee. (See attached.)

VI. NEW BUSINESS

4. Mansfield Skate Park Project

Curt Vincente, Director of Parks & Recreation and Michael Taylor, Volunteer and resident, Stonemill Road, expressed their enthusiasm on the success of the project. Construction costs have been approximately \$28,500 with another \$20,000 - \$40,000 to be raised through a fundraising program for equipment. A highly successful Skate Board/BMX Jam was held on July 28, 2008 with approximately 100 participants.

5. Mansfield Community Center Fee Schedule

Mr. Clouette moved and Ms. Blair seconded, effective October 1, 2008, that the Community Center membership fees for year six and program fee policies be revised as indicated in attachments #1 and #5 (as noted below).” (See attached.)

Recommendations for membership fees include: a zero percent increase in membership rates; a freeze on membership fees; a new \$25.00 enrollment fee for new members, this fee would offset the \$30,000 revenue loss (from flat membership rates); a new month-to-month agreement and the elimination of off-peak membership option for new members.

In response to a an earlier question regarding reserving rooms at the Community Center for the public, Mr. Vincente explained that Mansfield groups that are civic organizations serving Mansfield residents are not charged a fee for the use of the rooms.

After much discussion concerning the fee schedules, a number of the Council members expressed their concerns on the need to stay informed on the financial status of the Community Center. Mr. Hart said they would continue to monitor the finances and if necessary make adjustments to the expenditures.

Motion passed unanimously.

6. Mansfield Community Center Marketing Discussion

Town Manager Matt Hart explained due to the financial pressures to increase revenues and adjust expenditures in operating costs for the Center he understands the reasoning behind the offer that was made to members of the RAC. Curt Vincente, and Cliff Emery, marketing consultant explained that there were a number of factors involved in making the decision to acquire RAC memberships.

Mr. Hart suggested that a policy on discounts and fee recovery be developed and reviewed by the Council.

7. Mansfield Senior Center Architectural Study

Kevin Grunwald, Director of Human Services, William Hammon, Director of Facilities Management and Rick Lawrence, project architect spoke on plans for the potential expansion of the Senior Center. The architectural plans submitted for completing the expansion would be approximately \$2.27 million. A more scaled-down renovation/expansion plan with costs ranging from \$300,000 to \$400,000 would include the following priority areas: creating men's and women's accessible bathrooms; adding a separate entrance for the laundry, expansion of office space, adding parking spaces and creating a common area.

The town would apply for a Small Cities Block Grant for funding the project.

Mr. Clouette moved and Mr. Haddad seconded, the Town Council requests the Town Manager to obtain a detailed fee proposal to prepare architectural drawings to the appropriate level of completeness for the Senior Center project.

Mr. Nesbitt moved to amend the motion to add: "and to explore other alternative options for the Senior Center." Ms. Koehn seconded.

All in favor: Clouette, Haddad, Koehn, Nesbitt, Paterson, Paulhus

Opposed: Schaefer, Blair

Mr. Clouette requested a revote on the original motion.

The motion as amended reads, as follows:

The Town Council requests the Town Manager to obtain a detailed fee proposal to prepare architectural drawings to the appropriate level of completeness for the Senior Center project and to explore other alternatives including Masonicare.

Motion passed unanimously.

8. Authorization for Lease Purchase Financing

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

Move, effective August 25, 2008
Resolved.

- (a) That the Director of Finance is authorized to enter into a Lease Purchase Financing project with Municipal Services Group, the winning low bidder in our most recent RFP for lease purchase financing. (Contract expires December 2008.)
- (b) That the Town Manager, Director of Finance and Treasurer or any two of them are authorized to enter into a lease purchasing agreement not to exceed \$508,000, and to determine the amount, interest rates, maturities, prepayment provisions, forms and other details of the agreement.
- (c) Principal and interest payments of the lease purchase agreement are subject to annual appropriation.
- (d) It is the intention of the Town of Mansfield that the lease purchase agreement will qualify as tax exempt debt, as such the Town Manager, Director of Finance and Treasurer or any two of them are authorized to make such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation on interest on the lease purchase agreement.
- (e) The Town reserves the right to reimburse itself from the proceeds of the lease purchase financing for any equipment pre-purchased from the approved equipment list.

Motion passed unanimously.

9. Replacement of Asbestos-bearing Tiles at Mansfield Middle School.

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

- 1. Resolved, that schematic drawings and outline specifications for the replacement of asbestos-bearing tiles at the Mansfield Middle School be prepared.
- 2. Resolved, the Superintendent of Mansfield Schools is empowered to file an application for this project.

Motion passed unanimously.

VII. DEPARTMENTAL AND COMMITTEE REPORTS

No comments.

VIII. REPORTS OF COUNCIL COMMITTEES

Mr. Clouette commented in the absence of Ms. Duffy that the Committee on Committees and Communications Advisory Committee would be meeting regarding on how best to fill vacancies on advisory committees.

The Committee on Committees will be attending both the Know Your Town Fair and the Festival on the Green in order to solicit public involvement.

Mr. Haddad, chair of the Personnel Committee has developed a draft of rules and procedures for the Council, which will be presented shortly.

IX. REPORTS OF COUNCIL MEMBERS

None

X. TOWN MANAGER'S REPORT

School Building Committee will be holding an Open House on September 17, 2008 at 7:00 P.M. at the Mansfield Middle School.

Attorney O'Brien was contacted for his opinion on whether the Council by resolution could add additional advisory questions in connection to the budget referendum. Attorney's O'Brien's opinion was that it could not be done without a revision to the Charter.

Know Your Town Fair will be held at the Community Center on September 6th, from 10:00 – 1:00 PM.

Festival on the Green and Fireworks in the Park will be held on September 13th and 14th.

Matt Hart will be attending an ICMA Annual Conference in Richmond, VA from September 21-24, 2008.

The Committee on Committees will be meeting with the Ethics Committee for an organization meeting.

XI. FUTURE AGENDAS

Town Manager, Matt Hart noted that the following issues would be discussed at the upcoming meeting: Strategic Plan will be presented; Report on the Storrs Center Project; and other issues.

Ms. Koehn would like an analysis on the current pool use at the Community Center. An analysis will be provided as a future agenda item.

Mr. Clouette suggested that an Ad Hoc Committee report back on possible options and revisions to the Landlord Regulations specifically regarding the August 28, 2008 Second Round Water Testing.

XII. PETITIONS, REQUESTS AND COMMUNICATIONS

10. Chronicle, "Council OK's Guidelines for Downtown Storrs Talks" - 08/19/08
11. Chronicle, "Editorial: Towns Try to Hedge Vote on Smith Track" - 08/16/08"
12. Chronicle, "Editorial: We Offer These Threads, Needles" - 08/18/08"
13. Chronicle, "Letters to the Editor" - 08/08/08
14. Chronicle, "Letter to the Editor" - 08/14/08
15. Chronicle, "Letter to the Editor" - 08/19/08
16. Chronicle, "Mansfield Has Likely Assisted Living Developer" - 08/08/08
17. Chronicle, "School Board Volunteers to Tweak Budget" - 08-14-08
18. Chronicle, "Storrs Center Planners Pledge to Go Green" - 08/07/08
19. M. Eldredge re: Bonding Resolution
20. M. Hart re: Reappointments to Mansfield Conservation Commission
21. D. O'Brien re: Mansfield Downtown Partnership Conflict of Interest Issues
22. State of Connecticut Department of Environmental Protection re: Request for Waiver, University of Connecticut Landfill/Former Chemical Pits

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

Motion passed unanimously

XIII. EXECUTIVE SESSION

Present: Blair, Clouette, Haddad, Koehn, Nesbitt, Paterson, Schaefer
Also Present: Town Manager, Matt Hart
Open Space Acquisition

XIV. ADJOURNMENT

Mr. Clouette moved and Ms. Blair seconded to adjourn the meeting.

Motion passed unanimously.

Elizabeth Paterson, Mayor

Christine Hawthorne, Asst. Town Clerk

Statement to the Town Council, August 25, 2008

Jay Rueckl
128 South Eagleville Road
jay.rueckl@gmail.com

My family and I have been members of the community center for several years, and we frequently take advantage of both the facilities and the various community programs and events it offers. I am here because I view the community center as an important asset for our town and I want to ensure that it stays that way.

Much of the recent criticism of the MCC involves two somewhat contradictory arguments. On the one hand is the claim that the MCC is not self-sustaining, and in particular that the taxpayer dollars of the many are being used to subsidize the membership benefits of the few. On the other hand is the position that membership outreach initiatives like the proposal involving former members of the Riverside Athletic Club (RAC) are inappropriate, presumably because the MCC, as a government entity, is obligated to treat all town residents alike.

These arguments reveal a tension between two differing conceptions of the MCC. Is it a self-sustaining entity subject to the same constraints and market forces as a for-profit business? Or is it a government entity subject to the same principles as other public institutions. In reality, it is neither and it is both. The MCC serves two distinct functions—it provides membership functions similar to those of a health club, and it also serves as the home to a variety of town programs and events. The expectation that it would serve both functions has been there from the start, as many of the design changes made during the planning process attest.

Perhaps the fact that it serves two distinct functions underlies some of the confusion apparent in various public comments concerning the MCC's financial status. The change in accounting practices recently implemented by the town's financial department is an important step towards clarifying the situation. The revised methodology is widely used in similar circumstances and is familiar, for example, to anyone involved in the administration of a grant from a federal agency such as NSF or NIH. It is a more appropriate approach than the method it replaces, it is endorsed by independent auditors, and most importantly, it provides a means for disentangling the revenues and costs associated with the membership and community aspects of MCC operations. What the improved accounting system makes clear is that the membership function of the MCC is in fact self-sustaining. Thus, some of the arguments against the MCC have it backwards. Taxpayers are not subsidizing the membership of the MCC. If anything, members of the MCC are subsidizing the community functions that would otherwise draw more on taxpayer dollars.

It should also be noted that because it only takes expenditures and revenues into account, the new accounting system, while an improvement, still fails to account for other, less easily measured benefits of the MCC. It does not account for the impact of the health benefits associated with the facilities. It does not account for the potential synergy of the MCC and other developments under consideration, including in particular Downtown Storrs and the proposed

assisted/independent-living facility. It does not account for the social and learning opportunities provided by the MCC, nor its impact on civic pride and sense of community, nor its effect on the desirability of Mansfield as a place to live, nor the employment and volunteer opportunities the MCC provides, including in particular to high-school students and young adults.

Public policy and public discourse should acknowledge both the membership and community functions of the community center, weigh the costs and benefits properly associated with each of these functions, and balance the expectation that the membership function be self-sustaining with the constraints implied by the fact that the MCC is a government entity. With this in mind, I would like to make the following recommendations:

1. The town should provide an accessible, plain-language explanation of the accounting system and what it reveals, and make other relevant documents more readily available, including in particular the Community Center management study prepared by Enterprise Consulting and MCC quarterly and annual reports.
2. If the membership program is expected to be self-sustaining, then it is appropriate (within reason) to allow the MCC management to use many of the marketing tools used by for-profit businesses, and innovations that increase the attractiveness and profitability of the membership component should be supported.
3. The MCC offers a number of popular community services. Funding these services through the general fund is not only fair and appropriate, but it would help hold down membership costs, thus making membership more affordable to town residents. It will be up to the town residents to decide, through their representatives on the Council, whether the benefits of a given community program outweigh its costs. Certainly the popularity of many of the existing programs suggests that they should be continued. Certainly too it is unreasonable and unrealistic to expect that these programs can or should continue without funding support from the town.
4. The town should publicize the fact that membership- and program-fee subsidies are available for low-income residents and explore the possibility of expanding this program to a broader range of residents, including in particular senior citizens on fixed incomes. Doing so might blur the lines between the membership and community functions of the MCC, both conceptually and financially, but it would also help achieve the goal that the benefits of the MCC should extend to all town residents.

The residents of Mansfield have voted with our feet. Last year nearly a quarter of a million people visited the community center. The MCC is an attractive and widely used facility, and both its membership and community functions are popular and deserve our continued support.

To: Matthew Hart
From: Jeffrey H. Smith
Subject: Appointment of Special Legal Counsel
Date: August 21, 2008

In regard to the appointment of Special Legal Counsel, you have asked me to review the Charter, the Purchasing Rules and Regulations (Rules) and prepare a resolution relating to the appointment of Special Legal Counsel using the language that currently exists in the above rules.

In regard to your request, I have a number of questions and or comments which I believe the Council should consider prior to my preparation of the resolution.

1. The Charter requires that the Town Council shall establish by ordinance procedures regarding the procurement of goods and services. In the past, we have included the provision of special legal services in our purchasing rules.
2. We have not, as yet, adopted an ordinance dealing with the procurement of goods and services, but are in the process of doing so.
3. The current Rules, which I believe will form the basis for the ordinance, will need to be reviewed and amended where appropriate prior to adoption as an ordinance. For example, Councilwoman Koehn has asked that we

include language for green purchasing. To that end, I am reviewing articles and policies from the cities of Kobenhavn, Denmark, Richmond Virginia and the County of Sacramento, California, which were kindly provided by Councilwomen Koehn

4. My concern is - should we adopt by resolution a rule which appears to be required by the Charter to be adopted by ordinance?
5. And, once the Council adopts by ordinance procedures regarding the procurement of goods and services what effect does that have on the resolution, especially if there is a conflict between the old Rules and the ordinance adopting the new procedures.

Because of the potential confusion and conflict this action could entail, I would ask the Council's indulgence in allowing me to complete the preparation of a draft ordinance for review by the Finance Committee. Once approved by the Finance Committee it would go to the full Council for their consideration.

These steps would follow the explicit requirements of the Charter leaving no room for misinterpretation or confusion in the implementation of the ordinance.

MANSFIELD PARKS and RECREATION DEPARTMENT
Community Center Fee Recommendations
Year Six - Effective October 1, 2008

Proposed 7/23/08

	# in category as of 7/1/08	CURRENT RATES	RECOMMENDED RATES
<u>FAMILY/HOUSEHOLD - Annual</u>			
Resident - Full-use	553	590.00	590.00
Resident - Off-Peak	42	450.00	see note 6 below
Ashford/Wilmington - Full-use	97	650.00	650.00
Ashford/Wilmington - Off-peak	12	490.00	see note 6 below
Non-Resident - Full-use	192	685.00	685.00
Non-Resident - Off-peak	13	540.00	see note 6 below
(includes 2 people, each addl. person age 17 & under OR FT dependent student 24 & under with proof) additional F/H member age 18 & over, not dependent	2,051	30.00	30.00
		50% off indiv. Rate	50% off indiv. Rate
<u>ADULT/CHILD HOUSEHOLD - Annual</u>			
Resident - Full-use	68	355.00	355.00
Resident - Off-Peak	3	300.00	see note 6 below
Ashford/Wilmington - Full-use	17	390.00	390.00
Ashford/Wilmington - Off-peak	6	330.00	see note 6 below
Non-Resident - Full-use	42	420.00	420.00
Non-Resident - Off-peak	5	355.00	see note 6 below
(includes 1 adult and 1 child under age 14, each add'l child under age 14)	213	30.00	30.00
<u>INDIVIDUAL - Annual</u>			
Resident - Full-use	316	330.00	330.00
Resident - Off-Peak	83	265.00	see note 6 below
Ashford/Wilmington - Full-use	78	355.00	355.00
Ashford/Wilmington - Off-peak	20	305.00	see note 6 below
Non-Resident - Full-use	174	390.00	390.00
Non-Resident - Off-peak	40	330.00	see note 6 below

ANNUAL RATE NOTES:

- 1) Above rates are for annual fee paid in full
- 2) A 3% service charge is added for monthly payments
- 3) Rates may vary slightly from time to time for marketing promotions
- 4) Proof of address/household of residence required for all members age 18 and older
- 5) Full year commitment required. Refunds or Cancellations offered only in extenuating circumstances
- 6) Off-Peak rates will be maintained for existing members who continue, but will no longer be available for new members

MANSFIELD PARKS and RECREATION DEPARTMENT
Community Center Fee Recommendations
Year Six - Effective October 1, 2008

Proposed 7/23/08

	# in category as of 7/1/08	CURRENT RATES	RECOMMENDED RATES
<u>FAMILY/HOUSEHOLD - 3 Month Option</u>			
Resident - Full-use	18	195.00	195.00
Resident - Off-Peak	4	150.00	see note 6 below
Ashford/Wilmington - Full-use	10	215.00	215.00
Ashford/Wilmington - Off-peak	2	165.00	see note 6 below
Non-Resident - Full-use	14	225.00	225.00
Non-Resident - Off-peak	2	180.00	see note 6 below
(Includes 2 people, each addl. person age 17 & under OR FT dependent student 24 & under with proof) additional F/H member age 18 & over, not dependent	87	30.00	30.00
		50% off indiv. Rate	50% off indiv. Rate
<u>ADULT/CHILD HOUSEHOLD - 3 Month Option</u>			
Resident - Full-use	7	120.00	120.00
Resident - Off-Peak	1	100.00	see note 6 below
Ashford/Wilmington - Full-use	2	130.00	130.00
Ashford/Wilmington - Off-peak	1	110.00	see note 6 below
Non-Resident - Full-use	8	140.00	140.00
Non-Resident - Off-peak	4	120.00	see note 6 below
(Includes 1 adult and 1 child under age 14, each add'l child under age 14)	36	30.00	30.00
<u>INDIVIDUAL - 3 Month Option</u>			
Resident - Full-use	57	110.00	110.00
Resident - Off-Peak	11	90.00	see note 6 below
Ashford/Wilmington - Full-use	14	120.00	120.00
Ashford/Wilmington - Off-peak	6	105.00	see note 6 below
Non-Resident - Full-use	47	130.00	130.00
Non-Resident - Off-peak	15	110.00	see note 6 below
Total Memberships - all categories (as of 7/1/08)	1,984		
Total Members - all categories (as of 7/1/08)	4,371		

3 MONTH OPTION NOTES:

- 1) Above rates must be paid in full
- 2) Conversion to annual membership will be pro-rated only within the first month
- 3) No refunds or cancellations for any reason
- 4) Proof of address/household of residence required for all members age 18 and older
- 5) Rates may vary slightly from time to time for marketing promotions
- 6) Off-Peak rates will be maintained for existing members who continue, but will no longer be available for new members

MANSFIELD PARKS and RECREATION DEPARTMENT
Community Center Fee Recommendations
Year Six - Effective October 1, 2008

Proposed 7/23/08

	CURRENT RATES	RECOMMENDED RATES
<u>DAILY ADMISSION</u>		
Resident - Infant/Toddler (under age 3)	1.00	1.00
Resident - Youth (ages 3-17)	5.00	5.00
Resident - Adult (ages 18-61)	9.00	9.00
Resident - Senior Citizens (ages 62+)	7.00	7.00
Ashford/Willington - Infant/Toddler (under age 3)	2.00	2.00
Ashford/Willington - Youth (ages 3-17)	6.00	6.00
Ashford/Willington - Adult (ages 18-61)	10.00	10.00
Ashford/Willington - Senior Citizens (ages 62+)	8.00	8.00
Non-Resident - Infant/Toddler (under age 3)	3.00	3.00
Non-Resident - Youth (ages 3-17)	7.00	7.00
Non-Resident - Adult (ages 18-61)	11.00	11.00
Non-Resident - Senior Citizens (ages 62+)	9.00	9.00
Discount Book of 10 visits		
Guest Pass (with member)		
<u>TEEN CENTER</u>	FREE	FREE
<u>MISCELLANEOUS</u>		
Insufficient Fund Fee	25.00	25.00
Freeze Fee (3 month)	one month fee	20.00
Fitness Flex Program Package	225.00	225.00
Enrollment Fee	n/a	25.00
<u>FACILITY RENTAL RATES</u>		
See attached party rental forms		
Safe Graduation - Out of Town Schools	18/person	18/person
Safe Graduation - E.O. Smith (50% discount)	9/person	9/person



Mansfield Community Center

10 S. Eagleville Road, Storrs, CT 06268, (860) 429-3015

Party Planning Form

Thank you for choosing to have your party at the Mansfield Community Center. The Community Room and Arts and Crafts Rooms are available for parties at the times listed below. We also offer several additional options. Please take the time to review the information below and return this form to the Mansfield Community Center *with payment in full* to reserve a room for your party. Parties **MUST** be reserved at *least two weeks in advance* for planning purposes. Please call 429-3015 for more information. *Please note that parties must include either the Arts and Crafts Room or the Community Room.* Please see other side for more party planning information. We will call you to confirm date/time. Reseryation is not confirmed until we call you. Please pick a second choice in case your first choice is not available.

Name _____ Child's age _____ Child's Gender _____ # of party guests _____

Daytime Phone _____ Evening Phone _____ # of extra adults _____

Address _____

Street

City

ZIP

Community Room Times

Arts and Crafts Room Times

Fri., 7-9 p.m.	Sun., 12:30-2:30 p.m.
Sat., noon-2 p.m.	Sun., 4-6 p.m.
Sat., 4-6 p.m.	
Sat., 7:30-9:30 p.m.	

Fri., 7-9 p.m.	Sun., 11 a.m.-1 p.m.
Sat., noon-2 p.m.	Sun., 2:30-4:30 p.m.
Sat., 4-6 p.m.	Sun., 6-8 p.m.
Sat., 7:30-9:30 p.m.	

Room requested 1st choice _____ 2nd choice _____

Date requested _____ Alternate date _____

Time requested _____ Alternate time _____

Please check your choices and write in prices in right column Mem. Non.Mem

		Mem.	Non.Mem
Community Room (holds up to 50 people)		\$75	\$150
Community Room WITH serving kitchen (use of space in refrigerator/freezer, and/or stove)		\$90	\$180
Arts and Crafts Room (holds up to 20 people)		\$50	\$100
Arts and Crafts Room WITH teen center		\$80	\$160
Decorations (in addition to the room rental fee) (includes balloons, paper tablecloths, cups, plates, napkins, plastic ware, streamers)	Up to 25 people	\$50	\$75
	26-50 people	\$75	\$100
Main Pool (available for 1 hour of your 2-hour party) Time? _____ Therapy Pool may or my NOT be available.	Up to 10 people	\$25	\$40
	11+ people	\$50	\$65
Small Pool Inflatables (circle 1 or 2) snake star fruit slice saucer sea saw @		\$15	\$20
½ Gym (available for 1 hour of your 2-hour party) Time? _____		\$25	\$50
Giant Inflatable Gym Slide (in addition to gym rental fee)		\$125	\$200
Gym Mats (in addition to gym rental fee)		\$15	\$20
Pre-school riding toys (in addition to gym rental fee)		\$10	\$15
Volleyball set-up (in addition to gym rental fee)		\$15	\$20
Cheese/Pizza/Soda or Juice (2-3 slices per person) _____ people @		\$5	\$6
Ice Cream Cake Name on Birthday Cake _____ people @ Ice Cream Flavor (Circle One) Vanilla Chocolate Both		\$3	\$4
Refundable Security Deposit (returned after the party if no damage is done)(please write separate check)		\$25	\$25
Total Party Package (room will not be reserved until payment is made in full)			

TOWN OF MANSFIELD

FEE SCHEDULE

Parks & Recreation Department Sections only

AS OF JULY 1, 1995

Revised 10/1/95

Revised 02/04/98

Revised 04/01/98

Revised 07/01/99

Revised 01/01/01

Revised 02/01/02

Revised 01/01/04

Revised 08/01/07

Revised 07/23/08

7/23/08

TOWN OF MANSFIELD
FEE SCHEDULE

<u>Revenue Source Code</u>	<u>Description</u>	<u>Authority</u>	<u>Effective</u>	<u>Fee</u>
DEPARTMENT:	DEPARTMENT OF PARKS & RECREATION (Including Community and Adult Education)			
Fund 260	Fee Charging Policy			SEE ATTACHED

RECOMMENDED CHANGES IN BOLD

TOWN OF MANSFIELD
FEE SCHEDULE

DEPARTMENT: PARKS & RECREATION
(Including Community and Adult Education)

General Statement

The Parks & Recreation Department's goal is the enrichment of the life of the total community by providing opportunities for the worthy use of leisure, contributing social, physical, educational, cultural and general well-being of the community and its people.

To accomplish this goal, the Parks & Recreation Department has established the following policy. The policy attempts to provide youth and adult programs on a full-cost recovery basis. Non-residents will be charged an additional fee to cover administrative costs which are covered for residents by tax dollars.

Definitions

Operational Costs - expenditures necessary for the program's implementation, i.e., special equipment (archery), specialized instructor's salary, overhead expenditures, etc.

Functional Costs - expenditures which are not essentially necessary for a successful program, i.e., umpires, uniforms, etc.

Total Cost Recovery - a system in which the purpose is to recover the direct costs incurred by providing a service. Fees are based on cost recovery by calculating the total program cost and dividing the cost by the number of participants anticipated. Although program fees are based on Total Cost Recovery, full reimbursement may not be achieved due to fee waivers and/or registration of persons 62 and over.

Tuition Fee - the program cost to cover operational and/or functional costs.

Occasionally, particular material costs may be incorporated or listed separately.

Materials Fee - the added cost to programs requiring supplies which will be utilized, expended or retained by participants.

Program Fee - a combination of the Tuition Fee and Materials Fee.

TOWN OF MANSFIELD
FEE SCHEDULE

DEPARTMENT: PARKS & RECREATION
(Including Community and Adult Education)

GENERAL POLICIES

1. All department programs that operate on a registration basis (fee or non-fee) will give residents first preference during the registration period. Community Center members will be given preference for fitness and aquatic related programs held at the Community Center.
2. Tuition fees will not be charged for programs that have volunteer instructors unless operational and/or functional expenditures are required.
3. Non-residents will be charged \$10.00 or more above the established Tuition Fee for residents (\$15.00 for summer day camp). This increment is applied to offset administrative costs since non-residents are not taxpayers, but are privileged to participate in Mansfield programs. If programs are offered free of charge to residents and non-residents, they will be allowed in the program for a \$10.00 non-resident fee, with residents having first preference.
4. Persons aged 62 and over will be given a 10% discount on program fees, excluding trips.
5. Mansfield residents who cannot afford the Program Fee may apply for a 90% or 50% fee waiver through the Parks & Recreation Department based on the Town's Fee Waivers Ordinance. Program participants are responsible for Materials Fees, if applicable. Trips are not included and summer camp sessions are limited to two.
6. Co-sponsored organization activities are planned by each organization and are subject to review by the Recreation Advisory Committee and the Parks & Recreation Department.
7. A late fee charge of \$10.00 will be applied to registrations received after a certain cut-off date (for basketball and baseball/softball programs only). This applies to residents as well as non-residents.

TOWN OF MANSFIELD
FEE SCHEDULE

DEPARTMENT: PARKS & RECREATION
(Including Community and Adult Education)

PROGRAM POLICIES

1. Youth and Adult Instructional Programs - instructionally oriented where a minimum of 50% class time is dedicated to teaching specific skills and/or methods of specialized activity, e.g., tennis, arts and crafts, photography, music, etc.
 - a. Adult programs are open to residents and non-residents. Program fees are based on total cost recovery.
 - b. Youth programs are open to residents and non-residents. Program fees are based on total cost recovery.
2. Youth and Adult Workshops/Clinics - instructionally oriented, but dedicate over 50% class time to perfecting skills, and the instructor is required to coach participants, e.g., art workshops, volleyball clinic, etc. All workshops/clinics are based on total cost recovery. Programs are open to residents and non-residents.
3. Adult and Youth General Recreation Programs - recreationally oriented, with less than 50% class time dedicated to instruction and/or direction, e.g., fitness, aerobics, Pre-School Funtime/Movement Education, etc.
 - a. Adult programs are open to residents and non-residents, and are based on total cost recovery.
 - b. Youth programs are open to residents and non-residents, and are based on total cost recovery.
4. Adult and Youth Open Gym Programs - recreationally oriented, providing facilities, existing equipment, and supervision for participant free-play. Programs will be offered at minimal cost to defray expense of supervisor. Should special services need to be provided, the costs will be transferred to the participants.
5. Adult and Youth Leagues - programs which provide coaching, team organization, scheduling and facilities. The opportunity prevails for participants to learn skills, practice, and to compete within the skill area/sport. Programs are open to residents and non-residents and are based on a total cost recovery basis.
6. Adult and Youth Escursions - programs in which buses, tickets and/or other operational/functional costs would be involved in a trip away from Mansfield. Excursions are available to residents and non-residents. Excursions are totally self-supporting.
7. Special Events - programs designed for celebration, education or community welfare.
 - a. Special Events offered free of charge in which expenses are absorbed by the Parks & Recreation Department are open to Mansfield residents only.
 - b. Special Events, which are offered free of charge with no cost to the Town of Mansfield, are open to residents and non-residents.
 - c. Special Events, which have a fee attached, are open to residents and non-residents, but may be limited to residents due to facility limitations.

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TOWN OF MANSFIELD
FEE SCHEDULE

DEPARTMENT: PARKS & RECREATION
(Including Community and Adult Education)

BICENTENNIAL POND ADMISSION

Resident:

Season Pass	\$25.00 up to 4	Council	4/92
	\$30.00 up to 6	Council	4/92

Non-Resident

Season Pass \$50.00

Daily Fee:

Weekdays Resident - \$2.00/person
Non-Resident - \$3.00/person

Weekend/Holiday Resident - \$3.00/person
Non-Resident - \$4.00/person

Fishing - Free

Pavilion Rental Charge - \$20.00 per four-hour block (available in-season only)

Group Rate -- 15% Reduction
10 persons or more

Lion's Club Memorial Park Pavilion Rental

Pavilion available for rental for outdoor picnics/party. 30' x 60' open air pavilion, picnic tables seat 80-100 persons comfortably, restroom access, serving kitchen additional.

\$50.00 mandatory deposit (refundable upon facility inspection and key return)

\$50.00 pavilion rental (4-hour block of time, restrooms included)

\$20.00 serving kitchen (refrigerator, stove, sinks)

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TOWN OF MANSFIELD
FEE SCHEDULE

DEPARTMENT: PARKS & RECREATION
(Including Community and Adult Education)

SPONSORSHIP/BROCHURE ADVERTISEMENTS

Seasonal Brochure - recover total or partial cost of printing, mailing, or advertising on a seasonal basis.

The Mansfield Parks & Recreation Department seasonal program brochure offers an exceptional way for businesses to support community wide events and programs while promoting their business in the greater Mansfield area. The seasonal brochure is mailed to over 30,000 households in the area and thousands of additional copies are distributed throughout the region.

The brochure is filled with important program and event information and is kept by many families as a quick reference for Parks & Recreation programs and general Mansfield Community Center information.

Brochure advertising is now handled by contract with the Norwich Bulletin, which offsets the printing costs for the department.

ADVERTISING DEADLINES

Fall - June 15, Winter - Oct. 15, Spring - Jan. 15, Summer - Apr. 1

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TOWN OF MANSFIELD
FEE SCHEDULE

DEPARTMENT: PARKS & RECREATION
(Including Community and Adult Education)

COMMUNITY CENTER FEE SCHEDULE (page 1 of 2)

	Resident	Ashford/ Willington	Non-Resident
<u>Family/Household</u>			
Full-Use	\$590.00	\$650.00	\$685.00
Off-Peak	see note 6 below	see note 6 below	see note 6 below
Full-use 3-Month	\$195.00	\$215.00	\$225.00
Off-Peak 3-Month	see note 6 below	see note 6 below	see note 6 below
(includes 2 people, each addl. person age 17 & under OR FT dependent student 24 & under with proof)	\$30.00	\$30.00	\$30.00
additional F/H member age 18 & over	50% off individual rate		
<u>Adult/Child Household</u>			
Full-Use	\$355.00	\$390.00	\$420.00
Off-Peak	see note 6 below	see note 6 below	see note 6 below
Full-use 3-Month	\$120.00	\$130.00	\$140.00
Off-Peak 3-Month	see note 6 below	see note 6 below	see note 6 below
(includes 1 adult and 1 child under age 14, each add'l child under age 14)	\$30.00	\$30.00	\$30.00
<u>Individual</u>			
Full-Use	\$330.00	\$355.00	\$390.00
Off-Peak	see note 6 below	see note 6 below	see note 6 below
Full-use 3-Month	\$110.00	\$120.00	\$130.00
Off-Peak 3-Month	see note 6 below	see note 6 below	see note 6 below

ANNUAL RATE NOTES:

- 1) Above rates are for annual fee paid in full
- 2) A 3% service charge is added for monthly payments
- 3) Rates may vary slightly from time to time for marketing promotions
- 4) Proof of address/household of residence required for all members age 18 and older
- 5) Full year commitment required. Refunds or Cancellations offered only in extenuating circumstances
- 6) Off-Peak rates will be maintained for existing members who continue, but will no longer be available for new members

3 MONTH OPTION NOTES:

- 1) Above rates must be paid in full
- 2) Conversion to annual membership will be pro-rated only within the first month
- 3) No refunds or cancellations for any reason
- 4) Proof of address/household of residence required for all members age 18 and older
- 5) Rates may vary slightly from time to time for marketing promotions
- 6) Off-Peak rates will be maintained for existing members who continue, but will no longer be available for new members

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TOWN OF MANSFIELD
FEE SCHEDULE

DEPARTMENT: PARKS & RECREATION
(Including Community and Adult Education)

COMMUNITY CENTER FEE SCHEDULE (page 2 of 2)

	Resident	Ashford/ Willington	Non-Resident
<u>Daily Admission</u>			
Infant/Toddler (under age 3)	\$1.00	\$2.00	\$3.00
Youth (ages 3-17)	\$5.00	\$6.00	\$7.00
Adult (ages 18-61)	\$9.00	\$10.00	\$11.00
Senior Citizens (ages 62+)	\$7.00	\$8.00	\$9.00
Discount Book of 10 visits	10 x. above fees minus 10% bulk discount		
Guest Pass (with member)	Same as resident rates		
<u>Teen Center</u>	FREE	FREE	FREE
<u>Miscellaneous</u>			
Insufficient Fund Fee	\$25.00	\$25.00	\$25.00
Freeze Fee (up to 3 months)	\$20.00	\$20.00	\$20.00
Fitness Flex Program Package	\$225.00	\$225.00	\$225.00
Enrollment Fee	\$25.00	\$25.00	\$25.00
<u>Facility Rental Rates</u>	See attached party rental forms		
Safe Graduation - Out of Town Schools			\$18/person
Safe Graduation - E.O. Smith			\$9/person

TOWN OF MANSFIELD
FEE SCHEDULE

DEPARTMENT: PARKS & RECREATION
(Including Community and Adult Education)

COMMUNITY CENTER FACILITY RENTAL RATES

Room	Member	Non-Member
Community Room	\$30.00/hour	\$60.00 / hour
Community Room with kitchen	\$45.00/hour	\$75.00 / hour
Arts and Crafts Room	\$20.00/hour	\$40.00 / hour
Teen Center	\$25.00/hour	\$50.00 / hour
Full Gym	\$50.00/hour	\$100.00 / hour
Half Gym	\$25.00/hour	\$50.00 / hour
Main Pool *	\$100.00/hour	\$200.00 / hour
Therapy Pool	\$50.00/hour	\$100.00 / hour
Dance/Aerobics Room	\$40.00/hour	\$80.00 / hour
Audio/Visual Equipment	\$20.00 per use	\$20.00 per use
Deposit	\$25.00 per area	\$25.00 per area
Cancellations	\$25.00	\$25.00

*Note: EOS swim team use will be \$50.00 /hour

Special facility package rates are available for businesses and participating Business Partnership agencies during low use times.

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TOWN OF MANSFIELD
FEE SCHEDULE

DEPARTMENT: PARKS & RECREATION
(Including Community and Adult Education)

COMMUNITY CENTER FACILITY PARTY PACKAGE RATES
(refer to party planning forms for details)

<u>Package</u>	<u>Member</u>	<u>Non-Member</u>
Community Room	\$75.00	\$150.00
Community Room with serving kitchen	\$90.00	\$180.00
Arts & Crafts Room	\$50.00	\$100.00
Arts & Crafts Room with Teen Center	\$80.00	\$160.00
Decorations (in addition to room rental fee, up to 25 people)	\$50.00	\$75.00
Decorations (in addition to room rental fee, up to 26-50 people)	\$75.00	\$100.00
Main Pool (avail for 1 hr. of 2 hr. party, up to 10 people)	\$25.00	\$40.00
Main Pool (avail for 1 hr. of 2 hr. party, up to 11+ people)	\$50.00	\$65.00
Small Pool Inflatables	\$15.00ea.	\$20.00ea.
1/2 Gym (avail. For 1 hr. of 2 hr. party)	\$25.00	\$50.00
Giant Inflatable Gym Slide (in addition to gym rental fee)	\$125.00	\$200.00
Gym Mats (in addition to gym rental fee)	\$15.00	\$20.00
Pre-school riding toys (in addition to gym rental fee)	\$10.00	\$15.00
Volleyball set-up (in addition to gym rental fee)	\$15.00	\$20.00
Chéese Pizza/Soda or Juice (2-3 slices per person)	\$5.00/person	\$6.00/person
Ice Cream Cake	\$3.00/person	\$4.00/person
Refundable Security Deposit	\$25.00	\$25.00

Special theme packages are available (sports theme, dance theme, etc.)

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Item #1

**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MvH*
CC: Maria Capriola, Assistant to Town Manager
Date: September 8, 2008
Re: Community/Campus Relations

Subject Matter/Background

Among other topics, at Monday's meeting I will report on the September 5th meeting of the Mansfield Community-Campus Partnership, as well our experience during the first few weeks of the academic year.

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Item #2

**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MH*
CC: Maria Capriola, Assistant to Town Manager
Date: September 8, 2008
Re: Community Water and Wastewater Issues

Subject Matter/Background

The next meeting of the University of Connecticut Water and Wastewater Advisory Committee will be held at 5:30 PM on Thursday, September 18, 2008. I will forward the agenda and related materials upon receipt.

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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *Matt*
CC: Maria Capriola, Assistant to the Town Manager; Mary Stanton, Town Clerk
Date: September 8, 2008
Re: Town Council Rules of Procedure

Subject Matter/Background

Attached please find the revised draft of the proposed Town Council Rules of Procedure, as prepared by the Personnel Committee. The Committee prepared this draft after much discussion and benchmarking of other communities. Where appropriate, the Rules of Procedure haven taken the Town Charter and Roberts Rules into consideration. Procedural matters not covered by the Town Charter or these Rules of Procedure will be determined by the Mayor, or by the Deputy Mayor in the absence of the Mayor, in accordance with "Robert's Rules of Order, Newly Revised."

The Rules should be re-visited and adopted by each newly elected Town Council.

At its August 25, 2008 meeting, the Personnel Committee unanimously endorsed the attached revised draft of the Rules of Procedure.

Recommendation

If the Council as a whole is in support of adopting the attached Rules of Procedure the following motion would be in order:

Move, to adopt the Town Council Rules of Procedure as presented by the Personnel Committee in its draft dated August 25, 2008, as the rules of procedure for the Mansfield Town Council, to be effective from the next meeting of the Town Council through November 16, 2009.

Attachments

- 1) Draft Town Council Rules of Procedure
- 2) Changes to Draft Rules (Since 7-16-08 Version)



TOWN OF MANSFIELD
TOWN COUNCIL RULES OF PROCEDURE
August 25, 2008
REVISED DRAFT

BE IT RESOLVED, that under the authority of Section C302 of the Town Charter, the Town Council of the Town of Mansfield does hereby establish its Rules of Procedure as follows. These rules are in effect for the term of office of the Council and shall be adopted at the organizational meeting. Procedural matters not covered by the Town Charter or these Rules of Procedure will be determined by the Mayor, or by the Deputy Mayor in the absence of the Mayor, in accordance with "Robert's Rules of Order, Newly Revised."

Rule 1 – Organizational Meeting

Each newly elected Council shall meet for organization at the next regular meeting of the Town Council following the municipal election. During this Organizational Meeting the Town Council shall elect, by a majority vote of all Council members, one of their number to serve as Mayor, who shall preside at Council meetings, and one of their number to serve as Deputy Mayor, who shall serve in the Mayor's temporary absence. If both are absent, the Council may designate from its membership a temporary presiding officer. At this Organizational Meeting, the Council shall also fix by Resolution the time and place of its regular meetings for the following two-year period, which meetings shall be held at least once a month as required by the Charter. The appointment of a Town Attorney may also take place at this meeting, but said appointment shall take place no later than one month after the election of the Council.

Rule 2 – Meetings

- a) All meetings shall be held in compliance with the Connecticut Freedom of Information Act, Connecticut General Statutes sections 1-200, et seq.
- b) The presence of five members of the Council is necessary for a quorum. Each Council member is asked to notify the Mayor or the Town Manager as soon as possible if the member expects to be absent
- c) Special Meetings of the Town Council may be called by the Mayor, or on the written request of at least three members of the Council, filed with the offices of the Town Manager and Town Clerk not less than 36 hours (excluding

Saturday, Sunday, legal holidays and any day on which the Office of the Town Clerk is officially closed) in advance of such meeting, which request must specify the date, time and business to be transacted at any such Special Meeting. The Town Clerk shall post a notice in the Office of the Town Clerk indicating the time, place and business to be transacted, and copies of this notice shall be served by mail or personally upon each Council member and the Town Manager or left at their usual place of abode at least twenty-four (24) hours prior thereto. The notice shall be placed on the Town's website as soon as it is practicable.

- d) Emergency Special Meetings may be called by the Mayor or the Town Manager in case of an emergency with at least two hours notice given to Council members, without complying with the posting of notice requirement, but a copy of the minutes of every such Emergency Special Meeting shall be filed with the Town Clerk not later than 72 hours following the holding of such meeting in accordance with the Freedom of Information Act, C.G.S. section 1-225 (d).
- e) Work Sessions are by definition of the Freedom of Information Act, *Special Meetings* of the Council. In order to preserve the informal and relaxed atmosphere that encourages exchange between members of the Town Council, town government and invited participants, Work Sessions may be scheduled by the Mayor or by majority of vote of the Council. All requirements of the Freedom of Information Act that pertain to *Special Meetings* shall be observed for Work Sessions. Work Sessions will be held to discuss, review, research or explore topics for possible later action. No formal votes may be taken, except for a vote to go into Executive Session.
- f) Joint meetings and hearings may be held with the governing bodies of other governmental entities or agencies and such joint regular or special meetings may be held in the jurisdiction of either body.
- g) The Town Clerk is the Clerk of the Council and shall, in accordance with the Connecticut Freedom of Information Act, keep for public inspection minutes of all its proceedings, including all roll call votes and indicating deliberations, discussions and actions which shall be the official record of Council proceedings. The journal shall be authenticated for each meeting by the signature of the Mayor or Deputy Mayor in the absence of the Mayor. Notes from the meeting indicating all actions shall be available to the public within 48 hours after the meeting and the minutes shall be available within 7 days of the meeting. Upon approval the minutes shall be posted on the web site in a timely manner.

Rule 3- Agenda of Council Meetings

- a) The Town Manager, in consultation with the Mayor, shall prepare the agenda

b) Unless altered by a two-thirds vote of the Council, the regular order of business shall generally be as follows:

1. Call to Order
2. Roll Call
3. Approval of Minutes
4. Public Hearing (if scheduled)
5. Opportunity For Public to Address the Council
6. Town Manager's Report
7. Old Business
8. New Business
9. Quarterly Reports
10. Departmental and Committee Reports
11. Reports of Council Committees
12. Reports of Council Members
13. Petitions, Request and Communications
14. Opportunity For Public to Address the Council
15. Future Agendas
16. Executive Session (if scheduled)
17. Adjournment

c) Ceremonial presentations to individuals or groups that include refreshments, may be scheduled prior to the Regular Meeting time in accordance with the requirements of the Freedom of Information Act. A notice that the presentation will take place prior to the Regular Meeting will be included on the agenda for that meeting.

d) Prior to or during the discussion on each item on the agenda the Mayor may call upon the Town Manager, designated staff or other appropriate person for the purpose of background presentation of business to be discussed. Council members may address questions to these individuals.

e) Unless extenuating circumstances occur, the agenda and all supporting material shall be delivered to the Council not later than the Friday preceding each regular meeting of the Council.

f) Every effort will be made to ensure that copies of the agenda, minutes and related material distributed with the packet will be made available on the Town's website no later than noon on the Friday preceding each regular meeting of the Council.

g) Recurring Old Business items shall have an end date to be determined by the Council.

Rule 4 – Public Participation

a) Regular Meetings

The Town Council welcomes comments from the public. On the agenda of each meeting of the Town Council, two periods shall be set aside and designated as an opportunity for the public to address the Council on any issue of importance to the Town. Citizen comments may be presented orally or in writing. Each speaker will be allowed one opportunity to speak for a maximum of five minutes in each session. Any citizen so speaking shall identify him/herself by name and address, and if the speaker is speaking for a group or organization, she/he may so state. Citizen comments will be accepted as presented. Written statements presented by speakers during the public comment section shall be included in the minutes of the meeting. Council members are free to ask questions to clarify the intent of the citizens commenting. Citizens should not attempt to engage Council members, the Town Manager or Town staff in debate or line of questioning. Written statements from the public received prior to the completion of the Town Council packet will be included as a communication. Communications received after the packet has been completed will be distributed to members prior to the meeting and be included as a communication in the next packet.

b) Public Hearings

Public hearings are an opportunity for citizens to address the Town Council on a specific issue. Citizen comments may be presented orally or in writing. Written statements received by the Town Clerk prior to the public hearing will be noted on the record and distributed to Council members either in the packet or that evening. Both these letters and written statements presented by speakers during the public hearing shall become part of the minutes. All citizens so speaking shall identify him/herself by name and address, and if the speaker is speaking for a group or organization, she/he may so state.

c) Work Sessions

Work Sessions are an opportunity for the Council, Town Government and invited participants to discuss issues. An opportunity for public comment may be set-aside at the beginning of the Work Session to hear from citizens who have comments pertaining to the issue at hand.

Rule 5 – Conduct

All meeting participants including Councilors, citizens and staff should not discuss personalities and will not be permitted to impugn the motive, character or integrity of any individual. All participants should address their remarks to the Mayor and maintain a courteous tone. These rules of conduct shall apply to all written correspondence.

Rule 6- Introduction and Public Hearing of Ordinances

- a) Section C307 of the Charter of the Town of Mansfield provides that "All ordinances introduced by a member of the Council shall be in written form and shall be limited to one subject, which shall be clearly stated in the title." A copy of any ordinance shall be filed with the Town Clerk who shall follow the procedures for copying, distribution and notice of the proposed ordinance set forth in Town Charter section C307.
- b) Section C308 of the Town Charter requires that the Town Council shall hold at least one public hearing before any ordinance shall be passed. If the ordinance is on the Council's agenda for possible action, the Council may choose to vote on the proposed ordinance right after the public hearing is held. The Council may also hold more than one public hearing on a proposed ordinance prior to taking final action.
- c) Prior to scheduling a public hearing regarding a proposed ordinance, a written fiscal impact analysis should be given to Council.

Rule 7- Motions

- a) When a motion is made and seconded it shall be stated by the Mayor or the Town Clerk, if requested. If the motion is made in writing, it shall be read aloud prior to being debated. The motion so made and seconded will be in possession of the Council and subject to amendments or withdrawal, except that the withdrawal cannot be made subsequent to a voted amendment without the consent of the Council.
- b) Motions shall be reduced to writing when requested by the Mayor or by a majority of the whole Council.
- c) When a motion is under debate, no further motion shall be received except to adjourn, to recess, to table, for the previous question, to limit or extend debate, to postpone to time certain, to refer to committee, to amend or to postpone indefinitely, which motions shall have precedence in the order indicated.
- d) Motions to adjourn, to lay upon the table and for the previous question shall be decided without debate.
- e) Motions to postpone to a definite time and to close debate at a specific time shall be decided without debate, except with respect to the time fixed, which shall be subject to amendment altering the time.
- f) Motions to refer, to postpone indefinitely or to amend shall be debatable, but only with respect to such a referral, postponement or amendment, and not with respect to the subject matter of the main motion.

- g) Any amendment must be germane to the motion.
- h) Motions to table, to postpone to time certain or to postpone indefinitely, once having been decided, shall not be reconsidered at the same meeting, whereas a motion to refer a matter to a committee can be reconsidered only at the meeting of the vote. Any other motion can be reconsidered only at the same of next succeeding meeting of the Council.
- i) Any motion to reconsider shall be in order only upon motion by a member participating in the prevailing vote of the original motion, and there shall be no reconsideration of the vote upon motion to adjourn, for the previous question or to reconsider.
- j) Any motion under debate, which consists of two or more independent propositions, may be divided by a majority vote of the whole Council.

Rule 8 - Debate

- a) During discussion or debate, no Councilor shall speak unless recognized by the Mayor.
- b) Councilors shall confine their remarks in debate to the pending question.
- c) Any Councilor who knows in advance of a meeting that he /she wishes to obtain certain data or have a question answered, or wishes specific figures or expenditures, or the like, should, insofar as possible, inform the Town Manager in writing of the nature and details of the inquiry, so that the Town Manager will have the opportunity to have the answer available at such meeting.
- d) Any member who realizes or anticipates that he/she has or will have a conflict of interest with respect to a matter before the Council for consideration should announce his or her intention to abstain from voting on the matter as soon as the conflict becomes apparent, and should thereafter refrain from further discussion of or involvement in the matter.

Rule 9 – Standing Committees

- a) There shall be the following standing committees of the Council
 - Committee on Committees
 - Finance Committee
 - Personnel Committee
- b) The Council may create or dissolve committees of the Council by resolution.

- c) The Mayor shall appoint members of the Council to such committees and shall designate the chair of each. The Mayor may announce any adjustments in membership or chairmanship at a regular Council meeting with such changes to be effective at the next regular committee meeting.
- d) All Councilors shall be ex-officio members of the committees to which they are not assigned, but do not have the authority to make motions or to vote.

Rule 10 – Council Office Hours

One half hour prior to the second Council meeting of the month Council members will be available to hear from the public on any issue. Councilors shall volunteer to participate in the office hours on a rotating basis.

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TOWN OF MANSFIELD
TOWN COUNCIL RULES OF PROCEDURE

August 25, 2008

DRAFT

*****CHANGES FROM 7-16-08 VERSION NOTED IN BOLD, ITALICS, AND STRIKETHROUGH*****

BE IT RESOLVED, that under the authority of Section C302 of the Town Charter, the Town Council of the Town of Mansfield does hereby establish its Rules of Procedure as follows. **These rules are in effect for the term of office of the Council and shall be adopted at the organizational meeting.** Procedural matters not covered by the Town Charter or these Rules of Procedure will be determined by the Mayor, or by the Deputy Mayor in the absence of the Mayor, in accordance with "Robert's Rules of Order, Newly Revised."

Rule 1 – Organizational Meeting

Each newly elected Council shall meet for organization at the next regular meeting of the Town Council following the municipal election. During this Organizational Meeting the Town Council shall elect, by a majority vote of all Council members, one of their number to serve as Mayor, who shall preside at Council meetings, and one of their number to serve as Deputy Mayor, who shall serve in the Mayor's temporary absence. If both are absent, the Council may designate from its membership a temporary presiding officer. At this Organizational Meeting, the Council shall also fix by Resolution the time and place of its regular meetings for the following **two-year period**, which meetings shall be held at least once a month as required by the Charter. The appointment of a Town Attorney may also take place at this meeting, but said appointment shall take place no later than one month after the election of the Council.

Rule 2 –Meetings

- h) All meetings shall be held in compliance with the Connecticut Freedom of Information Act, Connecticut General Statutes sections 1-200, et seq.
- i) The presence of five members of the Council is necessary for a quorum. Each Council member is asked to notify the Mayor or the Town Manager as soon as possible if the member expects to be absent

- j) Special Meetings of the Town Council may be called by the Mayor, or on the written request of at least three members of the Council, filed with the offices of the Town Manager and Town Clerk not less than 36 hours (excluding Saturday, Sunday, legal holidays and any day on which the Office of the Town Clerk is officially closed) in advance of such meeting, which request must specify the date, time and business to be transacted at any such Special Meeting. The Town Clerk shall post a notice in the Office of the Town Clerk indicating the time, place and business to be transacted, and copies of this notice shall be served by mail or personally upon each Council member and the Town Manager or left at their usual place of abode at least twenty-four (24) hours prior thereto. The notice shall be placed on the Town's website as soon as it is practicable.
- k) Emergency Special Meetings may be called by the Mayor or the Town Manager in case of an emergency with at least two hours notice given to Council members, without complying with the posting of notice requirement, but a copy of the minutes of every such Emergency Special Meeting shall be filed with the Town Clerk not later than 72 hours following the holding of such meeting in accordance with the Freedom of Information Act, C.G.S. section 1-225 (d).
- l) **Work Sessions are by definition of the Freedom of Information Act, *Special Meetings* of the Council. In order to preserve the informal and relaxed atmosphere that encourages exchange between members of the Town Council, town government and invited participants, Work Sessions may be scheduled by the Mayor or by majority of vote of the Council. All requirements of the Freedom of Information Act that pertain to *Special Meetings* shall be observed for Work Sessions. Work Sessions will be held to discuss, review, research or explore topics for possible later action. No formal votes may be taken, except for a vote to go into Executive Session.**
- m) Joint meetings and hearings may be held with the governing bodies of other governmental entities or agencies and such joint regular or special meetings may be held in the jurisdiction of either body.
- n) The Town Clerk is the Clerk of the Council and shall, in accordance with the Connecticut Freedom of Information Act, keep for public inspection a journal **minutes** of all its proceedings, including all roll call votes **and indicating deliberations, discussions and actions** which shall be the official record of Council proceedings. The journal shall be authenticated for each meeting by the signature of the Mayor or Deputy Mayor in the absence of the Mayor. Notes from the meeting indicating all actions shall be available to the public within 48 hours after the meeting and the minutes shall be available within 7

days of the meeting. Upon approval the minutes shall be posted on the web site in a timely manner.

Rule 3- Agenda of Council Meetings

- c) The Town Manager, in consultation with the Mayor, shall prepare the agenda
- d) Unless altered by a two-thirds vote of the Council, the regular order of business shall generally be as follows:
 - 1. Call to Order
 - 2. Roll Call
 - 3. Approval of Minutes
 - 4. **Public Hearing (if scheduled)**
 - 5. **Opportunity For Public to Address the Council**
 - 6. Town Manager's Report
 - 7. Old Business
 - 8. New Business
 - 9. Quarterly Reports
 - 10. Departmental and Committee Reports
 - 11. Reports of Council Committees
 - 12. Reports of Council Members
 - 13. Petitions, Request and Communications
 - 14. Opportunity For Public to Address the Council
 - 15. Future Agendas
 - 16. Executive Session (if scheduled)
 - 17. Adjournment
- c) **Ceremonial presentations to individuals or groups that include refreshments, may be scheduled prior to the Regular Meeting time in accordance with the requirements of the Freedom of Information Act. A notice that the presentation will take place prior to the Regular Meeting will be included on the agenda for that meeting.**
- d) Prior to or during the discussion on each item on the agenda the Mayor may call upon the Town Manager, designated staff or other appropriate person for the purpose of background presentation of business to be discussed. Council members may address questions to these individuals.
- h) Unless extenuating circumstances occur, the agenda and all supporting material shall be delivered to the Council not later than the Friday preceding each regular meeting of the Council.

- i) Every effort will be made to ensure that copies of the agenda, minutes and related material distributed with the packet will be made available on the Town's website no later than noon on the Friday preceding each regular meeting of the Council.
- j) Recurring Old Business items shall have an end date to be determined by the Council.

Rule 4 – Public Participation

d) Regular Meetings

The Town Council welcomes comments from the public. On the agenda of each meeting of the Town Council, two periods shall be set aside and designated as an opportunity for the public to address the Council on any issue of importance to the Town. Citizen comments may be presented orally or in writing. Each speaker will be allowed one opportunity to speak for a maximum of five minutes in each session. Any citizen so speaking shall identify him/herself by name and address, and if the speaker is speaking for a group or organization, she/he may so state. Citizen comments will be accepted as presented. **Written statements presented by speakers during the public comment section shall be included in the minutes of the meeting.** Council members are free to ask questions to clarify the intent of the citizens commenting. Citizens should not attempt to engage Council members, the Town Manager or Town staff in debate or line of questioning. **Written statements from the public received prior to the completion of the Town Council packet will be included as a communication. Communications received after the packet has been completed will be distributed to members prior to the meeting and be included as a communication in the next packet.**

b) Public Hearings

Public hearings are an opportunity for citizens to address the Town Council on a specific issue. Citizen comments may be presented orally or in writing. Written statements received by the Town Clerk prior to the public hearing will be noted on the record and distributed to Council members either in the packet or that evening. Both these letters and written statements presented by speakers during the public hearing shall become part of the minutes. All citizens so speaking shall identify him/herself by name and address, and if the speaker is speaking for a group or organization, she/he may so state.

c) Work Sessions

Work Sessions are an opportunity for the Council, Town Government and invited participants to discuss issues. An opportunity for public comment may be set-aside at the beginning of the Work Session to hear from citizens who have comments pertaining to the issue at hand.

Rule 5 – Conduct

All meeting participants including Councilors, citizens and staff should not discuss personalities and will not be permitted to impugn the motive, **character** or integrity of any individual. All participants should address their remarks to the Mayor and maintain a courteous tone. **These rules of conduct shall apply to all written correspondence.**

Rule 6- Introduction and Public Hearing of Ordinances

- a) Section C307 of the Charter of the Town of Mansfield provides that "All ordinances introduced by a member of the Council shall be in written form and shall be limited to one subject, which shall be clearly stated in the title." ~~The Town Manager may introduce proposed ordinances also. A copy of any ordinance introduced by the Town Manager or a member of the Town Council shall be filed with the Town Clerk who shall follow the procedures for copying, distribution and notice of the proposed ordinance set forth in Town Charter section C307.~~
- e) Section C308 of the Town Charter requires that the Town Council shall hold at least one public hearing before any ordinance shall be passed. If the ordinance is on the Council's agenda for possible action, the Council may choose to vote on the proposed ordinance right after the public hearing is held. The Council may also hold more than one public hearing on a proposed ordinance prior to taking final action.
- f) Prior to scheduling a public hearing regarding a proposed ordinance, a written fiscal impact analysis should be given to Council.**

Rule 7- Motions

- k) When a motion is made and seconded it shall be stated by the Mayor or the Town Clerk, if requested. If the motion is made in writing, it shall be read aloud prior to being debated. The motion so made and seconded will be in possession of the Council and subject to amendments or withdrawal, except that the withdrawal cannot be made subsequent to a voted amendment without the consent of the Council.
- l) Motions shall be reduced to writing when requested by the Mayor or by a majority of the whole Council.
- m) When a motion is under debate, no further motion shall be received except to adjourn, to recess, to table, for the previous question, to limit or extend debate, to postpone to time certain, to refer to committee, to amend or to postpone indefinitely, which motions shall have precedence in the order indicated.
- n) Motions to adjourn, to lay upon the table and for the previous question shall be decided without debate.

- o) Motions to postpone to a definite time and to close debate at a specific time shall be decided without debate, except with respect to the time fixed, which shall be subject to amendment altering the time.
- p) Motions to refer, to postpone indefinitely or to amend shall be debatable, but only with respect to such a referral, postponement or amendment, and not with respect to the subject matter of the main motion.
- q) Any amendment must be germane to the motion.
- r) Motions to table, to postpone to time certain or to postpone indefinitely, once having been decided, shall not be reconsidered at the same meeting, whereas a motion to refer a matter to a committee can be reconsidered only at the meeting of the vote. Any other motion can be reconsidered only at the same of next succeeding meeting of the Council.
- s) Any motion to reconsider shall be in order only upon motion by a member participating in the prevailing vote of the original motion, and there shall be no reconsideration of the vote upon motion to adjourn, for the previous question or to reconsider.
- t) Any motion under debate, which consists of two or more independent propositions, may be divided by a majority vote of the whole Council.

Rule 8 - Debate

- e) During discussion or debate, no Councilor shall speak unless recognized by the Mayor.
- f) Councilors shall confine their remarks in debate to the pending question.
- g) Any Councilor who knows in advance of a meeting that he /she wishes to obtain certain data or have a question answered, or wishes specific figures or expenditures, or the like, should, insofar as possible, inform the Town Manager in writing of the nature and details of the inquiry, so that the Town Manager will have the opportunity to have the answer available at such meeting.
- h) Any member who realizes or anticipates that he/she has or will have a conflict of interest with respect to a matter before the Council for consideration should announce his or her intention to abstain from voting on the matter as soon as the conflict becomes apparent, and should thereafter refrain from further discussion of or involvement in the matter.

Rule 9 – Standing Committees

- e) There shall be the following standing committees of the Council
- Committee on Committees
 - Finance Committee
 - Personnel Committee
- f) The Council may create or dissolve committees of the Council by resolution.
- g) The Mayor shall appoint members of the Council to such committees and shall designate the chair of each. The Mayor may announce any adjustments in membership or chairmanship at a regular Council meeting with such changes to be effective at the next regular committee meeting.
- h) All Councilors shall be ex-officio members of the committees to which they are not assigned, but do not have the authority to make motions or to vote.

Rule 10 – Council Office Hours

One half hour prior to the second Council meeting of the month Council members will be available to hear from the public on any issue. Councilors shall volunteer to participate in the office hours on a rotating basis.

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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matthew Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant to Town Manager
Date: September 8, 2008
Re: Presentation – Natchaug Basin Conservation Action Planning

Subject Matter/Background

As requested, staff has scheduled a presentation regarding the Natchaug Basin Conservation Action Planning (CAP) process. Denise Burchsted from the Naubesatuck Watershed Council and Holly Drinkuth from the Quinebaug Highlands Project will conduct the presentation.

The Natchaug Basin is comprised primarily of the Naubesatuck Watershed, and also includes land that drains into the Natchaug River south of the Windham Water Works reservoir.

The goal of the CAP process is to create an action guide designed to:

- Protect the high-quality waters of the Natchaug Basin as well as the terrestrial and aquatic habitat within the watershed
- Develop a system for objectively measuring and reporting conservation progress in the Natchaug Basin
- Integrate these measures into policies and decisions that enable partners, policymakers, stakeholders and communities to achieve effective and efficient conservation success

To accommodate our guest speakers, I suggest that the Town Council move this item to the first order of business on Monday's agenda.

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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *Matt H*
CC: Maria Capriola, Assistant to Town Manager; Lon Hultgren, Director of Public Works; Jeffrey Smith, Director of Finance
Date: September 8, 2008
Re: Four Corners Sewer Project

Subject Matter/Background

The last time we addressed the Town Council on this issue we were directed to work out a financing plan to provide sewers in the Four Corners area and to discuss with UConn its ability to accept this sewage. We would now like to update the Council on our progress.

Attached is a spreadsheet that shows how the \$5.1 million project could be financed through assessments collected from the 57 properties in the sewered area and a potential municipal contribution. This spreadsheet (dated 7/21/08) estimates a municipal contribution of \$1 million. While the amount and decision to make any contribution on the part of the Town is the purview of the Council, we have selected the \$1 million figure because that is the approximate cost of the pump station that the Town would build, own and operate to serve this area. The spreadsheet also assumes a 25-year bond for the Town and a 23-year sewer assessment payment schedule for the properties. This schedule provides that the assessments will not be due until the sewers are constructed AND that the assessments must be paid off one year before the bonds are paid in full (as required by Town ordinance). The second spreadsheet (dated 9/4/08) shows on a very preliminary basis what the assessments would be for each of the properties in the service area, under various Town funding levels.

One important aspect of this project became apparent as the financing plan was developed – in order for the Town to have funds to pay off the \$5.1 million bond, all properties in the sewer service area will need to be assessed and the first of their 23 payments will be due when the sewers are built, regardless of whether the property is connected to the sewers immediately or not. Because this is a new point of information, staff feels it important to communicate this point to the property owners before proceeding further with the project. (We had reported earlier – based on the sewerage in the southern part of Town in the 70's – that assessments would not be due until a property owner chose to hook up. While that may have been possible with the 85 percent grant funding available 30 years ago, it is not possible to finance this project today with deferred assessments.)

A second important point for this project arose in our discussions with UConn about accepting sewage from the Four Corners area. While UConn is willing to accept the sewage (and it will improve their summer operations at the treatment facility) under current statutes, UConn must obtain a "first right of refusal" on any property it sewers.

With multiple private and public property owners, this requirement will not be workable in the Four Corners area (nor was it in the Senior Center/Juniper Hill area). Consequently, a special act of the legislature will be required to allow UConn to accept the Four Corners sewage. There is precedent for this type of act in Mansfield, so we do not believe the authorization will be difficult to obtain. However, if the Council wishes to proceed, we will need to seek this legislation during the 2009 legislative session.

Financial Impact

If the Town decides to commit \$1 million to this project over the next 25 years, funds for the municipal share (as outlined in the attached spreadsheet dated 7/21/08) would have to be budgeted in the Town's capital and sewer budgets. The increase in tax revenues from newly developed and redeveloped properties in the sewer service area are expected to more than compensate for this \$1 million Town expenditure. As an example, if five properties develop or redevelop commercial/business property worth \$500,000 each, the taxes on these improvements would run about \$44,000 per year. Over a 23-year period these five properties would yield about \$1 million in new taxes. We believe there will be more than \$2,500,000 in taxable improvements in the Four Corners area if it is sewerred, which would more than compensate for the Town's \$1 million investment.

Legal Review

Our Town Attorney attended our discussions with UConn regarding its potential acceptance of the Four Corners sewage and he is aware of the requirements for a special act.

Recommendation

With the consensus of the Town Council, staff would like to proceed as follows:

1. Communicate to the property owners in the proposed sewer service area that the sewer assessments would be due on all properties when the sewers are built.
2. Begin the process of drafting a special act for the legislature to allow UConn to accept sewage from the Four Corners area (as it does from the Senior Center/Juniper Hill area).
3. Refer to the Finance Committee the matter of a municipal contribution to the project, in order to develop a recommendation for the Council as a whole.

We will keep the Town Council informed as we move forward with these steps. When these tasks are completed, we will return with recommendations for the Council, including a recommendation regarding the scheduling of a referendum to approve a bond issue for this project.

Attachments

- 1) Financing worksheet dated 7/21/08
- 2) Trial assessment worksheet dated 9/4/08

Four Corners Cash-Flow Bond and Assessment Payments Spreadsheet

Irh 7/21/08

Total Project Cost:	\$5,105,250			Total Project Cost:	\$5,105,250
Total Bond Interest:	\$3,960,000			Town Contribution:	\$1,000,000
Total All Costs:	\$9,065,250			Interest on Town Contribution:	\$775,750
				Total Cost to be Assessed to 4 Corners properties:	\$4,730,000

Fiscal Year	A. Town's Debt Service Payment (5% for 25 years)	Spent on Project	Total of Assessments	B. Assessment Payments from 57 Properties (5% for 23 years) Capital recovery factor = .07414	Town's funding gap or return each year (A - B)
				0.07414	
2010	\$127,631	\$5,105,250	\$4,730,000		\$127,631
2011	\$359,792	\$5,105,250	\$4,730,000		\$359,792
2012	\$359,410	\$5,105,250	\$4,730,000	\$350,682	\$8,727
2013	\$358,771	\$5,105,250	\$4,730,000	\$350,682	\$8,089
2014	\$357,878	\$5,105,250	\$4,730,000	\$350,682	\$7,196
2015	\$356,729	\$5,105,250	\$4,730,000	\$350,682	\$6,047
2016	\$355,325	\$5,105,250	\$4,730,000	\$350,682	\$4,643
2017	\$358,644	\$5,105,250	\$4,730,000	\$350,682	\$7,962
2018	\$356,474	\$5,105,250	\$4,730,000	\$350,682	\$5,792
2019	\$358,567	\$5,105,250	\$4,730,000	\$350,682	\$7,885
2020	\$356,091	\$5,105,250	\$4,730,000	\$350,682	\$5,409
2021	\$357,878	\$5,105,250	\$4,730,000	\$350,682	\$7,196
2022	\$359,154	\$5,105,250	\$4,730,000	\$350,682	\$8,472
2023	\$359,920	\$5,105,250	\$4,730,000	\$350,682	\$9,238
2024	\$355,198	\$5,105,250	\$4,730,000	\$350,682	\$4,516
2025	\$355,198	\$5,105,250	\$4,730,000	\$350,682	\$4,516
2026	\$359,665	\$5,105,250	\$4,730,000	\$350,682	\$8,983
2027	\$358,389	\$5,105,250	\$4,730,000	\$350,682	\$7,706
2028	\$356,602	\$5,105,250	\$4,730,000	\$350,682	\$5,920
2029	\$359,282	\$5,105,250	\$4,730,000	\$350,682	\$8,600
2030	\$356,219	\$5,105,250	\$4,730,000	\$350,682	\$5,537
2031	\$357,623	\$5,105,250	\$4,730,000	\$350,682	\$6,941
2032	\$358,261	\$5,105,250	\$4,730,000	\$350,682	\$7,579
2033	\$353,156	\$5,105,250	\$4,730,000	\$350,682	\$2,473
2034	\$357,495	\$5,105,250	\$4,730,000	\$350,682	\$6,813
2035	\$355,836	\$5,105,250	\$4,730,000		\$355,836
Totals:	\$9,065,188			\$8,065,691	\$999,498

- Notes:
1. Assessment total of \$4,730,000 so that Town's contribution without interest is \$1M.
 2. With the Town paying the interest on the \$1M, the total of assessments would be \$4,275,000
 3. Per Town ordinance, assessments must be paid off 1 year before the bonds are.
 4. Assessments won't be due until sewers are in place, but all properties in the service area will be assessed and have the 1st payment due in 2112. This is the only way the Town will have the funds to pay off the bonds.
 5. After Council review of this concept, here is what will be required:
 - A. Recommunicate to the property owners that assessments will be due starting in 2112
 - B. Obtain special act of the legislature allowing UConn to accept sewage from the 4 corners area. Coincidentally, set up agreement to accept this sewage with UConn.
 - C. Set Town referendum to approve the \$5.1M bond.
 - D. Design of system (9 to 12 months); construct the system (10 to 15 months)
 - E. Compute actual assessments; conduct public hearing on assessments; levy assessments.

Corners Sewers Trial Assessment Worksheet					residnticmrcel				outlet charge			TRIAL ASSESSMENT		TRIAL ASSESSMENT		TRIAL #2 Including Bond Costs		TRIAL ASSESSMENT	
Street	Assessor's			adjusted	frnt ftg	count	count	unit	unit	area	outlet	(base - #1)	#2	Town Contrib	Town Contrib	Town Contrib	Town Contrib		
Owner	Address	map	block	lot	frnt ftg	charge	# units	# units	charge	basis	basis	charge	\$0	\$1M	\$1M	\$2M			
Brodin	497 Middle Tpke	8	14	19	674	104,207.85		4.00	25,367.74		4615.47	4615.47	134,191	108,810	121,747	83,429			
Van Scoy	504 Middle Tpke	8	23	5	237	36,642.82	1		6,341.93	400.00		400.00	43,385	34,965	39,122	26,545			
State of Conn.	505 Middle Tpke	8	15	26	518	80,088.53	1		6,341.93	400.00		400.00	86,830	69,900	78,210	52,971			
Masinda	520 Middle Tpke	8	23	4	146	22,573.21	1		6,341.93	400.00		400.00	29,315	23,651	26,463	17,988			
Jensen's	no # Middle Tpke	8	23	3	1361	210,425.65	180		1,141,548.18	72000.00		72000.00	1,423,974	1,159,154	1,296,967	894,334			
Paulson	521 Middle Tpke	8	15	25	216	33,395.99	1		6,341.93	400.00		400.00	40,138	32,354	36,201	24,570			
Paulson	527 Middle Tpke	8	15	24	214	33,086.77	1		6,341.93	400.00		400.00	39,829	32,106	35,923	24,382			
Towill	541 Middle Tpke	8	15	23	450	69,574.98	2		12,683.87	800.00		800.00	83,059	66,946	74,905	50,834			
Ferrigno	555 Middle Tpke	8	15	22	233	43,136.49		7.50	47,564.51	1789.72		1789.72	92,491	74,725	83,609	56,958			
Ferrigno	no # Middle Tpke	8	15	21-1	46										0				
Public Arch Survey	569 Middle Tpke	8	15	21	298	46,074.10		1.50	9,512.90		1908.29	1908.29	57,495	46,607	52,148	35,719			
Campus Crossing	574 Middle Tpke	8	23	2	398	61,535.20		2.50	15,854.84		2588.94	2588.94	79,979	64,820	72,527	49,661			
Campus Crossing	596 Middle Tpke	8	23	1	387	59,834.48		2.00	12,683.87		2503.58	2503.58	75,022	60,817	68,048	46,613			
(Marty's)	575 Middle Tpke	8	15	20	175	27,056.94		1.25	7,927.42		1096.20	1096.20	36,081	29,227	32,702	22,375			
AJST Mansfield	16 East Park Rd	8	15	19	227	35,096.71		3.00	19,025.80		1335.89	1335.89	55,458	44,857	50,190	34,256			
Mansf Realty et al	34 East Park Rd	8	15	18	80	12,368.88		5.25	33,295.16		4252.50	4252.50	49,917	40,972	45,843	32,028			
AJST Mansfield	3 East Park Rd	8	15	17	227	35,096.71		3.00	19,025.80		1048.60	1048.60	55,171	44,570	49,869	33,968			
AJST Mansfield	2 East Park Rd	8	15	16	185	28,603.05		1.00	6,341.93		866.60	866.60	35,812	28,967	32,411	22,122			
Cornerstone Mansfield	591 Middle Tpke	8	15	15	448	69,265.75		25.00	158,548.36		4431.58	4431.58	232,246	187,622	209,929	142,999			
DDS Associates, Javit	no # Middle Tpke	9	23	1	682	105,444.74		18.25	115,740.30		4406.69	4406.69	225,592	182,267	203,937	138,942			
Scranton Associates	603 Middle Tpke	8	15	14	304	47,001.76		2.25	14,269.35		1836.80	1836.80	63,108	51,106	57,182	39,105			
S&P Properties	611 Middle Tpke	8	15	13	228	35,251.32	21		133,180.62	8400.00		8400.00	176,832	143,840	160,941	110,848			
Mansfield Acquisition	1659 Storrs Rd	8	15	12	223	34,478.27		1.75	11,098.39		933.80	933.80	46,510	37,583	42,051	28,656			
Zorba	625 Middle Tpke	8	15	11	956	147,808.17		5.50	34,880.64		2181.94	2181.94	184,871	149,086	166,811	113,302			
Merchant Mansfield CV	Storrs Rd	9	23	28.3	485	74,986.36		7.75	49,149.99		3456.60	3456.60	127,593	103,278	115,557	78,962			
Merchant Mansfield hot	1645 Storrs Rd	treated as one													0				
Kardestuncer	1641 Storrs Rd	9	23	4	80	12,368.88	2		12,683.87	800.00		800.00	25,853	20,946	23,436	16,038			
Moskowitz	1637 Storrs Rd	9	23	5	211	32,622.93	2		12,683.87	800.00		800.00	46,107	37,232	41,659	28,358			
Schneiderman	1631 Storrs Rd	9	23	6	118	18,244.10	1		6,341.93	400.00		400.00	24,986	20,170	22,568	15,354			
Brown	1621 Storrs Rd	9	23	8	338	52,258.54	1		6,341.93	400.00		400.00	59,000	47,522	53,172	36,044			
Rosall's Trust	1717 Storrs Rd	8	15	10	603	93,230.47		11.25	71,346.76		5010.07	5010.07	169,587	137,350	153,680	105,114			
Lazure	no # Storrs Rd	8	15	9-1	46	7,112.11									0				
E&I Associates	1733 Storrs Rd	8	15	9	420	64,936.64		13.25	84,030.63		3870.12	3870.12	152,837	123,658	138,360	94,479			
Gillard	1753 Storrs Rd	8	15	8	405	62,617.48		6.50	41,222.57		3491.04	3491.04	107,331	86,992	97,335	66,651			
Walsh	no # Storrs Rd	8	15	7&6	362	55,969.20		9.75	61,833.86		2372.86	2372.86	120,176	97,101	108,645	74,026			
Ferrigno	no # Tolland Tpke	8	15	5	80	12,368.88	1		6,341.93	400.00		400.00	19,111	15,446	17,282	11,781			
Li	1775 Storrs Rd	8	15	4	194	29,994.55	1		6,341.93	400.00		400.00	36,736	29,619	33,140	22,502			
BT Partners	1768 Storrs Rd	2	5	21	298	46,074.10		9.00	57,077.41		3045.81	3045.81	106,197	85,992	96,216	65,787			
Taylor Trust	no # Storrs Rd	2	5	22	560	86,582.19	3		19,025.80	1200.00		1200.00	106,808	86,122	96,361	65,436			
Guo	no # Timber Dr	2	5	23	187	28,912.27		5.25	33,295.16		1366.40	1366.40	63,574	51,389	57,499	39,204			
Ferrigno	1734 Storrs Rd	2	6	15	217	33,550.60		1.00	6,341.93		1353.80	1353.80	41,246	33,432	37,407	25,618			
Fire Dept	1722 Storrs Rd	2	6	14	176	27,211.55		2.00	12,683.87		1175.99	1175.99			0				
Ferrigno	no # Storrs Rd	2	6	13	237	36,642.82		3.00	19,025.80		702.70	702.70	56,371	45,467	50,873	34,563			
Nelson	15 Willington Hill Rd	2	6	32	162	25,046.99	1		6,341.93	400.00		400.00	31,789	25,640	28,688	19,492			
Jones	643 Middle Tpke	2	8	13	308	47,620.21		2.50	15,854.84		1186.44	1186.44	64,661	52,228	58,437	39,795			
Lahan et al	1660 Storrs Rd	2	8	12	240	37,106.65		1.00	6,341.93		1005.20	1005.20	44,454	35,943	40,216	27,433			
JH Shepard Co.	661 Middle Tpke	2	8	14	529	81,789.25		14.25	90,372.56		3437.78	3437.78	175,600	141,877	158,745	108,155			
Sanderson	656 Middle Tpke	9	24	22	150	23,191.66		1.50	9,512.90		853.06	853.06	33,558	27,152	30,380	20,746			
Rogers	650 Middle Tpke	9	24	21	161	24,892.38		0.75	4,756.45		835.29	835.29	30,484	24,677	27,611	18,869			
Kreuscher	644 Middle Tpke	9	24	20	77	11,905.05		1.00	6,341.93		390.60	390.60	18,638	15,063	16,854	11,489			
Krivanec	1650 Storrs Rd	9	24	19	102	15,770.33		1.50	9,512.90		427.00	427.00	25,710	20,757	23,225	15,805			
Krivanec	1646 Storrs Rd	9	24	18	104	16,079.55	1		6,341.93	400.00		400.00	22,821	18,430	20,621	14,038			
Moskowitz	no # Storrs Rd	9	24	17	105	16,234.16	1		6,341.93	400.00		400.00	22,976	18,554	20,760	14,132			
Krivanec	1640 Storrs Rd	9	24	16	80	12,368.88	1		6,341.93	400.00		400.00	19,111	15,446	17,282	11,781			
Charter Communication	no # Storrs Rd	9	24	15	127	19,635.60		0.50	3,170.97		541.80	541.80	23,348	18,881	21,126	14,414			
Rogers et al	1632 Storrs Rd	9	24	14	134	20,717.88	1		6,341.93	400.00		400.00	27,460	22,159	24,794	16,859			
Stanley Property LLC	1630 Storrs Rd	9	24	13	97	14,997.27	1		6,341.93	400.00		400.00	21,739	17,559	19,647	13,380			
Ghiaei	1620 Storrs Rd	9	24	12	204	31,540.66	2		12,683.87	800.00		800.00	45,025	36,362	40,685	27,699			
	number of adjusted front feet:				16510	2,552,628.58	227.00	175.50	2,552,628.58			161119.16	5,218,193	4,227,400	4,729,995	3,236,608			
	project estimated cost:				\$5,105,257.15			total units:	402.50										
	\$ cost per adjusted front foot:				154.61			\$/unit:	6341.93										
					Maximum:	210425.65		Maximum:	1141548.18										
	average feet per parcel:				300	46244.04		Average:	46244.04										
					Minimum:	7112.11		Minimum:	3170.97										

Revised 9/4/08

1. indicates removal from assessment list after all calculated
 2. Treatment of power lines; barred from development
 3. Ferrigno Lot access



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant to Town Manager; Lon Hultgren, Director of Public Works; Grant Meitzler, Assistant Town Engineer
Date: September 8, 2008
Re: Hillside Circle Quitclaim Deed

Subject Matter/Background

Several years ago the Town and University realigned the intersection at Hillside Circle and Bolton Road. (The roadway that used to run straight towards the west leg of Hillside Circle was closed off and a "T" intersection was constructed.) The adjoining resident was cooperative with this project, and built his own stone wall to help define the area.

As the roadway no longer follows the old path towards Westwood Road, the Town does not need the property that adjoins the corner lot (lot 2 on the accompanying map). We have agreed to quitclaim this to the adjoining owner so that our right-of-way ownership follows the road (as it should).

Financial Impact

This project is complete using budgeted funds and no additional financial impact is anticipated.

Legal Review

The Assistant Town Engineer has reviewed this matter with the Town Attorney.

Recommendation

Prior to taking any action on the quit claim, staff recommends that the Town Council forward the matter to the Planning and Zoning Commission, for review under Connecticut General Statutes Section 8-24.

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

Move, effective September 8, 2008, to refer the issue of the Hillside Circle Quit Claim Deed to the Planning and Zoning Commission for review under Connecticut General Statutes Section 8-24.

Attachments

1) Quit claim deed and description; Map

QUIT CLAIM DEED

THE TOWN OF MANSFIELD, a municipal corporation with offices located at 4 South Eagleville Road, Mansfield, Connecticut 06268, hereinafter referred to as "GRANTOR", for One Dollar (\$1.00) and other valuable consideration, grants to Robert S. Tilton & Rita A. Connolly-Tilton with their principal place of residence at 3 Hillside Circle, Mansfield, Connecticut 06268, hereinafter referred to as "GRANTEE", with QUITCLAIM COVENANTS all that certain piece or parcel of land, situated in the Town of Mansfield, County of Tolland, and State of Connecticut, and being more particularly described in Schedule "A" attached hereto and incorporated herein.

Signed as of the _____ day of _____ 2008.

Witnessed by:

The Town of Mansfield

name:

name:

name:

State of Connecticut)

: ss: Mansfield

_____, 2008

County of Tolland)

Personally appeared _____, Town Manager of the Town of Mansfield, a Connecticut municipal corporation, signer of the foregoing instrument, and acknowledged the same to be his free act and deed and the free act of said corporation, before me.

SCHEDULE "A"

Beginning at the northeast corner of Lot 2 which is also a southeast corner of Lot 1 as shown on a map entitled "Plan of Portion of 'Ledgebrook' Development, Connecticut State College, Storrs, Conn., scale 1" = 40 feet, Oct. 25, 1937, plan and survey by Gilbert F. Perry, C.E." which map is on file on the Office of the Town Clerk. The Grantees herein acquired said Lot by a deed recorded at Volume 390 Page 185 in the Office of the Town Clerk.

thence continuing on the prolongation of the northerly property line of said Lot 2 for distance of 47 feet, be it more or less, to a point which point is located 25 feet from the centerline of Hillside Circle;

thence continuing southerly and southwesterly along a non-tangent curve to the right having radius of 20 feet for a distance of 17 feet, more or less;

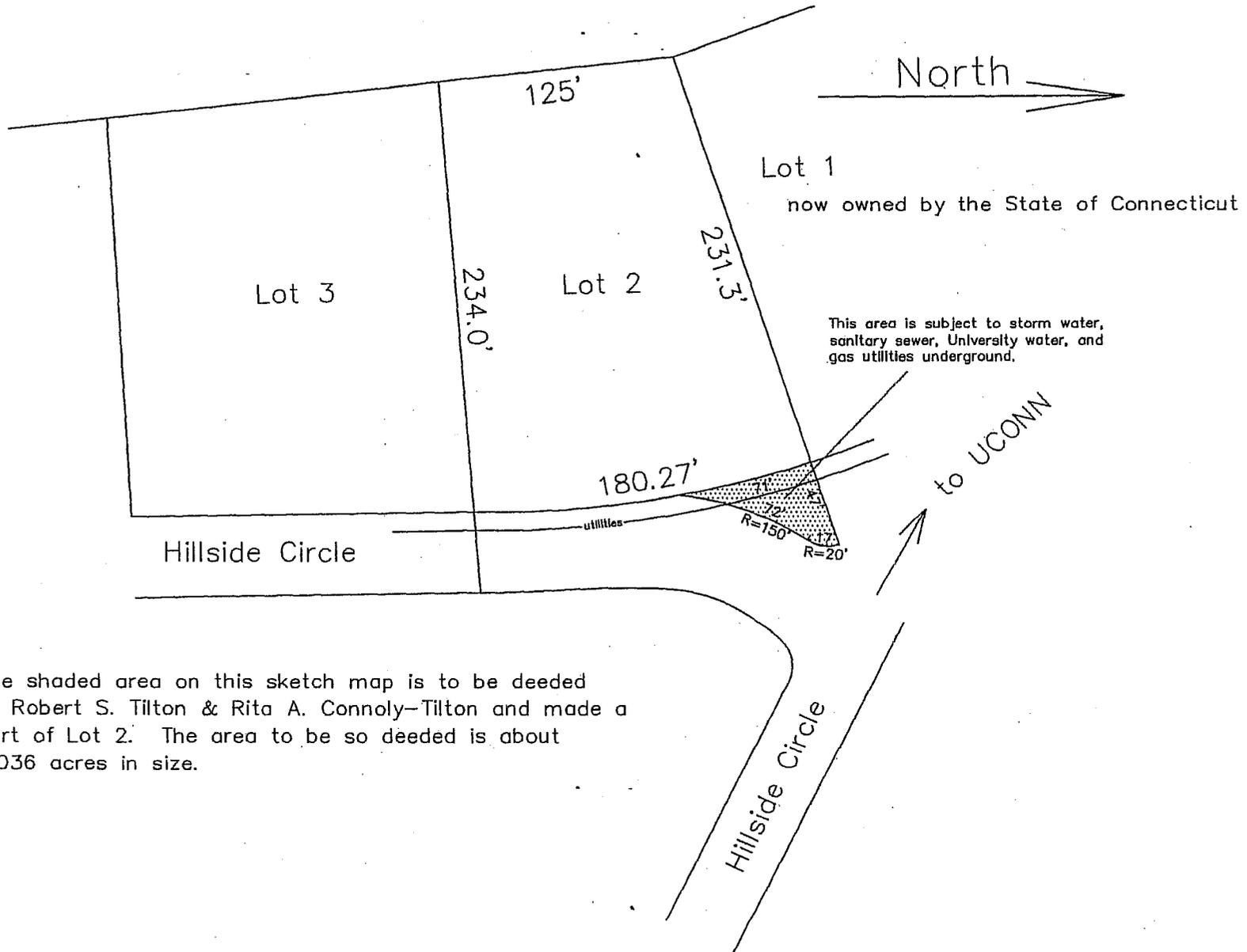
thence continuing southwesterly on a tangent curve to the left having radius of 150 feet for a distance of 72 feet, more or less, the last two courses being located parallel with and 25 feet distant from the centerline of Hillside Circle;

thence continuing northerly on a non-tangent curve to the left having a radius of 531 feet for a distance of 71 feet, more or less, along a portion of the front line of said Lot 2 to the place and point of beginning.

This parcel is subject to underground rights for storm water, sanitary sewer, University water, a paved sidewalk, and gas utilities as they presently exist, and which from time to time may be subject to repair and construction.

It is the intent of this deed to transfer land now not needed for road right-of-way as a result of recent major reconstruction of the Hillside Circle/Hillside Road/Bolton Road intersection.

this land is now owned by the State of Connecticut



The shaded area on this sketch map is to be deeded to Robert S. Tilton & Rita A. Connoly-Tilton and made a part of Lot 2. The area to be so deeded is about 0.036 acres in size.

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

MINUTES

1. The meeting was **called to order** at 7:14p by Acting Chair Leon Bailey. *Members present:* Jay Ames, Leon Bailey, Scott Lehmann. *Members absent:* Anita Bacon, Kim Bova, Joan Prugh, Blanche Serban. *Others present:* Betty Stern (staff).

Note: This is the third regular meeting in a row at which a quorum could not be assembled. Those members who did show up decided to act on items 2 and 6 anyway, since the draft minutes and display procedures had been circulated by e-mail in advance of the meeting and no objections were made to them.

2. The draft **minutes** of the April, May, and June meetings were approved the correction that the end date of KYTF/Festival advertising should read "15 Sep" in item 4, May & June minutes, and "June" should read "July" in item 6, June minutes.

3. MCC art displays.

a. **Eric Roy**, noting that the double-sided case was empty, asked if he might display two sculptural staffs there, in conjunction with his jewelry and minerals in the shelved case. Jay called Mr. Roy during the meeting to let him know that the case was reserved for a display of **art camp art**, which Jay and Scott installed there after the meeting.

b. **Nancy Conlon** wants to display decorated boxes, frames, etc., employing 18th & 19th century techniques (such as smoke graining) that give ordinary materials an exotic look. Her application was considered at the June meeting, where some wondered if her work was too far toward the craft end of the art-craft continuum and a decision was deferred to a time when more AAC members were present. Unfortunately, that doesn't describe this meeting. Jay was unsuccessful in reaching Ms. Conlon by phone during the meeting to ask whether some of the paintings (in frame, on boxes) shown in the photos are hers; he will pursue this issue.

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>Art 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)	

4. The **Downtown Partnership** now has use of a storefront in the Store 24 block for advertising and displays, and may be interested in some art work for it. Leon will call the Partnership to ask what it has in mind.

5. Discussion of **performances** at the MCC and a free-standing **art show**, independent of the Festival on the Green, was put off until more (enthusiastic) members are present.

6. **Art removal procedures.** Scott's draft of "Art Display Procedures" (attached), including rules governing the removal of art and the present waiver and permission was approved. Artists who display their work at the MCC should sign this document (and receive a copy) at the time their exhibit is installed. MCC staff should allow art to be removed only by prior arrangement and with proper ID.

7. **Adjourned** at 7:58p. Next meeting: Tuesday, 05 August 08, 7:00p. Add to **agenda:** Outreach to artists (update flier? table at KYTF?).

Scott Lehmann, Acting Secretary, 02 July 08; approved 02 September 08

Attachment: Art Display Procedures



Mansfield Community Center

ART DISPLAY PROCEDURES

- The Mansfield Arts Advisory Committee (AAC) and the artist will negotiate the display period for art exhibits at the Mansfield Community Center (MCC).
- Exhibits will normally run for three months: January 15 to April 14; April 15 to July 14; July 15 to October 14; or October 15 to January 14. That is, exhibits are normally installed on the 15th of January, April, July, or October, and normally come down on the 14th of April, July, October, or January three months later.
- Artists are expected to show their work for the agreed-upon period. Removal of work more than one week before the end of this period requires AAC approval.
- With the approval of the AAC, artists may substitute a different work for one already on display.
- Artists must negotiate day and time for removing art in advance with Jay O'Keefe, Assistant Director of Parks and Recreation, at the MCC. Any changes in the agreed-upon day or time must be approved by Mr. O'Keefe.
- Artists must sign in at the MCC desk and show ID before removing any work.
- Work not removed by the artist (or agent) by the end of the agreed-upon display period may be removed by the AAC. In this case, the AAC will attempt to reunite artist and work, but assumes no responsibility for loss or damage. The MCC does not have room to store works of art.

ARTIST'S CONSENT

I have read and consent to the above Art Display Procedures. My display period begins _____ (date) and ends _____ (date).

WAIVER: I hereby agree to release, discharge and hold harmless the Town of Mansfield, its directors, officers, employees, agents, contractors, volunteers and/or members/visitors from any and all liability or damage that may occur to my artwork while on display at the Mansfield Community Center property. I understand that display of artwork may involve risks and I understand that the Town of Mansfield does not provide insurance for artist's displays in any town facility.

PHOTO RELEASE: I understand that for promotional purposes that the Town videotapes and/or takes photographs of participants and the interior of the facility. I hereby release and permit the Town of Mansfield to utilize for said promotional purposes any photographs of my displayed artwork or myself while at the Mansfield Community Center.

Name: _____

Address: _____

Phone: _____

Signature: _____ Date: _____

Mansfield Commission on Aging Minutes

10:00 AM – Senior Center

Monday, June 9, 2008

Present: K. Grunwald (staff), W. Bigl, C. Pellegrine, S. Gordon, A. Holinko, T. Quinn (Chair), M. Ross, P. Hope (staff), C. Phillips, M. Thatcher, J. Quarto, J. Brubacher, J. Kenny (staff), R. Gouldsbrough
Regrets: K. Doeg

- I. **Call to Order:** Chair T. Quinn called the meeting to order at 10:00 AM
- II. **Appointment of Recording Secretary:** K. Grunwald agreed to take minutes for the meeting.
- III. **Acceptance of Minutes:** the minutes of the **May 12, 2008** meeting were accepted as written.
- IV. **Correspondence** – Chair and Staff: none
- V. **New Business**
 - - “Other”: Homecare Services: no discussion.
- VI. **Optional Reports on Services/Needs of Town Aging Populations**
 - A. **Health Care Services**

Wellness Center and Wellness Program – J. Kenny did not have copies of her monthly report; gave a verbal report.

Mansfield Center for Nursing and Rehabilitation – J. Kenny reported that there are concerns about the lack of State funding to supplement the cost of nursing home care.
 - B. **Social, Recreational and Educational**

Senior Center – P. Hope distributed copies of her monthly report. She noted that there was an interesting presentation on Exploring Mental Health through Film. Tax volunteers continue to be available to assist with the economic stimulus application. She noted that the Senior Center received a grant from the State Department of Social Services to open the Center on Saturday; Jessica Nathan has been hired to staff this. A grant was also received for case management services. We will also be receiving exercise equipment through a Health District grant.

Senior Center Assoc. – J. Brubacher (for Tom Rogers): no report.
 - C. **Housing**

Assisted Living Advisory Committee: K. Grunwald reported that the committee is in the process of writing up their recommendations for the Town Council.

Juniper Hill: R. Gouldsbrough reported that they are still looking for volunteer drivers.

Jensen's Park: W. Bigl reported as a tax volunteer; stated that they went to Andover, Juniper Hill and Jensen's, in addition to providing assistance at the Senior Center to residents of Mansfield, Ashford and Willington; helped more than 360 individuals. Costs were reimbursed by the IRS. The estimate of the value of the services provided was \$76,375. T. Quinn feels that this provides further impetus for development of a regional senior center.

D. Related Town and Regional Organizations such as:

Advisory Committee on the Needs of Persons with Disabilities, Senior Resources of Eastern CT: no reports.

VII. Old Business

- Committee to regionalize the Senior Center Association (T. Quinn): the committee has only met once; will be meeting again this week.
- Strategic Planning Update – Seniors: Proposed Board of Seniors (T. Quinn): K. Grunwald reported that this group is in the process of completing the action plans.
- Long Range Plan for 2007- 2010: Action Plans:
 - o Information Dissemination (C. Pellegrine and M. Thatcher): no report.
 - o Senior Center Facility: (W. Bigl and C. Phillips): W. Bigl reported that on March 31 he presented a recommendation to the Town Council for development of a new Senior Center building (copies distributed).
 - o Access to Public Meetings (M. Ross): C. Pellegrine pointed out that the floor covering on the Community Center gym for elections made it very difficult for some people to walk, along with the distance and parking issues. Perhaps wheelchairs could be provided for the next election? Mark Ross pointed out that people with hearing impairment are not always visible. M. Ross will draft a proposal for assistive hearing technology; K. Grunwald suggested to include this in the larger issue of accessibility, and to send a recommendation to the Town Council, endorsed by the Advisory Committee on the needs of People with Disabilities.
 - o Transportation (all): Mindy Perkins from the Windham Region Transit District will be invited to join us next month.

VIII. Adjournment: Meeting adjourned at 11:00 AM.

Next meeting: **Monday, September 8, 2008** at 9:30 AM at the Senior Center

Respectfully submitted,

Kevin Grunwald

Town of Mansfield
CONSERVATION COMMISSION
Meeting of 21 May 2008
Conference B, Beck Building
MINUTES

Members present: Robert Dahn, Peter Drzewiecki, Quentin Kessel, Scott Lehmann, Frank Trainor. *Members absent:* John Silander, Joan Stevenson (Alt.). *Others present:* Grant Meitzler (Mansfield Wetlands Agent).

1. The meeting was **called to order** at 7:34p by Chair Quentin Kessel.

2. The draft **minutes of the 6 April 08 meeting** were approved as amended: "Ken Meitzler" (item 3) should read "Ken Metzler". Lehmann asked whether Commission comments (recorded in the minutes) on an IWA or PZC referral would automatically be entered into the record of any public hearing on the application. Apparently not: if we wish comments to be included in the hearing record, the Secretary should extract them from the minutes and send them to Greg Padick with a request that they be so included.

3. IWA referrals.

a. **W1398 (Algonquin Gas Transmission, LLC; gas line repairs)** This referral is for information only: since gas line regulation is a federal matter, the Commission has nothing to say about it (see *U. S. Constitution*, Art. VI, Sec.2). The pipeline company will be digging up the pipeline in three locations, two of them close to wetlands, to check its integrity.

b. **W1399 (Sandall; Crane Hill Rd.)** A proposed second-story bedroom supported by piers would be within about 20 ft of a large pond in the drainage to the west; there is no other feasible location for an additional room. The applicant proposes to remove a significant amount of earth (piled against the foundation for insulation) below the addition; it is not clear where this would go, or why its removal is necessary. Commission unanimously agreed (motion: Drzewiecki, Dahn) that the proposed addition does not appear to involve a significant impact on wetlands, as long as soil now insulating the foundation is left in place and appropriate erosion controls are employed during construction.

4. **Membership.** Since Rosen has resigned (due to other demands on her time), the Commission now needs two Alternates, assuming that Stevenson replaces Rosen as a full member.

5. **Adjourned at 8:00p.**

Scott Lehmann, Secretary
21 May 08

Attachment: Report on the 14 May 08 IWA/PZC field trip

W1399 (Sandall, 84 Crane Hill Rd.) A 12 by 20 ft second-floor bedroom addition (with semi-circular deck?) is proposed along the back of this house; it would rest on piers. There does not appear to be a feasible alternative to this location, given the design of the house. The 'footprint' of the addition would extend out a bit farther than an existing earth terrace (to be removed)

against the back of the house. The addition would go on the corner of the house that is already quite close to a large pond on the brook to the west. Its corner pier would be less than 20 ft from the pond, assuming that the site sketch included in the packet is accurate. However, it is not clear that the addition would add significantly to whatever wetland impact the house already has – except during the construction & stabilization phase, when a lot of sediment could end up in the pond and stream if special care were not taken.

W1393/PZC1108-2 (Laguardia, Dodd & Warrenville Rds.) This visit was to see some of the land proposed for open space along Warrenville Rd. We looked down into the property from the ACE dike off Rt. 89, then walked down to an old dam-site on Chapin Brook from a point farther south on the highway. The CC has already commented on this application, and I did not see anything that seems to me to require additional comment. (On the walk to the old dam, I did notice a lot of fringed polygala, which I don't recall seeing elsewhere in Mansfield.)

There were two other stops, but neither of them involves a referral to the CC.

Scott Lehmann, 20 May 08

Approved 20 August 08

Town of Mansfield
CONSERVATION COMMISSION
Meeting of 16 July 2008
Conference B, Beck Building
MINUTES

Members present: Quentin Kessel, Scott Lehmann, Frank Trainor. *Members absent:* Robert Dahn, Peter Drzewiecki, John Silander, Joan Stevenson (Alt.). *Others present:* Jean Haskell (Parks Advisory Committee), Grant Meitzler (Mansfield Wetlands Agent).

1. The meeting was **called to order** at 7:36p by Chair Quentin Kessel.
2. The June meeting was cancelled. Consideration of the draft **minutes of the 21 May 08 meeting** was deferred to such time as a quorum is present.
3. Kessel reported that our recommendation that the **Torrey Property** be so named appears to be at odds with a Town policy that properties acquired by the Town not be named for their previous owners; he wondered how we might secure an exception in this case. Ms. Haskell observed that the Town Council is the ultimate authority and suggested that the best time to make a case for a particular name is when a management plan for a property is presented to the Council for approval.
4. **White Oak septic easement.** In January, the CC learned that the Town was considering granting the White Oak Condominium Association an easement in Dunhamtown Forest for a new septic system. The CC objected to this scheme on various grounds in a 1/19/08 statement sent to the Town Planner and Town Manager. Following a presentation on the issue at the February meeting, the CC agreed to hold its fire until Town staff had a proposal for consideration by the PZC and the Council. This has now occurred.

After some discussion, it was agreed that Lehmann would revise our 1/19/08 statement, incorporating the points below, to be e-mailed to CC members for approval before being sent on to the PZC and Council:

- Elaborate on item 1 as suggested by Kessel, noting that the land was purchased with public funds dedicated for open space.
- Observe that the proposed easement allocates public land to private use, not public benefit. A private landowner would certainly insist on compensation for use of his/her land by someone else for a leaching field, and the Town should demand no less. At the least, it should be paid enough to purchase an equal amount of open space elsewhere (perhaps via a lease instead of an easement, with rent going to the Open Space Fund).
- Modify item 3 to indicate that the CC should have been notified of Henry Torcellini's request to dig test holes in the Forest (22 June 04).
- Drop the suggestion of an engineered system on the White Oak property from item 4, since it is apparently not feasible, but ask what alternative sites on private property were considered and why they were rejected. Perhaps note that Coventry required that sewage be pumped a considerable distance to protect Coventry Lake.

5. IWA referrals. Neither Lehmann nor anyone else on the CC was notified of the field trip to these sites, which (according to Meitzler) was conducted this afternoon.

a. **W1407 (Lewis, Warrenville Rd.)** The house proposed for this long, narrow lot is about 55 feet from a pond on a neighbor's property; the septic system is sited between the house and Warrenville Rd., farther from the pond and a brook. The CC suggests (motion: Lehmann, Trainor; passed unanimously) that the applicant consider rotating the house and garage to the extent possible to increase the distance to the pond.

b. **W1409 (Unistar Properties, Browns & Stafford Rds.)** Three houses are proposed for this property. There are 3 wetland areas; driveways for lots 1 and 3 will pass close to them. The CC agreed unanimously to the following motion (Kessel, Trainor): the CC is concerned that much of the proposed work is within the regulated area and that for this reason there may be a significant negative impact on wetlands; the CC would prefer a plan with only one or two homes on the property.

6. Adjourned at 8:45p.

Scott Lehmann, Secretary

21 July 08

Approved 20 August 08

Sara-Ann Chainé

From: webmaster@mansfieldct.org
Sent: Wednesday, September 03, 2008 2:16 PM
To: Sara-Ann Chainé
Subject: IWA Approved Minutes 8-4-08

MINUTES

MANSFIELD INLAND WETLANDS AGENCY

Monday, August 4, 2008

Council Chambers, Audrey P. Beck Municipal Building

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

Members absent: P. Kochenburger, B. Pociask

Alternates present: M. Beal, G. Lewis, L. Lombard

Staff present: G. Meitzler (Wetlands Agent)

Chairman Favretti called the meeting to order at 7:00 p.m. Alternates Beal and Lewis were appointed to act.

Minutes:

7/7/08-Hall MOVED, Plante seconded, to approve the minutes as written. MOTION PASSED UNANIMOUSLY.

7/16/08-Holt MOVED, Ryan seconded, to approve the field trip minutes as written. MOTION PASSED with Favretti, Beal, Lombard, Holt and Ryan in favor and all others disqualified.

7/21/08-Hall MOVED, Plante seconded, to approve the minutes as written. MOTION PASSED with all in favor except Beal who disqualified himself.

Communications:

The Wetland Agent's Monthly Business report and the minutes of the 7-16-08 Conservation Commission meeting were both noted.

Outstanding Enforcement Actions:

W1400 - Glode - Stafford Road
Item was tabled.

Old Business:

W1395 - Green - Knowlton/Wormwood Hill Roads - 11 Lot Subdivision

Holt MOVED, Plante seconded, to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to the N.S. Green Estate (file # W1395), for an 11 lot subdivision on property owned by the applicant, located on both sides of Wormwood Hill Road and on the east side of Knowlton Hill Road, as shown on plans dated 1/24/2008 revised through 6/11/2008, and as described in other application submissions. This action is based on the application submissions, all evidence and testimony presented in public hearings held on April 7, 2008 and continued to May 5, 2008, June 2, 2008, and July 7, 2008, and observations made on a field trip to the site on March 13, 2008, and consideration of applicable regulations.

The Agency hereby finds:

1. The long term water storage function of the site's wetlands will be preserved by the avoidance of construction activity in the wetland areas on the site. The project offers a long term commitment of resources in the preservation of more than 59 acres in conservation and agricultural easements to be deeded to the Town.
2. The sediment and erosion plan treatment is appropriate for the driveways on Lot 3 and Lot 6 which are located near wetlands. The Lot 3 and Lot 6 drives have been provided with double silt fence protection, and the Lot 6 drive has been redesigned to share use with the Lot 7 drive keeping it as far as practical from wetlands with consideration given to the potential impact of sedimentation from graded slopes along this drive.
3. Although proposed development area envelopes are close to wetland areas in places, conservation easements in these areas will provide for undeveloped buffer areas near wetlands that will be preserved.
4. A feasible and prudent alternative does not exist based on evidence presented at the public hearing. There are two driveways with portions of their length near wetlands but the applicant has made revisions to each of these drives appropriately weighing the potential for impact.

Based on the above considerations, the Agency hereby finds this project will not cause significant impact, provided the following conditions are met:

- A. No construction permits shall be issued until all required state and federal permits have been obtained. Any revisions to the Storm Water Management Plan shall be reviewed and approved by the Inland Wetlands Agency before installation work begins. An additional Inland Wetlands license shall not be required unless the revisions involve significant alterations of the project.
- B. Best Development Practices, as outlined on the Erosion Control Notes and Detail sheet of the plans, shall be followed.
- C. All erosion and sedimentation controls (as shown on the plans) shall be in place prior to construction and maintained during construction and removed when disturbed areas are completely stabilized.
- D. No construction permits shall be issued until legal documents are filed on the land records for the open space dedication area and until this area is delineated with surveying pins and

open space tags placed every 50' to 100' along the open space boundaries.

E. The legal documents shall include a quit claim deed for the cemetery to clear any claim which the N.S. Green Estate may have in this property.

F. The final mylar plans shall include the revision to the DAE line in the vicinity of the driveway for Lot 3 that is shown on an untitled plan on 8.5 x 11 inch paper, bearing note "7.07.08 submitted at public hearing GM."

G. A copy of the final plans resulting from other required approvals shall be submitted to the Wetlands Agency when complete.

This approval is valid for a period of five years (until August 4, 2013), unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment. MOTION PASSED UNANIMOUSLY.

W1403 - Mansfield Auto Parts - permit renewal

Holt MOVED, Hall seconded, to grant renewal of the Inland Wetlands License issued under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to Mansfield Auto Parts, Inc. (file W1403) for an ongoing used auto-parts business on property owned by the applicant located at 214 Stafford Road, as requested in a letter dated 5/28/08. This action is based on a finding of no anticipated significant impact on the wetlands and is subject to all of the conditions contained in the September 2, 2003 action, which are made a part of this action, and a copy of that action shall be attached to this renewal.

This renewal is valid for a period of two years (until August 4, 2010), at which time permit renewal shall again be applied for. MOTION PASSED UNANIMOUSLY.

W1407 - Lewis - Warrenville Rd - Single Family Residence in buffer

Holt MOVED, Plante seconded, to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to Walter Lewis (file W1407) for construction of a single family dwelling and appurtenant work, on property owned by the applicant, located on the west side of Warrenville Road, as shown on a map dated 6/02/2008, and as described in other application submissions.

This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned upon the following provisions being met:

1. Appropriate erosion and sedimentation controls shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized.
2. The footing drain outlet shall be moved to keep it approximately 50 feet away from the wetlands.
3. The house location shall be moved closer to Warrenville Rd by 20 feet to reach a separating distance of 75 feet from the wetlands (or as near as practical to those distances).

This approval is valid for a period of five years (until August 4, 2013), unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this agency for further review and comment. MOTION PASSED UNANIMOUSLY.

Public Hearing:

W1409 - Unistar Properties LLC - Browns/Stafford Roads - 3 lot subdivision

Chairman Favretti opened the Public Hearing at 7:22 p.m. Members present were R. Favretti, B. Gardner, J. Goodwin, R. Hall, K. Holt, P. Plante, B. Ryan, and alternates M. Beal, G. Lewis and L. Lombard. Favretti appointed Beal and Lewis to act. Meitzler read the Legal Notice as it appeared in the Chronicle on 7/22/08 and 7/30/08, and listed the following communications received and distributed to all members of the Agency: a 7/30/08 memo from Grant Meitzler, Inland Wetlands Agent; 7/16/08 Conservation Commission draft minutes; and 7/16/08 Field Trip minutes.

Attorney Sam Schrager, representing the applicant, submitted return receipts verifying neighbor notification and requested that the testimony presented in the IWA hearing be entered into the record of the PZC hearing. Attorney Schrager reviewed comments in Meitzler's memo and indicated that they had no objections to the items identified. Schrager noted that the DEP Database inquiry has been requested and is expected to be received by the end of next week. He requested the Public Hearing be continued to 9/2/08 to allow the applicant adequate time to receive and review the DEP response.

Paul Magyar, Lenard Engineering, reviewed the plans and noted no direct disturbance to wetlands. Magyar introduced Martin Brogie, Soil Scientist, and asked him to review the site in relation to the wetlands. Brogie submitted his professional resume for the record and reviewed his credentials. Brogie stated he felt that the majority of the wetlands are not significant, and there are no vernal pools or amphibious breeding places.

Favretti noted that a wetland within the Annie Vinton School property extends 50' into the proposed site. Meitzler noted that the subject wetland remains contained in the proposed open space area.

Marilyn Taylor, Quail Run, noted that this proposal abuts the rear of her property. She expressed concern with the possible failure of the septic systems and the possibility of their leaking into adjacent neighbor's wells, including those of the school. She stated that she is looking for confirmation that this will not occur.

Magyar stated that the septic systems are professionally designed according to the standards of the State Department of Health and are approved by the local health department. The State also requires separating distance between the septic system and neighboring wells to allow adequate distance in the case of septic system failure. He discussed the design of the septic system and noted in the case of failure the flow would be away from the wells.

Holt wondered how a power outage would affect the pumping of the septic system.

Marilyn Taylor asked Magyar to give the separating distances from houses to septic tanks (at least 10') and leaching fields (at least 100').

Favretti noted no further questions or comments from the public or the Agency. Holt MOVED, Gardner seconded, to continue the public hearing until 9/2/08. MOTION PASSED UNANIMOUSLY.

New Business:

W1410 - St. Marks Episcopal - N. Eagleville Rd-parking addition and reconstruction

Goodwin MOVED, Holt seconded, to receive the application submitted by St. Marks Episcopal Church (File W1410) under section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield for the reconstruction and repair of the parking area at 42 North Eagleville Road, on property owned by the Missionary Society of Episcopal Diocese of CT, as shown on a map dated 7/25/08 and as described in other application submissions, and to refer said application to the staff and Conservation Commission for review and comment. MOTION PASSED UNANIMOUSLY.

W1411 - Chovnick - Rte 32 & Cider Mill R - showroom addition

Goodwin MOVED, Holt seconded, to receive the application submitted by Benjamin Chovnick (File W1411) under section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield for a two-story 30'x40' addition to an existing building, including paving of parking area and related drainage work at Route 32 and Cider Mill Road, on property owned by Eleanor Chovnick, as shown on a map dated 7/28/08 and as described in other application submissions, and to refer said application to the staff and Conservation Commission for review and comment. MOTION PASSED UNANIMOUSLY.

W1412 - Bagwell - Chaffeeville R - garage restoration & addition

Goodwin MOVED, Holt seconded, to receive the application submitted by Mallory and Michelle Bagwell (File W1412) under section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield for a 10'x10' addition and restoration of existing 15' x 18' structure, at 504 Chaffeeville Road, on property owned by the applicants, as shown on a map dated 1/1/07 and as described in other application submissions, and to refer said application to the staff and Conservation Commission for review and comment. MOTION PASSED UNANIMOUSLY.

W1413 - BT Partners LLC - Storrs R - Parking lot addition

Goodwin MOVED, Holt seconded, to receive the application submitted by BT Partners LLC (File W1413) under section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield for the conversion of existing warehouse space to a church at 1768 Storrs Road, on property owned by the applicant, as shown on a map dated 7/14/08 and as described in other application submissions, and to refer said application to the staff and Conservation Commission for review and comment. MOTION PASSED UNANIMOUSLY.

W1414 - R.F.Crossen Contr. LLC - Storrs R - 6 lot subdivision

Goodwin MOVED, Holt seconded, to receive the application submitted by R. F. Crossen (File W1414) under section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield for a 6 lot subdivision on property owned by the applicant, located on the north side of Route 195 between Baxter and Cedar Swamp Roads, as shown on a map dated 3/31/08 revised through 7/29/08 and as described in other application submissions, and to refer said

application to the staff and Conservation Commission for review and comment, and to set a Public Hearing for 9/02/08. MOTION PASSED UNANIMOUSLY.

Field Trip Date: August 26, 2008 at 1:30 P.M.

Reports of Officers and Committees: Noted.

Other Communications and Bills: Noted. Agency members asked Meitzler to get more information on the proposed ECSU ball field and to draft a response, with the approval of the Agency officers.

Adjournment: The meeting was adjourned at 8:02 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary

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Sara-Ann Chainé

From: webmaster@mansfieldct.org
Sent: Wednesday, September 03, 2008 2:24 PM
To: Sara-Ann Chainé
Subject: PZC Approved Minutes 8-4-08

MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, August 4, 2008

Council Chambers, Audrey P. Beck Municipal Building

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

Members absent: P. Kochenburger, B. Pociask

Alternates present: M. Beal, G. Lewis, L. Lombard

Staff present: C. Hirsch, Zoning Agent

Chairman Favretti called the meeting to order at 8:10 p.m. and appointed alternates Beal and Lombard to act.

Minutes:

7/21/08- Plante MOVED, Holt seconded, to approve the 7/21/08 minutes as written. MOTION PASSED with all in favor except Beal who disqualified himself.

Scheduled Business:

Public Hearing:

Subdivision Application, 3 proposed lots on Stafford Rd., Unistar Properties o/a. File #1274

Chairman Favretti opened the Public Hearing at 8:11 p.m. Members present were R. Favretti, B. Gardner, J. Goodwin, R. Hall, K. Holt, P. Plante, B. Ryan, and alternates M. Beal, G. Lewis and L. Lombard. Favretti appointed Beal and Lombard to act. Hirsch read the Legal Notice as it appeared in the Chronicle on 7/22/08 and 7/30/08, and listed the following communications received and distributed to all members of the Commission: a 7/28/08 memo from G. Padick, Director of Planning; a 7/30/08 memo from G. Meitzler, Asst. Town Engineer; a 7/30/08 memo from EHHD; and a 7/29/08 memo from J. Jackman, Fire Marshal.

Attorney Samuel Schragar, representing the applicant, submitted return receipts verifying

neighbor notification and requested that the testimony presented in the IWA hearing be entered into the record of the PZC hearing. Schragger noted that the DEP Database inquiry has been requested and it is expected by the end of next week. He asked that the Public Hearing be continued to 9/2/08 to allow adequate time to receive and review the DEP response.

Paul Magyar, of Lenard Engineering, reviewed comments raised in staff reports, noting that he had not obtained a copy of the Fire Marshal's report. Hirsch stated the Fire Marshal's report raised no concerns. Magyar stated that the E.H.H.D. is requiring additional test pits to be done within the next week, and noted that a supplemental memo from the Health Department is expected prior to the next meeting. Magyar said he would like clarification regarding Padick's comments on the cut and fill amounts.

Hall expressed concern that the applicant did not disclose to Mrs. Taylor during the IWA hearing that the EHHD required additional test pits to be dug and that the EHHD has not signed off on the proposal.

Hirsch referred to sheet 6 of 8 and noted Mr. Padick's concern regarding any disturbance of stonewalls near the driveway of lot #3. Magyar indicated that he can curve the driveway away from the stone wall to minimize disturbance.

William Barna, Quail Run, asked what size the buffer will be between the proposed parcels and the existing homes on Quail Run, and will trees be left standing in the buffer.

Favretti noted no further questions or comments from the public or the Commission. Gardner MOVED, Lombard seconded, to continue the Public Hearing until 9/2/08. MOTION PASSED UNANIMOUSLY.

Public Hearing:

Special Permit Application, Single Family Residence with an Efficiency Unit, 648 Storrs Rd.,

J. Sabo o/a, File #1273

Chairman Favretti opened the Public Hearing at 8:40 p.m. Members present were R. Favretti, B. Gardner,

J. Goodwin, R. Hall, K. Holt, P. Plante, B. Ryan, and alternates M. Beal, G. Lewis and L. Lombard. Favretti appointed Beal and Lombard to act. Hirsch read the Legal Notice as it appeared in the Chronicle on 7/22/08 and 7/30/08, and listed the following communications received and distributed to all members of the Commission: a 7/28/08 memo from G. Padick, Director of Planning; a 7/10/08 memo from EHHD; and a 7/31/08 letter from Jason Sabo which was distributed this evening.

Jason Sabo, owner and applicant of the proposed efficiency unit at 648 Storrs Road, submitted return receipts verifying neighbor notification and requested that the PZC close the Public Hearing this evening due to a time constraint and special family circumstances.

Holt and Gardner queried the applicant about compliance of regulations and received satisfactory answers.

Favretti noted no further questions or comments from the public or the Commission. Plante MOVED, Holt seconded, to close the Public Hearing at 8:46p.m. MOTION PASSED

UNANIMOUSLY.

Then Holt MOVED, Plante seconded, to approve with conditions the special permit application (file #1273), of J. Sabo, for an efficiency apartment on property located at 648 Storrs Road, in an RAR-90 zone, as submitted to the Commission and shown on a 7/2/08 site plan and undated floor plans, and other applicant submissions, and as presented at a Public Hearing on 8/4/08.

This approval is granted because the application, as hereby approved, is considered to be in compliance with Article X, Section M, Article V, Section B, and other provisions of the Mansfield Zoning Regulation, and is granted with the following conditions:

1. This approval is granted for a one-bedroom efficiency unit in association with an existing single-family home having up to four additional bedrooms. Any increase in the number of bedrooms on this property shall necessitate subsequent review and approval from Eastern Highlands Health District and the Planning and Zoning Commission;
2. This approval is conditioned upon continued compliance with Mansfield's zoning regulations for efficiency units, which include owner-occupancy requirements and limitations on the number of residents in an efficiency unit;
3. This special permit shall not become valid until filed upon the Land Records by the applicant.

MOTION PASSED UNANIMOUSLY.

Zoning Agent's Report:

Items A - C were noted.

D. Thompson Property Update

Hirsch summarized his memo; extensive discussion followed. Members requested that staff include in the next packet the previous approval motion. Members tabled this item to the next meeting to allow the neighbors adequate time to respond.

Old Business:

1. 11 lot Subdivision Application, Wormwood Hill and Knowlton Hill Rds, Green o/a, File #1269

Discussion was held regarding concern for the old stone wall surrounding the historic McDaniels home.

Holt, Beal, Lombard, Favretti, Goodwin and Gardner agreed to the elimination of lot 3 and allotting its land to adjoining lots, or to open space, thus preserving the integrity of the homestead lot. Beal volunteered to work with staff to create a draft motion.

2. Town Council Referral: White Oak Condominiums, Proposed Sewage Disposal System on Town Land

Hirsch noted memos from the Director of Planning, EHHD, Conservation Commission, Open

Space Preservation Commission, and Parks Advisory Committee. S. Lehman, representing the Conservation Commission, distributed a report of issues raised by that Commission. Extensive discussion followed, and the consensus of the PZC was that members did not want to set a precedent which would allow private use of Town-owned land. Lewis questioned what the other alternatives to this proposal were. Goodwin MOVED, Hall seconded, that in accordance with Connecticut General Statute Section 8-24, in response to the 6/23/08 Town Council referral regarding the White Oak Condominium Association Inc.'s request for permission to install a leaching field on a portion of Town-owned land to rectify sewage disposal problems at the complex, the Planning and Zoning Commission reports to the Town Council that it does not support the use of the Town-owned Dunham Town Forest or the granting of an easement on this property to White Oak Condominium Association Inc., for use in the installation of its sanitary sewer system inasmuch as the Planning and Zoning Commission does not support the use of Town-owned open space parcels for private use. MOTION PASSED UNANIMOUSLY.

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

4. Modification Application, 476 Storrs Road, M. & M. Healey o/a. File #819

Plante MOVED, Holt seconded, that the PZC Chairman and Zoning Agent be authorized to approve the 6/15/08 request of M. Healey for site and use revisions at 476 Storrs Road, subject to the following conditions:

1. All parking spaces in non-paved areas shall be delineated with wheel stops or other measures approved by the Zoning Agent and PZC Chairman.
2. No segment of the proposed driveway shall be less than twenty (20) feet in width.
3. Proposed signage shall be approved in advance by the Zoning Agent and PZC Chairman and shall meet the construction, lighting and landscaping provisions of Article X, Section C. 10, 11 and 12.
4. Except as modified by this action, all other conditions of approval shall remain in effect.

MOTION PASSED UNANIMOUSLY.

New Business:

1. Special Permit Application, St. Paul's Collegiate Church, 1768 Storrs Rd., B.T. Partners, LLC o/a, File # 1275

Holt MOVED, Lombard seconded, to receive the Special Permit application (File #1275) submitted by B.T. Partners, LLC, for a 240-seat church, on property located at 1768 Storrs Road, owned by the applicant, as shown on plans dated July 14, 2008, and as described in other application submissions, and to refer said application to the staff for review and comments, and to set a Public Hearing for September 2, 2008. MOTION PASSED UNANIMOUSLY.

2. Site Modification Application, St. Mark's Chapel, 42 N. Eagleville Rd., Parking Lot Improvements, File # 1176

Holt MOVED, Lombard seconded, to receive the site plan modification application (File #1176) submitted by Mark A. Boyer for improvements to the parking lot at St. Marks Chapel, on property located at 42 North Eagleville Road, owned by the Missionary Society of Episcopal Diocese of CT, as shown on plans dated July 25, 2008, and as described in other application submissions, and to refer said application to the staff for review and comments. MOTION PASSED UNANIMOUSLY.

3. Site Modification Application, Motorcycle Consultant, LLC, E. Chovnick, owner, B. Chovnick, applicant, 213 Stafford Road, showroom expansion, File #827-3

Holt MOVED, Lombard seconded, to receive the site plan modification application (File #827-3) submitted by Benjamin Chovnick for site improvements and a showroom addition, on property located at 213 Stafford Road, owned by the applicant, as shown on plans dated July 28, 2008, and as described in other application submissions, and to refer said application to the staff and Design Review Panel for review and comments. MOTION PASSED UNANIMOUSLY.

Reports of Officers and Committees:

Favretti noted an 8/26/08 field trip at 1:30 p.m.

Communications and Bills:

Items were noted.

Adjournment:

Favretti declared the meeting adjourned at 9:47 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary

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Sara-Ann Chainé

From: webmaster@mansfieldct.org
Sent: Wednesday, September 03, 2008 2:15 PM
To: Sara-Ann Chainé
Subject: IWA/PZC Field Trip Minutes 8-26-08

MINUTES

MANSFIELD INLAND WETLAND AGENCY/PLANNING AND ZONING COMMISSION

FIELD TRIP

Special Meeting

Tuesday, August 26, 2008

Members present: R. Favretti, M. Beal, K. Holt, L. Lombard,

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

1. ST. MARK'S CHAPEL, 42 N. EAGLEVILLE RD. proposed parking lot expansion. IWA file W1410, PZC file #1176

Members were met by Project Engineer, Paul Magyar and numerous representatives of St. Mark's Chapel. Site and neighborhood characteristics were observed. No decisions were made.

2. ST. PAUL'S COLLEGIATE CHURCH, 1768 STORRS RD. (about 500 feet west of Timber Dr.) proposed parking lot expansion. IWA file W1413, PZC file #1275

Members were met by property owner N. Smith and B. Dubow of St. Paul's Collegiate Church. Site and neighborhood characteristics were observed. No decisions were made.

3. WINDWOOD ACRES, STORRS RD. (about 1000 feet east of Baxter Rd.) proposed 6-lot subdivision. IWA file W1414

Members were met by Project Engineer, M. Peterson. Site characteristics, including the location of a proposed wetland crossing, were observed. No decisions were made.

4. BAGWELL PROPERTY, CHAFFEEVILLE RD. (ABOUT 1200 Feet south of Wildwood Rd.) proposed restoration and addition to existing structure. IWA file W1412

Members were met by Mr. Bagwell. Site characteristics were observed. No decisions were made.

5. MOTORCYCLE CONSULTANT, LLC. 213 STAFFORD RD. (south corner of Cider Mill Rd.)

proposed showroom expansion. IWA file W1411, PZC file # 827-3

Members were met by B. Chovnick and R. Sherman. Site and neighborhood characteristics were observed. No decisions were made.

The field trip ended at approximately 3:45 p.m.

Respectfully submitted,

K. Holt, Secretary

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**Town of Mansfield
Personnel Committee
Wednesday, August 13, 2008
Mansfield Community Center Community Room**

Members Present: Deputy Mayor Gregg Haddad, Councilor Helen Koehn, Councilor Chris Paulhus

Staff Present: Assistant to Town Manager Maria Capriola, Town Manager Matt Hart

I. CALL TO ORDER

The meeting came to order at 6:35 p.m.

II. MINUTES

The minutes of July 15, 2008 were passed unanimously.

III. EXECUTIVE SESSION – UNION CONTRACT NEGOTIATIONS

Mr. Haddad stated that Mr. Hart, Ms. Capriola, and members of the Mansfield Board of Education (MBOE) Personnel Committee would be included in the executive session. Mr. Paulhus made the motion, seconded by Ms. Koehn to move into executive session. All members were in favor of moving into executive session. The executive session concluded at 7:45pm; Mr. Paulhus made the motion to move out of executive session, seconded by Ms. Koehn. All members were in favor of moving out of executive session.

The MBOE Personnel Committee provided negotiation dates to the Town Personnel Committee.

IV. RULES OF PROCEDURE

The Committee began to review feedback and discussion generated by Council members during their July 28th Town Council meeting about the Rules of Procedure. Minor edits were recommended. The Committee decided to continue its review of the Rules at their next meeting, which will be scheduled for Thursday, August 21, 2008.

IV. ADJOURNMENT

The meeting concluded at 8:30 p.m.



**TOWN OF MANSFIELD/MANSFIELD PUBLIC SCHOOLS
SCHOOL BUILDING COMMITTEE
Wednesday, August 20, 2008
Audrey P. Beck Municipal Building
Town Manager's Office**

MINUTES

- Present:** Mary Feathers, Chair, Elizabeth Paterson, Anne Willenborg
- Absent:** Cherie Trahan, Norma Fisher-Doiron, Fred Baruzzi, Mark Boyer, Anne Rash, Jaime Russell, Jim Palmer
- Staff:** William Hammon, Jeff Smith, Matt Hart, Jeff Cryan, Eric Ohlund, Candace Morrell, Debra Adamczyk, Fred Baruzzi
- Guest:** Rick Lawrence, Rick Lawrence Associates, Tom DiMauro, Newfield Construction, Jim Barrett, DRA, Mike Callahan, Fuss & O'Neill

1. Call to Order/Roll Call

Ms. Paterson called the meeting to order at 5:05 p.m.

2. Meeting Minutes

The minutes of June 11, 2008 were moved, seconded and approved unanimously.

3. Opportunity for the public to address the Committee

No one came forward.

4. Fuss & O'Neil re: MMS Fossil Fuel Project

Mr. Callahan reported that the invitation has been published with the bid opening on September 23, 2008. Gas main design has been started. The Town will do the Davis Road portion of the gas main. The other two sections will be bid out to a contractor. Design for those bids will be mid-September with the bid results due back one or two weeks after the bid is due. Goal for completion is the fall of 2009.

4. Architect's Report

Mr. Lawrence reported he and Mr. Barrett had compared notes and that there were two major topics to be taken care of. The first topic was the slide presentation with the tweaking of the numbers and the different options. The second major topic is the schedule with bringing it to the Town and what is needed from the architect for information and distribution.

To review Option A is repairs and maintenance at the schools as they are needed. Mr. Barrett pointed out that Option C numbers should have been \$51 million as the cost to the Town of Mansfield, not \$44 million as stated in the minutes of June 11, 2008.

Option B was one new elementary school, middle school renovations and removal of the relocatables and reconstruction of the office would be a part of that. This option would be the lowest cost to the Town of Mansfield taking into account the reimbursement from the State.

Option C would include the middle school to stay the same as the handout showed, with the elementary schools would each have media center and computer room additions, roof and window replacements, solar panels and the addition would replace the modulars.

Option D would completely renovate two schools and close one with additions to those two schools. The middle school would stay the same as previous options.

A detailed discussion followed as to what or if to title each Option.

5. Construction Manager Services

Mr. DiMauro stated that he will be confirming the costs with the Architects prior to the publication of the notice for the informational meeting. All costs will be predicated on the fact that the referendum will occur and that the grant application will be to the State prior to June 30, 2009.

6. Other

The next School Building Committee meeting will be held September 10, 2008 in the Council Chambers at 5:00, with the MMS Fuel Conversion being held on the same date and location. The informational meeting will be held on September 17, 2008 at the Mansfield Middle School at 7:00 p.m. The location at the school will be on the informational meeting notice.

7. Adjournment

Ms. Paterson adjourned the meeting at 6:25 p.m.

Respectfully submitted,

Linda Patenaude
Capital Projects and Personnel Assistant

To: Town Council/Planning & Zoning Commission
 From: Curt Hirsch, Zoning Agent
 Date: September 4, 2008



Re: **Monthly Report of Zoning Enforcement Activity**
For the month of July, 2008

Activity	This month	Last month	Same month last year	This fiscal year to date	Last fiscal year to date
Zoning Permits issued	21	12	29	21	29
Certificates of Compliance issued	19	18	13	19	13
Site inspections	48	35	62	48	62
Complaints received from the Public	9	8	2	9	2
Complaints requiring inspection	5	3	2	5	2
Potential/Actual violations found	5	1	2	5	2
Enforcement letters	7	8	2	7	23
Notices to issue ZBA forms	0	1	1	0	1
Notices of Zoning Violations issued	1	0	4	1	4
Zoning Citations issued	0	0	0	0	0

Zoning permits issued this month for single family homes = 3 multi-fm = 0
 2007/08 fiscal year total: s-fm = 18, multi-fm = 11

To: Town Council/Planning & Zoning Commission
 From: Curt Hirsch, Zoning Agent
 Date: September 4, 2008

CH

Re: **Monthly Report of Zoning Enforcement Activity**
For the month of August, 2008

Activity	This month	Last month	Same month last year	This fiscal year to date	Last fiscal year to date
Zoning Permits issued	18	21	24	39	53
Certificates of Compliance issued	18	19	21	37	34
Site inspections	42	48	85	90	147
Complaints received from the Public	3	9	3	12	5
Complaints requiring inspection	1	5	2	6	4
Potential/Actual violations found	2	5	2	7	4
Enforcement letters	8	7	22	15	45
Notices to issue ZBA forms	1	0	2	1	3
Notices of Zoning Violations issued	1	1	3	2	7
Zoning Citations issued	0	0	0	0	0

Zoning permits issued this month for single family homes = 2 multi-fm = 0
 2007/08 fiscal year total: s-fm = 20, multi-fm = 11

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A Resolution to Establish an Economic Development Advisory Committee

Findings and Purpose:

In 1962, A Municipal Development and Industrial Commission was established by ordinance. In 1973, this ordinance was repealed and replaced by an ordinance establishing an Economic Development Commission (Chapter, 17, Mansfield Town Code). The Commission subsequently became inactive and was reactivated by the Mansfield Selectman in June, 1981. Following a few years, it again became inactive and has remained so to the present.

The preamble to The Revised Town Charter states the wish "to provide for local government that is responsive to the will and values of the residents of our town and strongly affirms resident participation". The participants in the 2020 Strategic Plan development strongly reaffirmed the desire and value of resident participation in the planning and implementation processes. The 2020 Strategic Plan for the Town of Mansfield identified Economic Sustainability and regional cooperation for economic development issues and implementation as major priorities

During the past 10 years there has been several major economic development issues confronting Mansfield including sewer and water availability, downtown and 4-corners development. The completion of the 2006 Plan for Conservation and Development outlined the long-term goals for economic development in Mansfield. The Town Council has authorized and the Administrative Staff have implemented several studies. The Mansfield Downtown Partnership has made substantial progress with the Storrs Center project. The recently completed 2020 Strategic Plan establishes sustainable economic development as a major priority for Mansfield. Economic sustainability, as discussed in the Strategic Plan, encompasses many different areas including sewer and water, infrastructure, planning and development, support for Mansfield businesses, and Storrs Center development

The Economic development interests of the Town of Mansfield are represented by Administrative Staff as members of the University of Connecticut Water Advisory Committee, Windham Regional Council of Governments and Mansfield Business and Professional Association (MBPA). The Mansfield Downtown Partnership is represented by Administrative Staff, Council Members and citizens. As identified in the Strategic plan, there is a lack of structure at the advisory and policy making levels of town government that focuses on comprehensive economic policies and programs. Since the inactivation of the Economic Development Commission, there has been limited opportunities for the residents and businesses to active participate in the discussions of many economic development issues.

Many of the sustainable economic development issues require policy decisions at the Town Council level. Economic development policies and initiatives impact many interests of the residents of Mansfield including taxes, quality of life, economic prosperity, transportation, infrastructure, and sewer and water availability. There is a current and future need for the Mansfield residents to actively participate in the discussions with the Town Council and Administrative Staff, and other policy makers whom impact the economic sustainability in Mansfield. An Economic Development Advisory Committee will provide a formal structure for the receipt and processing of

valuable information and will formulate recommendations from the public perspective on which the Council Economic and Community Development Committee can formulate policies and initiatives concerning economic sustainability that are in the best interests of the residents of Mansfield.

Therefore, be it resolved that:

1. Pursuant to Chapter A192 of the Mansfield Town Code the Town Council shall establish an Economic Development Advisory Committee.
2. The membership of the Economic Advisory Committee shall consist of seven (7) members of the public, none of whom shall be serving as elected officials of the Town or Town employees. The Town Council shall make the appointments.
3. The term of office shall be for three (3) years, except that two (2) shall serve one (1) year from their date of appointment, two (2) for to (2) years from their date of appointment and three (3) for three (3) years from their date of appointment.
4. The Town Council may appoint Town employees as ex-officio non-voting members of the committee.
5. The responsibilities of the Economic Development Advisory Committee shall include but not be limited to:
 - A. Make recommendations to the Town Council concerning general and/or specific sustainable economic policies and initiatives.
 - B. Monitor and help evaluate economic development policies and initiatives.
 - C. Help identify and coordinate activities of local, regional and state organizations whose activities may impact or compliment the economic development activities of the Town of Mansfield.
 - D. Perform any other duties as requested by the Town Council or Administrative Staff.

“A Resolution to Establish an Standing Economic and Community Development Council Committee of the Mansfield Town Council”

Findings and Purpose:

The 2020 Strategic Plan for the Town of Mansfield identified Economic Sustainability as a major priority. Economic sustainability, as discussed in the Strategic Plan, encompasses several interrelated areas including sewer and water, infrastructure, planning and development, support for Mansfield business, and Storrs Center development and low-income and senior housing. A lack of structure at the advisory and policy making levels of town government to focus on comprehensive economic policies and programs was identified as major constraint to developing and implementing sustainable economic development programs for Mansfield.

Regional cooperation for economic development and implementation was another priority identified in the 2020 Strategic Plan. WINCOG has embarked on a regional planning initiative that will require interaction with the Mansfield economic development interests. The 2006 Plan for Conservation and Development outlines the long-term goals for economic development in Mansfield.

The Strategic Plan identified several obstacles related to Mansfield’s sewer and water resources. These include a dependency on sewer and water systems owned and managed by UCONN, Windham Water Works and the Town of Windham and budgetary constraints with respect to potential infrastructure improvements. Several studies concerning sewer and water availability and usage have been completed or are underway. At a recent forum, a University of Connecticut representative expressed the continued goal of supporting and partnering with Mansfield to diminish their role in fulfilling the water and sewage needs of Mansfield. The 4-Corners Sewer Study has identified several policy-related issues that the Council must address. The town actively seeks and administers grants for housing rehabilitation for the senior and lower income housing. The Council will continue to make policy decisions in the immediate, medium and long term that are directly related to economic sustainability initiatives including the Storrs Center project, 4- Corners and Kings Hill development and community development.

The Economic development interests of the Town of Mansfield are represented by Administrative Staff as members of the University of Connecticut Water Advisory Committee, Windham Regional Council of Governments and Mansfield Business & Professional Association (MBPA). The Mansfield Downtown Partnership is represented by both Administrative Staff and Council Members. All policy issues related to economic development issues are currently discussed by the Council as a whole, with most information and suggested actions being initiated and supporting data provided by the administrative staff.

Many of the sustainable economic development issues require policy decisions at the Town Council level. There is an immediate and on-going need for the Council to actively participate in the discussions with administrative staff, residents, local and regional businesses, University of Connecticut, state legislators, regional organizations and other policy makers whom impact the economic sustainability in Mansfield and surrounding region.

A standing Economic and Community Development Committee of the Town Council will provide the needed focus, continuity and broader participation in the discussions that will lead to development of policies by the Council as whole in the various facets related to economic sustainability in Mansfield. It will provide a forum to discuss, evaluate and seek diverse input into the multiple factors needed to formulate recommendations for the Council as a Whole.

Therefore, be it resolved that:

1. Pursuant to Chapter A192 of the Mansfield Town Code the Town Council shall establish a Standing Economic and Community Development Committee of the Mansfield Town Council.
2. The membership of the Standing Economic Development Committee shall consist of three (3) Councilors appointed by the Mayor.
3. The responsibilities of the Standing Economic Development Committee shall include but not be limited
 - a. To recommend public polices concerning sustainable economic development to the Town Council. The committee may make recommendations for the necessary revision or revisions of any existing Ordinance or Ordinances and to draw up any proposed Ordinance(s) or Resolutions the Committee may deem necessary for Council as a Whole to consider.
 - b. To research and analyze economic development issues including water, sewer, implementation of Mansfield Plan for Conservation and Development and 2020 Strategic Plan recommendations and support for Mansfield businesses.
 - c, To help facilitate Community input concerning economic development policies and initiatives.
 - d. To help coordinate discussions with interested entities that directly or indirectly influence Mansfield Economic Development. These entities may include Council Advisory Committees, Mansfield Commissions, local, regional and state agencies, state legislature, the University of Connecticut and local and regional businesses.
 - e. To help coordinate discussions with interested entities that directly or indirectly influence the structural maintenance of low income and senior housing in Mansfield.
 - e. To monitor and help evaluate local and regional economic and community development programs, initiatives and policies in cooperation with Administrative Staff, Advisory Committees and regional agencies.

**Town of Mansfield
Code of Ordinances**

“Ordinance to repeal Economic Development Commission”

Background:

An opinion of the Town Attorney published April 28, 2008 indicated that an ordinance to repeal the current ordinance authorizing the formation of the Economic Development Commission was needed.

Section 1. Title.

This chapter shall be known and may be cited as “the ordinance to repeal the Economic Development Commission.

Section 2. Legislative Authority.

This chapter is enacted pursuant to the provisions of C.T.S. Section 7-148, e seq., as amended.

Section 3. Findings and Purpose.

The Economic Development Commission was established by Ordinance, September 24, 1973 a set forth in Chapter 17 of the Code of the Town of Mansfield. The Commission has been inactive for many years.

Section 4. Repealer

The Ordinance enacted on September 24, 1973, creating an Economic Development Commission and set forth in Chapter 17 of the Code of the Town of Mansfield, is hereby repealed.



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager
CC: Maria Capriola, Assistant to Town Manager; Gregory Padick, Director of Planning
Date: April 28, 2008
Re: Proposal to Establish an Economic Development Advisory Committee, and a Standing Economic and Community Development Committee of the Town Council

Subject Matter/Background

Attached please find proposals from Council member Nesbitt to establish an Economic Development Advisory Committee and a Standing Economic and Community Development Committee of the Town Council.

From my perspective, I am generally in support of establishing a comprehensive, sustainable economic and community development program for the town, as long as we are able to allocate sufficient resources to this effort. As some of you will recall, we discussed this subject in part at a presentation to the Council in March 2007 (see attached), and determined at that time to include the topic as part of our strategic planning process. I should also point out that we are participating in the Windham Region Council of Governments' pilot regional economic development program which will include consulting services for coordination.

I believe the following issues would be pertinent to your discussion of the two proposals:

- The timing of this initiative with respect to the forthcoming strategic plan (Mansfield 2020: A Unified Vision);
- The establishment of an advisory committee as opposed to the currently authorized, but inactive, economic development commission;
- The interface between the proposed advisory committee and the proposed standing committee of the Town Council;
- The relationship between the proposed committee(s) and the Mansfield Downtown Partnership;
- The need and availability of staff and other resources;
- Potential referrals to existing committees or organizations, to solicit comments regarding the economic development proposals;

- Obtaining more information regarding WINCOG's new economic development program.

Legal Review

At Council member Nesbitt's request, I have asked the Town Attorney for guidance as to how the Town Council could repeal the existing ordinance establishing the Economic Development Commission (Mansfield Code Chapter 17), if the Council wished to take this action. The Town Attorney has advised that to eliminate the commission, the Council would need to enact an ordinance stating merely that the ordinance enacted on September 24, 1973, creating an Economic Development Commission and set forth in Chapter 17 of the Code of the Town of Mansfield, is hereby repealed. Furthermore, the Council could replace the commission with an advisory committee by enacting a resolution to that effect.

Attachments

- 1) A Resolution to Establish an Economic Development Advisory Committee
- 2) A Resolution to Establish a Standing Economic and Community Development Committee of the Mansfield Town Council
- 3) Mansfield Code of Ordinances, Chapter 17, Economic Development Commission
- 4) Proposed Ordinance to Repeal Economic Development Commission
- 5) *Sustainable Economic Development*, Presentation to Mansfield Town Council by Patrick McMahon, March 26, 2007

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Item #8

Celebrate Mansfield

Sunday, Sept 14

12:00-5:00 pm

(Rain or Shine)

Storrs Center Commercial Plazas

Rain Location: E.O. Smith High School

Festival Schedule of Events:

- 12:00 - Celebrate Mansfield Parade
(Post Office Parking Lot - Meet at 11:00 am)
- 12:00 - Festival Grounds Open
- 12:30-1:30 - Kidsville Kuckoo Revue
- 12:30-4:30 - Cooking Demonstrations
- 1:30-3:30 - Pony Rides
- 1:30 - Pie Eating Contest
- 1:30 - Inflatable Rides Begin
- 1:45-3:00 - Aztec Two-Step
- 2:00 - Whetten Woods Tour of Joshua's Trust
- 3:30-5:00 - Headliner: The Mohegan Sun All-Stars

5th Annual Festival on the green

MANSFIELD DOWNTOWN PARTNERSHIP

Fireworks In The Park

at Mansfield Hollow State Park

Saturday,

September 13

Live Music Starts

at 6:00 pm

Followed by Fireworks

Tethered Re/Max Hot Air Balloon Rides

from 5:30-7:00 pm

Bring some food and some friends!

See you there!

Plus: Local Food Vendors, Injured Art Show, Farmers Market, Petting Zoo, Spin Art, Silhouette Drawing, Magician, Husky Dog, Pottery Demonstrations, Teddy Bear Clinic AND MORE!

Join us as we dedicate River Park!

Saturday, September 13 • 2:00 - 5:00 pm • River Park (Plains Road)

(Rain Date: Sept 20)

Sponsored By:



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Deborah Liang DDS
Donna Rosen DMD

James Raynor DDS
Louis Cano DDS
Matthew Raynor DMD

FERRIGNO REALTORS



SBN Charitable Foundation



The University of Connecticut FOUNDATION



Peoples United Bank



Merchants at Storrs Commons



Willimantic Waste Paper



HST Home School Team



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Center's fees to ^{8/26} remain the same

By ZACHARY JANOWSKI
Chronicle Staff Writer

MANSFIELD — The town council unanimously endorsed a revised fee schedule Monday for the Mansfield Community Center that holds membership rates flat, while councilors criticized the process that led to deep discounts for members of a defunct Willimantic gym.

The changes, effective Oct. 1, added an enrollment fee for new members, simplified some center fees and revised member contracts to automatically renew on a month-to-month basis after a year.

Existing members will not see any rate increases.

The council and town staff, including Parks and Recreation Director Curt Vincente, Town Manager Matthew Hart and mar-

keting consultant Cliff Emery, also discussed the political fallout of offering 50 percent discounts to former members of Riverside Athletic Club if they renew with the community center.

"Something like that becomes a political decision that we all pay for," Mayor Elizabeth "Betsy" Paterson said.

Paterson said the council appreciates the staff's efforts to meet the council's high expectations, but expressed the need for a better flow of information.

"If you have to call the town manager in the middle of the night, a decision of that magnitude needs to be run by him," she explained.

"I don't remember giving carte blanche" to proceed with negotiations, Deputy Mayor Gregory

(Center's fees, Page 4)

Center's fees to remain the same

(Continued from Page 1)

Haddad said.

Haddad pointed out the council just had a 20-minute debate on whether to increase rates by 3 percent, but without council input the staff gave a 50 percent discount to former RAC members.

"I think it was just surprising to me," he explained.

Haddad said staff should bring fee reductions before the council in the future.

Vincente said the more parameters and guidance the town council gives to limit promotions, the less risky, but the more costly, its marketing efforts will be.

"We didn't feel that this was an appropriate year to increase fees," Vincente told the council last night. He said the staff fears a fee increase could result in lost members.

A family membership for Mansfield residents costs \$590 a year or \$330 for an individual resident. Non-residents pay \$685 for a family or \$390 for an individual membership. Ashford and Willington residents save \$35 on the non-resident fees.

Among the changes outlined by Vincente are:

- A flat \$20 fee to freeze a membership for up to three months, which replaces a one month fee that varied depending on the type of membership.
- A \$25 enrollment fee for new members. Vincente said the fee is "nominal" compared to private sector fees as high as \$100.
- An automatic shift to month-to-month

membership after the end of the first membership year. According to Vincente, the monthly membership saves members from "having to make that buying decision" each year.

The elimination of off-peak memberships. "Within the last year there's been a shift in the off-peak time. One of the off-peak times is now a peak time," Vincent said, adding current off-peak members will be allowed to continue with the plan.

According to Vincente, the center will earn about \$30,000 in enrollment fees, which will make up for the \$30,000 in lost revenue from not raising current membership rates.

Emery, the town's consultant from Enterprise Group Inc. of Farmington, said potential members would compare the center's fee with the much higher ones at private facilities.

He said the center could also use the fee as a promotional tool by offering discounts.

"We have a lot more turnover than you would think," Vincente said, explaining the center averages 100 new members each month.

"That's a pretty safe number," he said.

Vincente said the community center would come in "as proposed" without increasing rates, despite budgeting for a 3 percent rate increase.

"We're hoping we'll be at a wash for numbers," he added.

Some council members raised concerns about what staff would do if projections fell short.

"Do you have a backup plan in place?" Council Member Gene Nesbitt asked.

"The thing that concerns me is the lack of a presentation of a plan" for addressing a deficit, council member Helen Koehn said.

"I need to see the numbers to make that decision," she added.

"We need to be prepared to reduce expenditures" if revenues are not matching projections, Hart explained.

Additionally, Hart said, staff would keep the finance committee and the council informed about performance against the projections.

"We don't have a crystal ball and I think that's the best we can do," he added.

"If we are not getting the \$30,000, we need to do something else. And we can't wait until the end of the fiscal year," council member Carl Schaefer said.

"We need to be prepared to make those adjustments and we are," Hart said.

"It's no different than any other year," Vincente said this morning. "In any budget year we give the best estimates we can. We watch that very closely."

A handful of community members spoke at the meeting to share their support for the community center with the council.

Betsy Parker, a resident who works at Southeast School, said she could see the impact the center has on students.

"I feel that my tax dollars are well spent at the community center," Parker explained. "It's a great place for kids."

Sean Cox, another resident, said the community is "fortunate" to have Vincente and Assistant Director Jay O'Keefe on staff.

Opinion

9/2

Chronicle

Lucy B. Crosbie
President

Kevin Crosbie
Publisher

Charles C. Ryan
Editor

Editorial

We offer these threads, needles

Threads to the Mansfield Town Council for resisting the temptation to increase membership fees for the Mansfield Community Center as it continues to try to make the facility more fiscally independent. Thanks to a vote Aug. 25, there will be a new \$25 fee for persons enrolling for the first-time, among other revisions. There will be no fee increases for regular members, including Mansfield families who pay \$590 annually. Yes, times are tough all over, including at a community center in one of the area's more well-to-do communities. By freezing fees, however, the council is seeking creative ways to finance the center while, at the same time, not hurting a population already struggling with high energy and food prices. Let's hope it works.

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8/27
Editor:

The Chronicle's Aug. 16 editorial "Towns try to hedge vote on smith track" misrepresented the reasons Ashford and Willington selectmen do not support holding a Regional School District 19 referendum for the proposed \$8.3 million E.O. Smith athletic field renovation project on Election Day.

Also, we are perplexed by the *Chronicle's* change of tune — just a couple weeks ago, "Needles" were given to the Region 19 Board of Education indicating that the "timing is wrong" for considering such a large bonding proposal in these economic times.

Many taxpayers are experiencing financial hardship due to increased costs for shelter, food, heating and electricity. In addition to the cost associated with upgrading the athletic fields, Ashford's portion of Region 19 expense is projected to increase well over a \$1 million over the next three fiscal years. The effect on Willington is expected to be similar.

This will place an extreme financial burden on both towns and needs to be considered in combination with the impacts of the proposed building project.

As the Ashford selectmen conveyed to the Region 19 Board of Education, the complexities of the \$8.3 million project and anticipated costs associated with its initial phase and continued upkeep, merit an independent referendum and wider dissemination of information to taxpayers prior to the vote.

For the *Chronicle* to suggest that our selectmen's decision was made because they "don't want the most taxpayers to voice their say on a major building project" was ludicrous. As superintendents of the concerns of Ashford, the selectmen acted responsibly by not agreeing to add such a large project to a national and state election and their decision is fully supported by the Ashford Board of Finance.

Cathryn E. Silver-Smith,
Chairman,
Ashford Board of Finance

**PAGE
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Mayor, UConn president make neighborly visits



Al Malpa

Mansfield Mayor Elizabeth Patterson and University of Connecticut President Michael J. Hogan walk to the Celeron Square apartments Wednesday to welcome students.

By ZACHARY JANOWSKI
Chronicle Staff Writer

STORRS — If the mayor, president of your college and a police officer knock on your door, your first reaction might be to think you're in trouble.

However, when campus leaders and town officials knocked on apartment doors this week throughout complexes where students make up the majority of residents — including Celeron Square and Carnage House — they weren't crashing parties.

Mansfield Mayor Elizabeth "Betsy" Paterson and University of Connecticut President Michael J. Hogan stopped by Celeron Square Wednesday to introduce themselves and get to know students — before they cause trouble and in the hope they will be more likely not to after the visits.

Paterson, Hogan and teams of other community representatives brought the students bags stuffed with contact information for various offices and giveaways such as discount coupons for local restaurants and potholders.

Members of the campus/community partnership started the off-campus visits four years ago. (Officials, Page 4)



Al Malpa

Amber Hawks, a sociology major from Derby, and Caitlin Curtis, a mechanical engineering major from Somers, chat with University of Connecticut President Michael J. Hogan.

Officials make neighborly visits

(Continued from Page 1)

ago.

Last year, they knocked on more than 800 doors.

"A lot of times, we just assume students would just magically have this information," said Julie Elkins, co-chairman of the campus/community partnership and a member of the student affairs staff at UConn.

Seamus Keating, chairman of external affairs for UConn's student government and one of the door-knockers, said no one wants to lecture the students.

He said the visits have the dual purpose of giving students resources and reminding them about the other people around them.

Keating, who lives at Ridgeview Heights in Willington, said there are additional challenges integrating students who live off-campus.

"There's definitely a possibility for them to be lost in the mix," he said.

The bags contained contact information for career services, UConn tech support and student mental health resources.

There was also information about the housing inspection process, fire safety and dining options for students living off-campus.

The students also received an invitation to campus/community partnership meetings.

"It's important that they know that we're here, but that other people are here, too," Keating added. "Students keep strange hours."

At a Celeron Square apartment, Paterson told one skittish student the visits are to promote respect "so that we all get along famously."

Paterson handed the girl one of the bags and said it had contact information in case she had a health or safety issue, landlord problem or wanted to participate in town events.

Hogan and Paterson engaged in some banter to lighten the mood.

"It's a big deal when the mayor herself comes out," Hogan said.

"We hope you have a great year," Paterson said as the group moved on to the next door.

Christian Bernardo, a more outgoing first-time, off-campus resident, said he has met Hogan before.

"I've met him on campus a couple times. He seems very enthusiastic about meeting students," said Bernardo, a senior from Danbury studying economics.

Since moving into his apartment in July for a summer class, Bernardo has been pleasantly surprised by the atmosphere at Celeron.

"I was little worried about the noise level around here," he said. "The maintenance crew here is awesome."

Bernardo said he wants to learn more about the Mansfield community, but so far has been satisfied by the community at UConn.

"There is a lot to do at UConn. I don't really have to look anywhere else," he explained.

This morning, Paterson said the visits yesterday were a success and all the students were respectful and polite. "We didn't have any negativity," she said.

Paterson said the visits are likely to have a long-term impact.

"I think we see a difference, in those areas of student attitudes," she explained. "They're not hostile."

Mansfield seniors seek center improvements

By ZACHARY JANOWSKI
Chronicle Staff Writer

MANSFIELD — Senior citizens are asking the town for about \$400,000 in improvements to their building to meet short-term needs until officials are ready to bond for a completely new senior center.

The town hired The Lawrence Associates of Manchester to plan for Mansfield Senior Center improvements, but the initial estimates came in between \$2 million and \$3 million.

"We did not want the \$3 million plan. It was only a stopgap," said Thomas Rogers, senior center association president.

Rogers said the association board discussed its priorities and decided on four improvements to include in a much smaller plan. "Gosh, it was unanimous," he said.

Senior center representatives and town officials recommended four upgrades to the town council:

- Isolate the laundry room to allow access when the senior center is closed.
- Build two fully handicapped accessible bathrooms. The center currently has one uni-

sex bathroom that is not fully accessible.

- Increase office space for the senior center association, coordinator and administrative activities.

- Add about 12 more parking spaces.

Facilities director William Hammon said he made a "hip shot" estimate of \$400,000 for the improvements.

Staff reported the town could seek funding through the Small Cities Community Development Block Grant program to cover the cost of the improvements.

In order to proceed, staff requested council approval to apply for the grant and pay for the necessary architectural plans to complete the application. "Do you want us to go forward with this scope of project, with this amount of spending?" Hammon asked.

Human Services Director Kevin Grunwald said the town has a growing senior population and has seen increased use of the senior center.

"There is not a common area for people to just socialize," Grunwald said, citing one of the many shortcomings of the building.

"We project the numbers will only grow," added Town Manager Matthew Hart.

"This strikes me as somewhat of a stop-gap approach. But how many years is this really going to buy us," asked Council member Bruce Clouette.

Grunwald said the center has already outgrown its space and the center already opens for extended hours.

He said the town would need to look at building a new senior center in the next five to 10 years.

Council member Helen Koehn suggested town staff pursue other options, such as working with Masonicare, the preferred developer for an assisted living facility in town, to build a center.

The council voted unanimously to have staff prepare an estimate of architectural costs for completing the grant application and explore other options, such as collaborating with Masonicare.

Grunwald said he believed town staff would report back to the council at its next meeting, Sept. 8.

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From: Bart Russell [brussell@ctcost.org]
Sent: Monday, September 01, 2008 4:23 PM
Subject: COST TOWN LEADERS' E-BULLETIN: TIME-SENSITIVE

Connecticut Council of Small Towns Town Leaders' E-Bulletin

TO: First Selectmen, Mayors and Managers
FROM: Bart Russell, COST Executive Director
DATE: 9/2/08

Readers' Note: Welcome back from the Labor Day holiday! This issue of the COST *Town Leaders' E-Bulletin* is being sent to you as an information service of the Connecticut Council of Small Towns. It is being distributed to municipal leaders statewide. We hope the information it contains is of value to you. If you notice either a typographical or factual error, please let us know ASAP (contact: info@ctcost.org). Thanks.

SPECIAL SESSION BILL EQUALS NEW UNFUNDED MANDATE ON TOWNS

Ralph Eno, First Selectman of the Town of Lyme (and COST Board member) has analyzed the language of a bill passed during the legislature's special session and tells COST that the section of the bill (see below) mandating new notice requirements for towns with internet sites will be a real burden for many municipalities. Special thanks go to COST associate member Rich Roberts from Halloran & Sage for alerting COST about this issue and to COST associate member Bruce Chudwick for his work on analyzing the municipal impact of the bill.

Please let COST know if and how this new law will burden your town so we can work to change it during the 2009 session.

NOTE: underlined text denotes new language:

House Bill No. 6502 June 11 Special Session, Public Act No. 08-3 AN ACT CONCERNING COMPREHENSIVE ETHICS REFORMS.

Sec. 11. Section 1-225 of the 2008 supplement to the general statutes, as amended by section 2 of public act 08-18, is repealed and the following is substituted in lieu thereof (Effective October 1, 2008):

(a) The meetings of all public agencies, except executive sessions, as defined in subdivision (6) of section 1-200, shall be open to the public. The votes of each member of any such public agency upon any issue before such public agency shall be reduced to writing and made available for public inspection within forty-eight hours and shall also be recorded in the minutes of the session at which taken. [which] Within seven days of the session to which such minutes refer, such minutes shall be available for public inspection [within seven days of the session to which they refer] and posted on such public agency's Internet web site, if available. Each such agency shall make, keep and maintain a record of the proceedings of its meetings.

(b) Each such public agency of the state shall file not later than January thirty-first of each year in the office of the Secretary of the State the schedule of the regular meetings of such public agency for the ensuing year and shall post such schedule on such public agency's Internet web site, if available, except that such [provision] requirements shall not apply to the General Assembly, either house thereof or to any committee thereof. Any other provision of the Freedom of Information Act notwithstanding, the General Assembly at the commencement of each regular session in the odd-numbered years, shall adopt, as part of its joint rules, rules to provide notice to the public of its regular, special, emergency or interim committee meetings. The chairperson or secretary of any such public agency of any political subdivision of the state shall file, not later than January thirty-first of each year, with the clerk of such subdivision the schedule of regular meetings of such public agency for the ensuing year, and no such meeting of any such public agency shall be held sooner than thirty days after such schedule has been filed. The chief executive officer of any multitown district or agency shall file, not later than January thirty-first of each year, with the clerk of each municipal member of such district or agency, the schedule of regular meetings of such public agency for the ensuing year, and no such meeting of any such public agency shall be held sooner than thirty days after such schedule has been filed.

(c) The agenda of the regular meetings of every public agency, except for the General Assembly, shall be available to the public and shall be filed, not less than twenty-four hours before the meetings to which they refer, (1) in such agency's regular office or place of business, and (2) in the office of the Secretary of the State for any such public agency of the state, in the office of the clerk of such subdivision for any public agency of a political subdivision of the state or in the office of the clerk of each municipal member of any multitown district or agency. For any such public agency of the state, such agenda shall be posted on the public agency's and the Secretary of the State's web sites. Upon the affirmative vote of two-thirds of the members of a public agency present and voting, any subsequent business not included

in such filed agendas may be considered and acted upon at such meetings.

(d) Notice of each special meeting of every public agency, except for the General Assembly, either house thereof or any committee thereof, shall be posted not less than twenty-four hours before the meeting to which such notice refers on the public agency's Internet web site, if available, and given not less than twenty-four hours prior to the time of such meeting by filing a notice of the time and place thereof in the office of the Secretary of the State for any such public agency of the state, in the office of the clerk of such subdivision for any public agency of a political subdivision of the state and in the office of the clerk of each municipal member for any multitown district or agency. The secretary or clerk shall cause any notice received under this section to be posted in his office. Such notice shall be given not less than twenty-four hours prior to the time of the special meeting; provided, in case of emergency, except for the General Assembly, either house thereof or any committee thereof, any such special meeting may be held without complying with the foregoing requirement for the filing of notice but a copy of the minutes of every such emergency special meeting adequately setting forth the nature of the emergency and the proceedings occurring at such meeting shall be filed with the Secretary of the State, the clerk of such political subdivision, or the clerk of each municipal member of such multitown district or agency, as the case may be, not later than seventy-two hours following the holding of such meeting. The notice shall specify the time and place of the special meeting and the business to be transacted. No other business shall be considered at such meetings by such public agency. In addition, such written notice shall be delivered to the usual place of abode of each member of the public agency so that the same is received prior to such special meeting. The requirement of delivery of such written notice may be dispensed with as to any member who at or prior to the time the meeting convenes files with the clerk or secretary of the public agency a written waiver of delivery of such notice. Such waiver may be given by telegram. The requirement of delivery of such written notice may also be dispensed with as to any member who is actually present at the meeting at the time it convenes. Nothing in this section shall be construed to prohibit any agency from adopting more stringent notice requirements.

(e) No member of the public shall be required, as a condition to attendance at a meeting of any such body, to register the member's name, or furnish other information, or complete a questionnaire or otherwise fulfill any condition precedent to the member's attendance.

(f) A public agency may hold an executive session, as defined in subdivision (6) of section 1-200, upon an affirmative vote of two-thirds of the members of such body present and voting, taken at a public meeting and stating the reasons for such executive session, as defined in section 1-200.

(g) In determining the time within which or by when a notice, agenda, record of votes or minutes of a special meeting or an emergency special meeting are required to be filed under this section, Saturdays, Sundays, legal holidays and any day on which the office of the agency, the Secretary of the State or the clerk of the applicable political subdivision or the clerk of each municipal member of any multitown district or agency, as the case may be, is closed, shall be excluded.

TOWNS-HELPING-TOWNS: THESE FIRST SELECTMEN NEED YOUR HELP!

Towns-Helping-Towns (THT) is a COST membership service for first selectmen, mayors and managers from smaller communities throughout Connecticut. THT is a simple service to use. If you have a municipal management question or challenge, and you are wondering if other town leaders might have helpful feedback or resources to share or suggest, then THT is for you. Here's how it works: e-mail your specific question to COST (two paragraphs or less, if possible) and we will distribute it statewide to your colleagues. Responses can be made directly to the requesting official or to COST, and we will forward the information. Here are our latest THT requests:

Purchasing Policies

Bob Valentine, First Selectman of the Town of Goshen writes: "Bart, I was wondering if you could help me find purchasing policies from other towns. We are considering formalizing ours and any information I can find would be helpful. Thanks, Bob." You may e-mail your response to First Selectman Valentine at 1stselectman@goshenct.gov or call him at 860-491-2308, X221.

Four Day Work Week

Earl MacInnes, First Selectman of the Town of New Hartford previously contacted COST and asked whether any towns had made a decision to go to a four day work week to save money on energy costs. We're not sure how many towns have taken this route but we wanted to spotlight one COST member town that has..."To save money on energy, town officials have decided to reduce the number of weekdays, from five down to four, that town hall will be open. Starting September 8, the Municipal Center will be open Monday to Wednesday from 8 a.m. to 4:30 p.m. and Thursday from 8 a.m. to 7:30 p.m. The town hall will now be open an extra hour Monday through Wednesday and an extra half-hour on Thursday and closed on Friday. All other town buildings, including the library, will maintain their current schedules." Questions should be directed to the Tolland Town Manager Steve Werbner. His e-mail address is swerbner@tolland.org and his phone number is 860-871-3600.

Data source: *The Hartford Courant*...8-26-08

Heating Oil Prices and Relief for Needy Citizens

Jim Brinton, Selectman from the Town of Washington writes: "The Board of Selectmen is very concerned with home heating oil prices this winter with regard to some of our senior citizens as well as those of moderate means who may find it

difficult to cover their fuel bills this year. We are currently working with our Board of Finance as well as private citizens in an effort to help people bridge the gap and that's where I'm hoping COST can help. Are there any programs through the state, now or in the planning stages, that municipalities may be able to tap into? Any help you could give would be much appreciated." If your town has taken any special action to address this problem locally, or if you have other ideas for action that you would be willing to share with your colleagues statewide, please contact COST directly and we will get this information out to all towns. You may contact Selectman Brinton via e-mail at eldorado467@aol.com

ABOUT OUR PEOPLE...

Several COST members and other municipal leaders have provided great policy input and hospitality to yours truly during "Town Hall" meetings around the state (since just prior to the legislature adjourning). COST would like to give a special "shout out" to the following town leaders for generously sharing their time and ideas with us: **Ralph Fletcher**, First Selectman of the Town of Ashford; **Phil Schenck**, Town Manager of the Town of Avon; **Derrylyn Gorski**, First Selectman of the Town of Bethany; **William Ballinger**, First Selectman of the Town of Bozrah; **Unk DaRos**, First Selectman of the Town of Branford; **Michael Milone**, Town Manager of the Town of Cheshire; **Tom Marsh**, First Selectman of the Town of Chester; **Laura Francis**, First Selectman of the Town of Durham; **Jim Hayden**, First Selectman of the Town of East Granby; **Paul Formica**, First Selectman of the Town of East Lyme; **Denise Menard**, First Selectman of the Town of East Windsor; **Phil Anthony**, First Selectman of the Town of Griswold; **Rich Cabral**, First Selectman of the Town of Killingworth; **Fred Allyn**, Mayor of the Town of Ledyard; **Ralph Eno**, First Selectman of the Town of Lyme; **Matt Hart**, Town Manager of the Town of Mansfield; **Tom Buzi**, First Selectman of the Town of Monroe; **Karen Paradis**, First Selectman of the Town of Morris; **John Hodge**, First Selectman of the Town of New Fairfield; **Mike Pace**, First Selectman of the Town of Old Saybrook; **Vincent Festa**, Mayor of the Town of Plymouth (and former Burlington CEO Ted Scheidel); **Susan Bransfield**, First Selectman of the Town of Portland; **Rudy Marconi**, First Selectman of the Town of Ridgefield; **Barbara Henry**, First Selectman of the Town of Roxbury; **Bob Ross**, First Selectman of the Town of Salem; **Bob Koskelowski**, First Selectman of the Town of Seymour; **Mary Glassman**, First Selectman of the Town of Simsbury; **Ed Haberek**, First Selectman of the Town of Stonington; **Dan Steward**, First Selectman of the Town of Waterford; **Chuck Frigon**, Town Manager of the Town of Watertown; **Keith Robbins**, Town Manager of the Town of Winchester; **Ed Sheehy**, First Selectman of the Town of Woodbridge; and, **Allan Walker**, First Selectman of the Town of Woodstock.

FREE, STATEWIDE FORUM ON PROPERTY TAX RELIEF FOR SENIORS

A free forum to share information on how the state's municipalities design and administer property tax relief programs for older adults and related issues will be co-sponsored by the Connecticut Coalition on Aging and the Connecticut Commission on Aging November 20 from 9:30 a.m. to noon in the Legislative Office Building adjacent to the state Capitol in Hartford. The forum provides an opportunity for representatives of local government, tax assessors, persons who administer programs for older adults and other interested persons to share ideas, discuss their experiences on how property taxes affect residents of all ages and offer suggestions for future improvements in the system. A COST representative will be a featured panelist at the event.

The Coalition on Aging sponsors an annual Carlson Forum to share ideas on issues affecting older adults throughout Connecticut. For the 2008 legislative session, the Coalition identified property tax relief as its highest priority, based on a survey of residents across the state. The Commission on Aging is the state's independent advocacy agency for older adults, and is established under Connecticut General Statutes §17b-420. In 2007, the Commission on Aging surveyed each of Connecticut's 169 municipalities and subsequently released a reported entitled "Property Tax Relief for Older Adults: A Profile of Connecticut's Local Programs," which is available at www.cga.ct.gov/coa.

To register for the forum, which begins with coffee and networking at 9:30 AM, call the Commission at (860) 240-5200.

THANK YOU, THANK YOU, THANK YOU...

COST wants to thank municipalities (and their leaders) that have officially signed on again as members of the Connecticut Council of Small Towns for the 2008-2009 membership year. It is your continuing, strong support that makes it possible for COST to speak as THE influential, statewide voice of Connecticut's smaller towns and cities. This year (so far) we are pleased to announce the following *new* members: **Bob Burbank**, First Selectman of the Town of Andover; First Selectman **Evonne Klein** and Town Manager **Karl Kilduff** of the Town of Darien; **Paul Formica**, First Selectman of the Town of East Lyme; **John Hodge**, First Selectman of the Town of New Fairfield; and **Keith Robbins**, Town Manager of the Town of Winchester.

Barton Russell, Executive Director
Connecticut Council of Small Towns
1245 Farmington Avenue, 101
West Hartford, CT 06107
860.676.0770 Office
860.676.2662 Fax
www.ctcost.org

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Mansfield Public Schools

Elementary & Middle School – Building Project Public Workshop

WEDNESDAY -- September 17, 2008
7:00 to 8:30 p.m.
Mansfield Middle School Cafeteria

The Town of Mansfield School Building Committee invites you to participate in a community workshop regarding the development of a building plan for the Mansfield Public Schools. The workshop will be held on **Wednesday, September 17, 2008** in the cafeteria at the Mansfield Middle School from 7:00 to 8:30 p.m.

The School Building Committee has selected The Lawrence Associates and DRA Architects (TLA/ DRA) to develop the building plan. TLA/ DRA has already met with school staff to conduct programming and building evaluations prior to a series of community workshops last spring. This workshop will focus on presenting a series of options for consideration by the community.

We are seeking your attendance and participation. You are invited to join us, along with your thoughts, ideas and suggestions.

WORKSHOP AGENDA

7:00 - 7:10	Informational Displays
7:10 - 7:15	Welcome
7:15 - 7:20	Project Overview
7:20 - 7:35	Workshop Overview
7:35 - 8:10	Options Presentation
8:10 - 8:25	Re-Cap
8:25 - 8:30	Concluding Comments

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

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TOWN OF MANSFIELD
Department of Human Services

Kevin Grunwald, MSW, Director

AUDREY P. BECK BUILDING
FOUR SOUTH EAGLEVILLE RD
MANSFIELD, CT 06268-2599
(860) 429-3315
Fax: (860) 429-7785
Email: grunwaldk@mansfieldct.org

August 18, 2008

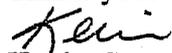
David Dagon, Chief
Mansfield Fire Department
4 South Eagleville Road
Storrs, CT 06268

Dear Dave:

I wanted to write to alert you to a recent experience that I had with the Mansfield Fire Department. On August 13 while mowing my lawn I was stung by several bees and developed an allergic reaction. I called Poison Control and was instructed to dial 911, which I did with some reluctance. The response of your department was exceptional. The ambulance arrived to my home within ten minutes of my call, and the staff were both calming and extremely professional. Having never had the need to call for an ambulance before I didn't know what to expect, and I found that their competence and continued interaction with me throughout the transport to Windham Hospital served to alleviate my growing anxiety over my medical condition. They worked effectively together as a team (including the young woman who I understand is a trainee), and I was greatly reassured to be receiving that level of care.

While I've worked closely at times with you and members of your department over the past five and one-half years, I found the perspective of being a "patient" to be a new one for me, and I was impressed by how critical the quality of that service and your staff are in a situation such as mine. I know that what your crew did was the rule and not the exception, but as a resident of Mansfield it's good to know that when we need help we can count on this level of response consistently. Please pass my thanks and appreciation along to the members of your department who are so essential to ensuring the safety of all our residents.

Thank you!


Kevin Grunwald

cc. Matthew Hart, Town Manager
Elizabeth Paterson, Mayor

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A HEARTY MANSFIELD WELCOME

Off-Campus UConn
Students Reminded Of
Rights And Responsibilities

BY GRACE E. MERRITT | COURANT STAFF WRITER

STORRS — University of Connecticut junior Alexandra Miko, 19, was doing her homework in her living room in Celeron Square Apartments about a mile off campus when she answered a knock on the door Wednesday afternoon.

She found herself face to face with the mayor of Mansfield, the president of UConn and a crush of TV cameras and reporters, a scene not unlike a surprise visit from Publisher's Clearinghouse.

Mayor Betsy Paterson introduced herself to the bewildered student.

"Welcome and just remember to be a good neighbor and we'll be a good neighbor back," Paterson said, handing Miko a plastic bag containing potholders, a magnet and handy town and university phone numbers.

Paterson, UConn President Michael Hogan and 38 other volunteers spent about two hours going door to door to off-campus apartments Wednesday to greet students and remind them that they are also citizens of the town of Mansfield — at least for the school year.

The visit caught Miko, of East Lyme, off guard.

"I thought it was very nice of them to stop by," said Miko, a nursing major. "I just moved in two weeks ago but the fact that they stopped by makes me feel more a part of the community."

The visit came on the second day of a three-day effort by the Mansfield Community Campus Partnership, a town-gown group, to reach out to some of the 6,000 undergraduates who live in off-campus rentals. Last year, the group managed to visit 800 apartments.

"A lot of these kids are away from home for the first time, and off campus for the first time. It's important that they know their rights and their responsibilities as citizens of the town of Mansfield," Paterson explained beforehand.

The juxtaposition of a large university in the middle of a small town and students living in the middle of quiet, residential neighborhoods has given rise to tension over the years. Some residents complain about students staying up

Mansfield Welcomes Off-Campus Students

CONTINUED FROM PAGE B1

late, being noisy, holding loud parties and trashing property.

Students, in turn, have complained about the poor condition of some apartments, among other issues.

"We want to get rid of the idea that it's us against them and to make the kids feel that they are part of the community and therefore respon-

sible for their own behavior," Paterson explained.

Both sides have worked together in recent years to smooth the rough edges. The town, for example, started a landlord inspection program and has ordinances directed at reducing noise, blight and trash. The university, meanwhile, started an off-campus housing office and has had a stronger hand in disciplining off-

campus students.

Jim Hintz, who heads up that office, said the off-campus visits are designed to help on many levels. Besides a personal welcome, the students get information in the goody bag about their rights as tenants, where they can turn to get help from the town or UConn, and university services extended to off-campus students, such as meal plans and com-

puter help.

Caitlin Curtis, 21, of Somers, who was visited by the entourage minutes before Miko, said it was helpful.

"I definitely think this was good to have at the beginning of the school year," she said. "I just wasn't really expecting all the media and cameras."

Contact Grace E. Merritt at gmeritt@courant.com.



MARK MIRKO / THE HARTFORD COURANT

EMPHASIZING THAT UCONN'S administration is concerned about student safety and maintaining a good relationship with the town of Mansfield, UConn President Mike Hogan talks with a group of students who were playing volleyball Wednesday at the Celeron Square Apartments. Hogan and Mansfield Mayor Betsy Paterson distributed bags of household items along with community and university contact information.

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IN OUR TOWNS

Eco-Friendly Guidelines OK'd For Storrs Center Plan

The Mansfield Downtown Partnership's board of directors, the organization guiding the proposed Storrs Center project, has approved new eco-friendly guidelines for the development of a \$220 million retail, office and residential neighborhood next to the University of Connecticut campus in Storrs.

The guidelines cover all aspects of development, from land planning strategies, storm water management and energy conservation to using green building materials and

EDUCATION BRIEFS

environmentally responsible construction methods. Besides careful use of land resources, the goal is to enhance indoor air quality, conserve materials and improve energy efficiency.

The project, a collaboration between the town, UConn and the developer, Leyland Alliance has also been entered into a pilot program developed by the U.S. Green Building Council to address issues associated with the development of neighborhoods.

Fourteen recent graduates of Trinity College in Hartford have joined the Teach for America program.

Trinity officials said the private college led the nation's universities in the percentage increase of students accepted in the program this year. The number grew by 500 percent, from three in 2007 to 18 in 2008.

Four of those accepted decided to pursue other fields.

The 14 who will be teaching are Summer Cannon, Mary Elizabeth Clune, Anna

Conte, Dan Cosgrove, Allie Echeverria, Sarah Knox, Randi Lawlor, Vanessa Lee, David Lenzner, Kathryn Levett, Kelly Mearns, Kate Prendergast, Danielle Rowan and Joe Tarzi.

They have been attending a rigorous summer training program before being assigned to schools in Connecticut, Las Vegas, New Orleans, New York, Philadelphia and Washington, D.C.

Ann Courtney, an associate professor in the Depart-

ment of Education and Human Services in the College of Education, Nursing and Health Professions at the University of Hartford, has been awarded a Fulbright Scholar grant.

Courtney will lecture and conduct research at Mary Immaculate College-University of Limerick in Limerick, Ireland, during the 2008-09 academic year.

Her project, "One Language, Two Countries: Complexities of Teaching Comprehension," will compare and contrast the

ways that educators shape literacy practice in Ireland and the U.S.

She has also won a competitive research grant from the Irish Department of Education and Science. She will be working with Martin Gleason from Mary Immaculate College and 10 elementary teachers from the greater Limerick area. Her research focuses on reading comprehension.

This week's Education Briefs column was written by Courant Staff Writers Grace E. Merritt and Rose Latimer.

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TOWN OF MANSFIELD
OFFICE OF PLANNING AND DEVELOPMENT

Item #19

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Mansfield Planning and Zoning Commission
Mansfield Town Council
Mansfield Conservation Commission
From: Gregory Padick, Director of Planning
Date: August 21, 2008
Re: CL&P "Interstate Reliability Project"



Please find attached a 8/19/08 cover letter from CL&P and selected pages from a "Municipal Consultation Filing" delivered to the Town yesterday. A copy of the filing is available in the Planning Office and Mansfield Library. Staff is in the process of reviewing this proposal and it is my understanding that CL&P has scheduled a public information session on October 22nd in the Community Center.

The "Municipal Consultation Filing" provides an opportunity for public comment prior to the submittal of a formal application to the Connecticut Siting Council. CL&P expects to submit the formal application in December 2008. Formal public hearings will be scheduled as part of the CT. Siting Council review process. It is my understanding that municipalities do not have any direct approval jurisdiction over utility projects of this nature. The proposal affects 12 municipalities in eastern Connecticut.

The CL&P preferred route proposal would add a new set of overhead power lines within or immediately adjacent to existing lines that pass through southern Mansfield. Some tree removal will be necessary and some of the proposed support structures will be higher than existing structures. A number of Mansfield residents may be impacted by the proposed construction. Maps and diagrams depicting the proposed new lines in Mansfield are included in the attached information. It is noted that original maps are in color and that the black and white copies are reduced in size.



**Connecticut
Light & Power**

The Northeast Utilities System



Interstate
Reliability Project

August 19, 2008

Roger Engle
Brooklyn First Selectman
4 Wolf Den Rd.
Brooklyn, CT 06234

Maurice Bisson
Hampton First Selectman
Hampton Town Hall
164 Main Street
Hampton, CT 06247

Elizabeth C. Paterson
Mayor of Mansfield
Audrey P Beck Municipal
Building
4 South Eagleville Road
Storrs-Mansfield, CT 06268

Robert E. Dubos
Chaplin First Selectman
495 Phoenixville Road
Chaplin, CT 06235

Robert B. Young
Chairman, Killingly Town
Council
PO Box 6000
172 Main Street
Danielson, CT 06239

Mayor Robert Viens
Putnam Town Hall
126 Church Street
Putnam, CT 06260

Elizabeth Woolf
Coventry Council Chair
Coventry Town Hall
1712 Main Street
Coventry, CT 06238

Joyce Okonuk
Lebanon First Selectman
Lebanon Town Hall
579 Exeter Road
Lebanon, CT 06249

Lawrence K. Groh, Jr.
Thompson First Selectman
815 Riverside Drive
North Grosvenordale, CT
06255

Jean de Smet
Windham First Selectman
979 Main Street
Willimantic, CT 06226

James S. Rivers
Pomfret First Selectman
Pomfret Town Hall
5 Haven Road
Pomfret Center, CT 06259

Donald P. Cianci
Columbia First Selectman
Columbia Town Hall
323 Route 87
Columbia, CT 06237

**Re: Application of The Connecticut Light and Power Company ("CL&P" or the "Company")
to the Connecticut Siting Council ("Council") Concerning the Connecticut Portion of the
Interstate Reliability Project ("Project")**

Dear Town Leaders:

Recently, CL&P's representatives had the opportunity to meet with local officials throughout Connecticut to talk about the future energy needs of Southern New England and how the proposed Interstate Reliability Project helps meet those needs by reinforcing electric transmission systems in Connecticut, Massachusetts and Rhode Island. CL&P also discussed how it is planning to file an application with the Council for approval of the Connecticut portion of the Project. At



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The Northeast Utilities System



Interstate
Reliability Project

approximately the same time, National Grid will be filing similar filings in Massachusetts and Rhode Island.

The proposed Connecticut facilities consist of a new 345-kilovolt electric transmission line that would extend from CL&P's existing Card Street Substation in Lebanon, CT to the CT/RI border in Thompson. The proposed location of this new line is along an existing electric transmission line right-of-way, for a distance of approximately 37 miles. Associated work to connect the lines would require the expansion of facilities at the Card Street Substation in Lebanon and the Lake Road and Killingly Substations, both in the Town in Killingly.

The Project is one of four related projects in Connecticut, Massachusetts, and Rhode Island that are designed to work together by 2012 to improve electric transmission service in the Southern New England region and to comply with mandatory national and regional reliability standards. Together these four projects form the New England East-West Solution ("NEEWS").

For the Council to have the benefit of a project evaluation from officials of potentially affected municipalities, CL&P must consult with any municipality in which any portion of the proposed transmission line route or any alternate route is located, or that is within 2500 feet of such potential routes. The proposed project passes through portions of the Towns of Lebanon, Columbia, Coventry, Mansfield, Chaplin, Hampton, Brooklyn, Pomfret, Killingly, Putnam and Thompson. The town of Windham has a border area within 2500 feet of the potential routes for the Connecticut transmission line.

The first step in the consultation process requires the Company, as the applicant, to provide you, the chief elected official of one of these municipalities, with information relating to the proposed project at least sixty (60) days before filing an application. The information provided is called a Municipal Consultation Filing ("MCF"). To comply with this requirement, CL&P is pleased to present you with the enclosed MCF. It includes a description of the improvements to the Connecticut transmission system which CL&P expects to propose in an application to the Connecticut Siting Council. Since these reports are voluminous, we are providing it to each of you by CD together with paper copies of two of its volumes. A copy of the MCF is also being delivered to the list of libraries below for members of the public who may be interested in reviewing the filing. It can also be found on the internet at www.NEEWSprojects.com

Furthermore and as you already know, to inform elected officials and the public generally about the Project during this municipal consultation period, CL&P is planning to hold a series of "Open Houses" in communities along the Project route.

CL&P's plan is to file an application with the Council in December 2008. The MCF is being provided to you more than 60 days in advance of our expected filing of the application with the Council, to allow you more time to understand the project and to formulate a response on behalf



**Connecticut
Light & Power**
The Northeast Utilities System



NEEWS
Interstate
Reliability Project

of your town to the proposal. CL&P will share your response with the Council once it has submitted the application. Please address your written response to:

Mr. Anthony P. Mele
Project Manager
NUSCO – NUE2
P.O. Box 270
Hartford, CT 06141-0270

In accordance with the state law, when the formal application is filed with the Council, a copy will be delivered to you, to your municipality's planning and zoning commission and inland wetlands or conservation commission, as well as to numerous state officials and legislators.

For additional information or to arrange further consultations concerning the Project, please contact the Project Manager, Mr. Anthony P. Mele, at (860-665-4722).

Very truly yours,

Robert E. Carberry, Project Manager
NEEWS Siting and Permitting

Copies to:

Brooklyn Town Library
10 Canterbury Rd
Brooklyn, CT 06234

Fletcher Memorial Library
257 Main Street
Hampton CT 06247

Mansfield Public Library
54 Warrenville Rd
Mansfield Center, CT 06250

Chaplin Town Library
130 Chaplin Street
Chaplin, CT 06235

Killingly Public Library
25 Westcott Road
Danielson, CT 06239

Putnam Public Library
225 Kennedy Drive
Putnam, CT 06260

Booth & Dimock Memorial
Library
1134 Main Street
Coventry, CT 06238

Jonathan Trumbull Library
580 Exeter Road
Lebanon, CT 06249

Thompson Public Library
934 Riverside Drive
North Grosvenordale, CT
06255



**Connecticut
Light & Power**

The Northeast Utilities System



Interstate
Reliability Project

Willimantic Public Library
905 Main Street
Willimantic, CT 06226

Saxton B. Little Free Library
319 Route 87
Columbia, CT 06237

Pomfret Public Library
449 Pomfret Street
Pomfret, CT 06258

Connecticut Energy Advisory
Board
c/o Gretchen Deans
CERC
805 Brook Street, Bldg 4
Rocky Hill, CT 06067



Connecticut
Light & Power

The Northeast Utilities System

NEW ENGLAND
EAST — WEST
SOLUTION

MUNICIPAL CONSULTATION FILING

CONCERNING THE CONNECTICUT PORTION
OF THE INTERSTATE RELIABILITY PROJECT

BY

THE CONNECTICUT LIGHT & POWER COMPANY

VOLUME 1 of 5

AUGUST, 2008

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EXECUTIVE SUMMARY

ES-1 Introduction and Purpose of the Project

What is the Interstate Reliability Project and why is it needed?

The Interstate Reliability Project (Project) is a set of improvements to the electric transmission systems of Connecticut, Rhode Island, and Massachusetts that will help provide safe, reliable, and economic transmission service to these states, and, in particular, will increase the systems' ability to meet growing demand for power and comply with mandatory federal and regional reliability standards and criteria. At the same time, the Project improvements will advance a comprehensive regional plan for improving electric transmission reliability in New England. This comprehensive plan is known as the New England East – West Solution (NEEWS).

What Companies would construct the Interstate Reliability Project?

The Connecticut Light and Power Company (CL&P) would construct, own, and operate the Project facilities that would be located in Connecticut. CL&P is a wholly-owned subsidiary of Northeast Utilities (NU), as is its affiliate, Northeast Utilities Service Company (NUSCO), which provides services to CL&P, including the transmission planning, design, and permitting work described in this document. The facilities in Rhode Island would be owned by the Narragansett Electric Company and those in Massachusetts would be owned by The New England Power Company. The latter two companies are wholly-owned subsidiaries of National Grid USA (National Grid).

What are the deficiencies of the existing system that this Project is designed to address?

The Project addresses deficiencies that limit the transmission system's capacity to move power into Connecticut from Massachusetts and Rhode Island, and to move power across Connecticut, and across Southern New England from east to west. Southern New England (SNE) is defined as Connecticut, Massachusetts and Rhode Island.

What is the deficiency in Connecticut's import capacity?

Power transfers into Connecticut are limited and will eventually result in the inability to serve the load under many contingencies that the system must withstand in order to comply with national and regional reliability standards. To serve load reliably, an electric supply system must be able to access multiple generation sources so that the unavailability of some generation by reason of planned or unplanned

outages or retirement, or the loss of access to some generation by reason of the loss of one or more transmission lines, will not interrupt the supply of power. In New England, the bulk-power supply system integrates load and generation on a regional basis so that any given area within the region can import generation from outside of that area if needed to maintain continuity of service (particularly during peak load periods and/or when local generation is unavailable); for economic reasons (such as when lower cost power is available from remote sources); or for other reasons (such as to meet obligations to supply power from low-emission or renewable sources when such power is not available in sufficient quantity from local generation). Of all the New England states, Connecticut is the least able to import power to supplement its internal supply resources. For example, New Hampshire, Vermont, and Rhode Island have enough import capacity to serve 100 percent of their peak load. Massachusetts and Maine can import slightly less than 50 percent of their peak load. Currently, Connecticut can only import approximately 30 percent of its peak load. In order to reliably serve its peak load in the future, Connecticut must increase its capacity to import power. The Independent System Operator, New England (ISO-NE)¹, which is responsible for planning the New England electric system, has determined that Connecticut area power-transfer capabilities may not meet the area's import needs as early as 2009 and that if improvements are not made by 2016, the import deficiency for this area under generator unavailability and loss of a single power-system element conditions is expected to be greater than 1,500 Megawatts (MWs)-assuming no additional capacity is added.

What are the deficiencies related to East-West power flows across New England?

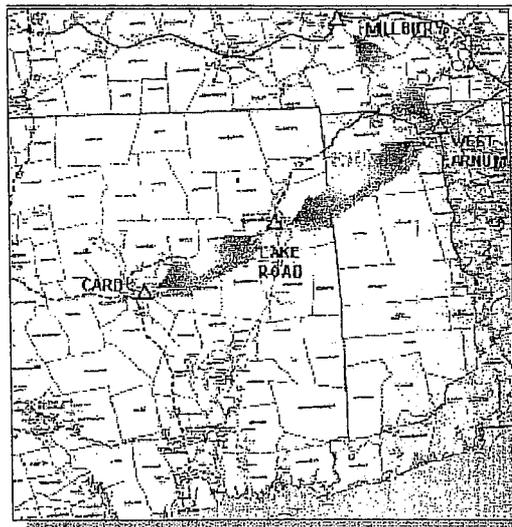
Much of the generation that serves the peak load in the SNE area, particularly the load in western portions of the area, is located outside of the area, to the north and east. Moreover, much of the generation within SNE is not proximate to the load that it must serve. This is particularly true of the newer, more efficient, and less costly generating units. Accordingly, in order to serve peak loads in SNE, large transfers across New England from north to south and from east to west are required. However, east-west power flows across Connecticut are limited by the potential overloading of existing 345-kV lines that traverse Rhode Island, Massachusetts, and Connecticut from east to west and by potential voltage violations at substations served by those lines.

¹ ISO-NE is a not-for-profit corporation that is responsible for operating New England bulk power generation and transmission system, overseeing and administering the region's wholesale electricity markets, and managing the regional bulk power stem planning process.

What construction is proposed to fix these problems?

To alleviate these problems, CL&P and National Grid are proposing to construct and operate new 345-kV transmission lines and associated facilities that would extend from CL&P's Card Street Substation in Lebanon, Connecticut, to CL&P's Lake Road Substation in Killingly, Connecticut, and from the Lake Road Substation to National Grid's West Farnum Substation in North Smithfield, Rhode Island (crossing the Connecticut/Rhode Island state border in Thompson, Connecticut), before continuing on to terminate at National Grid's Millbury Switching Station in Millbury, Massachusetts. These new 345-kV transmission lines would be developed together with related improvements to existing 345-kV and 115-kV facilities, some of which are being implemented as separate projects. Figure ES-1 shows the substations in each state that would be connected by the proposed new 345-kV line.

Figure ES-1: Interstate Reliability Project: 345-kV Electrical Path



How will the proposed Project address this deficiency in Connecticut's import capacity?

The Project will provide new 345-kV transmission lines for the transfer of bulk power between Connecticut, Rhode Island, and southeastern Massachusetts, supplementing the existing high-capacity 345-kV network that presently serves these areas. Providing more lines for transferring large blocks of power into Connecticut from southeastern Massachusetts and Rhode Island will increase Connecticut's import capacity. Construction of the Project will also strengthen part of a path for power flowing from east to west across New England, thus contributing to the relief of the regional east-to-west transfer constraint.

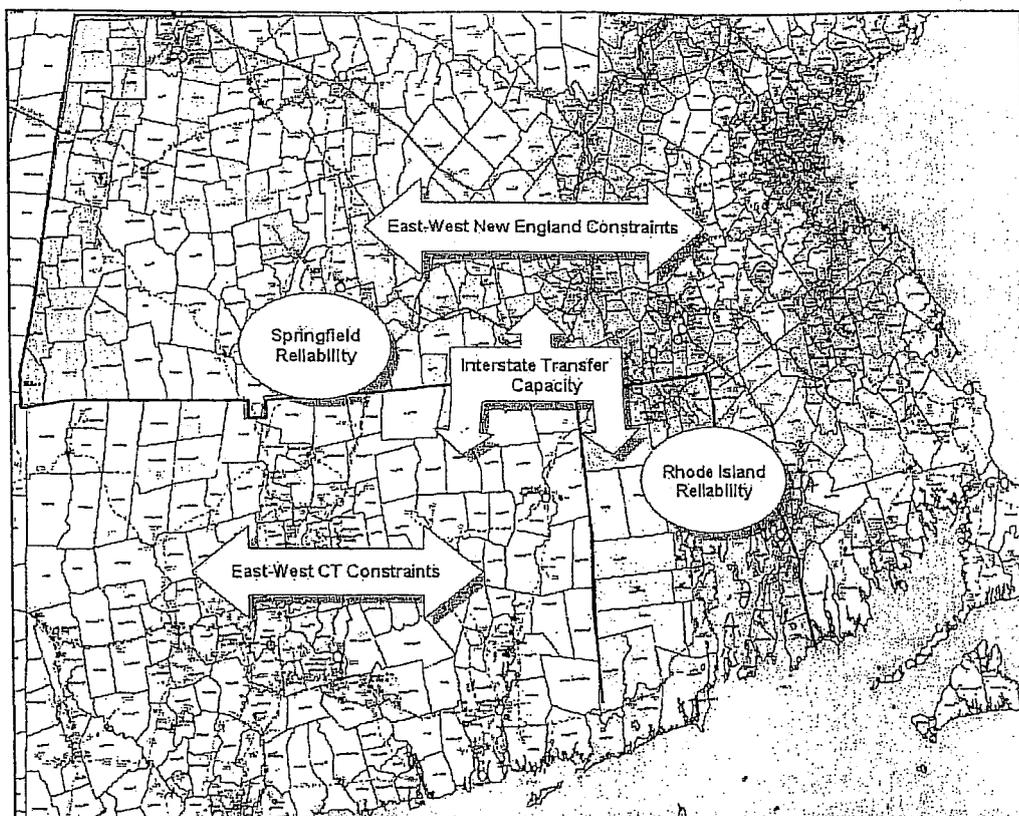
What siting approvals are necessary for the Project?

Since the Project will involve construction in Connecticut, Massachusetts, and Rhode Island, the transmission elements to be constructed in each state will require the approval of that state's siting agency – in Connecticut, the Connecticut Siting Council (Council); in Massachusetts, the Energy Facilities Siting Board; and in Rhode Island, the Energy Facility Siting Board. The approvals of these agencies must be coordinated so that the permitted construction in each state is integrated into a single technically, environmentally, and economically practical and consistent project.

Where in Connecticut would new 345-kV facilities of the Project be located?

The Connecticut portion of the Project would consist primarily of the proposed new 345-kV line sections between the Card Street Substation, the Lake Road Substation and the Rhode Island state border in Thompson, Connecticut. The proposed route for this line, the Primary Route Under Consideration, would extend from the Card Street Substation in Lebanon, through the towns of Lebanon, Columbia, Coventry, Mansfield, Chaplin, Hampton, Brooklyn, Pomfret, Killingly, Putnam, and Thompson. The length of the Primary Route Under Consideration within Connecticut would be approximately 37 miles. All but two short segments could be constructed within CL&P's existing right-of-way (ROW) that is already occupied by transmission lines and therefore dedicated for use as an energy corridor. Another part of the Project will include the construction of four 345-kV line segments in a one-mile corridor (where two 345-kV line segments now exist and would be removed) to make a loop of the Manchester to Millstone 310 Line from Village Hill Road Junction into Card Street Substation), referred to as the 310 Line Loop. The Project is depicted on Figure ES-2. The Project would also entail the modification of three existing substations: Card Street Substation in the Town of Lebanon, and Lake Road and Killingly Substations, both in the Town of Killingly. Approval of the modifications to the Card Street, Lake Road, and Killingly Substations will be sought in the application to the Council for approval of the Project, and are described in this document.

Figure ES-3: Reliability Concerns in the Southern New England Region



These five deficiencies are addressed by a combination of four separate NEEWS projects, each of which provides needed reliability improvements in its own right, but all of which are designed to work together to provide unconstrained and reliable transmission of electric power within and across New England under both normal conditions and following contingency events such as the unplanned outage of one or more transmission lines or generating plants. The four NEEWS projects are described below in general term.

- **The Interstate Reliability Project**, which is the subject of this municipal consultation document, includes the construction of 345-kV line along existing overhead line ROW extending 15 miles in Massachusetts, 22 miles in Rhode Island, and 38 miles in Connecticut, together with related improvements to existing 345-kV and 115-kV facilities, including substations.
- **The Greater Springfield Reliability Project**, which includes the construction of new 345-kV lines along approximately 35 miles of overhead line ROW (23 miles in Massachusetts and 12 miles in Connecticut); the construction, reconstruction and upgrade of 115-kV lines along approximately 27 miles of existing and new overhead line ROW in Massachusetts; and related substation improvements in both Massachusetts and Connecticut. A separate but related project, the separation of a 345-kV circuit and a 115-kV circuit between Manchester Substation and Meekville Junction in Manchester, Connecticut for a distance of 2.7 miles, will be proposed in the same application as the Greater Springfield Reliability Project.

- **The Rhode Island Reliability Project**, which, as proposed by National Grid, would include the construction of a 345-kV line along 21 miles of existing overhead line ROW, extending from its West Farnum Substation in North Smithfield, Rhode Island to its Kent County Substation in Warwick, Rhode Island, together with related improvements to existing 115-kV and 345-kV facilities.
- **The Central Connecticut Reliability Project**, which, as currently under consideration, would include the construction of a new 345-kV line along 38 miles of existing overhead line ROW, extending from CL&P's North Bloomfield Substation in the Town of Bloomfield to its Frost Bridge Substation in the Town of Watertown, together with related improvements to existing 345-kV and 115-kV facilities.

The deficiencies illustrated in Figure ES-3 will be addressed by the four NEEWS projects as follows:

- **Regional East–West Power Flows.** Regional east-west power flows across New England are limited due to the potential overloading of existing 345-kV lines that traverse southern Massachusetts from east to west and by potential voltage violations at substations served by those lines. Construction of the Interstate Reliability Project, the Central Connecticut Reliability Project, and the Greater Springfield Reliability Project will provide another path for power flowing from east to west, and will allow higher flows in these directions.
- **Connecticut Import Limitations.** Power transfers into Connecticut are limited and will eventually result in the inability to serve load under many contingencies that the system must withstand in order to comply with national and regional reliability standards. The construction of additional 345-kV ties to Rhode Island and Massachusetts will greatly improve the system's ability to serve the load by providing additional paths on which power may flow in the event of a planned or unplanned loss of a system element, such as a transmission line or generating unit, and thus significantly increase power-transfer limits into and out of Connecticut. In addition to improving the security of supply, this increase in import capacity will also yield economic benefits to Connecticut consumers by providing access to lower cost, remote sources of power to the north. The Project is also likely to provide environmental and statutory compliance benefits by enabling access to remote renewable and/or low emission sources.
- **Connecticut East-West Transfers.** Load in Connecticut is heavily concentrated in the southwest quadrant of the state (SWCT), whereas Connecticut's generation resources are concentrated in the eastern part of the state. The anticipated completion of a 345-kV loop serving SWCT in 2009 will enable power to move freely through SWCT, and the construction of the Interstate Reliability Project and the GSRP will enable the import of sufficient power to provide reliable service to the entire state, including SWCT. However, the increased power flows across central Connecticut necessary to serve the growing load will result in overloads on existing transmission lines following contingency conditions. This "bottleneck" between eastern Connecticut and western Connecticut will be eliminated by the addition of another 345-kV connection between these areas. Providing a less constricted path to western Connecticut for power generated in eastern Connecticut and imported from central/eastern Massachusetts and Rhode Island will also reduce the amount of existing power forced to flow through the Springfield 115-kV system.
- **Rhode Island Reliability.** Transmission system reliability and dependence on local generation are the major concerns for the Rhode Island system. System modeling has demonstrated that a number of overload and voltage violations can occur on the Rhode Island transmission facilities following contingency conditions. These problems are caused by a number of contributing factors, both independently and in combination, including: high load growth (especially in southwestern Rhode Island and the coastal communities), generating unit unavailability, and transmission outages (planned or unplanned). The addition of the new 345-kV line from West

Farnum Substation to Kent County Substation and other associated improvements will both greatly improve the reliability of the state's transmission system and reduce dependence on local generation. The new 345-kV lines from Millbury Switching Station to West Farnum Substation and from West Farnum Substation to Lake Road Substation would serve a dual role of both improving Rhode Island Reliability and providing an essential component of the new 345-kV Interstate Reliability Project, discussed above.

- **Greater Springfield Reliability.** The Greater Springfield Reliability Project will address overloads and voltage violations on the existing Greater Springfield 115-kV system. Together with the existing 345-kV line between the North Bloomfield, Barbour Hill and Ludlow Substations, the new North Bloomfield – Agawam – Ludlow 345-kV line will complete a 345-kV “loop” through north-central Connecticut and western Massachusetts. This new high-capacity loop will relieve congestion on the 115-kV system that currently both serves the Springfield area and supports interstate power transfers between the North Bloomfield, Barbour Hill and Ludlow Substations. At the same time, the new lines will increase the power-transfer capacity between Connecticut and western Massachusetts. The completed high-capacity electrical loop will serve a function analogous to that of a multi-lane circumferential highway constructed around an urban area where previously all highways had terminated at the edges of the city, requiring that traffic traverse congested city streets to gain access to the next section of highway.

How was NEEWS developed?

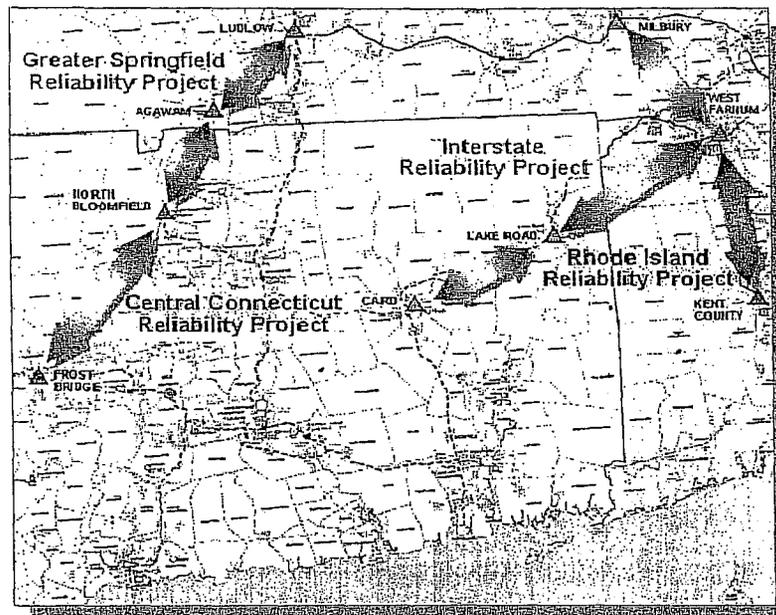
The NEEWS Plan emerged from a coordinated series of studies of the deficiencies in the SNE electric supply system, which began in 2004, and were collectively called the Southern New England Transmission Reliability (SNETR) study. Both the SNETR study and the NEEWS Plan were developed by ISO-NE, and by the transmission system planning staffs of NUSCO and National Grid, with the assistance of outside consultants (the Working Group). ISO-NE is a not-for-profit corporation that is responsible for operating the New England bulk-power generation and transmission system, overseeing and administering the region's wholesale electricity markets, and managing the regional bulk-power system planning process. When the SNETR study effort was undertaken, several major SNE transmission projects were in the process of being approved or were under construction, and were expected to be in service by 2009. Under the leadership of ISO-NE, the Working Group undertook a study of further improvements that would be needed thereafter to address transmission system problems expected to arise through 2016, assuming the completion of the projects already underway and projected peak-load growth. Initially, these studies considered limitations on east-west power transfers across SNE and transfers between Connecticut and southeast Massachusetts and Rhode Island.² These limitations had been identified as interdependent (that is, as affecting one another) in ISO-NE's 2003 Regional Transmission Expansion Plan (RTEP03). In the course of studying these interstate transfer limitations, the Working Group determined that previously identified reliability problems in Greater Springfield and

² These studies also included issues in the Boston and Southeastern Massachusetts areas, which are outside the scope of the NEEWS Plan.

Rhode Island were not simply local issues, but also affected interstate transfer capabilities. In addition, the Working Group identified constraints in transferring power generated in – or imported into – eastern Connecticut across central Connecticut to the concentrated load in SWCT. A comprehensive plan to address all of these interrelated problems was then developed, including the identification of the four components of the NEEWS Plan described above, along with other system improvements to address local reliability issues.

Figure ES-4 provides a conceptual illustration of the four elements of NEEWS.

Figure ES-4: NEEWS Project Elements



How will the proposed Project improvements affect electric transmission service in Connecticut?

The proposed Project will improve the reliability of Connecticut's electric service by reducing constraints on the existing transmission system over which power is imported into Connecticut from Rhode Island and southeast Massachusetts. This improvement will both increase the reliability of electric supply to Connecticut customers, and provide them with better access to lower-cost, low-emission, and renewable remote power sources. Similarly, the NEEWS projects as a whole will enhance these benefits, as the other NEEWS projects combine with the Project to greatly improve the capacity of the Connecticut transmission system to import power and to move it across the state. The flow of electric power over electric transmission systems is not limited by state borders. Thus, improvements to interstate electric transmission systems cannot be fairly evaluated according to the benefit they provide to a single state at

any one time. The Project will provide significant reliability and economic benefits to electric customers in Rhode Island, Massachusetts and Connecticut, and, with the construction of the other components of NEEWS, throughout the New England Region.

ES-2 Objectives of this Municipal Consultation Filing

What is a Municipal Consultation?

CL&P is preparing an application for submission to the Council for a Certificate of Environmental Compatibility and Public Need (Certificate) for the construction and operation of the Project facilities that would be located in Connecticut. This Municipal Consultation Filing is designed to solicit comments on the Project from the leadership and public of the municipalities that would host parts of the Project, before the application is submitted to the Council. Such comments may prove useful in developing the application, and will in any case be summarized and reported to the Council.

What information is CL&P providing about the Project?

In accordance with the Council's requirements, CL&P has compiled detailed technical reports and information concerning the need, site selection, and potential environmental effects of the Project. These reports include the results of studies and analyses that the ISO-NE and CL&P and its consultants have performed to date, as well as CL&P's identification and evaluation of alternatives, including alternative transmission solutions, general environmental characteristics of the Project area, and the Project's potential environmental impacts and mitigation measures.

Based on the results of these studies, as well as on their considerable experience in providing electric transmission service throughout Connecticut and in Massachusetts and Rhode Island, the NUSCO and National Grid engineering and planning staffs and their consultants have proposed the improvements to the transmission system described in this document, which they concluded best address the interstate transfer limitations and best meet the objectives of the overall NEEWS Plan. The NUSCO system planners and environmental and land planning staff, together with their consultants, also have identified a transmission route for the Connecticut portion of these improvements; the Primary Route Under Consideration and several potential overhead and underground line-alignment variations to the Primary Route Under Consideration.

During the municipal consultation process, CL&P hopes to acquire information and recommendations from each municipality and/or the affected public that will be useful in refining the Project and in developing a final proposed route, which will be presented in the application to the Council.

What municipalities are involved in the consultation process?

Pursuant to the Council's requirements, CL&P is seeking input from the public and local government representatives in each of the Connecticut municipalities in which the Primary Route Under Consideration or variations of the proposed transmission facilities are located, and any municipalities within 2,500 feet of such alignment. These municipalities are: Lebanon, Columbia, Windham, Coventry, Mansfield, Chaplin, Hampton, Brooklyn, Pomfret, Killingly, Putnam, and Thompson.

How can the Connecticut public obtain information about the Project?

The public can obtain information about the Project in several ways, as follows:

- At the municipal offices of each of the potentially affected towns
- At Project "Open Houses" sponsored by CL&P
- On CL&P's web site: www.interstatereliability.com

In accordance with the Council's requirements, a copy of the Municipal Consultation Filing will be provided to the chief elected official of each potentially affected municipality. In addition, to allow the public further opportunities to learn about the Project and the Project siting process, CL&P has offered to hold "open houses." At these "open houses," experts will be available to provide information regarding Project need, alternatives, electric transmission technology, environmental issues, and electric and magnetic fields. CL&P's objective is to use the "open houses" not only to provide information to residents and businesses regarding the Primary Route Under Consideration, but also to receive feedback from the public concerning routes, transmission line configurations; and other matters. The schedule for the "open houses" will be determined in consultation with local officials.

ES-3 Configuration of Project Facilities***What transmission facilities are contemplated along the route from the Card Street Substation to the Connecticut/Rhode Island state border?***

CL&P currently expects to propose that the Connecticut portion of the Project 345-kV line be constructed overhead, along CL&P's existing ROWs depicted in Figure ES-2. Except along a 5,175-foot segment crossing the Mansfield Hollow Reservoir and a 2,745-foot segment crossing Mansfield Hollow State Park, a new 345-kV line can be constructed entirely within existing CL&P transmission line ROWs, which vary in width from approximately 150 to 400 feet. The Mansfield Hollow segments currently have a 150-foot ROW width with one existing 345-kV transmission line. Up to an additional 150 feet of width adjacent to the existing ROW may be required for segments of the ROW through the Mansfield Hollow

area. As currently proposed, a new line would be supported primarily by wood- or steel-pole H-frame structures averaging 90 feet above ground, which would be similar in configuration, spacing, and appearance to those that support the existing 345-kV line on the same ROW. Taller steel monopoles supporting various arrangements of the line conductors would be considered where required to minimize ROW width or to reduce magnetic fields. The primary characteristics of each type of structure, and the typical ROW configuration for each, are depicted on the cross-section drawings found in Volume 5.

The Project also includes associated modifications to the Card Street, Lake Road, and Killingly Substations. All of these modifications would occur on existing CL&P property.

Pursuant to the Council guidelines, CL&P also has identified several alternate overhead and underground line "route variations," each of which could potentially be developed to replace a segment of the Primary Route Under Consideration.

Why is the Primary Route Under Consideration an all-overhead line route?

Except for two short segments (in the Mansfield Hollow area), the proposed 345-kV line can be constructed overhead, within the established CL&P ROW, without the need to acquire additional private land or easement rights, at a fraction of the cost of underground line construction. Furthermore, this overhead line will provide better reliability than an underground line, or a hybrid overhead and underground line, and will result in generally marginal environmental effects that are consistent with the addition of a new line within an established energy corridor.

In contrast, underground transmission cable installation within the ROW is not practical. Since much of the existing transmission line ROW is not suitable for underground transmission cable construction, underground route variations would have to be constructed off the ROW, within or adjacent to roadways, thus increasing the length and cost of the line and affecting the local transportation network.

Please describe the modification of existing lines along approximately one mile of ROW near the Card Street Substation in Lebanon that will be done as part of the Interstate Reliability Project.

There is an existing ROW between the Manchester Substation in Manchester and the Millstone Switching Station in Waterford. One of the lines on that ROW is the 310 line, an overhead 345-kV line. At present the 310 line is a single continuous circuit between the Manchester Substation and the Millstone Switching Station. CL&P proposes to divide the 310 line into two shorter circuits, each of which would terminate at Card Street Substation in Lebanon, which is about one mile east of the Manchester to Millstone ROW,

and is between the Manchester Substation and the Millstone Switching Station (south of Manchester and north of Millstone). When that construction is complete, an interruption of one of the two new circuits (Manchester to Card Street or Millstone to Card Street) would still leave the other intact and connected to the other 345-kV line at Card Street Substation. This configuration will then be the same as now exists for two other 345-kV circuits between Millstone and Manchester, and will provide two direct 345-kV circuit paths between the Card Street and Manchester Substations.

How does CL&P reconcile all-overhead lines?

Section 16-50(p)(i) of the General Statutes establishes a rebuttable presumption that electric transmission lines at 345 kV and above shall be constructed underground where they are "adjacent to" certain land uses, described as: "residential areas, private or public schools, licensed child daycare facilities, licensed youth camps [and] public playgrounds." For convenience, these land uses are sometimes referred to collectively as "Statutory Facilities." One purpose of this provision is to avoid or minimize increases in magnetic field levels at such facilities. The presumption is overcome by proof that underground line construction is "infeasible," by reason of technical limitations, reliability considerations, or an unreasonable economic impact on customers. The Council has determined that the term "residential areas," as used in this statute, refers to developed "neighborhoods," not to undeveloped or sparsely developed land that is residentially zoned. The Council applies this presumption while considering its electric and magnetic field (EMF) Best Management Practices.

Although there are some Statutory Facilities that would be adjacent to the proposed 345-kV line, it is likely that, in accordance with the Council's EMF Best Management Practices, a different line configuration could be implemented to reduce magnetic field levels as compared to those that would be produced by the new horizontally configured line which is contemplated as the baseline design of the Project.

What Statutory Facilities are adjacent to the existing ROW?

- There are no youth camps or public playgrounds adjacent to the Connecticut ROW where the 345-kV line would be constructed.
- There are two licensed daycare facilities that would be adjacent to the proposed new line: a home-based daycare facility in Brooklyn, and the Mount Hope Montessori School in Mansfield, which is both a licensed daycare facility and a school.
- Although the area surrounding the ROW is predominantly rural and sparsely settled, there are several groups of homes at widely spaced intervals along the ROW. The Council will need to determine whether any of these groups of homes are sufficiently densely developed and integral to qualify as a statutory "residential area."

Will CL&P identify for the Council route variations that would avoid adjacency to these facilities?

Yes. CL&P has identified both underground and overhead line-route variations that would avoid adjacency of the new 345-kV line to the facilities described above. These potential variations are described and evaluated in this document, and will be presented to the Council for its consideration.

Were any of the route variations developed for reasons other than avoiding possible Statutory Facilities?

Yes. One of the variations was developed in part in case it is not possible to acquire the additional rights needed to construct the new line on certain federal and state property. The Mansfield Hollow Reservoir owned by the federal government, administered by the U.S. Army Corps of Engineers (USACE) and leased to the Connecticut Department of Environmental Protection (DEP). The area was originally acquired by the federal government in conjunction with the construction of a dam to control flooding in the Thames River Basin. Mansfield Hollow State Park and Wildlife Management Area (WMA), which is located in Chaplin, is owned by the USACE and is leased by DEP. Both properties are managed by DEP for public recreation and wildlife.

An existing 345-kV transmission line passes through these federal and state properties, on a 150-foot-wide ROW. Additional easements would have to be acquired in order to expand the width of the ROW to accommodate a new 345-kV line. This would require a voluntary conveyance of additional easement rights from the USACE, with the consent of the DEP. In case it is not able to reach an agreement with these entities concerning the construction of the new line on this property, CL&P identified route variations that would avoid the need to acquire additional land in these areas, and would not require the expansion of the existing overhead line ROW.

Why does CL&P prefer the Primary Route Under Consideration to a route that would incorporate the variations?

A 345-kV overhead line incorporating the route variations would be more costly and have more environmental impact than the available all-overhead line route on existing ROWs. Similarly, an overhead 345-kV line incorporating underground variations and transition stations would cost far more, take longer to construct, have greater social and environmental impacts, and be somewhat less reliable than the all-overhead line.

What Project environmental issues are addressed in the Municipal Consultation Filing?

The Municipal Consultation Filing presents an overview discussion of the general environmental resources along, and in the vicinity of, the Primary Route Under Consideration and the route variations identified to date. The Volume 5 maps, which are derived from aerial photography, illustrate the Primary Route Under Consideration and the nearby principal land-use features (e.g., residential, commercial, and industrial uses; wetlands; streams and rivers; recreational areas; schools and community facilities; and roads).

The environmental issues commonly associated with transmission line projects include potential effects on soils, wetlands, watercourses, biological resources (vegetation, wildlife, threatened and endangered species, fisheries), land use, aesthetic/visual resources, and cultural resources. Construction-related nuisance effects such as localized noise and traffic congestion also are considerations. In addition, EMF levels also are typically of concern.

The Municipal Consultation Filing presents a summary of general information about these issues in this volume (Volume 1). More detailed information is provided in Volume 2. However, the purpose of the discussion is not to identify all specific environmental resources in the Project area, but rather to provide baseline data concerning the Project's environmental setting. This information is intended to facilitate an understanding of the Project's potential environmental impacts and the measures that CL&P has identified, to date, to mitigate such impacts. CL&P anticipates that the municipal consultation process will serve to identify more specific environmental concerns or issues.

VI. DETAILED DESCRIPTION OF CONNECTICUT PORTION OF THE PROJECT AND POTENTIAL ROUTE VARIATIONS

This section of the filing provides a closer look at the Primary Route Under Consideration for new 345-kV transmission lines from Card Street Substation to Lake Road Substation and from there to the Rhode Island border that would comprise the Connecticut portion of the Project (including improvements to existing lines and substations), and potential variations of the Primary Route Under Consideration to address specific areas of potential concern. The loop of Manchester to Millstone 310 line into Card Street Substation (310 Line Loop) and substation modifications required as part of the Project are also discussed. The fully escalated cost of the Connecticut portion of the Project is approximately \$251 million⁵.

VI.A PRIMARY ROUTE UNDER CONSIDERATION

Figure VI-1 shows the Connecticut portion of the Project along existing CL&P ROW from the Card Street Substation to Lake Road Substation to the Rhode Island state border, which currently supports one existing 345-kV line with connections to the Lake Road and Killingly Substations. With the exception of two locations where this existing ROW crosses Mansfield Hollow Reservoir and the Mansfield Hollow State Park for an aggregate distance of slightly under 1.5 miles, the existing ROW contains vacant area suitable for construction of the proposed adjacent 345-kV transmission line.

In addition, the Connecticut portion of the Project would include improvements to substations and to other lines. The following text summarizes the characteristics of the Primary Route Under Consideration for new 345-kV line sections and necessary modifications to certain other facilities.

Principal Features of the Primary Route Under Consideration

- Total length of the route is 36.8 miles
- Existing ROW width generally varies from 150 to 400 feet
- Existing ROW predominantly supports one existing 345-kV circuit, mostly on wood-pole H-frame structures with a typical height of 80 feet, with some taller steel-pole structures in limited areas
- No additional ROW is required except for 1.5 miles in the Mansfield Hollow area, where an existing 150-foot wide ROW may be expanded by up to 150 feet.
- The proposed support structures for the new line would be steel- or wood-pole H-frames with a typical height of 85 to 90 feet

⁵ The total cost of the Project is \$460 million. See the *Solutions Report* in Volume 4

CL&P is considering installing the 345-kV transmission line on three different types of structures. The basic structure type would be wood- or steel-pole H-frames, with heights ranging from 65 to 140 feet, which would be visually compatible with the most common structures already on the ROW, thereby reducing the visual “clutter” associated with multiple structure types. CL&P will also consider using steel monopoles in specific areas, as follows:

- Steel “delta configuration” monopoles averaging 130 feet in height (Mansfield Hollow Reservoir)
- Steel “vertical configuration” monopoles averaging 125 feet in height at the Lake Road Substation
- Steel “vertical configuration” monopoles averaging 125 feet in height for the 310 Line Loop.
- Steel three-pole deadend structures averaging 90 feet in height at line angles
- Steel monopoles of a height to be determined (but likely more than 120 feet), if the Council determines that reduced magnetic field line designs should be constructed near Statutory Facilities

Typical structure heights listed above are based on lines over flat terrain. The actual height of each structure is dependent upon its location, span lengths, and the topography along the route. The primary characteristics of each type of structure, and the typical ROW configuration for lines using each type, are depicted on the cross-section drawings in Volume 5. Table VI-1 summarizes the typical structure types and ROW requirements along each portion of the Primary Route Under Consideration, as currently proposed. The Council will determine the locations and design configuration of any line sections where magnetic field levels should be reduced in accordance with the Council’s Electric and Magnetic Field Best Management Practices for the Construction of New Electric Transmission Lines in Connecticut (December 14, 2007). To assist the Council in this determination, CL&P will submit a Magnetic Field Management Design Plan to the Council. A copy of the Council’s EMF Best Management Practices document is included in Volume 4 of this municipal consultation package.

Steel poles can be furnished either in galvanized or self-weathering finishes. Specifics concerning pole finish will be determined after a final route for the Project is certified, during the preparation of the detailed Development and Management (D&M) Plan, which the Council will require for the Project.

Table VI-1 Primary Route Under Consideration: Summary of Characteristics (above ground)

Transmission Line By Cross-Section (Municipality)	Approx. ROW Mileage	Existing Line Configurations and Typical ROW Width		Proposed 345-kV Line Reference Case Configurations and Typical ROW Width	
		Typical Structure Type and Height	Typical ROW Width (feet)	Typical Structure Type and Height	Typical ROW Width (feet)
XS-1 (Lebanon, Columbia & Coventry)	2.8	One 345-kV circuit supported on wood- or steel-pole H-frame structures, heights vary, ranging from 66 to 119 feet (above ground), with a typical height of 80 to 85 feet (above ground). Two 69-kV circuits, both supported on self-supporting steel monopoles, heights vary, ranging from 72 to 115 feet (above ground) with a typical height of 93 feet (above ground).	350	Install one 345-kV circuit on steel- or wood-pole H-frame structures, heights vary, ranging from 75 to 140 feet (above ground), with a typical height of 85 to 90 feet (above ground). Structures would be installed between the existing 345-kV and 69-kV circuits.	350 (No additional ROW required)
XS-2 (Coventry & Mansfield)	5.6	One 345-kV circuit supported on wood-pole H-frame structures, heights vary, ranging from 59 to 90 feet (above ground), with a typical height of 75 to 80 feet (above ground).	300	Install one 345-kV circuit on steel- or wood-pole H-frame structures, heights vary, ranging from 65 to 125 feet (above ground), with a typical height of 85 to 90 feet (above ground).	300 (No additional ROW required)
XS-3 (Mansfield Hollow Reservoir, Mansfield)	1.0	One 345-kV circuit supported on tubular steel monopole structures, heights vary, ranging from 106 to 137 feet (above ground) with a typical height of 115 to 120 feet (above ground).	150	Install one 345-kV circuit on steel self-supported monopoles, heights vary, from 115 to 145 feet, with a typical height of 130 feet (above ground).	300 (up to 150 feet of additional ROW required)
XS-4 (Mansfield & Chaplin)	0.8	One 345-kV circuit supported on wood-pole H-frame structures, heights vary, ranging from 68 to 103 feet (above ground), with a typical height of 80 to 85 feet (above ground).	300	Install one 345-kV circuit on steel- or wood-pole H-frame structures, heights vary, ranging from 75 to 140 feet (above ground), with a typical height of 85 to 90 feet (above ground).	300 (No additional ROW required)
XS-5 (Mansfield Hollow State Park, Chaplin)	0.5	One 345-kV circuit supported on wood-pole H-frame structures, heights vary, ranging from 73 to 81 feet (above ground), with a typical height of 75 to 80 feet (above ground).	150	Install one 345-kV circuit on steel- or wood-pole H-frame structures, heights vary, ranging from 75 to 80 feet (above ground), with a typical height of 75 to 80 feet (above ground).	300 (up to 150 feet of additional ROW required)
XS-6 (Chaplin, Hampton, & Brooklyn)	13.6	One 345-kV circuit supported on wood-pole H-frame structures, heights vary, ranging from 64 to 102 feet (above ground), with a typical height of 80 to 85 feet (above ground).	300	Install one 345-kV circuit on steel- or wood-pole H-frame structures, heights vary, ranging from 70 to 120 feet (above ground), with a typical height of 85 to 90 feet (above ground).	300 (No additional ROW required)
XS-7 (Brooklyn, Pomfret & Killingly)	2.3	One 345-kV circuit supported on wood-pole H-frame structures, heights vary, ranging from 66 to 95 feet (above ground), with a typical height of 80 to 85 feet (above ground). Two 115-kV circuits supported on wood-pole H-frame structures, heights vary, ranging from 51 to 86 feet (above ground), with a typical height of 68 feet (above ground).	360	Install one 345-kV circuit on steel- or wood-pole H-frame structures, heights vary, ranging from 70 to 100 feet (above ground), with a typical height of 85 to 90 feet (above ground).	360 (No additional ROW required)
XS-8 (Killingly & Putnam)	2.6	One 345-kV circuit supported on wood-pole H-frame structures, heights vary, ranging from 74 to 89 feet (above ground), with a typical height of 80 to 85 feet (above ground). Two 115-kV circuits supported on wood-pole H-frame structures, heights vary, ranging from 51 to 86 feet (above ground), with a typical height of 64 feet (above ground).	360	Install one 345-kV circuit on steel- or wood-pole H-frame structures, heights vary, ranging from 70 to 115 feet (above ground), with a typical height of 85 to 90 feet (above ground).	360 (No additional ROW required)
XS-9 (Killingly)	0.2	Two 345-kV circuits supported on self-supporting steel monopoles, heights vary, ranging from 109 to 150 feet (above ground), with a typical height of 130 feet (above ground).	250	Install two 345-kV circuits on self-supporting steel monopoles, heights vary, ranging from 120 to 135 feet (above ground), with a typical height of 125 feet (above ground).	250 (No additional ROW required)
XS-10 (Killingly & Putnam)	0.7	One 345-kV circuit supported on wood-pole H-frame structures, heights vary, ranging from 74 to 105 feet (above ground), with a typical height of 85 to 90 feet (above ground). Two 115-kV circuits supported on wood-pole H-frame structures, heights vary, ranging from 51 to 86 feet (above ground), with a typical height of 68 feet (above ground).	400	Install one 345-kV circuit on steel- or wood-pole H-frame structures, heights vary, ranging from 85 to 115 feet (above ground), with a typical height of 100 feet (above ground). Structures would be installed between the existing 345-kV and 115-kV circuits.	400 (No additional ROW required)
XS-11 (Putnam)	1.7	One 345-kV circuit supported on wood-pole H-frame structures, heights vary, ranging from 72 to 95 feet (above ground), with a typical height of 80 to 85 feet (above ground). Two distribution circuits supported on single wood pole structures, with a typical height of 35 feet (above ground).	340	Install one 345-kV circuit on steel- or wood-pole H-frame structures, heights vary, ranging from 75 to 115 feet (above ground), with a typical height of 85 to 90 feet (above ground). Structures would be installed between the existing 345-kV and distribution circuits.	340 (No additional ROW required)
XS-12 (Putnam & Thompson)	4.9	One 345-kV circuit supported on wood-pole H-frame structures, heights vary, ranging from 63 to 93 feet (above ground), with a typical height of 80 to 85 feet (above ground).	300	Install one 345-kV circuit on steel- or wood-pole H-frame structures, heights vary, ranging from 70 to 100 feet (above ground), with a typical height of 90 feet (above ground).	300 (No additional ROW required)

VI.C.2 Mansfield Underground Variation

Homes have been developed near each side of CL&P's existing ROW in western Mansfield, which is part of the Primary Route Under Consideration. There are 26 homes located within 500 feet of the existing ROW along Highland Road, Woodmount Drive, and Stone Ridge Road. Due to surrounding residential development, an overhead line-route variation would be near as many or more homes as would be avoided by the relocation. Accordingly, no overhead line-route alternative was identified. A potential underground line-route variation is shown in Figure VI-5. This variation would be located primarily within the existing ROW, although some additional area outside the ROW may be required for new transition stations. This variation would extend for approximately 0.7 miles from a new transition station located along the existing ROW, approximately 1,500 feet east of Route 31 to a new transition station also located along the existing ROW.

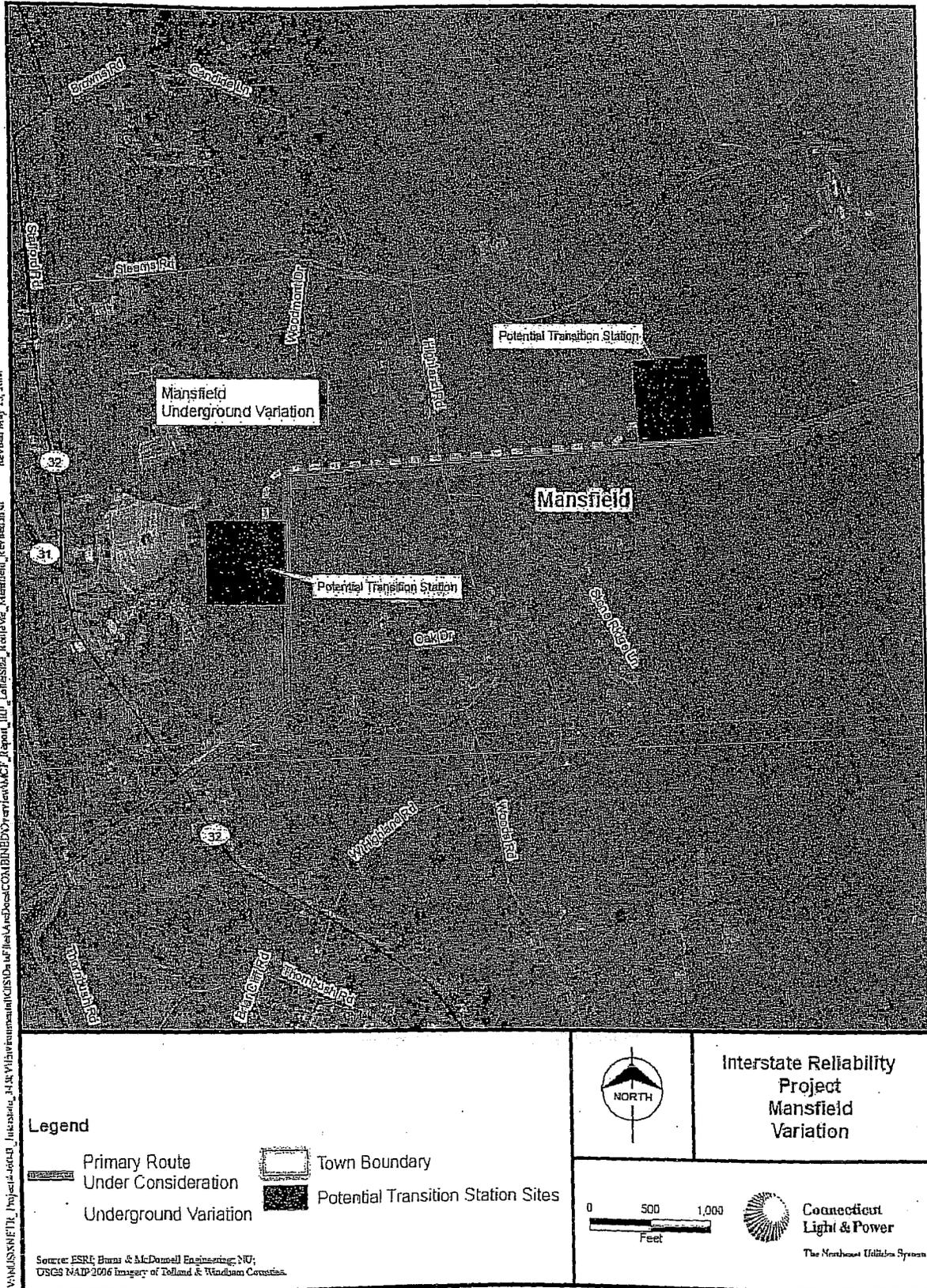
Principal Features of Mansfield Underground Variation

- Total length of the underground line would be approximately 0.7 miles
- The underground cables would be installed primarily within CL&P's existing ROW
- Easements for splice vaults on private property next to the ROW are likely to be required
- Two new 345-kV line transition stations would be required
- Two to four fenced acres of property would be required for each of the new transition station
- One crossing of Highland Road would be required
- ROW would contain less than one acre of wetland based on data from the DEP
- The cost of this variation is estimated at \$74.2 million including, construction labor and material engineering, and contingency.

Table VI-4: Comparison of Mansfield Underground Variation to Sections of Primary Route Under Consideration that Would be Replaced

	Underground Variation	
	Primary Route Segment Replaced	Variation
Length (miles)	0.7	0.7
Above Ground Structures	Approximately 7 structures	-
New ROW or Land (acres)	0	8
Woodland Clearing (acres)	7	8
Wetlands	5	<1
Cost (\$) in millions	3.1	74.2

Figure VI-5: Mansfield Underground Variation



VARIOUS\NTR\proj\2008\Interstate_Reliability\GIS\MapDocs\COA\BIBED\Orient\MCT_Report_IP_Lanes\MapDocs\Mansfield_Variation.mxd

VI.C.3 Mount Hope Variations

The Mount Hope Montessori School Inc. on Bassetts Bridge Road is near CL&P's existing ROW, the Primary Route Under Consideration. The existing 345-kV line is located on the eastern side of the ROW, with the nearest conductor approximately 325 feet from the nearest actively used portion of the school property (a play yard). Were the new line to be built in a horizontal configuration in the vacant position on the ROW, it would be located between the existing line and the school property, with the nearest conductor approximately 240 feet from the play yard. CL&P has identified both overhead and underground line-route variations that would avoid this proximity, which are illustrated in Figure VI-6.

VI.C.3.1 Mount Hope Overhead Variation

The potential overhead line-route variation would place a section of the new line, approximately 2,650 feet long, on a new ROW that would be approximately 200 feet to the east of the location of the existing ROW. In order to re-route the new line off of the existing ROW, it would be necessary to move the existing line to the new ROW as well. The nearest conductor would be approximately 450 feet from the school play yard.

Principal Features of Mount Hope Overhead Variation

- Total length of the new line is approximately 2,650 feet
- The relocation of approximately 2,350 feet of existing 345-kV line would be required
- Final design will be based on the Field Management Design Plan
- Approximately 18 acres of new ROW would need to be acquired
- The total width of the new proposed ROW would be approximately 300 feet
- The new ROW would be near the Mansfield Historic District
- Approximately 4.8 acres of vegetation removal would be required
- Five homes would be within 400 feet of the new ROW, which are now further away from the existing ROW
- A new crossing of Bassetts Bridge Road would be required
- ROW would contain approximately 3.2 acres of wetland based on data from the DEP
- The cost of this variation would be approximately \$11.6 million including construction labor and material, engineering and contingency.

VI.C.3.2 Mount Hope Underground Variation

The underground line-route variation would be constructed within CL&P's existing overhead line ROW except for two transition stations, which would be constructed in part outside of the existing ROW. The underground segment would begin at a new transition station approximately 1,600 feet west of State Route 195, and extend along the ROW to a new transition station approximately 800 feet north of

Bassetts Bridge Road. Additional easement rights to install the cables would have to be acquired, and up to 10 acres would have to be acquired for each of the transition stations.

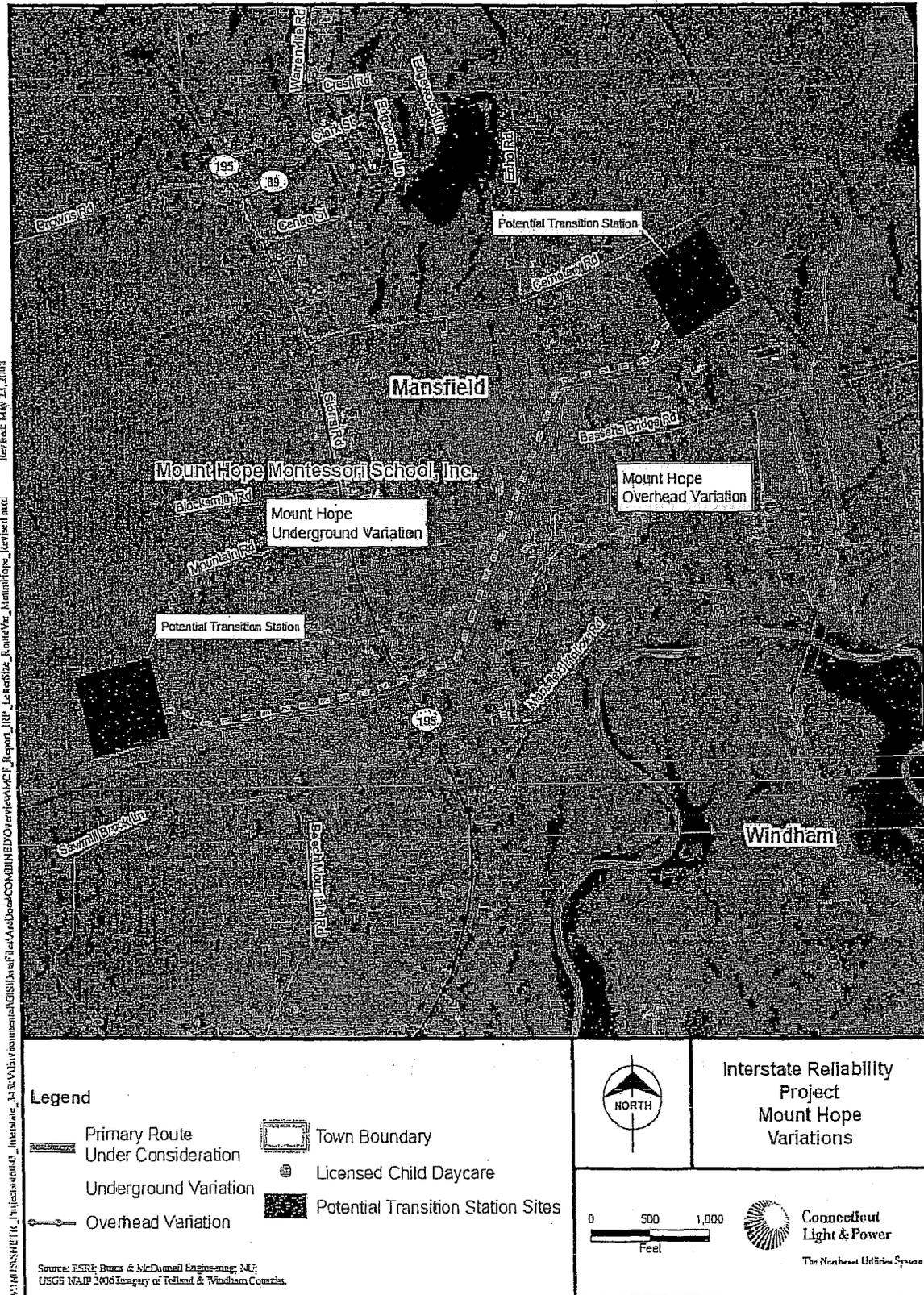
Principal Features of Mount Hope Underground Variation

- Total length of underground line would be approximately 1.2 miles
- The cables and vaults would be installed primarily within CL&P's existing ROW
- Easements for splice vaults on private property next to the existing ROW may be to be required
- Two new 345-kV line transition stations would be required
- Two to four fenced acres would be required for each new transition station
- New crossings of State Route 195 and Bassetts Bridge Road would be required
- The ROW would contain approximately less than an acre of wetland based on data from the DEP
- The cost of this variation is estimated at \$93.6 million including construction labor and material, engineering and contingency.

Table VI-5: Comparison of the Mount Hope Variations to the Segment of the Proposed Route Under Consideration that Each Would Replace

	Overhead Variation		Underground Variation	
	Primary Route Segment Replaced	Variation	Primary Route Segment Replaced	Variation
Length (miles)	0.5	0.5	1.2	1.2
Above Ground Structures	Approximately 6 structures	Approximately 10 structures	Approximately 12 structures	-
New ROW or Land (acres)	0	18	0	8
Vegetation Removal (acres)	4	4.8	9	8
Wetlands (acres)	1.9	3.2	1.2	<1
Cost (\$) million	3.4	11.6	7.9	93.6

Figure VI-6: Mount Hope Variations



IX. SUMMARY OF ENVIRONMENTAL EFFECTS AND MITIGATION

Based on the environmental data compiled to date, CL&P has taken care in the planning and design of the Project to identify line routes and/or measures that would minimize environmental effects. CL&P has considered and addressed the potential short-term and long-term of the Project on topography, geology, and soils; water resources, water quality, and wetlands; biological resources (vegetative communities, wildlife resources, fisheries, amphibians, birds, and rare, threatened or endangered species); land uses and development; recreational/scenic resources; cultural (archaeological and historic) resources; air quality; noise; and transportation systems and utility crossings. A summary and comparison of the potential effects using the Primary Route Under Consideration and potential route variations is provided in Table IX-5.

The construction of the Project using the Primary Route Under Consideration would have both short- and long-term environmental effects. However, compared to other options, this line route would minimize adverse environmental effects because the new line would be located along an existing CL&P transmission line ROW that is already devoted to utility use. The Project's potential environmental effects, as well as the mitigation measures that CL&P has identified thus far to minimize such effects, are discussed in Volume 2. The potential consequences of both overhead transmission line and underground cable construction and operation are discussed in Volume 2.

The potential environmental effects and mitigation measures along the route of the 310 Line Loop component of the Project are expected to be the same as those presented for the Primary Route Under Consideration. The only exception is the additional ROW that would be required at the northwest corner of the existing CL&P ROW on the west side of Card Street for the overhead line entries to Card Street Substation.

The Primary Route Under Consideration traverses several designated parks, wildlife management areas, forests, or other scenic/recreational areas. However, the development of the 345-kV line along the Primary Route Under Consideration would minimize the potential impacts to these facilities by following CL&P's currently maintained ROW. Along this ROW, potential effects would occur primarily due to the additional forested vegetation removal that would be required to construct the new transmission line; operation of the Project would require that the ROW be maintained in low-growth vegetation.

In addition, through the Mansfield Hollow State Park and portions of the adjacent Mansfield Hollow Wildlife Management Area, the existing CL&P ROW is too narrow to accommodate the new 345-kV line and may have to be expanded through the acquisition of additional ROW from the state or the USACE. This proposed expansion will require vegetation removal along an approximately 1.0-mile segment in Mansfield (encompassing about 15.8 acres) and an approximately 0.5-mile segment in Chaplin (encompassing about 8.9 acres) adjacent to the existing ROW. This proposed expansion will accommodate the installation and operation of additional transmission facilities.

In order to avoid areas where potential alignments of the overhead transmission line would be in proximity to certain Statutory Facilities (i.e., adjacent schools, licensed child daycare facilities, public playgrounds, and residential areas), several overhead and underground line-route variations have been identified to portions of the Primary Route Under Consideration. The use of these variations generally would require CL&P's acquisition of private property for the development of the Project facilities. Further, the development of the overhead line-route variations will conflict with existing land uses (i.e. preserved open space, forested, and residential areas) because new transmission line ROW would have to be established in areas where no transmission facilities currently exist. The overhead line-route variations will also result in greater impacts to biological resources (such as vegetation and wetlands) associated with the development of the overhead 345-kV facilities along such new "greenfield" ROW.

The underground line-route variations would be aligned within or adjacent to existing roadway ROW or within the existing CL&P ROW. Potential impacts from underground line-route variations within existing roadway ROW could be minimal and limited primarily to the construction period; however, typically, private land is required for off-road splice vaults and temporary equipment and material staging areas are required. Transition stations also would be required for each of the underground line-route variations in order to link the underground and overhead components of the Project. Typically, each transition station (a station would be required on either end of any underground variation) would need two to four fenced acres. The development of such transition stations may result in the removal of forested and wetland areas. Establishment of the transition stations would result in long-term land use conversions and would create localized adverse effects on the visual environment.

Table IX-1: Summary of Potential Environmental, Cultural, and Land-Use Effects and Mitigation Measures

Potential Effects			
Resource	Primary Route Under Consideration (and 310 Line Loop)	Overhead Variations	Underground Variations
Topography, Geology and Soils	Erosion and sediment controls would control construction related effects to these resources.		
Water Resources and Water Quality			
Wetlands	Minimal effects anticipated from presence of overhead facilities. Wetlands would be spanned wherever practical. Forested wetland vegetation would have to be removed along the ROW. Erosion and sediment controls would control construction related effects.	Minimal effects anticipated from presence of overhead facilities. Wetlands would be spanned wherever practical. However, forested wetland vegetation would have to be removed along the ROW, resulting in a change of wetland type. Erosion and sediment controls would control construction related effects.	UG portion aligned in or adjacent to roadways or transmission ROW. However, some forested clearing is typically required along roads to accommodate the construction equipment. UG construction methods for crossings (e.g., HDD, jack-and-bore) could avoid most effects to wetlands. Transition stations may need to be sited in wetlands.
Watercourses	Minimal effect anticipated from presence of overhead facilities. Watercourses would be spanned. Erosion and sediment controls would control construction related effects.	Minimal effect anticipated from presence of overhead facilities. Watercourses would be spanned. Less shading will be provided on watercourses as a result of tree removal. Erosion and sediment controls would control construction related effects.	UG construction methods for crossings (e.g., HDD, jack-and-bore) would avoid most effects to watercourses. Erosion and sediment controls would control construction related effects.
Groundwater Resources	There are no public drinking water supply wells near the Primary Route Under Consideration or overhead/underground variations. Construction unlikely to affect private wells or water table. Preventative measures would be taken to prevent fuel spills during construction.		
Flood Zones	OH structures may be sited in floodplains.		UG structures may cross beneath floodplains.
Biological Resources			
Vegetative Communities	Vegetation removal in existing CL&P ROW.	More woodland would need to be cleared than for the Primary Route Under Consideration.	Vegetation removal in existing ROWs. May require vegetation removal at transition station locations.
Wildlife	Shrubland created along the ROW would be desirable to many wildlife species.	May result in change in habitat types as forested areas would be converted to shrubland.	UG portion aligned in roadway or transmission ROW. Transition stations may result in minimal impacts to wildlife habitat.
Fisheries	Minimal effect anticipated	Watercourses would be	UG construction methods

Potential Effects			
Resource	Primary Route Under Consideration (and 310 Line Loop)	Overhead Variations	Underground Variations
	from presence of overhead facilities. Watercourses would be spanned. Erosion and sediment controls would control construction related effects.	spanned. Less shading will be provided on watercourses as a result of vegetation removal. Erosion and sediment controls would control construction related effects.	for crossings (e.g., HDD, jack-and-bore) would avoid most effects to watercourses. Erosion and sediment controls would control construction related effects.
Potential Amphibian Breeding Habitat	Wetland-dependent. See Wetlands above.		
Birds	Shrubland habitat that would be created is regionally rare and desirable to many bird species.		
Protected Species	See Wetlands, Wildlife, Amphibian Breeding Habitat, and Birds above. Special efforts would be made to avoid sensitive habitat areas through bypassing, spanning, or limiting construction to time of year when species/sensitive life stages are not present.		
Land Use	Consistent with existing uses and land use as transmission line ROW is currently utilized and maintained. Crosses several state parks, forests, preserved open space and scenic/recreation areas.	New utility ROWs would be created, causing a change in land use. May conflict with existing land uses. Crosses several state parks, forests, preserved open space and scenic/recreation areas.	Would be aligned beneath roads or adjacent areas. Temporary nuisance land use effects due to comparatively long construction timeframes. Consistent with existing uses and land use plans. Crosses fewer state parks, forests, and scenic/recreation areas.
Cultural Resources	No visual effect on historic districts anticipated. Archaeologically sensitive areas would be avoided to the extent possible and appropriately documented if avoidance is not feasible. All ROWs would require further cultural resource analyses and field testing, based on area-specific sensitivities for the location of as yet undiscovered archaeological (buried) sites.		
Air Quality	Not anticipated to be a substantial issue. Controls would be in place during construction to control dust.		
Noise	Not anticipated to be a substantial issue. Controls would be in place during construction.		Construction noise may be more substantial due to UG construction methods.
Transportation, Traffic and Utility Crossings	OH construction in existing ROW or new cross-country ROW would not substantially interfere with existing transportation patterns. Existing utilities would be spanned.		Potentially significant, but localized, impacts due to degree of work in roadways.

X. ELECTRIC AND MAGNETIC FIELDS

Electric and magnetic fields (EMF) are forms of energy that surround an electrical device. Transmission lines are common sources of EMF, as are other substantial components of electric power infrastructure, ranging from transformers at substations to the wiring and appliances in a home. However, any piece of machinery run by electricity can be a source of EMF.

To address a range of concerns regarding potential health risks from exposure to transmission line EMF, in December of 2007, the Council issued a policy document entitled "*Best Management Practices for the Construction of Electric Transmission Lines in Connecticut*" (the BMP Document.) This document summarized the latest information regarding scientific knowledge and consensus on EMF health concerns, and it adopted policies concerning the reduction of electric and magnetic fields associated with proposed new transmission lines.

In the BMP Document, the Council recognized "that a causal link between power-line MF exposure and demonstrated health effects has not been established, even after much scientific investigation in the U.S. and abroad," and that "timely additional research is unlikely to prove the safety of power-line MF to the satisfaction of all." Accordingly, the Council decided "to continue its cautious approach to transmission line siting that has guided its Best Management Practices since 1993." As the Council states in the BMP Document, "this continuing policy is based on the Council's recognition of and agreement with conclusions shared by a wide range of public health consensus groups, and also, in part, on a review which the Council commissioned as to the weight of scientific evidence regarding possible links between power-line MF and adverse health effects. Under this policy, the Council will continue to advocate the use of effective no-cost and low-cost technologies and management techniques on a project-specific basis to reduce MF exposure to the public while allowing for the development of efficient and cost-effective electrical transmission projects.

Pursuant to this policy, the Council's EMF BMPs "require an applicant proposing to build an overhead electric transmission line to develop and present a 'Field Management Design Plan'" that identifies measures to reduce magnetic field levels that would otherwise occur along an electric transmission right of way, particularly where the line will be "adjacent to residential areas, public or private schools, licensed child day-care facilities, licensed youth camps, or public playgrounds.

The BMP also require transmission line applicants to present calculations of magnetic fields under pre-project and post project conditions, assuming the use of different transmission line design alternatives. The purpose of this requirement is to “allow for an evaluation of how MF levels differ between alternative power line configurations,” so that the Council can direct the applicant to “achieve reduced MF levels when possible through practical design changes.” However, the reduction of magnetic fields is only one of the factors that the Council will consider in approving particular line designs. Others include “cost, system reliability, aesthetics, and environmental quality.”

CL&P is in the process of developing the information about the proposed line required by the BMP, including a Field Management Design Plan. Detailed and time-consuming computer modeling of line current flows over large portions of the Connecticut electric system is needed to perform the required calculations. CL&P will present its Field Management Design Plan to the Council and to interested landowners in the course of the proceedings on its application.

In addition to specific information about a proposed transmission line, the Council considers certain general EMF information in the course of a proceeding on a transmission line application, including “evidence of any new developments in scientific research addressing MF and public health effects or changes in scientific consensus group positions regarding MF.” Accordingly, CL&P commissioned an independent expert to prepare a report concerning any such developments, which it will present with its application. A copy of that report is also included in this municipal consultation filing.

Volume 4 of this MCF includes the following information concerning EMF, some of which has been referenced in the preceding discussion:

- Connecticut Siting Council, Best Management Practices for the Construction of Electric Transmission Lines in Connecticut (December 14, 2007)
- World Health Organization, Electromagnetic Fields and Public Health fact sheet, (June 2007)
- Connecticut Department of Public Health, Fact Sheet, Electric and Magnetic Fields (April 2008)
- National Institute of Environmental Health Sciences, Electric and Magnetic Fields Associated with the Use of Electric Power, Questions and Answers, (June 2002)

XI. PROJECT SCHEDULE

Major milestones established for the Project are as follows:

- Municipal Consultation Filing Submittal – 3rd Quarter, 2008
- Open Houses and Town Meetings – 3rd Quarter, 2008
- Connecticut Siting Council Filing Submittal – 4th Quarter, 2008
- Decision and Order – 2nd Quarter, 2010
- Construction Start – 3rd Quarter, 2010
- Construction Complete – 4th Quarter, 2012

Interstate Reliability Project
Babcock Hill Junction to Mansfield Hollow Reservoir in the Town of Mansfield
Transmission Rights-of-Way
Typical Cross Section XS-2

The existing line structures will remain and new 345-kV H-frame structures would be installed.

(Existing Transmission Right-of-Way)

(Simulation of the Existing Transmission Right-of-Way)



Existing electric transmission line structures looking northeast from Stafford Road.



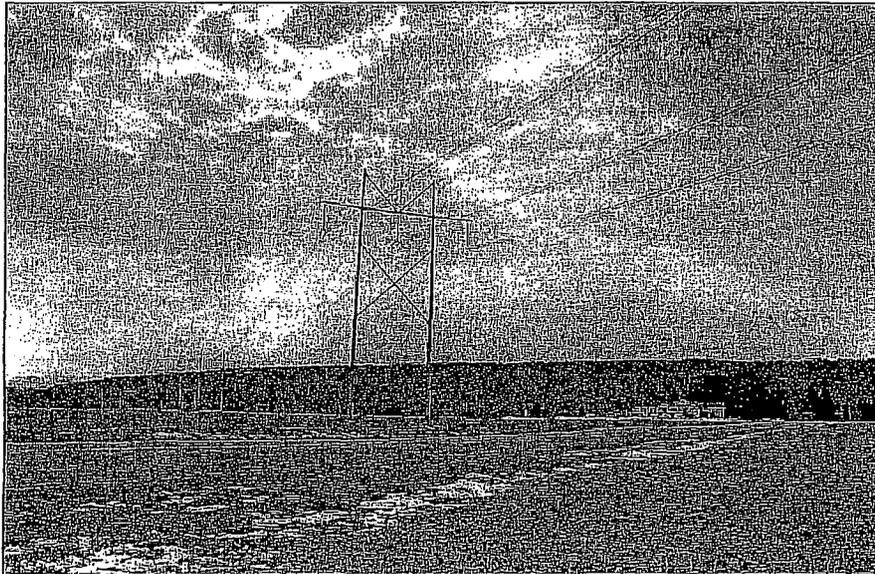
Preliminary design of electric transmission line structures looking northeast from Stafford Road.

NOTE: See Drawing XS-2 for a representation of the typical transmission structures, typical heights of the structures, and ROW width for this cross section.

Interstate Reliability Project
Babcock Hill Junction to Mansfield Hollow Reservoir in the Town of Mansfield
Transmission Rights-of-Way
Typical Cross Section XS-2

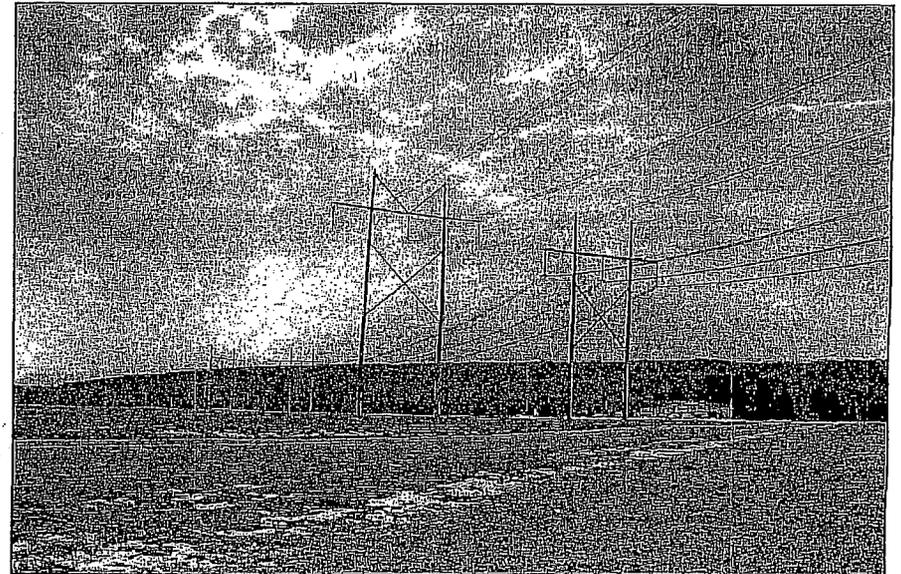
The existing line structures will remain and new 345-kV H-frame structures would be installed.

(Existing Transmission Right-of-Way)



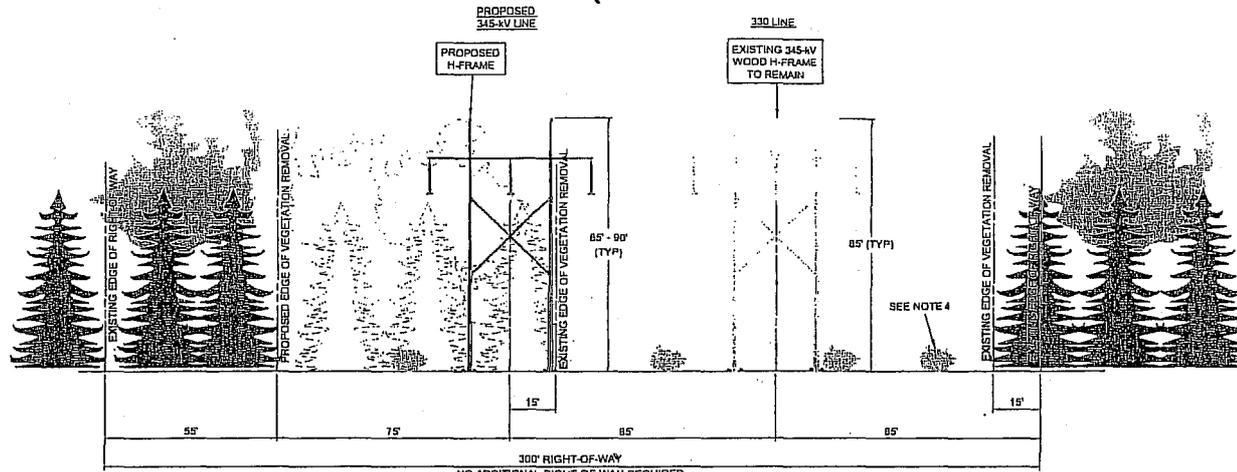
Existing electric transmission line structures looking southwest from Bassetts Bridge Road.

(Simulation of the Existing Transmission Right-of-Way)



Preliminary design of electric transmission line structures looking southwest from Bassetts Bridge Road.

NOTE: See Drawing XS-2 for a representation of the typical transmission structures, typical heights of the structures, and ROW width for this cross section.



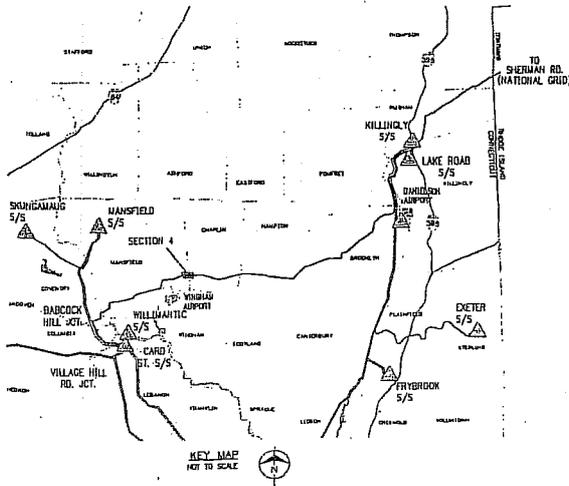
300' RIGHT-OF-WAY
NO ADDITIONAL RIGHT-OF-WAY REQUIRED

PROPOSED LAYOUT
H-FRAME OPTION

BASSETTS BRIDGE ROAD
TO
SHUBA LANE
IN THE TOWNS OF
MANSFIELD & CHAPLIN
EXISTING STRUCTURES 9087-9094

LOOKING
NORTHEAST
(0.79 MILES)

PRELIMINARY DESIGN!
SUBJECT TO CHANGE



NOTES:

- EXISTING STRUCTURES TO REMAIN.
- PRELIMINARY STRUCTURE SPOTTING IS BASED ON STRUCTURE-FOR-STRUCTURE FIT/ALLIANCE.
- AFTER THE CONDUCTORS HAVE BEEN INSTALLED, A REFERENCE IS ESTABLISHED THAT MAY IDENTIFY ADDITIONAL TREES OUTSIDE THE INITIAL CLEARED AREA THAT MIGHT NEED TO BE REMOVED.
- LOW-MATURING WOODY SHRUB SPECIES ARE TYPICALLY NOT REMOVED.
- STRUCTURE HEIGHTS WERE DETERMINED FROM TYPICAL EXPECTED SPANS. STRUCTURE HEIGHTS ARE SUBJECT TO CHANGE WITH THE COMPLETION OF FINAL DESIGN.
- EXISTING CLEARING DIMENSIONS ARE TYPICAL.



TITLE		INTERSTATE RELIABILITY PROJECT PROPOSED CROSS SECTIONS BASSETTS BRIDGE ROAD TO SHUBA LANE			
BY	R.G. DAWSON	CHKD	S. CASTELL	APP	APP
DATE	8/08	DATE		DATE	DATE
SCALE	NONE	MICROFILM	DATE	DWG. NO.	
P.A. #					XS-4

Interstate Reliability Project
Mansfield Hollow Reservoir in the Town of Mansfield
Transmission Rights-of-Way
Typical Cross Section XS-3

The existing line structures will remain and new 345-kV steel delta pole structures would be installed.

(Existing Transmission Right-of-Way)



Existing electric transmission line structures looking east, located south of Bassetts Bridge Road.

(Simulation of the Existing Transmission Right-of-Way)



Preliminary design of electric transmission line structures looking east, located south of Bassetts Bridge Road.

NOTE: See Drawing XS-3 for a representation of the typical transmission structures, typical heights of the structures, and ROW width for this cross section.



See Mapsheet 04 of 40



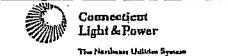
<ul style="list-style-type: none"> Substation Junction Right-of-Way (Existing) Electric Transmission Routes <ul style="list-style-type: none"> Primary Route Under Consideration Existing Transmission Line Distribution Line Proposed ROW Expansion 	<ul style="list-style-type: none"> Existing Pole Proposed Structure Statutory Facilities <ul style="list-style-type: none"> Daycare Playground School Historic District Proposed Access Road 	<ul style="list-style-type: none"> 100 Year Flood Zone Property Line Town/State Boundary Federal Wetland Boundary Watercourse Stream Channel Encroachment Line Northeast Utilities Property Zoning Type 	<ul style="list-style-type: none"> CT Wetland Boundary Land Use/Vegetative Cover Type Classes <ul style="list-style-type: none"> 2004 Field Surveyed Wetlands (PEM/FSS/IFQ/POW) Open Field-Shrub Land (OFS) Commercial/Industrial (CI) Agricultural (AG) CT Protected/Open Space Other (OT) Open Water (OW) House/Yard (HY) Upland Forest (UF) Greenbelt Protection Area
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Date Source: ESS 2004; ENSR 2007; NU 2004; CT USDA NAIP Ortho 2006; Optimal Geomatics 2007 Imagery

1:4,800
400 800 Feet

Interstate Reliability Project
Primary Route Under Consideration

Mapsheet 05 of 40


Connecticut Light & Power
 The Northern Utilities System

ENSR | AECOM

Date: August 2008

Interstate Reliability Project
Primary Route Under Consideration
Existing Structure Locations 9032 to 9038
Flanders River Road to Stafford Road
Towns of Coventry and Mansfield, CT

AREA DESCRIPTION

Existing Land Use

- Residential
- Agricultural
- Commercial/Industrial
- CT Protected/Open Space (Joshuas Tract Conservation & Historic Trust privately managed, Town Open Space (Flanders River Road) managed by the Town of Coventry, and Town Open Space (Stafford Road and Thornbush Road) managed by the Town of Mansfield)

Zoning

- Town of Coventry
 - Current:
 - River Aquifer Zone (RAZ)
 - Residential (RU-40)
- Town of Mansfield
 - Current:
 - Flood Hazard Zone (FH)
 - Residential (R-20)
 - Rural Agriculture Residence 40 Zone (RAR-40)
 - Planned:
 - Planned Business 5 Zone (PB-5)

Natural Systems

- Willimantic River
- State/Federal jurisdictional wetlands
- Cider Mill Brook
- Perkins Corner Pond
- Intermittent tributaries to Willimantic River
- Natural Diversity Data Base Area
- Mixed hardwood forest of varying size and age

Visual Character

- Residential, forest land, agricultural, and commercial/industrial

RIGHT-OF-WAY DESCRIPTION

Land Use

- Residential adjacent to structures 9032 to 9033 and 9036 to 9037
- CT Protected/Open Space adjacent to and/or between structures 9032 to 9034, and 9037
- Upland and/or wetland forest adjacent to structures 9032 to 9034, 9035 to 9036, and 9037 to 9038

Wetlands [Invasive Plant Species], Watercourses and Waterbodies

- Wetland Nos.: A15 [none recorded], A16 [none recorded], A17 [none recorded], A18/A82 [none recorded], A19 [Multiflora rose (*Rosa multiflora*)]
- Wetland Cover Types: PEM, PSS, PFO
- Stream Nos.: S5-B (Willimantic River); Stream channel encroachment line

Potential Access

- Structures 9032 to 9034 can be accessed Flanders River Road
- Structures 9035 to 9038 can be accessed from State Route 32/Stafford Road

Right-of-Way Vegetation

- Upland and wetland forest, Open field-shrub, House/Yard

Terrain

- Steep to hilly

Existing Right-of-Way Width

- 300 feet

Proposed Expansion of Right-of-Way Width

- 0 feet

Existing Cleared/Maintained Right-of-Way Width

- 140 to 300 feet

Proposed Additional Cleared Right-of-Way Width

- 0 to 90 feet

Road Crossings

- Flanders River Road between structures 9031 and 9032
- State Route 32/Stafford Road between structures 9036 and 9037

Interstate Reliability Project
Primary Route Under Consideration
Existing Structure Locations 9038 to 9051
Highland Road to Stearns Road
Town of Mansfield, CT

AREA DESCRIPTION

Existing Land Use

- Agricultural
- Residential
- CT Protected/Open Space (Town Open Space (Highland Road) managed by the Town of Mansfield)

Zoning

- Current:
 - Rural Agriculture Residence 40 Zone (RAR-40)
- Planned:
 - Planned Business 5 Zone (PB-5)

Natural Systems

- Cider Mill Brook
- Open water (ponds)
- Conantville Brook
- State/Federal jurisdictional wetlands
- Natural Diversity Data Base Area
- Mixed hardwood forest of varying size and age

Visual Character

- Forest land, residential, and agricultural

RIGHT-OF-WAY DESCRIPTION

Land Use

- Residential adjacent to structures 9042 to 9044
- CT Protected/Open Space adjacent to and between structures 9042 and 9044
- Agricultural adjacent to and between structures 9050 and 9051
- Upland and/or wetland forest adjacent to structures 9038 to 9050

Wetlands [Invasive Plant Species], Watercourses and Waterbodies

- Wetland Nos.: A19 [Multiflora rose (*Rosa multiflora*)], A18/B2 [none recorded], A83 [Autumn olive (*Elaeagnus umbellata*)], A84 [Common reed grass (*Phragmites australis*)], A85 [none recorded], A86 [none recorded], A87 [none recorded]
- Wetland Cover Types: PEM, PSS, PFO, Palustrine Open Water Wetlands (POW)
- Stream Nos.: S6, S7, S7-A (Conantville Brook)

Potential Access

- Structures 9038 to 9041 can be accessed from State Route 32/Stafford Road (see Mapsheet 05 of 40)
- Structures 9042 to 9051 can be accessed from Highland Road

Right-of-Way Vegetation

- Upland and wetland forest, Open field-shrub, Agricultural, House/Yard

Terrain

- Broad hill tops to steep

Existing Right-of-Way Width

- 300 feet

Proposed Expansion of Right-of-Way Width

- 0 feet

Existing Cleared/Maintained Right-of-Way Width

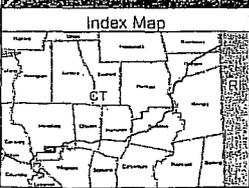
- 140 to 300 feet

Proposed Additional Cleared Right-of-Way Width

- 0 to 90 feet

Road Crossing

- Highland Road between structures 9042 and 9043



Substation	Existing Pole	100 Year Flood Zone	Land Use/Vegetative Cover Type Classes
Junction	Proposed Structure	Property Line	2004 Field Surveyed Wetlands (FEM/FSS/PFO/ROW)
Right-of-Way (Existing)	Statutory Facilities	Town/State Boundary	Open Field-Shrub Land (OFS)
Electric Transmission Routes	Daycare	Federal Wetland Boundary	Commercial/Industrial (CI)
Primary Route Under Consideration	Playground	Watercourse	Agricultural (AG)
Existing Transmission Line	School	Stream Channel Encroachment Line	CT Protected/Open Space
Distribution Line	Historic District	Northeast Utilities Property	Other (OT)
Proposed ROW Expansion	Proposed Access Road	Zoning Type	Open Water (OW)
			House/Yard (HY)
			Upland Forest (UF)
			Greenbelt Protection Area

Interstate Reliability Project
Primary Route Under Consideration

1:4,800
0 400 800 Feet

Mapsheets 07 of 40

 Connecticut Light & Power
The Northeast Utilities System

 ENSR | AECOM

 Date: August 2008

Y:\Projects\NorthEast_Uilities\CT_Interstate\MXDC\Constraints_Mapping\Environmental\Environmental.mxd

Interstate Reliability Project
Primary Route Under Consideration
Existing Structure Locations 9052 to 9064
Mansfield City Road to Crane Hill Road
Town of Mansfield, CT

AREA DESCRIPTION

Existing Land Use

- Agricultural
- Residential

Zoning

- Current:
 - Rural Agriculture Residence 40 Zone (RAR-40)
 - Flood Hazard Zone (FH)

Natural Systems

- Intermittent tributary to Eatons Brook
- Sawmill Brook and associated tributaries
- State/Federal jurisdictional wetlands
- Mixed hardwood forest varying in size and age

Visual Character

- Residential, agricultural, and forest land

RIGHT-OF-WAY DESCRIPTION

Land Use

- Agricultural adjacent to structures 9052 to 9054
- Upland and/or wetland forest adjacent to structures 9052, 9054, and 9055 to 9064

Wetlands [Invasive Plant Species], Watercourses and Waterbodies

- Wetland Nos.: A89 [Multiflora rose (*Rosa multiflora*)], A88 [Multiflora rose (*Rosa multiflora*), Japanese barberry (*Berberis thunbergii*)], A90 [none recorded], A90a [none recorded], A91 [none recorded], A92 [none recorded], A93 [Common reed grass (*Phragmites australis*)], Purple loosestrife (*Lythrum salicaria*)], A96 [none recorded], A97 [none recorded]
- Wetland Cover Types: PEM, PSS, PFO
- Stream Nos.: S8, S9, S10, S10-A (Sawmill Brook)

Potential Access

- Structures 9052 to 9054 can be accessed from Highland Road (see Mapsheet 6 of 40)
- Structures 9055 to 9064 can be accessed from Mansfield City Road

Right-of-Way Vegetation

- Upland and wetland forest, Open field-shrub, Agricultural

Terrain

- Hilly

Existing Right-of-Way Width

- 300 feet

Proposed Expansion of Right-of-Way Width

- 0 feet

Existing Cleared/Maintained Right-of-Way Width

- 140 to 300 feet

Proposed Additional Cleared Right-of-Way Width

- 0 to 90 feet

Road Crossing

- Mansfield City Road between structures 9054 and 9055



<ul style="list-style-type: none"> Substation Junction Right-of-Way (Existing) Electric Transmission Routes <ul style="list-style-type: none"> Primary Route Under Consideration Existing Transmission Line Distribution Line Proposed ROW Expansion 	<ul style="list-style-type: none"> Existing Pole Proposed Structure Statutory Facilities <ul style="list-style-type: none"> Daycare Playground School Historic District Proposed Access Road 	<ul style="list-style-type: none"> 100 Year Flood Zone Property Line Town/Slate Boundary Federal Wetland Boundary Watercourse Stream Channel Encroachment Line Northeast Utilities Property Zoning Type 	<ul style="list-style-type: none"> CT Wetland Boundary 	<p>Land Use/Vegetative Cover Type Classes</p> <ul style="list-style-type: none"> 2014 Field Surveyed Wetlands (FEMP/SIP/POW) Open Field-Shrub Land (OFS) Commercial/Industrial (CI) Agricultural (AG) CT Protected/Open Space Other (OT) Open Water (OW) House/Yard (HY) Upland Forest (UF) Greenbelt Protection Area
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Interstate Reliability Project
Primary Route Under Consideration

Mapsheet 08 of 40

1:4,800
400 800 Feet

Connecticut Light & Power
The Northeast Utilities System

ENSR | AECOM

Date: August 2008

Interstate Reliability Project
Primary Route Under Consideration
Existing Structure Locations 9064 to 9076
Crane Hill Road to Bassetts Bridge Road
Town of Mansfield, CT

AREA DESCRIPTION

Existing Land Use

- Residential
- Agricultural
- Commercial/Industrial
- CT Protected/Open Space (Joshuas Tract Conservation & Historic Trust (Wolf Rock Nature Preserve) privately managed, and Town Open Space (Saw Mill Brook Lane and Storrs & Bassetts Bridge Road) managed by Town of Mansfield)
- Mount Hope Montessori School (potential Statutory Facility)

Zoning

- Current:
 - o Rural Agriculture Residence 40 Zone (RAR-40)
 - o Rural Agriculture Residence 90 Zone (RAR-90)
 - o Flood Hazard Zone (FH)
 - o Mansfield Hollow Historic District

Natural Systems

- Sawmill Brook and associated tributaries
- Open water (ponds)
- Intermittent tributaries to the Natchaug River
- State/Federal jurisdictional wetlands
- Mixed hardwood forest varying in size and age

Visual Character

- Residential, agricultural, and forest land

RIGHT-OF-WAY DESCRIPTION

Land Use

- Residential adjacent to structures 9066 to 9067, 9072, 9073, and 9076
- Commercial/Industrial adjacent to structure 9075
- Agricultural adjacent to and between structures 9075 to 9076
- Upland and/or wetland forest adjacent to structures 9064 to 9071, and 9074

Wetlands [Invasive Plant Species], Watercourses and Waterbodies

- Wetland Nos.: A95 [none recorded], A97 [none recorded], A98 [none recorded], A99 [Japanese barberry (*Berberis thunbergii*), Multiflora rose (*Rosa multiflora*)]
- Wetland Cover Types: PEM, PSS, PFO, POW
- Stream Nos.: S10-A (Sawmill Brook), S11, S12, S13

Potential Access

- Structures 9064 to 9070 can be accessed from Mansfield City Road (See Mapsheet 7 of 40)
- Structures 9071 to 9073 can be accessed from Storrs Road
- Structures 9074 to 9076 can be accessed from Bassetts Bridge Road

Right-of-Way Vegetation

- Upland and wetland forest, Open field-shrub, Agricultural, House/Yard

Terrain

- Hilly to broad hill tops

Existing Right-of-Way Width

- 300 feet

Proposed Expansion of Right-of-Way Width

- 0 feet

Existing Cleared/Maintained Right-of-Way Width

- 140 to 300 feet

Proposed Additional Cleared Right-of-Way Width

- 0 to 90 feet

Road Crossings

- State Route 195/Storrs Road between structures 9071 and 9072
- Bassetts Bridge Road between structures 9076 and 9077



<ul style="list-style-type: none"> Substation Junction Right-of-Way (Existing) Electric Transmission Routes <ul style="list-style-type: none"> Primary Route Under Consideration Existing Transmission Line Distribution Line Proposed ROW Expansion 	<ul style="list-style-type: none"> Existing Pole Proposed Structure Statutory Facilities <ul style="list-style-type: none"> Daycare Playground School Historic District Proposed Access Road 	<ul style="list-style-type: none"> 100 Year Flood Zone Property Line Town/State Boundary Federal Welland Boundary Watercourse Stream Channel Encroachment Line Northeast Utilities Property Zoning Type 	<ul style="list-style-type: none"> CT Welland Boundary Land Use/Vegetative Cover Type Classes <ul style="list-style-type: none"> 2004 Field Surveyed Wetlands (PEM/PSS/PFO/POW) Open Field-Shrub Land (OFS) Commercial/Industrial (CI) Agricultural (AG) CT Protected/Open Space 	<ul style="list-style-type: none"> Other (OT) Open Water (OW) House/Yard (HY) Upland Forest (UF) Greenbelt Protection Area
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Interstate Reliability Project
Primary Route Under Consideration
 Mapsheet 09 of 40

1:4,800
 400 800
 Feet


Connecticut Light & Power
 The Meridian Utility System

ENSR | AECOM

Date: August 2008

Interstate Reliability Project
Primary Route Under Consideration
Existing Structure Locations 9076 to 9086
Mansfield Hollow Road to Bassetts Bridge Road
Town of Mansfield, CT

AREA DESCRIPTION

Existing Land Use

- Residential
- Agricultural
- CT Protected/Open Space (Joshuas Tract Wildlife Area privately managed, Mansfield Hollow Dam Water Access and Mansfield Hollow State Park managed by the DEP and the U.S. Army Corps of Engineers (USACE), and Mansfield Hollow Wildlife Management Area managed by the DEP)
- Commercial/Industrial

Zoning

- Current:
 - Rural Agriculture Residence 90 Zone (RAR-90)
 - Flood Hazard Zone (FH)

Natural Systems

- Open water (ponds)
- State/Federal jurisdictional wetlands
- Natural Diversity Data Base Area
- Mansfield Hollow Lake/Natchaug River
- Mixed hardwood forest varying in size and age

Visual Character

- Residential, agricultural, commercial/industrial, and forest land

RIGHT-OF-WAY DESCRIPTION

Land Use

- Agricultural adjacent to structures 9076 to 9078
- Residential adjacent to structures 9078 and 9080
- CT Protected/Open Space (Mansfield Hollow Wildlife Management Area and Mansfield Hollow State Park) adjacent to and between structures 9081 and 9086
- Upland and/or wetland forest adjacent to structures 9077, 9079 and 9082 to 9086

Wetlands [Invasive Plant Species], Watercourses and Waterbodies

- Wetland Nos.: A94 [none recorded], A200 [none recorded]
- Wetland Cover Types: PEM, PSS, PFO, POW
- Waterbodies: Mansfield Hollow Lake

Potential Access

- Structures 9076 to 9086 can be accessed from Bassetts Bridge Road

Right-of-Way Vegetation

- Upland and wetland forest, Open field-shrub, Agricultural, House/Yard

Terrain

- Broad, rolling hills

Existing Right-of-Way Width

- 150 to 300 feet

Proposed Expansion of Right-of-Way Width

- 0 to 150 feet

Existing Cleared/Maintained Right-of-Way Width

- 100 to 300 feet

Proposed Additional Cleared Right-of-Way Width

- 0 to 90 feet

Road Crossing

- Bassetts Bridge Road between structures 9076 and 9077, and 9081 and 9082

Interstate Reliability Project
Primary Route Under Consideration
Existing Structure Locations 9087 to 9097
Bassetts Bridge Road to U.S. Route 6/Willimantic Road
Towns of Mansfield and Chaplin, CT

AREA DESCRIPTION

Existing Land Use

- Residential
- Agricultural
- CT Protected/Open Space (Mansfield Hollow Wildlife Management Area managed by the DEP)

Zoning

- Town of Mansfield
 - Current:
 - Rural Agriculture Residence 90 Zone (RAR-90)
 - Flood Hazard Zone (FH)
- Town of Chaplin
 - Current:
 - Rural Agriculture Residence District (RAR)

Natural Systems

- Natchaug River
- State/Federal jurisdictional wetlands
- Intermittent tributary to Natchaug River
- Open water (ponds)
- Mansure Pond
- Ames Brook
- Natural Diversity Data Base Area
- Mixed hardwood forest varying in size and age

Visual Character

- Residential and forest land

RIGHT-OF-WAY DESCRIPTION

Land Use

- Residential adjacent to structures 9088 to 9090
- Agricultural adjacent to structure 9092
- CT Protected/Open Space adjacent to and/or between structures 9087, and 9094 to 9097
- Upland and/or wetland forest adjacent to structures 9087 to 9097

Wetlands [Invasive Plant Species], Watercourses and Waterbodies

- Wetland Nos.: B100 [none recorded], B200 [none recorded], B300 [none recorded], B400 [none recorded], B500/600 [none recorded], B700 [none recorded]
- Wetland Cover Types: PEM, PSS, PFO
- Stream Nos.: S14, S14-A (Natchaug River), S15

Potential Access

- Structure 9087 can be accessed from Bassetts Bridge Road
- Structures 9088 to 9095 can be accessed from Bedlam Road
- Structures 9096 to 9097 can be accessed using U.S. Route 6/Willimantic Road (See mapsheet 11 of 40)

Right-of-Way Vegetation

- Upland and wetland forest, Open field-shrub, Agricultural

Terrain

- Broad, rolling hills

Existing Right-of-Way Width

- 150 to 300 feet

Proposed Expansion of Right-of-Way Width

- 0 to 150 feet

Existing Cleared/Maintained Right-of-Way Width

- 100 to 140 feet

Proposed Additional Cleared Right-of-Way Width

- 85 to 90 feet

Road Crossings

- Bassetts Bridge Road between structures 9087 and 9088
- Bedlam Road between structures 9089 and 9090



Substation	Existing Pole	100 Year Flood Zone	CT Wetland Boundary
Junction	Proposed Structure	Property Line	2004 Field Surveyed Wetlands (PEM/RSS/PPQ/POW)
Right-of-Way (Existing)	Statutory Facilities	Town/State Boundary	Open Field-Shrub Land (OFS)
Electric Transmission Routes	Daycare	Federal Wetland Boundary	Commercial/Industrial (CI)
Primary Route Under Consideration	Playground	Watercourse	Agricultural (AG)
Existing Transmission Line	School	Stream Channel Encroachment Line	CT Protected/Open Space
Distribution Line	Historic District	Northeast Utilities Property	Other (OT)
Proposed ROW Expansion	Proposed Access Road	Zoning Type	Open Water (OW)

Interstate Reliability Project
Primary Route Under Consideration

Mapsheet 10 of 40

Scale: 1:4,000
 400 800 Feet

Land Use/Vegetative Cover Type Classes

Other (OT)
 Open Water (OW)
 House/Yard (HY)
 Upland Forest (UF)
 Greenbelt Projection Area

Legend

100 Year Flood Zone
 Property Line
 Town/State Boundary
 Federal Wetland Boundary
 Watercourse
 Stream Channel Encroachment Line
 Northeast Utilities Property
 Zoning Type

Statutory Facilities

Daycare
 Playground
 School

Historic District

Proposed Access Road

CT Wetland Boundary

2004 Field Surveyed Wetlands (PEM/RSS/PPQ/POW)

Open Field-Shrub Land (OFS)

Commercial/Industrial (CI)

Agricultural (AG)

CT Protected/Open Space

Other (OT)

Open Water (OW)

House/Yard (HY)

Upland Forest (UF)

Greenbelt Projection Area

1:4,000
 400 800 Feet

Connecticut Light & Power
 The Harbors Utility Group

ENSR | AECOM

Date: August 2008

STORRS

Storrs Center project reaches new milestone

By MELANIE SAVAGE
Staff Writer

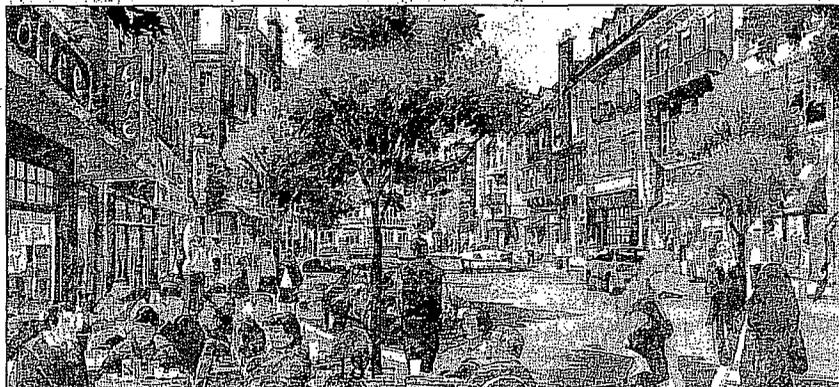
With the approval of sustainability guidelines by the Mansfield Downtown Partnership Planning and Design Committee, the Storrs Center project has reached a new milestone. "They really represent a set of design and sustainability guidelines that are custom made for Storrs," said Macon Toledano, of Leyland Alliance, LLC, the master developer for the downtown project. Leyland Alliance developed the guidelines in conjunction with Steven Winter Associates, out of Norwalk. "Steven Winter Associates is one of the leading experts in the LEED standards, and one of the top experts in green building guidelines," said Toledano. LEED for Homes, according to the Winter Assoc. Web site, is "a voluntary rating system developed by the U.S. Green Building Council, that promotes the design and construction of a "green" home ... that uses less energy, water, and natural resources; creates less waste; and is healthier and more comfortable for its occupants."

LEED is just one way that the project seeks to be environmentally conscious. "Most of the site is dedicated to a conservation area," said Toledano, "with only 1/3 dedicated to buildings, and the remainder remaining undeveloped." Dr. Michael Clemens, a local ecologist, was consulted regarding the protection of native flora and fauna during and after construction. "In developing a storm water management plan, we took into consideration the ecology of the environment, and took measures to protect the wetland environment and its inhabitants," said Toledano. One concern particular to

Mansfield is water conservation. "We've dedicated a lot of time to considering the water conservation issues particular to the area," said Toledano. Another specific concern was night-sky pollution. "We're talking about a wonderful, rural area here," said Toledano. "We needed to be careful to limit our night-time lighting, so as to provide a safe level of lighting for the public, while impacting the night sky view as little as possible."

Protecting the environment is just part of a bigger picture of sustainability. "We are trying to create a place that will be a vital part of the community for the long term," said Toledano. Toward that end, the project will include commercial spaces and office spaces, as well as pedestrian access, bike access, and a town square. "We want to connect the downtown area integrally with the life of the town," said Toledano. "We want to create a pleasant space that is central to the town, where long-time residents and university students alike will want to spend time as part of the community."

The guidelines for Storrs Center are unique. "There were no sustainability guidelines for entire neighborhoods," said Toledano. Speaking on behalf of the Mansfield Downtown Partnership, Executive Director Cynthia van Zelm said, "Sustainability has always been a key component of the vision for Storrs Center and reflects the community's ideals. We believe the Guidelines will be a model for projects developed in small communities all over the United States." To view the Storrs Center sustainability guidelines in their entirety can be found on the Mansfield Downtown Partnership Web site at www.mansfieldct.org/town/departments/downtown_partnership.



A depiction of the proposed Storrs Center project. courtesy of Levland

**PAGE
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REC'D SEP 04

August 27, 2008

Dear Members of the Town Council,

I would like to state my support for the Mansfield Community Center and the programming it affords town residents. I am aware of the negative press the MCC has received lately and I was at the Town Meeting back in May during which I listened to opposition to it, to the Education portion of the budget, and to the Downtown Partnership. I am dismayed by those who seek to take away so many things that set this town apart from others and make it a desirable place in which to live.

My husband is a teacher for Windham Public Schools, I have worked at the university for 12 years, and we moved to Mansfield from Plainfield in September of 2003 when our daughter was 3 years old. My husband taught in Plainfield for several years and once it became clear to us that the town did not support education or do anything to inspire a sense of community, we made the decision to move to Mansfield a) for the educational opportunities it would afford our daughter and b) for the diverse, active community. Much to our delight, the Community Center opened shortly after we arrived. Not every town is fortunate enough to have such a service and having lived in a town that is apathetic towards everything, we are quite happy to pay higher taxes and invest them in Education and Community, something that benefits us all every day. We also have a 4 year old son and we all have membership to the MCC. I am so impressed by the variety and volume of programming offered by MCC and the Parks and Recreation Department. My husband and I take advantage of the exercise equipment, we go to as many Family Fun Nights as we can, we go to the Halloween and Easter events, our children have learned to swim thanks to the wonderful aquatics department, our children participate in various sports and other types of camps and activities and our daughter participates in The Nutcracker every year. This Center is wonderful and I urge you to continue to support it and not give in to the bullying, relentless attempts to take away one of the things that makes this town such a great place to live. I applaud the Center's free day for all residents that is offered once a month and it should also be noted that there are a variety of membership fee options at different levels of cost.

In closing, I would like to mention that we couldn't be happier with what our children have received already from the Education programs in this town. Our daughter enters 3rd grade at Southeast this year and her love for school has been in place since the first day of Kindergarten. We were fortunate enough to have our son picked to be part of the preschool program and he loved every minute of the morning program last academic year and looks forward to the afternoon component this coming academic year.

Thank you for your consideration.

Sincerely,



Heather Spottiswoode

please recd at next Council meeting —thank you.

PAGE
BREAK

TOWN OF MANSFIELD



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

Fax To:

Chronicle: 423-7641; Journal Inquirer: (860) 646-9867; Daily Campus: 486-4388; WHUS: 486-2955; WILI: 456-9501; Hartford Courant: (860) 241-3866; Reminder Press: 875-2089

Point of Contact: Jessie L. Shea, Relay For Life Team Captain
Planning & Zoning Department
(860) 429-3330

For Immediate Release

Town of Mansfield Cancer Awareness Ribbon Garden

September 2008 - The Town of Mansfield Relay For Life team will be creating a community Cancer Awareness Ribbon Garden at Town Hall. They will be selling pink tulip bulbs for \$5.00 donations and can be purchased in memory of someone who lost their battle or in support of someone fighting cancer.

A pink tulip ribbon garden will be planted on October 10th starting at 12:00 p.m. at the Mansfield Town Hall main entrance and all are encouraged to come and be part of the planting. When purchasing a bulb you can fill out a form indicating if you would like this bulb "in memory of" or "in support of", and your loved ones name will appear on a plaque in the cancer awareness garden.

Donations will be received in person during regular office hours at the Mansfield Town Hall Planning Office, M-W 8:15am-4:30pm, Th 8:15am-6:30pm, Fri 8:00am-12:00pm; via mail at: Town of Mansfield c/o Tulip Garden, 4 South Eagleville Road, Storrs, CT 06268; or at the Fireworks in the Park at the Mansfield Hollow State Park on Saturday, September 13, 2008 at 6pm and the Festival on the Green on Sunday, September 14, 2008 noon-5:00pm behind the Storrs Center commercial plazas. Checks can be made payable to the American Cancer Society.

For additional information on the news that is the subject of this release, contact Jessie L. Shea (860)429-3330, sheail@mansfieldct.org or visit http://www.mansfieldct.org/town/current/events/2008_acs_tulip.htm

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