



**TOWN OF MANSFIELD
TOWN COUNCIL MEETING
Monday, January 11, 2010
COUNCIL CHAMBERS
AUDREY P. BECK MUNICIPAL BUILDING
7:30 p.m.**

AGENDA

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ROLL CALL	
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OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

FUTURE AGENDAS

EXECUTIVE SESSION

- 25. Personnel in accordance with Connecticut General Statutes §1-200(6)(a)
- 26. Pending claims and litigation in accordance with CGS §1-200(6)(b)

ADJOURNMENT

SPECIAL MEETING-MANSFIELD TOWN COUNCIL

December 28, 2009

DRAFT

Mayor Elizabeth Paterson called the special meeting of the Mansfield Town Council to order at 6:30 p.m. in Conference Room B of the Audrey P. Beck Building

I. CALL TO ORDER

Present: Haddad, Keane, Kochenburger, Lindsey, Moran, Paterson, Paulhus, Ryan, Schaefer

Mr. Paulhus moved and Mr. Schaefer seconded to recess the meeting and move into executive session to continue the review and discussion of commercial and financial information provided in confidence by Storrs Center Alliance CGS§1-200(6)(E), 1-210(b)(5)(B)

II. EXECUTIVE SESSION

Continued review and discussion of commercial and financial information provided in confidence by Storrs Center Alliance CGS§1-200(6)(E), 1-210(b)(5)(B)

Present: Haddad, Keane, Kochenburger, Lindsey, Moran, Paterson, Paulhus, Ryan, Schaefer

Also included: Town Manager Matt Hart

III. ADJOURNMENT

The Council reconvened in public session.

Mr. Paulhus moved and Ms. Keane seconded to adjourn the meeting.

Motion to adjourn passed unanimously.

Elizabeth Paterson, Mayor

REGULAR MEETING-MANSFIELD TOWN COUNCIL
December 28, 2009

DRAFT

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: Haddad, Keane, Kochenburger, Lindsey, Moran, Paterson, Paulhus, Ryan, Schaefer

II. APPROVAL OF MINUTES

Mr. Paulhus moved and Mr. Ryan seconded to approve the minutes of the December 14, 2009 Special meeting as presented. The motion passed unanimously. Mr. Haddad moved and Mr. Paulhus seconded to approve the minutes of the December 14, 2009 meeting as presented. The motion passed unanimously.

III. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Ric Hossack, Middle Turnpike, asked the Council to provide a format to respond to questions asked at the Council meetings, preferably in public session.

Mike Sikoski, Wildwood Road, commented the Town of Tolland's website provides an opportunity for citizens to offer suggestions during the budget process and suggested Mansfield do the same. Mr. Sikoski noted the agenda for the Personnel Committee stated the meeting would be on Wednesday December 28, 2009 but should have read Monday December 28, 2009.

IV. TOWN MANAGER'S REPORT

Report attached

V. OLD BUSINESS

1. Town Council Orientation, Goal setting

Town Manager Matt Hart offered to serve as the facilitator for the goal setting session and asked members to flag issues of importance. A summary of identified key issues follows:

TOWN COUNCIL - IDENTIFICATION OF KEY ISSUES

Main Issue	Related Topics	Council Members
Water	Water sources Infrastructure for potable water and economic development Four Corners and the town as a whole	Carl Carl
Open Space	Funding sources for acquisition "Plain" open space v. open space for passive recreation Importance of maintaining overall character of the Town	Carl, Peter, Betsy
Finances/Budget	Balancing services with revenues available; some tax increase may be acceptable in order to keep Mansfield special. Protect the quality of school/education system Care for seniors and disabled citizens Find creative solutions to maintain services Foster additional partnerships with the University Diversification of revenue base Keep Mansfield affordable for families Zero tax increase is an illusion - actually a decrease because of inflation Zero tax increase Prioritize programs and services	Denise, Meredith, Bill, Chris, Gregg, Betsy, Peter, Toni Toni, Meredith Betsy Denise Chris Denise Betsy
Regionalization	Regionalize services to capture economies of scale	Denise
School Building Committee/Project	Financing Involve the public 1 central school v. multiple neighborhood schools	Bill, Gregg, Betsy, Toni, Meredith, Peter, Chris
Quality of Life	Increase connectedness of community	Toni, Peter, Gregg, Betsy, Chris, Peter

Preservation of neighborhoods with single family homes close to the UCONN campus	Gregg
Police services RFQ	Gregg, Chris
Maintaining quality services	

Mansfield Downtown Partnership (MDP)	Bill, Gregg, Betsy, Peter, Chris, Toni
Having a Town center; a real university community	
Using MDP as new growth and responsible growth	

Other Economic Development (New Growth)	Peter, Chris, Toni, Betsy
Seeking out economic development opportunities using the advantages of being a university community	
Four Corners development	
Responsible growth	

Open and Transparent Government	Meredith, Bill, Toni, Betsy
Increase community involvement	Meredith
Find informal means to educate and engage citizens	Meredith
Find a means to respond to citizen comments without engaging during public comment; allow staff to provide the facts.	Bill
Ability to communicate 2 ways - giving and receiving information i.e. suggestion box on website	Toni
Town Council meetings are not the forum for addressing citizen comments; the meetings are for conducting business	Toni
Review Committee structure for possible consolidations and eliminations	Betsy

Transportation	Increase public transit opportunities and seek partnerships to make it happen.	Betsy
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Town Manager Matthew Hart asked the members, based on the identified issues, to enumerate goals and objectives they would like to accomplish in the next two years. A summary of these goals and objectives follows:

TOWN COUNCIL GOALS

- 1 Goal: Embrace sustainability.
Objective: Use as a principle in decision making.

- 2 Goal: Make progress on the physical components of the Mansfield Downtown Partnership "Storrs Cent project.
 Objective: Break ground on new building(s) prior to the end of the Council term.
 Objective: Develop a fair development agreement between the Town and the developer, Leylar Alliance
 Objective: Begin demolition of buildings to be retired.
 Objective: Provide Council support to MDP to accomplish the stated objectives.
- 3 Goal: Make a decision on the school renovation project
 Objective: Send project and funding request to referendum prior to the end of the Council term.
 Objective: Provide public forums and opportunities for public input on the school renovation prc
- 4 Goal: Maintain core services despite declining revenues
 Objective: Define core services
 Objective: Avoid major layoffs
 Objective: Develop creative solutions to maintain or enhance services
 Objective: Research opportunities for revenue diversification
 Objective: Explore opportunities for providing services regionally
- 5 Goal: Improve quality of life for residents of neighborhoods close to the UCONN campus
 Objective: Reduce blight and blighted neighborhoods
 Objective: Research and develop additional ordinances and programs to combat negative off-campus student behavior.
- 6 Goal: Maintain tradition of open and transparent government
 Objective: Develop more mediums for the exchange of ideas between citizens and their govern
 Objective: Empower and engage seniors in Senior Center programming.
 Objective: Complete review and adoption of Council Rules of Procedure.
- 7 Goal: Improve active recreation facilities for youth
 Objective: Improve Region 19 athletic facilities
 Objective: Improve Town owned active recreation facilities such as athletic fields and playgrou
- 8 Goal: Make progress on installation of water infrastructure to Four Corners area.
 Objective:

By consensus the Council agreed that staff would present a draft of the evening's points of discussion to be finalized by the Council at their next meeting. Any additional thoughts or comment should be forwarded to the Town Manager for inclusion in the draft.

VI. NEW BUSINESS

2. WINCOG Regional Planning Commission Appointment

Mr. Haddad moved and Mr. Paulhus seconded, effective December 28, 2009, to designate Kenneth Rawn as Mansfield's alternate representative on the WINCOG Regional Planning Commission.

Motion passed unanimously.

3. Financial Statements Dated September 30, 2009

Chair of the Finance Committee Bill Ryan, moved, effective December 28, 2009, to approve the Financial Statements Dated September 30, 2009.

Mr. Ryan stated the Finance Committee reviewed the second quarter statements and found no major issues.

The motion to approve passed unanimously.

4. FY 2009/10 Salary Transfers

Mr. Ryan, Chair of the Finance Committee, moved, effective December 28, 2009, to approve the Salary Transfers for FY 2009/10, as presented by the Director of Finance in her correspondence dated December 21, 2009.

Mr. Ryan stated the Finance Committee reviewed and approved the proposed salary transfers as presented.

The motion passed unanimously.

VII. DEPARTMENTAL AND COMMITTEE REPORTS

No comments

VIII. REPORTS OF COUNCIL COMMITTEES

Ms. Moran, Chair of the Committee on Committees, reported the Committee has begun the process of looking at the membership of each and every committee. The Committee discussed the Four Corner Sewer Advisory Committee but is awaiting a response from one of the members before offering a recommendation.

Mr. Schaefer distributed a summary of the last meeting of the Four Corner Sewer Advisory Committee with supporting documentation. (attached)

IX. REPORTS OF COUNCIL MEMBERS

No reports

X. PETITIONS, REQUEST AND COMMUNICATIONS

5. J. Picard re: School Building Project

6. Connecticut Light and Power Company re: Notice of intent to file amended rate schedules

7. Connecticut Water Company re: Application for an amended rate schedule - The Town Manager will contact the Connecticut Water Company and will provide the Council with the percentage of increase for an average Mansfield customer as a result of the proposed rate schedule. The Town Manager will also review the process the company used to inform citizens of the proposed rate increase.
8. Last Green Valley re: Walktober 2010
9. Chronicle"Letters to the Editor" - 12/10/09
10. Chronicle"Editorial: Free speech should not be curtailed" - 12/11/09
11. Chronicle"Editorial: We offer these threads, needles" - 12/14/09
12. Chronicle"Council miffed at D19 raises" - 12/15/09
13. Chronicle"Letter to the Editor" - 12/16/09
14. Chronicle"Spring Weekend tab estimated at \$225,000" - 12/17/09
15. Chronicle"Merrill will seek new state office" - 12/21/09

XI. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Ric Hossack, Middle Turnpike, complimented the Council on the meeting's goal setting exercise and stated that it would behoove the Council to seek public approval of the Storrs Green Project before spending any more money. Mr. Hossack also suggested the Council should meet formally once a month and the second meeting should be more informal with more public participation.

XII. FUTURE AGENDAS

The issue of signs, raised by the ACLU, will be a future agenda item. The Town Attorney is currently reviewing the issue as is the Planning and Zoning Commission.

Council members' appointments to Advisory Committees will be on the next agenda.

XIII. EXECUTIVE SESSION

Personnel in accordance with Connecticut General Statutes §1-200(6) (a)

Town Manager Matt Hart announced the listed executive session would not take place as the required employee concurrence had not been received.

XIV. ADJOURNMENT

Mr. Paulhus moved and Mr. Haddad seconded a motion to adjourn at 9:50 p.m.

The motion passed unanimously.

Elizabeth Paterson, Mayor

Mary Stanton, Town Clerk

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

Memo

To: Town Council
From: Matt Hart, Town Manager
CC: Town Employees
Date: December 28, 2009
Re: Town Manager's Report

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

Budget and Finance

- The Mayor and I recently met with Mark LaPlaca, chair of the Mansfield Board of Education, and Superintendent of Schools Fred Baruzzi, to discuss the FY 2010/11 budget. As we did with the Region 19 board, we emphasized the fact that overall revenues are expected to continue to decline and encouraged the Mansfield board to control expenditures as much as possible.

Council Requests for Information

- Councilor Haddad has suggested we hold the Town Tour on a Saturday instead of a Friday morning to accommodate those Council members that work on weekdays. I would like to discuss the preference of the Council.

Departmental/Division News

- *Beautification Committee Holiday Lighting Contest* – Following are the winners of the 2009 contest: Dunstan Family (Old Mansfield Hollow Road), Fazzino Family (Gurleyville Road), Gillard Family (Gurleyville Road), Hodgins Family (Schoolhouse Road), Eric Holinko (Middle Turnpike), Kevin Horan (Warrenville Road), Charles Leavens (Highland Road), Mansfield General Store, Moon Family (Mansfield City Road), William Sloan (Mountain Road), Stewart Family (Wormwood Hill Road). Congratulations to everyone!
- *Human Services* – At last count we had 63 families who were helped by the Holiday Giving program this year. This is a significant increase from last year. Most of those families were adopted by donors, but we were able to put together food baskets and gifts for a lot of the "last minute" requests. We want to thank everyone for their help and participation. This program is really becoming a signature event for our Human Services department. We also want to recognize Kathy Ann Easley for her efforts in pulling this all together and responding to the needs of our community.
- *Parks and Recreation*
 - Elle Noel, Aquatic Director for the Parks & Recreation Department, was recently awarded the R. Peter Ledger Young Professional Award by the Connecticut Recreation & Parks Association at their annual conference and awards ceremony. The award is given annually to a member of CRPA who has served the profession 10 years or less and is deserving of recognition for achievements and accomplishments in the parks and recreation profession. Elle is a Certified Parks and Recreation Professional (CPRP) and she also holds certifications as an Aquatic Facility Operator (AFO), American Red Cross Instructor for First-Aid and CPR for the professional rescuer, Lifeguard Training Instructor and Water Safety Instructor. She has been employed with the Town since the opening of the Community Center in 2003. Director of Parks and Recreation, Curt Vincente, is a past recipient of this same award from CRPA in 1997.
- *Windham WPCA Arbitration* – In mid-November staff prepared a draft settlement agreement which we reviewed with our attorney (Day-Pitney). We expect a redraft of this settlement agreement in the next

week or so, which we can then review with the Council in its role as Mansfield's WPCA prior to submission to Windham. The agreement basically outlines a cooperative agreement wherein Windham will operate and maintain the sewer lines in Mansfield and bill the customers in Mansfield much like the arrangement we have with the Windham Water Works. To date we have spent \$582,043 on this issue, including legal fees and other related professional expenditures such as engineering analyses.

Upcoming Meetings*

- IWA/Planning and Zoning Commission, January 4, 2010, 7:00 PM, Council Chambers, Audrey P. Beck Municipal Building
- Mansfield Downtown Partnership Board of Directors, January 5, 2010
- Mansfield Advocates for Children, January 6, 2010, 5:00 PM, Council Chambers, Audrey P. Beck Municipal Building
- Ethics Board, January 7, 2010, 4:30 PM, Conference Room B, Audrey P. Beck Municipal Building
- Personnel Committee, January 7, 2010, 6:30 PM, Conference Room B, Audrey P. Beck Municipal Building
- Mansfield Board of Education, January 7, 2010, 7:30 PM, Council Chambers, Audrey P. Beck Municipal Building
- Solid Waste Advisory Committee, January 7, 2010, 7:30 PM, Conference Room B, Audrey P. Beck Municipal Building
- Community Quality of Life Committee, January 7, 2010, 7:30 PM, Employee Lounge, Audrey P. Beck Municipal Building
- Housing Code Board of Appeals, January 11, 2010, 5:00 PM, Conference Room C, Audrey P. Beck Municipal Building
- Town Council Meeting, January 11, 2010, 7:30 PM, Council Chambers, Audrey P. Beck Municipal Building

**Meeting dates/times are subject to change. Please view the Town Calendar at www.MansfieldCT.org or contact the Town Clerk's Office at 429-3302 for a complete and up-to-date listing of committee meetings.*

Four-Corners Committee Meeting (Dec. 15/09)

This was mostly a catch-up meeting, because we hadn't met for some time. Gene Nesbit was in the chair; no-one else has so far been appointed. As of now, the committee is the same as it was in the past.

Lon Hultgren notes that wetland mapping and complex-traverse sectioning have begun (statement from Grant to him; included).

The Four-Corners Action Steps were reviewed briefly [they are in past Council Minutes]. These Steps, in general, seem to move along as they should.

Two people from the Windham Water Works were here, to offer help on our project; but they could not offer any actual water, unless major Mansfield efforts were to be required (see statement from Water and Wastewater Master Plan, UConn).

Several people have pointed out that about the time the 4-Corners will need bonds, a number of other projects will need them also.

The estimate on the Willimantic River has been delayed until Jan/10; not enough data has yet been achieved.

The next 4-Corners meeting will be Jan. 19/10, at 7 PM.

Carl Schaefer
for Dec. 28/09 T.C. Meeting

- Subsequent to the Keystone Development project, discontinue connections for new development on currently undeveloped land located along Hunting Lodge Road, Separatist Road, and South Eagleville Road – *Reduction of approximately 87,700 gpd.*

These two modifications to the demand projections would decrease projected demand from 0.69 mgd to 0.52 mgd, leading to a projected margin of safety that drops only slightly below 15% (to 14%) for the two-critical months, even without the development of a new source of supply.

The elimination of potential redevelopment and development projects and a coincident moratorium on water connections is neither beneficial to the Town of Mansfield nor the University of Connecticut, especially given that all of the projects described herein are within approved Planned Development Areas and are close to the University and well positioned to serve its students. Therefore, a moratorium on connections to these projects is not recommended.

2.6.4 Interconnections

Windham Water Works

The Willimantic Reservoir has a safe yield of 7.9 mgd. However, the Windham Water Works filter plant capacity and diversion permit limitation is only 4.1 mgd. With a system average day demand of approximately 2.5 mgd and a peak day demand of 3.91 mgd in 2006, Windham Water Works is ahead of the projections presented in the Individual Water Supply Plan that was approved by DPH in November 2004. In the plan, the projected average day demands were 2.17 mgd, 2.42 mgd, and 2.57 mgd for 2008, 2020, and 2050; whereas the projected peak day demands were 3.38 mgd, 3.77 mgd, and 4.01 mgd for 2008, 2020, and 2050. Given that Windham Water Works is already operating with a minimal margin of safety on peak days, the utility does not have sufficient water available to supply northern Mansfield.

In order to provide additional water above the diversion permit limit and filter plant capacity, Windham Water Works would need to expand the filter plant and amend the diversion permit. These are costly endeavors to use the incremental supply to meet demands described in Section 2.4.3. This, coupled with the cost of a lengthy pipeline northerly along Route 195, makes Windham Water Works not a viable alternative for providing an additional 300,000 gpd.

Tolland Water Department

The Tolland Water Department currently has a water surplus of approximately 100,000 gpd on an average annual basis, although there is no excess on peak days. Therefore, like

Lon R. Hultgren

From: Grant Meitzler
Sent: Tuesday, December 15, 2009 1:26 PM
To: Lon R. Hultgren
Subject: RE: update on 4 corners design activities

Lon,

There are two phases underway now.

1. John Ianni, Soil Scientist, has started wetland mapping - covering the area from Rte 44 north to Rte 195. Initially he is placing ribbons at large intervals with detailed placement of ribbons in specific areas where we know more information is needed. Review of his wetland mapping will be used to place the route the sewers will take through the difficult cedar swamp and cedar swamp brook areas between 44 and 195.
2. Shawn, Eric and I have started on a complex traverse with sections running:
 - A. from Cedar Swamp Rd along the Old Tolland Turnpike to the vicinity of brooks crossing the turnpike. This is about 800' long.
 - B. from the Willard's property to where the brook crosses under Rte 195 - about 1000'.
 - C. across the cedar swamp from Rte 195 to the Old Tolland Turnpike for a distance of 1121' tying A. & B. together.With these three sections tied together we have about 3000 feet of our traverse set up.
3. Earlier reconnaissance mapping was done over the area from Rte 44 to Rte 195 approximately locating major wetland locations, and fortunately finding two old farm road crossings at critical locations that will let us get a sewer line across the very large wetland areas here with minimum potential for impacts.

We have been fortunate this week to get a little decent weather but with the season progress will be slow. John Ianni has indicated the same as he needs to be able to see the ground without heavy snow cover in order to do his mapping.

Grant

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

From: Lon R. Hultgren
Sent: Tuesday, December 15, 2009 12:42 PM
To: Grant Meitzler
Cc: Eric J. Ohlund
Subject: update on 4 corners design activities
Importance: High

Grant,

**PAGE
BREAK**



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *Matt*
CC: Maria Capriola, Assistant to Town Manager; Robert Miller, Director of Health
Date: January 11, 2010
Re: UConn Landfill, Long-term Monitoring Program

Subject Matter/Background

Attached please find information regarding the UConn Landfill. The Council is not required to take any action on this item at this time.

Attached

- 1) R. Miller re: Long-Term Monitoring Plan October 2009
- 2) Long-Term Monitoring Plan October 2009
- 3) State of Connecticut re: closed University of Connecticut Landfill



Eastern Highlands Health District

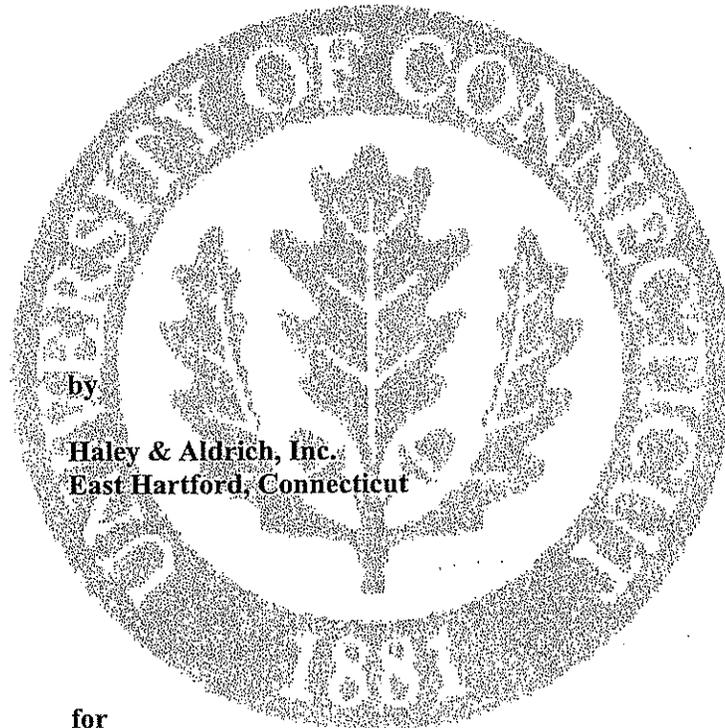
4 South Eagleville Road • Mansfield CT 06268 • Tel: (860) 429-3325 • Fax: (860) 429-3321 • Web: www.EHHD.org

Memo

To: Matt Hart, Mansfield Town Manager 
From: Robert Miller, Director of Health
Date: 12/23/2009
Re: UConn Landfill Long Term Monitoring Plan, Report dated November 2009

Per your request, I have reviewed the above referenced report. The results reported do not suggest an imminent or immediate risk to public health. No material changes in the monitoring program were identified. The results are generally consistent with the historic body of data available for this project. This office will continue to monitor this situation. No action is recommended at this time.

**LONG-TERM MONITORING PLAN
OCTOBER 2009 SAMPLING ROUND #11
UCONN LANDFILL
STORRS, CONNECTICUT**



by

**Haley & Aldrich, Inc.
East Hartford, Connecticut**

for

**University of Connecticut
Storrs, Connecticut**

**File No. 91221-660
November 2009**



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

Tel: 860.282.9400
Fax: 860.282.9500
HaleyAldrich.com

18 November 2009

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

Attention: Mark R. Lewis.

Subject: Long Term Monitoring Plan
October 2009 Sampling Round #11
UConn Landfill
Storrs, Connecticut

Ladies and Gentlemen:

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

- Long Term Monitoring Plan
October 2009 Sampling Round #11
UConn Landfill
Storrs, Connecticut

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

Agreed and accepted as stated above:

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

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

C: Barry Feldman, UConn

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1. INTRODUCTION

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

The objectives of the LTMP are:

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

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

The LTMP includes sampling of media at multiple locations as shown on Figure 1:

- (1) six surface water locations;
- (2) five shallow groundwater monitoring wells;
- (3) five deep bedrock monitoring wells;
- (4) six active domestic wells on Meadowood Road and Separatist Road; and
- (5) four soil gas monitoring locations.

Installation of the landfill cap and leachate interceptor trenches was completed in the spring of 2007. To date, significant changes to the groundwater quality have not been observed. Analytical results continue to be evaluated and reported to the key parties and to the public.

This report documents the sampling round conducted in October 2009, also referred to as Round #11. Subsequent sampling will be conducted on a quarterly basis until the University receives approval from the CTDEP to change to a semi-annual sampling schedule.

2. SCOPE OF PROGRAM

The following paragraphs describe the rationale for each sampling location for the Long Term Monitoring Program based upon the approved Comprehensive Hydrogeologic Investigation and Remedial Action Plan, Addendum No. 2, dated July 2004.

2.1 Shallow Groundwater Monitoring Wells

Three shallow wells [B401(MW), B403(MW) & B404(MW)] were constructed in the overburden south, southeast and north of the landfill respectively, and downgradient of the Leachate Interceptor Trenches (LITs) in February and March 2007. These wells function to monitor shallow groundwater quality migrating out of the landfill area and to assess the effectiveness of the landfill cover and LITs.

Two previously existing shallow monitoring wells, MW-3 and MW-4, were reinstalled in August 2007 in the same general area in F Lot however; they were offset several feet from their original locations. They function to monitor shallow groundwater quality downgradient of F Lot.

2.2 Deep Groundwater Monitoring Wells

Five bedrock (125 to 300 ft) groundwater monitoring wells are included in the LTMP. Three existing wells, MW-105R, B201R(MW), and B302R(MW) are located south and west of the landfill and former chemical pits. These wells were selected because they are situated in the direction of either suspected historical or known bedrock groundwater flow. Since permanent packer systems for discrete fracture interval sampling are installed in B201R(MW) and MW-105R, two samples are collected from each well. Two former residential water supply wells, located at 156 Hunting Lodge Road and 202 North Eagleville Road, are included in the LTMP because of their locations and construction depths. The University has not received permission to access the well at 156 Hunting Lodge Road therefore; it continues to be excluded from sampling events.

2.3 Surface Water Monitoring Locations

Six surface water-monitoring locations (SW-A through SW-F) are selected to assess surface water quality migrating from the landfill, former chemical pits, and F Lot areas SW-A through SW-E are strategically placed at the primary surface waters north (wetland and Cedar Swamp Brook drainage) and south (western tributary of Eagleville Brook drainage) of the landfill and former chemical pits area. SW-F is located downgradient of F Lot on an eastern tributary to Eagleville Brook.

2.4 Active Residential Water Supply Wells

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

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

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

2.5 Soil Gas Monitoring Locations

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

2.6 Sampling Parameters

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

Groundwater and surface water samples were analyzed for the following parameters:

- VOCs by EPA Method 524.2

- Total metals by EPA Method 200 Series

- Total mercury by EPA Method 7470/E245.1

- Other Inorganic Parameters

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

- Field Screening Data

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

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

2.7 Sampling Frequency

As previously mentioned, to date, significant changes to the groundwater quality have not been observed. Therefore, the University plans to propose to switch from a quarterly groundwater program to a semi-annual monitoring program beginning in the fall of 2009.

3. SAMPLING PROCEDURES

Sampling procedures and analytical methods for the groundwater monitoring wells and surface water samples were conducted in accordance with the Comprehensive Hydrogeologic Investigation and Remedial Action Plan, Addendum No. 2, dated July 2004.

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

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

4. SUMMARY OF RESULTS

The analytical results from the October 2009 LTMP round #11 sampling are summarized in Table I. VOC Concentration and Conductivity vs. Time Plots for selected bedrock wells [MW105R, B201R(MW), and B302R(MW)] and selected overburden wells [B401(MW) and B403(MW)] are included in Appendix A. A discussion of the results below is organized by general sample types and locations.

4.1 Shallow Groundwater Monitoring Wells

Samples from monitoring wells B401(MW), B403(MW) and B404(MW) were collected and submitted to Phoenix Environmental Laboratories, Manchester, Connecticut for analysis of VOCs, total metals, and nutrients. Both LITs were in operation at the time of this sampling event.

VOCs 1,4-dichlorobenze, chlorobenzene, and toluene were detected in monitoring well B401(MW). Chlorobenzene was detected in monitoring well B403(MW). VOCs were not detected in B404(MW). Metal concentrations in all samples were below protective criteria. In general, concentrations of selected parameters and compounds appear consistent with previous sampling rounds except for the toluene detection in B401(MW).

VOCs were not detected in the samples collected from MW-3 or MW-4 and metal concentrations at both locations were below protective criteria.

For quality control purposes, duplicate samples were collected from B403(MW). Results were in general agreement.

4.2 Deep Bedrock Monitoring Wells

Samples from these wells were collected and submitted to Phoenix Environmental Laboratories, Manchester, Connecticut for analysis of VOCs, total metals, and nutrients. VOCs were detected in discrete samples collected from both fracture zones of MW-105R and B201R(MW). Concentrations of 1,2-dichloroethane exceeded the groundwater protection criteria in samples from both MW105R and B201R(MW). The concentration of trichloroethene (TCE) and benzene exceeded the groundwater protection criteria in the deeper fracture zone of MW105R. Monitoring wells 202-NERD (unused domestic well at 202 N. Eagleville Road) and B302R(MW), which range in depths from 300 to 320 ft do not have a discrete sampling systems installed so, integrated samples were collected. VOCs were not detected above laboratory detection limits in the sample collected from 202-NERD or B302R(MW).

Arsenic was detected above the SWPC in the samples collected from MW105R-74 and B302R(MW) however; metal and nutrient parameters were within typical groundwater water ranges for all the other bedrock monitoring well samples.

For quality control purposes, duplicate samples were collected from B201R-60. Dichlorodifluoromethane was detected at a concentration of 12 ug/L in the original sample however; it was not detected above the laboratory detection limit of 0.5 ug/L in the field duplicate sample. The concentration of dichlorodifluoromethane detected in the sample collected from B201R-60 should be considered estimated. Concentrations of all other compounds were in general agreement.

As mentioned, at the time of this sampling event, the LITs were in operation. However, groundwater quality at MW105R and B201R(MW) appeared to remain unaffected; analytical results were generally consistent with previous sampling events.

4.3 Surface Water Samples

Surface water was present at four of the six of the monitoring locations during this sampling quarter. The samples were collected and submitted to Phoenix Environmental Laboratories, Manchester, Connecticut for analysis of VOCs, metals and nutrients. VOCs were not detected at any of the locations and metal and nutrient parameters were within typical surface water ranges and consistent with previous sampling rounds.

4.4 Active Residential Domestic Wells

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

4.5 Soil Gas Monitoring

Landfill gas is the natural by-product of the decomposition of solid waste in landfills and is comprised primarily of carbon dioxide and methane. A GEM2000 Landfill Gas Meter was used to sample and analyze methane, carbon dioxide and oxygen content at soil gas monitoring locations B501(GW), B502(GW), B503(GW) and B504(GW). Oxygen concentrations ranged from 11.2% at B503(GW) to 20.4% at B501(GW). Carbon dioxide readings ranged from 0.3% at B501(GW) to 9.5% at B503(GW). Methane gas readings were 0% at all four locations. These results are consistent with previous monitoring events.



STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION

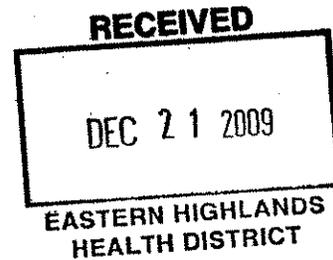


APPROVAL

December 15, 2009

Mr. Richard A. Miller, Esq.
University of Connecticut
Office of Environmental Policy
31 LeDoyt Rd., Unit 3055
Storrs, CT 06269-3055

RE: closed University of Connecticut Landfill
Mansfield, CT
Consent Order SRD-101



Dear Mr. Miller:

The Remediation Division of the Bureau of Water Protection and Land Reuse has reviewed the letter titled "Discontinuation of Progress Reports, Consent Order #SRD 101, University of Connecticut (UConn), Storrs, CT, Former Landfill Closure Project, BI-900748", dated October 5, 2009. The letter was prepared by Ms. Stephanie Marks of your office. The letter was submitted pursuant to paragraph B.8 of Consent Order No. SRD- 101, issued on June 26, 1998.

The letter requests permission to discontinue quarterly progress reports, because all design and construction activities related to the landfill are complete. The letter states that any pertinent updates will be provided in the Long Term Monitoring Plan reports, or under separate cover if necessary.

The letter is hereby approved.

The next deliverable due from you is the annual wetlands report and it is due on or before December 15, 2009.

Nothing in this approval shall affect the Commissioner's authority to institute any proceeding, or take any other action to prevent or abate pollution, to recover costs and natural resource damages, and to impose penalties for violations of law including but not limited to violations of any permit issued by the Commissioner. If at any time the Commissioner determines that the approved actions have not successfully abated or prevented pollution, the Commissioner may institute any proceeding, or take any action to require further action to prevent or abate pollution. This approval relates only to pollution or contamination identified in the above referenced letter.

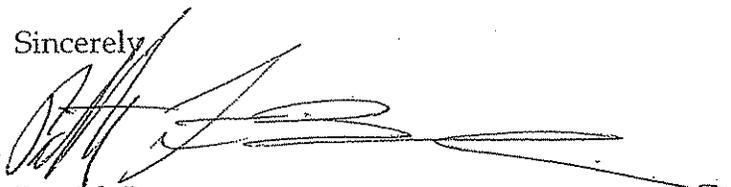
Mr. Richard A. Miller, Esq.
Re: closed UConn Landfill, Consent Order SRD- 101

No provision of this approval and no action or inaction by the Commissioner shall be construed to constitute an assurance by the Commissioner that the actions taken pursuant to this approval will result in compliance.

In addition, nothing in this approval shall relieve any person of his or her obligations under applicable federal, state and local law.

If you have any questions pertaining to this matter, please contact Mr. Mark Lewis of my staff at (860) 424-3768.

Sincerely,



Patrick Bowe
Director
Remediation Division
Bureau of Water Protection and
Land Reuse

PB:MRL

cc: Robert L. Miller, MPH, RS, Director of Health, Eastern Highlands Health District
4 South Eagleville Road, Mansfield Ct. 06268

Ms. Stephanie Marks, University of Connecticut, Office of Environmental Policy
31 LeDoyt Rd., Unit 3055, Storrs, CT 06269-3055

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

Mark Lewis- DEP

Selena Moody- DEP

Sent Certified Mail
Return Receipt Requested



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MH*
CC: Maria Capriola, Assistant to Town Manager
Date: January 11, 2010
Re: Town Council Orientation, Goal Setting

Subject Matter/Background

Attached please find a draft list of Council goals and objectives, as developed at your previous meeting. On Monday, I suggest we review the worksheet to determine whether you want to make any additions or revisions.

From my perspective, the stated goals and objectives are compatible with and in furtherance of our strategic plan, *Mansfield 2020: A Unified Vision*. I believe the goal-setting exercise will be very helpful in shaping our endeavors over the next Council term, and staff and I will work to facilitate the achievement your goals and objectives. Related to this point, I recommend that we periodically assess our progress towards realizing these goals and objectives.

Recommendation

Once finalized, I recommend that the Town Council vote to formally endorse its stated goals and objectives. This action would emphasize the importance of the document as a policy instrument. In addition, I would consider adding the document to the Council's Policy Index.

If the Town Council agrees with this recommendation, the following motions would be in order:

Move, to formally endorse the Town Council's Goals and Objectives for the two-year Council term expiring on November 8, 2011, as these goals and objectives may be modified from time-to-time.

Move, to add the Town Council's Goals and Objectives, adopted on January 11, 2010, to the Council Policy Index.

Attachments

- 1) Town Council Goals and Objectives, January 11, 2010 Draft
- 2) Resolution to Adopt Town Council Policy Index

**TOWN OF MANSFIELD
TOWN COUNCIL
TOWN COUNCIL GOALS AND OBJECTIVES**

January 11, 2010 Draft

Goal: Embrace sustainability

Objective: Use as a principle in decision making

Mansfield 2020 Vision Point: Sustainability and Planning

Goal: Make progress on the physical components of the Mansfield Downtown Partnership "Storrs Center" project

Objective: Develop a fair development agreement between the Town and the developer, Leyland Alliance

Objective: Begin demolition of buildings to be retired

Objective: Break ground on new building(s) prior to the end of the Council term

Objective: Provide Council support to MDP to accomplish the stated objectives

Mansfield 2020 Vision Point: Sustainability and Planning

Goal: Make a decision on the school renovation project

Objective: Provide public forums and opportunities for public input on the school renovation project

Objective: Send project and funding request to referendum prior to the end of the Council term

Mansfield 2020 Vision Point: K-12 Education and Early Childhood Development

Goal: Maintain core services despite declining revenues

Objective: Define core services

Objective: Avoid major layoffs

Objective: Develop creative solutions to maintain or enhance services

Objective: Research opportunities for revenue diversification

Objective: Explore opportunities for providing services regionally

Mansfield 2020 Vision Point: Government

Goal: Improve quality of life for residents of neighborhoods close to the UCONN campus

Objective: Develop and implement additional ordinances and other measures to reduce blight and protect quality of life in affected neighborhoods

Objective: Research and develop additional ordinances and programs to combat negative off-campus student behavior

Objective: Conduct study to evaluate present and future police services

Mansfield 2020 Vision Points: Housing; Public Safety; Town/University Relations

Goal: Maintain tradition of open and transparent government

Objective: Develop additional mediums for the exchange of ideas between citizens and their government

Objective: Empower and engage seniors in Senior Center programming

Objective: Complete review and adoption of Council Rules of Procedure

Mansfield 2020 Vision Point: Government

Goal: Improve active recreation facilities for youth

Objective: Support Region 19 in the improvement of its athletic facilities

Objective: Improve Town owned active recreation facilities such as athletic fields and playgrounds

Mansfield 2020 Vision Point: Recreation, Health and Wellness

Goal: Make progress on installation of water infrastructure to Four Corners area.

Objective: Complete project design and financing plan options

Mansfield 2020 Vision Point: Sustainability and Planning

Discussed by the Mansfield Town Council on December 28, 2009.

TOWN COUNCIL - IDENTIFICATION OF KEY ISSUES

Main Issue	Related Topics	Council Members
Water	Water sources Infrastructure for potable water and economic development Four Corners and the town as a whole	Carl Carl
Open Space	Funding sources for acquisition "Plain" open space v. open space for passive recreation Importance of maintaining overall character of the Town	Carl, Peter, Betsy
Finances/Budget	Balancing services with revenues available; some tax increase may be acceptable in order to keep Mansfield special. Protect the quality of school/education system Care for seniors and disabled citizens Find creative solutions to maintain services Foster additional partnerships with the University Diversification of revenue base Keep Mansfield affordable for families Zero tax increase is an illusion - actually a decrease because of inflation Zero tax increase Prioritize programs and services	Denise, Meredith, Bill, Chris, Gregg, Betsy, Peter, Toni Toni, Meredith Betsy Denise Chris Denise Betsy
Regionalization	Regionalize services to capture economies of scale	Denise
School Building Committee/Project	Financing Involve the public 1 central school v. multiple neighborhood schools	Bill, Gregg, Betsy, Toni, Meredith, Peter, Chris
Quality of Life	Increase connectedness of community Preservation of neighborhoods with single family homes close to the UCONN campus Police services RFQ Maintaining quality services	Toni, Peter, Gregg, Betsy, Chris, Peter Gregg Gregg, Chris

Discussed by the Mansfield Town Council on December 28, 2009.

Mansfield Downtown Partnership (MDP)	Having a Town center; a real university community Using MDP as new growth and responsible growth	Bill, Gregg, Betsy, Peter, Chris, Toni
Other Economic Development (New Growth)	Seeking out economic development opportunities using the advantages of being a university community Four Corners development Responsible growth	Peter, Chris, Toni, Betsy
Open and Transparent Government	<p>Increase community involvement</p> <p>Find informal means to educate and engage citizens Find a means to respond to citizen comments without engaging during public comment; allow staff to provide the facts.</p> <p>Ability to communicate 2 ways - giving and receiving information i.e. suggestion box on website Town Council meetings are not the forum for addressing citizen comments; the meetings are for conducting business Review Committee structure for possible consolidations and eliminations</p>	<p>Meredith, Bill, Toni, Betsy Meredith</p> <p>Meredith</p> <p>Bill</p> <p>Toni</p> <p>Toni</p> <p>Betsy</p>
Transportation	Increase public transit opportunities and seek partnerships to make it happen.	Betsy



Town Council



<p>Rules of Procedure (adopted 9/8/2008)</p>	
<p>Town Manager</p>	
<p>Town / University Relations</p>	
<p>Committees</p>	<p>Whereas from time to time the Council passes resolutions that represent, in whole or in part, broad statements of policy; and</p>
<p>Legislative Policies</p>	
<p>Administrative Policies</p>	<p>Whereas, although these policy statements are not binding on future Council action, it is advisable to have these statements organized and available to the public:</p>
<p>Proclamations</p>	<p>Therefore be it Resolved, that</p>
<p>Strategic Planning Committee</p>	<p>The Town Clerk shall maintain a document, in both printed and electronic updateable forms, entitled "Policy Resolutions of the Mansfield Town Council." The printed version shall be available at the Town Clerk's office, the Town Manager's office, and the Mansfield Public Library. The electronic version shall be available via the Town's web site. Updates shall be transmitted to email subscribers who indicate an interest in receiving them.</p>
<p>Agendas & Minutes</p>	
<p>Town Council</p>	<p>Resolutions that represent policy statements may be entered into the document by vote of the Council. Such statements shall have a title and contain the words "said resolution shall be entered in "Policy Resolutions of the Mansfield Town Council" or similar wording.</p>
<p>Committee on Committees</p>	<p>Each resolution or portion of a resolution so designated for inclusion in the document shall be identified by its title and accompanied by the date of its enactment. A portion of a resolution (i.e., policy preamble) shall be accompanied by a statement that places it in the context of the resolution of which it is a part.</p>
<p>Finance Committee</p>	
<p>Personnel Committee</p>	<p>Previous resolutions passed by the Council may be included in the document by vote of the Council and shall be entered in the document as above, with an appropriate title. Notations in the document shall include the date of the original passage of the resolution and the date in which it was entered in the document.</p>
<p>Regionalism Committee</p>	
	<p>Resolutions in the document may be deleted, added to, or otherwise amended by vote of the Council. Notations in the document shall include the date of original passage and the date of amendment or, if the resolution is deleted in its entirety, the document shall retain the title and the date of original passage and a notation as to the date of its deletion.</p>
	<p>Adopted March 10, 2008</p>

Town of Mansfield · Audrey P Beck Municipal Building · 4 South Eagleville Road · Storrs-Mansfield, CT 06268 · Phone Directory

PAGE
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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant to Town Manager; Lon Hultgren, Director of Public Works; Cynthia van Zelm, Executive Director, Mansfield Downtown Partnership, Inc.
Date: January 11, 2010
Re: Resolution to Approve \$200,000 Small Town Economic Assistance Program (STEAP) grant for Phase 1A Infrastructure and Planning Assistance

Subject Matter/Background

The Mansfield Downtown Partnership has been working since 2001 in cooperation with the Town of Mansfield and the University of Connecticut to develop a mixed-use downtown center. We are completing the final steps leading to construction of the first phase, which includes commercial and housing development along the north side of Dog Lane and the Town Square on the south side.

On February 28, 2008, the Town of Mansfield applied to the Connecticut Department of Economic and Community Development (DECD) for a Small Town Economic Assistance Program (STEAP) grant for Phase 1A of Storrs Center. The total amount of the request was \$500,000

On September 25, 2009, the Connecticut Bond Commission awarded \$200,000 for infrastructure for the Town Square and surrounding mixed use buildings. We intend to use this state funding for the design and construction of infrastructure to support Phase 1A of Storrs Center, including: sitework and road work; building demolition; sewer, water and electrical extensions; stormwater lines; underground utilities; and additional streetscape and landscaping elements. We would also utilize this funding for continued services provided by Walker Parking to support the evaluation of parking strategies and financing.

Final application materials and a Financial Assistance Proposal must be sent to DECD to allow for the release of the funding for Phase 1A infrastructure.

Financial Impact

As stated, this award will provide \$200,000 in funding for the Phase 1A infrastructure, and planning services to support Storrs Center. The Town of Mansfield is not required to provide any match, but will incur administrative indirect costs to manage the project and grant. Municipal offices that will be involved in the project include Finance,

Engineering and the Town Manager's Office. Mansfield Downtown Partnership staff will coordinate grant management.

Legal Review

There is no legal review required for this action.

Recommendation

Staff recommends that the Town Council authorize the Town Manager to submit the STEAP application in the amount of \$200,000 for the design and construction of Phase 1A infrastructure and related planning consultant services.

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

WHEREAS, pursuant to Connecticut General Statutes Section 4-66 (g), the Connecticut Department of Economic and Community Development is authorized to extend financial assistance for economic development projects; and

WHEREAS, it is desirable and in the public interest that the Town of Mansfield make an application to the State for \$200,000 in order to undertake the Downtown Mansfield Revitalization and Enhancement Project – Phase III and to execute an Assistance Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF MANSFIELD;

1. *That it is cognizant of the conditions and prerequisites for state assistance, as imposed by Connecticut General Statutes Section 4-66 (g);*
2. *That the filing of an application for State financial assistance by the Town of Mansfield in an amount not to exceed \$200,000 is hereby approved and that the Town Manager is directed to execute and file such application with the Connecticut Department of Economic and Community Development, to provide such additional information, to execute such other documents as may be required, to execute an Assistance Agreement with the State of Connecticut for State financial assistance if such an agreement is offered, to execute any amendments, decisions, and revisions thereto, and to act as the authorized representative of the Town of Mansfield.*
3. *That it hereby adopts or has adopted as its policy to support the following nondiscrimination agreements and warranties required under subsection (a)(1) of Connecticut General Statutes sections 4a-60 and 4a-60a, respectively, as amended by Public Act 07-245 and sections 9(a)(1) and 10(a)(1) of Public Act 07-142 and, and for which purposes the "contractor" is the Town of Mansfield and "contract" is said Assistance Agreement:*

The contractor agrees and warrants that in the performance of the contract such contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of race, color, religious creed, age, marital status, national origin, ancestry, sex, mental retardation or physical disability, including, but not limited

to, blindness, unless it is shown by such contractor that such disability prevents performance of the work involved, in any manner prohibited by the laws of the United States or of the state of Connecticut. The contractor further agrees to take affirmative action to ensure that applicants with job-related qualifications are employed and that employees are treated when employed without regard to their race, color, religious creed, age, marital status, national origin, ancestry, sex, mental retardation, or physical disability, including, but not limited to, blindness, unless it is shown by such contractor that such disability prevents performance of the work involved.

The contractor agrees and warrants that in the performance of the contract such contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of sexual orientation, in any manner prohibited by the laws of the United States or of the state of Connecticut, and that employees are treated when employed without regard to their sexual orientation.

Attachments

- 1) Certified Resolution
- 2) DECD proposed Budget for Downtown Mansfield Revitalization and Enhancement Project – Phase III



Certified Resolution of the Town of Mansfield

I, _____, _____ certify that below is a true and correct copy of a resolution duly adopted by the Town of Mansfield at a meeting of its Town Council duly convened on _____ and which has not been rescinded or modified in any way whatsoever.

Date

Mary Stanton, Town Clerk

WHEREAS, pursuant to Connecticut General Statutes Section 4-66 (g), the Connecticut Department of Economic and Community Development is authorized to extend financial assistance for economic development projects; and

WHEREAS, it is desirable and in the public interest that the Town of Mansfield make an application to the State for \$200,000 in order to undertake the Downtown Mansfield Revitalization and Enhancement Project – Phase III and to execute an Assistance Agreement.

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2. That the filing of an application for State financial assistance by the Town of Mansfield in an amount not to exceed \$200,000 is hereby approved and that the Town Manager is directed to execute and file such application with the Connecticut Department of Economic and Community Development, to provide such additional information, to execute such other documents as may be required, to execute an Assistance Agreement with the State of Connecticut for State financial assistance if such an agreement is offered, to execute any amendments, decisions, and revisions thereto, and to act as the authorized representative of the Town of Mansfield.
3. That it hereby adopts or has adopted as its policy to support the following nondiscrimination agreements and warranties required under subsection (a)(1) of Connecticut General Statutes sections 4a-60 and 4a-60a, respectively, as amended by Public Act 07-245 and sections 9(a)(1) and 10(a)(1) of Public Act 07-142 and, and for which purposes the “contractor” is the Town of Mansfield and “contract” is said Assistance Agreement:

The contractor agrees and warrants that in the performance of the contract such contractor will not discriminate or permit discrimination against any person or group of persons on the grounds

of race, color, religious creed, age, marital status, national origin, ancestry, sex, mental retardation or physical disability, including, but not limited to, blindness, unless it is shown by such contractor that such disability prevents performance of the work involved, in any manner prohibited by the laws of the United States or of the state of Connecticut. The contractor further agrees to take affirmative action to insure that applicants with job-related qualifications are employed and that employees are treated when employed without regard to their race, color, religious creed, age, marital status, national origin, ancestry, sex, mental retardation, or physical disability, including, but not limited to, blindness, unless it is shown by such contractor that such disability prevents performance of the work involved.

The contractor agrees and warrants that in the performance of the contract such contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of sexual orientation, in any manner prohibited by the laws of the United States or of the state of Connecticut, and that employees are treated when employed without regard to their sexual orientation.



DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT



PROJECT FINANCING PLAN & BUDGET

Final Submission: _____
Revision #: _____

Applicant: <u>Town of Mansfield</u>	For Internal Use Only:
Project Name: <u>Downtown Mansfield Revitalization and Enhancement Project</u>	Program Title: <u>STEAP</u>
<u>Phase III</u>	Project #: <u>To be provided by DECD</u>
Federal ID #: <u>06-6002032</u> Social Sec. #: _____	
Budget Period	Budget Period Approved by DECD
Start: <u>September 25, 2009</u>	Start: <u>Sept. 25, 2009</u>
End: <u>December 31, 2011</u>	End: <u>December 31, 2011</u>

THE FOLLOWING APPLIES TO HOUSING PROJECTS ONLY:

Units Counted By: () Beds () Bedrooms

Total Units: _____ Assisted Units: _____ Unit Mix: 0BR _____ 1BR _____ 2BR _____ 3BR _____ 4BR _____

SOURCES OF FUNDING	NON-DECD FUNDS		DECD FUNDS		TOTAL
	CASH	IN-KIND	GRANT	LOAN	
Private Investment					\$ -
Bank Financing					\$ -
U.S. Development Authority					\$ -
U.S. Innovations, Inc.					\$ -
USFA					\$ -
DECD Program #1 <u>STEAP</u>			\$ 200,000		\$ 200,000
DECD Program #2					\$ -
Other: <u>The Town of Mansfield and U-Conn have contributed significant resources to the project</u>					\$ -
					\$ -
					\$ -
TOTAL SOURCES	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000

Approval of the Project Financing Plan and Budget for State Assistance in the amount shown in the above summary and for the time period indicated is hereby requested. It is understood that the project will be operated in accordance with the Project Financing Plan and Budget approved by the Connecticut Department of Economic and Community Development.

Date Submitted: _____ Applicant: Town of Mansfield
Authorized Signature: _____ Title: Matthew W. Hart, Town Manager

FOR INTERNAL USE ONLY

The Project Financing Plan and Budget is hereby approved in the amounts and for the time period indicated.

Date: _____ Signed: _____
Executive Director

Date: _____ Signed: _____
Joan McDonald, Commissioner

Submission Date: _____ Initial Submission: [] Revision #: _____
 Applicant Name: Town of Mansfield
 Project Name: Downtown Mansfield Revitalization and Enhancement Project Phase II

Acct. Code	PROJECT INCOME DETAIL	DECD PROGRAM #1	DECD PROGRAM #2	OTHER FUNDS:	TOTAL FUNDS
1310.1	SALE OF LAND OR BLDGS				\$ -
1310.2	RENTAL OF LAND OR BLDGS				\$ -
1310.3	SALE OF SALVAGE OR EQUIP.				\$ -
1310.4	INVESTMENT INTEREST				\$ -
1310.5	SITE NET INCOME				\$ -
1310.6	OTHER PROJECT INCOME				\$ -
	TOTAL PROJECT INCOME	\$ -	\$ -	\$ -	\$ -

Acct. Code	USES SUMMARY	DECD PROGRAM #1	DECD PROGRAM #2	OTHER FUNDS:	TOTAL FUNDS
1405	LAND				\$ -
1410	OTHER DEVELOP EXPENSES				\$ -
1415	ADMINISTRATION	\$ 25,000			\$ 25,000
1420	CARRYING CHARGES				\$ -
1425	ARCHITECTURAL & ENGINEERING	\$ 110,000			\$ 110,000
1430	CONSTRUCTION	\$ 65,000			\$ 65,000
1435	OTHER WORKING CAPITAL				\$ -
1440	CAPITAL COSTS				\$ -
1445	RESEARCH & DEVELOPMENT				\$ -
1450	FURNISHINGS/EQUIPMENT				\$ -
1455	CONTINGENCY				\$ -
	TOTAL PROJECT COSTS	\$ 200,000	\$ -	\$ -	\$ 200,000

	USES	DECD PROGRAM #1	DECD PROGRAM #2	OTHER FUNDS:	TOTAL FUNDS
1405	LAND				
1405.1	LAND COST/SITE ACQ				\$ -
1405.2	APPRAISAL FEES				\$ -
1405.3	SITE IMPROVEMENTS				\$ -
1405.4	WATER/UTILITY HOOKUPS				\$ -
					\$ -
					\$ -
	TOTAL LAND	\$ -	\$ -	\$ -	\$ -

1410	OTHER DEVELOPMENT EXPENSES				
1410.1	TRAINING				\$ -
1410.2	DEVELOPER'S FEE				\$ -
1410.3	RELOCATION				\$ -
1410.4	REVOLVING LOAN FUND				\$ -
					\$ -
	TOTAL OTHER DEVELOP EXPENSE	\$ -	\$ -	\$ -	\$ -

Submission Date: _____ Initial Submission: []
 Applicant Name: Town of Mansfield
 Project Name: DowntownMansfield Revitalization and Enhancement Project Phase II

cct. code	USES	DECD PROGRAM #1	DECD PROGRAM #2	OTHER FUNDS:	TOTAL FUNDS
415	ADMINISTRATION				
415.1	SALARIES (complete attached Schedule A)				\$ -
415.2	ACCOUNTING				\$ -
415.3	AUDIT				\$ -
415.4a	LEGAL - Project Site Acquisition Related				\$ -
415.4b	LEGAL - DECD Contract Related				\$ -
415.4c	TITLE EXAM				\$ -
415.4d	RECORDING FEES				\$ -
415.5	TRAVEL				\$ -
415.6	OFFICE RENT				\$ -
415.7	PENSION/OTHER FUNDS				\$ -
415.8	FRINGE BENEFITS				\$ -
415.9	PAYROLL TAXES				\$ -
415.10	OFFICE EXPENSE				\$ -
415.11	COMMUNICATIONS				\$ -
415.12	ADVERTISING				\$ -
415.13	INSURANCE				\$ -
415.14	PLANNING				\$ -
415.15	MARKETING STUDIES				\$ -
415.16	CONTRACTUAL SERVICES	\$ 25,000			\$ 25,000
					\$ -
					\$ -
	TOTAL ADMINISTRATION	\$ 25,000	\$ -	\$ -	\$ 25,000

1420	CARRYING CHARGES				
1420.1	INTEREST EXPENSE				\$ -
1420.2	PROPERTY INSURANCE				\$ -
1420.3	TAXES				\$ -
1420.4	ENVIRONMENTAL INSURANCE				\$ -
1420.5	ACQUIRED PROPERTY OPERATING EXP.				\$ -
					\$ -
					\$ -
	TOTAL CARRYING CHARGES	\$ -	\$ -	\$ -	\$ -

1425	ARCHITECTURAL/ENGINEERING (Attach additional schedules as needed)				
1425.1a	DESIGN CONSULTANT/ARCHITECT				\$ -
1425.1b	DESIGN CONSULTANT/ENGINEER	\$ 110,000			\$ 110,000
1425.2	BORINGS/ TEST PITS/ ENVIRON. TESTING				\$ -
1425.3	SURVEYS AND MAPS				\$ -
1425.4	CONSTRUCTION ADMIN/MGMNT				\$ -
1425.5	CLERK OF THE WORKS				\$ -
1425.6	MATERIALS TESTING				\$ -
1425.7	SUPPLEMENTAL SERV				\$ -
1425.8	ENVIRON. SURVEY/INVESTIGATION				\$ -
					\$ -
					\$ -
	TOTAL ARCHITECTURAL/ENGINEERING	\$ 110,000	\$ -	\$ -	\$ 110,000

SCHEDULE A - SALARIES

Submission Date: _____	Initial Submission: []	Revision #: []
Applicant Name: _____		
Project Name: _____		

Salaries/Cash (Paid) - Job description must be submitted for each position

Position	Annual Salary	# of Positions	% Charged to this Project	Total Salaries Paid
Total Salaries Paid				\$ -

Salaries/In-Kind (Not Paid with Project Funds) - Job description must be submitted for each position

Position	Annual Salary	# of Positions	% Charged to this Project	Total Salaries Paid
Total Salaries Paid				\$ -



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant to Town Manager; Michael Nintean, Director of Building and Housing Inspection; Mary Stanton, Town Clerk
Date: January 11, 2010
Re: Ordinance Regarding Off Street Parking on Residential Rental Property

Subject Matter/Background

Motor vehicle parking at many residential rental properties, particularly those with one, two or three dwelling units, has created unsafe, blighted and congested conditions and other negative neighborhood impacts within the Town. The requirements set forth in this proposed ordinance would promote the general welfare, health and safety of the people of Mansfield by requiring the submittal, approval and implementation of a parking space site plan. The maximum number of spaces would be limited to six per dwelling unit and all onsite parking must be accommodated within approved spaces. The draft ordinance, which would be applicable to one, two or three unit rentals within the Town's Housing Ordinance certification zone, contains standards for parking areas and enforcement provisions.

This approach to addressing parking at rental properties has been endorsed by the Committee on Community Quality of Life.

Financial Impact

Based on the proposed application fee, this ordinance would generate approximately \$10,600 dollars within the first two years of implementation. After that initial period the funds generated would be negligible. Staff time would be necessary to conduct site plan reviews, inspect improvements and add the information to the housing code database. However, we do anticipate that the proposed fees would be adequate to cover any additional staff resources needed to implement this ordinance.

Legal Review

The Town Attorney has reviewed this proposal and concluded that it is legally sound and may be enacted by the Council and implemented by Town staff.

Recommendation

At this point, staff recommends that the Town Council schedule a public hearing at its next regular meeting to solicit public comment regarding the proposed ordinance.

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

Move, to schedule a public hearing for 7:30 PM at the Town Council's regular meeting on January 25, 2010, regarding a proposed ordinance titled "An Ordinance Regarding Off Street Parking on Residential Rental Property."

Attachments

- 1) Proposed Ordinance Regarding Off Street Parking on Residential Rental Property



**Town of Mansfield
Code of Ordinances**

“An Ordinance Regarding Off Street Parking On Residential Rental Property”

January 11, 2010 Draft

Section 1. Title.

This Article shall be known and may be cited as the "Ordinance Regarding Residential Rental Parking."

Section 2. Legislative Authority.

This Article is enacted pursuant to the provisions of C.G.S. § 7-148, et seq., as amended.

Section 3. Findings and Purpose.

The Town Council of the Town of Mansfield finds that motor vehicle parking at many residential rental properties, particularly those with one, two or three dwelling units, has created unsafe, blighted and congested conditions and other negative neighborhood impacts within the Town. The requirements set forth in this ordinance will promote the general welfare, health and safety of the people of Mansfield.

Section 4. Definitions.

For the purposes of this Article, the words and phrases used herein shall have the following meanings, unless otherwise clearly indicated by the context:

Dwelling Unit: A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

Lot: A tract, plot, parcel or other unit of land having fixed boundaries designated on a plot, survey or assessor's map, or in a deed.

Residential Rental Property: Any lot containing one, two or three rental dwelling units.

Section 5. Applicability.

This Article shall apply to any such Residential Rental Property situated within the Rental Certification Zone of the Town of Mansfield established in the Housing Code, Chapter 130-35 of the General Code of the Town of Mansfield, except Residential Rental Property owned by the State of Connecticut, which is exempt.

Section 6. Parking Space Site Plan Requirements.

Any Residential Rental Property shall contain designated and approved parking spaces set forth in a Parking Space Site Plan in compliance with the following standards:

A. Any on-site parking on any Residential Rental Property shall be in spaces designated in a Parking Space Site Plan submitted by the property owner and approved by the Town per the requirements of this section as set forth below. Any parking violation of any such Plan may subject such parking violator to citation and fine pursuant to Section 10 of this Article.

B. Subsequent to that date which is thirty days after written notification by the Town to a Residential Rental Property owner of the requirements of this Ordinance and its applicability to the owner's Residential Rental Property, no Certificate of Compliance required by the Housing Code of the Town of Mansfield may be issued to an owner of such Residential Rental Property or renewed, unless the owner has submitted a Parking Space Site Plan to the designated Town official and gained official approval of the Plan. Any violation of this subsection may subject any such property owner to citation and fine pursuant to Section 10 of this Article.

C. All site work required to implement an approved Parking Space Site Plan shall be completed within ninety days of said approval unless an extension of time is sought and secured pursuant to Section 9 of this Article. Any violation of this subsection may subject any such property owner to citation and fine pursuant to Section 10 of this Article.

D. To satisfy the requirements of this Article, any Residential Rental Property owner shall submit to the designated Agent of the Town of Mansfield for approval a drawn to scale Parking Space Site Plan of the owner's Residential Rental Property that depicts property lines, driveways, sidewalks/bicycle paths, dwellings and structures, all proposed on-site parking spaces, existing and proposed landscaped areas, trees over 12 inches in diameter (measured 5' above grade) within the area where parking is proposed, fencing, and other site features that may affect parking locations. In addition, the Site Plan shall detail the surface material of the proposed spaces. Any failure to satisfy the requirements of this Section is a Plan Violation which may subject such owner to a citation and fine pursuant to Section 10 of this Article. To be approved, any such Parking Space Site Plan shall meet the following criteria, except that a Modification of the criteria may be sought and secured in proper circumstances, per Section 8 of this Article:

1. The number of proposed on-site spaces shall be adequate for all tenant vehicles and a limited number of guest vehicles. Depending on site and occupancy characteristics, a minimum of two (2) exterior spaces and a maximum of six (6) exterior spaces shall be provided per dwelling unit.
2. The spaces shall be located on or within twenty (20) feet of an existing or proposed site driveway.
3. No parking space shall be located within ten (10) feet of a roadside sidewalk or bicycle path or twenty (20) feet of a street.
4. Parking spaces shall be a minimum of eight (8) feet wide and eighteen (18) feet long.

5. Parking spaces shall be designed so that a backing up movement onto an adjacent street is not required.
6. Except for areas immediately adjacent to an existing site driveway, parking shall not occur between the street and the subject dwelling.
7. Parking spaces shall be paved or surfaced with an acceptable dust free surface such as compacted stone, stone dust or gravel. Lawn areas or other landscaped areas are not acceptable surfaces for parking spaces.
8. No existing landscape area or lawn area shall be disturbed and no tree over twelve (12) inches in diameter shall be removed to create new parking spaces, unless no other acceptable parking spaces can be established on site.
9. Parking spaces shall be designed and graded to address potential drainage and/or winter icing problems and suitable areas shall be provided for snow storage.
10. There shall be a permanent barrier or barriers separating the parking area from the rest of the site.
11. Any necessary Inland Wetland Agency or Public Works Department permits shall be obtained prior to Parking Place Site Plan approval pursuant to this code.

Section 7. Fees.

A Parking Place Site Plan review fee in the amount of Twenty-Five Dollars (\$25) per dwelling unit must be submitted to the town along with the proposed Site Plan. No review will be done and no approval will be granted prior to payment in full of this fee.

Section 8. Modification of Parking Place Site Plan.

If a designated Town official finds there are specific site constraints or other factors that would result in exceptional difficulty or unusual hardship in adhering to the strict letter of the foregoing Parking Place Site Plan Requirements and that a modification of said Site Plan Requirements would still comply with the intent and purpose of this Article while not diminishing public safety, said designated town official(s) may permit a modification in an individual case. The details of any modification permitted by this subsection must be recorded and entered into an appropriate town file

Section 9. Extension of Time/ Temporary Waiver of Compliance.

Any applicant who has a written contract for the performance of work necessary to comply with this Article but whose implementation of required parking improvements is delayed may submit a written petition to an authorized town official seeking a Temporary Waiver of Compliance. The petition shall include information reasonably necessary for the Town official to make a decision and include a signed statement by the contractor specifying the date of beginning and expected date of completion of the work. If the Town official finds that the delay is reasonable, said official may issue a Temporary Waiver of Compliance expiring on the date when the work should be completed. The applicant shall request a site inspection by the Town official on or

before such date of completion. Upon notification that the required improvements have been completed, the designated Town official shall inspect the property and either confirm compliance or list any violations of this Article that remain. Failure to complete improvements within an authorized Extension of Time may subject the property owner to citation and fine pursuant to section 10 of this Article.

Section 10. Enforcement; Violations, Citations and Fines.

A. The Town Manager shall designate in writing one or more Town officials empowered to take enforcement or other action authorized by this Article.

B. Any person violating the provisions of this Article by failing to file or gain approval of a Parking Space Site Plan, by failing to complete site work required by an approved Parking Space Site Plan within the time period required or authorized by this Article, or by parking in an area on Residential Rental Property not designated for parking in a Town approved Parking Space Site Plan, shall be deemed to have committed an infraction and may be issued a citation. Said citation shall inform the person named therein of the allegations against him or her, the amount of the fine due, and the date on which payment of the fine is due, which shall be no later than 10 days after the date of the citation. Said citation shall be hand delivered, affixed to the vehicle or property, or mailed by certified mail, return receipt requested, addressed to the person named therein at his or her last known address. Citations shall be punishable with a fine of \$90 dollars for each violation. Each separate day that a violation exists after the issuance of a citation shall be subject to a separate additional fine without the issuance of a separate citation.

C. In addition to any other remedy authorized by this chapter, if any such fine issued pursuant to the provisions of this chapter is unpaid beyond the due date, the Town may initiate proceedings under the authority of Connecticut General Statutes section 7-152c and Chapter 129 of the General Code of the Town of Mansfield, Hearing Procedure, to collect any such fine.

Section 11. Appeals Procedure.

Any person fined pursuant to this chapter may appeal such fine pursuant to the provisions of the Town of Mansfield Hearing Procedure for Citations set forth in Chapter 129 of the General Code of the Town of Mansfield.

Section 12. Word Usage.

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

ARTS ADVISORY COMMITTEE
 Meeting of Tuesday, 01 December 2009
 Mansfield Community Center (MCC) Conference Room

MINUTES

1. The meeting was called to order at 6:50p by Chair Kim Bova. *Members present:* Jay Ames (7:05p), Kim Bova, Scott Lehmann. *Members absent:* Tom Bruhn, Joan Prugh, Blanche Serban. *Others present:* Betty Stern (staff), Ashleigh Kay.

2. **Meeting schedule for 2010.** In 2010 the Arts Advisory Committee (AAC) will continue to meet on the first Tuesday of each month, except in November, when the first Tuesday is Election Day and the meeting will be held the following Tuesday (09 Nov 10).

3. **MCC Art Exhibits.**

a. Having looked at the exhibit areas, **Ashleigh Kay** would like to substitute new works for some of those the AAC viewed and approved at its November meeting. She displayed photos of the show she now proposes, which the AAC then approved for the Winter Quarter (sitting room and hallways). She will plan to install her exhibit in the afternoon of 15 January. Scott can assist her, as well as helping Sylvia Smith remove her works the day before; he will schedule the removal/installation with Jay O'Keefe and Ms. Smith. Ms. Kay would like to have an artist's reception on 30 January, 5:00-8:00p; she should clear this with Jay O'K in advance. Finally, she will bring to the AAC's February meeting photos of works she proposes to show later at the Mansfield Library.

b. **Michael Allison** has cancelled his Winter Quarter exhibit of wooden bowls, since he needs the pieces for another show, so we need to find another exhibit for the display cases.

Exhibit Period	Entry cases		Sitting room		Hallway	
	Double-sided	Shelves	Upper (5)	Lower (3)	Long (5)	Short (2)
Fall 15 Oct – 15 Jan	<i>William Stallman</i> (found object sculpture)		<i>Jay Ames</i> (paintings)		<i>Sylvia Smith</i> (water media)	
Winter 15 Jan – 15 Apr			<i>Ashleigh Kay</i> (collage painting & drawing)			

4. **Adjourned** at 7:10p (to allow Kim & Scott to make a 7:30p concert at Jorgensen). Next meeting: Tuesday, 05 January 10, 7:00p.

Scott Lehmann, Acting Secretary, 02 December 2009; approved 05 January 2010.

**MANSFIELD DOWNTOWN PARTNERSHIP
NOMINATING COMMITTEE
Mansfield Downtown Partnership Offices
Tuesday, May 5, 2009**

3:15 PM

MINUTES

Present: Chair Philip Lodewick, Steve Bacon, Honey Birkenruth, Thomas Callahan, Steve Rogers, Betsy Treiber

Staff: Cynthia van Zelm

1. Call to Order

Chair Philip Lodewick called the meeting to order at 3:28 pm.

2. Approval of Minutes from April 7, 2009

The minutes from April 7, 2009 were approved by consensus.

3. Executive Committee At-Large Member

Since Board member Steve Bacon is being recommended as Vice President, Mr. Bacon's At-Large seat on the Executive Committee will be vacant.

The Committee discussed the issue and recommended that David Woods be appointed to the At-Large position on the Executive Committee. Mr. Lodewick will follow-up with Dean Woods.

4. Adjourn

The meeting adjourned at 3:45 pm.

Minutes taken by Cynthia van Zelm

**MANSFIELD DOWNTOWN PARTNERSHIP
BOARD OF DIRECTORS MEETING
Tuesday, December 1, 2009**

**University of Connecticut Lodewick Visitors Center
115 North Eagleville Road (across the street from North Parking Garage)**

4:00 PM

Minutes

Present: Steve Bacon, Harry Birkenruth, Matthew Hart, Dennis Heffley, Philip Lodewick, Frank McNabb, Betsy Paterson, Steve Rhodes, Kristin Schwab, Bill Simpson, Antoinette Webster, David Woods

Staff: Cynthia van Zelm, Lee Cole-Chu

1. Call to Order

Philip Lodewick called the meeting to order at 4:04 pm.

2. Opportunity for Public to Comment

There was no public comment.

3. Approval of Minutes

Betsy Paterson made a motion to approve the November 4, 2009 Board minutes. Harry Birkenruth seconded the motion. The motion was approved unanimously.

4. Director's Report

Cynthia van Zelm noted that an application for a UConn student representative on the Board had been sent out to the UConn student community with the help of Jim Hintz, a member of the Membership Development Committee and the Director of Off Campus Student Services. Ms. van Zelm said that one application had been received thus far and a second round of solicitations would occur after the UConn break.

Ms. van Zelm said that Board members Tom Callahan and Barry Feldman now had conflicts on Tuesday afternoons with respect to the Board meeting. Board members present said they could meet at 4 pm on the first Monday of the month. Ms. van Zelm will check via e-mail with other Board members and resend the dates to the Town Clerk's office. Steve Bacon noted that there would be a conflict with Labor Day in September.

5. Storrs Center Action Items

Mr. Lodewick said that LeylandAlliance is continuing its discussions with potential equity and debt partners for Phase 1A. The driver continues to be rental housing in the first phase of the project. The Board discussed some of these options.

6. Four Corners Sewer Study Advisory Committee

Ms. van Zelm said the Town Council adopted a new resolution authorizing the Four Corners Sewer Study Advisory Committee including adding "Water" to the Committee name. Ms. Paterson said discussion of the composition of the Committee has been referred to the Committee on Committees. In response to a question from Steve Rhodes regarding progress, Matt Hart said that some early cost estimates have been done for the extension of water and sewer to Four Corners. He said Town staff is working on preliminary design of sewer.

7. Report from Committees

Advertising and Promotion

Dean Woods said the Advertising and Promotion Committee is meeting tomorrow.

Festival on the Green

Ms. Paterson said a debrief was held on the *Festival on the Green* and the Committee would start meeting again in early 2010.

Finance and Administration

In Tom Callahan's absence, Ms. van Zelm said the Committee discussed Storrs Center and next steps, the preliminary Partnership budget for 2010-2011, and made changes to the Committee charge. Committee member Matt Hart said Mr. Callahan recommended that the Partnership Volunteer of the Year award be named after Committee member AJ Pappanikou.

Membership Development

Frank McNabb said that currently 181 members had renewed thus far for a total of \$8,000+. Mr. McNabb said information on Storrs Center with a Partnership membership form was printed in the most recent Windham Hospital StaffLink. A link to the Partnership website is now permanently on UConn President Hogan's website. President Hogan also included information on his blog about Storrs Center. Mr. McNabb thanked Mr. Rhodes for all his help in making this happen.

Mr. McNabb said that Ms. van Zelm met with UConn Alumni Association Executive Director Lisa Lewis about various options to reach UConn alumni including an update through Husky E-News which reaches over 80,000 alumni. Other projects include soliciting businesses in Mansfield to be part of membership and placing an

article in the Reminder News about Storrs Center and Partnership membership with a sticker on the front page to draw the reader's attention to the article.

Mr. McNabb said the Committee meets on Monday.

Planning and Design

Mr. Bacon said the Committee will meet in January.

8. Other

Ms. Paterson said the Town Human Services Department is taking donations for a holiday giving program. If people are interested, they can contact Human Services Director Kevin Grunwald.

9. Adjourn

Mr. Bacon made a motion to adjourn the meeting. Dean Woods seconded the motion. The motion was approved unanimously and the meeting adjourned at 5:30 pm.

Minutes taken by Cynthia van Zelm.

**TOWN OF MANSFIELD
PERSONNEL COMMITTEE**

**Wednesday, October 21, 2009
Beck Municipal Building, Conference Room C
Minutes**

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

Staff Present: Maria Capriola, Assistant to Town Manager

1. CALL TO ORDER

The meeting was called to order at 6:25 p.m.

2. APPROVAL OF MINUTES OF 9/28/09

The meeting minutes of 9/28/09 were adopted as presented by all members.

3. OPEN & TRANSPARENT GOVERNMENT POLICY

Members of the Committee discussed a draft version of an open and transparent government policy. The Committee asked Ms. Capriola to incorporate the discussion into a revised draft policy statement.

4. PERSONNEL POLICIES RFQ

Ms. Koehn made a motion, seconded by Mr. Paulhus that the, "Personnel Committee recommends that the Town Council request that the Town Manager obtain professional academic or legal services from firms, companies, consultants that are non-governmental entities or associations in order to review, recommend and rewrite Town of Mansfield Personnel Policies and Rules regarding those employees not covered by collective bargaining agreements with the goals of increasing employee performance and fostering creativity and employee satisfaction in the workplace." The motion passed unanimously.

Respectfully Submitted,
Maria E. Capriola, M.P.A.
Assistant to Town Manager

Animal Control Activity Report

REPORT PERIOD	2009 /						2010						This FY to date	Last FY to date
PERFORMANCE DATA	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun		
Complaints investigated:														
phone calls	225	192	175	186	123	149							1050	1135
road calls	35	17	27	13	14	15							121	132
dog calls	123	80	68	87	47	53							458	517
cat calls	62	80	64	73	55	60							394	438
wildlife calls	17	9	14	3	6	8							57	44
Notices to license issued	10	7	10	19	17	15							78	57
Warnings to license issued	59	84	58	0	0	80							281	464
General warnings issued	16	2	4	9	3	5							39	20
Infractions issued	2	0	2	2	1	1							8	4
Notices to neuter issued	0	0	0	1	0	1							2	16
Dog bite quarantines	1	0	2	1	1	0							5	10
Dog strict confinement	0	0	0	0	0	0							0	1
Cat bite quarantines	0	0	0	0	0	0							0	1
Cat strict confinement	0	0	0	0	0	0							0	0
Dogs on hand at start of month	5	5	6	4	5	2							27	24
Cats on hand at start of month	17	15	12	16	21	12							93	107
Impoundments	31	25	17	24	13	26							136	161
Dispositions:														
Owner redeemed	14	3	3	4	6	5							35	49
Sold as pets-dogs	8	2	2	1	1	1							15	16
Sold as pets-cats	9	16	6	10	12	15							68	90
Sold as pets-other	1	0	1	0	0	1							3	0
Total destroyed	1	6	3	3	6	1							20	14
Road kills taken for incineration	0	0	1	1	1	0							3	4
Euthanized as sick/unplaceable	1	6	2	2	5	1							17	10
Total dispositions	33	27	15	18	25	23							141	168
Dogs on hand at end of month	5	6	4	5	2	2							24	21
Cats on hand at end of month	15	12	16	21	12	15							91	102
Total fees collected	\$861	\$948	\$ 515	\$ 460	\$ 726	\$ 691							\$4,201	\$ 6,101

Scotland dogs FY 09/10 to date

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Access Community Action Agency

***Cordially Invites Legislators and Municipal Leaders
to a Community Results Presentation
by Access Staff and Board Members***

***Monday, January 25, 2010
6:00 – 7:30 p.m.***

***To be held at
Access Community Action Agency
1315 Main Street
Willimantic, CT 06226***

Come and hear about the many contributions *Access* is making in the community.

**Mary A. DeMarco
Board Chair**

**Peter S. DeBiasi
President/CEO**

Inclement Weather Date: Tuesday, January 26, 2010

**RSVP by January 22, 2010 to Claire LaBelle at 860-450-7449, E-mail: claire.labelle@accessagency.org
Website: www.accessagency.org**

Matt -
It would be great
to see you there!
Mary

I HOPE YOU CAN MAKE IT,
PAM GORDON

PAGE
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Mansfield Self & RV Storage
Making Storage Simple

- Climate Control
- Video Surveillance
- RV - Car - Boat Storage
- Moving & RV Supplies

January 4, 2010

Mr. John Jackman, Fire Marshall
Town of Mansfield
Mansfield Town Hall
4 South Eagleville Road
Storrs Mansfield, CT 06268

REC'D JAN 06

Dear Mr. Jackman,

Mansfield Self Storage, LLC would like to continue offering assistance to our Mansfield neighbors who suffer loss or severe fire damage to their Mansfield homes for the calendar year of 2010. We will provide a 10' X 15' storage unit rent-free for 3 months. The units will be subject to availability.

Hopefully, there will not be a need for our neighbors to use this service, but in the event that they do, we felt that this would be our small way of lessening their loss.

Please let all of the appropriate Mansfield Fire Departments' personnel know of this offer. Feel free to call me if you have any questions.

Very truly yours,

Marisa Houser
Manager
Mansfield Self Storage, LLC

cc: Elizabeth Paterson, Mayor
Matthew Hart, Town Manager

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REC'D DEC 28

NOTICE OF INTENT TO AMEND CONNECTICUT WATER QUALITY STANDARDS
AND TO HOLD A PUBLIC HEARING

In accordance with the Connecticut General Statutes (C.G.S.) Section 22a-426, the Connecticut Department of Environmental Protection, Bureau of Water Protection and Land Reuse, will be conducting a public hearing to receive oral and written testimony on proposed amendments to the Connecticut Water Quality Standards. The proposed amendments relate to a number of revisions to the surface water quality standards, surface water quality criteria, and surface and ground water quality classifications.

Changes and amendments proposed for revision include, but are not limited to:

- numeric criteria for toxic pollutants;
- standards for temperature;
- standards for dissolved oxygen in marine waters;
- standards for biological condition;
- allowable discharges to Class A water bodies;
- the antidegradation implementation policy;
- surface water quality classification maps; and
- other minor changes or clarifications.

Copies of the proposed amendments are available for public inspection during normal business hours at the Department of Environmental Protection's Bureau of Water Protection and Land Reuse, Planning and Standards Division, 2nd Floor, 79 Elm Street, Hartford, CT. A link to the proposed amendments is available on the Department's web site at <http://www.ct.gov/dep/publicnotices>. The proposed amendments can also be obtained by contacting Traci Iott at the above address, or by phone at (860) 424-3082.

All interested parties are invited to express their views on the proposed amendments at a hearing to be held at the following place and times:

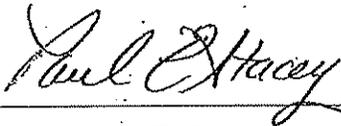
February 3, 2010 (snow date February 4, 2010)
1:30 p.m. – until all comments have been heard
Phoenix Auditorium, 5th Floor,
Department of Environmental Protection
79 Elm Street, Hartford, Connecticut

Speakers are requested, although not required, to submit a written copy of their comments. Written comments on the proposed amendments may also be submitted to Traci Iott, Department of Environmental Protection, Bureau of Water Protection and Land Reuse, Planning & Standards Division, 79 Elm Street, Hartford, Connecticut, 06106-5127 by February 15, 2010.

In addition, the Department provides notice that an informational session will be provided on January 26, 2010 (snow date January 28, 2010) at 9:30 in the Russell Hearing Room, 79 Elm Street, Hartford, Connecticut.

Interested persons are advised, however, that these informational sessions are not a substitute for submitting comments in the manner described above in this notice and that the Department will not be receiving public comments during these informational sessions. Any person seeking to comment on the proposed amendments will need to submit a comment in writing or at the public hearing, even if the same matter is discussed during these informational sessions.

In conformance with the ADA individuals with disabilities who need this information in an alternative format, to allow them to benefit and/or participate in the agency's programs and services, should call (860)-424-3051 or (860) 418-5937 or e-mail Marcia Z. Bonitto, ADA Coordinator, at: Marcia.Bonitto@ct.gov. Requests for accommodations must be made at least two weeks prior to the program date.



Paul E. Stacey
Director

Planning & Standards Division

10 December 2009

Date



REC'D DEC 28

December 21, 2009

Item # 11

Bill Hammon
Town of Mansfield
4 S. Eagleville Rd
Mansfield, CT 06250

Dear Mr. Hammon:

Congratulations! I am pleased to announce your application for "Building Operator Certification-Level II" has been approved. This letter confirms your certification by the Building Operator Certification program administrator, effective 12/18/2009.

The Building Operator Certification (BOC) credential is awarded to individuals who demonstrate knowledge and competency in the energy efficient operation and maintenance of buildings and equipment. Course work involves over 60 hours of classroom training and in-facility project assignments in electrical and HVAC systems, energy conservation, codes and indoor air quality. We commend you for the training and project work you have completed in building operations to earn this certificate.

Enclosed please find a certificate of BOC achievement, a wallet card, and clothing patch (if requested).

BOC is a growing national program recognized by employers in twenty states. It is also recognized by leading facility professional associations such as the International Facility Management Association and the Building Owners and Managers Institute. BOC is an IFMA Approved Provider Program for the Facility Management Professional (FMP) and Certified Facility Manager (CFM) designations. It is also registered with the Building Owners and Managers Institute (BOMI) and local colleges for continuing education. For a list of our sponsors, please visit our website at www.theBOC.info. Contact Teresa Squillace at (206) 292-4793 ext. 2 or email BOCInfo@theBOC.info if you have any further questions about the program.

Once again, congratulations on achievement of Building Operator Certification - Level II. We wish you the best of success in your future endeavors!

Sincerely,

Stan Price
Executive Director

cc: Matthew Hart

**Energy Efficiency
Training & Certification
for Building Operators**

Building Operator Certification

605 First Avenue • Suite 401
Seattle, WA 98104

Phone: 206-292-4793 ext. 2

FAX: 206-292-4125

E-mail: BOCInfo@theBOC.info

Website: www.theBOC.info

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January 5, 2010

Item #12

TO: CCM Member Mayors, First Selectmen & Town/City Managers
FROM: Jim Finley, CCM Executive Director and CEO
RE: CCM member dues for FY 2010-11

THERE WILL BE NO INCREASE IN YOUR CCM DUES FOR NEXT FISCAL YEAR. FOR BUDGETARY PURPOSES, YOU CAN PLUG IT IN RIGHT NOW-- A ZERO PERCENT INCREASE -- FOR THE SECOND STRAIGHT YEAR.

CCM understands the fiscal stress faced by its member municipalities during these difficult economic times. We know everyone is being called on to do more with less, including us.

But remember, when times are tough, towns and cities need CCM even more. CCM membership is one of the few things left to give you a guaranteed return on investment.

Your continued support strengthens the most valuable collective resource in our state for Connecticut town and city governments. **CCM services – from our effective advocacy and valuable research and information services, to training, energy saving, responsive risk management and much more -- ensure a return on your investment that far and away exceeds your member dues.** You have my word on that.

That why 140 communities in every corner of the state are members of the statewide association of towns and cities. CCM looks forward to working harder than ever before on your behalf in 2010 to protect the interests of your local government and property taxpayers.

In this tough economy, it is even more important *that every town and city* stick together to advance the common interests of municipal governments. As Benjamin Franklin said, "We must all hang together or surely we will all hang separately."

Thank you for your continued membership in CCM. CCM exists because of you and our exclusive mission is to serve our member towns and cities. Please contact me at (203) 498-3020 or jfinley@ccm-ct.org at any time with questions, suggestions or concerns.

CC: Finance Directors
Local Legislators
Board of Finance Members

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

Item #13

Office of Environmental Policy

December 22, 2009

Gregory Padick
Director of Planning
4 South Eagleville Road
Mansfield, CT 06268

RE: Public Notice of CT DEP Permit Applications for Proposed Activities at Mirror Lake

Dear Mr. Padick:

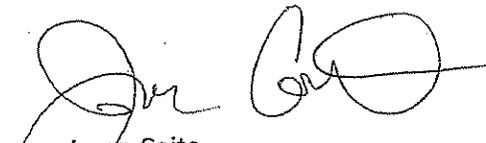
Enclosed please find a copy of two public notices published in the Hartford Courant for permit applications submitted to CT DEP for proposed dredging and dam repairs at UConn's Mirror Lake. We are required to provide these notices to Mansfield's chief elected official in accordance with CGS 22a-6g. Please forward the notices to the Mayor's office.

UConn has applied for permits from DEP Inland Water Resources Division for improvements that will affect wetlands and the Mirror Lake impoundment. UConn has also applied for a permit for wastewater discharges because the dredged sediments will dewater as a discharge back to the lake. These public notices appeared in the Hartford Courant on December 18, 2009.

Also attached is a copy of the letter sent to the Windham Waterworks and the Eastern Highlands Health District, notifying them of the permit applications in accordance with CGS 22a-42f.

Copies of the permit applications are certainly available upon request. Please feel free to contact me with any questions.

Sincerely,



Jason Coite
Environmental Compliance Analyst

An Equal Opportunity Employer

31 LeDoyt Road Unit 3055
Storrs, Connecticut 06269-3055

Telephone: (860) 486-5446
Facsimile: (860) 486-5477
web: www.ecohusky.uconn.edu



The Hartford Courant.

A TRIBUNE PUBLISHING COMPANY

Affidavit of Publication

State of Connecticut

Friday, December 18, 2009

County of Hartford

I, Joy Shroyer, do solemnly swear that I am Financial Operations Assistant of the Hartford Courant, printed and published daily, in the state of Connecticut and that from my own personal knowledge and reference to the files of said publication the advertisement of Public Notice was inserted in the regular edition.

On dates as follows: 12/18/2009

In the amount of \$452.17

ST OF CT UNIV OF CT/PLANT AC

release 280

700370

Full Run

Financial Operations Assistant
Joy Shroyer

Subscribed and sworn to before me on December 18, 2009

Notary Public

WILLIAM B. McDONALD
NOTARY PUBLIC, CONNECTICUT
MY COMMISSION EXPIRES FEB. 28, 2014

①

Notice of Permit Application Town(s): MANSFIELD

Notice is hereby given that the University of Connecticut (the "applicant"), of 31 LeDoy Road, Storrs, CT 06269-3055 has submitted to the Department of Environmental Protection an application under Connecticut General Statutes sections 22a-49 (INLAND WETLANDS) and 22a-403 (DAM CONSTRUCTION) for a permit to conduct an activity in a wetland or watercourse: 22a-403: repair a dam and alter a dam.

Specifically, the applicant proposes to hydraulically dredge 17,100 cubic yards of accumulated sediments from Mirror Lake and minor repairs and modifications to the lake's dam. The proposed activity will take place at Mirror Lake located immediately northwest of the intersection of Storrs Road (CT Route 195) with Mansfield Road on the University of Connecticut Storrs Campus. The proposed activity will potentially affect Mirror Lake which discharges to Roberts Brook, a tributary to the Fenton River.

Interested persons may obtain copies of the application from Nathaniel Ara, P.E., Baystate Environmental Consultants, Inc., 296 N Main Street, East Longmeadow, MA 01028, Phone (413) 525-3822.

The application is available for inspection at the Department of Environmental Protection, Inland Water Resources Division, 79 Elm Street, Hartford, CT 06106-5127, telephone (860) 424-3019, from 8:30am to 4:30pm, Monday through Friday.

②

Notice of Permit Application Town(s): MANSFIELD

Notice is hereby given that the University of Connecticut (the "applicant"), of 31 LeDoy Road, Storrs, CT 06269-3055 has submitted to the Department of Environmental Protection an application under section 22a-49 of the Connecticut General Statutes for a permit to: Injude, create, originate or maintain a discharge of water, substance or material to the waters of the state.

Specifically, the applicant proposes to hydraulically dredge 17,100 cubic yards of accumulated sediments from Mirror Lake. The proposed activity will take place at Mirror Lake located immediately northwest of the intersection of Storrs Road (CT Route 195) with Mansfield Road on the University of Connecticut Storrs Campus. The proposed activity will potentially affect Mirror Lake which discharges to Roberts Brook, a tributary to the Fenton River.

Interested persons may obtain copies of the application from Nathaniel Ara, P.E., Baystate Environmental Consultants, Inc., 296 N Main Street, East Longmeadow, MA 01028, Phone (413) 525-3822.

The application is available for inspection at the Department of Environmental Protection, Bureau of Materials Management and Compliance, Permitting and Enforcement, 79 Elm Street, Hartford, CT 06106-5127 (860-424-3018), from 8:30 to 4:30, Monday through Friday.



**Baystate
Environmental
Consultants
Inc.**
A GZA Company

Civil Engineers
Environmental Scientists
Planners

296 North Main Street
East Longmeadow, MA 01028
Tel (413) 525-3822
Fax (413) 525-8348

120 Mountain Avenue
Bloomfield, CT 06002
Tel (860) 286-8900
Fax (860) 243-9055

*GZA Offices in Connecticut, Massachusetts,
Maine, New Hampshire, Rhode Island, New
York, New Jersey, Pennsylvania, Michigan, Ohio,
Vermont, Wisconsin*

www.b-e-c.com
www.gza.com

VIA CERTIFIED MAIL – RETURN RECEIPT REQUESTED

December 11, 2009

Superintendent
Windham Water Works
174 Storrs Road
Mansfield Center, CT 06250

RE: Notice of Proposed Mirror Lake Dredging
University of Connecticut – Storrs Campus

Dear Superintendent:

On behalf of our client, the University of Connecticut, Baystate Environmental Consultants, Inc., a GZA Company, is providing the attached Notice to your office of the Mirror Lake Dredging project, UConn's Storrs campus. This Notice is made pursuant to the requirements at Public Act 89-301:

The work involves the hydraulic dredging of approximately 17,100 cubic yards of accumulated sediments from within Mirror Lake, on-site dewatering of the sediments with return of the filtrate to Mirror Lake, and disposal of the dewatered sediments at a licensed solid waste facility.

Please note that, since this is a State of Connecticut project, the wetlands permit for the Mirror Lake Dredging must be obtained directly from the CTDEP; thus, no permit application has been made to the Mansfield Inland Wetlands and Watercourses Commission. The CTDEP application materials are being filed concurrently with this Notice to the Windham Water Works, and can be made available upon request.

Sincerely,
BEC

Nathaniel Y. Arai, P.E.
Project Engineer

attachment

Cc: Jason M. Coite – UConn
Eastern Highlands Health District., Attn. Robert Miller, Director.

**Notification to the Windham Water Works
Of Application for a Project Within the
Willimantic Reservoir Watershed – Required by Public Act 89-301**

P.A. 89-301 "An Act Implementing the Recommendations of the Water Lands Task Force and Concerning Water Diversions and Notification to Water Companies of the Storage of Hazardous Materials," requires applicants to provide a water company written notice of an application, petition, request or plan if the proposed project is located within the watershed of the wetland, zoning or planning and zoning commissions and zoning boards of appeal. **The applicant must mail such notice within seven (7) days of the date of the application, by certified mail, return receipt requested.** This form is furnished by the Windham Water Works to such boards and commissions in its watershed to be used by applicants to meet this requirement. Other forms or letters, as approved by each commission, may be used, but must contain the same information. To determine if a project is within the Willimantic Reservoir Drinking Water Supply Watershed, please consult the map(s) on file with the Commission or Town Clerk. **Failure of an applicant to comply with this law may be grounds for a legal appeal of a decision rendered on the application due to a procedural error. Do not jeopardize your application, send your notification!**

Application Submitted to: Inland Wetlands Commission (CT DEP only)
 (Check one or more) Zoning Commission
 Planning & Zoning Commission
 Zoning Board of Appeals

Project is in the Town(s) of: Ashford Pomfret
 (Check one or more) Chaplin Union
 Eastford Willington
 Hampton Windham
 Mansfield Woodstock

Type of Application: Zone Change Special Exception/Permit
 Subdivision Other: (Describe) _____
 Variance _____

Name & Address of Applicant University of Connecticut
31 LeDoyt Road; Storrs, CT 06269-3055

Project Street Location/Nearest Utility Pole Mirror Lake, Storrs Campus, near intersection
of Storrs Road (Rte.195) and Mansfield Road

Contact Person Mr. Jason M. Coite Phone No. 860-486-9305

Brief description of application: (For example: 30 lot subdivision of single family homes on 60,000 square foot lots with on-site septic systems and wells in North Windham)

Dredging of Mirror Lake

Public Hearing Date: N/A Commission Meeting Date N/A

Enclose a copy of the application submitted to the Town and a full set of project plans. Mail this completed form or substitute by certified mail, return receipt request to:

**Windham Water Works – Superintendent
174 Storrs Road
Mansfield Center, CT 06250**

Mansfield's revaluation is officially under way

By **CAITLIN M. DINEEN**

Chronicle Staff Writer 12/11/09

MANSFIELD — Town council members were told earlier this week Mansfield's revaluation is underway and going well so far.

Mansfield Assessor Irene LaPointe told councilors that town officials have started the revaluation and have completed assessments on residential properties and most commercial properties in town.

As mandated by state law, all towns in Connecticut must undergo a revaluation every five years to re-assess and re-value all commercial and residential property in town.

LaPointe said residential properties — including houses and

condominiums — have increased by 2-percent value since 2004. This figure includes new construction.

A revaluation is an update of all assessments in the town and is overseen by the assessor's office. The town's last revaluation was Oct. 1, 2004.

LaPointe explained to councilors that she and other town officials are in the process of doing a mass appraisal to determine current property values in Mansfield.

She said the appraisal results in putting a price tag — or the current market value — on each property. "The goal and benefit is that it redistributes the tax burden," said LaPointe. "There may

or may not have been a shift."

This year's revaluation — while most of the "leg work" is done in house — still costs the town \$75,000 to complete, said LaPointe.

Mansfield has contracted with IA & S, Inc. for virtual and online support throughout the revaluation process.

LaPointe said the town's assessor's office conducts the assessments, organizes the information and compiles it, but the company does the math and statistics needed to determine the town's final grand list. The grand list is all of the town's taxable property, including personal property, motor vehicles and real estate.

According to LaPointe, the town never stops assessing town property.

"After 2004's (revaluation) end-

ed we basically starting rolling right over with inspections," she said this morning. "It's ongoing."

Although the process has been smooth so far, LaPointe said there has been a lot of work done to fix errors made in the assessment process when files were transferred from paper to computer copies.

She said it was discovered during this year's revaluation that cape-style homes in Mansfield were not properly categorized as having either a half or three-quarter-length second floor.

LaPointe said they were improperly assessed as having attics.

She said the entire revaluation process will be complete by March and residents who wish to appeal their assessment will go before the town's board of assessment appeals then.

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12/21

Opinion

Chronicle

Lucy B. Crosbie
President

Kevin Crosbie
Publisher

Charles C. Ryan
Editor

Editorial

We offer these threads, needles

Needles to Regional School District 19 school board members for easily approving 2.1 to 2.5 percent pay hikes each year for the next three years for five, top-level school administrators at E.O. Smith High School in Storrs. This decision Nov. 3 was a poor one during the worst economic recession since the Great Depression. Plus, many public employee unions in towns statewide are approving pay freezes and give-backs to help combat the budget crunch. Yet, in the middle of it all, administrators earning between \$98,519 to \$136,577 will be receiving pay raises each year for the next three years. The Mansfield Town Council was correct to protest the move Dec. 14. Sadly, that is just about all they can do given how regional school districts often work in a vacuum. But they don't completely. Voters in Mansfield, Willington and Ashford have the final say on any D11 spending plan and, while they can't specify pay cuts, they can let administrators know they're not happy with how their tax dollars are being spent.

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2 the Chronicle, Willimantic, Conn., Monday, December 21, 2009

Live from Storrs, council meetings

By **CAITLIN M. DINEEN**
Chronicle Staff Writer

STORRS — Soon, local residents will be able to stay within the comfort of their own home and still feel as if they're watching the town's top governing body conduct business.

Currently, the council chambers in the Audrey P. Beck Municipal Building — Mansfield's government and town headquarters — are undergoing renovations to, essentially, turn the meeting room into a small TV studio.

Although town council meetings are taped and rebroadcast on public access television, only one camera is utilized and speakers, frequently, cannot be heard on television due to the camera's limited microphone capabilities.

Next month, however, town council meetings will not only feature multiple camera angles and better sound, they can be broadcast live on public access television.

It is hoped the new "studio" would be ready for the council's Jan. 11 meeting at 7:30 p.m.

Although the project has been discussed for the past several years, the \$25,000 needed for the project was finally provided in this year's town budget.

Funds for the project come from the town's capital expenditures budget.

Along the back wall of the room, the town's facilities management department is installing a video booth as part of the project.

The "town council media project" will hopefully be completed during January, said Town Manager Matthew Hart.

Once finished, the updated technology, including three mounted cameras and listening-aid devices, will make meetings more accessible to local residents.

Town officials contracted with Chicopee, Mass.-based Valley Communications Systems, Inc. to do the work.

Jaime Russell, Mansfield's director of information technology, said the project is designed to make formal government meetings better for live audiences and in-home audiences.

"Coming out to meetings may not be a practical option," said Russell, adding meetings are currently videotaped and aired later on the local public access Channel 14.

With the newest technology installed, meetings will air on television simultaneously as they happen.

In addition, Russell said new microphones will be installed to make speakers more audible.

Also, three cameras will be mounted in various locations — either on the walls or ceiling — in the room for multiple viewing options.

He said the cameras would be operated by an individual sitting in the video booth during town hall meetings.

Russell said technology and the improvement of communicating meetings with residents has long been discussed for years.

He said the change came at the request of both councilors and area residents upset with the lack of quality on-air and in-person viewing.

"It creates a hindrance for them," said Russell of poor microphone quality that barely amplifies speakers' voices.

In addition to new microphones and cameras, the project also includes the purchase of four headsets that can be "checked out" during meetings to assist those hard of hearing.

Russell said these headsets are connected to the audio system in the chambers and bring the sound directly to the wearer.

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Watershed plan miffs Mansfield

By CAITLIN M. DINEEN 12/22
Chronicle Staff Writer

MANSFIELD — A memorandum of agreement between the University of Connecticut and the state's Department of Environmental protection does not sit well with some local officials.

Portion of the memorandum includes diverting storm water runoff from 55 acres from the Eagleville Brook and the Willimantic River watershed into the Fenton River Watershed.

According to minutes from the Oct. 21 meeting of the town's conservation commission, the purpose of the water diversion is to lower the total maximum daily load (TMDL) level of a "complex array of pollutants" in a portion of Eagleville Brook.

"It was noted that this would be at the expense of the water quality in the public water supply watershed and seemed contrary to the good practices the university has implemented over the years and contrary to common sense," reads the minutes.

The Eagleville Brook and the Willimantic River are not public water supply watersheds. The Fenton River Watershed is a public water supply.

The memorandum was discussed during the October conservation commission meeting where committee members reviewed a draft letter that may be

sent to DEP officials.

The letter — which was in "very rough draft" form — states the committee's displeasure that they were not included in the decision to divert the water.

"It is our understanding that the Town of Mansfield, while aware that various projects were being contemplated, were not included in the planning process," reads the draft.

In their meeting packets, town councilors get copies of minutes from various meetings in town. Monday's packet included the aforementioned minutes and letter.

It was during this meeting that councilors first heard about the potential contamination of the Fenton River Watershed.

While councilors were concerned about the pollution the diversion would add to the Fenton River, others said they were concerned the commission would write a letter without informing the council first.

Letters sent on behalf of the town are traditionally presented to council for verification and confirmation before it is sent out.

Commission Chairman Quentin Kessel — who drafted the letter — could not be reached for comment.

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e Chronicle, Willimantic, Conn., Wednesday, December 23, 2009 3

Fitness center planned at the East Brook Mall

By **CAITLIN M. DINEEN**
Chronicle Staff Writer

MANSFIELD — The planning and zoning commission Monday accepted an application for a special permit made by officials with Glastonbury-based Cardio Express to put a fitness center in the East Brook Mall.

No action was taken on the application, but was referred to town planning and zoning staff for review.

Residents will have a chance to weigh-in on the topic at a public hearing scheduled for Jan. 19 at 7:30 p.m. in the Audrey P. Beck Municipal Building.

Although the hearing is scheduled for one night, it could take more time if necessary, said Jessie Shea in Mansfield's planning and zoning office.

According to Shea, once the public hearing is closed, the application will be discussed at the next commission meeting.

Action could be taken on the application in a meeting following discussion, said Shea.

According to the application, the fitness center would fill the space left vacant by The Hoot — which has relocated across Route 195 next to Staples.

"The existing 9,880 square foot tenant space, formerly The Hoot, will be converted to a Cardio Express fitness club," reads the application.

If approved for construction, the fitness club will have strength and cardio equipment, locker rooms, restrooms with showers, tanning

rooms and stretching areas.

The application — which includes information from Hartford-based architect firm Archimage Group — indicated any construction or changes to the space would be entirely in the square footage available.

The facility would be open continuously from 5 a.m. Monday to 9 p.m. Friday. It would also be open from 7 a.m. to 5 p.m. on Saturdays and Sundays.

According to the application, at peak hours of the club, 40 parking spaces would be needed to maintain operation, but that is "negligible when compared to the amount of parking provided."

Additionally, it is estimated sewer usage would be approximately 2,862 gallons a day, which is also minimal compared to the sewer capacity at the mall, states the application.

A map attached to the application shows there would be a front desk and sitting area to the immediate left of the club's front entrance.

Three separate workout areas — including the strength area, free-weight area and cardio deck — will take up nearly half of the available unit.

In addition to maps, the application included weekly tallies illustrating how many people visited the Tolland club during three different one-week periods.

If the East Brook Mall location receives comparable numbers, there could be between 4,000 and 6,000 gym visitors every week.

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Mansfield council to meet on 12/24 term goals

By CAITLIN M. DINEEN
Chronicle Staff Writer

MANSFIELD — Although they have been councilors for more than a month, town council members are expected to meet Monday to discuss their goals for the next two years.

While most people will still be in holiday mode, councilors will hit-the-ground-running and prepare for their new terms.

Until now, councilors have been meeting as scheduled, discussing issues and learning the ropes of local government.

Recent council meetings have included presentations from Town Manager Matthew Hart and other town hall staff informing councilors of the layout of Mansfield government and local services.

Monday's meeting, however, will be an informal meeting where candidate platforms will collide and the council's direction will be decided.

Mayor Elizabeth "Betsy" Paterson said it was important for councilors to get together and discuss goals because it will make them a more cohesive unit.

"In order to be a better, more organized, council we have to get together and understand how a council functions and what we're facing in this budget climate," she said.

Paterson said this meeting was especially important this year because there are so many new council members.

Of the nine-person board, there are four new members who were elected onto the town's top elected board during November's elections.

Although the meeting will cover a variety of issues, Paterson said the biggest issue on the docket is finances. "This is going to be a very difficult budget year," she said. "Mansfield is very heavily dependent on state grants."

Paterson said town officials will need to "look at doing business a new way."

With the board's mix being six Democrats versus three Republicans, Paterson said there will be different opinions on the council, but, overall, councilors will work together to accomplish goals.

"This group wants to function together," she said. "They want to accomplish something."

During the Dec. 14 council meeting, Councilor Christopher Paulhus suggested canceling the meeting due to the busy holiday schedule.

However, other council members voted against that idea.

Deputy Mayor Gregory Haddad told councilors it was important to not delay and establish goals so they could move forward.

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Opinion

12/28

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 its \$25,000 project to turn the council chambers at the Audrey P. Beck Municipal Meeting in Storrs into a meeting room-TV station. The project, expected to be complete next month with already budgeted dollars, means the meeting room will feature new microphones and modern camera equipment. The measure means meetings — previously taped and rebroadcast on public access cable Channel 13 — can now be shown live. The move brings Mansfield government into more households and helps those unable to attend night council meetings to watch them on television with good audio and in real time. Perhaps having C-SPAN-like broadcasts of municipal meetings will be the wave of the future.

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Editor: 12/30
I am writing about the Windham vs. Mansfield sewer arbitration.

It seems that the dispute began because an upgrade is required to the sewer system and, by contract, Mansfield is required to pay a share of this upgrade. Mansfield learned at that point that the Windham sewer authority had instituted a procedure whereby it was earning an income from its sewer operation. Mansfield then claimed it had a right to a share of that income.

This claim was promulgated by former Mansfield finance director Jeffrey Smith, who said, "The problem is the current agreement is not clear." The original agreement is available in the Mansfield town clerk's office and it is very clear. It states that Mansfield is responsible to pay for the sewage it deposits and for its proportional share of any required upgrades to the system. There is nothing in the agreement that could leave one to speculate that Mansfield has any claim to any part of the profits Windham's sewer system generates.

Did the members of the Mansfield Town Council read the agreement before getting

Letters to the editor

involved in a costly legal action? I doubt it. My observation is that Mansfield's town management provides little information to the council and often blindly accepts what management says.

Smith told a finance committee meeting, "Well, at least Windham will know they can't push us around." Did Windham learn that? I doubt it. Windham won the arbitration.

Chronicle articles have speculated each town spent about \$300,000 in legal fees in this dispute. I have looked at the billing for this dispute and Mansfield spent over \$550,000 in legal fees. Not included in this is the money paid the town attorney and the town's auditing firm, and the time spent by town staff in endless phone conferences and depositions. That's a lot of money.

Ric Hossack
Storrs

**PAGE
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Fiscal concerns dominate Mansfield's '09

By **CAITLIN M. DINEEN**
Chronicle Staff Writer

MANSFIELD — For Mansfield residents, 2009 was all about pinching pennies and re-analyzing what is a necessity and what is excessive.

Residents continued to question whether the proposed \$220 million Storrs Center project should be continued or stopped.

The proposed Storrs Center project is a mix of residential developments, retail shops and commercial buildings to be built along Storrs Road from Dog Lane to South Eagleville Road.

The project is to be funded by a mix of federal, state, local and private funding.

Throughout the year, residents pleaded with town council members to hold a special referendum to poll residents about the project and if it should be built.

Despite pleas from some to halt the project, Mansfield Downtown Partnership officials kept moving full steam ahead and cleared necessary state and local hurdles to move forward.

Partnership officials said they plan to break ground for the project in the early part of 2010.

While Storrs Center promises economic development in town, the "gateway" to Mansfield — the intersection of routes 44 and 195 — continued to crumble this year.

Kathy John's, a favorite hangout among locals and students, closed unexpectedly in February resulting in one more corner in the area known as Mansfield Four Corners becoming vacant.

With the multi-million dollar development in the works down the road, councilors spent much time debating the feasibility of bringing water to the Four Corners intersection.

The intersection has been plagued by water and sewage issues for years. The location is currently on the state Department of Environmental Protection's watch list.

Part of the heated debate revolved around the town's Four Corners sewer advisory committee.

(Fiscal concerns, Page 4)



Fiscal concerns dominate Mansfield's '09

(Continued from Page 1)

Former Councilor Helen Koehn said committee members researching water options for the once-thriving intersection were overstepping boundaries.

Former Councilor and committee chairman Gene Nesbitt defended the committee's actions by saying it was simply researching options and not committing to any development plans.

While Nesbitt is still involved in the Four Corners committee, he no longer acts as a council representative.

He lost his November bid for a seat on the nine-person town council after fellow Republican Christopher Paulhus was crowned the winner after a historic recount.

Initially, both Nesbitt and Paulhus received 881 votes.

The tie vote resulted in town officials conducting an official recount that lasted more than six hours.

In the end, Paulhus was declared the official winner after it was determined he garnered 887 votes to Nesbitt's 885. Key to Paulhus' victory were uncounted write-in votes.

After another successful race for council, Democrat Elizabeth "Betsy" Paterson was named the town's mayor for a sixth term by fellow councilors during a November meeting.

With everyone watching their wallets, residents made sure the town did the same when it came to spending taxpayer dollars.

In February, voters in Ashford, Mansfield and Willington rejected a proposed \$3.95 million bond issue for track renovations at E.O. Smith High School in Storrs.

All three of Regional School District 19's sending towns defeated the project with a total of 1,068 votes in favor and 1,622 against it.

While locals voted against the track project, Mansfield residents in May approved the town's \$43.01 million spending plan at a town meeting and then in June during a town-wide budget referendum.

Residents successfully collected the 251 signatures — or 2 percent of registered voters — required to send the vote to referendum.

Between the track vote and budget referendum, spring was busy for residents and town officials alike.

Public safety officials were busy manning triage units and command posts during the University of Connecticut's annual Spring Weekend celebration in April.

While university officials monitor and attend the event, Mansfield emergency personnel saturated known party neighborhoods — such as Carriage House and Celeron Square apartments on Hunting Lodge Road.

This year, members of the town/university relations committee estimated the Spring Weekend festivities cost a total of more than \$225,000.

To help cover town costs accrued from responding to various calls for service during the year, councilors approved the "Fees for Special Public Safety Services Ordinance."

The ordinance was first introduced in January and had been the topic of discussion for several town council meetings.

The ordinance states costs incurred for Mansfield for police services be paid for by the organizer of an event if police, fire and emergency medical services are needed twice in an evening.

A bill is only prepared after the

organizer of the party is given a written warning to end what police deem "dangerous activity," according to the policy.

Town Manager Matthew Hart said Mansfield officials and councilors will likely be just as busy in 2010.

According to Hart, town officials will face a difficult budget season for fiscal year 2010-11 because state funding remains in flux.

"We don't have firm projections as of yet," said Hart this morning, adding estimated figures from state officials paint a bleak picture.

Almost 40 percent of Mansfield's operating budget is comprised of intergovernmental revenues from the state, such as state Payment in Lieu of Taxes (PILOT), slot machine revenues and education grants.

With that funding in question, officials can expect a bumpy budget season, said Hart.

"We're very reliant on that funding source," he said.

Despite potential financial woes, Hart said he is optimistic for 2010 and the potential economic development that may occur in town.

Fitness center planned at East Brook Mall

Item #23

by: Caitlin M. Dineen | Staff Writer Monday, December 28th, 2009



The Mansfield planning and zoning commission accepted an application for a special permit to put a fitness center in the East Brook Mall at its Dec. 23 meeting. The plan was submitted by the Glastonbury-based Cardio Express. The application was referred to town planning and zoning staff for review.

Residents will have a chance to weigh-in on the topic at a public hearing scheduled for Jan. 19 in the Audrey P. Beck Municipal Building. Although the hearing is scheduled for one meeting, it could take more time, said Jessie Shea of Mansfield's planning and zoning office.

According to the application, the fitness center would fill the space left vacant The Hoot which relocated across Route 195, next to Staples.

"The existing 9,880 square foot tenant space, formerly The Hoot, will be converted to a Cardio Express fitness club," reads the application. Plans include strength and cardio equipment, locker rooms, restrooms with showers, tanning rooms and areas for stretching.

The application - which includes information from Hartford-based architect firm Archimage Group - indicates that construction or changes to the space will be entirely within the existing square footage.

The facility will be open around the clock, from 5 a.m. Monday to 9 p.m. Friday as well as from 7 a.m. to 5 p.m. on Saturdays and Sundays.

The application states that during the fitness club's peak hours, 40 parking spaces would be needed, and that the mall currently provides sufficient parking to accommodate these 40 spaces.

Estimated sewer usage would be approximately 2,862 gallons a day.

A map attached to the application shows there would be a front desk and sitting area to the immediate left of the club's front entrance.

Three separate workout areas - including the strength area, free weight area and cardio deck - will take up nearly half of the available unit.

In addition to maps, the application includes weekly tallies illustrating how many people visited the Tolland club during three different one-week periods.

If the East Brook Mall location receives comparable business, there could be between 4,000 and 6,000 gym visitors a week.

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15 take on the Energy Challenge

Item #24

by: Virginia Walton - Recycling Coordinator Tuesday, December 29th, 2009



Fifteen Mansfield families have just begun an Energy Challenge.

And five months from now, we will find out who saved the most money by taking advantage of good advice.

The Energy Challenge program kicked off in October with an introduction to interested residents; afterward, 15 households signed on to participate.

The Energy Challenge is focused on conserving the use of electricity.

The program is overseen by the Mansfield Energy Education Team, which is a subcommittee of the Mansfield Sustainability Committee.

The households taking part in the Energy Challenge are getting assistance from the Energy Education Team acting as energy coaches, of which I am a part.

We energy coaches, although not professional auditors, are going to participants' homes to see how electricity is being used and based on our house tours, will make recommendations on some obvious ways to reduce energy consumption.

We are providing Energy Challenge participants with a starter kit of materials to help them begin reducing energy use.

We also will be using a camera with infrared imaging to detect where heat is escaping from the house.

And the Challenge is being videotaped, so that even if you aren't enrolled in the program, you can learn from your neighbors. These visits will be aired on the Charter Community Access Channel 14 at dates to be announced.

In some cases, we are recommending that participants arrange for a professional energy audit offered through Connecticut Light & Power, called Home Energy Solutions.

There's a \$75 fee for this audit, but potential savings can quickly offset this cost.

One of the things the Home Energy Solutions auditors will do is use a fan-like device to pull air through the house - this allows them to discover where cold air is coming into the house - or warm air is escaping (or in the summer months, where the hot air is coming in and making the air-conditioner work overtime).

Once the air leaks are pinpointed, the auditors can do a number of things, such as seal window air leaks or install "sweeps" at the base of doors.

The auditors may also replace incandescent light bulbs with compact fluorescents, including specialized bulbs for recessed lights or fixtures that use dimmers.

They might also provide a low-flow shower head to reduce hot water use, or advise the resident to add insulation, for example, in the attic. In this case, the resident would be eligible for a 30 percent discount towards purchasing insulation.

One neat device given to the resident during the audit is a Kill-A-Watt meter. This helps track which appliances may be using a lot of energy.

So, for example, the refrigerator would be plugged into the Kill-A-Watt meter, which is then plugged into the outlet - and it provides a measure of how much electricity this appliance is using. Old refrigerators can be notorious for consuming energy.

These devices also can detect whether an appliance is still drawing energy, even after it is shut off.

This is a really good time - because of the federal government's stimulus funds - to take advantage of programs that help with energy savings, such as rebates for buying energy efficient appliances.

It's also good to know that there are tax credits available when you purchase some energy-saving products.

If you can afford it, this is the time to act.

If you'd like to know more about how to reduce energy use, call me at 860-429-3333.

You can also learn more about CL&P's energy saving programs on their Web site at <http://www.cl-p.com/Home/SaveEnergy/Rebates/HomeEnergySolutions.aspx>

Posted Dec. 29, 2009

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