



**TOWN OF MANSFIELD
TOWN COUNCIL MEETING
Monday, January 25, 2010
COUNCIL CHAMBERS
AUDREY P. BECK MUNICIPAL BUILDING
7:30 p.m.**

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OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

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EXECUTIVE SESSION

ADJOURNMENT

SPECIAL MEETING-MANSFIELD TOWN COUNCIL

January 11, 2010

DRAFT

Mayor Elizabeth Paterson called the special meeting of the Mansfield Town Council to order at 6:00 p.m. in the Council Chambers of the Audrey P. Beck Building. This special meeting is a joint meeting with the Mansfield Board of Education and the Mansfield School Building Committee.

WORK SESSION/ SCHOOL BUILDING COMMITTEE UPDATE

Town Manager Matt Hart and Superintendent of Schools Fred Baruzzi welcomed the attendees and stated the purpose of the meeting was to solicit feedback and direction from the Council, School Building Committee, and School Board.

1. Response to Council/Board Questions

Director of Planning Gregory Padick reviewed the additional research staff conducted concerning other potential sites. Three privately owned properties were identified as possible sites but the Southeast School site was deemed the most viable for a consolidated school.

Members discussed potential uses for vacated schools, the experience of other towns with large elementary schools, the research regarding the educational and personal experiences in larger schools, transportation issues, demographic trends, neighborhood impacts and state reimbursement options.

2. Discussion/Nest Steps

The Board of Education agreed to include information and ask for input on the four school options as part of their budget meetings held at each school. Participants agreed that public comment and education is of the utmost importance. Those present also agreed the cost and options have been determined but what has yet to be determined is the School Board's evaluation of the effects of the four options on the education system.

The School Building Committee will develop a timeline based on the requirements necessary to meet the State's bond funding. The School Board will publicize this timeline at their budget/informational meetings and meet again with the Council to relay the results of the public input process and relay their evaluation of the effects of the options on the value of the program. The Council will then hold an additional public session and make the decision regarding which option will be presented at referendum.

3. Other

The Board of Education will advertise their meetings as widely as possible.

ADJOURNMENT

Mr. Paulhus moved and Ms. Moran seconded to adjourn the meeting at 7:25 p.m.

Motion passed.

Elizabeth Paterson, Mayor

Mary Stanton, Town Clerk.

REGULAR MEETING – MANSFIELD TOWN COUNCIL
January 11, 2010

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

Excused: Schaefer

II. APPROVAL OF MINUTES

Ms. Moran moved and Mr. Paulhus seconded to approve the minutes of the December 28, 2009 Special meeting as presented. Motion passed unanimously. Mr. Paulhus moved and Ms. Lindsey seconded to approve the minutes of the December 28, 2009 meeting. A note will be added to identify the names attached to the List of Key Issues as those members who made verbal comments and not as an indication of individual priorities. Motion as amended passed unanimously

III. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Lida Bilokur, Wormwood Hill Road, expressed her concerns regarding the Wellness Center and its future. (Statement attached)

Cynara Stites, Hanks Hill Road, spoke to the required qualifications for the Senior Services Social Worker position and described the difference between a MSW and a LCSW. (Statement attached)

Bob Kremer, Charles Lane resident and administrator for Glen Ridge Cooperative, thanked Town Council members who visited the site during the campaign and stated that members of the Cooperative were in attendance to share their thoughts and hopes for senior services.

Betty Robinson, Sycamore Drive, spoke in support of an active Wellness Center. (Statement attached)

Marilyn Gerling, Sycamore Drive resident and Interim Senior Services Coordinator, spoke to the interview process for the Senior Services Coordinator and requested that stakeholders be involved in that process.

Matt Proser, Sycamore Drive, spoke in support of Ms. Bilodur's comments and asked the Council to look at the possibilities for volunteer transportation services as part of a larger issue of public transportation.

Ruth McLaughlin, Sycamore Drive, asked the Town to provide a biannual update on the assisted/independent living project.

Sharry Goldman, Browns Road resident and a member of the Coalition for Assisted Living, expressed her concerns regarding the exposure seniors might have if the assisted living project requires a "buy in." Ms. Goldman distributed a *Washington Post* article describing her concerns. (Article attached)

Bev Korba, Sycamore Drive, spoke to the importance of the Senior Center and the Wellness Program.

David Freudmann, Eastwood Road, spoke to the need for economic development and expressed his views of the development in Storrs Center and the Four Corner's area. (Statement attached)

Betty Wassmundt, Old Turnpike Road, spoke in support of the goal of answering public comment questions and expressed her disagreement with the process used to determine the Town Attorneys' retainer.

Mike Sikoski, Wildwood Road, asked about a rumor regarding the elimination of the public comment section of Town Council meetings.

Ric Hossack, Middle Turnpike, spoke to parking at the Town Hall stating that Town owned vehicles that are not being used should be moved off site.

IV. TOWN MANAGER'S REPORT

Report attached

Town Manager Matt Hart reported on a structure fire at 51 Bundy Lane and thanked the Mansfield Fire Department and those of neighboring towns for their efforts. The Town Manager will provide a more detailed report on the assisted/independent living project noting that Masonicare recently renewed their option on a piece of property in Town.

Mr. Ryan, Chair of the Finance Committee, commented he has reviewed the Town Attorney's billing for the last four years and is certain that the retainer contract is in keeping with past expenditures.

V. OLD BUSINESS

1. UConn Landfill, Long-term Monitoring Program

The Town Manager reported the quarterly progress reports on the landfill will be ending as the landfill will be closing. No significant issues have been identified in recent reports

2. Community/Campus Relations

Mayor Paterson and Ms. Keane reported the Community Quality of Life Committee recently met and discussed the composition of the Committee. It is the recommendation of the Committee that the membership be changed to 2 or 3 Town Council members (a minimum of 2 Town Council members), 3 or 4 Citizen members (depending on the number of Council

members) and a UConn representative. The total number of members will remain at 7.

By consensus the Council agreed to the changes.

The Town/ University Committee will be meeting on January 12, 2010 to hear a presentation on an animal testing facility the University and USDA are considering. The Town Manager will provide a report to the Council.

3. Community Water and Wastewater Issues

The Town Manager reported staff attended a DEP presentation on proposed revisions to state's stream flow regulations and will keep the Council apprised of the changes.

4. Town Council Orientation, Goal Setting

Mr. Paulhus moved and Mr. Haddad seconded 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.

Mr. Paulhus moved and Mr. Haddad seconded to add the Town Council's Goals and Objectives, adopted on January 11, 2010, to the Council Policy Index.

Council members reviewed the Town Council Goals as discussed at the last meeting. Members were in agreement that the stated goals were not listed in order of importance and that only the itemized goals, not the listing of key issues, would be adopted.

Councilors Keane, Lindsey and Paulhus distributed proposed suggestions for changes to the goals. (Statement attached) Members discussed the suggested changes and agreed to postpone any action until members have had a chance to review them. Mayor Paterson asked all members who have any wording changes or additions to submit them to the Town Manager prior to the next meeting.

By consensus the Council agreed to postpone action until the next meeting.

5. Committee Appointments

Mayor Paterson moved and Mr. Haddad seconded to appoint Christopher Paulhus to the Mansfield Downtown Partnership Committee. Motion passed unanimously.

Mayor Paterson moved and Mr. Haddad seconded to appoint Elizabeth Paterson and Gregory Haddad to the Regionalization Committee. A friendly amendment to include Meredith Lindsey was accepted and the motion as amended passed unanimously.

Mr. Haddad moved and Mr. Ryan seconded to appoint Antonia Moran to the Community Quality of Life Committee. The motion passed unanimously.

VI. NEW BUSINESS

6. Resolution to Approve \$200,000 Small Town Economic Assistance Program

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

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 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.

7. Ordinance Regarding Off Street Parking on Residential Rental Property
Mr. Haddad moved and Ms. Keane seconded to schedule a public hearing for 7:30 p.m. 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."

Director of Planning Greg Padick offered a brief description of the ordinance which will affect one, two and three family housing in the Town's Housing Ordinance certification zone. Mr. Padick will clarify provisions for an occasional events exclusion prior to the public hearing. Town Manager Matt Hart remarked that staff is still reviewing the fee schedule to insure the full cost recovery of the program and will provide that information to the Council.

VII. DEPARTMENTAL AND COMMITTEE REPORTS

No comments

VIII. REPORTS OF COUNCIL COMMITTEES

Ms. Moran, Chair of the Committee on Committees, moved and Mr. Ryan seconded to expand the Four Corners Sewer Advisory Committee by one citizen member. Mr. Haddad requested the membership be increased by two citizen members, noting that since water is now included in the charge a person with water expertise should be included. Accepted as a friendly amendment the motion passed raising the number of citizen members to five.

Ms. Moran moved to appoint Gene Nesbitt to the Four Corners Advisory Committee. Motion passed.

Mr. Ryan, Chair of the Finance Committee, announced the Committee will meet on January 12, 2009.

Mr. Haddad, Chair of the Personnel Committee, reported the Committee met with the Ethics Board to review revisions to the Ethics Ordinance. The ordinance will be presented to the Council as soon as the revisions have been completed.

IX. REPORTS OF COUNCIL MEMBERS

No reports presented

X. PETITIONS, REQUEST AND COMMUNICATIONS

8. Access Community Action Agency Community Results Presentation
9. Mansfield Self & RV Storage
10. Notice of Intent to Amend Connecticut Water Quality Standards and to Hold a Public Hearing
11. Building Operator Certification re: W. Hammon
12. CCM Member Dues for FY 2010-11
13. University of Connecticut re: Public Notice of CT DEP Permit Applications for Proposed Activities at Mirror Lake
14. Chronicle "Mansfield's revaluation is officially under way" – 12/19/09
15. Chronicle "Editorial: We offer these threads, needles" – 12/21/09
16. Chronicle "Live from Storrs, council meetings" – 12/21/09
17. Chronicle "Watershed plan miffs Mansfield" – 12/22/09
18. Chronicle "Fitness center planned at the East Brook Mall" – 12/23/09
19. Chronicle "Mansfield council to meet on term goals" – 12/24/09
20. Chronicle "Editorial: We offer these threads, needles" – 12/28/09
21. Chronicle "Letter to the editor" – 12/30/09
22. Chronicle "Fiscal concerns dominate Mansfield's '09" – 12/31/09
23. Mansfield Today "Fitness center planned at East Brook Mall" – 12/28/09
24. Mansfield Today "15 take on the Energy Challenge" – 12/29/09

XI. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Betty Wassmundt, Old Turnpike Road, commented on the Town Attorneys' retainer contract. Ms. Wassmundt questioned the need for appliances and

vending machines in the Town Hall and urged the Council to allow the Town to develop without assistance.

XII. FUTURE AGENDAS

Mr. Paulhus moved and Mr. Ryan seconded to recess the Town Council meeting and move into executive session to discuss pending claims and litigation in accordance with Connecticut General Statutes.

XIII. EXECUTIVE SESSION

Pending claims and litigation in accordance with Connecticut General Statutes §1-200(6) (b)

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

Also included: Town Manager Matt Hart, Director of Public Works Lon Hultgren

XIV. ADJOURNMENT

The Town Council reconvened in regular session.

Mr. Paulhus moved and Mr. Kochenburger seconded to adjourn the meeting at 10:00 p.m.

Elizabeth Paterson, Mayor

Mary Stanton, Town Clerk

I am concerned about the Wellness Center and its future. Right now, it is a shadow of its former self.

As the senior population in Mansfield is growing into the largest senior population ever in Mansfield (thanks to the Baby Boomers), we seniors are finding fewer and fewer wellness programs to serve us.

Through grants and external funding, the Wellness Center used to offer a number of wellness services and programs for seniors:

- A nurses' clinic used to provide assessment, treatment, referral, and education about medical problems.
- The Visiting Nurses Association used to hold clinics twice a month for minimal fees to provide foot care, ear cleaning, blood pressure checks, treatment of minor medical problems, and identification of medical problems that required referral to a physician.
- A Nurse Practitioner used to come to the Wellness Center twice a week to see senior patients with heart disease, accessed patients' medical records from their doctors, and worked with the Senior Services social worker, the patient, and the patient's family to help the patient maintain his/her independence as much as possible, and to access needed financial, legal, housing, and rehabilitation programs.
- UConn Physical Therapy students used to provide P. T. assessments.
- A social worker who worked with a geriatric physician used to conduct assessments of seniors' memory and cognitive functioning and used to refer patients to the geriatric physician who used to see patients once a week at the Wellness Center.
- A driver used to make appointments with seniors and used to drive them to and from drug stores, doctors' appointments, and day surgeries as far away as Farmington.

It's been about seven years since the Town has submitted any grants to bring back these wellness programs for seniors.

As long as the Town cannot afford to fund wellness programs from the Town budget, it's time for the Town to revive its role of seeking grants for wellness programs.

Lida Bilokur
1/11/10

LCSW IS NEEDED FOR SENIOR SERVICES SOCIAL WORKER

Last spring, the Town Council made a budget cut to the Senior Services Social Worker position by reducing the position from full-time to 20 hours a week as of July 1st.

However, instead of reducing her work to half-time on July 1st, Jean Ann Kenny worked full-time from July to December, when she retired. For budgetary purposes, this was comparable to her working 20 hours a week for the year.

I assumed that the Town spent all the funds budgeted for the Senior Services Social Worker position for this fiscal year and wouldn't be able to hire a replacement for Jean Ann Kenny until July 1st 2010.

So I was pleased to learn that the Town is conducting a search to fill the Senior Services Social Worker position, but I am not pleased that the position has been reduced to a 19-hour a week, no-benefits position.

Problem with minimal qualification for Senior Services Social Worker

However, I am more concerned about the Town's changes in the minimum qualifications for the Senior Services Social Worker position. The job duties include "counseling" although the minimum qualification is only "license preferred."

Let me explain. You probably know that a nurse-practitioner can perform the same duties as a registered nurse, but the nurse-practitioner can also perform more complex duties. The difference between a "social worker" and a "licensed clinical social worker" is similar.

MSW vs. LCSW

Social workers earn their Masters in Social Work (MSW) in a two-year graduate program. Every MSW student must work for 20 hours a week in a different field placement each year of graduate school. These placements are in real world agencies where these graduate students are supervised by experienced social workers. If the graduate student provides counseling or psychotherapy in a field placement, that student must have a supervisor who licensed as a clinical social worker.

After obtaining an MSW, a social worker who wants to provide counseling and psychotherapy must get licensed as a clinical social worker (LCSW) by doing 3000 hours of clinical work and get 100 hours of supervision from a licensed clinical social worker.

Then the social worker must take the state's clinical social worker licensing exam in order to become a licensed clinical social worker – an LCSW.

Denise Keane is a licensed clinical social worker.

Confidentiality law for LCSWs

Once the social worker has earned her LCSW, she is qualified to provide counseling and psychotherapy. By law, the patients of a licensed clinical social worker have the right to confidentiality in their contacts with their clinical social worker, just as patients of clinical psychologists, psychiatrists, and physicians do.

Attached to the handout I gave you is the Connecticut State statute regarding licensed clinical social workers' obligation to maintain patient confidentiality.

Since Jean Ann Kenny, LCSW, retired, the only Town employees whose patients have this right to confidentiality are the licensed counselors and therapists in the Youth Service Bureau.

Liability

A clinical social worker is subject to malpractice claims against her, and that is why clinical social workers and/or their employers purchase malpractice insurance.

People who are not licensed as counselors or therapists can be held liable if they provide clinical services that only licensed clinicians can legally provide.

Licensed clinical social workers are subject to discipline for violating patient confidentiality, negligence, etc. by the Department of Public Health. The DPH can put the clinical social worker on probation, require the clinical social worker to engage in continuing education, and even revoke a clinical social worker's license.

Case Management & Supportive Services

So licensed clinical social workers do clinical work, i.e., counseling and psychotherapy.

So what can both licensed and unlicensed social workers do? They can both do "case management" and provide "supportive services," which are also job duties of the Senior Services Social Worker.

Case management and supportive services involve assessing a client's personal, social, health, and financial needs and helping the client identify and access needed resources to improve their functioning.

For example, at Jean Ann's retirement party, she talked about a case where she was asked to intervene with a senior, who was no longer able to handle her financial affairs and who had a severely cluttered house. Jean Ann went through the women's mail and discovered a foreclosure notice from the bank that would go into effect within a week. Jean Ann got a lawyer to prevent the foreclosure and to arrange for the court to appoint a person to take responsibility for the senior's financial affairs. That is case management and supportive service.

Jean Ann Keeny provided case management and supportive services to seniors who faced major life changes, such as health problems, loss of mobility, loss of loved ones, care for

disabled family members, change of residence, adjusting to living on a reduced and fixed income, placing parents and grandparents in senior housing, assisted living, and nursing homes, as well as having children and grandchildren move away and sometimes later return home to live.

Counseling & Psychotherapy for Seniors

Because she was a licensed clinical social worker (LCSW), Jean Ann Kenny also provided counseling for such senior life issues. Also, she diagnosed psychiatric disorders and provided counseling and psychotherapy for a wide range of mental health problems, including depression, panic attacks, and so on.

Need Licensure to Provide Counseling

After Jean Ann retired, the Town revised the job description for the Senior Services Social Worker. One duty of this job is providing "counseling." However, the job ad says that licensure to do counseling is only preferred, not required. As I explained earlier, **no social worker may provide counseling or psychotherapy without being licensed to do so.** (The same is true for "psychologists," "counselors," "marriage & family therapists," and "psychiatrists.")

A "Social Worker" must be a Social Worker

In addition, the job ad calls for **an MASTER'S IN SOCIAL WORK (MSW) . . . OR A MASTERS IN PSYCHOLOGY . . . OR A RELATED FIELD.**

NOBODY CAN CALL THEMSELVES A "SOCIAL WORKER" WITHOUT A MASTER'S IN SOCIAL WORK! So if the Town hires someone with a Master's in Psychology or a related field, the person's job title cannot be "social worker."

If the Town hires a social worker who can only do casework, seniors who need counseling and psychotherapy services will have to be referred to United Services in Willimantic or to psychotherapists in private practice, and the seniors will have to pay for these services. Many seniors are unwilling or unable to go to these outside therapists.

Restore LCSW requirement

I believe that the Town should re-institute the requirement that the Senior Services Social Worker be a licensed clinical social worker so that person may provide both counseling and psychotherapy as well as case management and supportive services.

Search for new Senior Services Social Worker

I think it is important for senior voices to be heard in the selection of the Senior Services Social Worker. I request that seniors have representation on the search committee as well as an opportunity for seniors to meet as a group with each finalist.

Cynara Stites
January 11, 2010

I am speaking to the need for an active Wellness Center, staffed by a geriatric APRN with backup by a geriatric physician; twenty years ago we had such a program, supported by a grant.

Therefore, I would see that one of the requirements in the job description of a Senior Services Coordinator would be that the individual be experienced in the grant writing process.

Our town's aging population is faced with problems of getting transportation to specialists, of fragmented care which is often the case, with lack of family members living nearby; especially now that we have been minus a designated social worker who can address a person's total needs any advocate for a person's needs is up against a bewildering mix of professionals.

A designated social worker and a geriatric nurse working together with family members seems to me the way that Mansfield needs to be headed.

Betty Robinson

The Washington Post

You're only as secure as the retirement home

For some seniors, investments in carefree living are not paying off

By David S. Hiltzenrath
Saturday, October 31, 2009

Is your retirement secure? For some people who thought they had taken care of everything, the answer may be riding on another question: Is your *retirement community* secure?

Anne Bradt, 83, said she and fellow residents thought they had bought themselves worry-free retirements when they put down hundreds of thousands of dollars -- upwards of \$900,000 each -- to move into Sherburne Commons in Nantucket, Mass. Then, a year ago, the nonprofit company that runs the place sought bankruptcy protection. Food service was cut to one meal a day. Activities such as dance and music disappeared, along with the activities director and other members of the staff. Residents could still pull a cord if they needed emergency help in the shower, but they would have to pay extra for the lifeline, and the person answering the call would no longer be on the premises.

Bradt's life became caught up in a complex legal proceeding, with her entire deposit at risk.

"It's been one year of absolute hell," Bradt said. "It's taken its toll physically and mentally."

The recession and the real estate crisis have raised new concerns for people who paid hundreds of thousands of dollars, as much money as it might take to buy a home, just to enter retirement communities. The deposits typically earn seniors the privilege of moving in; they do not confer any ownership in the real estate, and they are in addition to monthly fees that can total thousands of dollars.

In theory, residents can reclaim the money when they move out, or their heirs can recoup it when they die. But the model can break down when the communities' economic assumptions prove too optimistic.

The October bankruptcy filing of another firm -- Erickson Retirement Communities, a major developer and manager of campuses for senior citizens -- casts a spotlight on the risks.

Erickson has been a leader in the world of "continuing care retirement communities" -- CCRCs -- which offer independent living, assisted living and nursing home care. In the Washington area, Erickson communities include Riderwood in Silver Spring and Greenspring in Springfield. People move in while they are still able to live independently, hoping it will be their last major move. One of the main advantages is that seniors can stay in the same community as their health deteriorates, and couples can avoid being separated in their declining years.

For some Erickson residents, including early occupants of the Ashby Ponds development in Ashburn, it may not work out that way. The weak economy prompted Erickson to halt development of several projects before completing the assisted-living or nursing facilities.

Erickson spokesman Mel Tansill wrote that the company's problems "have no direct effect on . . . each resident's right to a refund." Nonetheless, the company's decline has helped illuminate pitfalls that were inherent in its approach.

Erickson promotes its deposits as "100% Refundable," with an asterisk that points to the fine print. Sure enough, there's a catch:

Residents are not entitled to get their money back until management lines up a new tenant for the apartment and the new tenant posts a deposit.

If the demand for apartments at an Erickson community is weak, the community may have an incentive to fill units that have never been occupied before it finds a new tenant for yours. If

Advertisement



Ready to Rebuild Your Retirement?

If you have a \$500,000 portfolio, download the guide by *Forbes* columnist and money manager Ken Fisher. It's called "The 15-Minute Retirement Plan." Even if you have something else in place right now, it *still* makes sense to request your guide!

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you have to wait for your money, you may not have access to the funds you would need to move somewhere else. Instead of keeping deposits in the bank, an Erickson contract says that the community will use them -- to finance development, make repairs or repay someone else.

As of September, almost a third of the completed units were vacant at Ashby Ponds, where, as of August, entrance deposits ranged from \$200,000 for a one-bedroom unit to \$563,000 for a two-bedroom unit, according to regulatory and court filings.

Even before Erickson's bankruptcy, the Senate's Special Committee on Aging had asked the Government Accountability Office to study whether CCRCs are adequately regulated.

"In effect, seniors choosing CCRCs today could be exchanging their assets and income for nothing more than a promise," Chairman Herb Kohl (D-Wis.) wrote in February.

Of course, entrusting your nest egg to a retirement community isn't the only or easiest way to lose it. Putting money in real estate or stocks can end badly, too.

But for residents of troubled communities outside the Erickson empire, Kohl's concerns are hardly hypothetical.

In Northwest Washington, some residents of Ingleside at Rock Creek thought the deposits they paid years ago under "life care contracts" limited the fees they would have to pay for the rest of their lives, according to family members. They were upset when, under financial stress, Ingleside introduced new "ancillary" fees in January for items such as incontinence care, protein supplements and injections.

Ingleside's trouble was that the cost of caring for its residents was outstripping the fees they were paying. "There was a business model here that wasn't sustainable," said Richard Woodard, chief operating officer of the nonprofit.

Wendy Schaetzel, who helps coordinate an Ingleside families group, said the ancillary charges added \$955 to the February fee for her 93-year-old mother, Imogen, bringing the total for the month to \$4,040. Schaetzel said her family was willing to pay more to support Ingleside, but she added: "It's a very significant bite for a lot of people."

In Mount Lebanon, Pa., residents of Covenant at South Hills saw their deposits wiped out under a September bankruptcy court ruling. The community, which had been sponsored by the Jewish organization B'nai B'rith International, was sold to Concordia Lutheran Ministries.

The commonly held notion that residents will be repaid out of future deposits "is quite frankly proving to be a dangerous presumption," said Concordia chief executive Keith Frndak. Residents of the Mount Lebanon community were out of luck because in bankruptcy court their claims ranked behind those of banks and bondholders, Frndak said.

Another casualty of the bankruptcy is the community's kosher kitchen, but the new Lutheran owner has promised to make dietary accommodations.

In Nantucket, a for-profit company is now preparing to buy Anne Bradt's community in a deal that could require residents to settle for smaller refunds than they were originally promised. Bradt's daughter-in-law, Bethesda real estate developer Diane Tipton, says people would do better to choose retirement communities where they can rent their unit or buy it outright -- but not put down deposits that could effectively lock them in while leaving them as unsecured creditors.

Erickson says its restructuring plan, which includes the sale of the business, will enable it to resume building unfinished communities "as the economy improves." In the meantime, Erickson offers recuperation and nursing care in residents' apartments, spokesman Mel Tansill said by e-mail.

Asked how long people have had to wait to get their deposits back, Tansill replied, "Specific data is not readily available."

In an interview, Erickson chief executive Bruce R. Grindrod Jr. said he was touring Erickson properties to assure residents that Erickson's Chapter 11 filing would not affect their lifestyles or day-to-day services.

The deposits are not actually Erickson's responsibility, Grindrod said. Instead, refunding residents' money is the obligation of not-for-profit companies that take ownership of the communities after they are developed and then pay Erickson to manage them, Grindrod said. The nonprofit companies are not in bankruptcy.

When it announced its bankruptcy filing, Erickson said in a news release that the not-for-profit corporations are unaffiliated with Erickson. Tax filings, however, indicate that directors of

such nonprofits and the national umbrella group for almost all of them -- National Senior Campuses Inc. -- share an address with Erickson. If you call the number listed on an Internal Revenue Service filing for National Senior Campuses, don't be surprised if an automated phone system answers: "You have reached the corporate headquarters for Erickson Retirement Communities."

The nonprofit status of the campuses has helped them borrow large sums using tax-exempt bonds.

Historically, there have been limits to the independence that community nonprofits have shown from the for-profit business. Tax filings for nonprofits in the Washington area said some of their officers were also officers of Erickson. Only one of the community nonprofit boards under the National Senior Campuses umbrella solicited competing bids when Erickson's management contract was up for renewal, and that one stayed with Erickson, NSC Chairman Ronald E. Walker said. To assert greater control, many of the nonprofits negotiated month-to-month contracts with Erickson as the company's financial troubles loomed, Walker said.

Erickson communities offer the possibility of financial aid for residents who run out of money. For example, if residents deplete their funds, Ashby Ponds Inc. will tap their deposits and then help them remain at the community by cutting their monthly fees -- to "the extent that it is financially feasible," an Ashby Ponds contract says. Indeed, an Ashby Ponds filing with the IRS cites that policy as one of the reasons the organization qualifies for a tax exemption.

"We have never forced anyone out due to an inability to pay," Walker said.

Financial aid comes from "benevolent care" funds that collect charitable contributions from residents and others, Walker and Grindrod said. Residents have been encouraged to contribute in a variety of ways, including donating their entrance deposits and naming the fund as beneficiary of their life insurance policies.

"None of the Benevolent Care Funds at our communities has been exhausted; there is no concern that they will be exhausted," Erickson's Tansill said in a written response to questions from The Washington Post.

The annual report for Ashby Ponds said its benevolent care fund ended 2008 with \$643 -- enough for about two days of nursing care for one person at the average Erickson rate. Contributions from residents and other fundraising efforts did not begin until this year, the report said.

The latest annual report for Erickson's Greenspring community in Springfield, which has been open for a decade, said its benevolent care fund expended \$722,995 in 2008 and ended the year with a zero balance.

Asked for clarification, the Erickson spokesman said Greenspring's board augmented the fund by dipping into the community's cash reserves.

Staff researchers Eddy Palanzo and Julie Tate contributed to this report.

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Mansfield, Connecticut Town Council Meeting Jan. 11, 2010
Public comment by David Freudmann, 22 Eastwood Rd.,
Storrs, CT 06268, 860-429-0763
Topic: Economic Development - Four Corners vs. Storrs Center

At the goal-setting workshop at the Town Council meeting of December 28, 2009, I was both encouraged and discouraged by comments made about economic development in Mansfield. I was encouraged that everybody favored economic development. But several Council members elaborated on that with comments such as "I'd like to see progress on the Four Corners and Storrs Center projects." The two projects are very different.

The Four Corners project is both necessary and wise. The area is in a strategically important location. The junction's commercial potential has been proven, as the immediate area sports a professional park, grocery store, liquor store, two banks, car repair shops, a gas station, restaurants, drug store, hardware store and the Holiday Mall. When water and sewer are available, I have little doubt that before long there will be interested private investors giving properties like the Kathy Johns corner a closer look. In promoting economic development, government has a role in providing the basic infrastructure, like public water and sewer, necessary to create the conditions conducive to growth.

In contrast, the Storrs Center project is an example of what government should not be doing. The Town of Mansfield created a costly municipal development agency, the Mansfield Downtown Partnership, to promote a retail and residential project that the free market system is uninterested in doing on its own. That is a recipe for failure. Last month, on December 14, 2009, I brought examples of failed public-private partnerships to your attention. Storrs Center has had water and sewer and the rest for fifty years. But it lacks the conditions necessary to attract private investors beyond what there is already there. The conditions lacking include, but are not limited to, being at an important crossroads, or along a major artery, or being in a topographically favorable location with room to expand or being in a place that has a large year-round population base, and where that population base is not already well served by nearby suppliers of goods and services.

Mansfield has commissioned and continues to commission expensive studies, analyses, advice and legal work from consultants such as Economic Research Associates, Walker Parking, Lee Cole-Chu, O'Brien and Johnson, Day Pitney, Phil Michalowski and others, and even a broker, Cushman and Wakefield, (please see note) that seeks tenants for the developer (at the town's expense). Complex negotiations and related tasks have burdened two town managers and their staffs for over eight years. I estimate that the town has already squandered over \$1.5 million on this. And legal bills mount as negotiations between the town and master developer Leyland Alliance continue.

- - cont. - -

Looking forward, if you approve this project, then the fiscal situation will worsen. Item - Mansfield will be required to pay hundreds of thousands of dollars in relocation costs for the businesses now in Storrs Center. I refer you to the August 2005 Relocation Agreement. Item - The town will have to own parking garages. I estimate that garage #1 will lose well over half-a-million dollars per year. I refer you to the March 23, 2009 Parking Study, whose projections for revenue and operating costs are flawed and unrealistic. Item - The town will likely be committed to helping the developer or his retail tenants with financing, tax abatements, fee waivers and rental subsidies. After all, isn't that what those negotiations with Leyland and the Council's executive sessions are about?

When dealing with economic development, the Four Corners Sewer and Water project is an example of government tending to its knitting and doing the right thing. But the Storrs Center project, in all its myriad entanglements, is an example of government overreach and disrespect for market realities. Its failure from a fiscal standpoint is a given. Ownership of a parking garage will, like the proverbial albatross, hang around our necks for decades. What remains to be seen is the extent to which good money will be thrown after bad, and what measure of time, money and pain will be exacted before the Town Council, either this one but if not this one then undoubtedly a future one, can no longer ignore the obvious.



David Freudmann

Note

Economic Research Associates: Consultant Shuprotim Bhaumik publicly reviewed the Fiscal Impact Analysis on 11/24/08. He concurred with the FIA drafted by HR&A Associates, consultant for Leyland Alliance. Walker Parking: Consultant Andy Hill presented a parking study on 3/23/09. Lee Cole-Chu: Attorney for the town's municipal development agency, the Downtown Partnership. Day Pitney and Dennis O'Brien, the town's attorney, contribute(d) to the legal efforts associated with the Storrs Center project. Phil Michalowski: Relocation consultant for the Partnership. Cushman and Wakefield: Broker for the town who seeks tenants for the Storrs Center project. Presumably, its efforts are akin to those of Montreal-based Live Work Learn Play, who performs the same function on behalf of developer Leyland Alliance.

Town Manager's Office
Town of Mansfield

Memo

To: Town Council
From: Matt Hart, Town Manager *Matt*
CC: Town Employees
Date: January 11, 2010
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

- *FY 2010/11 Budget* – today Cherie Trahan and I commenced our review of departmental budget submissions; these sessions will extend over the next few weeks. On a related point, Sara-Ann will contact you later this week to schedule your annual budget/finance retreat. Our preference would be to schedule this session for early February, specifically Saturday, February 6, 2010 if that date works for the Council.

Council Requests for Information/Council Business

- *Conference on Municipal Shared Services in Connecticut* – this coming Thursday a number of you are attending this session at Central Connecticut State University with me. The conference starts at 9:00 AM; consequently, I recommend that we meet at my office at 7:45 AM to carpool. The session ends at 3:00 PM and I anticipate that we will return to Mansfield by 4:00 PM.
- *Connecticut Water Company Application for Fee Increase* – at your last meeting, the Town Council asked staff to contact CT Water to inquire about the anticipated increase for an average Mansfield customer, as well as the process the company will use to inform citizens of the proposed rate increase. I spoke with a local representative from CT Water and he advised me that it was difficult to project an anticipated increase for Mansfield customers alone; consequently, he referred me to the company's December 2, 2009 letter which references an average increase of \$11 per month for the typical residential customer. The company will continue to keep its customers informed of the rate setting process through the use of bill inserts and other means.
- *Town Tour* – it appears as though February 4, 2010 is the best time for the Council tour of town facilities. Let's plan to meet at my office at 8:00 AM; I expect that we will complete the tour by noon. The tour will complete the Council's orientation and at a later date I would appreciate any feedback that you might have regarding the orientation process.

Departmental/Division News

- *Firefighter/EMT* – I am pleased to announce that Willard Cornell has been appointed as a full-time Firefighter/EMT to fill one of two vacancies. Will has served the community for many years as a part-time firefighter and volunteer and I am confident that he will do a fine job in his new role. Congratulations Will!
- *Senior Services* – Patricia Richardson resigned from her position as Senior Services Coordinator effective December 31, 2009. Patty had been with the Senior Center since 2003, and was instrumental in expanding a variety of programs that have been offered to seniors. The Town will be recruiting for a new coordinator, but in the interim Marilyn Gerling will be filling this position on a part-time basis. Marilyn retired from the Town in 2003, and we appreciate her willingness to come back to assist us during this transition period. Marilyn will be working closely with the Senior Center staff, and Kevin Grunwald and Kathy Ann Easley will continue to provide social work services until the Senior Service Social Worker position is filled.

Future Agendas

- *Meeting with State Legislators* - typically the Town Council will meet with its state representatives each year around the start of the legislative session. This session provides the Council with an opportunity to discuss issues local importance as well as pending legislation with our legislators. Assuming the Town Council is comfortable continuing with this practice, staff will invite State Senator Donald Williams and State Representative Merrill to an upcoming Council meeting.

Upcoming Meetings*

- Youth Service Bureau Advisory Board, January 12, 2010, 11:30 AM, Conference Room B, Audrey P. Beck Municipal Building
- Finance Committee, January 12, 2010, 6:00 PM, Conference Room B, Audrey P. Beck Municipal Building
- ~~Parking Steering Committee for Storrs Center, January 12, 2010, 6:00 PM, Mansfield Downtown Partnership Office~~
- Historic District Commission, January 12, 2010, 8:00 PM, Conference Room B, Audrey P. Beck Municipal Building
- Public Safety Committee, January 13, 2010, 3:00 PM, Conference Room B, Audrey P. Beck Municipal Building
- School Building Committee, January 13, 2010, 5:00 PM, Council Chambers, Audrey P. Beck Municipal Building
- Zoning Board of Appeals, January 13, 2010, 7:00 PM, Council Chambers, Audrey P. Beck Municipal Building
- Planning and Zoning Commission, January 19, 2010, 7:00 PM, Council Chambers, Audrey P. Beck Municipal Building
- Committee on Committees, January 19, 2010, 7:00 PM, Conference Room C, Audrey P. Beck Municipal Building
- Conservation Commission, January 20, 2010, 7:30 PM, Conference Room B, Audrey P. Beck Municipal Building
- Communications Advisory Committee, January 25, 2010, 7:00 PM, Conference Room C, Audrey P. Beck Municipal Building
- Town Council Meeting, January 25, 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.*

TOWN OF MANSFIELD
OFFICE OF THE TOWN COUNCIL



ELIZABETH C. PATERSON, Mayor

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

January 11, 2010

Board of Education
Regional School District #19
1235 Storrs Road
Storrs-Mansfield, Connecticut 06268

Re: Agreement between Region 19 Board of Education and Region 19 Administrator's Association

Dear Board of Education members:

As you may know, the Mansfield Town Council recently reviewed the agreement that the Region 19 Board of Education negotiated with its administrator's association. The council decided against asking the town manager to request a district meeting to consider the proposed contract, as provided under state statute. However, the council did wish to express its concern regarding the economics of the agreement, particularly the negotiated wage increases, which appear to be inconsistent with recent settlements negotiated with municipal and school employees. In Mansfield, for example, we were able to negotiate a wage freeze for all town employees that helped us to address a significant revenue shortfall and to balance the budget for the current fiscal year. The principle of fairness and shared sacrifice is very important to the council.

I appreciate your efforts and leadership during these difficult economic times and encourage ongoing dialogue between the town council and the board of education.

Sincerely,

Elizabeth C. Paterson
Elizabeth C. Paterson
Mayor

CC: Bruce Silva, Superintendent of Schools
Town Council
Matt Hart, Town Manager

Comments on Goal Setting as reflected in the minutes and agenda

Denise Keane, Meredith Lindsey, Chris Paulhus

1. The brainstorming session in which we went around the table offering up topics should not include names. Council members were not asked to enumerate all the topics with which they were concerned, but to mention their priorities. If someone had already mentioned a topic for the list, it was not necessary to mention it again. By putting names next to issues, it can imply that anyone not so listed is not concerned about that issue – which is simply inaccurate.
2. Goal #2 – we would like to see the objectives listed in the following order with the following amendments:
 1. Develop an agreement between the Town and the developer, Leyland Alliance that protects Mansfield's interests
 2. Begin demolition of buildings to be retired.
 3. Break ground on new building(s) prior to the end of the Council term.
 4. Provide Council support to MDP to accomplish the stated objectives.
- Goal #3 – Make a decision.....point of clarification: *What authority does the Council have in this?*
We would like to add the following objective:
"Protect quality of educational system."
- Goal #4 – we would like to add the following objective: "Minimize expenses and mill rate increases."
We would also like to see the vision Point "Regionalism" listed with Government for this goal.
- Goal #5 – we would like to reword this goal to:
"Improve quality of life for residents of neighborhoods impacted by student housing."
- Goal #6 – we would like to change the word "maintain" to "improve".
In the first objective we would like to change the wording to add the words "questions and responses" after the word "ideas".
We would like to add the following two objectives:
"Develop more avenues for communication to the public."
"Set office hours for all council members."
- Goal #8 – we would like to add the objective "Remediate environmental issues".
3. We would like to see a goal for every vision point, so we would suggest adding the following goal and objective:
Goal: Maintain the overall character of the town.
Objective: continue open space acquisition and preservation.

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LEGAL NOTICE
TOWN OF MANSFIELD
PUBLIC HEARING JANUARY 25, 2010
“An Ordinance Regarding Off Street Parking on Residential Rental Property”

The Mansfield Town Council will hold a public hearing at 7:30 PM at their regular meeting on January 25, 2010 to solicit public comment regarding a proposed ordinance titled “An Ordinance Regarding Off Street Parking on Residential Rental Property.”

At this hearing persons may address the Town Council and written communications may be received. Copies of said proposals are on file and available at the Town Clerk’s office: 4 South Eagleville Road, Mansfield, Connecticut. Information is also available on the Town’s website (mansfieldct.org)

Dated at Mansfield Connecticut this 14th day of January 2010

Mary Stanton, Town Clerk

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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; Michael Nintean, Director of Building and Housing Inspection; Gregory Padick, Director of Planning
Date: January 25, 2010
Re: Ordinance Regarding Off-Street Parking on Residential Rental Property

Subject Matter/Background

At the last Council meeting, staff introduced the attached draft Ordinance Regarding Off-Street Parking on Residential Rental Property. Council has scheduled a public hearing for Monday's meeting and we have added the proposal as a business item to provide the Council with an opportunity to debrief the public hearing and to discuss the draft.

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 for certain residential rental properties. (Parking conditions at many of these properties have contributed to unsafe, blighted and congested conditions and other negative impacts for neighborhoods around town.)

Under this proposal, 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, also contains standards for parking areas and enforcement provisions.

To respond to a question raised by Council at the January 11th meeting, the draft ordinance does not specifically address excess parking for occasional or infrequent gatherings. However, in sections 6A, 6D, 10B and 10C, which provide for potential enforcement actions, the draft ordinance uses the word "may." The use of this term was intentional to allow enforcement officials some practical flexibility in addressing potential violations. The overall goal of the provision is to eliminate unsafe and/or blighted conditions and we expect the ordinance to be enforced by existing staff in a manner consistent with this objective. Staff did consider incorporating a provision to exempt occasional/infrequent gatherings but in our view this approach raised many issues, particularly with respect to defining and consistently enforcing occasional or infrequent parking violations and potentially exempting a serious violation of this parking provision.

Mansfield's Committee on Community Quality of Life has endorsed the overall approach represented by the proposed ordinance.

Financial Impact

Recall at the last meeting I reported that staff would re-examine the financial impact of the proposal to the town to determine whether we would be able to achieve close to full cost recovery with the proposed fee. Based upon our most recent review, staff recommends increasing the proposed fee from \$25 to \$35 per dwelling unit, which fee would generate approximately \$12,600 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. We also expect that future enforcement costs would be offset by the proposed \$90 fine.

In addition to the initial application fee and potential cost of preparing a parking space site plan, most property owners would incur a cost for implementing necessary parking improvements. To comply with the ordinance, some property owners would simply have to depict on a site plan existing parking areas and no new improvements would be necessary. In other cases, owners would need to construct new parking areas that comply with the ordinance standards. A majority of sites would fall somewhere in between these extremes. The ordinance does not mandate paved surfaces but does require a dust free surface, drainage, where necessary, and barriers to define and separate the parking areas from the rest of the site. The proposed standards are contained in Section 6.D.1 of the draft ordinance and to address specific site constraints or other factors that would result in exceptional difficulty or unusual hardship, the ordinance provides for modifications on a case-by-case basis (see section 8).

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

Since the January 11th submission of the ordinance to the Town Council, staff has revisited the exemption and fee provisions and now recommends the following revisions to the draft:

1. In Section 5. Applicability, replace the last clause, "which is exempt" with the following: "and Residential Rental Property containing a dwelling unit which is the owner's primary place of residence in which he or she remains for more than half of the calendar year, which are exempt." This proposed revision is designed to utilize exemptions that are consistent with the Town's existing Housing Ordinance and reflects the Town's experience that on most owner occupied properties, motor vehicle parking has not created unsafe or blighted conditions.
2. In Section 7. Fees replace "Twenty-Five Dollars (\$25)" with "Thirty-Five Dollars (\$35)." This change is designed to more accurately reflect the expected cost of

staff time needed to review and approve Parking Space Site Plans and to inspect required improvements.

Upon obtaining public comment, the Council may wish to make further revisions to the draft ordinance.

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.

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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
Date: January 25, 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 December 28, 2009 meeting. At your January 11th meeting, the Council requested more time to consider whether any additions or revisions to the draft would be appropriate.

For your reference, I have attached the suggestions presented by Councilors Keane, Lindsey and Paulhus. There was also a concern raised about included the names of specific councilors on the worksheet titled "Identification of Key Issues." Please note we have included this worksheet for the Council's reference purposes only. We have also modified the worksheet to add a note to clarify that the names listed on the worksheet consist of those members who made verbal comments and the listing does not serve as an indication of individual priorities.

Recommendation

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.

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. At your previous meeting, I also suggested that the Council consider adding the document to the Council's Policy Index. I have thought about this later recommendation somewhat further and can see some potential complications in that the goal list would become dated within a few years time. Consequently, if the Council does wish to add the document to the policy index, you may wish to specifically reference the current Council term.

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 for the two-year Council term expiring on November 8, 2011, as these goals and objectives may be modified from time-to-time, to the Council Policy Index.

Attachments

- 1) Town Council Goals and Objectives, January 11, 2010 Draft
- 2) D. Keane, M. Lindsey, C. Paulhus re Comments on Goal Setting
- 3) Resolution to Adopt Town Council Policy Index

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

January 11, 2010 Draft

- 1 Goal: Embrace sustainability
Objective: Use as a principle in decision making
Mansfield 2020 Vision Point: Sustainability and Planning

- 2 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

- 3 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

- 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
Mansfield 2020 Vision Point: Government

- 5 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

- 6 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

- 7 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

- 8 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

TOWN COUNCIL - IDENTIFICATION OF KEY ISSUES

The names listed on the worksheet consist of those members who made verbal comments and do not serve as an indication of individual priorities.

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	Toni, Peter, Gregg, Betsy, Chris, Peter Gregg Gregg, Chris

Maintaining quality services		
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	Increase community involvement 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. 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	Meredith, Bill, Toni, Betsy Meredith Meredith Bill Toni Toni Betsy
Transportation	Increase public transit opportunities and seek partnerships to make it happen.	Betsy

Comments on Goal Setting as reflected in the minutes and agenda

Denise Keane, Meredith Lindsey, Chris Paulhus

1. The brainstorming session in which we went around the table offering up topics should not include names. Council members were not asked to enumerate all the topics with which they were concerned, but to mention their priorities. If someone had already mentioned a topic for the list, it was not necessary to mention it again. By putting names next to issues, it can imply that anyone not so listed is not concerned about that issue – which is simply inaccurate.

2. Goal #2 – we would like to see the objectives listed in the following order with the following amendments:

1. Develop an agreement between the Town and the developer, Leyland Alliance that protects Mansfield's interests
2. Begin demolition of buildings to be retired.
3. Break ground on new building(s) prior to the end of the Council term.
4. Provide Council support to MDP to accomplish the stated objectives.

Goal #3 – Make a decision.....point of clarification: *What authority does the Council have in this?*

We would like to add the following objective:

"Protect quality of educational system."

Goal #4 – we would like to add the following objective: "Minimize expenses and mill rate increases."

We would also like to see the vision Point "Regionalism" listed with Government for this goal.

Goal #5 – we would like to reword this goal to:

"Improve quality of life for residents of neighborhoods impacted by student housing."

Goal #6 – we would like to change the word "maintain" to "improve".

In the first objective we would like to change the wording to add the words "questions and responses" after the word "ideas".

We would like to add the following two objectives:

"Develop more avenues for communication to the public."

"Set office hours for all council members."

Goal #8 – we would like to add the objective "Remediate environmental issues".

3. We would like to see a goal for every vision point, so we would suggest adding the following goal and objective:

Goal: Maintain the overall character of the town.

Objective: continue open space acquisition and preservation.



Town Council



Rules of Procedure
(adopted 9/8/2008)

Town Manager

Town / University
Relations

Committees

Legislative Policies

Administrative Policies

Proclamations

Strategic Planning
Committee

Whereas from time to time the Council passes resolutions that represent, in whole or in part, broad statements of policy; and

Whereas, although these policy statements are not binding on future Council action, it is advisable to have these statements organized and available to the public:

Therefore be it Resolved, that

The Town Clerk shall maintain a document, in both printed and electronic updateable forms, entitled "Policy Resolutions of the Mansfield Town Council." The printed version shall be available at the Town Clerk's office, the Town Manager's office, and the Mansfield 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.

Agendas & Minutes

Town Council

Committee on
Committees

Finance Committee

Personnel Committee

Regionalism
Committee

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

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

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

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

Adopted March 10, 2008

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; Louise Bailey, Library Director
Date: January 25, 2010
Re: Discussion with Library Advisory Board

Subject Matter/Background

The Mansfield Library Advisory Board has requested some time on Monday's agenda to review a few key issues, particularly the role and responsibilities of the board concerning budget deliberations and library operations. To accommodate the members of the advisory board, I recommend that the Council move this item up in order of business for Monday's agenda.

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; Kevin Grunwald, Director of Human Services
Date: January 25, 2010
Re: Senior Services

Subject Matter/Background

Councilors have requested that this item be placed on the agenda to provide for a discussion of issues regarding senior services. Staff would also welcome an opportunity to discuss and clarify the various issues that have been raised and to share some thoughts we have at a staff level to enhance our current resources for senior services. Kevin Grunwald has prepared a short presentation (see attached) to facilitate Monday's discussion.

Attachments

- 1) Presentation, Senior Service Overview

SENIOR SERVICE OVERVIEW

Kevin Grunwald
Mansfield Town Council
January 25, 2010

What Is Senior Services?

- To me, old age is always 15 years older than I am.
– Bernard M. Baruch, 1940, *US businessman & politician (1870 - 1965)*
- Opportunities for seniors aged fifty-five and over to maintain and improve their physical, mental, social and emotional well-being so that life is stimulating, full and enjoyable.
- Various creative, educational, recreational and social activities at the Mansfield Senior Center.
- Support groups, computer classes, health programs, exercise classes, bingo, art classes, chorus, meals, trips and volunteer opportunities.
- Health screenings, immunization, social services, case management and medical services through a variety of programs.

Organizational Structure

- Program of the Department of Human Services.
- Includes a Coordinator, part-time Social Worker, 1.5 FTE Administrative Staff and a .7 Food Service Employee.
- Staffing is supported by volunteers, including reception and food service.
- Programming is supported by committees of the Mansfield Senior Center Association.

Collaborative Partners

- Mansfield Senior Center Association and its Sub-Committees
- Commission on Aging
- Thames Valley Council for Community Action
- VNA East
- Community Companions and Homemakers
- Generations Health Clinic
- The University of Connecticut

Social and Recreational Programs

- Congregate meals and Meals on Wheels.
- Computer Classes
- Bingo, chorus, bridge and mah jong.
- Classes in art, jewelry, woodworking and photography.
- French Group
- Wii Bowling
- Intergenerational programs
- Travel and Theater

Wellness Services

- Case Management
- Exercise Classes; including therapeutic exercise.
- Wii Fit
- Health Screenings (skin cancer, hearing, balance)
- Support Groups (Low Vision, Alzheimer's Caregivers)
- Flu Vaccination
- Preventative Dental Services
- Podiatry, reflexology, therapeutic massage, ear and foot care.

Wellness Center History

- Started and funded by a grant through UConn.
- Operated as a satellite clinic by Windham Hospital until 2002.
- Town hired a nurse practitioner to conduct screenings; later shifted to VNA East.
- Committee of the Association explored expanding geriatric services in 2008, but ultimately recommended not to.
- Options include establishing a satellite clinic, as well as providing “stand alone” services.

Staffing Changes

- Proposed modification of Senior Services’ Coordinator position.
 - Change job title to Senior Center Coordinator.
 - Focus on facility management and program planning and activities.
 - Wellness functions shift to the Senior Social Worker.
- Senior Social Worker
 - Focus on case management, referral, coordination of wellness services.
 - State law requires licensing for clinical social work practice:
“evaluation, assessment, diagnosis and treatment of biopsychosocial dysfunction, disability and impairment, including mental, emotional, behavioral, developmental and addictive disorders, of individuals, couples, families or groups.” Confidentiality is independent of licensing.
 - Position reports to the Director of Human Services.

Relocation of Human Services Administration

- Advantages:
 - Potential for more efficient use of existing space.
 - Increases administrative support at the Senior Center.
 - Consolidates social work staff in one location.
- Disadvantages:
 - Limits use of space for senior programs.
 - Separates Youth Service Bureau from the rest of the Human Service Department.

Challenges

- Disproportionate growth of the aging population in Mansfield, along with expanding needs and expectations.
- Growing diversity of the “senior” population.
- Level of staffing required to maintain the current level of programs and services.
- Limitations of the physical plant, including parking limitations.
- Short-term nature of grant-funding opportunities.

Needs

- Access to and awareness of transportation alternatives.
- Supported housing and in-home services.
- Senior employment/second career opportunities.
- Adequate space to conduct programming and expand services as necessary.

Volunteer Driver Program

- Remind residents of existing transportation alternatives, including Dial-A-Ride.
- Review of best practices includes areas of driver screening and training, vehicle inspections and background checks.
- Staffing requirements include time to schedule rides, recruit and manage volunteer drivers.
- Options may be expansion of our Rideshare program or partnership with another town.

Assisted Living Update

- Masonicare recognized in 2008 as a “preferred developer” to develop, build and operate an Independent/Assisted living facility for seniors in the Town of Mansfield.
- Purchase option for property on Maple Road extended through 2011. Development will start when credit markets improve.
- Preliminary discussion with UConn representatives to secure rights to sewer use.
- Current models in place include rental and buy-in, with both available within Masonicare communities.

Recommendations

- Proceed within the existing committee structure including the Commission on Aging and Mansfield Senior Center Association, and utilize the work done as part of Mansfield 2020.
- Differentiate between what can be offered under the umbrella of a municipality, and what may be offered by specialized providers.
- Become sensitized to the broad spectrum of the needs of the group described as “seniors.”



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant to Town Manager
Date: January 12, 2009
Re: Proclamation in Honor of Wear Red Day for Women

Subject Matter/Background

Friday, February 5, 2010, is the seventh annual National Wear Red Day for Women. On this day, Americans nationwide will take women's health to heart by wearing red to show their support for women's heart disease awareness. Although significant progress has been made to increase awareness, many women fail to make the connection between risk factors and their personal risk of developing heart disease.

Attached please find a proposed proclamation designating February 5, 2010 as *National Wear Red Day for Women*. The *National Wear Red Day for Women* is part of the American Heart Association's campaign to increase awareness and to educate the public regarding the proper treatment of heart disease in women.

Recommendation

Staff recommends that the Council adopt the proclamation as presented. If the Council supports this recommendation, the following motion is in order:

Move, effective January 25, 2010, to designate February 5, 2010 as National Wear Red Day for Women in the Town of Mansfield and to authorize the Deputy Mayor to issue the proclamation as presented by town staff.

Attachments

- 1) Proclamation Designating February 5, 2010 as National Wear Red Day for Women



Town of Mansfield

Proclamation in Honor of Wear Red Day for Women

Whereas, diseases of the heart are the nation's leading cause of death and stroke is the third leading cause of death; and

Whereas, cardiovascular disease claims the lives of nearly 460,000 American females each year, approximately one death per minute; and

Whereas, each year, 53% of all deaths due to cardiovascular disease and 61% of stroke deaths occur in females ; and

Whereas, too many women die each year because they are unaware that heart disease is their No. 1 killer; and

Whereas, in 2010, the direct and indirect cost of cardiovascular diseases in the U.S., including stroke, is estimated to be \$503.2 billion; and

Whereas, nearly as many women die of heart disease, stroke, and all other cardiovascular diseases than the next five leading causes of death combined, including all cancers; and

Whereas, only 21% of women consider cardiovascular disease their greatest health risk; and

Whereas, February is designated as American Heart Month; and

Whereas, Go Red For Women® is the American Heart Association's national call to increase awareness about heart disease – the leading cause of death for women – and to inspire women to take charge of their hearth health; and

Whereas, all women should learn their own personal risk for heart disease, using tools such as the American Heart Association's Go Red For Women® Heart CheckUp, Go Red For Women® Better U and by talking to their healthcare provider; and

Whereas, making the right choices relating to proper nutrition, physical activity, other healthy lifestyle choices are essential to living a heart healthy life; and

Whereas, by choosing to speak up about heart disease, we can save lives using the power of our very own voices:

NOW, THEREFORE, I, Gregory Haddad, Deputy Mayor of the Town of Mansfield, Connecticut, in recognition of the importance of the ongoing fight against heart disease and stroke, do hereby proclaim February 6, 2009 to be Wear Red Day for Women in Mansfield and urge all citizens to wear red in recognition of family, friends and neighbors who have suffered from heart disease, and as a show of support to fight it. By increasing awareness of the risk factors for this devastating disease and taking actions to reduce them, we can save thousand of lives each year.

IN WITNESS WHEREOF, I have set my hand and caused the seal of the Town of Mansfield to be affixed on this 25th day of January in the year 2010.

Deputy Mayor, Town of Mansfield

TOWN OF MANSFIELD
Energy Education Team
Minutes of the Meeting
December 15, 2009

Present: Spurlock, Nash, Britton (chair), Loxsom, Williams, Walton (staff)

The meeting began at 7:10 p.m.

The minutes from November 17, 2009 minutes were reviewed and accepted.

Britton reported that Mansfield's Director of Maintenance, Bill Hammon, briefed the Sustainability Committee on the green initiatives that the Mansfield maintenance department has taken over the past five years. The committee suggested that for a future project, the Energy Education Team work on the Safe Walk to School Program, which provides financial assistance to build sidewalks.

The energy coaches reported on their progress with the energy challenge in-house visits. By using the infrared imaging camera Loxsom identified a lot of infiltration problems at Glenridge. Loxsom stated that the camera has been most useful in locating missing insulation. Walton will work with Loxsom to arrange infrared readings for the other participating households that have requested it. Walton noted that some of the materials in the starter kit had been returned to her because the materials are not needed. Kill-A-Watt meters are available to loan to the households. Walton asked for likely candidates to be filmed for Channel 14 so that she can start making arrangements with Miriam Kurland. Britton stated that he and Hoyle had not started their visits. Loxsom and Nash completed their visits. Spurlock and Walton made two visits. Britton stated that motivating participants to make changes will be the key to the success of this challenge. Written recommendations and follow-up calls with the households were a few strategies discussed.

Walton reported that the fluorescent lighting sales vendor, TechniArt, does sell EnergyStar rated bulbs. Walton stated that she is getting spent bulbs back (for recycling) from the sales they hosted a few years ago and is not convinced that top quality bulbs were sold. The Team suggested that since compact fluorescent bulb prices are dropping, staff should look into other bulb ratings besides Consumer Report and, rather than offer another sale, advise residents on the best bulbs to purchase.

Walton reported on the Town's 20% by 2010 status. The Town needs twelve more CleanEnergyOptions sign-ups before earning another 1 kilowatt solar panel. Williams suggested that a thermometer be placed on the website and that this is better publicized. Members will promote CleanEnergyOptions with the households they are coaching.

Walton was approached by a geothermal installer who offered to make a presentation in Mansfield on residential geothermal systems. Loxsom stated that Eastern Connecticut State

University was also planning a residential geothermal presentation some time in February or March. It was decided to help publicize the ECSU presentation. Williams suggested that the presentation be placed in the trash bill notice.

Walton reported that at the end of November, the Connecticut Clean Energy Fund approached the Town about taking part in a Department of Energy grant (stimulus money). The Town agreed to participate in "The Clean Energy Communities Program- Community Energy Savings Project" which, if funded, would assist fourteen Connecticut municipalities with a team of public, private, academic and non-profit organizations. The project would help households set specific, measurable goals for energy efficiency, conservation and clean energy usage, and provide support in meeting these goals. The grant deadline was December 14, 2009 with awards made in March 2010.

Williams asked that the team put together a list of certified energy contractors. Britton stated that installers or contractors must qualify in order to participate in the various clean energy fund incentive programs.

Walton reported that a regional energy task force meeting will be held in Ashford on December 16. Walton will be interviewed about Mansfield's energy challenge for Channel 14 on December 16.

The meeting was adjourned at 9:00 pm.

Respectfully Submitted,

Virginia Walton
Recycling/Refuse Coordinator

Cc: Lon R. Hultgren, Director of Public Works, Members, file, Town Manager, Town Clerk

MANSFIELD AGRICULTURE COMMITTEE

Minutes of May 26, 2009 meeting

Audrey P. Beck Municipal Building

Conference Room C, 7:30 p.m.

1. Acting Chairman, Charlie Galgowski

2. PRESENT: Charlie Galgowski and Vicky Wetherell. Also attending: Jennifer Kaufman.

3. Develop and approve AGvocate application-

Members present prepared a draft of the AGvocate application to apply for free staff support to promote tools for municipal agricultural viability. Jennifer will draft the application and circulate to members. Staff will ultimately be responsible for submitting the application.

4. Adjourn. Meeting adjourned at approximately 9:30 pm.

MANSFIELD AGRICULTURE COMMITTEE
Minutes of September 2, 2009 meeting
Audrey P. Beck Municipal Building
Conference Room B, 7:30 p.m.

1. Acting Chairman, Charlie Galgowski, called the meeting to order at 7:35.
2. PRESENT: Charlie Galgowski, Carol Stearns, Bill Palmer, Vicky Wetherell. Also attending: Jennifer Kaufman, Greg Padick, Rudy Favretti, Ed Wazer.
3. Minutes of the July 1, 2009, meeting were approved.

Continuing Business

4. Proposed Revisions to Mansfield's Zoning Regulations Re: Agricultural Uses

The committee (and others attending) discussed a process to draft proposed zoning regulations for PZC's consideration by next spring. The goal is that the committee and the PZC Regulatory Review Committee would be in agreement about the proposed regulations before they are brought to a public hearing.

Greg recommended that a subcommittee of representatives from both committees meet to (1) gather information, (2) make general recommendations that would be reviewed by the full committees, and (3) draft revised regulations for review by the full committees before a public hearing.

Possible subcommittee actions: Collect information from outside sources, such as other towns and agricultural organizations; request input from local agricultural operators and individuals with agricultural activities; refer to Rudy's list of items to be considered when creating farm regulations.

Some issues to address: need clear language in the regulations, need to state how a wetland is defined for these regulations, have as few items in the regulations as possible, have regulations (perhaps separate subsections) that address three types of agricultural activities: commercial farm operations; hobby farms, and horse owners in subdivisions.

New Business

5. Regional Agricultural Project

The committee discussed inviting those with agricultural interests in surrounding towns to a meeting in the winter to discuss common issues that could be best addressed on a regional level. Possibly a speaker would be included in the meeting.

6. Outreach Activities

The committee discussed having an exhibit at the Know Your Towns Fair, perhaps using a display currently at the Mansfield Historical Society's museum. Vicky will inquire.

7. The meeting adjourned at 8:55. Next meeting on November 4, 2009.

MANSFIELD AGRICULTURE COMMITTEE
Minutes of November 4, 2009 meeting
Audrey P. Beck Municipal Building
Conference Room C, 7:30 p.m.

1. Acting Chairman, Al Cyr, called the meeting to order at 7:35.
2. PRESENT: Al Cyr, Charlie Galgowski, Bill Palmer, Kathleen Paterson, Ed Wazer, Larry Lombard, Vicky Wetherell.
3. Minutes of the September 2, 2009, meeting were approved.

Old Business

4. Regional meeting

The committee continues to pursue a winter regional meeting. A flyer was circulated about a November 30 regional meeting, "Promoting Agricultural Viability." Bill and Larry will attend and report back.

5. Zoning Regulations re: Agricultural Uses

Committee members asked if there was any progress on setting up a subcommittee meeting concerning revision of these regulations. Greg Padick will be contacted for an update.

New Business

6. Dates for 2010 meetings

The committee agreed to change the dates for the committee meetings to the first Tuesday of alternate months in 2010, beginning with January 5, 2010.

7. Town Council presentation

The committee discussed the need to make a presentation to the new Town Council about agriculture in Mansfield.

8. Storrs Farmers Market

Kathleen announced the market's new location (library) and winter schedule.

9. Meeting adjourned at 8:30.

**Town of Mansfield
Public Safety Committee
October 14, 2009
Beck Municipal Building, Town Council Chambers**

Minutes

Members Present: A. Barberet, R. Blicher, G. Cole, C. Lary, C. Paulhus, Warden M. Rinaldi, W. Stauder (Chair)
Staff Present: Maria Capriola (Town)

I. Call to Order

The meeting was called to order at 3:05pm

II. Minutes of 7/15/09

A motion was made by Paulhus and seconded by Cole to adopt the minutes as presented. The minutes were passed by members present with Blicher and Barberet abstaining.

III. Introduction of Committee Members

Members introduced themselves to Warden Rinaldi, stated their affiliation, and talked about why they serve on the Committee.

IV. Warden's Report and Discussion

Warden Rinaldi provided an update on the population. Currently there are 1,015 inmates and the overflow unit remains closed. The population has been on a downward trend. A general discussion occurred regarding the List of Offenses. Warden Rinaldi stated that Bergin will not house sex offenders because they can not be housed in a facility below a Level III facility (Bergin is a Level II).

Inmates have been continuing to participate in the prison outreach program to share their experiences and talk with youth about the importance of making good decisions. Recently, inmates spoke to 7th and 8th graders from Ashford at the Hole in the Wall Gang camp. 73 GEDs were awarded to Bergin inmates last fiscal year, the most of any facility in the state. Bergin has filled a number of vacancies created by recent retirements and is back to a full complement of lieutenants and captains. The notification test was conducted in August and no serious problems or deficiencies were noted.

V. Chairperson's Report

None.

VI. Communications

General discussion on list of offenses occurred (under Warden's Report).

VII. 2010 Meeting Schedule and Committee Membership

The Committee agreed through consensus to approve the following regular meeting schedule for 2010: 1/13 @ 3pm, 4/14 @ 1pm @ Bergin, 7/14 @ 3pm, 10/13 @ 3pm. Ms. Capriola will forward the meeting dates to the Town Clerk's Office to be in compliance with state statute. All Committee members present expressed an interest and willingness to continue to serve on the Committee when their appointments expire; Ms. Capriola agreed to forward their names to the Committee on Committees Chair.

VIII. 2009 Draft Annual Report

The Committee discussed elements to its annual report for the state. Through consensus members agreed to Committee accomplishments and plans for next year.

Accomplishments:

- Notified citizens that the emergency notification system would be tested;
- Tested the emergency notification system;
- Committee toured Bergin to observe programming and interact with staff; heard presentation on education programs and the culinary program;
- Worked cooperatively to provide inmate work crews to aid in litter pick-up.
- Razor wire along top of fence installed and project completed.

Plans:

- Continue to monitor the population;
- Tour DBCI;
- Re-test the emergency notification system;
- Continue to introduce new command staff to the Committee.

IX. Public Comment

None.

X. Adjournment

The meeting adjourned at 3:40pm.

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

MANSFIELD ZONING BOARD OF APPEALS – REGULAR MEETING
MINUTES
DECEMBER 9, 2009

Chairman Pellegrine called the meeting to order at 7:05 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building.

Present: Members – Fraenkel, Pellegrine, Singer-Bansal

Alternates – Accorsi, Clauson

Absent: Members – Katz, Wright

Alternates – Gotch

Alternates Accorsi and Clauson will act as voting members of the Zoning board of Appeals for the following hearings.

ELECTRIC REPAIR SERVICE LLC, DBA MR. ELECTRIC – 7:00 PM

To hear comments on the application of Electric Repair Service LLC, DBA Mr. Electric for a Variance of Art VIII A for a photovoltaic array requiring a variance of 38' where 50' is required for rear yard setback and 3' where 35' is required for side yard setback, at 17 Chaffeeville Rd.

Mr. John Suchecki, owner of Electric Repair Service, LLC and Mr. Craig Bradley from DCS Energy, which is the solar firm connected with the project, represented the property owners.

A Neighborhood Opinion Sheet was received, showing no objections from neighbors.

Mr. Bradley stated that the hardship is that the design of the lot is prohibitive. The site must be south facing, with no shade. The roof of the house faces east/west. The location chosen for the panels is the only location available without deforesting the property.

The array will be 34' long by 22' wide with an angle from 1' to 6' high and will need to be installed 12' from the rear property line. The inverter box will be located in the barn, which is used for a workshop and storage. Both the house and barn will benefit from the solar panels. The house is 200 years old.

Fraenkel made a motion to close the hearing, seconded by Singer-Bansal. Motion passed.

BUSINESS MEETING

Fraenkel moved to approve the application of Electric Repair Service LLC, DBA Mr. Electric for a Variance of Art VIII A for a photovoltaic array requiring a variance of 38' where 50' is required for rear yard setback and 3' where 35' is required for side yard setback, at 17 Chaffeeville Rd, as shown on submitted plan. Singer-Bansal seconded motion.

In favor: Accorsi, Clauson, Fraenkel, Pellegrine, Singer-Bansal

Reasons for approval:

- Age of house
- Shape of lot
- To encourage use of this type of equipment

KATHRYN MYERS – 7:30 PM

To hear comments on the application of Kathryn Myers for a Variance of Art VIII A for a 14' x 22' house addition requiring a variance of 6 ½' where 26' is required for side yard setback at 679 Browns Rd.

Ms. Myers is seeking to add a second bedroom, continuing the flow of the single level house. Other locations were ruled out due to the location of the garage, septic system and well. Other factors in deciding the location of the addition are the steep slope of the land behind the house, the location of the windows and the layout of the rooms.

The front porch will be extended as well. Mr. Peter Fish of Thread City Builders discussed the plans for the porch. It was decided that adjustments would have to be made to ensure that the porch didn't extend any closer than 19.5' from side yard.

Ms. Meyers stated that her hardship is that there is no other place to put the addition.

A Neighborhood Opinion Sheet was received. There was an objection from one abutter but the applicant said it was a misunderstanding by the abutter as to where to sign on the form. This abutter was not present at the hearing to voice an objection.

Singer-Bansal made a motion to close the hearing, seconded by Fraenkel. Motion passed.

BUSINESS MEETING

Fraenkel moved to approve the application of Kathryn Myers for a Variance of Art VIII A for a 14' x 22' house addition and extension of porch requiring a variance of 6 ½' where 26' is required for side yard setback at 679 Browns Rd, according to the submitted application as modified during the public hearing to include a porch extension that will be no closer than 19½' to the side property line. Motion seconded by Accorsi.

In favor: Accorsi, Clauson, Fraenkel, Pellegrine, Singer-Bansal

Reasons for approval:

- Topography a hardship
- House will be upgraded
- Makes sense for flow of house

APPROVAL OF MINUTES FROM NOVEMBER 10, 2009

Fraenkel moved to approve the minutes of November 10, 2009 as presented.

Motion passed unanimously.

ELECTION OF OFFICERS

Chairman – Fraenkel nominated Pellegrine for chairman, seconded by Singer-Bansal. Pellegrine accepted nomination.

Vice-Chairman – Fraenkel nominated Singer-Bansal for vice-chairman, seconded by Pellegrine. Singer-Bansal accepted nomination.

Secretary – Fraenkel nominated Accorsi for secretary, seconded by Pellegrine. Accorsi accepted nomination.

WILLIAM PAULSON (CONTINUANCE)

The applicant was not present. Pellegrine phoned the applicant to remind him that his hearing was about to take place and Mr. Paulson arrived 15 minutes later.

Pellegrine re-opened the hearing, which she clarified, is for a special exception. Curt Hirsch, Zoning Enforcement Officer, was present to answer questions.

It was determined that the deck is 11' from the road and 18' from the side property line, which abuts the applicant's father's property. The deck extends out an additional 18" further than the porch.

The applicant said that when the plans were drawn up for the porch, it included a much smaller deck and landing, but ZBA minutes from 2005 do not show approval for a deck.

The location of the deck was chosen because it didn't interfere with the well, driveway, or septic. Construction of the deck was halted 2 years ago, leaving just the railings left to be built.

A Neighborhood Opinion Sheet was previously submitted.

Fraenkel made a motion to close the hearing, seconded by Singer-Bansal. Motion passed.

BUSINESS MEETING

Pellegrine moved to approve the application of William Paulson, for a Special Exception of Art XI, Sec C.2.b to construct a 20' x 30' deck onto a non-conforming residence, at 527 Middle Tpke that will be no closer than 11' from the front yard setback where 50' is required. Motion seconded by Fraenkel. No action was taken.

Fraenkel stated that because the porch was approved and the deck isn't much different that she could approve the application. The well and septic issues are acceptable difficulties. She does not like it that the deck is so close to the road and that the proper permits were not obtained before it was built.

Pellegrine does not feel that it is acceptable to have the deck so close to the road. She feels that it is dangerous, that it sends the wrong message that such a large deck was built without approvals and that it will not enhance the neighborhood.

Singer-Bansal said that she would not have approved this deck in advance of construction. It is too large and not attractive in the neighborhood. She asked if they could grant approval with the condition that it be made smaller.

Mr. Hirsch, Zoning Enforcement Officer, suggested that the business meeting be tabled and the town attorney's opinion sought.

Singer-Bansal moved to table the business meeting to explore alternatives as to the size of the deck. Accorsi seconded motion. All in favor.

The business meeting was tabled until the next regular meeting in January.

ADJOURNMENT

Meeting was adjourned at 8:50 p.m.

Respectfully Submitted,

Suzanne Singer-Bansal
Acting Secretary



TOWN OF MANSFIELD
OFFICE OF THE YOUTH SERVICES BUREAU

Patricia Michalak, MA
Youth Service Bureau Coordinator

Mansfield YSB Advisory Board
Minutes

Tuesday December 15, 2009
12:00pm at Mansfield Town Hall
Conference Room B

Board Members

Present:

Ethel Mantzaris, Chair
Frank Perrotti, Co-Chair
Patricia Michalak, YSB Coordinator
Kathleen McNamara, YSB Senior Social Worker
Kevin Grunwald, Director of Human Services
Eileen Griffin, Social Worker
Jerry Marchon, Police Officer
Candace Morrell, Assistant Principle MMS
Jen Abele, EO Smith Student
Amber Hoyt, EO Smith Student
Lauren DiGrazia, Graduate MSW Intern

Guests: Chuck Leavens, EO Smith Counselor & John Hodgeson, EO Smith Guidance Counselor

Proceedings

- *Meeting called to order at 12:01pm by Chair, Ethel Mantzaris*
- November 10, 2009 meeting minutes were accepted and approved

- Report from YSB Coordinator, Patricia Michalak
 - The activities for the YSB were not discussed. No action was needed on these items.
 - Activities include the following:
 - There was an untimely death of a father who had participated in our grief group. The family made the YSB the recipients of the donations. We have collected over \$1400.00 from these donations in support of our grief group. Pat met with Matt Hart in regards to communications with the public safety offices. Kevin Grunwald and Pat have been asked to develop a procedure with the fire and police departments to open up the line of communication between agencies.
 - People's Bank donated UConn women basketball tickets to the YSB. The tickets were donated because someone had seen the grandparents raising grandchildren group on the website. The recipients of the basketball tickets were thrilled to attend this event in particular the single fathers.

- The grandparents group met, Janit Romayko is running the group alone until a new social worker is hired. There was very good attendance.
 - We have been assisting in identifying families in need for Thanksgiving & Christmas.
 - There has been an increase in cases this month. The schools have been referring many at risk families to the YSB. During the holidays times are particularly hard for families. These referrals have helped us identify more families in need.
- Student Report, Jen Abele (speech)

I want all of you to know that being appointed to this Advisory Group has helped me to focus on school. I realized when I first started that if I'm going to do this I will need to keep my grades up and do well in school. I want my family and the people who believe in me like all of you to be proud of me and to know that you made the right decision in picking me. I want to live up to your expectations.

I have been seeking help with my school work for the past couple of weeks and with that help I have been able to do better and my grades are going up. I have been hearing comments from Ms. Riffle and my teachers that they notice the improvement and that makes me want to try harder.

Pat told me that the Advisory board understands that high school and transitioning can be difficult and that I can make mistakes and that you will help me through them.

During this meeting I would like to be involved by listening attentively and being available if anyone has a question from a student's point of view or if I have participated in any of the programs I can share my experiences.

- *New Business:*

The Challenge Program

- Chuck Leavens presented concerns about the funding of challenge for this upcoming year because the budget has been cut by 50% from last year.
- In order to make up the \$5,000.00 letters were sent out to previous challenge participants to seek donations. So far only \$400.00 has been raised.
- Chuck Leavens is seeking advice for a back up plan if money isn't raised
- Kevin Grunwald was asked to bring this issue back to the YSB advisory board by Matt Hart. Some ideas that were discussed prior to this advisory meeting were charging a fee for individuals to take part in challenge. It was determined that it costs approximately \$600.00 per student to attend challenge.
- Jerry Marchon asked Chuck Leavens what the goals of challenge were. Chuck Leavens explained that challenge teaches kids who are not used to being taught how to challenge themselves physically, emotionally, and socially as well as how to work together.
- The board offered three avenues for funding.
 - 1 – Tri-town coalition for underage drinking grant money since this is a prevention program.
 - 2 – Board of Education
 - 3 – The local ministries
- Chuck verified that the advisory board intended on continuing the challenge program. The board agreed that was the intent.
- John Hodgesson suggested exploring the 3 avenues suggested by the board first and then the board will reconvene. At that point if there is more money that needs to be made then a committee should be formed. The board agreed on this process.

Other New Business

-Jerry Marchon brought up some new business of referrals to Human Services. This was a discussion of how the police department, fire department, and Human Services are working on bridging the gaps between agencies. These departments are building up communication again.

-Jeff Smith will be attending the next meeting to see about joining the YSB board.

- Meeting adjourned at 1:18pm
- Minutes submitted by Graduate MSW Intern, Lauren DiGrazia

Mansfield Commission on Aging Minutes
9:30 AM – Senior Center
Monday, December 14, 2009

PRESENT: M.Thatcher, J. Scottron, C. Pellegrine, T. Rogers, Emile Poirier (Guest), K. Doeg, W. Bigl, Trisha Lagasse (guest), A. Holinko, T. Quinn (Chair), J. Quarto, C. Phillips, P. Richardson (staff), J. Brubacher, J. Adamcik, S. Gordon, K. Grunwald (staff),
REGRETS: None

- I. **Call to Order:** Chair T. Quinn called the meeting to order at 9:30 AM.
- II. **Appointment of Recording Secretary:** K. Grunwald agreed to take minutes for the meeting.
- III. **Acceptance of Minutes:** The minutes of the **November 9** meeting were accepted as written.
- IV. **Correspondence – Chair and Staff:** none.

V. New Business

A. **Triad Program:** Trisha Lagasse from People's Bank provided an overview of what a Triad is; a coalition of Senior Citizens, Police and Business. Their current focus is on scams that are directed at seniors. She also explained that Triads start out with the formation of a SALT (Seniors and Law Enforcement Together) Council, which initiates and coordinates that Triad program. The goal is to reduce crime amongst the elderly, and it is tailored to individual community needs. They need volunteers from the senior community and local businesses to function effectively. Examples: Yellow Dot Program (vehicles)- medications, emergency contacts, other information; Purse Patrol (awareness program); Uniform Program, Identity Theft; Awareness of Scams. This is a national community policing initiative that brings volunteers together. Trisha would be willing to be a member of the SALT Council and would assist in getting the group started. People's Bank would take ownership for the sponsorship of the program and assume any costs. W. Bigl has spoken to several officials in Town who support this, and he asked for the support and recommendation of the COA to bring this to the Town Council. He will be seeking the support of the MSCA as well. C. Pellegrine feels that there are several needs that seniors have that could be addressed by this. She asked if the SALT Council could participate in something like the Senior Expo? This could be done, but because it is regional other localities could form their own councils as well.

C. Pellegrine moved that the COA support the proposal for the formation of a Triad Program that develops a SALT Council for the Town of Mansfield. K. Doeg asked how prominent the association is between the Triad and People's Bank; is this a way of soliciting business from seniors? Questions were also asked if there are other banks

supporting this type of program; are there any “strings” attached? P. Richardson sees this as a legitimate program that supports the community. The motion passed unanimously.

B. “Other”: none.

VI. Optional Reports on Services/Needs of Town Aging Populations

A. Health Care Services

Wellness Center and Wellness Program – P. Richardson reported that the Social Work position has been posted, resumes have been received, and interviews will be starting. Other health services are being provided as previously. Dr. Babcock has decided that he will no longer be doing skin cancer screening.

B. Social, Recreational and Educational

Senior Center – P. Richardson distributed copies of her monthly report. Both the Veteran’s Day and Thanksgiving programs were full houses; the Shredding Day was very successful. Other activities are included in the report.

Senior Center Association – T. Rogers distributed the proposed revisions to the bylaws. The Executive Board will act on these proposed changes at their January meeting, with a recommendation to the full membership. The Association will vote on this at the March meeting. J. Brubacher announced that the chorus will be performing this week at the Senior Center, and invited all to attend. Sue Spak is now the Director of the Chorus.

C. Housing-

Wrights Way: J. Adamcik reported that there are concerns from residents of Wright’s Way about the possible loss of P. Richardson as Coordinator.
Jensen’s Park: W. Bigl reported that they are planning for their holiday party. Emil Corrier attended today’s meeting to consider joining as a representative of Jensen’s.

Glen Ridge: J. Scottron reported that they are holding a coffee hour on Wednesdays.

D. Related Town and Regional Organizations:

Advisory Committee on the Needs of Persons with Disabilities: K. Grunwald provided an update on the work of this Committee. T. Quinn suggested that the group be invited to meet with the COA.

VII. Old Business

A. Long Range Plan for 2007- 2010: T. Quinn states that the council will need to begin to look at revising this.

B. Sub-Committee Report: New Senior Center- W. Bigl reported for the Senior Center building committee; they are waiting to see what position the Town Council will take.

C. Other: C. Pellegrine asked about the status of a letter of commendation to Jean Kenny. T. Quinn will be writing this. K. Doeg asked about who is filling her position until it is filled? K. Grunwald explained that he and other staff are filling in.

T. Quinn wished all a happy holiday season.

C. Pellegrine acknowledged T. Quinn's contributions to the music program at Windham High School.

VIII. Adjournment

The meeting adjourned at 10:23 AM.

Next meeting: **Monday, January 11, 2009** at 9:30 AM at the Senior Center

Respectfully submitted,

Kevin Grunwald

**Town of Mansfield
Parks Advisory Committee
Minutes
January 6, 2010
Secretary – Al Montoya**

Present: Sue Harrington, Tom Harrington, Jennifer Kaufman, Penny Potter, Julianna Barrett, Al Montoya, and Ethan Avery

- I. The meeting was called to order at 7:32 P.M.
- II. The minutes for the November meeting were approved. In December there was no meeting due to lack of a quorum.
- III. New Business
 - a. The presentation to the town council was discussed. Jennifer presented a rough draft of the "Open space and a sustainable Mansfield" presentation. Due to the new arrival of several Town Council members it is necessary to present a concise presentation that explains the purpose of the committees. Tom indicated that if we show collaboration between the different committees in the presentation it would be beneficial and show that we share the management costs of the open space. Sue then recommended that we hold a joint meeting with the Open Space committee to collaborate on the presentation. Jennifer will set up this meeting.
 - b. The committee went into executive session at 7:55 P.M. to discuss open space referrals.
- IV. Continuing Business
 - a. Dunhamtown Forest management plan - This plan was consolidated and reviewed during the December meeting. Sue will type this up and get to Jennifer as soon as possible.
 - b. Other Management plan updates – Jennifer handed out the current management plan for Schoolhouse Brook Park. Members will review this plan before the next meeting. Following Schoolhouse Brook Park will be Eagleville and Mt. Hope. Jennifer will email out the blank management plan to committee members to assist in the review process.
- V. Other Committee Minutes
 - a. Open Space and Conservation Commission minutes were included but there were no comments
- VI. Other
 - a. Volunteer of the year – There was some discussion regarding whom to submit for the volunteer of the year award. It was decided

that we submit Amanda and Charlie Daynton for their selfless commitment and participation on the upkeep of the Mansfield parks and preserves.

VII. The meeting was adjourned at 8:30 P.M.

Respectfully submitted, Al Montoya, Secretary

TOWN OF MANSFIELD
FINANCE COMMITTEE MEETING
MINUTES OF DECEMBER 28, 2009

Members Present: W. Ryan, C. Schaefer, D. Keane

Other Council Members Present: M. Lindsey

Staff Present: M. Hart, C. Trahan

Guests: None

Meeting to order at 6:00pm.

1. Minutes from 9/21/09 meeting approved as presented
2. Cherie Trahan presented the Financial Statements dated September 30, 2009.
 - Cherie reviewed the financial status as of September 30 and noted that there were no significant issues at that time. Interest rates remain low, however other unbudgeted revenues will help to offset that. We continue to monitor fire services overtime and part-time in light of full time staffing shortage. At this time we are not anticipating any large over-expenditures. Our biggest concern as of this date is State revenues and the reduction in the Pequot/Mohegan grant.
 - Cherie answered various questions on the fund financial statements and will provide details for line item questions at the next meeting.
 - Denise Keane requested more consistency in the format of the various fund financial statements. She would like to see a budget column on each report. Cherie confirmed that this can be done and will provide for the December 30, 2009 Financial Statements report.
 - Bill Ryan requested that we report the Town transfers to the Parks and Recreation Fund on a quarterly basis rather than in one lump sum at the beginning of the fiscal year. Cherie confirmed that we can do this.
3. Cherie Trahan presented the Salary Budget Transfers for FY 2009/10 and clarified the needed transfer in the Finance Administration line.
4. More information will be forthcoming on the FY 2010/11 budget and CIP. Biggest challenge – State revenues and funding our capital needs.
5. Adjournment. The meeting adjourned at 6:30pm.

Motions:

Motion was made to accept the September 21, 2009 minutes by Carl Schaefer. Seconded by Denise Keane. Motion so passed.

Motion was made to recommend acceptance of the September 30, 2009 Financial Statements to the Town Council by Carl Schaefer. Seconded by Denise Keane. All in favor. Motion so passed.

Motion was made by Denise Keane to recommend that the Town Council approve the Salary

Transfers as presented. Seconded by Carl Schaefer. All in favor. Motion so passed.

Motion to adjourn.

Respectfully Submitted,
Cherie Trahan
Director of Finance

TOWN OF MANSFIELD
Ethics Board
Thursday, December 3, 2009
Audrey Beck Municipal Building, Conference Room B
4:30pm

Minutes

Members Present: Lena Barry, Nancy Cox (Chair), David Ferrero, Saul Nesselroth, Mike Sikoski, Win Smith, Nora Stevens
Staff Present: Maria Capriola, Assistant to Town Manager

I. BOARD PROCEDURES

Ms. Cox outlined items to be discussed relevant to the Board procedures: public comment, annual report, complaint procedures, plain language summary of Code, process for advisory opinions, procedures for disclosure. Ms. Cox inquired about the memo Mr. Sikoski was to prepare for the Board's¹ review; he stated that he did not draft the memo because a citizen sent a communication to the Committee on Committees that addressed his concerns.

Public comment discussion. Ms. Stevens presented on the research she conducted regarding public comment permitted during meetings of bodies in Mansfield and in neighboring towns.

Mr. Sikoski made a motion for all meetings of the Mansfield Ethics Board to contain a minimum of 5 minutes per speaker for public comment. There was no second to the motion. Motion died.

Ms. Stevens made a motion for all regularly scheduled meetings of the Board to have a 5 minute time limit per person for public comment and for special meetings it will be at the discretion of the Chair as to whether or not public comment will be included on the agenda. Mr. Smith seconded the motion. Motion passed (4-1-0) with Cox, Ferrero, Smith and Stevens voting in favor and Sikoski opposed.

Annual report. By consensus, the Board decided that it will submit its annual report on a fiscal year basis for inclusion in the Town's Annual Report.

Complaint procedures. Mr. Smith made a motion, seconded by Mr. Ferrero that the Town Attorney will be used (by the Board) unless there is a conflict of interest or specialized counsel is needed and to request to the Town Manager a small budget for the Board when such counsel is needed. Motion passes (4-1-0) with Cox, Ferrero, Smith and Stevens voting in favor and Sikoski opposed. Mr. Smith agreed to review the existing procedures and provide recommendations for revisions, notification procedures, time limits for decisions, etc.

Plain language summary of Code, process for advisory opinions will be discussed at a future meeting.

II. MEETING SCHEDULE

Ms. Stevens made a motion for the Ethics Board to meet the first Thursday of every month during 2010 and adjust as needed. Mr. Smith seconded the motion. Motion passes, all

¹ Reference 10/29/09 meeting minutes.

voted in favor (5-0-0). By consensus, the Board decided it will continue to meet at 4:30pm. The Board asked Ms. Capriola to forward its 2010 regular meeting schedule to the Clerk so as to be in compliance with state statute. The Board will revisit the frequency of its regular meetings for 2011 in the future.

Pending the availability of the Personnel Committee, the Board is available to meet on January 7th at 6pm for a joint meeting of the Boards for the purpose of discussing recommended revisions to the Ethics Code.

III. WEBSITE UPDATES

Ms. Capriola provided an update. The Board reviewed and discussed its draft FAQ brochure. Mr. Sikoski made a motion that the Board wait to its next meeting and review revisions to the FAQ prior to posting. Ms. Stevens seconded the motion. Motion passed, all voted in favor (5-0-0).

IV. COMMUNICATIONS

Letter to the Editor, by Bruce Clouette, October 31, 2009 (advisory opinion). Ms. Capriola updated the Board that Mr. Clouette will not be seeking an advisory opinion since he is no longer on the Council.

FOI Request from R. Hossack re: Ethics Board email documents. Ms. Capriola informed the Board that she and the Town Clerk are taking the lead on this request. Ms. Cox reminded members to use the Ethics Board email address for its electronic communications.

Letter from R. Hossack to Town Council dated November 23, 2009. Ms. Stevens noted her objection to Mr. Hossack's statement that the "Board has been overly tainted and unduly influenced by staff." Ms. Stevens stated that there is no evidence to support such a statement.

V. APPROVAL OF MINUTES FROM 10/29/09 MEETING

Mr. Sikoski made a motion to approve the minutes of the 10/29/09 meeting, seconded by Mr. Smith. Motion passed, all voted in favor (5-0-0).

VI. FUTURE AGENDAS

Revisions to Board procedures will be continued at a future meeting.

VII. EXECUTIVE SESSION – PENDING CLAIMS & LITIGATION (FOI COMPLAINT DOCKET #FIC-2009-627)

Ms. Cox made a motion to enter into executive session, seconded by Mr. Sikoski. Motion passed, all voted in favor (5-0-0). The Board asked for Ms. Capriola to attend. Capriola, Barry, Cox, Ferrero, Nesselroth, Sikoski, Smith, Stevens entered into executive session at 5:55pm. Mr. Smith made a motion to leave executive session, seconded by Mr. Sikoski. Motion passed, with Cox, Sikoski, Smith and Stevens voting in favor, Ferrero abstaining (4-0-1). Board re-entered open session at 6:07pm

VII. ADJOURNMENT

Ms. Stevens made a motion, seconded by Mr. Sikoski to adjourn the meeting. All voted in favor. The meeting adjourned at 6:08 pm.

Respectfully Submitted,
Maria E. Capriola, Assistant to Town Manager

Minutes
Parks Advisory Committee Meeting
December 2, 2009
Mansfield Community Center Conference Room
7:30 p.m.
Secretary: Al Montoya

No Quorum no business conducted.

**Town of Mansfield
Parks Advisory Committee
Minutes
November 4, 2009
Acting Secretary-Ethan Avery**

Present: Sue Harrington, Tom Harrington, Jennifer Kaufman, Ethan Avery, Michele Baughman, Alfred Montoya and Norma LoMonaco

- I. The meeting was called to order at 7:35 P.M
- II. The minutes were approved with minor changes
- III. New Business
 1. Revising Management Plans-The Dorwort Property, and Moss Sanctuary need management plans and the Lions Field Management will need to be revised. The committee plans to review two at a time at the winter meetings starting in December.
 2. 2010 Meeting Schedule-The committee will continue to meet once a month but with no meetings in July or August
 3. Appointing a Permanent Secretary-Alfred Montoya has volunteered to be the permanent secretary and will begin in the near future
- IV. Continuing Business
 1. Walktober Update
 - a. There were 18 people for a scavenger hunt in Dunhamtown Forest on the 10th
 - b. The walk at 50 Foot Cliff Preserve was rained out on 18th
 - c. The Saw Mill Brook Preserve walk had 30 people and beautiful weather
 2. Winter Program Information-There will be the Winter tracking program with Sue Harrington on Jan. 24, the Star Party with Cynthia Petersen on Jan 22, the end of winter hike at Schoolhouse Brook Park with Sue Harrington on March 20, and the Nature Reading Group with Jean Haskell from February to May.
- V. Staff Report
 1. Bird Blind Update- The bird blind in Commonfields Park has been completed very nicely by Chan-Soo Kim
 2. NAV Fall Workdays-There were three well attended fall workdays (at Schoolhouse Brook Park, Old Spring Hill Field, and the bird blind site in Commonfields). There will be an end of season workday at the Community Garden on November 7th
 3. River Park Rain Garden-has been planted and established. There is some issue of erosion, measures have been taken to slow erosion and a more permanent solution will be implemented in the Spring
 4. Referendum-the referendum would have passed had there been enough voters, the referendum will be revised due to complaints about the phrasing and will

- be voted on later
5. WHIP-most of the work for the year is done and good progress has been made stopping invasive

VI. Other Committee Minutes-no comments

VII. Other Business

1. The Weisses request to terminate the right of way for the Dunhamtown Forest along the Algonquin Transmission Line- 1)There is no existing Trails, 2)nor is there any plans to build a trail in the foreseeable future, 3) It is not recommended that the right of way be terminated, 4) The owners of the property purchased the property with full knowledge of this right of way

VIII. Adjournment-8:40 PM-Tom motions, Ethan seconds

Respectfully Submitted, Ethan Avery, Acting Secretary

TOWN/UNIVERSITY RELATIONS COMMITTEE
Tuesday, December 8, 2009
Audrey Beck Municipal Building, Council Chambers

Minutes

Present: P. Barry, M. Beal, R. Ganim, T. Haggerty, M. Hart, J. Hintz, E. Paterson, J. Saddlemire, S. Rhodes, N. Silander, W. Simpson

Staff: M. Capriola, J. Jackman, R. Miller (UCONN), G. Padick, C. VanZelm

1. Call to Order

Meeting was called to order at 4:07 pm.

2. November 10, 2009 Meeting Minutes

Mr. Hart made a motion, seconded by Mr. Simpson to adopt the minutes of November 10, 2009 as presented. Corrections were noted to members in attendance. Motion passed unanimously.

3. Compost Facility

Mr. Miller presented an update on the Compost Facility project. The 10,000 sq. ft. facility will reduce waste generated by the Agriculture College by 50%. The facility will also reduce greenhouse gases and will better protect water quality from runoff contamination. Agriculture waste and landscaping waste will be composted; no food waste will be composted at this time. Mr. Miller reviewed the site advisory process, site evaluation criteria, Laurel Brook site visit, and construction process. Truck traffic to/from the site will be on state roads and is anticipated to be a few times per week for transporting solid manure and once every other week for transporting liquid manure. The project is anticipated to be online by the end of the year.

4. Updates:

A. Mansfield Downtown Partnership (MDP). Ms. van Zelm provided an update. MDP has received 9 letters of intent from businesses interested in locating to Storrs Center. Winter Fun Day activities are scheduled for February 13th from 11am-2pm at the Mansfield Community Center. MDP has a new Facebook page. MDP will host a forum for UCONN students in February about Storrs Center. MDP now has an opening on its Board for a student representative.

B. Mansfield Community Campus Partnership (MCCP). Ms. Silander provided an update. Fall outreach visits to off campus students were successful. Kevin Grunwald (Town) succeeded in obtaining grant funds to conduct alcohol server training to bars and package stores (for example). MCCP discussed issues around litter on Hunting Lodge Road, which included enforcement efforts.

C. Quality of Life Committee. Mr. Rhodes provided an update. The Committee is researching/discussing the idea of a tenant registry. The Committee is also reviewing/discussing the feasibility of adding site parking plans to the landlord registration process. The Committee recently heard from the Windham/Eastern Connecticut State University Town/University Relations Committee about quality of life issues they have in neighborhoods that students reside in.

5. UCONN Drainage Master Plan.
Mr. Miller provided an update and reviewed the project sequence and timeline. Examples of projects include "green" parking lots with porous or permeable surfaces; two have already been installed (Greer lot and Towers lot). Mr. Miller presented the plan to the Mansfield Conservation Commission on November 18, 2009.
6. North Hillside Road Extension.
Mr. Miller provided an update on the project. The University has received both state and federal funding for the project. Both the state and the federal government require environmental impact review (EIR) studies to be conducted; the EIR for the state is complete and the EIR for the federal government is in process.
7. West Classroom Building. Mr. Rhodes provided an overview of the project. West Classroom building will be for the social sciences. The facility will be 67,000 sq. ft. and located on the site of the old Pharmacy building next to the Student Union. The building will have a green roof, swales for water run-off, solar panels, recycled construction materials, green cleaning products, etc. It will be a 2 year construction process. The East Classroom building will follow on the site of the old Co-op building next to the Library. Plans for the building are underway but no funds have been released for the project.
8. 2010 Meeting Schedule.
The Committee may alter its regular meeting schedule for 2010 and meet on Wednesdays. The Committee will have a special meeting on January 12, 2010 and determine its 2010 meeting schedule then.
9. Other Business/Announcements
Youth Services is hosting a volunteer appreciation event following the Town/Gown meeting for UCONN students that have helped with the youth homework group.
10. Opportunity for the Public to Address the Committee
None.
11. Meeting adjourned at 5:32pm

Next Meeting: January 12, 2010

Respectfully Submitted,
Maria Capriola, Assistant to Town Manager

To: Town Council Planning & Zoning Commission
 From: Curt Hirsch, Zoning Agent
 Date: January 14, 2010

Re: **Monthly Report of Zoning Enforcement Activity**
For the month of December, 2009

Activity	This month	Last month	Same month last year	This fiscal year to date	Last fiscal year to date
Zoning Permits issued	7	11	4	66	81
Certificates of Compliance issued	13	9	12	53	81
Site inspections	53	45	35	254	311
Complaints received from the Public	3	4	2	23	37
Complaints requiring inspection	3	3	2	19	21
Potential/Actual violations found	6	4	1	32	17
Enforcement letters	18	5	8	60	64
Notices to issue ZBA forms	0	1	1	4	3
Notices of Zoning Violations issued	4	2	1	27	31
Zoning Citations issued	8	6	0	25	7

Zoning permits issued this month for single family homes = 0, multi-fm = 0
 2009/10 fiscal year total: s-fm = 8, multi-fm = 8



**TOWN OF MANSFIELD/MANSFIELD PUBLIC SCHOOLS
SCHOOL BUILDING COMMITTEE**

December 9, 2009

Mansfield Town Hall

Council Chambers

MINUTES

Present: Fred Baruzzi, Matt Hart, Anne Willenborg, and Betsy Paterson
Staff: Bill Hammon, Cherie Trahan, Mary Feathers, and Jaime Russell
Guest: Rick Lawrence of Lawrence Associates, Tom DiMauro of Newfield Construction

1. Call to Order/Roll Call

Meeting called to order at 5:00p.m.

2. Meeting Minutes

The minutes of November 10, 2009 were tabled until the next meeting.

3. Opportunity for the public to address the Committee

No Comment

4. MMS Fuel Conversion Project

Mr. Hammon reported that a laptop computer is controlling the temperatures in the classrooms remotely. Rooms are being set at 68 degrees. The contractors are moving forward with completing the alternates.

5. Preparation for joint Town Council/Mansfield Board of Education Meeting

Discussion took place in regards to what will be presented at the joint Town Council/MBOE meeting on 12/14/09.

- Mr. Lawrence will present a slide show
- Mr. Padick will be available to discuss the site selection
- The Family of Options will be presented
- Ms. Trahan and Mr. Hammon will discuss the 5 year capital budget
- Mr. Baruzzi will discuss the staffing page
- Mr. DiMauro will be available to discuss the new cost estimates and price escalations.

6. Other

a. Committee Membership

As of today, the Committee on Committee's has not met to appoint the citizen representative, which the committee has recommended Mary Feathers.

On Thursday December 10, 2009 the Mansfield Board of Education will meet and elect a new Chairman. The new Chairman will attend the special joint meeting on 12/14/09.

7. Adjournment

The meeting was adjourned at 6:30 p.m.

Respectfully submitted,

Alicia Ducharme



**TOWN OF MANSFIELD/MANSFIELD PUBLIC SCHOOLS
SCHOOL BUILDING COMMITTEE
Tuesday, November 10, 2009
Mansfield Town Hall
Council Chambers
MINUTES**

Present: Mark Boyer, Fred Baruzzi, Mary Feathers, and Matthew Hart
Absent: Betsy Paterson and Anne Willenborg
Staff: Bill Hammon, Cherie Trahan, Jaime Russell, Debra Adamczyk, Jeff Cryan, and Chris Kueffner
Guest: Rick Lawrence of Lawrence Associates, Jim Barrett of DRA and Brandon Handfield of Anchor Engineering

1. Call to Order/Roll Call

Ms. Feathers called the meeting to order at 5:35 p.m.

2. Meeting Minutes

The minutes of October 14, 2009 were approved.

3. Opportunity for the public to address the Committee

No Comment

4. MMS Fuel Conversion Project

Mr. Hammon reported that with the additional State funding, change orders were signed to complete the alternates so the project will be completed as designed. It will take approximately 15 weeks to complete the alternatives. Overall school staff has said they are happy with the new system. Mr. Russell pointed out that there is a tremendous difference because the new system is quieter and there is more space in most classrooms because of the design.

5. Staff Report

Brandon Handfield of Anchor Engineering provided an update on the septic testing. Mr. Handfield provided a draft copy of Anchor Engineering's report. In summary, Anchor Engineering opinion is after reviewing all test data, it appears that the site will be able to sustain a septic system that will accommodate a one school option that could hold 800 students. Jennifer Perry of DEP will be provided a copy of the draft report so she can review.

Rick Lawrence of Lawrence Associates and Jim Barrett of DRA provided a presentation showing "test fits" of how a one school option could fit on the Southeast School property. According to their test fits,

preliminary results show the original building could be kept on the site in addition to the one school option. Included in the presentation were different type of building designs, a 2 wing plan with 2 levels and a Courtyard plan with 2 levels. Approximate sizes of classrooms will be larger than what the current schools have. Discussion took place about the different designs and most economic type of designs.

6. Next Steps

Town Council would like to reschedule the joint meeting with the Mansfield Board of Education until December 14, 2009. Ms. Feathers stated that the committee will need to prepare for their presentation. Included in the presentation should be educational benefits, educational differences, educational advantages and disadvantages, ultimately compare and contrast the one school option vs. keeping the 3 schools in place. Mr. Hammon will explore the costs associated with keeping the other school buildings which will include energy costs. Mr. Kueffner stated that it is important to be able to show what the actual expenses are for running 3 schools vs. the one school option. What the expenses will be to keep renovating and repairing the existing buildings. He also stated that residents need to envision what the potential options are for the existing buildings. (Senior center, preschool, businesses, senior housing, daycare facilities.) At the conclusion of the joint meeting, the committee will need to know what direction the Council and Board would like them to take.

7. Other

Ms. Feathers stated that she will no longer be Chairman of the Board of Education as of the next Board of Education meeting. The new Chairman of the Board will take her place on the committee. She would like to be a citizen member on the committee. Mr. Hart made a motion, seconded by Mr. Boyer, to make the recommendation to Town Council for Ms. Feathers to remain on the School Building Committee as a citizen.

Next meeting will be held Wednesday December 9, 2009 at 5:00 p.m.

8. Adjournment

The meeting was adjourned at 6:50 p.m.

Respectfully submitted,

Alicia Ducharme

**MANSFIELD DOWNTOWN PARTNERSHIP
PLANNING AND DESIGN COMMITTEE
Mansfield Downtown Partnership Office
1244 Storrs Road**

Tuesday, August 18, 2009

MINUTES

Members: Steve Bacon, Laurie Best, Karla Fox, Manny Haidous, Jon Hand, Ruth Moynihan, Frank McNabb, Betsy Paterson, Karin Randolph

Staff: Cynthia van Zelm

1. Call to Order

Steve Bacon called the meeting to order at 5:05 pm.

2. Public Comment

There was no public comment.

3. Approval of Minutes from July 22, 2009

Laurie Best noted that the July meeting was on a Wednesday and not a Tuesday. She also said that Chris Kueffner was not at the July meeting as noted. The Committee approved the minutes by consensus with the changes.

4. Final Review of Committee Charge (draft attached)

The Committee reviewed the latest version of the Committee charge. In response to some questions about the use of appropriate colors by Frank McNabb, Mr. Bacon read language from the Storrs Center design guidelines that refers to the appropriate colors for a New England downtown. The paint scheme will need to be shown as part of the guidelines' checklist.

The Committee approved the revised Committee charge by consensus (see below). Mr. Bacon noted that charge is consistent with the work the Committee has done and will be doing, but that the Committee should not feel bound exclusively by the charge.

- Crafted design, and sustainability guidelines.
- Assist the Mansfield Downtown Partnership's Board of Directors in assessing whether the vision created in the Municipal Development Plan is being followed. The Committee will review compliance with those portions of the design guidelines, not within the purview of municipal, state and federal codes, as well as compliance with the sustainability guidelines.

- Review and update design, and sustainability guidelines, and recommend changes as appropriate.
- Review initial site plans (as precursor to zoning permits) and provide feedback to Storrs Center Alliance. Serve as first review of zoning permits and submit recommendation to the Mansfield Downtown Partnership Board of Directors.

5. Update on Storrs Center including Parking

Cynthia van Zelm said that negotiations were continuing with the Town and master developer LeylandAlliance on a development agreement. She said Leyland is continuing to work on the financing of Phase 1A. Ms. van Zelm also said that letters of intent had been signed by Moe's Southwest Grill and Wings Over Storrs.

Ms. van Zelm said the Storrs Center parking steering committee had been approved by the Town Council at its meeting in August. She is working with the Town to solicit designated representatives. She said that Manny Haidous and Mike Taylor had agreed to serve, representing adjacent private property owners and the Town Transportation Advisory Committee respectively. Ms. van Zelm said that Karla Fox would be considered for the Partnership spot at the September Board meeting. Ms. Fox said it is important that both UConn Transportation Services and Parking Services are involved in these discussions.

6. Other

The Committee agreed that it would be helpful to meet periodically for updates even if there is no specific business to address. Ruth Moynihan noted that by meeting, it helps to keep the Committee up to date and then Committee members can relay information to the community.

The Committee agreed to meet quarterly and then back to monthly once design work on Storrs Road is at a stage to be reviewed, or other such business is warranted. The next meeting is October 20 with the meeting after that on January 19.

7. Adjourn

Mr. McNabb made a motion to adjourn. Ms. Moynihan seconded the motion. The motion was approved. The Committee adjourned at 6:15 pm.

**MANSFIELD DOWNTOWN PARTNERSHIP
PLANNING AND DESIGN COMMITTEE
Mansfield Downtown Partnership Office
1244 Storrs Road**

Tuesday, October 20, 2009

MINUTES

Members: Steve Bacon, Jon Hand, Ruth Moynihan, Frank McNabb, Peter Millman,
Ruth Moynihan, Karin Randolph

Staff: Cynthia van Zelm

1. Call to Order

Steve Bacon called the meeting to order at 5:05 pm.

2. Public Comment

Jill Coghlan expressed her interest in making sure that parking was accessible in terms of being close to a destination. She said that Blue Back Square in West Hartford has done a good job with providing nearby access. She also expressed concern that there be more than one point of entry for pedestrians in the garage(s).

3. Approval of Minutes from August 18, 2009

There was not a quorum so the approval of the minutes was deferred.

4. Update on Storrs Center including Parking and Storrs Road

Cynthia van Zelm updated the Committee on the parking steering committee that has been formed to look at Storrs Center parking. She said the main objective will be to develop a parking management plan. Ms. van Zelm noted the representatives on the steering committee. Ms. van Zelm said she expects the first meeting to be in early November. She said she will notify the Planning and Design Committee in case they wish to attend. Ms. van Zelm said she has also begun her research on rural communities that have parking garages, particularly those in college towns.

Ruth Moynihan encouraged looking into Zip Cars as an alternative transportation mode. Ms. van Zelm said the University is pursuing the idea of cars that can be rented, and she met with representatives at the University (at their initiative) to see if it could be pursued in conjunction with the Storrs Center project.

Mr. Bacon said that the following businesses have signed letters of intent: the Vanilla Bean, Moe's Southwest Grill, Storrs Automotive, Travelplanners, Campus Cuts, Wings

over Storrs, Body Language, and Cosimo's. He said that the development team has had good success working with the current businesses. Mr. Bacon said the goal for Phase 1A is to put some of the larger tenants toward the front of the building lining Storrs Road and Dog Lane and some of the smaller tenants in the middle of the layout of the two buildings. Mr. Bacon and Ms. van Zelm said that Cosimo's has five restaurants in New York including two in Newburgh which is how LeylandAlliance came to know the restaurant.

Ms. van Zelm said she is working with Town Public Works Director Lon Hultgren on moving ahead with Storrs Road and Phase 1A infrastructure. She said this work is being coordinated with some of the work the University is doing on Storrs Road. BL Companies is working on the design and easements needed for the project. She said the goal is to bring the design work to the Planning and Design Committee when it is at 30 percent, prior to holding a public meeting on the design.

Ms. van Zelm said a meeting is set up with the CT Department of Economic and Community Development for October 30 to coordinate the three grants received for Phase 1A infrastructure, including the \$200,000 received two weeks ago as a CT Small Town Economic Assistance Program grant.

Ms. van Zelm said that Mr. Hultgren is working on a Request for Qualifications for the design of the intermodal facility and the Greater Hartford Transit District will be administering the federal grant the Town received for the design.

5. Other

Mr. Bacon asked if there were any changes to the Committee charge as outlined in the August minutes. He suggested that "Crafted design, and sustainability guidelines" be changed to "Craft" and Peter Millman suggested deleting the comma. Ms. van Zelm will make those changes.

6. Adjourn

The Committee adjourned at 6:00 pm. The next meeting will be January 19 at 5 pm, pending any action needed by the Committee before then.



**TOWN OF MANSFIELD
COMMUNITY QUALITY OF LIFE COMMITTEE
Thursday, December 3, 2009
7:30 P.M.
Mansfield Town Hall
Council Chambers**

MINUTES

Present: Joe Briody, David Morse, Denise Keane, Jane Fried, Elizabeth Paterson, Steve Rhodes

Staff: Matt Hart, Mike Ninteau, Greg Padick, Jim Hintz

Note: Elizabeth Paterson and Matt Hart joined the meeting midway through discussion of Item 7(c)

1. Joe Briody agreed to act as chair of this meeting. The Committee agreed to change the order of the Agenda, considering item 7(c) first under Items of Business.
2. Steve Rhodes agreed to take minutes.
3. Minutes of the October 1, 2009 were approved.
4. Opportunity for Public to Address the Committee – Toni Moran, newly-elected member of the Town Council, introduced herself and expressed interest in the work of this committee.
5. Chairperson's Report – Chairperson not present.
6. Communications:
 - a) Members reviewed the October 1, 2009 letter from Town Attorney Dennis O'Brien regarding the definition of 'family' for housing-code purposes and designating students as a separate land-use class. Greg Padick elaborated on the letter, noting that in the Town Attorney's opinion, the Town may appropriately differentiate 'student-rental' property use

from general use. The Town will need a clear definition of 'student' for a potential ordinance, and also needs to update its definitions of 'family' and 'privileged groups' in its zoning regulations.

Greg Padick and Mike Nintean reviewed the Town staff's progress in drafting an ordinance to designate approved parking plans at one-, two-, and three-individual rental dwellings and also a student-tenant registry ordinance. Enforcement of the proposed occupancy ordinance will be mostly complaint-driven, given limitations of Town staff levels. There was general discussion of enforcement of these ordinances. The anticipated change from current enforcement practice will be the addition of fines and maintenance of a list of current tenants. Members also discussed whether landlords or tenants, or both, should be ticketed for violations. Staff recommended that maximum flexibility be maintained to guarantee defensible enforcement. Jim Hintz recommended that the landlord be involved in any enforcement action. Greg Padick commented on the need for a phase-in period if changes are made to reduce occupancy limits from four to three under the Town's ordinance authority. Presently, staff recommends that a reasonable phase-in period be allowed for existing landlords who manage tenants on the basis of the current four-person-occupancy definition, while sale or exchange of a property would automatically invoke the new definition. The goal of the reduction in the permitted number of tenants in a 'family dwelling' is to make these neighborhood homes less attractive as rental opportunities.

Jim Hintz noted that legal privacy requirements should be considered as an ordinance is drafted. Public listing of tenant names may not be legally defensible. A provision for tenants to opt to maintain privacy of their individual names was discussed. Jane Fried stated that the focus of the ordinance is on behavior detrimental to neighborhoods, not occupancy per se.

The Committee expressed by consensus that it is comfortable with how Town staff is proceeding with drafting at this point.

b) Notes from the discussion meeting of November 5, 2009 were acknowledged (a quorum was not present at the November 5 meeting).

7. Items of Business:

c) Jane Fried gave a presentation on community conversations, distributing "From Debate to Dialogue" by Deborah Flick (attached), and also her observations about community/college-student interactions in Willimantic. Jane believes that facilitating conversations between students and town residents, based on this outline, in one or two of Mansfield's residential neighborhoods troubled by interactions with student residents promises to change the existing climate of tension and build mutual respect. Committee members discussed ways that voluntary participation in such discussions could be achieved.

Jane also reported on interactions between Eastern Connecticut State University in Willimantic and residential neighborhoods. President Nunez of Eastern chairs a large committee of 60-70 homeowners who meet to discuss neighborhood problems with student

residents. The Dean of Students and the Vice President for Student Affairs participate in these meetings, and take direct action with students, based on information shared at these meetings. The approach is based upon direct relationships between top administrators at Eastern and individual students. Jane reported that this approach has improved the situation in Willimantic, and believes that involvement of top administrators is key to success.

Jim Hintz noted that Eastern's code of student conduct does not apply to off-campus living situations, as it does at UConn. Matt Hart noted that President Hogan and other top administrators at UConn have been working well with the Town on these issues. Others suggested that University administration has given only lip-service to the problems in Mansfield's residential neighborhoods.

After extended discussion, the Committee approved unanimously the following resolution:

The Committee on Quality of Life voices its support for UConn's recent efforts to improve relations with the community. It recommends that the Mansfield Town Council invite President Hogan to use the authority and visibility of his office to address the special challenges faced by residential neighborhoods that are now feeling the impact of disruptive student behavior. It hopes he will join with our mayor to create appropriate forums for dialogue.

d) Town staff continues to prepare a draft Tenant Registry Ordinance. This item postponed until draft is ready for Committee review.

e) Town staff continues research to draft a new definition of 'family' in Town regulations. This item postponed until draft is ready for Committee review.

a) Committee member Denise Koehn has been elected a member of the Town Council and will continue to participate in the Quality of Life Committee, but as one of the Council representatives. Toni Moran will serve as the second Council representative.

b) The Committee approved its regular meeting schedule for calendar year 2010: the first Thursday of each month, at 7:30 p.m. The Committee will select a new chairperson at its next meeting.

Meeting adjourned at 9:15 p.m.

FROM DEBATE TO DIALOGUE

By Deborah Flick, Ph. D. (1998)

What does dialogue involve?

Understanding others, listening deeply, suspending judgment, walking in another person's shoes, uncovering and examining assumptions.

Listening means accepting at face value what another person is saying as being true for that person. (p.22)

Inquiring means asking questions to deepen understanding about what something means to someone else. (p.26)

Advocating means asserting our own position and the evidence we trust without disrespecting or dismissing another person's position. Different perspectives on the same information often lead to different conclusions.

Martin Buber spoke to this topic when he stated, " Experiencing the other side means to feel the event from the side of the person one meets as well as from one's own side. It is an inclusiveness which realizes the other person in the actuality of his (sic) being." P.3

Dialogue Outcomes

Mutual understanding, increased trust, willingness to listen to perspectives that one doesn't hold because one's own perspectives are also listened to. Personal outcomes also include diminished anger, willingness to take personal responsibility for one's behavior and the consequences it incurs in a specific context.



**TOWN OF MANSFIELD
COMMUNITY QUALITY OF LIFE COMMITTEE**

Thursday, October 1, 2009

7:30 P.M.

**Mansfield Town Hall
Council Chambers**

MINUTES OF MEETING

Present: Helen Koehn (chair), Joseph Briody, Bruce Clouette, Jane Fried, Denise Keane, David Morse, Betsy Paterson, Steve Rhodes

Staff: Jim Hintz (UConn), Matt Hart, Mike Nintean, Gregory Padick (town)

Meeting was called to order at 7:32 p.m.

Bruce Clouette was chosen as Recording Secretary.

The minutes of September 3, 2009 were approved, subject to the correction of several spelling errors.

Opportunity for Public to Address the Committee – none present

Chairperson's Report

H. Koehn reported that the Town Council will be considering reducing the number of Council members on the committee so as to avoid problems with having a quorum.

Items of Business

- 1: Sgt. James Kodzis, supervisor of the town's resident trooper program, gave a presentation that outlined the structure of his force, gave statistics on last year's spring weekend, and showed some trends in accidents and violations. The presentation will be made available on the town's web site. Members of the committees made some observations and asked questions. J. Fried noted the high costs to the public, both local and state, of these disturbances and opined that the number of citations since the semester began seemed low. Sgt. Kodzis responded that the police started with warnings, then went to citations, after which a drop-off in violations was noticeable. Also, when disturbances escalate to a certain point, the police effort must be directed to crowd control and safety, not ordinance enforcement. J. Briody asked about typical staffing levels on weekends. Sgt. Kodzis responded that there would typically be 2 town officers, 2 officers hired by

Carriagehouse, and depending on the scale of the disturbances, additional personnel from Troop C and other State Police Troops, sometimes 12 to 15 in all. D. Morse asked if UConn police participated in off-campus enforcement; the answer was that they primarily served as back-up and that usually they were extremely busy at the same time that town officers and personnel from the Troops were busy. J Briody noted the inevitable discrepancy in attention that could be given to quality-of-life complaints vs. large-scale disturbances. M. Hart informed the committee of the town's intention to contract for a broad study of policing needs in Mansfield that would include investigating opportunities for cooperation with other entities in the region.

- 2: J. Fried asked that her report on initiating a community conversation on quality-of-life issues be postponed to next month.
- 3: M. Nintean provided the committee with several important pass-outs: a larger-print matrix of the possible action items, a spreadsheet showing the fines for various violations, further information about a possible a residential parking ordinance, draft language for a tenant registry ordinance, the ordinance in Poughkeepsie, NY, that establishes a "student rental" use, and a letter from Mansfield Town Attorney Dennis O'Brian that stated his preliminary review indicated no reason a similar ordinance could not be enacted by a Connecticut municipality.

The committee discussed this material, particularly the Poughkeepsie model as a possible option for Mansfield. M. Nintean encouraged the committee to think of the three tools-- parking, tenant registry, and redefinition of allowable rental uses—in a holistic way rather than as separate approaches. D. Morse raised the possibility of coordinating Mansfield actions with surrounding towns, especially Windham. G. Padick opined that making any ordinance and the zoning regulations consistent would be best; changing just the zoning regulations would result in existing established uses being "grandfathered" and allowed to continue, whereas an ordinance could be applied to both existing and future rentals (though with the expectation of legal challenge from affected landowners). Staff also noted that enacting additional ordinances will result in added costs for enforcing them and that the committee should be aware that the Town Council would have to weigh any anticipated costs in the context of the overall town budget. B. Clouette asked that the committee be given time to digest the material and resume work on these proposals the next meeting.

The consensus of the committee was that staff should continue to develop these proposals.

Future Agendas

D. Morse suggested the committee spend some time reviewing the fine structure, and especially compare Mansfield's fines for quality-of-life violations to other communities.

Meeting was adjourned at 9:30 p.m.

Town of Mansfield
CONSERVATION COMMISSION
Meeting of 16 September 2009
Conference B, Beck Building
MINUTES

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

1. The meeting was **called to order** at 7:37p by Acting Chair John Silander.

2. The draft **minutes of the 19 August 09 meeting**, circulated by e-mail shortly thereafter, were approved as written.

3. **IWA referral W1438 (Beall & Higgins, Wormwood Hill Rd)** Because abutters did not receive the legally required notice, the proposal approved by the IWA as W1433 is being considered *de novo*.

Silander participated in the IWA Field Trip to the site on 9/15/09 and made the following observations: (1) The small wetland shown on the site plan did not appear to have any obligate wetland vegetation, but may contain standing water at times. To qualify as a vernal pool, water would have to remain in it for more than a month (usually 2-3 months) in the spring. A determination of whether this is likely is a matter for a hydrologist and a vernal pool biologist. (2) It is also unclear whether the small wetland drains to a pond below (if it does, the potential impact on neighboring wetlands may be greater); this also is a matter for a hydrologist. (3) Only a portion of the septic system and a portion of the driveway lie within the 150 ft wetlands buffer; it may be possible to alter the plan slightly so that house, driveway, and septic are not in the buffer (and the proposal would presumably need no wetlands permit).

Concerning (1), Meitzler pointed out that a vernal pool is just a wetland from the perspective of Town wetland regulations, so a finding that it is or isn't a vernal pool has no regulatory force. Concerning (2), he noted that the wetland is in a bowl whose lip rises about 12-18 inches above it on the down-slope side.

Stevenson and Lehmann recused themselves, leaving just one disinterested Commission member present, a number insufficient to pass a credible motion. Accordingly, the members present agreed simply to pass the above observations along to the IWA. {Beall & Higgins then left the meeting.}

4. **2009 Planning Acquisition and Management Guidelines.** These guidelines, updated by the Town Council on 8/24/09, assign to the Commission responsibility for "periodically monitoring Mansfield's existing conservation easements." (IV) Since there are many such easements, this will be a big job. While planning was deferred to a better-attended meeting, it was suggested (1) that we settle on a monitoring period – one year? two years? – and schedule site visits on a monthly basis throughout it, and (2) that we enlist the help of neighbors through letters asking them to report any untoward activity on conservation easements. In response to a query about who is responsible for posting signs demarcating conservation easements, Meitzler said that most easements are connected to subdivisions and that the subdivision's surveyor must certify that boundaries are correctly delineated and signed.

5. **Invasive plantings.** The CVS site (W1429 - groundwater purification project) was replanted with invasives because Town regulations apparently cover only new projects, not replantings

(unlike current State regulations, which prohibit any planting of invasive species on state land, including UConn property). The sense of members present was that the Commission should propose stronger regulations to the PZC, but this too was deferred to a better-attended meeting.

6. Adjourned at 8:15p

Scott Lehmann, Secretary, 17 September 09

Approved, with revisions by Silander, 22 October 09



COMMITTEE ON COMMITTEES
December 21, 2009 @ 6:00 p.m.
Room B, Audrey P Beck Building

Present: Antonia Moran (Chair), Meredith Lindsey, Bill Ryan
Also Attending: Council member Denise Keane
Chair Antonia Moran called the meeting to order at 6:00 p.m.

Ms. Moran recommended that a citizen's request to add an opportunity for public comment be added to the agenda following the call to order. By consensus the Committee agreed.

Ms. Lindsey moved and Mr. Ryan seconded to approve the minutes of the October 19, 2010 meeting as presented. Ms. Lindsey voted in favor of the motion. Mr. Ryan and Ms. Moran abstained. The motion passed.

OPPORTUNITY FOR PUBLIC COMMENT

Ric Hossack, Middle Turnpike, made numerous allegations against the Ethics Board and Staff and called for the dismissal of the Board.

Mike Sikoski, Wildwood Road, stated his opposition to professional staff assisting the Ethics Board of which he is a member. Mr. Sikoski suggested the Committee on Committee, in conjunction with the Advisory Board Chairs, should decide who staffs Boards and Commissions.

NEW BUSINESS

The Town Clerk outlined the current volunteer application process. Members discussed additional ways to disseminate volunteer opportunities including use of the Q-Send notification system, press releases and other venues. Members agreed to further discuss the role of committee chairs in the application process at their next meeting.

By consensus the Committee agreed to have the Chair divide the committee list and assign each member a group of chairs to call. Members will ask each chair who on the committee wishes to be reappointed, who is no longer interested in serving, which volunteers are still attending meetings, and if a waiting list of interested volunteers exist. Members will also ask each chair if they have any specific concerns regarding their membership. Committee on Committee members will try to make as many calls as possible prior to the next meeting.

Chair Moran asked members to be cognizant, as they are contacting the committee chairs, of any committee consolidation opportunities.

Members discussed Mr. Nesbitt's request for a citizen's position on the Four Corners Sewer Advisory Committee. Members agreed the Chair will contact Mr. Girard to see if he is willing to resign and serve in another capacity thereby allowing Mr. Nesbitt to be appointed as a citizen representative of the Committee. If not, Ms. Moran will recommend to the Council the addition of an additional citizen appointment to the Committee. Ms. Moran will contact Mayor Paterson to ask her to add the issue to the December 28, 2009 agenda, if necessary.

The Committee will next meet on January 19, 2010 at 7:00 p.m. Members agreed to hold their regular meeting on the third Monday of each month starting at 7:00 p.m. The Clerk will file the schedule.

FUTURE AGENDA ITEMS

The following items will be on the agenda of the January 19, 2009 meeting:

Review of Committees

Role of Committee Chairs in the Appointment Process

Discussion of the Evaluation of Advisory Committee Structure

Ethics Board

Mr. Ryan moved and Ms. Lindsey seconded to adjourn the meeting at 7:30 p.m.

Mary Stanton, Town Clerk

HOUSING AUTHORITY OF THE TOWN OF MANSFIELD
REGULAR MEETING MINUTES
Housing Authority Office
March 19, 2009
8:00 a.m.

Attendance: Mr. Long, Chairperson; Mr. Simonsen, Vice Chairperson; Mr. Eddy, Secretary and Treasurer; Ms Hall, Assistant Treasurer; Ms Christison-Lagay Commissioner; and Ms Fields, Executive Director.

The meeting was called to order at 8:12 a.m. by the Chairperson.

MINUTES

A motion was made by Mr. Eddy and seconded by Ms Hall to accept the minutes of the February 19, 2009, Regular Meeting. Motion approved unanimously.

COMMUNICATIONS

An email was received from Sunlight Solar regarding our rebate applications to the Connecticut Clean Energy Fund. It said that if we do not receive approval in 2009, the application will remain in the pipeline for potential funding in 2010.

Ms Fields emailed Kevin Grunwald regarding creating an exterior door to the laundry room at the Senior Center. He forwarded Ms Fields' email to Bill Hammon, Director of Facilities, for a response. Originally this construction was to be part of a Small Cities Grant. That money is no longer available. Mr Grunwald suggested that if the Housing Authority was willing to pay for it, it may be able to be done.

Mr. Maugeri left Unit 102 on time as directed by the court and without further incident. Mr. Maugeri left a number of items of personal belongings for the Housing Authority to remove. The refrigerator had to be replaced due to excessive mold growing in the vents in the freezer that could not be cleaned out.

REPORTS OF THE DIRECTOR

Bills

A motion was made by Mr. Simonsen and seconded by Mr. Eddy to accept the February 2009 Bills. Motion approved unanimously.

Financial Reports –A (General)

A motion was made by Ms Hall and seconded by Ms Christison-Lagay to accept the December 2008 Financial Reports. Motion approved unanimously.

Financial Report-B (Section 8 Statistical Report)

A motion was made by Ms Christison-Lagay and seconded by Mr. Eddy to accept the December 2008 Section 8 Statistical Report. Motion approved unanimously.

REPORT FROM TENANT REPRESENTATIVE

Mr. Eddy reported that there are still vehicles that continue to park, after business hours, in the area behind the office and in front of the garage. That area is restricted to Housing Authority vehicles only. Ms Fields has written numerous memos to residents and no parking signs are in place. It was suggested that we place a chain across the entry to the back of the office building when the office is closed to keep unauthorized vehicles from entering. Ms Fields will have it installed.

Mr. Eddy reported that the Senior Center Association Bylaws allow the community of Wright's Village to have a representative with voting rights. Mr. Eddy is working with the Wright's Village residents to appoint a representative.

UNFINISHED BUSINESS

Finance Meeting Report

A site visit to Holinko was completed on March 11, 2009. The Finance Committee inspected the landscaping, a couple apartments, the bus stop area, the dumpsters, and asphalt. Ms Fields met with Lenard Engineering who will draw up a proposal for plans to address the asphalt work and dumpster work. They will not address roofing issues unless it is structural in nature. Ms Fields will contact a roofer to address roof replacement.

The Finance Committee also observed many children's bikes and toys scattered around units along with grills and picnic tables and suggested that consideration be given to providing a concrete covered patio behind the units that would provide a place to keep outside toys and equipment. It was suggested that a meeting with the tenants to ask for their opinions and ideas would be useful in creating a workable solution.

Policy Review

Policy review continues. No existing policies were reviewed at this meeting.

NEW BUSINESS

Changes to the Section 8 Administrative Plan

Ms Fields presented changes to Chapters 8, 11, 12, 14 and 16. A motion was made by Mr. Eddy and seconded by Ms Christison-Lagay to approve the changes in chapters 8, 11, 12, 14, and 16 of the Section 8 Administrative Plan. Motion approved unanimously.

Rules of Procedure

A new policy was discussed on public participation at Regular Meetings. It was determined that Ms Fields would base it on the Town Council's rules of procedure for public participation at a Regular Meeting. Ms Fields will submit the first draft for comment to all Board members via email.

OTHER BUSINESS

None

ADJOURNMENT

The Chairperson declared the meeting adjourned at 9:45 a.m.

Dexter Eddy, Secretary

Approved:

Richard Long, Chairperson

HOUSING AUTHORITY OF THE TOWN OF MANSFIELD
REGULAR MEETING MINUTES
Housing Authority Office
August 20, 2009
8:00 a.m.

Attendance: Mr. Long, Chairperson; Mr. Simonsen, Vice President; Mr. Eddy, Secretary and Treasurer; Ms Hall, Assistant Treasurer; Ms Christison-Lagay Commissioner was excused; and Ms Fields, Executive Director.

The meeting was called to order at 8:05 a.m. by the Chairperson.

MINUTES

A motion was made by Mr. Simonsen and seconded by Ms Hall to accept the minutes of the July 15, 2009, Regular Meeting. Motion approved unanimously.

COMMUNICATIONS

HUD denied Ms Fields' request for additional HAP monies because when HUD performed their calculations, the Housing Authority did not meet the financial requirements for additional funding under the 2009 Set- Aside Funding.

REPORTS OF THE DIRECTOR

Bills

A motion was made by Ms Hall and seconded by Mr. Simonsen to accept the July 2009 Bills. Motion approved unanimously.

Financial Reports –A (General)

A motion was made by Mr. Eddy and seconded by Mr. Simonsen to accept the June 2009 Financial Reports. Motion approved unanimously.

Financial Report-B (Section 8 Statistical Report)

A motion was made by Mr. Simonsen and seconded by Mr. Eddy to accept the June 2009 Section 8 Statistical Report. Motion approved unanimously.

REPORT FROM TENANT REPRESENTATIVE

Mr. Eddy reported that one or more of our residents are using the Senior Center dumpster instead of using the Wright's Village trash cans. Ms Fields will send a memo out reminding tenants that (a) the Senior Center dumpster is not for their use, (b) they are to use only the Wright's Village trash cans, and (c) they are responsible for informing any workers they may have.

Mr. Eddy reported that he observed a visitor to a tenant trying to pull the chain down which is across the Housing Authority driveway. Mr. Eddy asked and everyone agreed that if that had been done or if someone were to cut the chain, the police should be called as the Housing Authority would consider that destruction of private property. The Housing Authority property is private property.

Mr. Eddy suggested previously to Ms Fields that the bulky waste policy be modified to instruct tenants to call the office and arrange for our maintenance

staff to pick up bulky waste from their unit rather than dropping it off by the garage creating a junk pile. Ms Fields sent out a memo revising the policy. This should also eliminate items being placed by the garage by unknown tenants and the associated disposal cost having to be absorbed by the Housing Authority.

COMMITTEE REPORTS

Finance Committee

Certificates of Deposit

The certificates of deposits will to be renewed on September 10, 2009. A recommendation was made to the Board to renew the certificates of deposits giving Ms Fields two options. Option one would be to rollover all the certificates with Liberty Bank with a three month term. Option two would be to rollover the Holinko Estates certificate with Liberty Bank with a three month term and move the Wright's Village and Section 8 certificates to Peoples Bank with a three month term. Ms Fields will review the rates at that time and choose one of the options. Ms. Fields will email the Board with her decision.

A motion was made by Mr. Simonsen and seconded by Ms Hall to approve the recommendation. Motion approved unanimously.

Replacement Reserve Report/Life Cycle Report

In order to better determine the reserve needs of each property, the Finance Committee recommends that a new Replacement Reserve Report be completed. The last one was done in November 2005. Ms Fields will obtain further information for discussion at the October Regular Meeting.

UNFINISHED BUSINESS

Senior Center Laundry Door

The door has been completed and keys were passed out on Friday August 14th. Residents now have access to laundry facilities 24/7.

Section 8 Administrative Plan Changes

A motion was made by Mr. Simonsen and seconded by Mr. Eddy to approve the changes to Chapter 7 and Chapter 9 of the Administrative Plan. Motion approved unanimously.

NEW BUSINESS

Holinko Estate Site Work

The site work plans and specifications have been placed for bid with three contractors. Ms Fields' has requested that the bids be returned no later than August 31, 2009.

New Doors for Building 2 at Holinko

A motion was made by Mr. Simonsen and seconded by Mr. Eddy to approve replacing the doors on Building 2 at Holinko for a cost not to exceed \$5000.00 and to seek reimbursement for the cost of the project through the Administrative Oversight Charge administered by CHFA. Motion approved unanimously.

OTHER BUSINESS

September Regular Meeting Date Change

The Board agreed that the Regular Meeting for September will be changed from September 17, 2009 to September 16, 2009.

New Development

Mr. Simonsen would like to open a discussion for additional units at Holinko Estates. Ms Fields will place the item on the agenda for the October Regular Meeting.

ADJOURNMENT

The Chairperson declared the meeting adjourned at 10:45 a.m.

Dexter Eddy, Secretary

Approved:

Richard Long, Chairperson

Town of Mansfield
Open Space Preservation Committee
September 15 2009 Minutes

Members Present: Steve Lowery, Ken Feathers Jim Morrow

1. Meeting called to order at 7:45
2. Minute of the May and June meeting approved on motion by Feather /Lowery
3. Opportunity for Public Comment:
 - none present
4. Old Business
5. New Business
 - November Open Space Referendum was discussed. Some concerns express were: Why is it bad not to spend money? Will voter turn out be enough to approve the referendum question?
6. Meeting adjourned 8:30

Respectfully Submitted
Jim Morrow

Open Space Preservation Committee
Minutes
Tuesday, December 15, 2009
MCC Conference Room
7:30 p.m.

1. Chairman Jim Morrow called the meeting to order at 7:42 p.m.
2. Members attending: Vicky Wetherell, Michael Allison, Quentin Kessel; Jim Morrow, Ken Feathers, and Jennifer Kaufman (Staff)
3. Welcome visitors-no visitors in attendance
3. Approval of minutes-Ken Feathers motioned to approve the minutes of November 17, 2009. Quentin Kessel seconded. Motion carried.
4. Opportunity for public comment-No public comment
5. Old business—none discussed.
6. New business
 - Open Space Committee Presentation to the Town Council-The committee discussed the objectives of the presentation. The committee will coordinate with the Parks Advisory Committee, Agriculture Committee, and Conservation Commission. It is anticipated that the presentation will be given with these other commission.
 - Subdivision Regulations--Tabled
 - Dorwart Trail marking—the committee visited the Dorwart Property and is planning the trail. Next steps will be to walk the trail with PAC to determine the best route.
7. Reports-none
8. Communications-none
9. Future agendas-Next meeting will focus on finalizing the presentation. The Committee still needs to review the subdivision regulations to provide feedback to PZC. Jennifer will inform the committee of when PZC needs the feedback.
10. Adjournment: Vicky Wetherell motioned to adjourn the meeting at 9:45 p.m. Michael Allison seconded the motion. Motion carried.

**Town of Mansfield
Open Space Preservation Committee**

June 16, 2009 - minutes

Members present: Evangeline Abbott, Ken Feathers, Quentin Kessel, Steve Lowrey, Jim Morrow.

1. Meeting called to order at 7:40.
2. Minutes of the April meeting approved on motion by Feathers/Lowrey.
3. Opportunity for Public Comment: none present.
4. Old Business: V. Wetherell will report on the 06/15 Zoning and Subdivision Regulations Public Hearing at the July OSPC meeting.
5. New Business: Brief discussion of aquifer protection regulations.
6. Meeting adjourned at 8:15.

Respectfully submitted,
Evangeline Abbott

Mansfield Open Space Preservation Committee
Minutes for December 16, 2008
MINUTES

Members present:

Jim Morrow, Quentin Kessel, Steve Lowrey and Ken Feathers

1. Chairman Jim Morrow called the meeting to order at 7:35 PM
2. Feather/Kessel: Motion to approve the minutes of November 18, 2008, motion carried.
3. Public Comment: No public present.
4. Report from Town Staff:
Reviewed draft of annual report that Jennifer had submitted; the committee approved it with minor revisions that Morrow would forward to Jennifer.
5. Old Business:
Committee chose not to discuss proposed changes to Subdivision Regulations at this time
6. New Business:
The Town Council had requested a recommendation from the Committee regarding the disposition of the Potter property for which many years of back taxes were owned.
Lowrey/Kessel: Motion for town to foreclose on property for taxes owned and sell to any interested abutters.
11. /Kessel/Feathers: Motion to adjourn, Meeting adjourned at 7:46 P.M.

Respectfully submitted
Stephen Lowrey

Town of Mansfield
Open Space Preservation Committee
May 19, 2009 - minutes

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

1. Meeting called to order at 7:40.
2. Minutes of the April meeting approved on motion by Wetherell/Lowrey.
3. Opportunity for Public Comment: none present.
4. Old Business
5. New Business: Draft Revisions to the Zoning and Subdivision Regulations (Public Hearing 06/15/09). Lengthy discussion centered on common driveway provisions in terms of reduction of environmental impact and traffic safety. Farm animal provisions also sparked comments in regard to several seemingly unrealistic restrictions. In addition, it was determined that V. Wetherell would compile comments on Open Space Acquisition Management Guidelines for members to review prior to submission.
6. Meeting adjourned at 9:05.

Respectfully submitted, Evangeline Abbott

**Town of Mansfield
Open Space Preservation Committee**

June 16, 2009 - minutes

Members present: Evangeline Abbott, Ken Feathers, Quentin Kessel, Steve Lowrey, Jim Morrow.

1. Meeting called to order at 7:40.
2. Minutes of the April meeting approved on motion by Feathers/Lowrey.
3. Opportunity for Public Comment: none present.
4. Old Business: V. Wetherell will report on the 06/15 Zoning and Subdivision Regulations Public Hearing at the July OSPC meeting.
5. New Business: Brief discussion of aquifer protection regulations.
6. Meeting adjourned at 8:15.

Respectfully submitted,
Evangeline Abbott

RECREATION ADVISORY COMMITTEE
MEETING MINUTES – August 19, 2009 (approved 10/28/09)

ATTENDING: Darren Cook, Sheldon Dyer, Don Field, Anne Rash
STAFF: Jay O'Keefe, Curt Vincente
GUESTS: None

- A. Call to Order – Chairman S. Dyer called the meeting to order at 7:39p.m.
- B. Approval of Minutes – D. Cook moved and A. Rash seconded that the minutes from the April 29, 2009 meeting be approved and the motion passed unanimously.
- C. Co-Sponsorship Update – Staff has communicated with the existing co-sponsored organizations to schedule a review for the next RAC meeting.
- D. Old Business – Community Center marketing project status report and membership reports were reviewed. A lengthy discussion was held on the fees for next year. Staff presented their ideas and noted that a formal presentation to the Town Council will need to take place next month. RAC members unanimously agreed that holding the regular membership fees for another year makes sense given the economy. They also agreed that increasing the enrollment fee by a nominal amount is reasonable and that credit card transaction fees should be added. J. O'Keefe updated the Committee on the annual maintenance week projects. The Southeast Park Restroom/Concession/Storage building has been open since Little League Opening Day, May 2. C. Vincente presented the building use policy for the Southeast Park building. The correspondence from RAC to the Town Council on the Skate Park sponsorship signs/banners was acknowledged.
- E. Correspondence – None
- F. Director's Report – C. Vincente noted that most of his report was covered under Old Business or will be discussed under New Business items.
- G. New Business – The winter quarterly report was included in the packet and briefly reviewed. C. Vincente gave a brief presentation on the FY 2009-10 budget and a review of the FY 2008-09 budget. J. O'Keefe provided a brief review of summer programs and a preview of upcoming fall programs. C. Vincente handed out an invitation to the Town's Volunteer Recognition picnic that will be held on Saturday, September 12, during the Celebrate Mansfield Weekend events.

Having no other business, the meeting was adjourned at 8:55pm.

Mansfield Parks Advisory Committee
Minutes of September 3, 2008
Acting Secretary Ethan Avery

Present: Sue Harrington, Tom Harrington, Ethan Avery, Jennifer Kauffman, Eric Kruger, Cindy Weiss, Julianna Barrett, Penny Potter

- The meeting was called to order at 7:35pm
- The minutes of June 4 and 22, 2008 were accepted with no changes.

New Business

1. River Park Dedication- schedule- 2-4 pm kayak program trials, parks and recreation program, dedication, there were questions about walks
2. Member Projects- discussed things that need to be done by members, Eric mentioned watching PZC referrals, work to be done on trails

Continuing Business

1. Management Plan Reviews- going to split up parks among members
 2. Plant Monitors- no comment
 3. Park Updates- Merrow Meadow had a dry workday, has an autumn olive that needs to be removed
 4. FOMP Upcoming Programs- Walktober- Romp in the swamp on Oct. 4, Coney Rock Oct. 11, Dunhamtown Forest Oct. 13, WolfRock Oct. 19, see brochure
 5. PAC Projects
 - Nature Center- moving ahead with schools more programs
 - Outstanding Management Plans- David is working on the Schoolhouse Brook
- Park update, Ethan, Michelle and Cindy will work on Dunhamtown Forest update

Staff Report

1. WHIP Project Update- Year 3 Old Springhill Field, Eagleville, Mt Hope, Schoolhouse extra help from E, OSH
2. Land Management Committee- needs to get started again
3. Town Council Presentation- update planning and acquisition guidelines
4. Acquisitions- Moss Sanctuary, Dorwart Property, Lion's Club discussed
5. Commonfields- There is a grant for parking, a trail, and a bird blind, need right of way, need to get moving

Other

- • Know your town fair- Putting out brochures Saturday
- • CL&P Construction on Powerlines- will discuss in future, Building up New England, this will affect Sawmill Park and the Highland Rd. Property

Non-PAC Reports- no comments

This meeting was adjourned at 8:40 pm

Next meeting is November 5, 2008



TOWN OF MANSFIELD
OFFICE OF THE TOWN COUNCIL

ELIZABETH C. PATERSON, Mayor

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

January 11, 2010

Board of Education
Regional School District #19
1235 Storrs Road
Storrs-Mansfield, Connecticut 06268

Re: Agreement between Region 19 Board of Education and Region 19 Administrator's Association

Dear Board of Education members:

As you may know, the Mansfield Town Council recently reviewed the agreement that the Region 19 Board of Education negotiated with its administrator's association. The council decided against asking the town manager to request a district meeting to consider the proposed contract, as provided under state statute. However, the council did wish to express its concern regarding the economics of the agreement, particularly the negotiated wage increases, which appear to be inconsistent with recent settlements negotiated with municipal and school employees. In Mansfield, for example, we were able to negotiate a wage freeze for all town employees that helped us to address a significant revenue shortfall and to balance the budget for the current fiscal year. The principle of fairness and shared sacrifice is very important to the council.

I appreciate your efforts and leadership during these difficult economic times and encourage ongoing dialogue between the town council and the board of education.

Sincerely,

Elizabeth C. Paterson

Elizabeth C. Paterson

Mayor

CC: Bruce Silva, Superintendent of Schools
Town Council
Matt Hart, Town Manager

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TOWN OF MANSFIELD
OFFICE OF THE TOWN MANAGER



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

January 19, 2010

Re: Bergin C.I. Community Notification System

Dear Mansfield Resident:

As you may know, the Donald T. Bergin Correctional Institution located on Route 44 in Mansfield operates a community notification system to notify members of the community when an inmate has escaped from the facility.

The system is automated and telephone based, and is designed to handle answering machines. Once activated, the system will automatically move down the calling list and operate similar to a telemarketing system. When you receive a call from the system, you will experience a short delay before receiving the recorded message.

If you are not on the calling list and would like to add your residence to the notification system, wish to be removed from the calling list, or need to update your contact information please contact the Mansfield Resident Trooper's Office at 429-3360. You may contact the Office between the hours of 8:15am – 4:30pm, Monday- Wednesday, 8:15am – 6:30pm, Thursday or 8am – noon, Friday) or via email at wendy.parker@mansfieldct.org. Please be prepared to provide your name, address and telephone number.

The community notification system is an important public safety tool for the Town of Mansfield and all of its residents.

Sincerely,

Maria Capriola
Assistant to Town Manager

C: Matthew Hart, Town Manager
Mansfield Town Council
Sgt. James Kodzis, Mansfield Resident Trooper Coordinator
Warden Monica Rinaldi, Bergin Correctional Institution
Mansfield Public Safety Committee

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1/12/10

Mansfield applies for downtown funding

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

MANSFIELD — Councilors agreed unanimously Monday to apply for a Small Town Economic Assistance Program grant seeking \$200,000 for the proposed Storrs Center project.

The grant is awarded by the state Department of Economic and Community Development.

The proposed \$220 million 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.

If town officials receive the grant, it would be the third STEAP grant awarded for the Mansfield Downtown Partnership-overseen commercial-residential area.

Although town council members agreed to apply for the grant, there was some confusion about the purpose of the money.

The funding will be used toward the Phase 1A infrastructure and planning services to support Storrs Center. Phase 1A is the north-end section of the project including Dog Lane.

However, the grant is entitled the "Downtown Mansfield Revitalization and Enhancement Project Phase III."

Councilor Meredith Lindsey said she did not understand why the grant would be titled "Phase III" if it would be used for "Phase 1A."

Partnership Executive Director Cynthia van Zelm said the grant was titled "Phase III" to reflect the third STEAP grant application from the town.

Specifically, the funding will be used for site work and road work, building demolition, sewer, water and electrical extensions, storm water lines, underground utilities and additional streetscape and landscaping elements.

Town Manager Matthew Hart said the town would not need to provide a local match for the grant. "The Town of Mansfield is not required to provide any match," he said. "But (will) incur administrative indirect costs to manage the project and grant."

In addition to the partnership, town offices involved in the project include the finance department, engineering and the town manager's office. The partnership will manage the grants.

According to the grant application, the funding will be broken into three parts: administration, architectural and engineering services and construction.

Administration would use \$25,000, engineering \$110,000 and general construction \$65,000.

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Editor: 1/13

After reading about the cost to control the students and non-students during Spring Weekend, I would say it is about time to shut down these parties.

The Town of Mansfield's projected cost is more than \$75,000 for this weekend. How can state and local officials allow this to happen and, on the other side of the coin, tell a state or town employee we have to eliminate your job because of cutbacks?

The town has decided to support the students, their parties, their unruly behavior and even criminal activities.

I think the residents of Mansfield need to say *no more* of this nonsense. Our council needs to take a stand.

The governor wants to save money by cutting aid to towns, laying off people, doing away with important agencies and raising taxes, but it is OK for her to spend over a quarter of a million dollars to allow kids to party.

They estimate an overall cost of \$225,000, for police protection and for fire and EMS crews.

We all know it will cost more than that. What about the unaddressed cost for police, fire, and EMS services for fuel, food, time earned by salaried personnel, or the local citizens toward property damage, court costs for those arrested, medical costs for victims of criminal activities, and unknown costs for those injured both physically and emotionally and those victims of criminal acts? The list goes on and on. The university, Town of Mansfield and the State of Connecticut have let this get out of control. The time has come to stop this weekend. If it is so important to allow these activities, then keep the students and non-students on campus and have them pay for the cost in their tuition and/or charge admission to this sideshow. Stop this now.

Ron Palmer
Mansfield

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Fitness center hearing slated for Tuesday

By CAITLIN M. DINEEN ^{1/18}
Chronicle Staff Writer

MANSFIELD — The town's planning and zoning commission will conduct a public hearing Tuesday regarding a special permit application for a proposed fitness center in the East Brook Mall.

The hearing will begin at 7:15 p.m. at the Audrey P. Beck Municipal Building.

According to Mansfield's Planning Director Gregory Padick, the hearing will open Tuesday, but will be continued and re-open during the commission's Feb. 1 meeting.

Padick said the expected continuance is because the applicant for the proposed Cardio Express is not able to attend Tuesday's hearing. "Since the legal notices have been published, it is recommended that the hearing be opened on Tuesday and any public comment received," he said in a memo to commission members.

Members of the public are allowed to verbally comment or submit written comments about the proposed center during the public hearing Tuesday.

Communication or comments will not be accepted after Tuesday's public hearing.

Commission members accepted the application Dec. 22 during their regular meeting.

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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Fed officials put funding^{1/20} to good use

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

MANSFIELD — The U.S. Army Corps of Engineers received — and spent — federal funding in the tune of \$664,000 for the Mansfield Hollow Dam.

The funding was given through American Recovery and Reinvestment Act of 2009 funds for the operation and maintenance of various project.

Although the funding had to be spent by September of this year, officials with the Mansfield Hollow Lake said projects funded through the project have been completed.

“We’re happy with it,” said Mansfield Hollow Dam Project Manager Ed Greenough.

The funding was broken up among three projects, including evaluation of historical and archaeological resources, the replacement of equipment and a cultural survey of project lands.

Gov. M. Jodi Rell announced in May that nearly \$5.6 million would be infused into the state for state-owned lakes, rivers and other flood control areas.

A total of \$4.6 billion was distributed throughout the country and is expected to maintain or create more than 50,000 jobs.

Nine projects in Connecticut were selected to receive funding, including the dam.

Specifically, local dam funding included:

- \$120,000 for the planned evaluation of resources on property that may be eligible for listing on the National Historic Registry.

Dam officials want to determine if the dam and surrounding property has enough history to it to be included on the federal registry.

- \$118,000 to issue small contracts or purchase orders to replace equipment and make miscellaneous repair work at the facility.

- The remaining \$426,000 was used to conduct and “intensive” cultural resource survey for historical and archaeological resources.

According to Greenough, the money was used to clear the dam and surrounding area of trees and bushes that could — in the long run — pose a threat for the structural integrity of the dam.

“There was no immediate danger,” he said, adding if the area wasn’t clear now, it could cost a lot more to address overgrowth and problems in the future.

Greenough said the survey conducted was done to identify future projects that could be completed at the dam.

Mansfield Hollow Lake — which is located in both Mansfield and Windham — is owned by the Army Corps of Engineers, but is leased to the state for use as a state park.

The dam receives all its funding through the federal government because it is used for flood control.

It is a line item in the congressional budget.

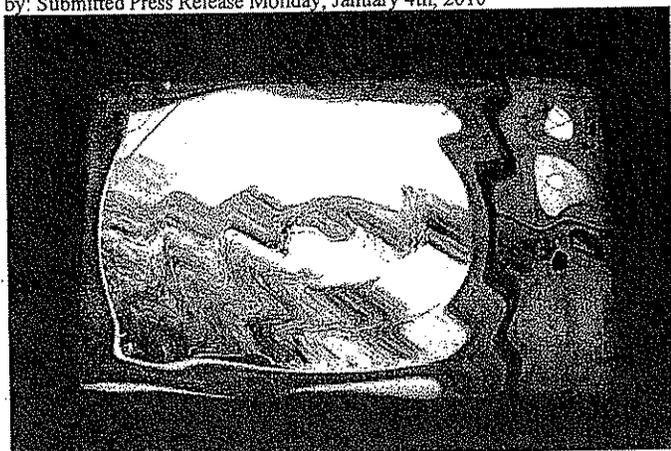
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Town's access channel will be upgraded :: Mansfield Today

Town's access channel will be upgraded

Item #15

by: Submitted Press Release Monday, January 4th, 2010



Graphic by Brenda Sullivan 2010

During the weeks of Jan. 11 and 18 there will be intermittent outages on the Government Access Channel 13 on Charter Cable in Mansfield as upgrades are completed.

Channel 13 is Mansfield's government access cable channel and is available to all Charter Cable subscribers in the Town of Mansfield.

The work is part of the Council Media Project and will enhance the audio and video broadcast of Town Council meetings.

The changes will also improve the audio quality for in-person audience members as well.

The channel alternates between a message board of municipal related information and broadcasts of some municipal meetings.

A schedule of regularly broadcast meetings and additional communication sources from the Town of Mansfield is available at <http://www.mansfieldct.org/town/communications>

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Local business signs on for Storrs Center

Item #16

by: Brenda Sullivan | HTNP.com Editor Tuesday, January 19th, 2010



The proposed Town Square of Storrs Center.
Artists rendering courtesy of the Mansfield
Downtown Partnership.

The developers of Storrs Center announced that a new "letter of intent" agreement has been signed with Tailoring by Tima, owned and operated by Tima Saria. The business, which specializes in alterations and custom tailoring, has long served the UConn community and local residents and is currently located at 10 Dog Lane. This commercial area is slated to be demolished.

This is the ninth business to sign an agreement with the developers.

In a prepared statement Mansfield Downtown Partnership Executive Director Cynthia van Zelm said, "We are very pleased to add Tailoring by Tima to our roster of prospective Storrs Center tenants. Our goal has been to achieve a balanced mix of commercial end-users drawn from the service, retail and food service sectors, so this early commitment is welcome."

Macon Toledano, Vice President of Planning and Development for master developer LeylandAlliance said, "A critical component of our leasing strategy has been to attract existing businesses like Tailoring by Tima that have been serving the Mansfield community and will integrate well with new tenants coming from outside the area. We look forward to providing this business, with its loyal following, a new home at Storrs Center."

Storrs Center will be a mixed-use town center and main street corridor at the crossroads of the Town of Mansfield and the University of Connecticut.

Located along Storrs Road (Route 195) adjacent to UConn, the Audrey P. Beck Municipal Building (Town Hall), the regional Edwin O. Smith High School and the Mansfield Community Center, Storrs Center will include a new town square across from UConn's improved fine arts center.

The new town center will occupy approximately 17 acres of the overall 47.7-acre site and will include a new Town Square and a smaller Market Square across from Town Hall.

The remainder of the site will be preserved primarily for open space and conservation.

The plan knits architecture, pedestrian-oriented streets, small lanes and public spaces into a series of small neighborhoods that will make up the fabric of the new town center.

Ground-floor retail and commercial uses opening onto landscaped sidewalks and intimate streets will reinforce traditional street front activity and shared community spaces and will be supported by residences above these businesses and throughout the neighborhood.

Storrs Center will combine retail, restaurant, and office uses with a variety of residence types including studios, townhouses, condominium apartments and rental apartments. On-street and garage parking also is planned.

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