



**TOWN OF MANSFIELD
TOWN COUNCIL MEETING
Monday, May 10, 2010
COUNCIL CHAMBERS
AUDREY P. BECK MUNICIPAL BUILDING
7:30 p.m.**

AGENDA

	Page
CALL TO ORDER	
ROLL CALL	
APPROVAL OF MINUTES	1
OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL	
REPORT OF THE TOWN MANAGER	
REPORTS AND COMMENTS OF COUNCIL MEMBERS	
OLD BUSINESS	
1. An Ordinance Regarding Off Street Residential Rental Property (Item #2, 04-26-10 Agenda).....	39
2. Community/Campus Relations (Item #3, 04-26-10 Agenda) (Oral Report)	
3. Community Water and Wastewater Issues (Item #4, 04-26-10 Agenda) (Oral Report)	
NEW BUSINESS	
4. Proclamation in Recognition of Emergency Services and Public Safety Personnel	53
5. Community Development Block Grant (CDBG) Program Amendment	55
6. Appointment of Auditor to Conduct Financial Audit for Fiscal Year 2009/10	59
7. Resolution to authorize Lease Purchase Financing.....	61
8. Corporate Resolution - Investment Pool	65
9. Financial Statements Dated March 31, 2010	67
10. PZC Referrals: Draft Zoning Revisions Regarding Definitions of Family and Boarding House/ Political Signs.....	121
DEPARTMENTAL AND COMMITTEE REPORTS	137
REPORTS OF COUNCIL COMMITTEES	
PETITIONS, REQUESTS AND COMMUNICATIONS	
11. D. Edens re: The Half-Mile Radius Rule.....	151
12. A. Kolega re: Walkway from Maple Road to Sycamore Drive	153

13. C. Stites re: Political Signs	155
14. G. Padick re: 6/7/10 Public Hearing.....	157
15. G. Padick re: Proposed Inland Wetlands Regulation Revisions.....	177
16. Notice and Warning of Annual Town Meeting.....	179
17. Annual Town Meeting Mailer.....	183
18. UConn Student Enrolled/Living at Storrs Campus	187
19. State of CT Office of Policy and Management re: Equalized Net Grand List.....	189
20. Willimantic River Review, Spring 2010	191
21. CCM re: 2010-2011 Budget Increases	195
22. <u>Chronicle</u> "Letter to the Editor" – 04/23/10.....	197
23. <u>Chronicle</u> "Letter to the Editor" – 04/26/10.....	199
24. <u>Chronicle</u> "Officials say Spring Weekend attendees..." – 04/27/10	201
25. <u>Chronicle</u> "Proposed parking rules cause anger in Mansfield" – 04/27/10	203
26. <u>Chronicle</u> "Update on Storrs Center is tonight" – 04/28/10	205
27. <u>Chronicle</u> "Backers upbeat about downtown plan's progress" – 04/29/10.....	207
28. <u>Chronicle</u> "Farm stand plan raises eyebrows" – 04/29/10	209
29. <u>Chronicle</u> "Letter to the Editor" – 04/30/10.....	211
30. <u>Chronicle</u> "Letter to the Editor" – 05/03/10.....	213
31. <u>Chronicle</u> "PZC plan to limit unrelated housemates..." – 05/04/10	215
32. <u>Chronicle</u> "Letters to the Editor" – 05/06/10.....	217

OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

FUTURE AGENDAS

EXECUTIVE SESSION

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

ADJOURNMENT

REGULAR MEETING – MANSFIELD TOWN COUNCIL

April 12, 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, Schaefer

II. APPROVAL OF MINUTES

Mr. Paulhus moved and Ms. Moran seconded to approve the minutes of the March 22, 2010 regular meeting as presented. The motion passed with all in favor except Ms. Lindsey and Mr. Schaefer who abstained. Ms. Moran moved and Mr. Paulhus seconded to approve the minutes of the March 25, 2010 special meeting as presented. The motion passed with all in favor except Ms. Lindsey and Mr. Schaefer who abstained. Mr. Paulhus moved and Ms. Moran seconded to approve the minutes of the March 31, 2010 special meeting as presented. The motion passed with all in favor except Ms. Keane who abstained.

III. PUBLIC HEARING FY 2010/11 PROPOSED BUDGET

Mayor Paterson called the public hearing to order and read the call of the meeting.

Mike Sikoski, Wildwood Road, expressed concern with petty spending and questioned credit card spending. (Statement attached)

David Freudmann, Eastwood Road, asked the Council to consider five points of concern. (Statement attached)

Harry Birkenruth, Ball Hill Road, expressed his support for the Council's spending and commitment to the Downtown Partnership. (Statement attached)

Betty Wassmundt, Old Turnpike Road, asked the Council to reduce the budget by \$900,000.

Howard Raphaelson, Timber Drive, spoke in support of the budget and the Town. (Statement attached)

Kristen Schwab, Willowbrook Road, commented that the Town needs to be positioned to meet the challenges of the future and one of the ways to accomplish this is continued support for the Downtown Partnership.

Ric Hossack, Middle Turnpike, urged the Council to control the little expenses noting that the Council represents the people of Mansfield. He stated the Council rules the employees and the citizens rule the Council.

Carol Pellegrine, Clover Mill Road, congratulated the Town Manager and the Council in their efforts to keep the budget steady. She urged the Council to prioritize the upcoming projects and considers the Four Corners Project to be the most urgent. Ms. Pellegrine stated the Storrs Downtown Project was a good idea in a good economy but it is not the time to continue to pursue a dream when the rest of the Town needs assistance.

Steve Bacon, Wormwood Hill Road, expressed his support of the budget, commenting the Council has done well to craft a balanced budget given the constraints that exist and should be commended for looking at the revenue side of the budget. He urged the Council to continue to support the Downtown Partnership and, as a more long term project, the Four Corners Project.

The public hearing was closed at 8:15 p.m.

IV. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Ric Hossack, Middle Turnpike, expressed his concern and disappointment regarding the editing of the March 22nd Town Council meeting. He questioned whether it was a coincidence that his comments were not broadcasted.

David Freudmann, Eastwood Road, commented on his concerns regarding the parking garage.

Mike Sikoski, Wildwood Road, asked that the Downtown Project be put to a vote and questioned why an ambulance was parked outside the door at Walgreens last week.

Elizabeth Kane, Storrs Road, stated that she was proud of the services the Town offers and urged the Council to prioritize its projects. She counseled the Council not to repeat the redevelopment mistakes of New London.

Betty Wassmundt, Old Turnpike Road, stated that she is not opposed to the Downtown Project and asked the Council to make prudent decisions. Ms. Wassmundt noted that at the last Community Quality of Life Committee meeting it was stated that there are about 25 problem rentals in Town.

By consensus the Council agreed to move Item 5, Recognition of Girls 7th and 8th Grade Basketball Teams, as the next item on the agenda.

V. REPORT OF TOWN MANAGER

Report attached.

Town Manager Matthew Hart announced that after a careful review of the facilities and options the Probate Court will be housed in Tolland. Mr. Hart reported that he would like to discuss citizen/staff relations at an upcoming Council meeting, as recent actions are starting to negatively affect front line employees. The Town Manager distributed a communication from Fire chief Dave Dagon regarding food purchasing using Town issued credit cards. (Communication attached)

VI. REPORTS AND COMMENTS OF COUNCIL MEMBERS

Mr. Ryan reported the Open Space Preservation Committee has asked the Finance Committee to consider adding one million dollars for open space to the budget and as a referenda question in the fall. This item will be added to the April 15th agenda.

Mayor Paterson noted that a local group, Bill Keane and the Misdemeanor Outlaws, will be appearing at the Main Street Café this Saturday night at 10:00 p.m.

After reviewing the agreement with the Town Attorney, Mr. Kochenburger commented that the agreement is a flat fee agreement which means that standard advice and counsel is not billed back to the Town. The only additional charge would be in the event of a trial or arbitration. Mr. Kochenburger noted the agreement saves money and allows employees to talk to the Town Attorney without worrying about incurring fees.

Mr. Ryan stated that he and the Director of Finance reviewed an email from a citizen which reported exorbitant appraisal costs. Director of Finance Cherie Trahan will present a report but the initial review shows that the Town's cost is less than that of Tolland and about the same as Coventry's.

Ms. Moran noted that contrary to a statement made during public comment, the Community Quality of Life Committee was aware of the number of problem rental residences in Town.

Mr. Haddad stated that comments made earlier by a citizen regarding employees expecting a 3.5% raise failed to take into consideration that last year Town employees generously agreed not to receive any increase in pay.

OLD BUSINESS

1. Community/Campus Relations

Mayor Paterson reported that deputy Chief Chip Jordan recently met with UConn nursing students and over 90 students have agreed to volunteer on Spring Weekend.

Town Manager Matt Hart reviewed a number of steps that will be taken, including parking restrictions and additional DWI spot checks, to enhance law enforcement efforts during Spring Weekend. Mr. Hart also announced this year there will be a unified command post at the UConn police department which will include all primary agencies.

2. Community Water and Wastewater Issues

No Report

VII. NEW BUSINESS

3. Presentation: Design Improvements for the Town of Mansfield Website

Director of Information Technology Jamie Russell presented a preview of the Town's soon to be introduced website. A working copy of the site is available on line. The new site has been designed to be easy to use and appealing, and is an important way to communicate with residents.

Mr. Ryan moved and Mr. Paulhus seconded to add pending claims (C.G.S § 1-200(6) (b) and personnel (C.G.S § 1-200(6) (a) to the executive session.
Motion passed unanimously.

4. Proclamation Commemorating Earth Day 2010

Mr. Haddad moved and Mr. Ryan seconded, effective April 12, 2010, to authorize the Mayor to issue the attached Proclamation Commemorating Earth Day 2010. (Proclamation attached)
Motion passed unanimously

5. Recognition of Girls 7th and 8th Grade Basketball Teams

Mayor Paterson welcomed the members of the Mansfield Middle School and Mansfield Parks and Recreation Department Girls 7th and 8th grade basketball teams congratulating them on their 2009/10 seasons.

Jay O'Keefe, Assistant Director of Parks and Recreation, reported not only did the girls have a combined record of 36 wins and no losses; they were also excellent representatives of the community through their hard work, dedication and positive displays of sportsmanship.

Mayor Paterson presented certificates to the team members and to their coach Betsy Parker, who has given countless volunteer hours to the program.

6. Proposed Resolution: Northeastern Connecticut Economic Partnership

Ms. Moran moved that the Town Council endorse the attached resolution regarding the Northeastern Connecticut Economic Partnership. (Resolution attached)
Motion passed unanimously.

7. Fee Schedule for the Riverside Burying Ground

Mr. Ryan moved and Ms Lindsey seconded, effective April 12, 2010, to approve fees for the cremation burial and scattering area adjacent to the Riverside Burying Ground on Gurleyville Road. The fee for a cremation burial shall be \$300 and the fee for a scattering authorization shall be \$175.
Motion passed unanimously.

8. Historic Documents Preservation Grant

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

Resolved: That Matthew W. Hart, Mansfield Town Manager, is empowered to execute and deliver in the name and on behalf of this municipality a contract with a the Connecticut State Library for a Historic Documents Preservation Grant.

Motion to approve passed unanimously.

Mr. Paulhus moved and Mr. Schaefer seconded to recess as the Mansfield Town Council and convene as the Water Pollution Control Authority.

Motion passed unanimously.

9. WPCA. FY 2009/10 Windham Sewer Budget

Mr. Ryan moved and Ms. Keane seconded, effective April 12, 2010, to adopt the FY 2009/10 Windham Sewer Budget as prepared by town staff and endorsed by the Finance Committee

Motion passed unanimously.

10. WPCA, FY 2009/10 UConn Sewer Budget

Mr. Ryan moved and Ms. Lindsey seconded, effective April 12, 2010, to adopt the FY 2009/10 UConn Sewer Budget as prepared by town staff and endorsed by the Finance Committee.

Motion passed unanimously.

Mr. Paulhus moved and Mr. Schaefer seconded to adjourn as the Windham Pollution Control Authority and reconvene as the Town Council.

Motion passed unanimously.

VIII. QUARTERLY REPORTS

No comments

IX. DEPARTMENTAL AND COMMITTEE REPORTS

No comments

X. REPORTS OF COUNCIL COMMITTEES

Ms. Moran reported the Community Quality of Life Committee has reviewed the proposed changes to the Ordinance Regarding Off Street Parking on Residential Rental Property and members were pleased with the results. Ms. Moran commented that changes to the definition of family will be presented to the Planning and Zoning Commission as a regulation change allowing existing rental properties to be grandfathered into the regulations. The idea of a student registry has been tabled by the Committee

Ms. Moran offered the following recommendations for appointments as approved by the Committee on Committees:

Darren Cook to the Recreation Advisory Committee
Dennis Roberts to the Solid Waste Advisory Committee

Motion passed unanimously.

Ms. Moran, Chair of the Committee on Committees, reported that the Committee, after a lengthy review, has agreed not to recommend any changes to the existing policy regarding advisory committees' communications with outside agencies.

Mr. Haddad, Chair of the Personnel Committee, stated the Committee continues to work on the Ethics Ordinance and will present the draft to the Council for their review.

XI. PETITIONS, REQUEST AND COMMUNICATIONS

11. D. Edens re: Thoughts on Proposed Changes in Zoning Regulations
12. M. Fraenkel re: Gas leaf blowersD. Dagon re: Response to question at the Town Council meeting on 3-22-10
13. M. Hart re: Appointments to Mansfield Youth Counsel Advisory Committee
14. P. McGlamery re: Communication Advisory Committee
15. C. Vincente re: Employer Support of the Guard and Reserve (ESGR) Award
16. Connecticut Siting Council re: Docket No. 400
17. CCM re: FOIA Request for Salary & Other Information on Municipal Employees
18. Chronicle "District 19 budget up for public hearing on Tuesday" – 03-22-10
19. Chronicle "Mansfield unveils early 2010-11 budget plan" – 03-23-10
20. Chronicle "Ashford takes biggest hit with D19 budget" – 03-24-10
21. Chronicle "Building committee eyes two new school options" – 04-01-10
22. Chronicle "Letter to the Editor" – 04-01-10
23. Chronicle "Land buy connects local trails" – 04-03-10
24. Chronicle "Letter to the Editor" – 04-07-10
25. Hartford Courant "Mansfield, Willington to preserve 531 acres..." – 03-30-10
26. Mansfield Today "Mansfield Town Council presented with..." – 03-24-10
27. Mansfield Today "2010 Census: Mayor Ernie vs. Mayor Betsy" – 04-01-10

XII. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

No comments

XIII. FUTURE AGENDAS

No comments

Mr. Paulhus moved and Mr. Haddad seconded to recess the meeting and move into executive session.

Motion passed unanimously.

XIV. EXECUTIVE SESSION

Sale or purchase of real property, in accordance with CGS §1-200(6) (d)

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

Also included: Town Manager Matt Hart, Director of Planning Gregory Padick

Pending claims and litigation, in accordance with CGS §1-200(6) (b)

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

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

Personnel, in accordance with CGS §1-200(6) (a)

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

Also included: Town Manager Matt Hart

XV. ADJOURNMENT

The Town Council reconvened in regular session. Mr. Kochenburger moved and Mr. Schaefer seconded to adjourn the meeting.

Motion passed unanimously.

Elizabeth Paterson, Mayor

Mary Stanton, Town Clerk

Today my interest is to get you as council to look at the petty spending. That does not mean there's not a lot of overspending on education, the fire dept, recreation, as in the community center, open space and the downtown .

Let's take a look at the small stuff that adds up. One of my concerns these past years is town vehicles and their usage. I kinda thought that you might have taken a look at that when fuel prices skyrocketed but that's not so, just the opposite, there's more personal use, as employees don't want to use their own fuel. We even use fire apparatus as personal transportation. It has been difficult to track how much it costs us taxpayers for these vehicle as the costs are not clear in the budget. I can only find fuel expenditures, the rest is scattered. I have tried to research what it's costing the taxpayer for the personally assigned vehicles in town but have been unsuccessful, so far, you as council should get the answers, You should be interested.

I have also recently been looking over the credit card statements and departmental expense reports, these are very interesting.

I found that we spent 500 dollars at wal-mart recently, was told it was for gift cards for an awards program, this program was an attendance incentive program for employees. Good attendance gets a gift card. Once again for all those who are public employees let me remind you of how the most businesses operate. When you have a job your first requirement for that job is coming to work and on time, your reward is your paycheck, when you do not come to work, or on time your reward is standing in the unemployment line. Public employees are not school children that need special rewards to do what they are supposed to be doing.

I see it this way the taxes on my truck, my wife's car and one other persons vehicle in this room went to this program. Waste.

I also found that we supply pizza, coffee, donuts, etc for the fire department on a regular basis.

I found many expenses for Big Y that are questionable, it's difficult to find out exactly what they were for, but some are in excess of 400 dollars.

In our personal budgets when we add up the small stuff, that daily coffee, dinner out, lunch at Wendy's, extra trips in our vehicles, etc they add up to big expenses. Lets take a hard look at the towns small stuff

Mike Sikoski
4/12/10

4. I support the Four Corners Water and Sewer Project and regret that the problem was not corrected ten or twenty years ago. But the fruits of this necessary investment will not be realized for five or more years following the project's completion. There will be large expenses, and they too will hit in mid-decade.

5. The governor has advised that Connecticut's towns and cities can expect deep and protracted reductions in state disbursements. Those Payment in Lieu of Taxes (PILOT) and Pequot/Mohegan ("casino") Funds that Mansfield has grown so dependent on have been significantly cut already. They are more likely to be cut further rather than to be increased to previous levels. Both the state and federal governments are deeply in debt. Wealth-creating private sector businesses like United Technologies are leaving Connecticut, not coming in. Therefore, from now through mid-decade and beyond, it is doubtful that there will be much more in the way of outside grants to fund the Capital and Nonrecurring Reserve (CNR) Fund.

The effects of five factors: (1) Burgeoning capital improvements needs, (2) The four schools renovation requirements, (3) The Storrs Center project's parking garage money pit, (4) The necessary but up-front costly Four Corners project, and (5) Diminishing largesse from Washington and Hartford, all point to an ominous perfect storm. I see a convergence of all five factors in mid-decade and predict a fiscal crisis the likes of which Mansfield has never experienced. There will be a reckoning, and it is coming soon and it won't be pretty.

As you wrap up work on next year's budget, try to answer the following question: What are you doing to avert a mid-decade fiscal calamity?



David Freudmann

Notes:

1. Town Manager's Proposed Budget for 2010/2011 (TMPB) submitted 3-22-10. Details of 5-yr CIP are on pp. 178-180.
2. 4-year period, cumulative, Total Financing \$17,876,700, minus LOCIP and St. & Fed. Grants \$4,062,040 = \$13,814,660 .
3. \$1,093,650 TMPB, pg. 168.
4. \$1,520,000. TMPB, pp. 197, 203
5. Parking Workshop of 3/23/09, presented by parking consultant Andy Hill of Walker Parking. In packet of Town Council meeting of 4/13/09, pp. 249-268.

6. Page 260 of document referenced in note 5.
Net Operating Income: \$25,490 (year 1) + 90,930 + 156,090 +
280,930 + 352,990 (year 5) = \$906,430 .
7. Article titled "Public comment session is next step for community center", by Harold C. Shayer, *Willimantic Chronicle*, 12/28/99.
8. TMPB, pg. 161. Line item 58227
In recent years: \$245,920 in 07/08, \$334,660 in both 08/09
and 09/10. (Also see TMPB for 2009/10, pg. 165)

Public comment session is next step for community center

By HAROLD C. SHAYER
Chronicle Staff Writer

MANSFIELD — Town officials are hoping to get a clearer sense of public opinion next month when they hold a public hearing on the \$6.5 million community/recreation center project approved in the November election.

Billed by the town council as mostly an opportunity to listen to residents, the public hearing will be held at the town office building on Jan. 31 at 7:30 p.m.

Last month, residents voted 1,410 to 1,253 to approve the center, which will be funded by \$4 million from the capital projects fund and a balance of \$2.5 million in bonds.

Although plans for the center call for an indoor swimming pool, a multi-purpose gymnasium, an indoor walking/jogging track and a multi-purpose room, among other features, council members have said they would rather let specifics of the project be decided by residents and the council which was elected last month.

The 157-vote winning margin — described by some council members as slim and others as substantial — left some council members wondering how much public support existed for the project.

Many residents leaving the polls said a lack of specific information about the project was the reason they voted against it and other residents said they were concerned about the amount of revenue the center would generate in order to eventually support itself.

When scheduling the public hearing earlier this month, members of the council said they wanted to get public input before beginning any design process for the center.

Even with the first public hearing being held in January, council members said it would still take six months to a year to start the project.

"We have thrown a lot of information at residents," said council chairman Betsy Paterson. "I think (the public hearing) is a time when people can come in, ask questions and maybe alleviate their fears."

Parks and Recreation director Curt Vincente said he views the public hearing as a "listening event," which will help town officials decide what is to be ultimately included in the center. After the hearing, Vincente said it will be up to the council to decide whether to form a community center building committee or rely on the advisory committee of the parks and recreation commission to work with designers on construction plans.

Vicente said that, so far, he has received a lot of questions and comments from residents regarding the center's fee schedule, which will be determined by the council at a later stage of the project.

"People have an idea of what the center could be, but their greatest concerns (regarding fees) is what they will actually be getting for their money," said Vincente. According to the estimates, daily admission costs for residents to the center would be \$5 for adults ages 18-61; \$3 for youth ages 3-17; \$4 for seniors over 62; and free to children under 3.

Daily admission costs for non-residents are estimated to be \$6 for adults; \$4 for youth; \$5 for seniors and \$1 for children 3 and under. Daily guest passes would be \$4 for adults, \$2 for youth, \$3 for seniors and free for children under 3.

According to Vicente's estimates, revenue generated from the center would be \$874,000 in its first year with total expenditures for the center's first year estimated to be \$981,720, or \$106,920 more than revenues.

Total revenues in the center's fifth year — estimated at \$1,103,350 — are estimated to be the same as revenues, resulting in a zero net operating loss.

Revenue includes program fees, vendors, advertising income, rentals and all admission costs. Expenditures includes salaries, insurance and various supply and operating costs.

Vicente noted that a separate projection of revenue developed by University of Connecticut's Center for Research and Analysis indicates revenues to be nearly twice as much.

William R. Chronicle, Dec 28, pp.

*Harry H. Birkenruth
81 Ball Hill Road
Storrs, CT 06268*

April 12, 2010

Statement for 4/12/10 Town Council Meeting

My wife and I, forty-three year residents of our town, strongly support the spending and commitments in the proposed budget for our Downtown Project.

For the foreseeable future, there are at least two broad trends that we can reasonably project:

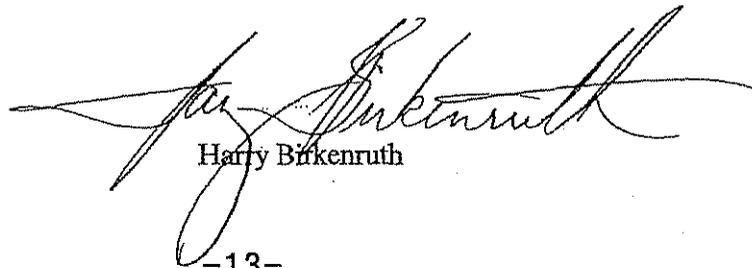
First, economic pressures will continue to be severe, impacting both the economic well-being of our town residents and our Connecticut state and municipal finances.

Second, the need for job growth will focus more and more attention on the need for a better educated and skilled workforce. This could, and should, lead to growth of our UConn campus community.

The major economic hope Mansfield has for dealing constructively with these trends is development of our Downtown.

A more vibrant Downtown would lead to a broadened, more self-sustaining tax base which would help us become somewhat less dependent on State support. The Downtown would also enhance the attraction for students and faculty of our major local economic driver, the University. In addition, a new Downtown would help us bring in retail and other small enterprises which will create some local employment opportunities ... and, for the current residents of our town, a vibrant downtown should increase our property values and, most important, properly planned and managed, it should make Mansfield an even more attractive place to live and raise our families.

Nothing good in life comes without some up-front investment. Happily, our required up-front investment is manageable. The funds included in our budget for the downtown project deserve our strong support.


Harry Birkenruth

Howard A Raphaelson
119 Timber Drive
Storrs, CT 06268

April 12, 2010

Mansfield Town Council

Following are some statements that I believe are facts, and the conclusions I draw from them

1. Most Mansfield residents chose to live here.

Mansfield has had steady growth over the years I have lived here (46) and more. Thus most residents came here deliberately from somewhere else. Those who made this choice knew that homes cost more, and thus taxes are higher even though the tax rate is similar to that in surrounding towns. Mansfield is well known for having excellent schools, good services, a fine library, a Community Center, etc. It is certainly reasonable to accept that this costs a little. Clearly, most residents feel that quality is worth the cost.

2. Many or most of our residents do not feel the need to become involved in Mansfield government or budgeting. My attempts to persuade friends to attend budget meetings to make this type of comment were met with massive disinterest. It appears that many feel that they are happy with things the way they are and see no need to become involved, counting on you to protect their interests.

2. It is far more disruptive and expensive to increase and decrease programs than it is to maintain them at a constant level.

We have a great town. Please do whatever is necessary to keep it as good as it is.

Town Manager's Office
Town of Mansfield

Memo

To: Town Council
From: Matt Hart, Town Manager *MattH*
CC: Town Employees
Date: April 12, 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* – At tonight's meeting the Town Council will hold a public hearing on the Town Manager's Proposed FY 2010/11 Budget. At 6:30 PM this Thursday, April 15, 2010, the Town Council will hold a budget workshop with the Mansfield Board of Education to discuss the board's recommended budget. Interested residents are encouraged to see the Town's website for budget-related information.

Council Requests for Information/Council Business

- *Fire Services Inquiry* – Please see item number 14 in your 3/12/10 Council packet for a response to a citizen inquiry made at the 3/22/10 Council meeting.
- *Regionalism Committee* – This coming Friday, April 16, 2010, the Council's Regionalism Committee will meet with representatives from the Town of Windham to discuss regional issues and concerns, including potential opportunities for shared services.
- *Revaluation Process* – At the 3/22/10 Council meeting, Councilmember Haddad inquired as to how our revaluation process affects various categories of housing in town. We did distribute this information at our budget session on March 25, 2010; please let me know if you have additional questions regarding this topic.

Departmental/Division News

- *Emergency Management*
 - The Emergency Management Advisory Committee met on April 8, 2010. The primary topic of conversation was the upcoming UConn Spring Weekend.
- *Human Services*
 - *Senior center coordinator* – we are presently advertising the coordinator's position in number of media, and have begun to receive applications.
 - *Social worker* – We are pleased to announce that Barbara Lavoie started work on April 5th as the new social worker for senior services. Some of you may know Barbara from her work at Juniper Hill over the past decade or from her Saturday work at our Senior Center. We are looking forward to Barbara working with us and are confident that she will do an excellent job. Welcome Barbara!
 - *Volunteer recognition program* – As a reminder, the Mansfield Senior Center Association has invited the Town Council to attend its volunteer appreciation day at the center, to be held at noon on Wednesday, April 21, 2010.
- *Library*
 - On Saturday April 17 at 10:30 AM, Sparky's Puppets will perform "How Does Your Garden Grow." In this collection of springtime tales you'll laugh at the antics of the Grasshopper and the Ant, watch Brier Rabbit sneak into the veggie garden and find out what happens when a pesky goblin tries to outsmart a farmer in Tops and Bottoms. Sparky's Puppets have performed throughout New England for over 30 years. Count on lots of humor and audience participation in this fun show for

families. This program takes the place of our usual Saturday Family Storytime and is recommended for ages 3 and up.

- o You can also join the Library staff during the Mansfield school vacation week for three afternoons of stories and crafts. On Tuesday April 20th we'll have stories and crafts about bunnies; on Wednesday April 21st we'll have stories and crafts about chicks; and on Friday April 23rd we'll have stories and crafts about lambs. The programs run from 1:30PM - 3:00 PM. All ages welcome!
- *Planning and Zoning*
 - o At its April 5th meeting, the Mansfield Inland Wetlands Agency approved, effective May 1, 2010, a comprehensive update of Mansfield's Inland Wetlands Regulations. The new regulations, which are based on State Department of Environmental Protection Agency model regulations, replace all existing regulations. In general, the new regulations clarify regulatory provisions and incorporate current statutory and case law requirements. A number of existing provisions, including requirements regarding regulated activities and upland review areas, have been incorporated and additional definitions and revised provisions regarding application requirements, decision considerations and agent delegations have been added. The new regulations will be posted on Mansfield's web site and available in the Planning office.
- *Town Manager's Office*
 - o Chief Dagon and Maria Capriola were recent guest speakers for the University of Connecticut Master's of Public Administration Program. They presented on labor relations to over 30 students enrolled in a human resources course.

Major Projects and Initiatives

- *Probate Court Consolidation* – My fellow CEO's from Coventry, Tolland and Willington and I recommend that the new regional probate court be located in space to be made available at the Tolland Municipal Building. As you know, we have been reviewing this issue for some months and recently met with Probate Court Administrator Paul Knierim to solicit his feedback. Neither of the existing court locations (Mansfield and Tolland) appears to be adequate to comfortably host the new consolidated probate court. With respect to the Mansfield location, we did look at various options, including a move to the Department of Human Services suite or splitting the existing court into two locations inside town hall – neither of these options appears feasible. Tolland, however, has identified another location within its municipal building that would prove more than adequate to host the court, with some minor renovations. On an annual basis, we have estimated that the four towns would need to collectively contribute \$16,259 to the consolidated costs. Based upon our respective grand lists, the allocation rate would break down as follows: Tolland - 34.6%; Mansfield - 26.43%; Coventry 26.10% and Willington 12.87%. Consequently, our estimate for FY 2011/12 totals \$5,625 for Tolland, \$4,297 for Mansfield, \$4,243 for Coventry and \$2,092 for Willington. In addition, we estimate a one-time cost of \$1,250 per town to fund the renovation. Costs in subsequent years may increase slightly when we know better the costs for a combined court. Unless the Town Council has any significant concerns, I recommend that we proceed with the Tolland location. As a next step, the CEO's would draft an inter-local agreement detailing our various responsibilities to the new probate court, and seek approval from our respective legislative bodies. I would plan to present this to you some time over the next few months.
- *School Building Project* – As a reminder, tomorrow evening, 7:00 PM on Tuesday, April 13, 2010 in the Council Chambers at the Beck Municipal Building the League of Women Voters and the Mansfield Advocates for Children will sponsor a moderated forum on the Proposed New Community PreK-4 Elementary School and Mansfield Middle School Project. The session will be shown live on Channel 13 and I anticipate the discussion will prove informative for the Council and the public.

Member Organizations

- *Mansfield Downtown Partnership* - The owners of the Vanilla Bean and 85 Main restaurants, Brian and Barry Jessurun, are seeking ideas for their new restaurant to be located in the first phase of Storrs Center. A survey has been developed and is featured on the Mansfield Downtown Partnership (www.mansfieldct.org/dtp.html) and master developer Storrs Center Alliance (www.storrscenter.com) websites. The survey addresses dining preferences, hours of operation, and entertainment possibilities. The new restaurant, tentatively called Dog Lane Café, is planned as a casual restaurant that will offer breakfast, lunch and dinner. Its goal is to focus on being "green" from the build out phase to the day-to-day operations. The survey will be available through May 31st.

Upcoming Meetings*

- Youth Services Bureau Advisory Board, April 13, 2010, 11:30 AM, Conference Room C, Audrey P. Beck Municipal Building
- Regulatory Review Committee, April 13, 2010, 2:00 PM, Conference Room B, Audrey P. Beck Municipal Building
- Community Forum on the Four Schools Building project, April 13, 2010, 7:00 PM Council Chambers, Audrey P. Beck Municipal Building
- Zoning Board of Appeals, April 14, 2010, 7:00 PM, Council Chambers, Audrey P. Beck Municipal Building
- Mansfield Board of Education, April 15, 2010, 7:30 PM, Council Chambers, Audrey P. Beck Municipal Building
- Planning and Zoning Commission, April 19, 2010, 2010, 7:00 PM, Council Chambers, Audrey P. Beck Municipal Building
- Energy Education Team, April 20, 2010, 7:00 PM, Conference Room B, Audrey P. Beck Municipal Building
- Mansfield Advocates for Children, April 21, 2010, 8:30 AM, Conference Room C, Audrey P. Beck Municipal Building
- Conservation Commission, April 21, 2010, 7:30 PM, Conference Room B, Audrey P. Beck Municipal Building
- Personnel Committee, April 26, 2010, 6:00 PM, Conference Room B, Audrey P. Beck Municipal Building
- Town Council, April 26, 2010, 7:30 PM, Council Chambers, Audrey P. Beck Municipal Building
- Meetings on the Budget:
 - Town Council Budget Workshop, April 15, 2010, 6:30 PM, Council Chambers, Audrey P. Beck Municipal Building
 - Adoption of Budget and Recommended Appropriations, April 19, 2010, 7:30 PM, Arts and Crafts Room, Mansfield Senior Center
 - Adoption of Budget and Recommended Appropriations (if necessary), April 20, 2010, 7:30 PM, Council Chambers, Audrey P. Beck Municipal Building
 - Public Information Session, April 21, 2010, 7:00 PM, Buchanan Auditorium, Mansfield Public Library
 - Annual Town Meeting, May 11, 2010, 7:00 PM, Mansfield Middle School Auditorium

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



Town of Mansfield Fire and Emergency Services

To: Matthew W. Hart, Town Manager
From: David J. Dagon, Fire Chief
Date: April 12, 2010
Subject: Food purchases using Town issued credit card

By way of this memo I would like to shed light on a statement related to the fire department that was contained in a letter to the editor in the Saturday, April 9, 2010 weekend edition of the Chronicle. The letter writer stated "We have one fireman who regularly buys 12 bagels with a tub of cream cheese on the town's credit card."

Town credit cards have been issued to the fire chief, deputy fire chief, fire captains (4), the department's administrative assistant and one firefighter. The only firefighter that was approved for a credit card was authorized to purchase office supplies when there is a need at the fire stations on nights/weekends and the town hall is closed; this firefighter has never made a food related purchase on the town credit card.

Approval for the purchase of food generally requires that it involve a work detail, certain mandatory training classes or mandatory meetings that have been prioritized, or as an incentive to promote a project or program.

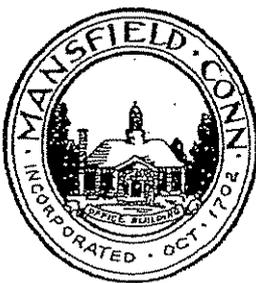
A total of \$473.10 has been charged for food this fiscal year; all purchases were personally approved by me. Based on the reason for the purchase, the percentage of the \$473.10 charged to the town credit cards for food related items is as follows:

- 39% to promote a program or project, including:
 - A Fire Prevention Week kick-off meeting
 - Fire Fighter Testing (once test begins candidates cannot leave the room for any reason)
 - Spring Weekend organizational meeting with outside agencies
 - Fire Prevention Poster Contest – The schools have produced a County Winner for Mansfield in this State-wide competition every year for the last 4 years. This purchase was for pizza to reward a Mansfield Middle School class to for their participation in the Poster Contest; this purchase alone represents 25% of the total food related charges this fiscal year.

- 39% for Mandatory Training Classes or Department Meetings, including:
 - A Sunday morning EVOC (Emergency Vehicle Operations Class)
 - Refreshments on the final day of a week-long evening/weekend meeting schedule of a 30 hour EMT-Refresher class

- 22% for Work Details, including:
 - Repairing hose that failed during required annual hose testing. The repair of hose by department members saved the town several thousand dollars.
 - Rehab of Mansfield firefighters at the scene of a structure fire in Willington.
 - Rehab for firefighters that labored to place department apparatus and equipment back in service after returning from a structure fire in Coventry.

I hope this information sheds light on the department's use of credit cards specifically for food related purchases.



Environmental Proclamation Earth Day 2010

April 22, 2010

WHEREAS the global community now faces extraordinary challenges such as environmental degradation, climate change, food and water shortages, and global health issues; and

WHEREAS all people, regardless of race, gender, income, or geography, have a moral right to a healthy, sustainable environment; and

WHEREAS it is understood that the citizens of the global community must step forward and take action to create positive environmental change to combat the aforementioned global challenges; and

WHEREAS a sustainable environment can be achieved on the individual level through educational efforts, public policy, and consumer activism campaigns; and

WHEREAS it is necessary to broaden and diversify the environmental movement to achieve maximum success;

Now, therefore, be it resolved that, I, Elizabeth Paterson, Mayor of the Town of Mansfield, Connecticut, hereby pledge this Earth Day, April 22, 2010, to support environmental initiatives in Mansfield and to encourage others to undertake similar actions.

A Resolution of the Governing Board
regarding a
Regional Economic Partnership

WHEREAS, the Town of _____ would like to join the
Northeastern Connecticut Economic Partnership,

WHEREAS, this partnership will be applying for Federal Designation through the Economic
Development Administration to be a Regional Economic Development District representing the
21 towns of the Northeast Connecticut Council of Governments and the Windham Region
Council of Governments, and one additional community from the Southeast Council of
Governments.

NOW, THEREFORE, BE IT RESOLVED, the Town of _____
hereby agrees to become a member of the Northeast Connecticut Economic Partnership.

I hereby certify the preceding is a true vote of _____, at
its meeting on _____, a quorum being present.

Name:

Title:

Date

TOWN SEAL

PAGE
BREAK

REGULAR MEETING – MANSFIELD TOWN COUNCIL

April 26, 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, Schaefer

II. APPROVAL OF MINUTES

Mr. Haddad moved and Mr. Ryan seconded to approve the minutes of the April 5, 2010 Special meeting. Motion passed unanimously. Mr. Haddad moved and Mr. Paulhus seconded to approve the minutes of the April 8, 2010 Special meeting. Motion passed with all in favor except Keane, Paulhus and Ryan who abstained. Mr. Haddad moved and Ms. Lindsey seconded to approve the minutes of the April 12, 2010 meeting. Action was postponed pending a review by the Town Clerk of a member of the public's comments. Mr. Haddad moved and Mr. Schaefer seconded to approve the minutes of the April 15, 2010 Special meeting minutes. Motion passed unanimously. Mr. Haddad moved and Mr. Paulhus seconded to approve the minutes of the April 19, 2010 Special meeting with a correction and the addition of supplementary material. Motion passed unanimously.

III. PUBLIC HEARING

1. An Ordinance Regarding Off Street Residential Rental Property

Mr. Kochenburger, Chair of the Ordinance Review Committee for this proposed ordinance, described the purpose of the regulation and outlined the changes made since the original presentation.

Joan Hall, Birchwood Heights landlord and resident, spoke in favor of the spirit of the proposed ordinance commenting that all need to do their part to keep the Town as nice as it is.

Quentin Kessel, Codfish Falls Road, expressed appreciation for the revisions supporting the grandfathering of existing conditions, but also expressed concerns regarding the section dealing with backing up onto the street. Statement attached.

Thomas Knecht, member of the UConn Undergraduate Student Government, distributed a statement of position from the organization which expresses their opposition to the ordinance. Statement attached.

Jake Friedman, Northwood Road, agreed with the spirit of the ordinance but feels the draft is extreme. Statement attached.

Radu Gageonea, Hunting Lodge Road, who is both a landlord and a resident spoke against the proposed ordinance commenting that the cost would be

passed on to the students and the parking areas unsightly. He would prefer ticketing.

Joe Briody, Little Lane resident and member of the Community Quality of Life Committee, spoke in favor of the proposed ordinance and thanked the members of the Town Council who reviewed it. Mr. Briody stated that the committee has been working on these serious issues for over 2 years and is in support of the ordinance as one measure to reduce the decline in some neighborhoods.

Jim Knox, Birch Road, spoke in support of the ordinance and commented that he feels the Council has been delinquent in taking care of the areas of Town which are in decay. Mr. Knox urged the Council to use his tax dollars to keep the Town from deteriorating.

David Freudmann, Eastwood Road, spoke against the ordinance calling it too costly to enforce, unfair to landlords and discriminatory to renters.

Jeff Vost, Willington Hill Road, objected to exempting the State from the ordinance, the arbitrary number of parking spaces required, the practice of ticketing cars on private property and the cost to the landlords.

Betty Wassmundt, Old Turnpike Road, expressed her concern with the regulation being tied to a percentage of ownership and the use of staff discretion in the enforcement of the ordinance. Ms. Wassmundt urged the Council to vote against the ordinance. Statement attached.

Sarah Milius, Chaffeeville Road, asked the Council to rethink the ordinance and questioned whether there were other methods that could address the problem. Ms. Milius expressed concern for the subjective nature of the enforcement provisions.

Brian Huey, Westwood Road, spoke in favor of the proposed ordinance. Mr. Huey asked the Council to explore whether the parking spots could be tied to the number of bedrooms, whether the owner occupancy requirements might provide a loophole in situations where parents buy a house and their child is one of the residents, and whether the proposed regulations could turn the backyards into parking lots.

Mike Sikoski, Wildwood Road, stated his major concern was allowing Town staff to change the rules as they go along.

John Silander, Silver Falls Lane spoke in favor of the proposed ordinance commenting that it may not go far enough. Mr. Silander described some of the conditions he has viewed including the blocking of bike paths and site lines and front yards being turned into dirt parking lots.

A letter from Joe Soltys, Lynwood Road, in opposition to the proposed ordinance was added to the public hearing record.

IV. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL
No comments

By consensus the Council agreed to move Item 3, Community/Campus Relations, as the next item of business.

V. REPORT OF TOWN MANAGER

Report attached

Town Manager Matt Hart expressed his condolences to the family and friends of Dolly Whitham. Mrs. Whitham was a long time Board of Education member, Republican Registrar of Voters and volunteer who will be sorely missed.

VI. REPORTS AND COMMENTS OF COUNCIL MEMBERS

Mr. Ryan reported the public information session on the budget was held and attended by two citizens. Mr. Ryan expressed his hope that the local paper would report on the budget prior to the Annual Town Meeting for Budget Consideration.

VII. OLD BUSINESS

2. An Ordinance Regarding Off Street Residential Rental Property

Mr. Haddad asked that the revised draft ordinance be reviewed by the Town Attorney. This item will be added to the agenda of the next meeting.

3. Community / Campus Relations

Fire Marshal John Jackman, Fire Chief Dave Dagon, State Police Sergeant James Kodzis and State Police Lieutenant Francis Convoy presented preliminary information and assessments of Spring Weekend. Additional information will be presented to the Council after staff has been debriefed, the statistics analyzed and the effectiveness of the new initiatives evaluated.

Council members thanked and commended all the staff and volunteers who participated in the management of the event. Mayor Paterson thanked the members of the Council who participated, who in turn thanked those who shepherded them around the event.

Ms. Lindsey and Ms. Keane discussed their concerns and fears regarding what they saw and experienced over the weekend. Town Manager Matt Hart stated one of the major goals of the planning process was de-escalation and limiting outside participation. Plans included parking restrictions, letters to high school students and UConn parents, and safety checks. The Council agreed to discuss the issue again once a report from the Town/Gown Committee is issued.

4. Community Water and Wastewater Issues

Town Manager Matt Hart reviewed the requirements necessary to present the Four Corners bonding authorization to a town meeting. These requirements make it difficult to schedule a town meeting after the Annual Town Meeting for Budget Consideration as previously considered. The Town Manager recommended that the Finance Committee review all proposed bonding authorizations to determine which should be presented at a town meeting and which should be sent to referendum. By consensus the Council agreed.

The Town Manager will ask bond counsel to provide the wording and relevant information on the bonding options to the Finance Committee including how authorization is linked to the fiscal year.

VIII. NEW BUSINESS

5. Mansfield 2020 (Strategic Plan) Update

Town Manager Matt Hart provided a status report on the strategic plan including a new vision point specifically for town government. Director of Information Technology Jamie Russell will ask the Communication Advisory Committee to provide input on how best to facilitate residents in communicating with the Town.

6. Fair Housing Policy and Resolution

Mr. Paulhus moved and Ms. Moran seconded effective April 26, 2010 to adopt the attached Fair Housing Policy Statement.

Motion passed unanimously.

Ms. Moran moved and Mr. Ryan seconded, effective April 26, 2010, to adopt the attached Fair Housing Resolution.

Motion passed unanimously.

Mr. Ryan moved and Ms. Moran seconded, effective April 26, 2010, to adopt the attached Compliance with the Title VI of the Civil Rights Act of 1964 Policy.

Motion passed unanimously.

7. Small Cities Public Hearing – Bikepath/Sidewalk Project

Mr. Haddad moved and Mr. Schaefer seconded, effective April 26, 2010, to schedule a public hearing for 7:30 p.m. at the Town Council's regular meeting on May 24, 2010, to solicit public comment regarding the proposed application to the State Department of Economic Community Development for funds under the Small Cities Program.

Motion passed unanimously.

IX. DEPARTMENTAL AND COMMITTEE REPORTS

Ms. Lindsey asked that the Parking Steering Committee minutes be provided in the Town Council packet. The Town Manager will make sure they are included in the future.

X. REPORTS OF COUNCIL COMMITTEES

Deputy Mayor Haddad requested the draft Ethics ordinance be added to the agenda for the next meeting. The Personnel Committee has been reviewing the draft and would like Council input on the adjustments and additions. The Committee is also continuing their discussion of open and transparent government and possible additional changes to the Rules of Procedures.

The Town Manager reported on a joint meeting of the Regionalism Committee and Windham town staff. The Committee has asked the staffs to look into the feasibility of establishing a regional collaborative.

XI. PETITIONS, REQUEST AND COMMUNICATIONS

8. Bigl re: AARP Tax-Aide program
9. J. Soltys re: Motion to consider alternations to housing code and motion to consider parking regulations of private property
10. M. Capriola re: Success of Work Study Partnership with UConn
11. G. Padick re: Draft Zoning Regulation Revisions: Definition of Family/Boarding House; Political Signs
12. M. Stanton re: Policy Regarding Advisory Committees' Communications with Outside Agencies
13. Planning and Zoning Commission re: 2010-11 Capital Improvements Budget
14. Mansfield Rid Litter Day
15. State of CT Department of Environmental Protection re: Draft FY10 and FY11 Priority List for the Clean Water Fund
16. CCM re: Bills Proposing New State Mandates on Municipalities
17. Willimantic River Alliance re: Water Trail Open House
18. WINCOG re: Transportation Policy
19. *Parks and Recreation Business Magazine* "Just Add Water" – April 2010
20. Chamber News "Discussing "The State of..." Mansfield" – 04/14/10
21. Chronicle "Letter to the Editor" – 04/08/10
22. Chronicle "Letter to the Editor" – 04/09/10
23. Chronicle "Mansfield budget to go to hearing" – 04/10/10
24. Chronicle "Mansfield forum to focus on school project" – 04/12/10
25. Chronicle "Mixed bag of opinions at budget hearing" – 04/13/10
26. Chronicle "Probate court in Mansfield to move to Tolland" – 04/13/10
27. Chronicle "Forum weighs options for elementary schools" – 04/14/1
28. Chronicle "Mansfield set to get brand new web site" – 04/16/10
29. Chronicle "Editorial – We offer these threads, needles" – 04/19/10
30. Chronicle "It's business as usual for Storrs Center project" – 04/19/10

XII. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Betty Wassmundt, Old Turnpike Road, objected to comments regarding citizen interaction with an intern made in Item 10, Success of Work Study Partnership with UConn.

XIII. FUTURE AGENDAS

A discussion of the proposed changes before the Planning and Zoning Commission regarding the definition of Family/Boarding House will be added to

the next agenda. Staff will prepare information regarding the state of rents in Mansfield including information indicating what the market collects in various areas of Town and surrounding towns.

A discussion of the proposed changes before the Planning and Zoning Commission regarding the regulation of Political Signs will be added to the next agenda.

XIV. ADJOURNMENT

Mr. Paulhus moved and Mr. Ryan seconded to adjourn the meeting at 10:40 p.m.

Motion passed unanimously.

Elizabeth Paterson, Mayor

Mary Stanton, Town Clerk

I am Quentin Kessel of 97 Codfish Falls Road, Mansfield.

First I would like to express appreciation for the effort the current revision makes to grandfather existing conditions, thank you. However, I would like to see some wording in that part deleted.

What concerns me is the possible referral back to Item 4 in section 6D which the current grandfathering statement might allow, in effect defeating the provision.

Item 4 reads: "Parking spaces shall be designed so that a backing up movement onto an adjacent street is not required." This is well and good if one is in the process of designing parking spaces. Even though it is not illegal to back onto a street, it is certainly best to avoid backing out of a driveway. In the case of the house at 53 Codfish Falls Road, which we recently bought for a rental investment, the parking is sandwiched between the house and the road, and the garage sits only about 8 or 10 feet from the paved surface (it was probably further before they widened and paved the road). One is forced to either back from the road into the parking space (which I do, traffic permitting) or back onto the road when leaving.

I am urging you to drop the words, "...would result in an unsafe situation or one that..." from the grandfathering statement in Section 8. Safety is addressed elsewhere in this ordinance. This deletion would not only address our problem, but would remove the ambiguity of interpreting what an "unsafe situation" is. An enforcement officer might use the current wording and the danger inherent in backing onto a road to deny us a permit. Many of us live with safety concerns that an enforcement officer might apply inappropriately to defeat the purpose of the grandfathering section, for example, an existing driveway with poor sightlines might be denied a permit.



UNDERGRADUATE STUDENT GOVERNMENT
THE UNIVERSITY OF CONNECTICUT

SS(4) S10 1/2

**Statement of Position Regarding
"An Ordinance of Off Street Parking on Residential Rental Property"**

WHEREAS, the town of Mansfield has proposed an ordinance regarding "Off Street Parking on Residential Rental Property";

WHEREAS, according to Section 3 of the ordinance: "unsafe, blighted, congested conditions and other negative neighborhood impacts within the Town" is achieved through the application of designated on-site parking areas;

WHEREAS, the proposal creates economic hardship by requiring landlords to implement costly changes to meet new ordinance requirements;

WHEREAS, it is likely that these new costs will be passed on to tenants of those properties, including University of Connecticut students;

WHEREAS, enforcement of this ordinance is not clearly defined;

WHEREAS, this ordinance unfairly restricts parking to pre-designated parking spaces, failing to take special events such as graduation and family weekends or circumstances such as medical needs and emergency situations into account;

WHEREAS, such conditions may deter future landlords renting out properties to students, diminishing rental competition and further limiting rental options for students;

WHEREAS, the location of the designated Rental Certification Zone is a primarily student residential area whereby individuals with particular and similar living styles reside;

WHEREAS, this ordinance only applies to "residential rental properties, particularly those with one, two or three dwelling units" in the designated Rental Certification Zone, thereby unfairly targeting students and low-income families;

THEREFORE BE IT RESOLVED, the University of Connecticut Undergraduate Student Government finds that the proposed ordinance regarding "Off Street Parking On



UNDERGRADUATE STUDENT GOVERNMENT
THE UNIVERSITY OF CONNECTICUT

SS(4)S10 2/2

Residential Property" is not only detrimental to students, but the Town of Mansfield as a whole.

BE IT FINALLY RESOLVED, that the University of Connecticut Undergraduate Student Government opposes the passage and implementation of "An Ordinance Regarding Off Street Parking on Residential Rental Property."

Date of Passage: 31 March 2010

Certified:

Enacted:

Krista D'Amelio
Speaker of the Senate
31 March 2010

Thomas Haggerty
President of the Student Body
31 March 2010

4-26-2010

Statement to Town Council: Ordinance Regarding Off Street Parking On Residential Rental Property

The current draft of this ordinance is slightly improved from the original. But, its most significant problems still remain.

The "50% ownership" clause can only serve to discourage homeownership in town, as it subjects owner-occupants to new regulations that they would not face in any other town. There are many legitimate reasons why an owner-occupant might own a minority share in his/her home. This clause would unfairly subject them to extreme parking regulations in order to help solve a supposed "problem" with minority interest ownership that has not even been properly framed or quantified. Isn't the point to encourage homeownership?

The parking requirements set forth in Section 6 are unreasonable. For example, how many of us don't back out of our driveways on a daily basis? Has my lack of permanent parking barriers been a health/safety risk for all of my 10+ years in town? These extreme requirements are unnecessary to address health/safety/blight issues or to maintain property values, as cited by the PZC.

This draft would set a new precedent for ticketing on private property. When voting to hold this hearing, Councilor Kochenberger commented that the intent is to regulate rental properties like "other businesses." To my knowledge there is no precedent even for ticketing on private business properties, much less residential property. While I don't currently own property that would be subject to this ordinance, I find its encroachment on private property rights to be rather spooky and distasteful. Its enforcement will be highly problematic. Enforcers prowling around private residences at whatever hour of the evening will cause conflict unfitting for our generally harmonious rural town. Its unnecessary encroachment on people's (both landlords and tenants) constitutional rights to enjoy their property is a liability to the town, as it would likely invite legal challenge.

Personally, I agree that there are ugly parking situations at certain properties: both rentals and non-rentals. I am not opposed to a parking ordinance, in principle. But, this draft is extreme. The problems that it is intended to solve and that both the PZC and Quality of Life Committee have acknowledged, can be solved with much more moderate requirements. For example, simply ticketing cars that actually encroach on bikeways or other public property and simply requiring any cars to be parked on suitable surfaces would adequately address the issues. Landlords will not tend to create unnecessarily large parking areas of their own accord, due to the expense. I urge you to reject the extreme measures listed in this draft and vote this ordinance down or send it for real and earnest changes.

Jake Friedman, Northwood Road

*Discretion, Judgment
abuse*

April 26, 2010

To: Town Council
From: Betty Wassmundt

Public Hearing - Parking Ordinance.

Re Section 5: Consider ^{to power} that I own a dwelling in which I reside. I own said property as tenants in common with my brother. He does not reside in this dwelling. I own a 40% share and my brother owns a 60% share. If I go to Florida for 6 months and rent my home for that period, are you going to make me construct a parking lot on the property? Section 5 should be deleted. Vote NO for this ordinance.

Re Section 8: Remember you are passing a LAW. As such it should be fair, just and equitable. This ordinance gives decision making powers about varying the terms of this law to a town employee. This opens the door for abuse. Consider that I own a rental property and have to comply with all of the law's conditions; especially consider that there may be room for varying these conditions. Can you really believe that I would be given the same consideration as say Greg Haddad would, given that circumstances with the property were the same?

Remember: you are doing this ordinance so as to improve possibly 25 properties in town. This ordinance impacts everyone in town, possibly even you. Perhaps you or your heirs may have to rent your property for a while. Then your property will have to be in compliance. Imagine that you suddenly died and your heirs had to rent your home. Would you want them to have to go through all of this? Think about this in terms of your own property.

Also, everyone in town is paying the bill for the Housing Inspection ordinance and will pay for this new ordinance yet you have set out to address a problem with but about 25 properties. Does it make sense?

Sara-Ann Chainé

From: Mary L. Stanton
Sent: Monday, April 19, 2010 4:14 PM
To: Sara-Ann Chainé
Subject: FW: Town Clerk

From: Joe Soltys [mailto:jjstolys@gmail.com]
Sent: Monday, April 19, 2010 4:00 PM
To: Mary L. Stanton
Subject: Re: Town Clerk

Unable to attend meeting of the town Council, please submit the following to the Council on my behalf:

RE: Motion to coonsider alterations to housing code.

RE: Motion to consider parking regulations on private property.

Since these are subtle attempts to regulate UConn students living off campus where there seems to be obvious lack of enforcement, I conider both of the motions to be frivilous and I motion they be tabled without further discussion.

Joseph J. Soltys. 2 Lynwood Rd. Storrs-Mansfield

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

Memo

To: Town Council
From: Matt Hart, Town Manager *M.H.*
CC: Town Employees
Date: April 26, 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* – Last week the Town Council adopted a Proposed FY 2010/11 Operating Budget as well as Proposed Capital Fund and Capital and Nonrecurring Fund (CN&R) Budgets for consideration by the voters at the Annual Town Meeting for Budget Consideration. The Annual Town Meeting will be held at 7:00 PM on May 11, 2010 at the Mansfield Middle School Auditorium. Interested residents are encouraged to see the Town's website for budget-related information. Regional School District #19 will hold its budget referendum on May 4, 2010; polls will be open from 6:00 AM – 8:00 PM.

Council Requests for Information/Council Business

- *Chronicle Editorial* – Please see item 26 in tonight's packet, an editorial regarding the Mansfield-Tolland probate court district. I did send a note to the editor explaining that the initial recommendation of the chief executive officers from the four towns was to maintain the existing probate courts in Mansfield and Tolland, with the new judge splitting his/her time between the two locations. The probate court administration did not support this recommendation.
- *Regionalism Committee* – On April 16, 2010, the Council's Regionalism Committee met with representatives from the Town of Windham to discuss regional issues and concerns, including potential opportunities for shared services. We had a productive meeting and decided to investigate the feasibility of establishing a regional collaborative to provide shared services – staff will research this concept and discuss with appropriate stakeholders such as the Windham Region Council of Governments (WINCOG) and local universities that may be able to provide some assistance to this effort. Staff intends to report back to the group in late May.

Departmental/Division News

- *Human Services*
 - The Department of Human Services received a \$50,000 grant from the William Caspar Graustein Foundation to implement Mansfield's Plan for Young Children. This was a very competitive grant award process, with 9 other communities in the state receiving implementation grants.
 - The Tri-Town Coalition to Reduce Underage Drinking hosted a town hall meeting on underage drinking at E.O. Smith High School on April 15. The coalition was started through a grant from the Dept. of Mental Health and Addiction Services that is managed by the Dept. of Human Services. The event was part of a nationwide initiative funded by the Substance Abuse and Mental Health Systems Administration (SAMHSA).
 - On April 13, 2010 the Mansfield Advocates for Children (MAC) partnered with the Mansfield League of Women Voters to host a successful community forum on the new elementary school building project. I would like to thank both MAC and the League of Women Voters for sponsoring this forum, which I believe attendees found informative.

- o The Mansfield Youth Service Bureau is proud to announce that Ethel Mantzaris has been awarded the "Volunteer with Youth Award" for 2010. Ethel has been a tireless advocate for youth since early 1970. She has served on the Board of Perception Programs, Inc. in Willimantic since its inception and currently serves as its President. She is a past President of Altrusa International of Northeastern Connecticut; Altrusa is a service network of women in this region that advocates for women, youth and others in need, through its fundraising and volunteer efforts. In addition, Ethel has served on the Youth Service Bureau Advisory Board for a number of years and is presently the chair. She is diligent and resourceful in her advocacy activities and has touched the lives of many Mansfield families and their children.
- *Mansfield Public Library*
 - o Come hear Diane Postioan, storyteller and comedian, in the Buchanan Auditorium on April 30th at 7pm and enjoy a ladies' night out! When Diane performs a story, she turns it into a one-woman play. Diane will tell a couple of folk tales and regale the crowd with outrageous, comedic stories about dating in NY in the '80's. This interactive performance will have everyone laughing out loud as Diane shares stories of great perseverance and deep embarrassment. A hilarious and moving program, it will be entertaining and inspiring for all in attendance. This program is free and open to the public. Light refreshments will be served.
- *Public Safety*
 - o On April 1, 2010, the Statewide Narcotic Task Force - East Field Office assisted by the Mansfield Resident Troopers Office & State Police, Troop C-Tolland executed a narcotic related search warrant at *The Skeleton's Closet Novelty Shop* in Mansfield. Information was developed that quantities of marijuana and illicit controlled substances were being stored and sold at the business on a routine basis. The search warrant led to the arrest of one individual and resulted in the seizure of approximately 45 grams of marijuana, approximately 65 units of scheduled IV controlled substances, \$335.00 US Currency, numerous items of drug paraphernalia consisting of digital scales, packaging material and other related items.

Major Projects and Initiatives

- *CL&P Interstate Reliability Project Update* - Mr. Anthony Mele of Connecticut Light and Power Company recently contacted the Town Manager's Office and provided the following update regarding the Interstate Reliability Project and planned transmission line expansion through eastern Connecticut, Rhode Island and Massachusetts.
 - o ISC-NE is in the process of updating an assessment of need for the New England region. This update is expected to be completed by mid-year 2010. CL&P's planned application to the Connecticut Siting Council will not be filed until this reassessment of need is completed.
 - o CL&P will provide Mansfield representatives an update on next steps once the reassessment of need is completed.
 - o Engineering and environmental assessments, archeological reviews and survey work is continuing along the utility corridor in eastern Connecticut. Property owners along the corridor are being provided quarterly post card notifications.

Member Organizations

- *Mansfield Downtown Partnership*
 - o On April 28th at 7pm in the Council Chambers of the Audrey P. Beck Building, the Mansfield Downtown Partnership, Inc., together with key Storrs Center team members from the Town of Mansfield, University of Connecticut and Storrs Center master developer LeylandAlliance will hold an update on the Storrs Center downtown project and associated projects. Over the last several months, much progress has been made on Storrs Center including work on the Storrs Road improvements and securing several letters of intent for the first phase of the project. The April 28 information session will provide the opportunity for an update on all critical aspects of this important project.

- On April 22nd, the 40th anniversary of Earth Day, the CT DEP released a movie highlighting the state's environmental successes and challenges as it moves forward. In response to a presentation that Town Planning Director Gregory Padick, and Mansfield Downtown Partnership Executive Director Cynthia van Zelm gave to DEP's Municipal Climate Change conference last month, CT DEP staff contacted Cynthia about using some of the Storrs Center design guidelines and renderings as part of the smart growth advocacy section in the movie. The movie was released and shown at Earth Day events at the State Capitol and at the Legislative Office Building in Hartford. The movie is 18 minutes long and can be accessed off of the DEP website. It will be available to local libraries, non-profits, and local cable stations.
- *Windham Chamber of Commerce* – Tomorrow evening, as part of the Windham Region Chamber of Commerce Annual Award ceremony, Mayor Paterson will recognize Storrs Family Dentistry and Doctors Jim Raynor, Louis Cano and Matt Raynor as Mansfield's *Business of the Year*. The practice was selected for this honor due its long history of community service, including the promotion of youth athletics and the assistance that it has provided to Mansfield's youth service program.

Miscellaneous

- *Passing of Dolly H.R. Whitham* – I wish to express my sadness at the passing of Dolly H. R. Whitham, who died on April 21, 2010 at Windham Hospital. She was great lady who was very active in our community for the past 55 years, including service as Republican Registrar of Voters and as a member if the Mansfield Board of Education. Her civic activities included the League of Women Voters, the Women's Club of Storrs and the Mansfield Historical Society. She also served as a town constable for many years. My condolences to Dolly's family and loved ones, we will certainly miss her wit and counsel, and we sincerely appreciate her many contributions to the town.

Upcoming Meetings*

- Traffic Authority, April 27, 2010, 10:30 AM, Conference Room B, Audrey P. Beck Municipal Building
- Regulatory Review Committee, April 27, 2010, 2:00 PM, Conference Room C, Audrey P. Beck Municipal Building
- Mansfield Advisory Committee for Persons with Disabilities, April 27, 2010, Conference Room B, Audrey P. Beck Municipal Building
- Mansfield Board of Education, April 27, 2010, 7:30 PM, Council Chambers, Audrey P. Beck Municipal Building
- Four Corners Water and Sewer Advisory Committee, April 27, 2010, 7:30 PM, Conference Room B, Audrey P. Beck Municipal Building
- Sustainability Committee, April 29, 2010, 7:00 PM, Conference Room B, Audrey P. Beck Municipal Building
- IWA/Planning and Zoning Commission, May 3, 2010, 2010, 7:00 PM, Council Chambers, Audrey P. Beck Municipal Building
- Beautification Committee, May 3, 2010, 7:00 PM, Conference Room C, Audrey P. Beck Municipal Building
- Communications Advisory Committee, May 3, 2010, 7:00 PM, Conference Room B, Audrey P. Beck Municipal Building
- Agriculture Committee, May 4, 2010, 7:30 PM, Conference Room B, Audrey P. Beck Municipal Building
- Mansfield Advocates for Children, May 5, 2010, 5:00 PM, Council Chambers, Audrey P. Beck Municipal Building
- Mansfield Downtown Partnership Board of Directors, May 6, 2010, 4:00 PM, Downtown Partnership Office
- Ethics Board, May 6, 2010, 4:30 PM, Conference Room B, Audrey P. Beck Municipal Building
- Community Quality of Life Committee, May 6, 2010, 7:30 PM, Council Chambers, Audrey P. Beck Municipal Building
- Solid Waste Advisory Committee, May 6, 2010, 7:30 PM, Conference Room B, Audrey P. Beck Municipal Building

- Housing Code Board of Appeals, May 10, 2010, 5:00 PM, Council Chambers, Audrey P. Beck Municipal Building
- Finance Committee, May 10, 2010, 6:00 PM, Conference Room B, Audrey P. Beck Municipal Building
- Town Council, May 10, 2010, 7:30 PM, Council Chambers, Audrey P. Beck Municipal Building

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



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant to Town Manager; Michael Ninteau, Director of Building and Housing Inspection; Gregory Padick, Director of Planning
Date: May 10, 2010
Re: Ordinance Regarding Off Street Parking on Residential Rental Property

Subject Matter/Background

At the April 26, 2010 meeting, the Town Council conducted a public hearing on the 3/17/10 draft ordinance regarding off street parking on residential rental property. The attachments detail the development of the proposed ordinance, in particular the work of the Council's Ad hoc Ordinance Development and Review Committee to improve the initial draft of the proposal. This item has been placed on the agenda to allow the Council to debrief the comments received at public hearing and to otherwise discuss the proposed ordinance.

Recommendation

If after discussion the Council wishes to consider approval of the proposed ordinance regarding off street parking on residential rental property, the following motion would be in order.

Move, effective May 10, 2010, to adopt the proposed ordinance regarding off street parking on residential rental property as presented at the April 26, 2010 public hearing. The ordinance shall be effective 21 days after publication in a newspaper having circulation within the Town of Mansfield.

Attachments

- 1) 4/20/10 Memo from the Planning and Zoning Commission re: Draft Off-Street Parking Ordinance
- 2) 3/22/10 Agenda Item Summary
- 3) 3/18/10 memorandum from Peter Kochenburger, Chairman Ad hoc Committee on Ordinance Development and Review
- 4) 3/17/10 draft Ordinance Regarding Off Street Parking on Residential Rental Property
- 5) 2/26/10 and 3/11/10 minutes from Ad hoc Committee on Ordinance development and Review



PLANNING AND ZONING COMMISSION
TOWN OF MANSFIELD

AUDREY P. BECK BUILDING
FOUR SOUTH EAGLEVILLE ROAD
MANSFIELD, CONNECTICUT 06268
(860) 429-3330

Tuesday, April 20, 2010

Mansfield Town Council
Audrey P. Beck Municipal Building
4 South Eagleville Road
Mansfield, CT 06268

Re: Draft Off-Street Parking Ordinance

At its April 5th meeting, the Mansfield Planning and Zoning Commission reviewed the current draft of the "Off-Street Parking Ordinance" and authorized me to communicate the Commission's support of the proposed ordinance. By requiring the designation and use of specific parking areas for rental properties, the ordinance will promote the public's health and safety. Also, designated parking areas will enhance the visual appearance of the neighborhood and, thus, not lower the value of adjoining properties.

The adoption of the draft ordinance is recommended.

Very truly yours,

Chairman Rudy Favretti
Mansfield Planning and Zoning Commission



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager
CC: Maria Capriola, Assistant to Town Manager; Michael Nintean, Director of Building and Housing Inspection; Gregory Padick, Director of Planning
Date: March 22, 2010
Re: Draft Ordinance Regarding Off Street Parking on Residential Rental Property

Subject Matter/Background

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

An earlier 1/11/10 draft ordinance was presented at public hearing and numerous comments and concerns were raised. The Town Council referred the 1/11/10 draft ordinance to its new Ad hoc Committee on Ordinance Development and Review. The Committee held two meetings and, with staff assistance, drafted a number of potential revisions to the 1/11/10 ordinance. The attached Committee minutes and memorandum from Committee Chairman Kochenburger provide more information about the proposed revisions and the Committee's recommendation to send the revised 3/17/10 draft ordinance to a new public hearing.

Financial Impact

Based on the proposed \$35 application fee, this ordinance would generate approximately \$12,600 dollars within the first two years of implementation. After that initial period, the funds generated by the ordinance 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 provision.

Legal Review

The Town Attorney has reviewed the 3/17/10 draft revision to the ordinance and concluded that it is legally sound and may be enacted by the Council and implemented by Town staff.

Recommendation

The Ad hoc Committee on Ordinance Development and Review has recommended that the Town Council schedule a public hearing to solicit public comment regarding the proposed 3/17/10 draft ordinance on Off Street Parking on Residential Rental Property.

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

Move, to schedule a public hearing for 7:30 PM at the Town Council's regular meeting on April 26, 2010, regarding a proposed ordinance titled "An Ordinance Regarding Off Street Parking on Residential Rental Property."

Attachments

- 1) 3/17/10 memorandum from Peter Kochenburger, Chairman Ad hoc Committee on Ordinance Development and Review
- 2) 3/17/10 draft Ordinance Regarding Off Street Parking on Residential Rental Property
- 3) 2/26/10 and 3/11/10 minutes from Ad hoc Committee on Ordinance development and Review

MEMORANDUM

Town of Mansfield
Town Manager's Office
4 So. Eagleville Rd., Mansfield, CT 06268
860-429-3336
Hartmw@mansfieldct.org



To: Mansfield Town Council
CC: Matthew Hart, Town Manager; Gregory Padick, Director of Planning; Mike Nintean, Director of Housing and Building Inspection
From: Peter Kochenburger, Councilmember
Date: March 18, 2010
Re: Proposed Ordinance Regarding Off Street Parking on Residential Property

The Ad hoc committee on Ordinance Development and Review met on February 26th and March 11th to discuss the 1/11/10 draft ordinance regarding *Off Street Parking on Residential Property*. The minutes from these meetings are attached. At the committee's March 11th meeting, members agreed upon a number of potential ordinance revisions and it was unanimously agreed to recommend, subject to the Town Attorney's review, that a revised draft ordinance be presented at a new public hearing. Subsequently, the Town Attorney reviewed these committee-endorsed proposed revisions and a few additional technical changes were incorporated into the draft approved at the March 11th meeting.

Proposed revisions included in the attached 3/16/10 draft include:

1. Revisions to Section 3 Findings and Purpose to clarify and amplify the ordinance intent;
2. Revisions to Section 5 Applicability to incorporate new provisions for a resident owner exemption;
3. Revisions to Section 6 Parking Space Site Plan Requirements to clarify that the new requirements only apply in the rental certification zone, to eliminate a 20 foot setback from streets, to reduce from 10 to 5 feet the required setback from sidewalks/bikeways and to eliminate a requirement that spaces be within 20 feet of a driveway;
4. Revision of Section 7 Fees to increase from \$25 to \$35 the required fee;
5. Revisions to Section 8 Modification of Parking Space Site Plan to authorize staff to accept modifications of these requirements in existing parking areas without traffic safety or neighborhood impact problems even if the criteria of Section 6 are not met; and
6. Revision to Section 10 Enforcement: Violations, Citations and Fines to include a warning reference for initial or infrequent violations that are not considered a significant traffic safety or neighborhood impact problem

At the 3/22/10 Town Council meeting, Committee members will be prepared to discuss the revised draft and recommendation to hold a new public hearing on the proposed Ordinance.

Town of Mansfield
Code of Ordinances

"An Ordinance Regarding Off Street Parking On Residential Rental Property"

March 17, 2010 Draft

REVISIONS to 1/11/10 draft are indicated as follows:

Additions are underlined

Deletions are bracketed { }

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] numerous residential rental properties, particularly those with one, two or three dwelling units, has created, on a regular and frequent basis, unsafe, blighted and congested conditions and other negative neighborhood impacts within the Town. This situation has been most common on properties within the Town's Rental Certification Zone that do not have adequately sized and delineated parking areas that safely accommodate all residents and their guests. The requirements set forth in this ordinance will promote neighborhood compatibility and the general [welfare,] safety, health, [and safety] and welfare of the people of Mansfield by helping to ensure safe vehicular and pedestrian ingress and egress, safe emergency vehicle and personnel ingress and egress and the preservation and enhancement of neighboring property values.

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 and Residential Rental Property containing a dwelling unit which is the primary place of residence of the owner in which he or she remains for more than one-half of the calendar year, which [is] are exempt. To qualify for exemption, any such owner occupant must be the record owner of a minimum 50% fee simple interest in said Residential Rental Property in his or her personal individual capacity only.

Section 6. Parking Space Site Plan Requirements.

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

A. [Any] All non exempt on-site parking on any Residential Rental Property within the Town's Rental Certification Zone 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 within the Town's Rental Certification Zone 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]. 2. No parking space shall be located within [ten (10)] five (5) feet of a roadside sidewalk or bicycle path [or twenty (20) feet of a street].
- [4]. 3. Parking spaces shall be a minimum of eight (8) feet wide and eighteen (18) feet long.
- [5]. 4. Parking spaces shall be designed so that a backing up movement onto an adjacent street is not required.
- [6]. 5. Except for parking areas immediately adjacent to an existing site driveway or parking areas situated over one hundred (100) feet from a street, parking shall not occur between the street and the subject dwelling.
- [7]. 6. 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]. 7. 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]. 8. 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]. 9. There shall be a permanent barrier or barriers separating the parking area from the rest of the site.
- [11]. 10. Any necessary Inland Wetland Agency or Public Works Department permits shall be obtained prior to Parking Space Site Plan approval pursuant to this code.

Section 7. Fees.

A Parking Place Site Plan review fee in the amount of [~~Twenty~~]-~~Thirty~~ Five Dollars [~~(\$25)~~] (~~\$35~~) 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 Space 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] In a situation where a parking area without observable or known traffic safety or neighborhood impact problems was established prior to the effective date of this ordinance or if lot size or configuration, structure locations, topography and other site constraints or other documented factors would make strict compliance with the criteria of Section 6 unreasonable, the Town designated official(s) reviewing a Parking Space Site Plan is authorized to approve modifications of the section 6 criteria. No modification shall be approved that would result in an unsafe situation or one that would be inconsistent with the findings and purpose contained in Section 3. 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.

Any initial violation or infrequent violation may be addressed through the issuance of a warning rather than a citation, unless a significant safety or neighborhood impact problem is observed or significant damage has been done to a lawn or other landscape area due to parking in an unauthorized area.

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.

**TOWN OF MANSFIELD
TOWN COUNCIL
Ad hoc Committee on Ordinance Development and Review
Thursday, February 26, 2010
Audrey P. Beck Municipal Building
Conference Room B
7:30 am**

MINUTES

1. Call to Order/Roll Call

Members present: P. Kochenburger, D. Keane, T. Moran
Guest(s): M. Hart, M. Ninteau, G. Padick

2. Draft Ordinance: Offstreet Parking on Residential Property

Mr. Kochenburger called the meeting to order at 7:35 AM. After a brief discussion, it was agreed to initially focus on the background and overall need for the draft ordinance, comments received to date and the various component elements of the draft. Noting the objective of reporting back to the Town Council as soon as possible, any potential revisions would be considered at a future meeting.

Mr. Ninteau briefly summarized an information packet that had been emailed to committee members. He noted that staff had drafted the ordinance after the Community Quality of Life Committee had endorsed the ordinance objective. He also emphasized that the draft should be considered in association with other potential tools that are being considered to address student occupancy issues and current enforcement problems.

A majority of the meeting was spent discussing the overall need for the ordinance, location and frequency aspects of the existing parking situation, implementation provisions, the potential cost to landlords and tenants and enforcement issues, particularly with respect to initial and/or infrequent violations. Committee members noted that more time was needed to study this issue and that a number of ordinance revisions should be evaluated before considering a recommendation to the Town Council. It was agreed that staff would draft potential revisions for committee consideration and that particular attention would be given to section 3 (Findings and Purpose), Section 6 D (Parking Space Site Plan Criteria), and Section 8 (Modification of Parking Space Site Plan).

4. Future Meetings

It was agreed to meet again on Thursday March 11th at 7:30 AM

3. Adjournment

The members adjourned the meeting at 8:30 AM.

Respectfully submitted,

Gregory Padick
Director of Planning

**TOWN OF MANSFIELD
TOWN COUNCIL
Ad hoc Committee on Ordinance Development and Review
Thursday, March 11, 2010
Audrey P. Beck Municipal Building
Conference Room B
7:30 am**

DRAFT MINUTES

1. Call to Order/Roll Call

Mr. Kochenburger called the meeting to order at 7:32 AM

Members present: P. Kochenburger, D. Keane, T. Moran
Guest(s): M. Nintean, G. Padick

2. Minutes:

T. Moran moved and D. Keane seconded that the minutes of February 26th be approved as drafted.
The motion carried unanimously

3. Draft Ordinance: Offstreet Parking on Residential Property

Committee members and staff reviewed, on a section-by-section basis, potential revisions to the previously distributed 1/11/10 draft ordinance. Particular attention was given to Section 3 (Findings and Purpose), Section 5 (Applicability), Section 6 D (Parking Space Site Plan Requirements), Section 8 (Modifications of Parking Place Site Plan) and Section 10 (Enforcement).

Subject to one minor wording revision, Committee members concurred that the proposed revisions to Section 3 were both important and needed in order to clarify and strengthen the ordinance intent. Potential revisions to Section 5, which also are being reviewed by the Town Attorney, focused on appropriate wording for an ownership exemption. After discussion, Committee members agreed that this exemption needed to be carefully defined and limited and that wording acceptable to the Town Attorney should be incorporated. Turning to the parking area requirements contained in Section 6, G. Padick explained that since the last Committee meeting, staff had reviewed the criteria for parking areas and a number of refinements are now considered appropriate to add flexibility, particularly for sites with existing dwellings that are either close to a street or significantly distant from a street. Members reviewed each of the draft parking area approval standards and concurred that the suggested revisions were appropriate.

G. Padick noted that, based on the Committee's discussion on February 26th, staff had reviewed and comprehensively revised Section 8 regarding modifications. As drafted the revisions to this section would authorize staff to approve modifications of the Section 6 standards for existing situations where traffic safety or neighborhood impact problems were not observable or otherwise known and where existing site characteristics or other factors made strict compliance unreasonable. After discussion and incorporation of a wording revision, Committee members expressed support for the recommended revisions to Section 8. Turning to Section 10 (enforcement), members discussed with staff anticipated enforcement processes and the need to specifically reference the right to issue warnings. After considering and revising the wording of a proposed new sentence in Section 10, members agreed that the proposed addition regarding the issuance of violation warnings, should be incorporated.

After discussing potential next steps, Committee members agreed that subject to the Town Attorney's review, they were ready to recommend to the Town Council that the revised draft ordinance be presented at a new public hearing. Staff agreed to reformat the proposed revisions to

the 1/11/10 draft to clarify proposed additions and deletions and P. Kochenburger agreed to approve a transmittal memorandum.

4. Future Meetings

No additional meetings were scheduled.

3. Adjournment

The members adjourned the meeting at 8:37 AM.

Respectfully submitted,

Gregory Padick
Director of Planning

PAGE
BREAK



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *M Hart*
CC: Maria Capriola, Assistant to Town Manager; David Dagon, Fire Chief;
John Jackman, Deputy Chief/Director of Emergency Management;
James Kodzis, Resident State Trooper Supervisor
Date: May 10, 2010
Re: Proclamation in Recognition of Emergency Services and Public Safety
Personnel

Subject Matter/Background

Once again, our Emergency Services and Public Safety personnel did an excellent job in responding to the events of the recent University of Connecticut Spring Weekend. We truly could not respond effectively to this weekend without their talents and expertise.

The Council has requested an opportunity to publicly thank the volunteer and paid staff for their efforts, and we have prepared the attached proclamation to that effect. The proclamation will be presented at Monday's meeting.

Recommendation

The following motion is suggested:

Move, effective May 10, 2010, to authorize the Mayor to issue the attached Proclamation In Recognition of Emergency Services and Public Safety Personnel.

Attachments

- 1) Proposed Proclamation In Recognition of Emergency Services and Public Safety Personnel



Town of Mansfield

Proclamation in Recognition of Emergency Services and Public Safety Personnel

Whereas, the University of Connecticut held its annual Spring Weekend event from Thursday, April 22, 2010 through Sunday, April 25, 2010; and,

Whereas, emergency services and public safety personnel from the Town of Mansfield, the State of Connecticut and area communities served the community with compassion and performed their duties with honor and distinction;

Whereas, these entities worked tirelessly and effectively throughout the weekend to prepare for and respond to activities that are not sanctioned by the university or the community and pose a threat to public safety;

Whereas, the town has received numerous positive comments from students, the university and the general public regarding the efforts of the emergency services and public safety personnel who assisted the community during Spring Weekend 2010; and

Whereas, the Mansfield Town Council wishes to express its appreciation to the Mansfield Fire Department, the Mansfield Resident Trooper's Office and the Office of Emergency Management, as well as all of the other state and area emergency services and public safety departments that provided assistance during Spring Weekend 2010:

NOW, THEREFORE, BE IT RESOLVED, that the Mansfield Town Council, on behalf of the community, does hereby express its gratitude to the members of the Mansfield Fire Department, the Mansfield Resident Trooper's Office and the Office of Emergency Management, as well as all of the other responding state and area emergency services and public safety departments for their assistance to the Town of Mansfield during Spring Weekend 2010.

IN WITNESS WHEREOF, I have set my hand and caused the seal of the Town of Mansfield to be affixed on this 10th day of May in the year 2010.

Elizabeth C. Paterson
Mayor, Town of Mansfield



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MH*
CC: Maria Capriola, Assistant to Town Manager; Jessie Shea, Planning Office;
 Curt Vincente, Director of Parks and Recreation; William Hammon, Director of
 Facilities Management
Date: May 10, 2010
Re: Community Development Block Grant (CDBG) Program Amendment
 Application

Subject Matter/Background

Over the years, the Town's housing rehabilitation loan program has been funded through several Community Development Block Grant (CDBG) awards, administered by the state Department of Economic and Community Development (DECD). Loan payments from grant recipients generate program income and the Town currently has a balance in its CDBG program income account.

Staff recommends that the Town submit an application to the DECD to fund the following projects:

- 1) ADA improvements to make a changing room at the Mansfield Community Center fully accessible (shower, toilet, sink, etc.); and
- 2) A roof replacement to the Mansfield Senior Center.

Staff believes that these projects meet CDBG program eligibility requirements and is optimistic that DECD will support our program amendment application. Because the program income balance has been generated from housing rehab projects, Council must adopt a resolution in order to use program income for other CDBG eligible projects. The Council's resolution must then be followed by program amendment approval from the DECD.

The program amendment process requires a 15-day comment period following a public notice posted in our local newspaper. The Town posted its notice on Wednesday, April 21, 2010; as of the writing of this memo the Town has not received any public comments.

At its April 27, 2010 meeting, the Advisory Committee on the Needs of Persons with Disabilities endorsed the proposed program amendment application with the following motion, "Move, effective April 27, 2010, for the Town of Mansfield Advisory Committee on the Needs of Persons with Disabilities to support the Town's program amendment to the State Department of Economic and Community Development to use program

income funds for accessibility improvements to the Mansfield Community Center family changing room.”

Financial Impact

The estimated cost for the ADA improvements to a Community Center changing room is \$28,875 and the Senior Center roof replacement is projected at \$46,682, for a total cost of \$75,557. As of April 26, 2010, the Town’s approximate balance in the program income account is \$120,000, which is sufficient to fund the proposed projects.

Additionally, spending program income will assist us in applying for additional CDBG funding. DECD’s policy for 2010 grant applicants is that program income cannot exceed \$50,000 as of June 30, 2010. If we are awarded a 2010 grant, and more than \$50,000 is in the account as of June 30, 2010, DECD will have the Town reallocate program income funds towards the grant award project.

Recommendation

Staff recommends that the Town Council adopt the following resolution in order to enable the Town to utilize CDBG program income funding to make ADA improvements to a Community Center changing room and for the Senior Center roof replacement.

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

Whereas, the Town of Mansfield has received funds under the Connecticut Small Cities Community Development Block Grant (CDBG) Program for housing rehabilitation loan programs, administered by the State of Connecticut, Department of Economic and Community Development, pursuant to Title I of the Housing and Community Development Act of 1974 as amended; and

Whereas, the Town of Mansfield has expended those funds pursuant to Title I of the Housing and Community Development Act of 1974, the Code of Federal Regulations, and the Assistance Agreement, and,

Whereas, those funds received by the Town of Mansfield have generated Program Income.

NOW THEREFORE, BE IT RESOLVED BY THE MANSFIELD TOWN COUNCIL:

- 1) *That it is cognizant of the conditions for the use of Program Income as prescribed by Title 24, Part 570, Section 489(e) and (f) of the Code of Federal Regulations.*
- 2) *That it realizes Program Income is governed by Title I of the Housing and Community Development Act of 1974.*
- 3) *That it may use Program Income only for the following activities:*
 - a. *The activity that generated the program income if the activity continues to meet the requirements of Title I of the Housing and Community Development Act of 1974.*
 - b. *Any additional activity that meets the requirements of Title I of the Housing and Community Development Act if the Town receives DECD’s written*

approval to fund it with Program Income.

- 4) *That it may use Program Income to fund Administrative and Program soft costs within the following limits:*

Administrative Costs 16%

Total Administrative and Program Soft Costs 25%
(Housing Rehabilitation Activities Only)

Total Administrative and Program Soft Costs 21%
(All Activities Except for Housing Rehabilitation)

- 5) *That it is hereby amending the Program Income Plan(s) that was adopted for the original activity that generated the Program Income to permit the funding of additional activities from that Program Income.*

PAGE
BREAK



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *Matt H*
CC: Maria Capriola, Assistant to Town Manager; Cherie Trahan, Director of Finance; Paula Jeffers, Controller/Treasurer
Date: May 10, 2010
Re: Appointment of Auditor to Conduct Financial Audit for Fiscal Year 2009/10

Subject Matter/Background

Sections 7-392(c) and 4-232 of the Connecticut General Statutes, as amended, require that each municipality annually designate an independent public accounting firm to audit the books and accounts of that government. Last year, the Town's audit was performed by Blum Shapiro & Company, PC, as the first year of a three-year contract (with an option to extend to five years). At its meeting on Monday, May 10, 2010, the Finance Committee will discuss whether it wishes to recommend that the Council appoint Blum Shapiro to conduct the audit for FY 2009/10.

Financial Impact

Funds are included in the proposed FY 2010/11 budget to cover the anticipated audit fees of \$45,650.

Recommendation

If the Finance Committee wishes to recommend the appointment to the Town Council, the following motion is in order:

Move, effective May 10, 2010, to appoint Blum Shapiro & Company, PC, to conduct the Town's annual financial audit for Fiscal Year 2009/10.

Attachments

- 1) Blum Shapiro Audit Work Cost Proposal Form

BlumShapiro

Attachment A

Town of Mansfield

AUDIT WORK COST PROPOSAL FORM

Service	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014
Town CAFR and Related Reports	\$40,000	\$41,450	\$42,900	\$44,350	\$45,800
R-19 CAFR and Related Reports	22,000	23,000	24,000	25,000	26,000
EHHD Audit and Related Reports	6,000	6,250	6,500	6,750	7,000
ED-001 Mansfield	4,000	4,200	4,400	4,600	4,800
ED-001 Region 19	<u>3,000</u>	<u>3,100</u>	<u>3,200</u>	<u>3,300</u>	<u>3,400</u>
Total for Fiscal Year (not-to-exceed)	<u>\$75,000</u>	<u>\$78,000</u>	<u>\$81,000</u>	<u>\$84,000</u>	<u>\$87,000</u>

The fees stated above are quoted on a *not-to-exceed* basis, and you will not be billed for charges incurred in excess of our quote without first discussing the cause with you, exploring alternative approaches and receiving your approval. Should any unanticipated problems arise, we will let you know immediately and discuss with you the best course of action. Any out-of-pocket expenses incurred in the course of performing our work, such as travel, are included.



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MH*
CC: Maria Capriola, Assistant to Town Manager; Cherie Trahan, Director of Finance; Paula Jeffers, Controller/Treasurer
Date: May 10, 2010
Re: Resolution to Authorize Lease Purchase Financing

Subject Matter/Background

The adopted Fiscal Year 2009/10 budget has funds appropriated for capital purchases through the use of lease purchase financing. In order to move forward with the lease purchases, Council needs to adopt a resolution authorizing lease purchase financing to procure the budgeted capital items. The proposed agreement would award the financing to Municipal Services Group, Inc. or its designee. Our two previous lease purchase agreements have been through Municipal Services Group. For the last 20 years they have provided installment purchasing at competitive rates exclusively to public entities.

Financial Impact

The cost of financing over the five year term is \$40,429.35 (4.04%). We are financing \$325,000 through lease purchase to be paid back over five years beginning in Fiscal Year 2010/11. Funds for the repayment of this lease purchase are included in the Council adopted 2010/11 budget.

Legal Review

The proposed lease purchase agreement has been forwarded to Dennis O'Brien, Town Attorney, for his review and letter of opinion.

Recommendation

The Finance Committee will discuss this item prior to tonight's Council meeting. If the Finance Committee recommends and the Town Council agrees to pass a resolution authorizing lease purchase financing to pay the costs of the capital projects adopted in the 2009/10 budget identified as funded by lease purchase, then the following resolution is in order:

Resolved:

- 1) *That the Town Manager, Director of Finance and Treasurer or any two of them are authorized to enter into a lease purchasing agreement not to exceed \$325,000, and to determine the amount, interest rates, maturities and prepayment provisions, forms and other details of the agreement.*

- 2) *Principal and interest payments of the lease purchase agreements are subject to annual appropriation.*
- 3) *It is the intention of the Town of Mansfield that the lease purchase agreement will qualify as tax exempt debt, as such the Town Manager, Director of Finance and Treasurer or any two of them are authorized to make such representations and covenants they deem necessary or advisable in order to maintain the continued exemption from federal income taxation on interest on the lease purchase agreement.*
- 4) *The Town reserves the right to reimburse itself from the proceeds of the lease purchase financing for any equipment pre-purchased from the approved equipment list.*

Attachments

- 1) Table: Capital Projects Funded Through Lease Purchase, FY 2009/10 Adopted Budget

TOWN OF MANSFIELD
CAPITAL PROJECTS FUNDED THROUGH LEASE PURCHASE
IN THE 2009/10 ADOPTED BUDGET

	<u>Lease</u> <u>Purchase</u>
Approved Equipment List:	
Financial Software Licensing	\$ 50,000
ET 207 Rescue Standardization-Extrication Equipment	40,000
Hurst Tool Power Units	18,000
Fitness Equipment - (3) Treadmills	18,000
Fitness Equipment - (3) Ellipticals	14,000
Maintenance Van	35,000
Dump/Plow Truck	150,000
Total Lease Purchase Financing	\$ 325,000

PAGE
BREAK



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant to Town Manager; Cherie Trahan, Director of Finance; Paula Jeffers, Controller/Treasurer
Date: May 10, 2010
Re: Corporate Resolution - Investment Pool

Subject Matter/Background

The Town's investment pool, in which most of the assets are associated with the Cemetery Fund, has investments in various stock funds, bond funds and a money market account. Most if not all of the mutual funds in the fund require a corporate resolution in order to request transactions (buy, sell and exchange shares) and to provide information on the accounts. We currently have a permanent corporate resolution naming Jeffrey Smith, former Director of Finance, as the authorized individual. This resolution needs to be updated to reflect Cheryl (Cherie) Trahan's appointment as Director of Finance.

Recommendation

The Finance Committee will discuss this item prior to tonight's Council meeting. If the Finance Committee recommends, and the Town Council agrees to pass a resolution authorizing Cheryl Trahan, Director of Finance, as the authorized individual for these transactions, the following resolution is in order:

Resolved, to designate Cheryl Trahan, Director of Finance, as the authorized individual to act on the Town of Mansfield's behalf, with full power to bind the Town with respect to buying, selling and exchanging shares of mutual funds held in the Town's account(s) and to execute and deliver any documents that may be required to open and to maintain accounts on behalf of the registered owner.

PAGE
BREAK



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matthew Hart, Town Manager *Matt*
CC: Maria Capriola, Assistant to Town Manager; Cherie Trahan, Director of Finance
Date: May 10, 2010
Re: Financial Statements Dated March 31, 2010

Subject Matter/Background

Enclosed please find the third quarter financial report for the period ending March 31, 2010. The Finance Committee will review this item at its meeting on Monday night.

Recommendation

If the Finance Committee wishes to recommend the acceptance of the financial statements, the following motion is in order:

Move, effective May 10, 2010, to accept the Financial Statements Dated March 31, 2010.

Town of Mansfield**Memorandum**

*To: Mansfield Town Council
Mansfield Board of Education*

From: Cherie Trahan, Director of Finance

Date: May 10, 2010

Subject: March 31, 2010 Quarterly Report

Attached please find the third quarter financial report for the quarter ending March 31, 2010.

Attachment

OVERVIEW

GENERAL FUND BUDGET

REVENUES:

Tax Collections

The total collection rate through March 31, 2010 is 97.5% compared to 97.6% at March 31, 2009. Real estate collections, which account for approximately 85% of the levy, are 98.0% as compared to 98.1% for the same period last year. Collections in motor vehicles are at 94.0% as compared to 93.7% at March 31, 2009.

Licenses and Permits

Conveyance taxes received through the 3rd quarter are \$82,189 or 55% of the annual budget. Building permits received are \$133,388 or 76% of the annual budget. We could be short of budget by as much as \$50,000 in these areas.

Federal Support for General Government

No change from the budget.

State Support for Education

There has been no change in the ECS grant estimate from the State at this point. The current budget is \$10,070,680. The Transportation Grant budgeted at \$238,900, is estimated at \$225,124 or \$13,776 less than budget. The State has capped the reimbursement at 60% of eligible costs.

State Support for General Government

The Pilot grant is by far the largest single grant within this category. The grant budget, as amended is \$7,992,420 and current estimates from the State are \$8,042,420.

Charges for Services

Charges for services are primarily fixed by contract and will be received during the year. The primary exceptions are: Recording, where we have received \$40,445 to date or 67% of budget, and Police Services which are based on expenditures.

Fines and Forfeitures

No major change expected from budget.

Miscellaneous

This area is primarily interest income and the telecommunications service payment. Total interest income through March 31, 2010 is \$2,400 as compared to \$115,087 for the same period last year. STIF interest rate for March, 2010 is 0.24% as compared to 0.95% in March, 2009. Current estimates show that we could now be short of budget as much as \$120,000. However, we do have some unbudgeted revenues that will help to offset this loss. The amount of the telecommunications payment is not known yet.

GENERAL FUND BUDGET - EXPENDITURES

Town Expenditures

We continue to monitor the Town expenditures carefully in light of a very tight budget. We anticipate that Fire Services will remain within budget overall.

Board Expenditures

There are no significant Board of Education budget issues at this time. Special Education costs are currently projected to be under budget by as much as \$225,000.

DAY CARE FUND

The Day Care Fund ended the period with expenditures exceeding revenues by \$40,900. Fund balance at July 1, 2009 of \$314,172 decreased to \$273,272 at March 31, 2010.

CAFETERIA FUND

Revenues exceeded expenditures by \$10,432 for the period. Fund balance at July 1, 2009 increased from \$142,697 to \$153,129 at March 31, 2010. A \$20,000 transfer from the Board of Education is included.

RECREATION PROGRAM FUND

The Recreation Program Fund ended the period with revenues exceeding expenditures by \$42,582. Fund Balance increased from \$33,426 to \$76,008.

CAPITAL NONRECURRING FUND

The Pequot/Mohegan Grant was budgeted at \$668,391. The State estimate was reduced to \$466,221 in October, 2009 and to \$195,374 in November, 2009. This has had a significant impact on our capital budget and revisions will be necessary. We will continue to monitor the current year operating budget and will provide recommended budget adjustments for your review and approval. Discussions continue with our State Representative with the hope of changes to the grant formula.

DEBT SERVICE FUND

Fund Balance increased from (\$65,347) on July 1, 2009 to \$423,169 at March 31, 2010. This will be drawn down as debt service payments are made in June, 2010. Based upon our current debt plan, debt service contributions from the General Fund will rise to \$740,000 in FY 2012/2013 and the CNR Fund will contribute another \$250,000 through FY 2011/2012. The plan does not take into consideration any additional debt offerings. Because of the dramatic decreases in Pequot funding, the additional funds for debt service from the CNR Fund should be revisited.

ENTERPRISE/INTERNAL SERVICE FUNDS

Solid Waste Fund

Retained Earnings increased from \$173,410 at July 1, 2009 to \$210,510 at March 31, 2010.

Health Insurance Fund

Expenditures were less than revenues for the period by \$1,044,985. Retained Earnings increased from \$1,416,594 at July 1, 2009 to \$2,461,579 at March 31, 2010. Our claim's experience for the past nine months is an average of \$472,108 per month, as compared to \$462,127 over last year.

Worker's Compensation Fund

Operating revenues exceeded expenditures by \$171,642 through the third quarter. Retained Earnings increased from \$24,533 to \$196,175 at March 31, 2010. This will be drawn down as current year premiums are paid.

Management Services Fund

Management Services Fund revenues through March 31, 2010 exceeded expenditures by \$254,325. Fund Balance increased from \$1,350,357 at July 1, 2009 to \$1,604,682 at March 31, 2010. All of the fund balance is invested in fixed assets.

CEMETERY FUND

Retained earnings in the Cemetery Fund decreased from \$350,364 at July 1, 2009 to \$327,194 at March 31, 2010. The major costs for this fund are mowing and cemetery maintenance. A one time capital expenditure was made during this period for a pick up truck, per the capital improvement budget.

LONG TERM INVESTMENT POOL

The pool experienced a \$30,958 increase in the market value of its portfolio for the period July 1, 2009 to March 31, 2010.

EASTERN HIGHLANDS HEALTH DISTRICT

Operating revenues exceeded expenditures by \$84,577 and Fund Balance increased from \$231,172 to \$315,748.

MANSFIELD DOWNTOWN PARTNERSHIP

Operating revenues exceeded expenditures by \$121,915 through March 31, 2010, and Fund Balance increased from \$179,381 to \$301,296. Fund balance is expected to decrease as expenses are met through the remainder of the year.

TOWN OF MANSFIELD
 TRIAL BALANCE - GAAP BASIS
 March 31, 2010

<u>GENERAL FUND</u>	<u>DEBIT</u>	<u>CREDIT</u>
Cash Equivalent Investments	\$ 8,790,731	
Working Cash Fund	4,150	
Accounts Receivable	7,349	
Taxes Receivable - Current	592,420	
Taxes Receivable - Delinquent	415,796	
Accounts and Other Payables		346,456
Refundable Deposits		143,880
Deferred Revenue - Taxes		947,769
Taxes Collected in Advance/Overcollected		2,780
Encumbrances Payable - Prior Year		303,236
Liquidation - Prior Year Encumbrances	196,939	
Fund Balance - Undesignated		1,824,771
Actual Expenditures	31,058,987	
Actual Revenues		37,497,480
	\$ 41,066,372	\$ 41,066,372

DAYCARE COMBINED PROGRAM
 COMPARATIVE STATEMENT OF REVENUES AND EXPENDITURES
 AND CHANGES IN FUND BALANCE
 FOR THE PERIOD ENDED MARCH 31, 2010
 (with comparative totals for March 31, 2009)

	BUDGET	March 31,	
	2009/10	2010	2009
REVENUES:			
Intergovernmental - Nat'l. School Lunch	\$ 27,000	\$ 25,321	\$ 26,382
Intergovernmental - Day Care Grant	319,119	233,038	142,716
School Readiness Program	48,000	27,500	36,450
UConn	78,750	78,750	78,750
Fees	793,246	606,557	572,746
Subsidies	22,000	27,389	22,900
Total Revenues	1,288,115	998,555	879,944
EXPENDITURES:			
Administrative	230,100	185,255	167,032
Direct Program	934,291	760,243	661,001
Purchased Property Services	18,550	3,527	3,135
Repairs & Maintenance	5,500	895	9,208
Insurance	7,000	7,794	8,059
Other Purchased Services	7,100	4,677	6,526
Food Service Supplies	35,000	27,087	29,844
Energy	28,500	28,500	28,500
Supplies & Miscellaneous	20,550	12,834	14,589
Equipment *	11,000	8,643	551
Total Expenditures	1,297,591	1,039,455	928,445
EXCESS/(DEFICIENCY)	(9,476)	(40,900)	(48,501)
FUND BALANCE, JULY 1		314,172	327,718
FUND BALANCE, END OF PERIOD	\$ (9,476)	\$ 273,272	\$ 279,217

* Includes appropriation for computer equipment purchases approved by Board in FY 08/09

MANSFIELD BOARD OF EDUCATION
CAFETERIA FUND
BALANCE SHEET
AS OF MARCH 31, 2010
(with comparative totals for March 31, 2009)

	March 31,	
	2010	2009
<u>Assets</u>		
Cash	\$ 120,061	\$ 97,849
Inventory	33,068	32,872
Total Assets	\$ 153,129	\$ 130,721
<u>Fund Balance</u>		
Fund Balance:		
Unreserved, undesignated	153,129	130,721
Total Fund Balance	153,129	130,721
Total Liabilities and Fund Balance	\$ 153,129	\$ 130,721

MANSFIELD BOARD OF EDUCATION
CAFETERIA FUND
COMPARATIVE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE
FOR THE PERIOD ENDED MARCH 31, 2010
(with comparative totals for March 31, 2009)

	BUDGET	March 31,	
	2009/10	2010	2009
Operating Revenues:			
Intergovernmental	\$ 176,020	\$ 113,914	\$ 80,883
Sales of Food	615,480	442,573	447,043
Other	56,520	39,967	61,685
Total Operating Revenues	848,020	596,454	589,611
Other Financing:			
Transfers In - General Fund Board	20,000	20,000	20,000
Total Revenues & Other Financing	868,020	616,454	609,611
Operating Expenditures:			
Salaries & Benefits	557,800	394,029	376,526
Food & Supplies	292,000	204,379	215,131
Professional and Technical	2,500	2,500	9,029
Equipment - Other	10,000	4,772	
Equipment Repairs & Contracts	2,000	342	687
Total Operating Expenditures	864,300	606,022	601,373
Excess/(Deficiency)	3,720	10,432	8,238
Fund Balance, July 1		142,697	122,483
Fund Balance, End of Period	\$ 3,720	\$ 153,129	\$ 130,721

Mansfield Parks and Recreation
 Balance Sheet
 As of March 31, 2010
 (with comparative totals for March 31, 2009)

	March 31,	
	2010	2009
<u>Assets</u>		
Cash	\$ 75,725	\$ 93,496
Accounts Receivable	283	
Total Assets	\$ 76,008	\$ 93,496
<u>Liabilities and Fund Balances</u>		
<u>Liabilities</u>		
Accounts Payable	\$ -	\$ 60
Total Liabilities	-	60
<u>Fund Balance</u>		
Fund Balance:		
Deferred Revenue		
Unreserved, undesignated	76,008	93,436
Total Fund Balance	76,008	93,436
Total Liabilities and Fund Balance	\$ 76,008	\$ 93,496

Mansfield Parks and Recreation
Statement of Revenues and Expenditures
As of March 31, 2010

Description	Revenues				Expenditures (Incl. Encumbrances)				Net Income (Loss)
	Budget Revenues	Revenues	Indirect/Swim Allocation	Total Revenues	Budget Expend.	Expend.	Indirect/Swim Allocation	Total Expenditures	
Overall Indirect	262,660	199,475	(199,475)	-	1,130,100	849,540	(849,540)	-	-
Member Services:									
Indirect (Alloc @ 50.707%)	1,005,500	750,807	101,148	851,955	135,260	107,827	430,776	538,603	313,352
Child Care	16,300	11,872		11,872	41,610	28,657		28,657	(16,785)
Fitness	117,690	98,796		98,796	140,320	96,104		96,104	2,692
Personal Training	70,000	43,384		43,384	45,500	26,147		26,147	17,237
Member Swim @ 59.09%							129,413	129,413	(129,413)
Member Events				-	6,540	5,844		5,844	(5,844)
Sub-total Member Services	1,209,490	904,859	101,148	1,006,007	369,230	264,579	560,189	824,768	181,239
Community Services:									
Indirect (Alloc @ 49.293%)	75,000	56,250	98,327	154,577			418,764	418,764	(264,187)
Aquatics	206,500	124,871		124,871	332,240	219,010	(129,413)	89,597	35,274
Youth Programs	54,400	30,087		30,087	33,630	19,672		19,672	10,415
Nutcracker				-				-	-
Teen Center	25,000	18,945		18,945	10,930	6,917		6,917	12,028
Youth Sports	18,200	17,790		17,790	12,040	8,912		8,912	8,878
Day Camp/Vacation Camp	170,000	131,695		131,695	116,030	97,302		97,302	34,393
Sport & Specialty Camp	48,000	34,894		34,894	42,510	16,268		16,268	18,626
Trips	12,000	5,737		5,737	9,210	3,895		3,895	1,842
Special Events	20,700	17,778		17,778	11,260	5,252		5,252	12,526
Adult Programs	36,850	20,881		20,881	43,780	29,333		29,333	(8,452)
Sub-total Community Services	666,650	458,928	98,327	557,255	611,630	406,561	289,351	695,912	(138,657)
Total Parks & Recreation	2,138,800	1,563,262	-	1,563,262	2,110,960	1,520,680	-	1,520,680	42,582

Local support included in revenues above:		Budget	3/31/10
Overall Indirect - Administrative	Gen. Fund	\$ 259,660	\$ 194,745
Community Services:			
Overall Support	Gen. Fund	75,000	56,250
Teen Center	CNR Fund	25,000	18,750
Aquatics (Bi-Cent. Pond)	CNR Fund	25,000	18,750
Total Local Support		\$ 384,660	\$ 288,495

Mansfield Parks and Recreation
Statement of Revenues and Expenditures
Budget vs. Actual - March 31, 2010

Description	Revenues			Expenditures			Net Fav(Unfav)
	2009/10 Budget	Mar. 31 Actual	Fav(Unfav) Variance	2009/10 Budget	Mar. 31 Actual	Fav(Unfav) Variance	
Overall Indirect	-	-	-	-	-	-	-
Member Services:							
Indirect (Alloc @ 50.707%)	1,138,687	851,955	(286,732)	708,300	538,603	169,697	(117,035)
Child Care	16,300	11,872	(4,428)	41,610	28,657	12,953	8,525
Fitness	117,690	98,796	(18,894)	140,320	96,104	44,216	25,322
Personal Training	70,000	43,384	(26,616)	45,500	26,147	19,353	(7,263)
Member Swim @ 59.09%	-	-	-	196,321	129,413	66,908	66,908
Member Events	-	-	-	6,540	5,844	696	696
Sub-total Member Services	1,342,677	1,006,007	(336,670)	1,138,591	824,768	313,823	(22,847)
Community Services:							
Indirect (Alloc @ 49.293%)	204,473	154,577	(49,896)	557,060	418,764	138,296	88,400
Aquatics	206,500	124,871	(81,629)	135,919	89,597	46,322	(35,307)
Youth Programs	54,400	30,087	(24,313)	33,630	19,672	13,958	(10,355)
Nutcracker	-	-	-	-	-	-	-
Teen Center	25,000	18,945	(6,055)	10,930	6,917	4,013	(2,042)
Youth Sports	18,200	17,790	(410)	12,040	8,912	3,128	2,718
Day Camp/Vacation Camp	170,000	131,695	(38,305)	116,030	97,302	18,728	(19,577)
Sport & Specialty Camp	48,000	34,894	(13,106)	42,510	16,268	26,242	13,136
Trips	12,000	5,737	(6,263)	9,210	3,895	5,315	(948)
Special Events	20,700	17,778	(2,922)	11,260	5,252	6,008	3,086
Adult Programs	36,850	20,881	(15,969)	43,780	29,333	14,447	(1,522)
Sub-total Community Services	796,123	557,255	(238,868)	972,369	695,912	276,457	37,589
Total Parks & Recreation	2,138,800	1,563,262	(575,538)	2,110,960	1,520,680	590,280	14,742
Percentage of Budget		73.1%			72.0%		

Local support included in revenues above:		Budget	3/31/10
Overall Indirect - Administrative	Gen. Fund	\$ 259,660	\$ 194,745
Community Services:			
Overall Support	Gen. Fund	75,000	56,250
Teen Center	CNR Fund	25,000	18,750
Aquatics (Bi-Cent. Pond)	CNR Fund	25,000	18,750
Total Local Support		\$ 384,660	\$ 288,495

TOWN OF MANSFIELD
 CAPITAL AND NONRECURRING RESERVE FUND BUDGET
 ESTIMATED REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
 FISCAL YEAR 2009/10

	Actual 05/06	Actual 06/07	Actual 07/08	Actual 08/09	Adopted 09/10	Oct. Est 09/10	Mar. Est 09/10	Projected 10/11	Projected 11/12	Projected 12/13	Projected 13/14	Projected 14/15
SOURCES:												
Revenues:												
General Fund Contribution		100,000	644,000	85,000	50,000	400,000	610,000	307,500	300,000	350,000	400,000	450,000
Property Tax Relief		359,404										
Energy Assistance Program												
State Revenue Sharing												
State Dept. of Education - MMS IRC/MMS Drainage												
Rural Development Grant - Downtown Revitalization												
Ambulance User Fees	222,724	187,045	289,884	304,089	250,000	275,000	275,000	275,000	275,000	275,000	275,000	275,000
Landfill Closing Grant - Inkind Reimbursement												
Insurance Settlement												
Interest Income	100,000	100,000										
Other		5,949		30,813								
Sewer Assessments	9,600		14,400		3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Pequot Funds	1,435,767	612,032	389,462	349,407	668,391	466,221	195,334	382,670	382,670	382,670	382,670	382,670
Total Sources	1,768,091	1,364,430	1,337,746	769,309	971,391	1,144,221	1,083,334	968,170	960,670	1,010,670	1,060,670	1,110,670
USES:												
Operating Transfers Out:												
General Fund - One Time Costs/Fund Balance Plan	150,000											
General Fund - State Revenue Sharing												
Community Events												
Management Services Fund	225,000	200,000	200,000	150,000	150,000	150,000	150,000	150,000	200,000	200,000	200,000	200,000
Debt Service Sinking Fund	250,000	215,000	200,000	75,000	150,000	150,000	150,000	150,000	100,000			
Retire Debt for Fire Truck	70,000		70,000		80,000	80,000	80,000	80,000				
New Financial Reporting Model (Statement 34)												
Property Tax Revaluation Fund	25,000		25,000	25,000	25,000	25,000	25,000	35,000	25,000	25,000	25,000	25,000
Capital Fund	1,046,109	1,058,534	458,300	307,124	395,000	335,000	335,000	422,545	550,000	700,000	850,000	875,000
Capital Fund - MMS Heating Conversion						376,000	376,000					
Day Care Pension	5,000											
Town Manager Search		21,171										
Emergency Services Administration												
Community Center Operating Subsidy	40,000											
Parks & Recreation Operating Subsidy**		40,000	251,538	50,000	50,000	50,000	50,000	50,000				
Health Insurance Fund												
Retiree Medical Insurance Fund			50,000									
Compensated Absences Fund *			50,000	40,000	50,000	50,000	50,000	70,000	84,000	84,000		
Downtown Partnership			63,000									
Shared Projects with UConn												
Total Uses	1,811,109	1,534,705	1,367,838	647,124	900,000	1,216,000	1,216,000	957,545	959,000	1,009,000	1,075,000	1,100,000
Excess/(Deficiency)	(43,018)	(170,275)	(30,092)	122,185	71,391	(71,779)	(132,666)	10,625	1,670	1,670	(14,330)	10,670
Fund Balance/(Deficit) July 1	207,476	164,458	(5,817)	(35,909)	(43,528)	86,276	86,276	14,497	25,122	26,792	28,462	14,132
Fund Balance, June 30	\$164,458	(\$5,817)	(\$35,909)	\$86,276	\$27,863	\$14,497	(\$46,390)	\$25,122	\$26,792	\$28,462	\$14,132	\$24,802

* Compensated Absences needs to be funded for approximately \$288,000

** Anticipates moving the Town subsidy for the Teen Center and Bicentennial Pond to the General Fund

DEBT SERVICE FUND
BALANCE SHEET
AS OF MARCH 31, 2010
(with comparative totals for March 31, 2009)

	March 31,	
	2010	2009
Assets:		
Cash and cash equivalents	\$ 423,169	\$ 414,500
Total Assets	\$ 423,169	\$ 414,500
Fund Balance		
Fund Balance:		
Unreserved:		
Undesignated	\$ 423,169	\$ 414,500
Total Fund Balance	\$ 423,169	\$ 414,500

DEBT SERVICE FUND
 COMPARATIVE STATEMENT OF REVENUES, EXPENDITURES AND
 CHANGES IN FUND BALANCE
 FOR THE PERIOD ENDED MARCH 31, 2010
 (with comparative totals for March 31, 2009)

	BUDGET	March 31,	
	2009/10	2010	2009
Revenues:			
Intergovernmental	\$ 116,300	\$ 6,500	\$ 8,065
Other		-	
Total Revenues	116,300	6,500	8,065
Other Financing			
Operating Transfers In:			
General Fund	500,000	500,000	400,000
CNR Fund	200,000	150,000	200,000
Management Services Fund	-	-	-
Total Revenues and Other Financing Sources	816,300	656,500	608,065
Expenditures:			
Principal Payments	615,924	93,826	-
Interest Payments	138,650	74,158	68,041
Financial Services	-	-	5,000
Total expenditures	754,574	167,984	73,041
Excess of revenues and other financing sources over expenditures	61,726	488,516	535,024
Fund balance, July 1	(65,347)	(65,347)	58
Fund balance, End of Period	\$ (3,621)	\$ 423,169	\$ 535,082

TOWN OF MANSFIELD
DEBT SERVICE FUND
ESTIMATED REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE

	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15
	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED
REVENUES:															
Intergovernmental	\$460,924	\$440,668	\$420,364	\$385,697	\$366,387	\$330,378	\$295,462	\$180,794	\$105,218						
State Revenue Sharing	472,523														
Interest on Unspent Balance										65,000					
Other (Refund on Lease Purchase in 09/10)										57,800					
Other (Co-Gen Grant in 09/10)	9,402	37		87,850											
TOTAL REVENUES	942,849	440,705	420,364	473,547	366,387	330,378	295,462	180,794	105,218	122,800					
Operating Transfers In - General Fund	797,000	500,000	400,000	400,000	400,000	400,000	400,000	400,000	415,000	500,000	735,000	765,000	835,000	420,000	310,000
Operating Transfers In - CNR Fund	500,000	355,000	250,000	235,000	295,000	250,000	215,000	200,000	75,000	150,000	150,000	100,000			
Operating Transfers In - MS Fund									75,000	50,000					
TOTAL REVENUES AND OPERATING TRANSFERS IN	2,239,849	1,295,705	1,070,364	1,108,547	1,061,387	980,378	910,462	780,794	670,218	822,800	885,000	865,000	835,000	420,000	310,000
EXPENDITURES:															
Principal Retirement	880,689	865,000	950,000	1,065,000	980,000	830,000	805,000	660,000	530,000	455,000	495,000	500,000	500,000	185,000	185,000
Interest	392,723	447,352	398,975	284,440	261,506	216,239	176,482	136,082	104,202	107,553	116,014	94,906	73,150	50,470	50,470
Lease Purchase - Co-Gen/Pool Covers 07/08									78,134	78,142	78,142	78,142	78,142		
Lease Purchase - CIP Equip 08/09 *										113,886	113,886	113,886	113,886	113,886	
Lease Purchase - CIP Equip 09/10										78,000	75,400	72,800	70,200	67,600	
Financial	26,475	15,428		8,000				5,000	3,000						
Professional/Technical	19,282	311		79,497	4,800										
TOTAL EXPENDITURES	1,319,169	1,328,091	1,348,975	1,436,937	1,246,306	1,046,239	981,482	801,082	715,336	754,581	881,042	862,334	837,978	419,556	303,070
REVENUES AND OTHER FINANCING SOURCES OVER/ (UNDER) EXPENDITURES	920,680	(32,386)	(278,611)	(328,390)	(184,919)	(65,861)	(71,020)	(20,288)	(45,118)	68,219	3,958	2,666	(2,978)	444	6,930
FUND BALANCE, JULY 1	40,566	961,246	928,860	650,249	321,859	136,940	71,079	59	(20,229)	(65,347)	2,872	6,830	9,496	6,518	6,962
FUND BALANCE, JUNE 30	\$961,246	\$928,860	\$650,249	\$321,859	\$136,940	\$71,079	\$59	\$(20,229)	\$(65,347)	\$2,872	\$6,830	\$9,496	\$6,518	\$6,962	\$13,892

Note: Does include estimated debt service payments for the MMS Heating Upgrade approved bond issue, expected to be issued in 09/10.

Note: Does not include approved but unissued bonds for:

Comm Ctr Air Conditioning	200,000
Storms Center Streetscape	302,000
Salt Shed	263,130
Hunting Lodge Road Walkway	105,250
	<u>870,380</u>

* Lease Purchase to be reduced from \$508,000 to \$443,000 - Refurbish ET 507 for \$65,000 will not be put through this lease. Shown as a reduction in 2008/10 lease payment.

103

SOLID WASTE DISPOSAL FUND
BALANCE SHEET
AS OF MARCH 31, 2010
(with comparative totals for March 31, 2009)

	March 31,	
	2010	2009
<u>CURRENT ASSETS</u>		
Cash	\$ 350,138	\$ 313,845
Accounts Receivable (net of allow. for uncollectable accts)	23,386	36,547
 Total Current Assets	373,524	350,392
<u>FIXED ASSETS</u>		
Land	8,500	8,500
Buildings & Equipment	540,857	540,857
Less: Accumulated Depreciation	(474,986)	(452,872)
 Total Fixed Assets	74,371	96,485
 TOTAL ASSETS	\$ 447,895	\$ 446,877
<u>LIABILITIES AND FUND EQUITY</u>		
<u>CURRENT LIABILITIES</u>		
Accounts Payable	\$ 99,070	\$ 98,302
Accrued Compensated Absences	18,115	17,261
Refundable Deposits	16,200	15,000
 Total Current Liabilities	133,385	130,563
<u>LONG-TERM LIABILITIES</u>		
Landfill Postclosure Costs	104,000	108,000
 Total Long-Term Liabilities	104,000	108,000
 TOTAL LIABILITIES	237,385	238,563
<u>FUND EQUITY</u>		
Retained Earnings	210,510	208,314
 Total Fund Equity	210,510	208,314
 TOTAL LIABILITIES AND FUND EQUITY	\$ 447,895	\$ 446,877

SOLID WASTE DISPOSAL FUND
 COMPARATIVE STATEMENTS OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 MARCH 31, 2010
 (with comparative totals for March 31, 2009)

	BUDGET	March 31,	
	2009/10	2010	2009
Operating Revenues:			
Tipping Fees	\$ -	\$ -	\$ -
Transfer Station Fees	90,000	60,155	60,974
Garbage Collection Fees	896,700	655,979	664,887
Sale of Recyclables	40,000	8,938	59,184
Other Revenues	2,000	2,409	2,191
Total Operating Revenues	<u>1,028,700</u>	<u>727,481</u>	<u>787,236</u>
Operating Expenses:			
Hauler's Tipping Fees	169,500	117,225	127,283
Mansfield Tipping Fees	64,430	36,108	38,867
Wage & Fringe Benefits	283,810	196,054	184,448
Computer Software	3,360		360
Trucking Fee	31,250	10,773	11,952
Recycling Cost	64,200	10,934	56,429
Contract Pickup	363,600	270,146	259,481
Supplies and Services	37,700	15,141	15,961
Depreciation Expense	30,000	24,000	24,000
Equipment Parts/Other	3,000		-
LAN/WAN Expenditures	10,000	10,000	10,000
Total Operating Expenses	<u>1,060,850</u>	<u>690,381</u>	<u>728,781</u>
NET INCOME (LOSS)	(32,150)	37,100	58,455
Retained Earnings, July 1	<u>173,410</u>	<u>173,410</u>	<u>149,859</u>
Retained Earnings, End of Period	<u>\$ 141,260</u>	<u>\$ 210,510</u>	<u>\$ 208,314</u>

HEALTH INSURANCE FUND
BALANCE SHEET
MARCH 31, 2010
(with comparative totals for March 31, 2009)

	March 31	
	2010	2009
<u>Assets</u>		
Cash and cash equivalents	\$ 2,930,361	\$ 1,546,795
 Total Assets	 \$ 2,930,361	 \$ 1,546,795
<u>Liability and Fund Equity</u>		
Liabilities:		
Accrued Medical Claims	\$ 468,782	\$ 525,690
 Total Liabilities	 468,782	 525,690
Fund Equity		
Net Contributed Capital	400,000	400,000
Retained Earnings	2,061,579	621,105
 Total Fund Equity	 2,461,579	 1,021,105
 Total Liabilities and Fund Equity	 \$ 2,930,361	 \$ 1,546,795

* Reserve for maximum claim liability corridor is estimated to be \$525,000.

HEALTH INSURANCE FUND
 COMPARATIVE STATEMENTS OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 MARCH 31, 2010
 (with comparative totals for March 31, 2009)

	BUDGET 2009/10	March 31,	
		2010	2009
Revenues:			
Premium income	\$ 7,662,300	\$ 5,714,580	\$ 5,493,986
Interest income	12,000	4,316	9,477
Total Revenues	7,674,300	5,718,896	5,503,463
Expenditures:			
Payroll	88,300	65,989	116,953
Administrative expenses	708,500	575,663	398,962
Medical claims	6,407,610	3,942,734	4,208,324
Consultants	15,000	3,750	7,500
Employee Wellness Program	20,000		15,672
Medical Supplies	97,850	75,775	79,494
LAN/WAN Expenditures	10,000	10,000	10,000
Total Expenditures	7,347,260	4,673,911	4,836,906
Revenues and Other Financing Sources Over/ (Under) Expenditures	327,040	1,044,985	666,557
Contributed Capital	400,000	400,000	400,000
Fund Equity, July 1	958,686	1,016,594	(45,452)
Fund Equity plus Cont. Capital, End of Period	\$ 1,685,726	\$ 2,461,579	\$ 1,021,105

**ANTHEM BLUE CROSS MONTHLY CLAIMS
FISCAL YEAR BASIS**

MONTH	99/00	00/01	FY 01/02	FY 02/03	FY 03/04	FY 04/05	FY 05/06	FY 06/07	FY 07/08	FY08/09	FY09/10	Average All Years	Average FY'05-'09
JULY	170,906	216,792	216,195	231,239	353,025	332,653	368,941	409,635	430,780	493,991	534,203	252,018	407,200
AUGUST	146,139	215,571	247,118	247,238	296,808	327,584	323,401	499,754	554,171	567,129	520,970	268,468	454,408
SEPTEMBER	140,741	264,603	230,526	257,491	323,667	302,399	298,440	415,053	430,908	438,495	438,428	243,032	377,059
OCTOBER	108,729	180,875	240,996	262,401	312,245	275,610	351,888	370,945	384,033	440,640	518,768	234,371	364,623
NOVEMBER	125,629	203,813	208,715	217,831	342,691	448,834	299,882	370,405	489,535	383,653	461,484	238,295	398,462
DECEMBER	181,592	185,278	256,252	190,532	415,554	358,577	343,209	427,447	436,589	358,543	368,522	239,575	384,873
JANUARY	204,232	200,762	251,986	333,923	342,476	358,256	356,891	364,331	508,001	454,813	389,841	260,237	408,458
FEBRUARY	194,411	180,679	267,614	331,286	340,298	305,259	492,485	527,867	629,924	521,301	497,159	295,672	495,367
MARCH	211,199	200,818	237,003	358,881	386,649	409,245	392,138	482,188	399,055	482,221	519,594	278,474	432,969
APRIL	181,703	206,143	342,562	259,835	402,093	443,382	321,969	484,465	476,056	473,587		255,206	439,892
MAY	215,754	244,270	276,117	387,515	391,287	387,104	383,505	562,876	516,518	511,932		282,321	472,387
JUNE	193,549	251,842	251,747	347,060	357,517	399,827	386,641	606,023	425,253	419,214		268,440	447,392
ANNUAL TOTAL	2,074,584	2,551,446	3,026,831	3,425,231	4,264,309	4,348,731	4,319,389	5,520,987	5,680,824	5,545,518	4,248,968	2,872,581	5,083,090
1 80 MONTHLY AVG	172,882	212,620	252,236	285,436	355,359	362,394	359,949	460,082	473,402	462,127	472,108	241,258	423,591
% OF INCREASE	-5.1%	23.0%	18.6%	13.2%	24.5%	2.0%	-0.7%	27.8%	2.9%	-2.4%	2.2%	11.40%	5.93%

**ANTHEM BLUE CROSS MONTHLY CLAIMS
ANNUAL BASIS**

MONTH	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
JANUARY	149,225	171,963	209,640	204,232	200,762	251,986	333,923	342,476	358,256	356,891	364,331	508,001	454,813	389,841
FEBRUARY	164,050	277,147	233,203	194,411	180,679	267,614	331,266	340,298	305,259	492,485	527,867	629,924	521,301	497,159
MARCH	151,871	145,687	234,516	211,199	200,818	237,003	358,881	366,649	409,245	392,138	482,188	399,055	482,221	519,594
APRIL	169,594	138,179	175,326	181,703	206,143	342,562	259,835	402,093	443,382	321,969	484,465	476,056	473,587	
MAY	147,178	112,941	134,607	215,754	244,270	276,117	387,515	391,287	387,104	383,505	562,876	516,518	511,932	
JUNE	216,457	172,776	198,927	193,546	251,842	251,747	347,060	357,517	399,827	386,841	606,023	425,253	419,214	
JULY	181,392	186,650	170,907	216,792	216,195	231,239	353,025	332,653	368,941	409,635	430,780	493,991	534,203	
AUGUST	153,700	179,486	146,139	215,571	247,118	247,238	296,808	327,584	323,401	499,754	554,171	567,129	520,970	
SEPTEMBER	230,426	148,168	140,741	264,603	230,526	257,491	323,667	302,399	298,440	415,053	430,908	438,495	438,428	
OCTOBER	209,526	161,036	108,729	180,875	240,996	262,401	312,245	275,610	351,888	370,945	384,033	440,640	518,768	
NOVEMBER	108,576	150,824	125,629	203,813	208,715	217,831	342,691	448,834	299,882	370,405	489,535	383,653	461,484	
DECEMBER	150,578	174,472	181,592	185,278	256,252	190,532	415,554	358,577	343,209	427,447	436,589	358,543	368,522	
ANNUAL TOTAL	2,032,573	2,019,327	2,059,957	2,467,777	2,684,315	3,033,761	4,062,490	4,265,977	4,288,835	4,826,866	5,753,767	5,637,258	5,705,441	1,406,594
MONTHLY AVG	169,381	168,277	171,663	205,648	223,693	252,813	338,541	355,498	357,403	402,239	479,481	469,772	475,453	468,865
% OF INCREASE	7.87%	-0.65%	2.01%	19.80%	8.77%	13.02%	33.91%	5.01%	0.54%	12.54%	19.20%	-2.02%	1.21%	-1.39%

**NETWORK ACCESS FEE
ANNUAL BASIS
2010**

MONTH	NETWORK DISCOUNT	ACCESS FEE	SAVINGS	% of DISCOUNT
JANUARY	191,017	37,546	153,472	19.66%
FEBRUARY	228,989	45,797	183,192	20.00%
MARCH	289,774	56,563	233,211	19.52%
APRIL			-	#DIV/0!
MAY		-	-	#DIV/0!
JUNE		-	-	#DIV/0!
JULY		-	-	#DIV/0!
AUGUST		-	-	#DIV/0!
SEPTEMBER		-	-	#DIV/0!
OCTOBER		-	-	#DIV/0!
NOVEMBER		-	-	#DIV/0!
DECEMBER		-	-	#DIV/0!
ANNUAL TOTAL	709,781	139,906	569,875	19.71%
MONTHLY AVERAGE	236,594	12,719	47,490	5.38%

WORKERS' COMPENSATION FUND
BALANCE SHEET
MARCH 31, 2010
(with comparative totals for March 31, 2009)

	March 31,	
	2010	2009
<u>ASSETS</u>		
Current Assets:		
Cash and Cash Equivalents	\$ 196,175	\$ 86,585
Total Assets	\$ 196,175	\$ 86,585
<u>FUND BALANCE</u>		
Equity:		
Retained Earnings	\$ 196,175	\$ 86,585
Total Liabilities and Equity	\$ 196,175	\$ 86,585

WORKERS' COMPENSATION FUND
 COMPARATIVE STATEMENT OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 MARCH 31, 2010
 (with comparative totals for March 31, 2009)

	BUDGET 2009/10	March 31, 2010	March 31, 2009
<u>REVENUES:</u>			
Premium Income	\$ 458,290	\$ 469,048	\$ 491,500
Total Revenues	458,290	469,048	491,500
 <u>OPERATING EXPENSES:</u>			
Workers' Compensation Insurance	440,796	297,406	438,829
Total Operating Expenses	440,796	297,406	438,829
NET INCOME (LOSS)	17,494	171,642	52,671
Fund Balance, July 1	24,533	24,533	33,914
Fund Balance, End of Period	\$ 42,027	\$ 196,175	\$ 86,585

MANAGEMENT SERVICES FUND
ESTIMATED BALANCE SHEET
AT MARCH 31, 2010

	Actual June 30, 2009	Actual Mar. 31, 2010	Estimated June 30, 2010	Estimated June 30, 2011
<u>ASSETS</u>				
Current Assets:				
Cash and Cash Equivalents	\$ -	\$ 157,386	\$ -	\$ 196,728
Due from General Fund				
Accounts Receivable	42,806	66	6,773	6,773
Inventory	31,189	30,369	31,189	31,189
Total Current Assets	73,995	187,821	37,962	234,690
Fixed Assets:				
Construction in Progress				
Land	145,649	145,649	145,649	145,649
Buildings	178,016	226,679	226,679	226,679
Office Equipment	2,976,669	2,928,006	3,378,400	3,500,400
Construction in Progress	261,540	261,540		
Accum. Depreciation	(1,943,420)	(1,943,420)	(2,152,077)	(2,360,734)
Net Fixed Assets	1,618,454	1,618,454	1,598,651	1,511,994
Total Assets	\$ 1,692,449	\$ 1,806,275	\$ 1,636,613	\$ 1,746,684
<u>LIABILITIES AND EQUITY</u>				
Liabilities:				
Accounts Payable	\$ 146,514	\$ 201,593	\$ -	\$ -
Due to the General Fund	191,521	-	31,731	
Due to Internal Service Fund	4,053	-	-	-
Total Liabilities	342,088	201,593	31,731	-
Equity:				
Contributed Capital	146,000	146,000	146,000	146,000
Retained Earnings	1,204,361	1,458,682	1,458,882	1,600,684
Total Equity	1,350,361	1,604,682	1,604,882	1,746,684
Total Liabilities and Equity	\$ 1,692,449	\$ 1,806,275	\$ 1,636,613	\$ 1,746,684

MANAGEMENT SERVICES FUND
ESTIMATED STATEMENT OF CASH FLOWS
MARCH 31, 2010

	Actual June 30, 2009	Actual Mar. 31, 2010	Estimated June 30, 2010	Estimated June 30, 2011
CASH FROM OPERATING ACTIVITIES:				
Operating income	\$ 180,069	\$ 254,325	\$ 254,525	\$ 141,802
ADJUSTMENTS TO RECONCILE OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES:				
Depreciation Expense	210,044	-	208,657	208,657
(Increase) decrease in:				
Other Receivables	(37,637)	42,740	36,033	-
Inventory	(789)	820	-	-
Increase (decrease) in:				
Accounts payable	45,657	55,075	(146,518)	-
Due to other funds	9,266	(195,574)	(163,843)	(31,731)
NET CASH PROVIDED BY OPERATING ACTIVITIES	<u>406,610</u>	<u>157,386</u>	<u>188,854</u>	<u>318,728</u>
CASH FLOWS USED IN CAPITAL AND RELATED FINANCING ACTIVITIES:				
Purchase of fixed assets	<u>(406,610)</u>	<u>-</u>	<u>(188,854)</u>	<u>(122,000)</u>
NET INCREASE IN CASH AND CASH EQUIVALENTS	-	157,386	-	196,728
CASH AND CASH EQUIVALENTS - JULY 1	-	-	-	-
CASH AND CASH EQUIVALENTS - End of Period	<u>\$ -</u>	<u>\$ 157,386</u>	<u>\$ -</u>	<u>\$ 196,728</u>

MANAGEMENT SERVICES FUND
ESTIMATED STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE
FOR THE PERIOD ENDED MARCH 31, 2010

	TOTAL MANAGEMENT SERVICES FUND				
	Budget 2009/10	Actual Mar. 31, 2010	Estimated 2009/10	Variance Favorable (Unfavorable)	Proposed 2010/11
REVENUES:					
Mansfield Board of Education	\$ 100,150	\$ 100,150	\$ 100,150	\$ -	\$ 103,150
Region 19	95,130	47,565	95,130		97,980
Town of Mansfield	66,750	67,000	67,000	250	10,000
Communication Service Fees	216,000	197,587	217,887	1,887	216,000
Copier Service Fees	226,240	183,617	226,240		226,240
Energy Service Fees	2,064,280	1,702,675	2,057,810	(6,470)	2,030,530
Rent	74,620	54,338	72,450	(2,170)	72,450
Rent - Telecom Tower	110,000	95,707	126,007	16,007	110,000
Sale of Supplies	36,050	28,404	36,000	(50)	36,000
CNR Fund	150,000	150,000	150,000		150,000
Health Insurance Fund	10,000	10,000	10,000		10,000
Solid Waste Fund	10,000	10,000	10,000		10,000
Sewer Operating Fund	3,000	3,000	3,000		3,000
Local Support	250	5,953	10,090	(160)	
Postal Charges	94,500	89,925	89,925	(4,575)	91,250
Universal Services Fund	30,000	(17,388)	20,000	(10,000)	30,000
Total Revenues	3,286,970	2,728,533	3,291,689	(5,281)	3,196,600
EXPENDITURES:					
Salaries & Benefits	437,432	285,808	401,416	36,016	423,659
Training	8,550	7,565	8,365	185	8,550
Repairs & Maintenance	26,900	17,389	21,515	5,385	27,255
Professional & Technical	19,450	17,561	29,815	(10,365)	18,565
System Support	192,230	150,943	171,747	20,483	124,900
Copier Maintenance Fees	85,000	50,929	82,000	3,000	82,500
Communications	226,132	171,470	222,992	3,140	217,412
Supplies and Software Licensing	39,600	38,726	27,004	12,596	23,600
Equipment	165,000	181,992	189,284	(24,284)	165,500
Postage	90,000	68,834	92,000	(2,000)	92,000
Energy	1,718,980	1,379,681	1,721,059	(2,079)	1,734,000
Equipment Rental/Cost of Sales	45,200	103,310	50,164	(4,964)	50,200
Total Expenditures	3,054,474	2,474,208	3,017,361	37,113	2,968,141
Add:					
Depreciation	212,110		208,657	3,453	208,657
Less:					
Equipment Capitalized	(165,000)		(188,854)	(7,650)	(122,000)
Operating Expenditures	3,101,584	2,474,208	3,037,164	64,420	3,054,798
Net Income (Loss)	185,386	254,325	254,525	69,139	141,802
Total Equity & Contributed Capital, July 1	1,350,357	1,350,357	1,350,357		1,604,882
Total Equity & Contributed Capital, End of Period	\$ 1,535,743	\$ 1,604,682	\$ 1,604,882	\$ 69,139	\$ 1,746,684

CEMETERY FUND
BALANCE SHEET
MARCH 31, 2010
(with comparative totals for March 31, 2009)

	March 31,	
	2010	2009
<u>ASSETS</u>		
Cash and cash equivalents	\$ -	\$ 13,048
Investments	327,194	350,973
Total Assets	\$ 327,194	\$ 364,021
<u>Fund Balance</u>		
Fund Balance		
Reserved for perpetual care	495,947	477,424
Reserved for nonexpendable trust	1,200	1,200
Unreserved, undesignated	(169,953)	(114,603)
Total Fund Balance	327,194	364,021
Total Liabilities and Fund Balance	\$ 327,194	\$ 364,021

CEMETERY FUND
 COMPARATIVE STATEMENTS OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 MARCH 31, 2010
 (with comparative totals for March 31, 2009)

	BUDGET	March 31,	
	2009/10	2010	2009
Operating Revenues:			
Contributions	\$ -	\$ 12,232	\$ 17,718
Interest & Dividend Income	14,000	10,052	3,249
Sale of Plots	3,700	4,800	3,900
Total Operating Revenues	17,700	27,084	24,867
Operating Expenses:			
Salaries	2,500	1,923	1,827
Cemetery Maintenance	12,000	4,662	7,367
Mowing Service	17,050	10,405	13,578
Capital Projects-Rolling Stock	22,600	33,264	
Total Operating Expenses	54,150	50,254	22,772
Operating Income/(Loss)	(36,450)	(23,170)	2,095
Retained Earnings, July 1	350,364	350,364	361,926
Retained Earnings, End of Period	\$ 313,914	\$ 327,194	\$ 364,021

TOWN OF MANSFIELD
INVESTMENT POOL
AS OF MARCH 31, 2010

	MARKET VALUE JUL 01, 2009	MARKET VALUE SEP 30, 2009	MARKET VALUE DEC 31, 2009	MARKET VALUE MAR 31, 2010	FISCAL 09/10 CHANGE IN VALUE
<u>STOCK FUNDS:</u>					
<u>FIDELITY INVESTMENTS:</u>					
SELECT UTILITIES GROWTH	35,207.65	35,207.65	40,731.51	39,930.00	4,722.35
<u>BANK OF AMERICA</u>					
COLUMBIA LG CAP INDEX FUND	10,645.56	11,241.79	12,036.09	12,601.87	1,956.31
COLUMBIA MULTI-ADVISOR INTL EQUIT	3,695.93	4,456.81	4,474.25	4,549.78	853.85
COLUMBIA MID CAP INDEX FUND	1,515.29	1,556.41	1,640.76	1,766.48	251.19
COLUMBIA SMALL CAP INDEX FUND	1,124.41	1,172.80	1,216.44	1,326.92	202.51
SUB-TOTAL BANK OF AMERICA	16,981.19	18,427.81	19,367.54	20,245.05	3,263.86
TOTAL STOCK FUNDS	52,188.84	53,635.46	60,099.05	60,175.05	7,986.21
<u>BOND FUNDS:</u>					
<u>WELLS FARGO ADVANTAGE</u>					
WELLS FARGO INCOME PLUS-INV	54,117.20	57,172.11	57,799.14	59,203.72	5,086.52
<u>T. ROWE PRICE</u>					
U.S. TREASURY LONG	60,212.51	62,822.16	59,693.07	60,205.52	(6.99)
<u>U.S. SECURITIES</u>					
U.S. TREASURY NOTES	66,738.18	66,769.32	66,788.24	66,802.90	64.72
<u>BANK OF AMERICA</u>					
COLUMBIA HIGH INCOME FUND	985.48	1,878.86	1,931.12	1,963.47	977.99
COLUMBIA BOND FUND	14,394.23	15,700.93	15,649.79	15,837.31	1,443.08
SUB-TOTAL BANK OF AMERICA	15,379.71	17,579.79	17,580.91	17,800.78	2,421.07
<u>VANGUARD INVESTMENTS</u>					
GNMA FUND	292,047.16	298,850.39	300,156.38	306,060.37	14,013.21
TOTAL BOND FUNDS	488,494.76	503,193.77	502,017.74	510,073.29	21,578.53
<u>PUBLIC REAL ESTATE INVESTMENT TRUST:</u>					
<u>BANK OF AMERICA</u>					
COLUMBIA REAL ESTATE EQUITY FUND	1,456.29	1,559.57	1,690.24	1,854.40	398.11
TOTAL CASH	1,456.29	1,559.57	1,690.24	1,854.40	398.11
<u>CASH:</u>					
<u>BANK OF AMERICA</u>					
COLUMBIA MONEY MARKET FUND	9,282.81	9,801.87	10,084.78	10,277.49	994.68
TOTAL CASH	9,282.81	9,801.87	10,084.78	10,277.49	994.68
TOTAL INVESTMENTS	551,422.70	568,190.67	573,891.81	582,380.23	30,957.53

**Town of Mansfield
Investment Pool
As of March 31, 2010**

	Equity Percentage	Equity In Investments	Equity In Cash Equiv.	Total Equity
Cemetery Fund	65.050%	372,152.83	6,685.51	378,838.34
School Non-Expendable Trust Fund	0.092%	526.33	9.46	535.79
Compensated Absences Fund	34.858%	199,423.57	3,582.53	203,006.10
Total Equity by Fund	100.000%	572,102.74	10,277.49	582,380.23

<u>Investments</u>	<u>Market Value</u>
<u>Stock Funds:</u>	
Fidelity - Select Utilities Growth	39,930.00
Bank of America - Columbia Lg Cap Index	12,601.87
Bank of America - Columbia Multi-Adv Intl	4,549.78
Bank of America - Columbia Mid Cap Index	1,766.48
Bank of America - Columbia Small Cap Index	1,326.92
Sub-Total Stock Funds	60,175.05
<u>Bond Funds:</u>	
Wells Fargo Advantage Funds-Corp Bond Inv	59,203.72
T. Rowe Price - U. S. Treasury Long-Term	60,205.52
People's Securities, Inc. - U.S. Treasury Notes	66,802.90
Bank of America-Columbia High Income Fund	1,963.47
Bank of America-Columbia Bond Fund	15,837.31
Vanguard - GNMA Fund	306,060.37
Sub-Total Bond Funds	510,073.29
<u>Public Real Estate Investment Trust</u>	
Columbia Real Estate Equity Fund	1,854.40
<u>Cash Equivalents:</u>	
Columbia Money Market Fund - Trust	10,277.49
Total Investments	582,380.23

<u>Allocation</u>	<u>Amount</u>	<u>Percentage</u>
Stocks	60,175.05	10.33%
Bonds	510,073.29	87.58%
Public Real Estate Investment Trust	1,854.40	0.32%
Cash Equivalents	10,277.49	1.76%
Total Investments	582,380.23	100.00%

EASTERN HIGHLANDS HEALTH DISTRICT
BALANCE SHEET
AS OF MARCH 31, 2010
(with comparative totals for March 31, 2009)

<u>Assets</u>	March 31,	
	2010	2009
Cash and cash equivalents	\$ 315,748	\$ 289,141
Total Assets	\$ 315,748	\$ 289,141
<u>Liabilities and Fund Balance</u>		
<u>Liabilities</u>		
Accounts Payable	\$ -	\$ 2,503
Total Liabilities	-	2,503
<u>Fund Balance</u>		
Fund Balance:		
Unreserved, undesignated	315,748	286,638
Total Fund Balance	315,748	286,638
Total Liabilities & Fund Balance	\$ 315,748	\$ 289,141

EASTERN HIGHLANDS HEALTH DISTRICT
 COMPARATIVE STATEMENT OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 AS OF MARCH 31, 2010
 (with comparative totals for March 31, 2009)

	Adopted Budget 2009/10	Amended Budget 2009/10	Estimated Actuals 2009/10	2010	March 31, 2010	2009
Operating Revenues:						
Member Town Contributions	\$ 361,620	\$ 361,620	\$ 361,620	\$ 271,401	75.05%	\$ 272,090
State Grants	170,930	170,930	148,333	148,333	86.78%	171,858
Septic Permits	28,560	28,560	29,463	21,755	76.17%	20,030
Well Permits	18,210	18,210	18,694	14,620	80.29%	9,240
Soil Testing Service	32,480	32,480	33,309	25,010	77.00%	21,754
Food Protection Service	49,030	49,030	41,222	35,940	73.30%	40,838
B100a Reviews	32,630	32,630	20,000	14,945	45.80%	16,175
Septic Plan Review	23,950	23,950	22,717	19,745	82.44%	16,070
Other Health Services	4,030	4,030	22,421	10,846	269.14%	9,544
Total Operating Revenues	721,440	721,440	697,779	562,596	77.98%	577,598
Operating Expenditures:						
Salaries & Wages	487,790	487,790	424,984	297,839	61.06%	342,837
Benefits	159,860	159,860	169,268	127,288	79.62%	124,085
Miscellaneous Benefits	5,760	5,760	3,185	2,452	42.57%	2,408
Insurance	15,650	15,650	14,456	14,456	92.37%	14,025
Professional & Technical Services	14,590	14,590	11,250	6,250	42.84%	9,750
Other Purchased Services	31,790	31,790	27,926	21,655	68.12%	6,696
Other Supplies	8,000	8,000	6,517	4,226	52.83%	1,011
Equipment - Minor	2,460	2,460	854	853	34.69%	1,002
Total Operating Expenditures	725,900	725,900	658,440	475,019	65.44%	501,814
Transfers Out:						
Transfers to CNR	3,000	3,000	3,000	3,000	100.00%	
Total Operating Exp. & Transfer	728,900	728,900	661,440	478,019	65.58%	501,814
Operating Income/(Loss)	(7,460)	(7,460)	36,339	84,577		75,784
Fund Balance, July 1	231,172	231,172	231,172	231,172		210,854
Fund Balance, End of Period	\$ 223,712	\$ 223,712	\$ 267,511	\$ 315,748		\$ 286,638

EASTERN HIGHLANDS HEALTH DISTRICT
 CAPITAL NONRECURRING FUND BALANCE SHEET
 AS OF MARCH 31, 2010
 (with comparative totals for March 31, 2009)

	March 31,	
	2010	2009
<u>Assets</u>		
Cash and cash equivalents	\$ 71,467	\$ 71,698
Total Assets	\$ 71,467	\$ 71,698
<u>Fund Balance</u>		
Fund Balance:		
Unreserved, undesignated	\$ 71,467	\$ 71,698
Total Fund Balance	\$ 71,467	\$ 71,698

EASTERN HIGHLANDS HEALTH DISTRICT
 CAPITAL NONRECURRING FUND
 COMPARATIVE STATEMENT OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 AS OF MARCH 31, 2010
 (with comparative totals for March 31, 2009)

	March 31,	
	2010	2009
Operating Revenues:		
State Grants	\$ -	\$ -
Transfers In-G/F	3,000	-
Total Operating Revenues	3,000	-
Operating Expenditures:		
Vehicles	-	12,476
Office Equipment	1,203	23,991
Total Operating Expenditures	1,203	36,467
Operating Income/(Loss)	1,797	(36,467)
Fund Balance, July 1	69,670	108,164
Fund Balance, End of Period	\$ 71,467	\$ 71,698

**MANSFIELD DOWNTOWN PARTNERSHIP
BALANCE SHEET
AS OF MARCH 31, 2010
(with comparative totals for March 31, 2009)**

	March 31,	
	2010	2009
<u>ASSETS</u>		
Cash & Cash Equivalents	\$ 300,396	\$ 224,809
Accounts Receivable	900	900
 Total Assets	<u>\$ 301,296 \$ 225,709</u>	
<u>FUND BALANCE</u>		
Fund Balance, Unreserved	301,296	225,709
 Total Fund Balance	<u>301,296 225,709</u>	
 Total Liabilities and Fund Balance	<u>\$ 301,296 \$ 225,709</u>	

**MANSFIELD DOWNTOWN PARTNERSHIP
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE**

	Actual 2000/01	Actual 2001/02	Actual 2002/03	Actual 2003/04	Actual 2004/05	Actual 2005/06	Actual 2006/07	Actual 2007/08	Actual 2008/09	Budget 2009/10	Actual a/o 03/31/10
Revenues:											
Intergovernmental:											
Mansfield General Fund/CNR	\$ 32,500	\$ 20,000	\$ 30,000	\$ 41,500	\$ 50,000	\$ 62,000	\$ 62,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000
Uconn		32,500	45,000	46,500	60,000	62,000	62,000	125,000	125,000	125,000	125,000
Mansfield Capital Projects *						60,000					
Leyland Share - Relocation								30,210			
Membership Fees			10,040	13,085	17,355	20,282	19,215	21,820	22,440	18,000	17,829
Local Support				1,500	1,500						
State Support						4,993					
Contributions/Other					200	2,165	(165)				240
Total Revenues	32,500	52,500	85,040	102,585	129,055	211,440	143,050	302,030	272,440	268,000	268,069
Operating Expenditures:											
Salaries and Benefits		15,531	71,378	73,007	83,974	92,800	107,140	121,544	133,679	135,660	101,279
Professional & Technical	930	9,519	7,386	5,406	8,397	63,068	44,967	31,817	27,202	78,950	21,668
Relocation Costs							20,000	40,420			
Office Rental		3,600	11,000	11,800	13,181	13,775	16,451	17,565	17,584	15,900	13,518
Insurance			1,650	1,760	1,764	1,772	1,702	1,704	1,713	1,720	1,724
Purchased Services			8,029	5,005	6,092	9,065	7,092	7,003	8,157	6,750	5,090
Supplies & Services		3,980	4,704	2,837	2,463	4,075	2,055	2,733	2,783	2,900	2,875
Contingency										25,000	
Total Operating Expenditures	930	32,630	104,147	99,815	115,871	184,555	199,407	222,786	191,118	266,880	146,154
Operating Income/(Loss)	31,570	19,870	(19,107)	2,770	13,184	26,885	(56,357)	79,244	81,322	1,120	121,915
Fund Balance, July 1		31,570	51,440	32,333	35,103	48,287	75,172	18,815	98,059	179,381	179,381
Fund Balance, End of Period	\$ 31,570	\$ 51,440	\$ 32,333	\$ 35,103	\$ 48,287	\$ 75,172	\$ 18,815	\$ 98,059	\$ 179,381	\$ 180,501	\$ 301,296
Contribution Recap:											
Mansfield	\$ 32,500	\$ 20,000	\$ 30,000	\$ 41,500	\$ 50,000	\$ 62,000	\$ 62,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000
Mansfield Capital Projects						60,000					
UCONN		32,500	45,000	46,500	60,000	62,000	62,000	125,000	125,000	125,000	125,000
Total Contributions	\$ 32,500	\$ 52,500	\$ 75,000	\$ 88,000	\$ 110,000	\$ 184,000	\$ 124,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000

TOWN OF MANSFIELD
DOWNTOWN REVITALIZATION & ENHANCEMENT
PROJECT #84120, 84121, 84122, 84123, 84126, 84127, 84128
ESTIMATED STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE
AS OF MARCH 31, 2010

	Project Length	
	Budget	Actual
Operating Revenues:		
Intergovernmental Revenues -		
USDA Rural Development Grant	\$ 175,000	\$ 175,509
DECD STEAP Grant	1,200,000	500,000
Urban Action Grant	2,500,000	
DOT Grant # 77-217	1,474,800	
Urban Action Grant/Rell	10,000,000	
Leyland Share-MDP Design	9,000	9,000
Total Operating Revenues	15,358,800	684,509
Operating Expenditures:		
Downtown Revitalization & Enhancement:		
Legal Services	228,729	232,322
Legal Services - DECD Contract	7,442	2,442
Administration	25,000	16,593
Architects & Engineers	653,000	252,333
Construction Costs	11,829,800	
Construction - Storrs Road	2,392,558	
Construction - Walkway	222,271	222,271
Total Operating Expenditures	15,358,800	725,961
Operating Income/(Loss)		(41,452)
Fund Balance, July 1		
Fund Balance, End of Period	\$ -	\$ (41,452)

**TOWN OF MANSFIELD
DOWNTOWN REVITALIZATION & ENHANCEMENT PROJECT**

BUDGET BREAKDOWN BY GRANT

	Project #	Amount	Notes
USDA Rural Development	84121	\$ 35,000	- Complete - Storrs Ctr Study
USDA Grant #1	84120	90,000	- Complete - Munic Project Devel Plan
USDA Grant #2	84120	50,000	- Complete - Munic Project Devel Plan
STEAP Grant #1	84120	500,000	- Complete
STEAP Grant #2	84127	500,000	- Infrastructure for Phase 1A
STEAP Grant #3	84128	200,000	- Infrastructure for Phase 1A/Parking Consultant
DOT Grant #77-217	84123	1,474,800	- Streetscape & Pedestrian Improv. Storrs Rd.
DOT Grant #77-223	84124	2,250,000	- Improvements to Storrs Road
Federal Transit - DOT	84125	490,000	- Storrs Ctr Intermodal Transp Center Design
DECD/Urban Action/Reil	84126	10,000,000	- Intermodal Center
Omnibus Budget Bill	84129	712,500	- Infrastructure for Phase 1A
Urban Action *	84122	2,500,000	- Improvements to Storrs Road
Total Funding		<u>\$ 18,802,300</u>	

-107-

Expenditure Budget Item	Budgets by Project									Total Budget
	84121*	84120*	84120*	84120*	84127	84122	84123	84128	84126	
Legal	\$ 35,000	-	-	\$ 184,729	-				-	\$ 219,729
Legal - Reserved for DECD					-	2,442			5,000	7,442
Administrative								25,000	-	25,000
Architects	-	90,000	50,000	93,000		105,000		110,000	205,000	653,000
Construction Costs					500,000		1,474,800	65,000	9,790,000	11,829,800
Construction - Storrs Road						2,392,558				2,392,558
Construction - Walkway				222,271						222,271
Total	\$ 35,000	\$ 90,000	\$ 50,000	\$ 500,000	\$ 500,000	\$ 2,500,000	\$ 1,474,800	\$ 200,000	\$ 10,000,000	\$ 15,349,800

* Indicates Complete

SERIAL BONDS SUMMARY
SCHOOLS AND TOWN
March 31, 2010

	Schools	Town	Total
Balance at July 1, 2009	\$420,000	\$1,555,000	\$1,975,000
Issued During Period			
Retired During Period			
Balance at 03/31/10	<u>\$420,000</u>	<u>\$1,555,000</u>	<u>\$1,975,000</u>

CHANGES IN BOND AND NOTES OUTSTANDING

	Serial Bonds	BAN's	Promissory Note	Total
Balance at July 1, 2009	\$1,975,000			\$1,975,000
Debt Issued				
Debt Retired				
Balance at 03/31/10	<u>\$1,975,000</u>			<u>\$1,975,000</u>

Description	Original Amount	Payment Date		Bonds	BAN's	Promissory Note	Total
		P & I	I				
2004 Town Taxable Gen. Obligation Bond	2,590,000	6/01	12/01	1,230,000			1,230,000
2004 School General Obligation Bond	940,000	6/01	12/01	420,000			420,000
2004 Town General Obligation Bond	725,000	6/01	12/01	325,000			325,000
	<u>\$4,255,000</u>			<u>\$1,975,000</u>			<u>\$1,975,000</u>

DETAIL OF DEBT OUTSTANDING
SCHOOLS AND TOWNS
March 31, 2010

	<u>Original Amount</u>	<u>Balance 3/31/10</u>
Schools		
Consists of -		
2004 General Obligation Bonds:		
MMS IRC	\$ 940,000	\$ 420,000
	<u>940,000</u>	<u>420,000</u>
	<u>\$ 940,000</u>	<u>\$ 420,000</u>
Town		
Consists of -		
2004 Taxable GOB - Community Center	\$ 2,590,000	\$ 1,230,000
2004 General Obligation - Library	725,000	325,000
	<u>3,315,000</u>	<u>1,555,000</u>
	<u>\$ 4,255,000</u>	<u>\$ 1,975,000</u>
Total Debt Outstanding		

TOWN OF MANSFIELD
SUMMARY OF INVESTMENTS

March 31, 2010

ALL OTHER FUNDS:

Institution	Principal	Rate of Interest	Date of Purchase	Date of Maturity	Accrued Interest @ 03/31/10
State Treasurer	10,485,110	0.240	Various	Various	2,398
Total Accrued Interest @ 03/31/10					2,398
Interest Received 7/1/09 - 03/31/10					<u>2</u>
Total Interest, General Fund; 03/31/10					<u><u>2,400</u></u>

CAPITAL FUND:

Institution	Principal	Rate of Interest	Date of Purchase	Date of Maturity	Accrued Interest @ 03/31/10
State Treasurer			Various	Various	
Total Accrued Interest @ 03/31/10					
Interest Received 7/1/09 - 03/31/10					<u> </u>
Total Interest, Capital Fund @ 03/31/10					<u><u> </u></u>

HEALTH INSURANCE FUND:

Institution	Principal	Rate of Interest	Date of Purchase	Date of Maturity	Accrued Interest @ 03/31/10
MBIA - Class	2,800,190	0.180	Various	Various	441
State Treasurer	130,171	0.240	Various	Various	27
Total Accrued Interest @ 03/31/10					
Interest Received 7/1/09 - 03/31/10					<u>3,899</u>
Total Interest, Health Insurance Fund @ 03/31/10					<u><u>3,899</u></u>

Town of Mansfield
Memo

DATE: April 1, 2010
 To: Matt Hart, Town Manager
 Cherie Trahan, Director of Finance
 From: Christine Gamache, Collector of Revenue
 Subject: Amounts and % of Collections for 7/1/09 to 3/31/10 comparable to 7/1/08 to 3/31/10

	GRAND LIST 2008	ADJUSTMENTS	ADJUSTED LIST	PAID	% PAID	DELINQUENT BALANCE	% DEL
RE	21,179,037.10	15,250.85	21,194,288	20,766,066.75	98.0%	428,221	2.0%
PER	866,642.85	(2,775.69)	863,867	831,748.93	96.3%	32,118	3.7%
MV	1,723,897.08	(46,153.07)	1,677,744	1,577,094.57	94.0%	100,649	6.0%
DUE	23,769,577.03	(33,677.91)	23,735,899	23,174,910	97.6%	560,989	2.4%
MVS	187,990.54	(2,601.62)	185,389	153,957.81	83.0%	31,431	17.0%
TOTAL	23,957,567.57	(36,279.53)	23,921,288	23,328,868	97.5%	592,420	2.5%

PRIOR YEARS COLLECTION
July 1, 2009 to June 30, 2010

Suspense Collections	10,227.49	Suspense Interest Less Fees	10,030.95
Prior Years Taxes	178,648.01	Interest and Lien Fees	101,535.29
	<u>188,875.50</u>		<u>111,567.24</u>

	GRAND LST 2007	ADJUSTMENTS	ADJUSTED LIST	PAID	% PAID	DELINQUENT BALANCE	% DEL
RE	20,589,946	14,048	20,603,994	20,221,616	98.1%	382,378	1.9%
PER	882,817	(11,738)	871,078	832,696	95.6%	38,383	4.4%
MV	1,741,906	(39,914)	1,701,993	1,595,117	93.7%	106,876	6.3%
TOTAL	23,214,669	(37,604)	23,177,065	22,649,429	97.7%	527,636	2.3%
MVS	213,327.60	(7,734.74)	205,593	174,956	85.1%	30,637	14.9%
TOTAL	23,427,997	(45,339)	23,382,658	22,824,385	97.6%	558,273	2.4%

PRIOR YEARS COLLECTION
July 1, 2008 to March 31, 2009

Suspense Collections	23,078.60	Suspense Interest Less Fees	33,033.52
Prior Years Taxes	227,061.26	Interest and Lien Fees	108,993.11
	<u>250,139.86</u>		<u>142,026.63</u>

**TOWN OF MANSFIELD
BOARD OF EDUCATION
RECAP OF SPECIAL EDUCATION REVENUES AND EXPENDITURES**

As of March 31, 2010

REVENUE:

TUITION REVENUE:

RECEIVED TO DATE	48,880.38
OUTSTANDING RECEIVABLE	7,922.62
TOTAL TUITION REVENUE	56,803.00

EXCESS COST & STATE AGENCY GRANT	109,665.00
SERVICES FOR THE BLIND	0.00
MEDICAID REIMBURSEMENT PROGRAM	12,812.50

TOTAL REVENUES	179,280.50
----------------	------------

EXPENDITURES:

TUITION PAYMENTS (BALANCE):

PUBLIC	125,000.00
PRIVATE	(189,604.77)
STATE AGENCY/PUBLIC	40,000.00
STATE AGENCY/PRIVATE	50,000.00

TOTAL TUITION PAYMENTS UNDER (OVER) BUDGET	25,395.23
--	-----------

TUITION COST OF REGULAR EDUCATION STUDENT PLACED BY THE STATE (none at this time)	0.00
--	------

OCCUPATIONAL & PHYS THERAPY - UNDER (OVER) BUDGET (A/C 112-62104-XXXXX-52)	22,056.84
---	-----------

TRANSPORTATION UNDER (OVER) BUDGET	(1,589.97)
------------------------------------	------------

TOTAL EXPENDITURES BALANCE - UNDER (OVER)	45,862.10
---	-----------

TOTAL BALANCE UNDER (OVER) BUDGET	225,142.60
-----------------------------------	------------

CAPITAL PROJECTS - OPEN SPACE
STATUS REPORT THROUGH MARCH 31, 2010

Acreage	Total Budget	Expended Thru 6/30/2009	Current Year Expenditures	Estimated Unexpended Balance	Anticipated Grants
	\$3,256,855	130,790			
<u>UNALLOCATED COSTS:</u>					
		17,766			
		8,975			
		10,710			
		6,475			
		8,213	1,914		
		3,000			
		2,927			
		3,852			
		103,604			
<u>PROPERTY PURCHASES:</u>					
	8.23	128,439			
	25.80	163,330			
	6.50	42,703			
	106.00	101,579			
	61.00	334,522	7,960		112,500
	32.00	35,161			
	8.60	162,236			
	1.19	31,492			
	7.40	7,636			
	35.33	291,780			
	18.60	62,576			
	11.70	24,202			
		81,871			
	2.10	8,804			
		1,500			
	15.00				
		4,310			
	134.50		100,000		
	5.90	12,500			
	17.00	10,000			
	59.75	104,133			
	6.70	135,466			
	23.70	69,527			
	102.00	283,322			
	50.57	90,734			
	29.00	64,423			
		1,500			
	29.50	91,792			
	3.00	31,732			
	68.41	257,996			
	6.80	24,638			
	23.50	92,456			
899.78	\$3,256,855	\$3,048,672	\$109,874	\$98,309	\$112,500

Project Name		Breakdown of Expenditures of Prior to 9/2/93
85105 - Local Funds 94/95	\$250,000	White Cedar Swamp - Purchase \$50,000
85105 - Local Funds 90/91	227,855	Appraisal Fees 250
85105 - Local Funds 97/98	250,000	Financial Fees 5,457
85105 - Local Funds 98/99	250,000	Miscellaneous Costs 605
85105 - Local Funds 99/00	250,000	Unidentifiable (Prior 89/90) 74,478
85105 - Local Funds 00/01	250,000	
85105 - Local Support June 15, 2001	5,000	
85105 - Local Funds 01/02	250,000	
85105 - Local Funds 02/03	75,000	
85105 - Local Funds 03/04	100,000	
85105 - State Support - Rich Property	60,000	
85105 - State Support - Hatch/Skinner Property	126,000	
85105 - State Support - Olsen Property	50,000	
85105 - State Support - Vernon Property	113,000	
85114 - Bonded Funds	1,000,000	
	<u>\$3,256,855</u>	
85105 - Authorized (Unissued) Bonding \$1,000,000 - 05/07-LAPSED		

*The Merrow Meadow Park property was donated to us. Funds were expended to improve the property.

MAINTENANCE PROJECTS - CAPITAL 86260

Date	Project Description	Status	Paid	Encumbered	Total Estimated Project Cost	Account Balance
06/30/09	ENDING BALANCE					125,780
07/01/09	2009/2010 Budget Appropriations					4,455
07/01/09	Beginning Balance					130,235
1	Roof Repairs to all Town Buildings (American Heritage - 108697)	Open 08/09	14,609	391	15,000	115,235
2	Roof Repairs to All Town Buildings (American Heritage - 108686)	Open 09/09	1,340	1,660	3,000	112,235
3	Preventive Maintenance to all Town Buildings and School (American Heritage - 108685)	Open 09/09	108	9,893	10,000	102,235
4	New body for utility truck (New Haven Body - 108711)	Completed 12/09	8,430	-	8,430	93,805
5	Repairs/Paint for utility truck (Chris' Automotive - PV)	Completed 12/09	3,442	-	3,442	90,363
7	Evaluation of Siemen's Project (Fuss & O'Neill - 7464)	Cancel prior year encumbrance	-	(1,200)	(1,200)	91,563

Town of Mansfield
 YTD Revenue Summary By Source
 Fiscal Year: 2010

Account Description	Estimated Revenue	Debits	Credits	Remaining	Pct Used
111 General Fund - Town					
Taxes and Related Items					
40101 Current Year Levy	23,364,477.00	45,637.54	23,220,520.75	189,593.79	99.19
40102 Prior Year Levy	200,000.00	8,695.97	189,929.20	18,766.77	90.62
40103 Interest & Lien Fees	125,000.00	1,451.67	102,250.00	24,201.67	80.64
40104 Motor Vehicle Supplement	175,000.00	.00	153,958.01	21,041.99	87.98
40105 Susp. Coll. Taxes - Trnsc.	6,000.00	518.22	9,814.89	-3,296.67	154.94
40106 Susp. Coll. Int. - Trnsc.	4,000.00	248.96	10,980.15	-6,731.19	268.28
40108 Motor Vehicle Penalty	.00	.00	130.00	-130.00	.00
Total Taxes and Related Items	23,874,477.00	56,552.36	23,687,583.00	243,446.36	98.98
Licenses and Permits					
40201 Misc Licenses & Permits	2,500.00	24.00	1,811.00	713.00	71.48
40202 Sport Licenses	700.00	.00	225.00	475.00	32.14
40203 Dog Licenses	7,800.00	-86.80	3,905.00	3,808.20	51.18
40204 Conveyance Tax	150,000.00	.00	82,189.05	67,810.95	54.79
40205 Vacant Property Registration	.00	.00	100.00	-100.00	.00
40210 Subdivision Permits	6,000.00	.00	.00	6,000.00	.00
40211 Zoning/Special Permits	18,000.00	.00	8,760.00	9,240.00	48.67
40212 Zba Applications	4,000.00	.00	2,400.00	1,600.00	60.00
40214 Iwa Permits	6,000.00	.00	1,055.00	4,945.00	17.58
40223 Sewer Permits	50.00	.00	.00	50.00	.00
40224 Road Permits	1,300.00	2,000.00	3,500.00	-200.00	115.38
40230 Building Permits	175,000.00	.00	133,388.00	41,612.00	76.22
40231 Adm Cost Reimb-permits	100.00	.00	64.00	36.00	64.00
40232 Housing Code Permits	86,000.00	115.00	62,940.00	23,175.00	73.05
40233 Housing Code Penalties	100.00	.00	.00	100.00	.00
40234 Landlord Registrations	600.00	2,850.00	5,445.00	-1,995.00	432.50
Total Licenses and Permits	458,150.00	4,902.20	305,782.05	157,270.15	65.67
Fed. Support Gov					
40352 Payment In Lieu Of Taxes	1,850.00	.00	.00	1,850.00	.00
40357 Social Serv Block Grant	.00	.00	3,022.00	-3,022.00	.00
Total Fed. Support Gov	1,850.00	.00	3,022.00	-1,172.00	163.35
State Support Education					
40401 Education Assistance	10,070,680.00	351,202.00	5,482,323.00	4,939,559.00	50.95
40402 School Transportation	238,900.00	.00	.00	238,900.00	.00
Total State Support Education	10,309,580.00	351,202.00	5,482,323.00	5,178,459.00	49.77
State Support Gov					
40451 Pilot - State Property	7,992,420.00	.00	8,055,354.10	-62,934.10	100.79
40454 Circuit Crt-parking Fines	.00	.00	990.00	-990.00	.00
40455 Circuit Breaker	43,000.00	.00	43,742.05	-742.05	101.73
40456 Tax Relief For Elderly	2,000.00	.00	2,000.00	.00	100.00
40457 Library - Connecticutcard/ill	14,000.00	.00	.00	14,000.00	.00

Town of Mansfield
 YTD Revenue Summary By Source
 Fiscal Year: 2010

Account Description	Estimated Revenue	Debits	Credits	Remaining	Pct Used
40458 Library - Basic Grant	2,000.00	.00	2,314.00	-314.00	115.70
40459 Tax Credit New Mfg Equipment	3,250.00	.00	4,964.32	-1,714.32	152.75
40460 Boat Reimbursement	2,500.00	.00	1,282.41	1,217.59	51.30
40462 Disability Exempt Reimb	800.00	.00	1,234.08	-434.08	154.26
40465 Emerg Mgmt Performance Grant	8,000.00	7,000.00	11,297.00	3,703.00	53.71
40469 Veterans Reimb	6,560.00	.00	7,396.90	-836.90	112.76
40494 Judicial Revenue Distribution	3,000.00	.00	6,910.00	-3,910.00	230.33
40496 Pilot-holinko Estates	13,500.00	.00	.00	13,500.00	.00
Total State Support Gov	8,091,030.00	7,000.00	8,137,484.86	-39,454.86	100.49
Local Support Gov					
40551 Pilot - Senior Housing	.00	11,516.65	11,516.65	.00	.00
Total Local Support Gov	.00	11,516.65	11,516.65	.00	.00
Charge for Services					
40605 Region 19 Financial Serv	85,810.00	.00	42,905.00	42,905.00	50.00
40606 Health District Services	17,290.00	.00	12,967.50	4,322.50	75.00
40610 Recording	60,000.00	70.00	40,515.00	19,555.00	67.41
40611 Copies Of Records	17,240.00	39,526.31	49,646.20	7,120.11	58.70
40612 Vital Statistics	6,000.00	.00	9,466.00	-3,466.00	157.77
40613 Sale Of Maps/regs	100.00	.00	102.00	-2.00	102.00
40620 Police Service	25,000.00	2,356.00	27,786.00	-430.00	101.72
40622 Redemption/Release Fees	3,000.00	.00	1,323.00	1,677.00	44.10
40625 Animal Adoption Fees	1,600.00	.00	585.00	1,015.00	36.56
40627 Feline Fees	.00	.00	6.00	-6.00	.00
40628 Redemption Fees-Hampton/Scot	.00	.00	80.00	-80.00	.00
40629 Adoption Fees-Hampton Scotland	.00	.00	10.00	-10.00	.00
40641 Postage On Overdue Books	18,000.00	.00	13,854.93	4,145.07	76.97
40650 Blue Prints	50.00	.00	40.00	10.00	80.00
40656 Reg Dist 19 Grnds Mntnce	78,100.00	.00	38,065.00	40,035.00	48.74
40663 Zoning Regulations	200.00	.00	160.00	40.00	80.00
40671 Day Care Grounds Maintenance	11,020.00	.00	.00	11,020.00	.00
40674 Charge for Services	2,500.00	615.30	3,188.97	-73.67	102.95
40678 Celeron Sq Assoc Bikepath Main	2,700.00	.00	2,700.00	.00	100.00
40684 Cash Overage/Shortage	.00	30.00	30.00	.00	.00
40698 Financial Services-Columbia	.00	.00	30,000.00	-30,000.00	.00
40699 Fire Safety Code Fees	35,000.00	2.20	24,013.15	10,989.05	68.60
Total Charge for Services	363,610.00	42,599.81	297,443.75	108,766.06	70.09
Fines and Forfeitures					
40702 Parking Tickets - Town	4,500.00	30.00	7,480.00	-2,950.00	165.56
40710 Building Fines	1,000.00	.00	1,750.00	-750.00	175.00
40711 Landlord Registration Penalty	90.00	.00	.00	90.00	.00
40715 Ordinance Violation Penalty	.00	1,500.00	2,265.00	-765.00	.00
40716 Noise Ordinance Violation	.00	.00	264.00	-264.00	.00
40717 Possession Alcohol Ordinance	.00	.00	4,770.00	-4,770.00	.00
40718 Open Liquor Container Ordin	.00	.00	5,920.00	-5,920.00	.00

Town of Mansfield
 YTD Revenue Summary By Source
 Fiscal Year: 2010

Account Description	Estimated Revenue	Debits	Credits	Remaining	Pct Used
Total Fines and Forfeitures	5,590.00	1,530.00	22,449.00	-15,329.00	374.22
Miscellaneous					
40801 Rent	5,760.00	.00	2,268.00	3,492.00	39.38
40804 Rent - Historical Soc	2,000.00	.00	2,750.00	-750.00	137.50
40807 Rent - Town Hall	200.00	.00	100.00	100.00	50.00
40808 Rent - Senior Center	100.00	.00	.00	100.00	.00
40817 Telecom Services Payment	100,000.00	.00	.00	100,000.00	.00
40820 Interest Income	140,000.00	29,308.57	26,896.74	142,411.83	-1.72
40824 Sale Of Supplies	.00	.00	24.00	-24.00	.00
40825 Rent - R19 Maintenance	2,790.00	.00	.00	2,790.00	.00
40830 Contributions	.00	70.00	70.00	.00	.00
40890 Other	2,500.00	1,029.21	3,013.22	515.99	79.36
40893 Sale Of Property	.00	.00	17,964.05	-17,964.05	.00
Total Miscellaneous	253,350.00	30,407.78	53,086.01	230,671.77	8.95
-117- Operating Transfers In					
40928 School Cafeteria	2,500.00	.00	2,500.00	.00	100.00
Total Operating Transfers In	2,500.00	.00	2,500.00	.00	100.00
Total 111 General Fund - Town	43,360,137.00	505,710.80	38,003,190.32	5,862,657.48	86.48
***** GRAND TOTAL *****	43,360,137.00	505,710.80	38,003,190.32	5,862,657.48	86.48

Total Number of Accounts: 90

----- SELECTION LEGEND -----
 Account Type: R
 Fund: 111 TO 111

Town of Mansfield
 YTD Expenditure Summary By Activity
 Fiscal Year: 2010

Account Description	Appropriations	Pre-encumbrance	Encumbrance	Expenditures	Remaining Balance
111 General Fund - Town					
General Government					
11100 Legislative	68,140.00	.00	.00	65,447.59	2,692.41
12100 Municipal Management	188,160.00	.00	.00	141,534.86	46,625.14
12200 Human Resources	121,330.00	.00	.00	83,055.35	38,274.65
13100 Town Attorney	40,000.00	.00	23,333.72	12,728.28	3,938.00
13200 Probate	1,490.00	.00	.00	-617.83	2,107.83
14200 Registrars	50,280.00	.00	.00	29,256.15	21,023.85
15100 Town Clerk	184,870.00	.00	1,332.31	136,639.78	46,897.91
15200 General Elections	12,650.00	.00	.00	6,903.07	5,746.93
16100 Finance Administration	60,110.00	.00	.00	53,717.23	6,392.77
16200 Accounting & Disbursements	234,510.00	.00	.00	198,308.91	36,201.09
16300 Revenue Collections	130,150.00	.00	.00	99,465.28	30,684.72
16401 Board Of Assessment Appeals	.00	.00	210.00	.00	-210.00
16402 Property Assessment	195,450.00	.00	.00	140,028.54	55,421.46
16510 Central Copying	39,000.00	.00	.00	37,433.35	1,566.65
16511 Central Services	33,500.00	.00	.00	29,234.85	4,265.15
16600 Information Technology	67,000.00	.00	.00	67,000.00	.00
30900 Facilities Management	864,650.00	.00	22,286.92	691,364.96	150,998.12
Total General Government	2,291,290.00	.00	47,162.95	1,791,500.37	452,626.68
Public Safety					
21200 Police Services	954,230.00	.00	890.05	122,665.72	830,674.23
21300 Animal Control	87,530.00	.00	.00	63,688.92	23,841.08
22101 Fire Marshal	120,520.00	.00	5,795.22	87,313.90	27,410.88
22155 Fire & Emerg Services Admin	206,850.00	.00	.00	111,605.30	95,244.70
22160 Fire & Emergency Services	1,374,950.00	.00	9,442.56	1,063,903.34	301,604.10
23100 Emergency Management	51,660.00	.00	.00	45,381.97	6,278.03
Total Public Safety	2,795,740.00	.00	16,127.83	1,494,559.15	1,285,053.02
Public Works					
30100 Public Works Administration	88,410.00	.00	.00	100,127.24	-11,717.24
30200 Supervision & Operations	86,580.00	.00	620.00	57,466.57	28,493.43
30300 Road Services	655,190.00	.00	.00	484,654.45	170,535.55
30400 Grounds Maintenance	341,990.00	.00	555.64	240,190.39	101,243.97
30600 Equipment Maintenance	570,210.00	.00	150.00	321,092.18	248,967.82
30700 Engineering	179,010.00	.00	.00	125,200.53	53,809.47
Total Public Works	1,921,390.00	.00	1,325.64	1,328,731.36	591,333.00
Community Services					
42100 Human Services Administration	270,850.00	.00	.00	133,984.14	136,865.86
42202 Mansfield Challenge - Winter	2,650.00	.00	340.00	310.00	2,000.00
42204 Youth Employment - Middle Sch	2,000.00	.00	.00	2,280.00	-280.00
42210 Youth Services	135,310.00	.00	.00	106,453.50	28,856.50
42300 Senior Services	191,550.00	.00	.00	150,849.72	40,700.28
43100 Library Services Admin	573,160.00	.00	6,186.66	441,841.50	125,131.84
45000 Contributions To Area Agency	298,720.00	.00	27,200.00	225,803.46	45,716.54

-118-

Town of Mansfield
 YTD Expenditure Summary By Activity
 Fiscal Year: 2010

Account Description	Appropriations	Pre-encumbrance	Encumbrance	Expenditures	Remaining Balance
Total Community Services	1,474,240.00	.00	33,726.66	1,061,522.32	378,991.02
Community Development					
30800 Building Inspection	122,920.00	.00	.00	89,163.12	33,756.88
30810 Housing Inspection	119,800.00	.00	.00	85,115.16	34,684.84
51100 Planning Administration	226,820.00	.00	.00	164,809.40	62,010.60
52100 Planning/Zoning Inland/Wetlnd	20,500.00	.00	.00	2,152.83	18,347.17
58000 Boards and Commissions	6,500.00	.00	.00	1,564.36	4,935.64
Total Community Development	496,540.00	.00	.00	342,804.87	153,735.13
Town-Wide Expenditures					
71000 Employee Benefits	2,350,420.00	.00	.00	1,902,785.88	447,634.12
72000 Insurance	118,330.00	.00	42,323.00	70,559.81	5,447.19
73000 Contingency	-22,860.00	.00	.00	.00	-22,860.00
Total Town-Wide Expenditures	2,445,890.00	.00	42,323.00	1,973,345.69	430,221.31
Other Financing					
92000 Other Financing Uses	1,414,660.00	.00	.00	1,414,660.00	.00
Total Other Financing	1,414,660.00	.00	.00	1,414,660.00	.00
Total 111 General Fund - Town	12,839,750.00	.00	140,666.08	9,407,123.76	3,291,960.16
***** GRAND TOTAL *****	12,839,750.00	.00	140,666.08	9,407,123.76	3,291,960.16

-119-

----- SELECTION LEGEND -----
 Account Type: E
 Fund: 111 TO 111

YTD Expenditure Summary By Activity
Fiscal Year: 2010

Account Description	Appropriations	Pre-encumbrance	Encumbrance	Expenditures	Remaining Balance
112 General Fund - Board					
61101 Regular Instruction	7,348,090.00	.00	.00	4,722,061.49	2,626,028.51
61102 English	54,450.00	.00	2,226.11	36,031.46	16,192.43
61104 World Languages	11,420.00	.00	40.00	5,894.34	5,485.66
61105 Health & Safety	8,870.00	.00	.00	2,827.97	6,042.03
61106 Physical Education	14,750.00	.00	2,281.16	7,215.85	5,252.99
61107 Art	15,130.00	.00	660.21	8,917.69	5,552.10
61108 Mathematics	30,500.00	.00	18.99	16,662.38	13,818.63
61109 Music	19,800.00	.00	460.32	5,002.94	14,336.74
61110 Science	32,430.00	.00	676.79	17,576.55	14,176.66
61111 Social Studies	23,840.00	.00	55.92	10,608.04	13,176.04
61115 Information Technology	201,280.00	.00	20,226.24	125,434.00	55,619.76
61122 Family & Consumer Science	10,580.00	.00	2,781.06	3,729.07	4,069.87
61123 Technology Education	12,330.00	.00	.00	10,185.40	2,144.60
61201 Special Ed Instruction	1,285,560.00	.00	.00	865,826.48	419,733.52
61202 Enrichment	404,270.00	.00	.00	247,744.31	156,525.69
61204 Preschool	320,110.00	.00	.00	222,470.77	97,639.23
61310 Remedial Reading/Math	396,990.00	.00	.00	203,329.70	193,660.30
61400 Summer School	26,000.00	.00	.00	34,501.30	-8,501.30
61600 Tuition Payments	250,000.00	.00	75,689.29	157,215.48	17,095.23
61900 Central Service-Instr Suppl.	165,440.00	.00	308.85	131,761.05	33,370.10
62102 Guidance Services	131,200.00	.00	351.85	77,268.58	53,579.57
62103 Health Services	203,920.00	.00	974.28	141,324.79	61,620.93
62104 Outside Eval/Contracted Serv	247,000.00	.00	28,506.00	194,362.21	24,131.79
62105 Speech And Hearing Services	160,520.00	.00	.00	42,542.35	117,977.65
62106 Pupil Services - Testing	11,570.00	.00	.00	713.48	10,856.52
62108 Psychological Services	311,020.00	.00	.00	202,078.79	108,941.21
62201 Curriculum Development	164,190.00	.00	3,792.49	103,749.83	56,647.68
62202 Professional Development	37,740.00	.00	3,732.99	17,479.73	16,527.28
62302 Media Services	70,460.00	.00	3,426.58	19,812.95	47,220.47
62310 Library	279,620.00	.00	7,344.31	190,542.78	81,732.91
62401 Board Of Education	394,910.00	.00	547.50	287,571.39	106,791.11
62402 Superintendent's Office	359,050.00	.00	815.00	248,664.63	109,570.37
62404 Special Education Admin	274,480.00	.00	4,109.80	195,440.48	74,929.72
62520 Principals' Office Services	958,870.00	.00	724.62	719,244.69	238,900.69
62521 Support Services - Central	25,120.00	.00	2,542.35	9,715.23	12,862.42
62523 Field Studies	13,500.00	.00	1,457.68	5,739.46	6,302.86
62601 Business Management	318,530.00	.00	14,822.00	220,260.62	83,447.38
62710 Plant Operations - Building	1,688,770.00	.00	19,262.53	1,441,206.28	228,301.19
62801 Regular Transportation	696,580.00	.00	249,856.46	541,962.07	-95,238.53
62802 Spec Ed Transportation	130,000.00	.00	59,804.50	101,695.47	-31,499.97
63430 After School Program	40,330.00	.00	.00	10,128.31	30,201.69
63440 Athletic Program	35,000.00	.00	1,687.84	16,057.87	17,254.29
68000 Employee Benefits	3,350,500.00	.00	.00	2,444,454.53	906,045.47
69000 Transfers Out To Other Funds	60,850.00	.00	.00	60,850.00	.00
Total 112 General Fund - Board	20,595,570.00	.00	509,183.72	14,127,862.79	5,958,523.49



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *Matt*
CC: Maria Capriola, Assistant to Town Manager; Gregory Padick, Director of Planning
Date: May 10, 2010
Re: PZC Referrals: Draft Zoning Revisions Regarding Definitions of Family and Boarding House; Political Signs

Subject Matter/Background

The Planning and Zoning Commission (PZC) has opened a public hearing process on proposed revisions to the Zoning definitions of Family and Boarding House and on proposed revisions to regulations regarding Political Signs (legal notice attached). The April 8, 2010 draft revisions (attached) have been referred to the Town Council and other agencies and any review comments must be received by the PZC prior to the close of the public hearing, which has been continued until June 7th. The attached 4/29/10 report from the Director of Planning and 5/3/10 report from the Town Attorney provide additional background information and specific details about the proposed revisions. Explanatory notes also are included with the 4/8/10 draft revisions.

Mansfield's definition of Family and Boarding House, which have not been updated since 1972, are considered out of date and not reflective of or responsive to current occupancy characteristics and legal considerations. Of particular concern in Mansfield has been occupancy of single family dwelling units by unrelated adults. The draft revisions to the definitions of Family and Boarding House, particularly the proposed reduction of the number of unrelated adults who would automatically qualify as a family (3), are designed to reduce the number of new locations where single family homes are occupied by unrelated adults, to protect the character of existing single family neighborhoods and to promote enforcement. The proposed provision to reduce the number of unrelated adults has been endorsed by the Committee on Community Quality of Life and addresses a recommendation contained in a housing action item contained in Mansfield 2020 (strategic plan). The proposed definition of family also updates provisions that recognize families related by blood, marriage, civil union, adoption and custodial relationship, and includes new provisions to recognize "functional families" and groups of individuals who qualify under "reasonable accommodation" criteria.

The draft revisions to the political sign regulations were prepared after consideration of concerns expressed by the American Civil Liberties Union of Connecticut. The draft political sign revisions eliminate current restrictions for placing signs on private property and, subject to obtaining abutter approval and meeting sightline/safety considerations,

authorize political signs within Town rights of way that border private lots. The draft continues a prohibition regarding political signage on Town property. Attached please find statutory provisions that specify that town property is subject to PZC jurisdiction unless specifically exempted by a municipality's legislative body. The display of Election Day signage at polling places is not considered signage subject to the proposed regulation. At the PZC's May 3rd public hearing, a Mansfield representative of the American Civil Liberties Union of Connecticut expressed the ACLU's support of the proposed revision.

Financial Impact

Staff has not conducted any specific property value study; therefore, opinions regarding potential financial impacts should be considered speculative. However, from a town-wide perspective it is staff's opinion that the proposed Zoning definition revisions will help protect and enhance property values and result in a positive financial impact for the Town. This may not be true on a site by site or neighborhood by neighborhood basis.

The proposed political sign revisions are not expected to have any financial impact for the Town.

Legal Review

The Town Attorney has reviewed the 4/08/10 draft zoning regulation revisions and has reported that the PZC has the legal authority to enact and to implement the subject amendments. See attached May 3rd report.

Recommendation

Staff members who have worked with the Community Quality of Life Committee and PZC on the proposed revisions support their adoption for the reasons cited above. If the Town Council agrees with this assessment, the following motion should be considered:

Move, to communicate to the Planning and Zoning Commission that the Town Council supports the April 8, 2010 draft revisions to Mansfield's Zoning Regulations regarding the definitions of family and boarding house and regarding political signs.

Attachments

- 1) Legal notice for 4/08/10 draft Zoning Regulation revisions.
- 2) April 8, 2010 draft Zoning Regulations with explanatory notes
- 3) 4/29/10 report from Director of Planning
- 4) 5/3/10 report from Town Attorney
- 5) Statutory provisions regarding authority to regulate land uses on municipal property.

LEGAL NOTICE

Mansfield Planning and Zoning Commission

The Mansfield PZC will hold a Public Hearing on Monday, May 3, 2010 at 7:30 p.m. in the Council Chambers, A.P. Beck Bldg., 4 S. Eagleville Rd, to hear comments on PZC-proposed revisions to the Mansfield Zoning Regulations: definition of family and boarding house and political signs.

The proposed 4-8-10 draft revisions to Mansfield's definition of family update and refine existing provisions, particularly with respect to blood relations; incorporate new provisions that authorize "functional families"; incorporate new provisions that authorize legally recognized living arrangements that qualify as "reasonable accommodation"; and reduce the number of unrelated individuals who automatically qualify as a family from four (4) to three (3). All existing single family uses that comply with the existing definition of family, but would not comply with the proposed definition of family, would become non-conforming uses if the new definition is adopted. The proposed revisions to Mansfield's definition of Board House are necessary to be consistent with the proposed definition of family. The proposed 3-10-10 draft revisions to the political sign regulations would eliminate current standards for political signs on private property which include restrictions on the number, size and period of time for display and limit the nature of a political sign. The proposed amendment retains an existing provision that prohibits political signs on public property but does authorize political signs along street rights-of-way provided abutting private property owners have granted permission.

At this Hearing, interested persons may be heard and written communications received. No information from the public shall be received after the close of the Public Hearing. Additional information is available in the Mansfield Planning and Town Clerks Offices and at www.mansfieldct.org.

R. Favretti, Chair
K. Holt, Secretary

TO BE PUBLISHED Tuesday, April 20, and Wednesday, April 28, 2010

****PLEASE CHARGE TO THE MANSFIELD PZC/IWA ACCOUNT**

April 8, 2010 DRAFT
Proposed Revision to the Zoning Regulations:
Definitions of Family and Boarding House

(New provisions are underlined or otherwise indicated)

(Deletions are bracketed or otherwise indicated)

(Explanatory Notes are provided to assist with an understanding of the proposed revisions. These notes are not part of the proposed zoning revision)

1. Delete in its entirety existing Article IV, Section B.25 Definition of Family.
 25. [Family. One or more persons who live together and maintain a common household, related by blood, marriage, or adoption. A family may also include domestic help and gratuitous guests. In addition, a family may include not more than three persons who are not related by blood, marriage or adoption.]
2. Add a new Article IV, Section B.25 Definition of Family to read as follows:
 25. Family: A person living alone, or any of the following groups living together as a single non-profit housekeeping unit and sharing common living, sleeping, cooking and eating facilities:
 1. Any number of people related by blood, marriage, civil union, adoption, foster care, guardianship or other duly authorized custodial relationship, gratuitous guests, domestic help and not more than one (1) additional unrelated person. (Related by blood shall include only persons having one of the following relationships with another individual(s) residing within the same dwelling unit: parents, grandparents, children, sisters, brothers, grandchildren, stepchildren, first cousins, aunts, uncles, nieces and nephews);
 2. Two (2) unrelated persons and any children related to either of them;
 3. A cumulative total of up to three (3) adult persons. More than three (3) adult persons may qualify as a family pursuant to other categories of this definition;
 4. Persons living together as a functional family as determined by the criteria listed below. For the purpose of enforcing these regulations, it shall be assumed (presumptive evidence) that more than three (3) persons living together, who do not qualify as a family based on categories one or two of this definition, do not constitute a functional family. To qualify as a functional family, the following criteria shall be met:
 - A. The occupants must share the entire dwelling unit and live and cook together as a single housekeeping unit. A unit in which the various occupants act as separate roomers may not be deemed to be occupied by a functional family;
 - B. The group shares expenses for food, rent or ownership costs, utilities and other household expenses;
 - C. The group is permanent and stable. Evidence of such permanency and stability may include:
 - 1: The presence of minor dependent children regularly residing in the household who are enrolled in local schools;
 2. Members of the household have the same address for purposes of voter's registration, driver's license, motor vehicle registration and filing of taxes;
 3. Members of the household are employed in the area;
 4. The household has been living together as a unit for a year or more whether in the current dwelling unit or other dwelling units;
 5. There is common ownership of furniture and appliances among the members of the household; and
 6. The group is not transient or temporary in nature;

April 8, 2010 DRAFT
Proposed Revision to the Zoning Regulations:
Definitions of Family and Boarding House

- D. Any other factor reasonably related to whether or not the group is the functional equivalent of a family.
 - E. Occupancy in a dormitory, fraternity, sorority, club, tourist home, emergency shelter, rooming or boarding house, group home or similar group occupancy shall not be construed to be a family. Many of these land uses are defined in Article IV, Section B.
5. Any group protected by the “reasonable accommodation” criteria of the Federal Americans with Disabilities Act or Fair Housing Act in that group members are the functional equivalent of a family sharing and in continued pursuant of their common commitment to rehabilitation or recovery from chronic drug or alcohol addiction or abuse, evidenced by substantial compliance with the following criteria, listed in order of importance:
- A. The residence facility is certified by the Department of Mental Health and Addiction Services as congregate sober housing.
 - B. Collectively, the residents lease the entire residence rather than any particular room.
 - C. Residents may remain indefinitely, but are required to leave the residence if they use drugs or alcohol.
 - D. Residents share equally most household expenses, including rent, a single household budget, most household chores, including cleaning, shopping and cooking, and the work of maintaining the premises.
 - E. Weekly meetings are used to discuss household, financial, logistical or interpersonal issues, and household safety, including fire safety.
 - F. Residents prepare food and eat together on a frequent basis and there is shared food in the refrigerator.
26. Revise Article IV, Section B.7 Definition of Boarding House to read as follows:
- a. **Board House.** A dwelling unit in which more than [four 4] three (3) persons, not a family reside.

Explanatory Note: The proposed revisions to Mansfield’s definition of family update and refine existing provisions, particularly with respect to blood relations; incorporate new provisions that authorize “functional families”; incorporate new provisions that authorize legally recognized living arrangements that qualify as “reasonable accommodation”; and reduce the number of unrelated individuals who automatically qualify as a family from four (4) to three (3). The proposed revisions, which recognize and provide for significant changes that have occurred over the past fifty years in family composition, are designed to preserve the character of Mansfield’s single family residential neighborhoods, protect property values, reduce the increasing number of single family homes that are purchased for the primary purpose of renting to transient persons (primarily college students), enhancing housing opportunities for families meeting the new definition and in general to promote the public health, welfare and safety. All existing single family uses that comply with the existing definition of family, but would not comply with the proposed definition of family, would become non-conforming uses if the new definition is adopted. Legally established non-conforming uses can be continued, regardless of ownership changes, unless there has been a voluntary change in use or a clear intent to abandon rights to the pre-existing non-conforming use. The proposed revisions to Mansfield’s definition of Board House are necessary to be consistent with the proposed definition of family.

March 10, 2010 DRAFT

**Proposed Revisions to Article X, Section C.h.4 of Mansfield's Zoning Regulations
Regarding Political Signs**

Proposed Zoning Regulation Revisions

Revise Article X, Section C.h.4 as follows:

1. Delete existing provisions.
2. Add the following new provisions:

4. Political Signs

Subject to obtaining property owner approval, political signs on private property are authorized. Political signs also are authorized along street rights-of-way abutting private property subject to obtaining the abutting property owners approval. All political signs must be in compliance with the traffic safety criteria of Section C.7. of this Article.

Political signs shall not be located on public property or street rights-of-way abutting public property. To help reduce neighborhood impact and to help preserve Mansfield's scenic character, it is recommended that political signs be limited in size and number, be non-illuminated and be displayed for a limited period of time.

Explanatory Note:

The proposed Zoning Regulation amendment would eliminate current standards for political signs on private property which include restrictions on the number, size and period of time for display and limit the nature of a political sign. The proposed amendment retains an existing provision that prohibits political signs on public property but does authorize political signs along street rights-of-way provided abutting private property owners have granted permission. The proposed provision includes generic recommendations for political signs which are advisory and not mandatory. These recommendations are included to help reduce neighborhood impact and potential litter problems and to help preserve Mansfield's scenic character.

TOWN OF MANSFIELD
OFFICE OF PLANNING AND DEVELOPMENT

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Planning & Zoning Commission
From: Gregory J. Padick, Director of Planning 
Date: April 29, 2010
Re: 5/3/10 Public Hearing on PZC-proposed revisions to the Zoning Regulations:
Definitions of Family and Boarding House; Political Signs, File #907-32

General

Please find attached a copy of the legal notice for the May 3, 2010 Public Hearing. This notice provides a summary of the proposed revisions. At Monday's meeting, I will make a brief presentation outlining the proposed revisions and rationale for considering the proposed revisions. I also will address any questions from Commission members and the public. After receiving public comments, the PZC will have to recess the hearing to receive comments from the WINCOG Regional Planning Commission which meets on May 5th. May 17th and June 7th are potential dates for the continued public hearing. Once the Hearing is closed, only technical assistance from staff may be received by the Commission. Current state statutes authorize the PZC to modify the proposed revisions prior to adoption, but to minimize any potential procedural issues, an independent Hearing should be considered for any significant alterations.

In addition to the referral to the WINCOG Regional Planning Commission, the proposed revisions have been referred to the Town Clerks of neighboring Towns and they have been filed with the Mansfield Town Clerk. The proposed revisions also have been posted on the Town's web site and communicated to all individuals who have signed up for the Town's Registry which was established pursuant to state statutes. Referrals also have been sent to the Town Attorney, Town Council, Zoning Board of Appeals and American Civil Liberties Union of Connecticut. All communications received prior to 4:30 p.m. on Monday, May 3rd will be copied and distributed to PZC members.

As with any Zoning or Subdivision regulation amendment, the PZC must weight anticipated public and private benefits versus anticipated public and private costs. All municipal land use regulations should be designed to serve a community need while protecting the public's health, safety, convenience and property values. The Commission has the legislative discretion to determine what is best for the Town as a whole, and zoning districts and land use regulations can and should be modified to meet changing circumstances or address a recognized public need. Sections 8-2 and 8-25 of the CT General Statutes and Articles I and XIII of our Zoning Regulations provide information on the legislative basis, procedure and criteria for considering Zoning Map and regulations revisions. Collective reasons for PZC legislative actions should be clearly documented, and Section 8-3.a of the State Statutes requires the Commission to make a public finding regarding the consistency of the proposed revisions with respect to the Municipal Plan of Conservation and Development.

Review Considerations

In reviewing the proposed regulation revisions, a number of factors must be considered. These factors include policies, objectives and recommendations contained in Mansfield's Plan of Conservation and Development and state and regional land use plans and legal appropriateness. Article XIII, Section D includes or references additional information regarding approval considerations. I will initially comment on the proposed revisions to the Zoning Definition of Family and Boarding House and in a separate portion of this memo, I will comment on the proposed political sign revisions.

PROPOSED DEFINITION OF FAMILY; BOARDING HOUSE

Mansfield's current definition of Family, which has not changed since 1972, is used to regulate the occupancy of dwelling units in Town. It particularly affects the occupancy of single-family homes and can significantly affect the overall character of single family neighborhoods. Since 1972, there have been significant demographic changes in the nature and character of American families and dwelling unit occupancy. Associated with these changes, there have been a number of court cases that have altered and refined a Planning and Zoning Commission's right to regulate the occupancy of dwelling units. The attached 2001 article: "Connecticut Family Values" by Attorney Dwight Merriam and 2008 article: "Its all in the Family" by Attorney Mark Branse provide insight into the legal background and challenges related to regulating family occupancy. A report from Mansfield's Town Attorney will specifically address the legal appropriateness of the 4/8/10 draft revisions to the Zoning Definition of Family and Boarding House. It is noted that the proposed boarding house revision is needed to be consistent with the proposed definition of families category for unrelated individuals.

The proposed definition of family contains five categories that define acceptable occupancy as a family. These categories are considered necessary to address specific issues that have arisen regarding the current definition, its legal appropriateness and the ability to enforce its provisions.

Categories one and two define acceptable occupancy based on blood relations, marriage or civil union, authorized custodial relationships or relationships among couples with children from prior unions. The current definition does not specifically recognize many of these occupancy arrangements. To facilitate enforcement of the blood relations provisions, the proposed definition more specifically defines the extent of the blood relationship that would qualify. This approach has been used in other municipalities.

Category three authorizes up to three (3) unrelated individuals, which is a decrease from the current provision which is interpreted to allow up to four (4) unrelated individuals to automatically qualify as a family. This change is expected to help reduce neighborhood impact issues that have occurred due to occupancy by unrelated individuals, to help reduce the number of new locations where single family dwelling units are occupied by unrelated persons and to facilitate the future enforcement of residential occupancy requirements. The proposed revision is designed to help protect the character of Mansfield's single family neighborhoods. Since 1992, Willington's Zoning Regulations have limited the number of unrelated persons to three (3). *New Britain also has a maximum of 3 unrel. indiv.*

Over the past decade Mansfield has experienced a significant increase in the number of single family dwelling units that have been rented to unrelated individuals, particularly students enrolled at the University of Connecticut or Eastern Connecticut State University. In many cases, the occupancy of single family dwellings by unrelated persons have resulted in ongoing neighborhood impacts including excessive noise, partying during late night/early morning hours, frequent emergency service visitations, trespassing, parking on lawns and unsafe areas and poor property maintenance. This situation has detrimentally affected the public's health, safety and welfare. Since the year 2000, the Zoning Agent's "watch list" of dwelling units occupied by unrelated individuals that have violated, or reportedly violated, zoning regulations and occupancy provisions has increased from twenty-one (21) to eighty-five (85) sites. Reducing the number of unrelated individuals to three is expected to facilitate enforcement of the occupancy provision of the Zoning Regulations.

Since Mansfield adopted a Housing Code and Landlord Registry in 2006, there has been an increase in the number of single family dwellings occupied by unrelated individuals. Based on Housing Department records, there have been approximately forty (40) new occupancies of single family dwellings by unrelated individuals in the last three (3) years. By reducing the number of unrelated individuals to three

(3), it is expected that fewer absentee landlords will find economic benefit in purchasing single family dwellings for the purpose of renting to unrelated individuals.

Function
Family

Category four is designed to recognize that groups of unrelated individuals can live together and maintain a permanent and stable common household that in effect functions in the same manner as those related by blood, marriage, civil unions or custodial relationships. Specific criteria have been proposed based on regulations used in other communities, particularly college towns including Ann Arbor Michigan and (A)es, Iowa.

Category five recognizes federally protected groups subject to documentation that "reasonable accommodation" criteria have been met. This section was drafted based on research conducted by the Town Attorney with assistance from other Town representatives.

The subject definition of Family regulation revision has been under review for many years. Recently Mansfield's Community Quality of Life Commission (see 3/11/10 letter) endorsed the proposed reduction of unrelated individuals to three (3). Many other college towns throughout the country have utilized two (2). It also is important to note that if the new definition is approved, all existing single family uses that comply with the current definition of family but would not comply with the new definition would be allowed to continue the use as a non-conformity. Documentation of any non-conforming use may be required. Based on non-conforming use protections, the proposed definition revisions would primarily affect any new occupancies.

One of the four (4) policy goals of Mansfield's 2006 Plan of Conservation and Development is "To strengthen and encourage a sense of neighborhood and community throughout Mansfield". Similar goals and objectives are contained in regional and state land use plans. Under this goal, objective e on page 51 includes a recommendation that the Zoning definition of family be reviewed and as appropriate revised. Based on this statement, the proposed revision is considered compatible with Mansfield's Plan of Conservation and Development. It also is noted that in Mansfield's 2008 "A Unified Vision Strategic Plan" under the Housing Vision Point there is an action item entitled "Promoting neighborhood cohesion/preventing blight problems/reduction in property maintenance problems". A specific action step under this section is to "redefine occupancy rules (categories) to three unrelated people".

A minor misspelling in Category 5 needs to be addressed. Pursuant should be changed to pursuit.

POLITICAL SIGNS

The proposed change to the political sign regulations was prompted by American Civil Liberties Union of Connecticut concerns that Mansfield's existing regulations were illegal. After review with the Town Attorney, it was determined that existing standards for political signs on private property should be eliminated. The proposed provision would retain a provision that prohibits political signs on public property except for street right-of-way areas adjacent to private lots where prior approval of the abutter has been obtained. The draft includes recommendations designed to help reduce neighborhood impact and potential litter problems.

Summary/Recommendation

The proposed regulation revisions present policy issues for the Commission's legislative discretion. The PZC must determine that the proposed revisions are legally appropriate, promote goals, objectives and recommendations contained in municipal, regional and state land use plans and in general promote the public's health, safety and welfare. The statutory provisions of Sections 8-2, 8-18 and 8-25 and the regulatory provisions of Article XIII, Section D of Mansfield's Zoning Regulations provide a legal basis and procedural guidance for making this determination. Pursuant to Section 8-3 (a) of the State Statutes, any approved revisions must include a finding with respect to compatibility with the Mansfield Plan of Conservation and Development. The PZC must consider all communications received during the Public Hearing process, but once the Hearing has been closed, no additional input shall be received except for technical assistance from staff. The PZC has the right to modify the proposed revisions prior to adoption, but any significant alterations should be presented through an additional Public Hearing review process. If the Commission decides to approve the regulation revisions, explanatory notes provided with the draft regulations and information contained in this report and associated attachments should be considered in preparing reasons for approval.

As previously noted, the Public Hearing must be extended to a future meeting to allow time for referral comments from the WINCOG Regional Planning Commission.

O'Brien and Johnson

Attorneys at Law

120 Bolivia Street, Willimantic, Connecticut 06226

Fax (860) 423-1533

Attorney Dennis O'Brien
dennis@OBrienJohnsonLaw.com
(860) 423-2860

May 3, 2010

Attorney Susan Johnson
susan@OBrienJohnsonLaw.com
(860) 423-2085

Planning & Zoning Commission
Town of Mansfield
Audrey P. Beck Building
Four South Eagleville Road
Mansfield, CT 06268-2599

**Re: Proposed Amendments to the Zoning Regulations Article IV, Section B.25:
Definition of Family and Boarding House, Article X, Section C.h.4 Political Signs.
PZC File #907-31.**

Ladies and Gentlemen:

As requested by Town of Mansfield Director of Planning Gregory Padick, I have completed my review of the **Proposed Amendments to the Zoning Regulations: PZC file #907-31.**

I met and consulted with Greg Padick as he was working on the development of these regulations during the past few years. As Greg requested in his April 9, 2009 letter to me, I have reviewed the pertinent definition of family cases, particularly **Dinan v. Board of Appeals of Stratford**, 220 Conn. 61 (1991), and **Village of Belle Terre v. Borass**, 416 U.S. 1 (1974) and their successor cases, and I have determined that the foregoing legal precedents are still the leading cases in the state and federal courts, respectively.

Otherwise, the question for me as town counsel is not whether all of the proposed amendments are advisable, but whether they are legal. It is my responsibility to say whether the proposed amendments are within the purview of the Commission's authority under our constitutions and laws, especially Connecticut General Statutes section 8-2, the statute which expressly authorizes the PZC to adopt regulations controlling the zoning of land, but only to the extent set forth in that particular law.

For a thorough summary of the proposed amendments, reference is made to the memorandum of Greg Padick to the PZC dated April 29, 2010. As to the elements of the definition of family and boarding house regulations that would reduce the number of unrelated adult individuals who would automatically qualify as a "family," suffice it to say as Greg notes that to some extent the amendments are intended to reduce "neighborhood impacts including excessive noise, partying during late night/early morning hours, frequent emergency service visitations, trespassing, parking on lawns and unsafe areas and poor property maintenance" in single family home zones, thereby promoting the "public's health, safety and welfare."

Planning & Zoning Commission
Town of Mansfield
Audrey P. Beck Building
May 3, 2010

In **Dinan v. Board of Appeals of Stratford**, supra, 220 Conn. 74-75, our Connecticut Supreme Court noted that: "We agree with **Belle Terre** that the police [zoning] power may be used constitutionally to promote "family values" and "youth values" that contribute to creating 'a sanctuary for people.'"

In "**It's All in the Family**," a 2008 Connecticut Planning article included in the PZC packet for this evening's meeting, Atty. Mark Branse has noted that:

Case law has long upheld both the restriction of dwellings to a single "family" and the restriction of the numbers of unrelated persons who can constitute a "family." In **Belle Terre v. Borass**, 416 U.S. 1 (1974), the United States Supreme Court upheld a zoning regulation that restricted a "family" to persons related by blood, marriage or adoption and no more than two persons not so related. The Connecticut Supreme Court issued a similar ruling in **Dinan v. Board of Zoning Appeals of Stratford**, 220 Conn. 61 (1991).

As noted above, I have reviewed the case law and determined that **Belle Terre** and **Dinan** are still the leading cases in this area of law in Connecticut. As Attorney Branse has set forth in his article, there have been some Connecticut legislative changes that have occurred since **Belle Terre** and **Dinan** were determined, e.g., civil unions; these changes are honored in the draft regulations.

Also as to the definition of family, as noted on page 2 of the Branse article, the federal Fair Housing Act and Americans with Disabilities Act require treatment as a "family" of certain qualified "disabled persons," including those with disabilities resulting from drug or alcohol addiction. I have worked with Greg Padick to develop a set of "reasonable accommodation" regulations which are included in the proposed definition of family as category five per Greg's April 29, 2010 memo to the PZC. The "reasonable accommodation" draft is substantially based on federal law as interpreted by the United States District Court for the District of Connecticut in **Tsombanides v. City of West Haven**, 129 F.Supp. 2d 136 (D. Conn. 2001) and related case decisions in that matter.

Finally as to the proposed definition of family, in the **Dinan** case, the Connecticut Supreme Court concluded at 220 Conn. 75, that "C.G.S. section 8-2 permits the consideration of all factors relevant to the quality of living when classifying the uses to be permitted in various zones." My review of the zoning law of the State of Connecticut has revealed no legislative provision or case directly on point that provides or holds that any condition or requirement like those proposed in these proposed definition of family or boarding house amendments is beyond the scope of the statutory mandate or unconstitutional.

Planning & Zoning Commission
Town of Mansfield
Audrey P. Beck Building
May 3, 2010

As a footnote to the foregoing, apparently in the interests of diminishing "neighborhood impacts," the subject proposal further limits the number of unrelated persons that may reside together in a single family zone. As Greg Padick has written in his April 29, 2010 memo to the PZC, "Category three authorizes up to three (3) unrelated individuals, which is a decrease from the current provision which is interpreted to allow up to four (4) unrelated individuals to automatically qualify as a family."

It is important to note that the proposed amendments to our regulations do not go as far as federal law in the form of the **Belle Terre** case would seem to permit. The **Belle Terre** ordinance that was upheld by the United States Supreme Court provided that: "A number of persons but not exceeding two (2) living and cooking together as a single housekeeping unit though not related by blood, adoption, or marriage shall be deemed to constitute a family." See, **Village of Belle Terre v. Borass**, *supra*, at 416 U.S. 1.

Turning to the proposed political sign amendments, as noted by Greg, again in his memo to the PZC, these changes were prompted to some extent by my response after careful review to concerns expressed by the ACLU of Connecticut. Together, town staff and officials have concluded that existing standards for political signs on private property should be eliminated, except for recommendations designed to help reduce neighborhood impact and potential litter problems and generally protect health and safety by, for example, maintaining sufficient sight lines to help ensure vehicular and pedestrian traffic safety. It is also noted that the proposed regulation retains an existing prohibition of political signs on town property except for portions of a street right-of-way abutting private property. Based on the provisions of C.G.S. section 8-2, municipal property is subject to zoning regulations unless specifically exempted by the town's legislative body. This has not occurred in the Town of Mansfield.

After careful review, my opinion is that the PZC has the legal authority to enact and to implement the subject draft amendments to the Town of Mansfield Zoning Regulations.

Please contact me if there are any questions that arise, now or during the public hearing process.

Very truly yours,


Dennis O'Brien
Attorney at Law

cc: Gregory Padick

Sec. 8-2. Regulations. (a) The zoning commission of each city, town or borough is authorized to regulate, within the limits of such municipality, the height, number of stories and size of buildings and other structures; the percentage of the area of the lot that may be occupied; the size of yards, courts and other open spaces; the density of population and the location and use of buildings, structures and land for trade, industry, residence or other purposes, including water-dependent uses as defined in section 22a-93, and the height, size and location of advertising signs and billboards. Such bulk regulations may allow for cluster development as defined in section 8-18. Such zoning commission may divide the municipality into districts of such number, shape and area as may be best suited to carry out the purposes of this chapter; and, within such districts, it may regulate the erection, construction, reconstruction, alteration or use of buildings or structures and the use of land. All such regulations shall be uniform for each class or kind of buildings, structures or use of land throughout each district, but the regulations in one district may differ from those in another district, and may provide that certain classes or kinds of buildings, structures or uses of land are permitted only after obtaining a special permit or special exception from a zoning commission, planning commission, combined planning and zoning commission or zoning board of appeals, whichever commission or board the regulations may, notwithstanding any special act to the contrary, designate, subject to standards set forth in the regulations and to conditions necessary to protect the public health, safety, convenience and property values. Such regulations shall be made in accordance with a comprehensive plan and in adopting such regulations the commission shall consider the plan of conservation and development prepared under section 8-23. Such regulations shall be designed to lessen congestion in the streets; to secure safety from fire; panic, flood and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population and to facilitate the adequate provision for transportation, water, sewerage, schools, parks and other public requirements. Such regulations shall be made with reasonable consideration as to the character of the district and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality. Such regulations may, to the extent consistent with soil types, terrain, infrastructure capacity and the plan of conservation and development for the community, provide for cluster development, as defined in section 8-18, in residential zones. Such regulations shall also encourage the development of housing opportunities, including opportunities for multifamily dwellings, consistent with soil types, terrain and infrastructure capacity, for all residents of the municipality and the planning region in which the municipality is located, as designated by the Secretary of the Office of Policy and Management under section 16a-4a. Such regulations shall also promote housing choice and economic diversity in housing, including housing for both low and moderate income households, and shall encourage the development of housing which will meet the housing needs identified in the housing plan prepared pursuant to section 8-37t and in the housing component and the other components of the state plan of conservation and development prepared pursuant to section 16a-26. Zoning regulations shall be made with reasonable consideration for their impact on agriculture. Zoning regulations may be made with reasonable consideration for the protection of historic factors and shall be made with reasonable consideration for the protection of existing and potential public surface and

ground drinking water supplies. On and after July 1, 1985, the regulations shall provide that proper provision be made for soil erosion and sediment control pursuant to section 22a-329. Such regulations may also encourage energy-efficient patterns of development, the use of solar and other renewable forms of energy, and energy conservation. The regulations may also provide for incentives for developers who use passive solar energy techniques, as defined in subsection (b) of section 8-25, in planning a residential subdivision development. The incentives may include, but not be limited to, cluster development, higher density development and performance standards for roads, sidewalks and underground facilities in the subdivision. Such regulations may provide for a municipal system for the creation of development rights and the permanent transfer of such development rights, which may include a system for the variance of density limits in connection with any such transfer. Such regulations may also provide for notice requirements in addition to those required by this chapter. Such regulations may provide for conditions on operations to collect spring water or well water, as defined in section 21a-150, including the time, place and manner of such operations. No such regulations shall prohibit the operation of any family day care home or group day care home in a residential zone. Such regulations shall not impose conditions and requirements on manufactured homes having as their narrowest dimension twenty-two feet or more and built in accordance with federal manufactured home construction and safety standards or on lots containing such manufactured homes which are substantially different from conditions and requirements imposed on single-family dwellings and lots containing single-family dwellings. Such regulations shall not impose conditions and requirements on developments to be occupied by manufactured homes having as their narrowest dimension twenty-two feet or more and built in accordance with federal manufactured home construction and safety standards which are substantially different from conditions and requirements imposed on multifamily dwellings, lots containing multifamily dwellings, cluster developments or planned unit developments. Such regulations shall not prohibit the continuance of any nonconforming use, building or structure existing at the time of the adoption of such regulations. Such regulations shall not provide for the termination of any nonconforming use solely as a result of nonuse for a specified period of time without regard to the intent of the property owner to maintain that use. Any city, town or borough which adopts the provisions of this chapter may, by vote of its legislative body, exempt municipal property from the regulations prescribed by the zoning commission of such city, town or borough; but unless it is so voted municipal property shall be subject to such regulations.

(b) In any municipality that is contiguous to Long Island Sound the regulations adopted under this section shall be made with reasonable consideration for restoration and protection of the ecosystem and habitat of Long Island Sound and shall be designed to reduce hypoxia, pathogens, toxic contaminants and floatable debris in Long Island Sound. Such regulations shall provide that the commission consider the environmental impact on Long Island Sound of any proposal for development.

(c) In any municipality where a traprock ridge, as defined in section 8-1aa, or an amphibolite ridge, as defined in section 8-1aa, is located the regulations may provide for development restrictions in ridgeline setback areas, as defined in said section. The

X
Extent of zoning authority of city. 110 C. 101, 102. Establishment of commission is act of town, not legislature; optional with town to adopt and to terminate zoning system. 118 C. 6. Cited. 131 C. 299. Cited. 132 C. 216. Cited. 133 C. 234. Reference to special act explained. Id., 251. Town meeting may not amend or repeal regulations duly made by commission. Id., 596. Cited. 138 C. 500. Cited. 141 C. 349. Cited. 143 C. 448. Once a municipality has established a zoning commission, it cannot regulate its actions, except as expressly provided in its municipal charter. 148 C. 33. Cited. Id., 299. Cited. 149 C. 411. Municipality's legislative body must pass on act in which the intent to utilize the zoning provisions of the enabling act is expressed. 152 C. 237. Where legislative body of city of Hartford never took action to adopt chapter, provisions do not apply to city except where the legislature makes sections applicable to all municipalities. 155 C. 360. Until chapter is adopted by legislative body of municipality in manner provided, section 8-7 does not apply to hearings before its zoning board of appeals. Id., 422. Cited. 157 C. 308, 552. The mere fact that one not a member of a zoning commission served as moderator of a commission meeting does not invalidate the meeting in absence of a showing the meeting was conducted illegally. 166 C. 207. Cited. 167 C. 579. Cited. 170 C. 61. Cited. 189 C. 261. Cited. 208 C. 267. Cited. 214 C. 400. Cited. 216 C. 112. Cited. 220 C. 584.

Cited. 21 CA 351.

Cited. 5 CS 195. Members of zoning board are not agents or employees of a town. They constitute a legal entity. 12 CS 192. Cited. 13 CS 59; 14 CS 246. Limitation put on town's authority to avoid duplication with political subdivision. Id., 258. Compared with former statute. 15 CS 413. Cited. 18 CS 45. Cited. 19 CS 446. Municipality must adhere minutely to enabling act when adopting zoning ordinance. 21 CS 78. Failure of board of burgesses to formally adopt enabling act held to invalidate subsequent zoning ordinance. Id. Omission of zoning powers from enumeration of specific powers granted to towns under Home Rule Act compels conclusion that legislature did not intend that any action under said act should alter the declared law under this statute. 25 CS 378. Zoning regulations adopted prior to new charter which contains no zoning regulation powers, prevail over charter and zoning commission could appoint its own agent as zoning enforcement officer of the town. 28 CS 278. Cited. Id., 419.

Subsec. (a):

X
Once municipality adopts provisions of chapter 124 and establishes a zoning commission which then commences its functions in accordance with said chapter, commission is not subject to interference by municipality's legislative body. Municipality's legislative body may not substitute its judgment for that of commission in a matter involving use of municipality's land. 49 CS 183.

TOWN OF MANSFIELD
Sustainability Committee
Minutes of the Meeting
March 24, 2010

Present: Duffy (chair), Britton, Stafford, Miller, Hart, Stoddard, Ryan, Matthews, Hultgren, Walton, Fred Baruzzi (guest)

The meeting was called to order at 7:05 p.m.

The January 27, 2010 minutes were reviewed and accepted.

Introductions were made and new committee member, Holly Matthews, representative from the Board of Education, was welcomed.

Fred Baruzzi, Superintendent of Mansfield Schools, briefed the committee on the school building project. After four years of research and evaluation, the school building committee will be recommending to the Board of Education the construction of a central elementary school, built behind Southeast Elementary School. The sustainability committee discussed its role with municipal building projects and decided that it can offer sustainable considerations at the conceptual stage of a project by having a committee member serve as a liaison in a building project and possibly facilitating green design charettes. For the school building project now in progress, a communication to the Board of Education and Town Council will be drafted to outline some key sustainability considerations, such as the need for the community to be able to access the site (walkability, proximity to the community) and the sustainable use of the abandoned schools, as well as directing the Board to the Institute for Sustainable Energy as an available resource to assist in creating a high performance school.

The Small Town Carbon Calculator for 2007-2008 municipal data was distributed for review. Stafford offered to clean up the calculator labeling and references. Staff will move to input 2008-2009 data into the calculator in order to begin identifying trends and progress made on energy conservation. The Siemens Building Technologies benchmarking of the four schools using 2006 data was reviewed. Walton will contact Bill Leahy from the Institute of Sustainable Energy about assisting the Town with benchmarking all of the municipal buildings using current data.

Walton distributed flyers for the April 8, 2010 UConn Biofuels Symposium. A few years ago, UConn's Dr. Richard Parnas was interested in expanding his labs' production of biofuel made from fryer oil. The Town expressed interest in purchasing the fuel to heat the Town's facilities. Walton will attend the symposium and report back on the status of biofuel production.

Because of a scheduling conflict, it was recommended that the next meeting be changed to Thursday, April 29, 2010. WINCOG is scheduled to present their regional economic development plan at the April meeting. Hart will present on local economic development. Walton will confirm the new date.

The meeting was adjourned at 9:10 pm.

Respectfully Submitted,

Virginia Walton
Recycling/Refuse Coordinator

Cc: Members, file, Town Manager, Town Clerk

Regular Meeting of Town of Mansfield
BEAUTIFICATION COMMITTEE

November 2, 2009
Audrey P. Beck Municipal Building
Conference Room C

Minutes

I. Call to Order and Roll Call

Chairman Brian Krystof called the meeting of the Beautification Committee to order at 7:04 pm. Members present: Brian Krystof, Patricia Maines, Jennifer Thompson, Frank Trainor, Carol Enright, and Richard Norgaard (7:07 pm). Member absent: Isabelle Atwood.

II. Review/Revision/Approval of Agenda

Motion made by Brian Krystof to accept the agenda as presented, seconded by Patricia Maines, all in favor, motion passed unanimously.

III. Business Meeting

Membership: Patricia Maines and Isabelle Atwood were reappointed to this Committee by the Mansfield Town Council. Their term of service has been extended to June 30, 2012.

Donations Account: As of 1/31/09 Fund Analysis, the Committee's finance account had a balance of \$472.06. Since that time, a donation from Garden Gate Club was received and expenses have included costs for barrels and annuals. A request will be made to the Town Finance Department to determine if an updated report showing revenue and expense detail for the year is available.

Projects Update:

- Removal of red fence at entrance to Town Hall on side facing E. O. Smith High School is still pending.
- Date is to be scheduled for the movement of the picnic table at the Town Hall to relocate it to the open area between trees and courtyard on side facing South Eagleville Road. Once moved, the table can be sanded and repainted for both employees and public use.
- Suggestion was received by the Committee from Kay Holt to address the cleaning of gutters and area at the Mansfield Center bus shelter. It was questioned whether the Town Public Works normally would take care of this if brought to their attention. Richard Norgaard thought he might be able to work with his son using a ladder to complete the project.
- The pot holes in 4-Corners are getting worse. The University is in progress of reviewing the water study. Water and sewer system improvements are on hold while wait for the University's financial assistance commitment.

- What is the status of removal plan for the sign out at the ribbon garden at the Town Hall? Although good for direction to some of the town departments, it is no longer accurate to reflect all department locations currently. It would be nice for the sign to be either updated and relocated or at least just updated.
- There are presently 16 barrels the Committee updates seasonally. Sites include the Library, Historical Society, Gurleyville, Town Hall and the Mansfield Center bus shelters. Time for a clean out of the annuals. Mums were placed in those barrels located in Mansfield Center. Greens should be put in for the holidays. Those at the bus shelters are removed by Public Works for winter storage. Pat Maines will speak to Joyce Gagne about getting the greens from the Christmas tree farm. Intent is to get the greens in before weather turns to freezing temperatures – date(s) for project completion to be determined.

Recognitions:

1. Business – Letters and/or certificates of recognition shall be sent to the following businesses for their site beautification efforts during Spring, Summer, Fall months: Hockanum, AAUP (UConn), Ledgecrest and UConn Plant Science. Pat Maines suggested future publication of an article letting people know about reviewing areas for recognition may encourage other businesses to improve their sites. Jennifer Thompson offered to prepare a press release when time gets closer.
2. Residential – None.
3. Holiday Lights - Committee members shall meet on Tuesday, December 15, 2009, 6:30 pm, at Town Hall for the tour to review submissions for holiday lights recognitions. As his vehicle will fit seven people, Richard Norgaard offered to drive for the group. If weather is an issue, the review will be postponed until December 16.

Review/Approval of 2010 Meeting Schedule: Secretary provided members with a proposed draft schedule and listing of the legal holidays in the state. General discussion ensued regarding time and day of month for meetings. No regular meetings shall be held in July or August to vacation schedules. There is no regular meeting in the month of December; Committee shall only meet for the holiday lighting review. With these changes made to the proposed draft, all then being in favor, the regular meeting schedule for 2010 was approved.

Appointment of Chairman for 2010: Richard Norgaard nominated Brian Krystof to continue as Chairman for this Committee, Frank Trainor seconded, Brian Krystof accepted - all in favor, motion passed unanimously.

IV. Adjournment

There being no further business to come before the Committee and all being in favor, Chairman adjourned the meeting at 7:50 pm.

Respectfully submitted,

Jennifer Thompson

Secretary

ARTS ADVISORY COMMITTEE
 Minutes of Meeting
 March 2, 2010
 Mansfield Community Center (MCC) Conference Room

Approved Minutes

1. The meeting was called to order at 7:05p by Jay Ames. *Members present:* Jay Ames, Tom Bruhn, Blache Serban
Members absent Scott Lehmann, Kim Bova. *Others present:* Jay O'Keefe (staff).

2. Approval of February 2, 2010 minutes. Was deferred until April 2010 meeting.

3. Public Comments: None

4. Correspondence: None

5. Old Business

a) Downtown Partnership: None

b) Arts Brochure. The "Opportunities for Mansfield Artists" brochure received quotes for 500 (\$300.00) and 1,000 (\$375.00). T. Bruhn and J. Ames approved printing 500 copies at \$300.00

c) Committee vacancies. There are two vacancies on the committee.

d) Elementary School Artwork. Jay Ames confirmed that schools would be showing artwork at MCC in April. Teacher would select work and details for displaying would be worked out with AAC. No details regarding a reception "kick off" were discussed.

6. New Business

MCC Art Exhibits

- a. Tom will contact John Bell about exhibiting Javanese puppets from the Ballard Institute in the display cases from 01 June to 15 August.
- b. Nancy Bergeron water colors exhibited at the MCC. Blanch confirmed that Ms. Bergeron would be showing her work in the hallways and sitting room space after the elementary school art comes down, for the 01 June – 15 August period. Blanche will work out set up details with her.
- c. Other Exhibits: DCF Heart Gallery Exhibit (photos of children in need of adoption) will be displayed during the period of October 1 – December 31, 2010. They will use the hallways and lower sitting room for space. AAC noted this is not a art display but rather a facility event. AAC will not be responsible for set up, take down or communication with DCF. MCC staff will handle details of the exhibit.

Exhibit Period	Entry cases		Sitting room		Hallway	
	Double-sided	Shelves	Upper (5)	Lower (3)	Long (5)	Short (2)
15 Jan – 14 Apr	Patty Vinsonhaler (ceramics)		Ashleigh Kay (collage painting & drawing)			
15 Apr – 31 May	Mansfield elementary schools					
1 Jun – 14 Aug	Ballard Institute? (puppets)		Nancy Bergeron	Nancy Bergeron (paintings)		
15 Aug – 1 Sep	Festival on the Green (advertising, art show winners)		MCC cleaning & painting 8/16-8/22			
1 Sep – 14 Oct			Oct. 1 – Dec. 31			
15 Oct – 14 Nov			Heart Exhibit			
15 Nov – 14 Jan			Oct. 1 – Dec. 31			
	Heart Exhibit					

Meeting Adjourned at 7:40p.
 Next meeting: 7:00p, April 6, 2010

Submitted by Jay O'Keefe
 March 10, 2010

MINUTES

Mansfield Advisory Committee on Persons with Disabilities

Regular Meeting - Tuesday March 23, 2010

2:30 PM - Conference Room B - Audrey P. Beck Building

I. Recording Attendance

Present: K. Grunwald (staff), W. Gibbs (Chair), J. Blanshard, J. Tanner

Regrets: K.A. Easley, F. Goetz, J. Sidney,

II. Approval of Minutes: The minutes of the February 23, 2010 meeting were accepted with the correction of one small typo.

III. New Business

- a. ADA Grievance: Maria Capriola was unable to attend this meeting due to being out sick. She will be invited to attend the April meeting to discuss the role of this committee as the ADA Grievance Committee.
- b. Review of goals for this year: There was some discussion of goals previously identified, with significant focus on enforcement of handicapped

parking violations, publicity (continued use of the website) and access to the Post Office buildings.

- c. "Other": none.

IV. Old Business

- a. Transportation Resources: A press release was sent out regarding expanded Dial-A-Ride services. K. Grunwald will create a brochure for all transportation services, and information will be sent to the Chronicle, the Reminder, and the Daily Campus.
- b. Network for parents of children with disabilities: no discussion. It was suggested that the group look at recruiting Melissa Shippee or another parent to be a member of this group.
- c. ADA Grievance Procedure: Maria Capriola was unavailable for this meeting. She will be invited to attend the April meeting to discuss this issue. J. Blanshard questioned when this committee agreed to accept this role. K. Grunwald pointed out that it was adopted as one of the goals for the committee for this year.
- d. Accessible Parking Fines/Signs: J. Tanner has taken pictures of parking spaces at privately controlled lots in town to inventory handicapped parking spaces. W. Gibbs distributed a draft letter which will be sent along with a picture of the sign indicating the fine to these landlords.

- e. Publicity efforts: J. Tanner and J. Blanshard will draft an article about the committee for publication.
- f. Status of other accessibility issues previously identified: no discussion.

V. Adjournment: Meeting adjourned at 3:35 PM. Next meeting April 27.

Respectfully submitted,

Kevin Grunwald

**TOWN OF MANSFIELD
PERSONNEL COMMITTEE**

**Monday, April 12, 2010
Beck Municipal Building, Conference Room C
Minutes**

Members Present: Deputy Mayor Gregg Haddad (Chair), Chris Paulhus, Peter Kochenburger

Other Council Members Present: Meredith Lindsey

Staff Present: Maria Capriola, Assistant to Town Manager

The meeting was called to order at 6:35 p.m.

1. APPROVAL OF MINUTES

The meeting minutes of 3/22/10 were moved by Paulhus, seconded by Kochenburger and approved unanimously without objections.

2. ETHICS CODE

The Committee continued its review of draft revisions to the Ethics Ordinance, as recommended by the Ethics Board on 1/7/10. Further items flagged and/or discussed:

- 25-7A – if advisory opinions are to be binding, they should be in writing. (Consensus)
- 25-7A & B – the appeal process for advisory opinions and complaints should be specified more clearly. The Committee has asked Ms. Capriola to research the Board's procedures and Connecticut General Statutes to clarify. (Flagged)
- 25-7B – Eliminate the sentence "the Board itself may also initiate such complaints." The Committee feels it would be more appropriate for an individual member of the Board to initiate a complaint as an individual; then the initiating Board member should recuse himself/herself from the complaint proceedings since the Board has alternate members available. (Consensus)
 - Have Town Attorney determine whether the Ethics Board has subpoena power per Connecticut General Statutes.
- 25-7E – An exemption for seasonal and/or nonregular employees could be added to the waiver provisions. (Consensus)
- 25-7E(1) – Eliminate the word "compelling" and replace the word "exceptional" with "unusual."
- 25-8 – rephrase words to ..."scrupulously avoid invading..." (Consensus)

The Committee will continue its discussion of the Code at its next meeting. Its goal is to bring the Code to the Council as a whole for discussion in late May.

3. & 4. OPEN AND TRANSPARENT GOVERNMENT POLICY & RULES OF PROCEDURE

The Committee did not have time to review these agenda items (tabled to a future meeting).

The meeting adjourned at 7:29 p.m.

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

Town of Mansfield
CONSERVATION COMMISSION
Meeting of 17 March, 2010
Conference Room B, Audrey P. Beck Building
(DRAFT) MINUTES

Members present: Robert Dahn, Peter Drzewiecki, Quentin Kessel, John Silander, Frank Trainor.
Members absent: Scott Lehmann, Joan Stevenson. *Others present:* Paul Davis, Harry Jones, Nat Arai (all from GZA Environmental); Jason Coite, Rich Miller (all from UConn OEP); Grant Meitzler (staff).

1. The meeting was called to order at 7:30pm by Chair, Quentin Kessel.
2. There was a roll call of those present, as listed above.
3. There was no public comment.
4. The draft minutes of the CC meeting of 17 February, 2010 were approved as written.
5. New Business:

a. Meeting with UConn representatives to discuss the Mirror lake Dredging Project, the Swan Lake Drainage Outflows and the UConn Master Drainage Plan.

UConn OEP representative Jason Coite made a presentation on the proposed Mirror Lake dredging project, during which questions were asked by members of the CC with responses or clarifications coming from Jason Coite, Rich Miller and the representatives present from GZA Environmental. In part this presentation was in response to issues raised by the CC in a letter to the Commissioner of the State of Connecticut Department of Environmental Protection.

A summary of the main points of the presentation: The motivation for dredging Mirror Lake (and addressing related issues in Swan Lake) arose from President Hogan's *Save Our Lake* campaign. Mirror Lake is viewed as eutrophic and filled with nutrient retaining sediments. The last time that Mirror Lake had been dredged was 47 years ago. It is estimated that 17,000 cubic yards of sediment occur in the lake; the proposal is to remove these, with the objective of restoring the lake to a more pristine (less eutrophic) state. Contributing to the eutrophism has been large flocks of geese, storm water and sheet runoff into the lake. To address the storm water run-off contribution, storm water separators have been and are in the process of being installed around the lake. The expectation is that these will considerably reduce the nutrients, silt and toxic materials in the direct runoff of water from impervious surfaces.

Lessons learned from successive dredging (1998 and 2008) of Paradise Pond on Smith College campus, will be used here. Hydraulic dredging with dewatering of sediments on adjacent land will be used. The water will be returned directly to the lake during the dredging. When the sediments are sufficiently dry, they will be trucked (approximately 1000 dump truck loads) to a licensed land fill that can accept material containing some toxic wastes. Those sediments which have been tested, were found to contain moderate levels of arsenic, Polycyclic aromatic hydrocarbons (PAHs) and Extractable Total Petroleum Hydrocarbons (ETPHs). This is what will require trucking of the sediments to a licensed landfill.

Those present from OEP and GZA then addressed issues raised in the CC letter to the DEP. These specifically were:

- 1) The 17,000+ tons of sediments to be dredged from Mirror Lake are known to contain toxic materials that exceed DEP standards; indeed additional testing is recommended in the Wastewater Discharge Application.
- 2) Inadequate details are provided on disposal of the dredging spoils.
- 3) The sediments (primarily anaerobic) contain large quantities of nutrients that when exposed to air in the dewatering process will convert anaerobic processes to aerobic processes, resulting in potentially heavy nutrient loadings, especially nitrogen, being introduced into Roberts Brook. This brook is designated a class AA water course in the permit application and is a tributary to a public drinking water supply. Moreover, these nutrient loadings may have cascading effects on ecological and biological processes in the system (e.g. algal blooms, significant alteration of the biota, change in pH, etc.)
- 4) Alternative options, including phytoremediation, appear to have been inadequately explored.
- 5) Studies on small lakes elsewhere have shown that sediment removal alone does not provide long-term restoration, and that the effects of dredging can have unintended negative consequences.
- 6) Additional sustainable remediation efforts should be further explored.

This was followed by an extensive question and answer period about the original issues raised in the letter to the DEP, and the responses made during the presentation. Silander said that he would provide documentation on published accounts regarding the concerns listed above to Jason Coite for further reference. Rich Miller and Jason Coite said they would take these issues under advisement in responding to the DEP regarding the CC's letter.

The Swan Lake Drainage Problem was subsequently discussed by members of the CC and Rich Miller and Jason Coite. Questions were raised regarding unofficial diversion of the Swan Lake watershed into the Fenton River watershed, probably in the 1990's. Questions were also raised about the plunge pool construction of the water draining from Swan Lake and the watershed to the north into the Valentine Meadow and Roberts Brook. The CC was informed that the permit had recently been approved for this work.

b. Other business: A new TLGV grant was announced for improvements to the Moss Sanctuary, specifically for the trails.

6. Continuing Business:

A letter was received from the DEP Commissioner in response to the CC 20 January letter, with the response diverted to Densie Ruzicka, Division Director, Inland Water Resources Division DEP. Kessel presented a new draft letter in response to the Commissioner. The CC moved and seconded that this new letter be sent to the Commissioner, a copy of which is appended below.

7. The Meeting was adjourned at 9:19pm

John Silander (substitute) Secretary, 18 April, 2010.

Mansfield Conservation Commission
Storrs, CT 06268
March 17, 2010

Director Denise Ruzicka
Inland Water Resources Division
State of Connecticut
Department of Environmental Protection
79 Elm Street
Hartford, CT 06106

Dear Director Ruzicka:

Commissioner Marrella's February 25, 2010 letter to the Mansfield Conservation Commission (MCC) asks that further questions concerning the MCC's January 20, 2010 letter to the Commissioner be addressed to you. While the Commissioner's letter did a fine job of reviewing the situation (*of which we are well aware*), she failed to address either the two important comments in the body of our letter or make any reference to the eight comments and questions that we appended to the letter.

There is some urgency to having these questions answered. For example, we understand UConn has already filed a permit for "Swan Lake Drainage Outfall Improvements – DEP General Permit for Utilities and Drainage." UConn hopes to begin this construction in the Spring of 2010. The application states, "The existing storm drainage outlets into Roberts Brook are showing signs of erosion and the proposed project will correct that erosion, as well as provide additional erosion protection at the outlet suitable for the proposed increased stormwater flows...."

The "signs of erosion" are minor and almost entirely due to the 1990s unpermitted diversion of the Swan Lake watershed (except that perhaps you retroactively permitted this diversion through the MOA we are questioning). This Swan Lake watershed diversion nearly triples the acreage of impervious coverage, the runoff from which enters this upper portion of Roberts Brook. This increase in runoff is almost certainly the cause of the erosion in question; this portion of Roberts Brook had been stable for the decades that had passed since being buried when the current College of Agriculture was constructed. We do agree that if the MOA's additional "55 acre" diversion is also permitted, *additional erosion protection will be required*. These two diversions would include a total of about 25 acres of impervious coverage, nearly five times that of the Horsebarn Hill/Route 195 watershed which this watercourse originally handled with relative ease. The 1990s Swan Lake diversion can be easily reversed by the removal of about 2 inches of concrete that was added to the dam on the western end of the lake at that time. The MCC feels this should be done; it would eliminate the need for the proposed, expensive, "drainage improvement."

We further note the Swan Lake diversion, which dumps stormwater into a watercourse within a public water supply watershed, should also have required a DPH permit, which in turn, sets limits on the quality of the water being discharged.

These considerations, along with the retroactive approval by the DEP of other UConn projects, are why the MCC asked the DEP to bring the MOA to the attention of the Connecticut Attorney General for an opinion. The MCC felt that you would prefer that such a request to come from the DEP.

In the meantime, the MCC is renewing its request to you for written comments and answers to the comments made and questions asked in our January 20, 2010 letter to Commissioner Marrella. Again, the MCC feels a sense of urgency on these issues, and we look forward to hearing from you at your earliest convenience.

Sincerely yours,

Quentin Kessel, Chair

Mansfield Conservation Commission

(Please address written communications to me at 97 Codfish Falls Road, Storrs, CT 06269 and emails to me at quentinkessel@earthlink.net)

RECREATION ADVISORY COMMITTEE
MEETING MINUTES – October 28, 2009 (approved 1/27/2010)

ATTENDING: Terry Cook, Sheldon Dyer, Don Field, Michael Gerald, Frank Musiek, Howard Raphaelson
STAFF: Jay O'Keefe, Curt Vincente
GUESTS: Diane Nadeau, Charlie Eaton, Joanne Brita

- A. Call to Order – Chairman S. Dyer called the meeting to order at 7:02p.m. S. Dyer introduced newly appointed RAC members Terry Cook and Michael Gerald.
- B. Approval of Minutes – D. Field moved and F. Musiek seconded that the minutes from the August 19, 2009 meeting be approved and the motion passed unanimously.
- C. Co-Sponsorship Reviews – Diane Nadeau from Mansfield Little League, Charlie Eaton from WAM United Soccer Assoc., and Joanne Brita from Tri-Town Youth Football and Cheerleading Assoc. presented their respective applications for co-sponsorship renewal with the Town as scheduled. Select members of the committee and staff asked specific questions about the individual programs and the applications submitted. The youth sport representatives were praised for their organizations efforts to provide programs for local youth with volunteer support. Formal consideration of the applications will be discussed at the next RAC meeting.
- D. Old Business – Community Center marketing project status report and membership reports were reviewed. C. Vincente gave a brief update on membership and current marketing initiatives. J. O'Keefe updated the Committee on maintenance projects, noting that supervision of maintenance staff is now handled by the Facilities Maintenance Department. The Southeast Park Restroom/Concession/Storage building has been actively used since Little League Opening Day in early May. Currently the Youth Football organization is using it for their fall program. Youth sports groups are very thankful for the new building, which was very much needed. The Skate Park dedication ceremony was held in September, activities were held and donors were acknowledged. Lions Memorial Park field 4 construction is complete, but usage will not commence until the turf is fully developed.
- 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 spring quarterly report was included in the packet and briefly reviewed. C. Vincente gave a brief update on the FY 2009-10 budget and a review of the FY 2008-09 fee waiver program. A draft of the Committee's annual report to be submitted to the Town was reviewed and approved. C. Vincente explained the details of the Pool Use Analysis correspondence. J. O'Keefe provided a brief review of fall programs and a preview of winter programs that are being planned. The 2010 meeting schedule was approved. In other new business, C. Vincente noted that invitations will soon be sent out for the Annual Charter Member Reception.

Having no other business, the meeting was adjourned at 9:56pm.

PAGE
BREAK

MEMORANDUM

TO: Town Council, Planning & Zoning Commission and Quality of Life Committee, Town of Mansfield

FROM: David G. Edens, 24 Birchwood Heights Road, Storrs 

DATE: April 29, 2010

SUBJECT: The Half-Mile Radius Rule

The purpose of this memorandum is to call your attention to the advantages a policy based on the subject rule would provide. For your convenience I quote from the last item in my March 17 memorandum to the Town Council and the Quality of Life Committee:

“...On a town map pick an existing student rental property and from the center of that property mark with a compass a half-mile radius and draw a circle. The rule would mean that no additional student rental could be permitted within the resulting circle. The result would be wide but thinly spread student renting. Concentrated student neighborhoods, as on Hunting Lodge Road, would be avoided. If not applied retroactively, the status quo could be maintained but future concentration would be avoided....”

By accepting the *status quo* in terms of number of unrelated occupants, the landlords could be mollified. The reduction of the number of authorized unrelated occupants per household from four to three, as is now being considered, would have a limited impact on the growth of "party houses", while it would have major negative impact on the landlords' income. Reducing the allowed number of unrelated occupants from four to three may not be cost-effective, i.e. social costs may exceed social benefits.

Another advantage of a spacing rule is its simplicity - it could be accomplished by zoning regulation. At the present time a minimum distance of 1,000 feet is required between the permitted premises of all stores involved in selling alcoholic beverages.¹ In principle, if a 1,000-foot spacing requirement is applied to package stores, why not a 2,640-foot requirement for student occupied housing? If 2,640 is too cumbersome a number, just round it off to 2,500 feet. This would approximate the half-mile rule and accomplish its purposes well enough.

Finally, in a letter to Gregory Padick, Director of Planning, the Town Attorney, Dennis O'Brien, rendered an opinion that the Poughkeepsie, New York approach for defining "family" and treating students as a separate land use class is legally defensible in the State of Connecticut.² If the criteria used to define the term "student" were made explicit and students were treated as a separate land use class in Connecticut zoning law, a simple spacing rule for student housing in residential areas could be implemented, thus providing some protection against the degradation residential neighborhoods that otherwise will occur, while meeting the needs of students and the ambitions of landlords as well.

The purpose of zoning regulations is to balance the conflicting rights of different classes of land use. The half-mile radius rule would do just that.

1 Zoning Regulations, Article 10, Section I

2 O'Brien, Dennis to Padick, Gregory, "Community Quality of Life Committee Initiatives", 10/01/2009

PAGE
BREAK

14 D Sycamore Drive
Storrs, CT 06268

Item #12

April 29, 2010

Manfield Town Council

I support the plan for a walkway
from Maple Road to Sycamore Drive.

I try to walk daily for exercise and
to avoid driving for short errands. The
walkway on Separatist Road has been a great
improvement to the safety of walkers and
runners and this addition would complete
the route to 195. It would benefit the residents
of Glen Ridge as well as the university and high
school students and personnel who now have to
use the side of the road for that stretch.

Sincerely,

Alice Kolega

PAGE
BREAK

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

From: Cynara Stites

To: TownCouncil@mansfieldct.org

Sent: Thursday, April 29, 2010 11:16 PM

Subject: closed & opaque Town government

Item #13

April 28, 2010

TO: Mansfield Town Council

FROM: Cynara Stites

Because the Town Council is striving for open and transparent government, I want you to know about my experience with closed and opaque government.

I read Greg Padick's memo to the Town Council in the Town Council's packet for the February 8th meeting. He stated that the Town Council has the authority to regulate use of Town property by passing a Town policy. Based on this information, I went to the February 8th Town Council meeting and requested that the Town Council pass a Town policy to allow political signs to be posted in two circumstances: 1) on the right-of-way of Town roads, and 2) outside polling stations on Election Day.

The only Town councilor who responded to my proposal was Gregg Haddad. We had conversations and e-mail exchanges about the issue of posting political signs on Town property in the two circumstances I had proposed.

As far as I knew, the Town Council ignored my proposal. I can't find any record that the Town Council discussed my proposal. I can't find any record that the Town Council voted to defer the authority to regulate the use of Town property to the Planning and Zoning Commission. Also, there is no record that the Town Council acknowledged that, once the Town Council defers the regulation of use of Town property to the PZC, the Town Council is deferring its authority to the PZC for all future regulation of the use of Town property.

In March, I was surprised to learn two weeks after the fact that the written copy of the

comments I had made to the Town Council on February 8th was submitted to the PZC and discussed by the PZC! The PZC then referred my proposal to the PZC committee that proposes revisions to zoning regulations. The PZC committee reported back to the PZC that it was proposing a zoning regulation to allow political signs on the right-of-way of Town roads.

I found this somewhat humiliating. I did not fail to present my proposal directly to the PZC out of ignorance that the PZC was the appropriate body to address my issue. I wasn't informed that my proposal was referred to the PZC by Greg Padick. I still don't know how or if the Town Council decided to defer authority for regulating the use of Town property to the PZC or if the Town Council even knew that the PZC was taking over the authority to do this.

This is a clear example of Town government that is **not** open and transparent. I would like a response from the Town Council that sheds some light on what happened and why my proposal was handled the way it was.

Cynara Stites

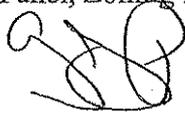
PAGE
BREAK

**TOWN OF MANSFIELD
OFFICE OF PLANNING AND DEVELOPMENT**

Item #14

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Town Council, Conservation Commission, Open Space Preservation Committee,
Agriculture Committee, Design Review Panel, Zoning Board of Appeals
From: Gregory Padick, Director of Planning
Date: April 22, 2010
Re: 6/7/10 Public Hearing
Draft Zoning Map, Zoning and Subdivision Regulation Revisions



The attached draft amendments to the Zoning Map, Zoning Regulations and Subdivision Regulations will be presented at a June 7th public hearing. Explanatory notes are provided for the subject revisions. All comments on the draft regulation revisions must be received by the Planning and Zoning Commission prior to the close of the public hearing.

The draft revisions include a proposed rezoning of the current Industrial Park Zone south of Pleasant Valley Road, establishment of a new Pleasant Valley Commercial Agriculture Zone, expansion of an existing Pleasant Valley Residence Agriculture Zone and regulation revisions to implement the subject rezonings. The proposed changes also include revisions designed to enhance the protection of aquifers and public drinking water wells and revisions designed to prevent the use of invasive plant species. A copy of the legal notice also is included.

Please contact the Planning Office at 860-429-3330 if you have any questions regarding the proposed revisions or the PZC hearing process.

LEGAL NOTICE

The Mansfield PZC will hold a Public Hearing on Monday, June 7, 2010 at 7:45 p.m. in the Council Chambers, A.P. Beck Bldg., 4 S. Eagleville Rd, to hear comments on PZC-proposed 4/14/10 draft revisions to the Mansfield Zoning Map and numerous sections of the Zoning and Subdivision Regulations.

Proposed Zoning Map revisions are:

- A. Rezone areas zoned Industrial Park, located east of a Flood Hazard zone containing Conantville Brook and south of Pleasant Valley Road, to Pleasant Valley Residence/Agriculture (PVRA) zone.
- B. Rezone areas zoned Industrial Park located east of Mansfield Ave, west of a Flood Hazard zone containing Conantville Brook and south of Pleasant Valley Rd to a new Pleasant Valley Commercial/Agriculture (PVCA) zone.
- C. Rezone areas zoned Industrial Park that are west of Mansfield Avenue to a Rural Agriculture Residence-90 zone.

Proposed Zoning and Subdivision Regulation revisions include:

1. Revisions to Art. II, VII, VIII, and X. Sec. A. to reference/implement zoning map revisions and to incorporate needed reference and coordination changes. The proposed new PVCA zone will be a Design Development District.
2. A new Art. VII, Sec. U that lists permitted uses in the PVCA zone (including research and certain industrial and repair services uses, communication facilities, automotive garages, offices, commercial recreation, veterinary hospitals and kennels, and agricultural uses).
3. Revisions to Art. VIII, Sec. A including a twenty-five (25) acre minimum lot area for new lots in the proposed PVCA zone.
4. Revisions to Article X, Section A.9 to refine and supplement requirements for the PVRA zone, including provisions for agricultural land preservation and open space/recreation facilities and a new Design Criteria section that has setback requirements from Pleasant Valley Road.
5. A new Article X, Section A.10 to establish special provisions for the PVCA zone, including water and sewer requirements, agricultural land preservation provisions and a Design Criteria section that has setback requirements from Pleasant Valley Road.
6. Revisions to Article V and VI of the Zoning Regulations and Sections 5, 6, 7 and 13 of the Subdivision Regulations to clarify and strengthen existing submission and approval criteria regarding aquifer and public water supply well protection.
7. Revisions to Article V, VI, and X of the Zoning Regulations and Section 8 of the Subdivision Regulations to specify that invasive plant species identified by the State Department of Environmental Protection Agency shall not be used.

At this Hearing, interested persons may be heard and written communications received. No information from the public shall be received after the close of the Public Hearing. Additional information, including the exact mapping of the proposed zoning map revisions and wording of the proposed Zoning and Subdivision Regulations is available in the Mansfield Planning and Town Clerks Offices and at www.mansfieldct.org.

R. Favretti, Chair
K. Holt, Secretary

TO BE PUBLISHED Tuesday, May 25 and Wednesday, June 2, 2010

****PLEASE CHARGE TO THE MANSFIELD PZC/IWA ACCOUNT**

April 14, 2010 Draft

Proposed Revisions to Mansfield's Zoning Map and Zoning Regulations

(New provisions are underlined or otherwise indicated)

(Deletions are bracketed or otherwise indicated)

(Explanatory Notes are provided to assist with an understanding of the proposed revisions. These notes are not part of the proposed zoning revisions.)

A. Proposed Zoning Map revisions (depicted on attached map):

1. Rezone land south of Pleasant Valley Road and east of the Flood Hazard Zone containing Conantville Brook from Industrial Park (IP) to a Pleasant Valley Residence/Agriculture (PVRA) zone classification;
2. Rezone land south of Pleasant Valley Road between Mansfield Avenue and the Flood Hazard Zone containing Conantville Brook from Industrial Park (IP) to a new Pleasant Valley Commercial/Agriculture (PVCA) zone classification;
3. Rezone all areas west of Mansfield Avenue that are zoned Industrial Park (IP) to a Rural Agricultural Residence-90 (RAR-90) zone classification.

Explanatory Note: These zone changes are designed to preserve significant areas of prime agricultural land, to protect important natural and scenic resources, to address potential health, safety and neighborhood compatibility issues and to address goals, objectives and recommendations contained in Mansfield's Plan of Conservation and Development.

B. Proposed Zoning Regulations revisions:

1. Revise Article II, Section A as follows:

- a. Delete IP (Industrial Park zone) from the current listing of zones:
- b. Add PVCA (Pleasant Valley Commercial/Agriculture zone) to the current listing of zones:

Explanatory Note: These revisions are associated with and tied to the proposed Zoning Map revisions listed in Item A above, and the fact that there is no existing Professional Office 2 zones.

2. Revise Article II, Section B as follows:

- a. Delete IP Industrial Park from the current listing of "Design Development" Districts;
- b. Add PVCA Pleasant Valley-Commercial/Agriculture zone to the current listing of "Design Development" Districts.

Explanatory Note: These revisions are associated with and tied to the proposed Zoning Map revisions listed in A above and the fact that there is no existing Professional Office 2 zones.

3. Revise Article VII, subsections A.2. and A.4 as follows:

- a. Replace "Industrial Park" with "Pleasant Valley Commercial Agriculture" Zone in line 3 of subsection A.2.c
- b. Replace "Industrial Park" with "Pleasant Valley Commercial Agriculture" Zone in lines 1 and 6 of subsection A.4

Explanatory Note: These revisions are associated and tied to the proposed Zoning Map revisions listed in A above.

4. Revise Article VII, Section K.1. to replace “and” with “and/or” in line 3.

Explanatory Note: This revision reflects the fact that the new area that is proposed to be rezoned from Industrial Park to Pleasant Valley Residence Agriculture historically did not authorize residential uses.

5. Delete Article VII, subsection U, “Uses Permitted in the Industrial Park Zone” in its entirety, add a new Article VII, Subsection U “Uses Permitted in the Pleasant Valley Commercial/Agriculture Zone” (land south of Pleasant Valley Road between Mansfield Avenue and the Flood Hazard Zone containing Conantville Brook) and, as necessary, revise zoning cross-references to subsections of Article VII.

The new Article VII, Subsection U shall read as follows:

U. Uses Permitted in the PVCA (Pleasant Valley Commercial/Agriculture Zone (Land south of Pleasant Valley Road and east of Mansfield Avenue))

1. Intent

The PVCA zone has been established with special provisions for a distinct area of Mansfield located south of Pleasant Valley Road between Mansfield Avenue and the Flood Hazard Zone containing Conantville Brook. This area has been zoned for decades for intensive industrial and commercial use, but it has remained primarily agricultural. This area is no longer considered appropriate for intensive industrial and commercial use due to access limitations, special agricultural, floodplain, wetland, and aquifer characteristics that warrant protection and preservation, site visibility and scenic character, neighboring agricultural and residential uses and other Plan of Conservation and Development goals, objectives and recommendations. Due primarily to the fact that this area is one of a very limited number in Mansfield that have access to public sewer and water systems, some lower intensity industrial and commercial uses are considered appropriate for portions of this district, but only if designed, constructed, and utilized in a manner compatible with Plan of Conservation and Development recommendations and neighboring land uses. Accordingly, the PVCA zone is subject to special provisions designed to preserve significant areas of prime agricultural land, to protect important natural and scenic resources, and to address other important regulatory objectives.

2. General

The uses listed below in Sections K3 and K4 and associated site improvements are permitted in the PVCA zone, provided:

- a. Any special requirements associated with a particular use are met;
- b. Except as noted below, all uses permitted in the PVCA zone shall be served by adequate public sewer and water supply systems. On a case-by-case basis the Planning and Zoning Commission shall have the right to authorize the use of onsite sanitary waste disposal and/or water supply systems for permitted uses provided it is documented to the Commission’s satisfaction that there is a low risk of aquifer contamination or other health, safety or environmental problems.
- c. Applicable provisions of Article X, Section A (Design Development Districts) and Article VI, Sections A and B (Performance Standards) are met: and
- d. With the exception of those uses included in K.4 below, special permit approval is obtained in accordance with the provisions of Article V, Section B for any of the activities delineated in Article VII, Section A.2.

Article VII, Sections A.3., A.4 and A.5 also include or reference provisions authorizing the Zoning Agent to approve certain changes in the use of existing structures or lots and authorizing

the PZC Chairman and Zoning Agent to approve minor modifications of existing or approved site improvements. All changes in use in the PVCD zone require Planning and Zoning Commission approval in accordance with the provisions of Article VII, Section A.4.

3. Categories of Permitted Uses in the Pleasant Valley Commercial/Agriculture Zone Requiring Special Permit Approval as per the Provisions of Article V, Section B. and Applicable Provisions of Article X, Section A.

- a. Research and development laboratories and related facilities and the production, processing, assembly and distribution of prototype or specialized products which require a high degree of scientific input and on site technical supervision. Specialized products that may be authorized include but shall not be limited to the following: precision mechanical and electronic equipment; business machines; computer components; optical products; medical, dental and scientific supplies and apparatus; and precision instruments;

All genetic or bio-engineering research or development activities and the creation of biogenetic products are limited to those permitted in bio-safety level 1 and 2 (BL-1 and BL-2) laboratories as per the current "Guidelines" of the National Institutes of Health regarding research involving recombinant DNA molecules. The keeping and utilization of small animals for scientific purposes is authorized, provided the animals are kept in an enclosed portion of a building located on the subject lot or in areas specifically approved by the Planning and Zoning Commission;

- b. Commercial printing and reproduction services and the industrial production, processing, assembly and/or distribution of products not specified in Section 3a above, provided the nature, size and intensity of the proposed use complies with environmental, traffic safety, neighborhood impact and all other special permit approval criteria;
- c. Business and Professional Offices;
- d. Repair services for electronic and mechanical equipment, office equipment, home appliances, bicycles and recreational equipment and similar uses;
- e. Commercial recreation facilities, such as tennis clubs and physical fitness centers;
- f. Radio, television and other communication facilities but excluding communication towers or other structures that exceed the maximum height provisions for the PVCA zone;
- g. Veterinary hospitals and commercial kennels boarding or breeding two or more animals provided potential noise impacts are addressed in association with the required Special Permit application;
- h. Repair services for agricultural and commercial vehicles, machinery and equipment and automobile and truck repair services but auto salvage operations are not permitted;
- i. State licensed group daycare homes or state licensed childcare centers as defined by State Statutes;
- j. Permanent retail sales outlets for agricultural and horticultural products, provided all the standards and requirements of Article VII, Section G. 13 are met;
- k. Other commercial agricultural operations (any agricultural or horticultural use that is not authorized by other provisions of these Regulations).
- l. Accessory retail sales and accessory storage and warehousing for any permitted use authorized within Section 3.

4. Uses Which May be Authorized in the Pleasant Valley Commercial/Agriculture Zone by the Zoning Agent:

- a. Agricultural and horticultural uses such as the keeping of farm animals, field crops, orchards, greenhouses, accessory buildings, etc., provided the provisions of Article VII, Sections G.13 through G.15 are met;
- b. Dwelling units for property owners, managers, caretakers, or security personnel associated with a permitted agricultural use provided all residential structures are located on the same lot as the agricultural use.
- c. Accessory cafeterias or retail shops conducted primarily for the convenience of employees, provided the use is located within a building and there are no advertising or exterior displays.

Explanatory Note: These revisions are associated and tied to the proposed zoning map revisions listed in item A above. This section proposes new permitted use provisions consistent with the intent provisions for the PVCA zone.

6. Revise Article VIII, Section A, Schedule of Dimensional Requirements, as follows:

- a. Delete from the Schedule the existing row for the IP.
- b. Add in the Zone Column "PVCA" to the row containing PVRA (all existing provisions in this row also shall apply to the PVCA Zone). The revised rows shall read as follows:

ZONE	MINIMUM LOT AREA/ACRES	MINIMUM LOT FRONTAGE/FT	MIN. FRONT SETBACK LINE (IN FEET)	MIN. SIDE SETBACK LINE (IN FEET)	MIN. REAR SETBACK LINE (IN FEET)	MAXIMUM HEIGHT	MAXIMUM BUILDING GROUND COVERAGE
	See Notes (3) (4) (18)	See Notes (4)(6)(7)(13)(16)	See Notes (4)(8)(9)(15)(16) (17)	See Notes (4)(10)(11)(15)(16) (17)	See Note (4)(15)(16) (17)	See Note (14)	
PVRA PVCA see note 1	25 ACRES	200	See footnote 17	See footnote 17	See footnote 17	40	25%

- c. Revise existing foot note 13 on the Schedule of Dimensional Requirements to read as follows:
13. Lot frontage requirements for business and ~~industrial~~residential uses within specified ~~business and industrial~~ zones may be waived by the Planning and Zoning Commission for private roads, provided special permit approval is obtained (see Article VIII, Section B.3.d)

Explanatory Note: These revisions are associated and tied to the proposed zoning map revisions listed in item A above. The proposed 25 acre minimum lot size proposal is designed to help ensure that Plan of Conservation and Development recommendations, particularly those tied to agricultural land preservation, are not undermined by smaller, uncoordinated developments. Existing regulations would allow larger projects to be built in smaller phases.

7. Revise Article VIII, subsection B.3.a, B.3.b, B.3.c, and the first paragraph of B.3.d to read as follows:

3. **[Business and Industrial Exceptions/]Special Dimensional Requirements**

- a. **Setback from Residential Zones** - In the [IP and] RD/LI zone[s], a minimum setback of 150 feet is required between all new industrial or research buildings and residential zone boundary lines. This setback may be reduced by the Commission due to physical characteristics, the nature of proposed landscape and buffer plans or the character of existing land uses.

- b. **Lot Coverage** - Except as noted below, the total ground area coverage of buildings and parking areas in the [IP and] RD/LI Zone[s] shall not exceed 50 percent of the total lot area. Provided all other requirements of these Regulations are met, this coverage limit can be increased to 75 percent for projects directly associated with a program that permanently preserves large tracts of open space or agricultural land.
- c. **Gate Houses/Security Structures** - In the [IP and] RD/LI Zone[s], the Commission may reduce or waive front or side line setbacks for gatehouses and security structures other than residences.
- d. **Lots on Private Roads** - Provided the standards noted below are met and provided special permit approval is obtained in accordance with Article V, Section B, the Commission may allow lots to be created off of private roads [for business and industrial uses] in the following zones: B; PB-1, PB-2, PB-3, PB-4, PB-5, NB-1, NB-2, PO-1, I, [IP] PVCA, PVRA and RD/LI. This regulation allows, under specific standards, lots to be created without frontage on a Town or State road.

(Note: Subsections 3.d.1 through 6 shall remain in effect.)

Explanatory Note: These revisions are associated and tied to proposed zoning map revisions listed in item A above.

8. Revise Article VIII, subsection C.2 to read as follows:

2. Business

In all Business, [Industrial] and Institutional (PB-1 through 5, NB-1 and 2, B, PO-1 [IP], RD/LI and I) zones, each new building shall have a minimum of 500 square feet of floor area on the ground level.

Explanatory Note: These revisions are associated and tied to proposed zoning map revisions listed in item A above.

9. Revise Article X, Section A.1 as follows:

- a. Delete IP-Industrial Park from the listing of Design Development Districts.
- b. Add PVCA-Pleasant Valley Commercial/Agriculture Zone to the listing of Design Development Districts.

Explanatory Note: These revisions are associated and tied to proposed zoning map revisions listed in item A above.

10. Revise Article X., Section A.2.c to delete in line 10 "Industrial park or" and to change "an" to "a".

Explanatory Note: These revisions are associated and tied to proposed zoning map revisions listed in item A above.

11. Revise Article X, Section A.4.e to delete in line 11 "IP and" and to change "zones" to "zone".

Explanatory Note: These revisions are associated and tied to proposed zoning map revisions listed in item A above.

12. Revise Article X, Section A.4.h to delete in line 3 "IP or"

Explanatory Note: These revisions are associated and tied to proposed zoning map revisions listed in item A above.

13. Revise existing Article X, Section A.8 to delete "Industrial Park (IP) and" in the title line of this subsection and to delete references to "IP or" in line 1 of subsection 8a and 8c.

Explanatory Note: These revisions are associated and tied to proposed zoning map revisions listed in item A above.

14. Revise Article X, Section A.9 (Special Provisions for the Pleasant Valley Residence Agriculture (PVRA) Zone) to read as follows:

a. Delete existing subsection 9.b and replace it with a new Subsection 9.b. to read as follows:

b. Agricultural Land Preservation Requirements

Pursuant to the Plan of Conservation and Development recommendations, the Commission shall have the authority to require up to fifty (50) percent of the prime agricultural acreage on a subject property to be permanently preserved for agricultural use. This agricultural dedication provision may be addressed prior to any development, in association with an initial development phase or incrementally, over a series of phases or developments. However, in applying this provision, cumulatively no more than fifty (50) percent of the prime agriculture acreage of a property in existence at the time this regulation is adopted shall be required to be permanently preserved for agricultural use.

As utilized in this provision, prime agricultural acreage shall be those areas that have been cultivated or otherwise used for agricultural purposes and/or those areas with soils that are classified as "prime agricultural" by the Natural Resources Conservation Service. The location of the agricultural acreage to be preserved shall be determined by the Commission and may be on other land under the control of the applicant. All property owners and prospective developers are encouraged to work with the Commission to identify an appropriate location(s) for preserved agricultural land that will retain agricultural value, complement existing and proposed land uses and enhance adjacent and nearby agricultural land. Based on information reviewed prior to the adoption of this regulation, the following area should be considered for agricultural land preservation:

- Land immediately south of Pleasant Valley Road between Mansfield City Road and the Flood Hazard Zone containing Conantville Brook.

To ensure the permanent preservation of designated agricultural land, conservation easements, approved by the Commission, shall be filed on the Land Records. In addition, the Commission shall have the authority to recommend and facilitate the transferral of agricultural land to be transferred in title to the Town of Mansfield or an acceptable organization dedicated to agricultural preservation. Agricultural easement areas shall be monumented with iron pins and Town Conservations easement markers shall be placed every 50 to 100 feet around the perimeter boundary of the easement area. The Town Markers shall be placed on trees, fences, four (4) inch cedar posts or other structures acceptable to the Commission.

b. In Subsection 9.c. delete "open space/recreational facilities" in lines 2 and 3.

c. Add a new subsection 9.f. to read as follows:

f. Open Space/Recreation Facilities

The Commission shall have the authority to require appropriate open space and recreation facilities for all residential developments. The size and location of any required open space and the degree of any required improvement shall take into account the size and location of the agricultural land to be preserved pursuant to subsection 9.b. (above) and the size and nature of the residential development. In situations where the agricultural land preservation requirements

of Section 9.b (above) have been addressed suitably, any additional acreage that may be required to meet this provision shall be limited to acreage needed to provide specific recreational improvements. As a general guide, for developments with fifty (50) or more dwelling units, the Commission may require multi-use ball fields, tennis courts, and/or playgrounds. For smaller projects, trails, garden areas, and multi-use lawn areas may be considered adequate to meet this requirement. Detailed plans and specifications for proposed or required open space and recreational improvements shall be shown on project plans. Whenever possible and appropriate, active recreational facilities shall be screened from residences, driveways, streets, and parking areas.

d. Add a new subsection 9.g. to read as follows:

g. **PVRA Design Criteria**

To promote the retention and enhancement of the agricultural and scenic character of the Pleasant Valley Residence Agriculture Zone, all new developments shall be designed to preserve and, as appropriate, enhance existing views and vistas from adjacent and nearby roadways and neighboring properties. Developments consisting of more than one structure shall exhibit a high degree of coordination in site planning, architectural design, site design and site detailing. All physical components shall be designed to complement an overall plan. In addition to addressing all applicable provisions of the Architectural and Design Standards contained in Article X, Section R of these regulations, all development shall address the following design criteria:

1. In the event the area zoned Pleasant Valley Residence Agriculture situated south of Pleasant Valley Road is developed in more than one phase or by more than one developer, all design components (including site layout, building layout and building design, and landscaping, lighting and other site improvements) shall be compatible and designed to complement an overall plan. To help ensure compliance with this requirement, the Commission shall have the authority to require the submission of a conceptual master plan (depicting future buildings, roadways/driveways, walkways, service areas, public sewer and water lines, storm water facilities, agricultural preservation areas and other site development components) and associated design guidelines for the entire area. When required, this information shall be submitted in association with a pending special permit application. The Commission shall have the right to approve conditions regulating the development of future phases and ensuring that this provision has been addressed.
2. All new buildings and structures and all associated parking, loading and waste disposal or storage areas shall be located a minimum of five hundred (500) feet from Pleasant Valley Road and appropriately screened. The Commission shall have the right to reduce this locational requirement based on individual site characteristics, the specific proposed use and the specific development design. This locational requirement is designed to help preserve existing agricultural land immediately south of Pleasant Valley Road (see Section 9.b) and to minimize incompatible visual impacts, particularly from Pleasant Valley Road, Mansfield City Road north of Pleasant Valley Road and from Stearns Road.
3. New buildings shall be designed to minimize mass by utilizing smaller visual components through the use of projections, recesses, varied façade treatments, varied roof lines and pitches, and where appropriate, variations in building materials and colors;
4. Site specific landscape and lighting plans shall be designed by qualified professionals and implemented to reduce visual impact, minimize light spill (undesirable light that falls outside

the area of intended illumination) and promote compatibility with neighboring agricultural and residential uses.

Explanatory Note: These revisions are associated and tied to the proposed zoning map revisions listed in Above. The revisions in this section are designed to clarify and update agricultural preservation provisions and incorporate appropriate open space/recreational and design criteria requirements for the PVRA zone.

15. Add a new Article X, Section A.10 to read as follows:

10. Special Provisions for the Pleasant Valley Commercial/Agriculture (PVCA) zone

a. Water and Sewer Facilities

Except as noted below, all proposed developments in the PVCA zone must be served by public water and sewer facilities or must be readily connected to such services. "Readily connected" is defined as that point in time when contracts have been let for construction of public sewer and water facilities requested for connection. A Certificate of Compliance shall not be issued until the site is connected to public water and sewer facilities. Article VII Section K.2.b. authorizes the commission to waive this requirement.

b. Building Height Requirements

No building shall exceed three stories or a height of 40 feet.

c. Distance Between Structures

Except as noted below, the distance between any two structures shall be no less than fifty (50) feet. The Commission may vary this spacing requirement when it determines that such variations will enhance the design of the project without significantly affecting either emergency or solar access.

d. Courtyards

Except as noted below, courts enclosed on all sides shall not be permitted and no open court shall have a length or width less than fifty (50) feet. The Commission may vary these requirements when it determines that such variations will enhance the design of the project without significantly affecting either emergency or solar access.

e. Parking

Required parking spaces shall not be allowed on any street or internal roadway and shall be set back a minimum of 10 feet from principal buildings. All spaces shall comply with the parking provisions of Article X, Section D and other dimensional requirements of these Regulations.

f. Agricultural Land Preservation Requirements

Pursuant to the Plan of Conservation and Development recommendations, the Commission shall have the authority to require up to fifty (50) percent of the prime agricultural acreage on a subject property to be permanently preserved for agricultural use. This agricultural dedication provision may be addressed prior to any development, in association with an initial development phase or incrementally, over a series of phases or developments. However, in applying this provision, cumulatively no more than fifty (50) percent of the prime agriculture acreage of a property in existence at the time this regulation is adopted shall be required to be permanently preserved for agricultural use.

As utilized in this provision, prime agricultural acreage shall be those areas that have been cultivated or otherwise used for agricultural purposes and/or those areas with soils that are classified as "prime agricultural" by the Natural Resources Conservation Service. The location of the agricultural acreage to be preserved shall be determined by the Commission and may be on other land under the control of the applicant. All property owners and prospective developers are encouraged to work with the Commission to identify an appropriate location(s) for preserved agricultural land that will retain agricultural value, complement existing and proposed land uses and enhance adjacent and nearby agricultural land. Based on information reviewed prior to the adoption of this regulation, the following area should be considered for agricultural land preservation:

- Land immediately south of Pleasant Valley Road.

To ensure the permanent preservation of designated agricultural land, conservation easements, approved by the Commission, shall be filed on the Land Records. In addition, the Commission shall have the authority to recommend and facilitate the transfer of agricultural land in title to the Town of Mansfield or an acceptable organization dedicated to agricultural preservation. Agricultural easement areas shall be monumented with iron pins and Town Conservations easement markers shall be placed every 50 to 100 feet around the perimeter boundary of the easement area. The Town Markers shall be placed on trees, fences, four (4) inch cedar posts or other structures acceptable to the Commission.

g. PVCA Design Criteria

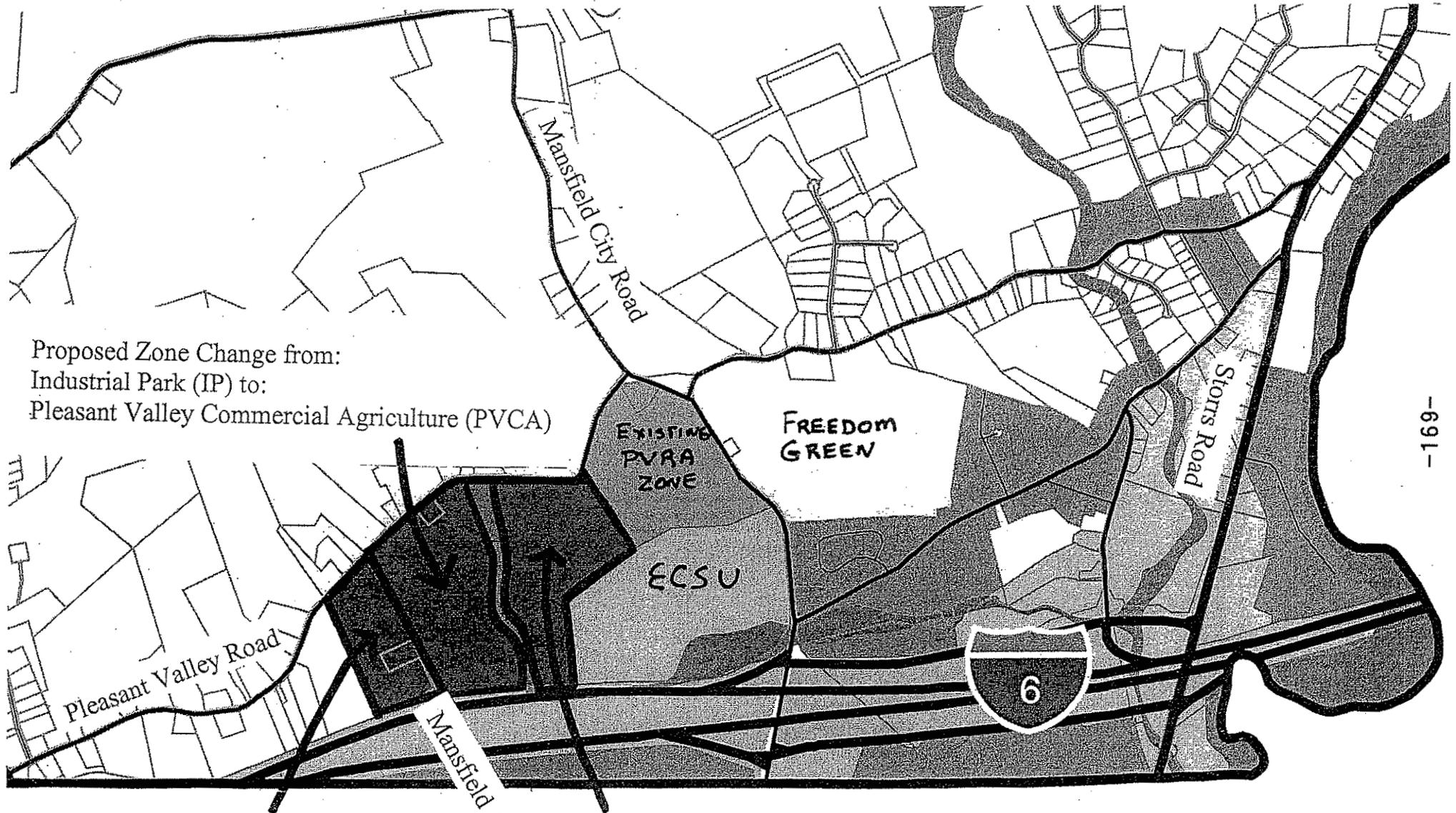
To promote the retention and enhancement of the agricultural and scenic character of the Pleasant Valley Commercial Agriculture Zone, all new developments shall be designed to preserve and, as appropriate, enhance existing views and vistas from adjacent and nearby roadways and neighboring properties. Developments consisting of more than one structure shall exhibit a high degree of coordination in site planning, architectural design, site design and site detailing. All physical components shall be designed to complement an overall plan. In addition to addressing all applicable provisions of the Architectural and Design Standards contained in Article X, Section R of these regulations, all development shall address the following design criteria:

1. In the event the area zoned Pleasant Valley Residence Agriculture situated south of Pleasant Valley Road is developed in more than one phase or by more than one developer, all design components (including site layout, building layout and building design, and landscaping, lighting and other site improvements) shall be compatible and designed to complement an overall plan. To help ensure compliance with this requirement, the Commission shall have the authority to require the submission of a conceptual master plan (depicting future buildings, roadways/driveways, walkways, service areas, public sewer and water lines, storm water facilities, agricultural preservation areas and other site development components) and associated design guidelines for the entire area. When required, this information shall be submitted in association with a pending special permit application. The Commission shall have the right to approve conditions regulating the development of future phases and ensuring that this provision has been addressed.
2. All new buildings and structures and all associated parking, loading and waste disposal or storage areas shall be located a minimum of five hundred (500) feet from Pleasant Valley Road and appropriately screened. The Commission shall have the right to reduce this locational requirement based on individual site characteristics, the specific proposed use and

the specific development design. This locational requirement is designed to help preserve existing agricultural land immediately south of Pleasant Valley Road (see Section 10.f) and to minimize incompatible visual impacts, particularly from Pleasant Valley Road, Mansfield City Road north of Pleasant Valley Road and from Stearns Road.

3. New buildings shall be designed to minimize mass by utilizing smaller visual components through the use of projections, recesses, varied façade treatments, varied roof lines and pitches, and where appropriate, variations in building materials and colors;
4. Site specific landscape and lighting plans shall be designed by qualified professionals and implemented to reduce visual impact, minimize light spill (undesirable light that falls outside the area of intended illumination) and promote compatibility with neighboring agricultural and residential uses.

Explanatory Note: These revisions are associated and tied to the proposed zoning map revisions listed in A above. This section proposes new provisions consistent with the intent for the PVCA zone as described in item 5 (proposed Article VII Subsection U).



Proposed Zone Change from:
Industrial Park (IP) to:
Pleasant Valley Commercial Agriculture (PVCA)

EXISTING
PVRA
ZONE

FREEDOM
GREEN

ECSU

6

Pleasant Valley Road

Mansfield Avenue

Storrs Road

Proposed Zone Change from:
Industrial Park (IP) to:
Rural Agricultural Residence-90 (RAR-90)

Proposed Zone Change from:
Industrial Park (IP) to:
Pleasant Valley Residence Agriculture (PVRA)

April 14, 2010 DRAFT

Proposed Revisions to the Zoning and Subdivisions Regulations;
Aquifer and Public Water Supply Well Protection

(New provisions are underlined or otherwise indicated)

(Deletions are bracketed or otherwise indicated)

(Explanatory Notes are provided to assist with an understanding of the proposed revisions. These notes are not part of the proposed zoning revision)

A. Proposed Zoning Regulation Revisions:

1. Revise Article V, Section A.3. as follows:

a. Revise subsection d.10 to read as follows:

Watercourses, swamps and other water related features, specifically including, regulated inland wetlands, flood hazard areas, state designated channel encroachment lines and identified aquifers on the site or [adjacent to] within 500 feet of the site. For more information on flood hazard areas see Article X, Section E and Article IV (definition of flood hazard area). For more information on aquifer areas see Article VI, Section B.4.m.

b. Revise subsection d.12 to read as follows:

Waste disposal and water supply facilities, including the locations and findings of all test pits, borings and percolation tests, and the location of public drinking water wells within 500 feet of the site.

c. Revise subsection g to read as follows:

Other information: Dependent on the nature of the proposal, the Commission shall have the right to require additional detailed information if it finds the information is necessary to review the application and determine compliance with applicable regulations and performance standards. Such information may include but shall not be limited to: traffic impact analysis, including specific information on how construction traffic will be regulated, routed and monitored; aquifer, watershed and flooding data; drainage calculations and documentation of necessary drainage rights or easements; environmental and neighborhood impact analysis; erosion and sedimentation control plans, future plans for adjacent land under the control of the subject applicant or owner; information on homeowner or property-owner associations; maintenance provisions; estimates of site improvements costs, and bonding agreements.

2. Revise Article V, Section A.5.d. to read as follows:

The proposal has made safe and suitable provisions for water supply, waste disposal, flood control, fire and police protection, the protection of the natural environment, including air quality and surface and groundwater quality and the protection of existing aquifers and existing and potential public water supplies, cemeteries, historic structures and other features of historic value;

3. Revise Article V, Section B.3.g. to read as follows:

Other information: Dependent on the nature of the proposal, the Commission shall have the right to require additional detailed information if it finds the information is necessary to review the application and determine compliance with applicable regulations and performance standards. Such information, which through other provisions of these regulations may be required for particular uses, may include but shall not be limited to: architectural plans of all proposed buildings, structures and signs, including exterior elevations, floor plans, perspective drawings and information on the nature and color of building

April 14, 2010 DRAFT

Proposed Revisions to the Zoning and Subdivisions Regulations:

Aquifer and Public Water Supply Well Protection

materials; traffic studies; aquifer, watershed and flooding data; drainage calculations and documentation of necessary drainage rights or easements; environmental and neighborhood impact analysis; erosion and sedimentation control plans; future plans for adjacent land under the control of the subject applicant or owner; information on homeowner or property owner associations; maintenance provisions; estimates of site improvement costs and bonding agreements.

4. Revise Article VI, Section B.4.m. to read as follows:

Aquifer Areas - To prevent or minimize detrimental effects on the groundwater quality within aquifer areas, which are existing or potential sources of [large] significant quantities of potable water, land use activities on or within 500 feet of identified aquifer areas must be carefully reviewed and appropriately regulated. Accordingly, the following requirements shall apply to all land use activities on or within [primary or secondary recharge areas] 500 feet of aquifer areas as identified in Mansfield's Plan of Conservation and Development, Mansfield's Water Supply Plan, an October, 1979 map entitled GROUNDWATER RECHARGE AREAS, prepared by the Connecticut Area-wide Waste Treatment Management Planning Board, sheets 40, 41, 55 and 56, (on file in the Mansfield Planning Office and the Town Clerk's Office), [as may be modified by new] and any additional information obtained from the State Department of Environmental Protection, [the Tolland County Soil and Water Conservation District,] federal agencies or on-site investigation [meeting the standards of the U.S. Geological Survey].

1. No commercial or industrial land use and no residential land use involving three or more dwelling units, which utilizes an on-site waste disposal system, shall be permitted unless it can be demonstrated to the satisfaction of the Planning and Zoning Commission that the waste disposal system discharges will not contaminate aquifer recharge areas. As deemed [necessary] appropriate, the proposed land use shall be referred to the Mansfield Health Officer, the Mansfield Conservation Commission and the State Departments of Health and Environmental Protection for review comments. A written report from the owner-developer's sanitary engineer and/or geologist or other qualified professional, detailing the system design, the physical characteristics of the area, existing land uses in the area, and potential short-term and cumulative impacts on identified aquifer areas, shall be submitted to the Commission.
2. No underground fuel or chemical storage tanks shall be permitted, except after review and approval of the Mansfield Building Inspector and Fire Marshal. Where Planning and Zoning Commission approval is required for the subject use, all underground storage tanks must also be approved by the Commission. All such tanks and pipe connections shall be designed and constructed to prevent accidental contamination of groundwater. All storage tank facilities shall be designed and installed in conformance with [the] all applicable provisions of [Section 29-62 of] the State Statutes and regulations, and the standards of Underwriters Laboratories, Inc. and the National Fire Prevention Association. [The recommended standards contained in the November 1979 report of the Area Waste Treatment Management Planning Board entitled: A GUIDE TO GROUNDWATER AND AQUIFER PROTECTION (copy on file in the Mansfield Planning Office) shall also be considered.]
3. All agricultural operations must employ best management practices, as recommended by the State Department of Environmental Protection and the USDA Natural Resources Conservation Service [Tolland County Soil and Water Conservation District], for the application of manure, fertilizer or pesticides and the management of animal wastes.
4. No road salt storage and loading facilities shall be permitted except after review and approval of the State Department of Environmental Protection. Where authorized, adequate measures must be taken to prevent groundwater contamination and to detect potential contamination problems.

April 14, 2010 DRAFT

Proposed Revisions to the Zoning and Subdivisions Regulations;
Aquifer and Public Water Supply Well Protection

5. All commercial, industrial or multi-family developments and other land uses with cumulatively more than 1/2 acre of impervious surface shall incorporate best management practices for storm water [management] controls in accordance with State Department of Environmental Protection Best Management Guidelines, [such as oil/water separators and infiltration structures] and shall prohibit or restrict the use of salts and chemicals for ice removal in order to minimize the risks of ground water contamination. A storm water management plan detailing proposed provisions shall be submitted for Commission approval.
6. All land uses involving the maintenance of lawns, fields and landscaped areas shall incorporate-rate landscape management plans regarding the use of fertilizers, pesticides, and other organic or chemical applications to minimize the risks of groundwater contamination. A landscape management plan detailing proposed provisions shall be submitted for Commission approval.

B. Proposed Subdivision Regulation Revisions:

1. Revise Section 5.2 to add a new subsection h. to read as follows (existing subsection h - m to be re-lettered i - n):
 - a. Aquifer areas and public drinking water wells on or within 500 feet of a site.
2. Revise Section 6.5 as follows:
 - a. Add a new subsection h to read as follows (existing subsection h - s to be re-lettered i - t):
 - h. Aquifer areas and public drinking water wells on or within 500 feet of a site.
 - b. Revise existing subsection i.5 (to be re-lettered 6.5.j.5) to read as follows:
 5. Soil delineations and symbols as per the current U.S.D.A. Natural Resources Conservation Service Soil Survey for Tolland County. Prime farmland soils and stratified drift aquifer areas shall be [delineated] specifically identified and clearly labeled.
3. Revise Section 7.1 Subsections b and c to read as follows:
 - b. The protection of existing and potential public water supply wells and ground water and surface water quality through appropriate design and installation of sanitary systems, drainage facilities, and other site improvements;
 - c. The protection and enhancement of natural and manmade features, including aquifer areas, agricultural lands, hilltops or ridges, expanses of valley floors and features along existing roadways and scenic views and vistas on and adjacent to the subdivision site;
4. Revise Section 7.2 a and b to read as follows:
 - a. Property boundaries, site topography soil types, natural and manmade features and scenic views and vistas should be delineated: (see provisions of 6.5.b through [i]);
 - b. Significant natural and manmade features, including aquifer areas, agricultural lands, hilltops or ridges, expanses of valley floors and features along existing roadways and scenic views and vistas and adjacent to the subdivision site, and scenic views and vistas and appropriate buffer areas should be incorporated into proposed open space areas.

April 14, 2010 DRAFT
Proposed Revisions to the Zoning and Subdivisions Regulations;
Aquifer and Public Water Supply Well Protection

5. Revise Section 7.4.a.5 to read as follows:
 5. The site's location with respect to the Willimantic Reservoir Watershed, existing public water supply wellfields or [stratified drift] aquifer areas that may serve as future public water supply wellfields;

6. Revise Section 7.6.a. to read as follows:
 - a. The Commission determines that a reduction or waiver will help protect significant natural and manmade features, including aquifer areas, agricultural lands, hilltops or ridges, expanses of valley floors and features along existing roadways and/or scenic views and vistas;

7. Revise 13.1.4.b. to read as follows:
 - b. Protecting and conserving natural and manmade features, including aquifer areas, agricultural lands, hilltops or ridges, expanses of valley floors and features along existing roadways, and/or scenic views and vistas;

Explanatory note: The proposed revisions are designed to clarify and strengthen existing policies regarding aquifer and public water supply well protection.

April 14, 2010 Draft

Proposed Revisions to Mansfield's Zoning & Subdivision Regulations Re: Invasive Plant Species

New provisions are underlined or otherwise indicated)

Deletions are bracketed or otherwise indicated)

Explanatory Notes are provided to assist with an understanding of the proposed revisions. These notes are not part of the proposed zoning revisions.)

A. Proposed Zoning Regulation Revisions:

1. Revise Article V, Section A.3.d.15 to read as follows:

Existing and proposed fencing, walls, screening, buffer and landscaped areas, including the location, size and type of significant existing vegetation and unique or special landscape elements; historic features; and the location, size and type of proposed trees and/or shrubs. Plants identified in the current State Department of Environmental Protection Agency listing of invasive species shall not be used. Areas to remain as natural or undisturbed and areas to be protected through the use of conservation easements shall be identified on the site plan.

2. Revise Article VI, Section B.4.q.1 to read as follows:

General - All land use activities and particularly structures, parking areas and outdoor storage areas associated with commercial, industrial, or multi-family residence uses, shall include strategically placed landscape and buffer areas, which shall be designed to protect and preserve property values; to provide privacy from visual intrusion, light, dirt and noise; to prevent the erosion of soil and to provide water recharge areas; to promote pedestrian and vehicular safety; and to enhance the environmental quality and attractiveness of Mansfield.

Except where alternative uses, such as parking areas, are provided for in other sections of these regulations, all required setback areas shall either be attractively landscaped with lawns trees and shrubs or, where appropriate, left in a sightly and well kept natural state. Landscape plans submitted in conjunction with a land use application shall identify, by type, size, height and placement, all proposed landscaping and all existing landscape features to be retained. Plants identified in the current State Department of Environmental Protection Agency listing of invasive species shall not be used. All submitted landscape plans must be adequate to meet the intended aesthetic, buffer and environmental purposes. Particular attention should be given to parking and loading areas, outside storage areas and shadow patterns with respect to south wall and rooftop solar access. See Article X, Section D.16 for supplemental interior parking lot landscaping requirements and Article X, Section S for architectural and design standards.

3. Revise Article X, Section D.18 b. to read as follows:

Interior landscape areas shall contain a mix of trees, shrubs, ground covers and other plantings. At a minimum, one deciduous shade tree at least two (2) inches in caliper, shall be planted for each ten (10) parking spaces. Trees and shrubs placed within five (5) feet of paved areas shall be of a variety capable of withstanding salt damage. Plants identified in the current State Department of Environmental Protection Agency listing of invasive species shall not be used.

4. Revise Article X, Section R.4.b to read as follows:

Where appropriate, integrate existing mature vegetation into the design [and avoid the use of invasive species.] Incorporate a variety of plant species into the design and avoid monocultures. Where appropriate, integrate existing mature vegetation into the design and avoid the use of invasive species. Incorporate a variety of plant species into the design and avoid monocultures. Plants identified in the current State Department of Environmental Protection Agency listing of invasive species shall not be used.

B. Proposed Subdivision Regulations Revisions:

1. Revise Section 8.10 subsections e and g to read as follows:

- e. All new street trees shall be selected by the project landscape architect based on site characteristics, street design, or architecture and tree durability. Where appropriate based on site and neighborhood characteristics, native tree species should be considered. Plants identified in the current State Department of Environmental Protection Agency listing of invasive species shall not be used.

- g. The following list is provided as a guide for selecting durable, quality street trees. However, the Commission encourages consideration of additional trees of equivalent quality (see subsection e above). [It is recommended that street tree species that may be invasive (based on the current listing by the University of Connecticut Center for Conservation and Biodiversity) not be used.]

Explanatory Note:

The proposed revisions are designed to clarify and strengthen existing policies regarding invasive plant species. The regulations all uniformly refer to the State Department of Environmental protection Agency listing of invasive plant species.

PAGE
BREAK

TOWN OF MANSFIELD
OFFICE OF PLANNING AND DEVELOPMENT

Item #15

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Mansfield Town Council
Mansfield Conservation Commission
From: Gregory Padick, Director of Planning
Date: Tuesday, April 20, 2010
Re: Proposed Inland Wetlands Regulation revisions



The attached 4/16/10 draft revisions to Mansfield's Inland Wetlands Regulations and associated legal notice are referred to you for review. The proposed revisions also have been referred to the Commissioner of the CT. Department of Environmental Protection and Town Attorney. The draft revisions also have been filed with the Town Clerk and posted on the Town's web site.

This revision is based on a 2009 Legislature amendment to the Connecticut Inland Wetlands and Watercourses Act. This revision extends the length of a wetlands permit and Wetlands permit renewal time periods.

A Public Hearing has been scheduled for June 7, 2010. Any comments on the draft revisions must be submitted prior to the close of the public hearing. Please contact me at 429-3329 if you have any questions regarding this referral.

April 16, 2010 Draft

Proposed Revisions to Mansfield's Inland Wetlands Regulations Re: IWA Permit & Renewal Time Periods

(New provisions are underlined or otherwise indicated)

(Deletions are bracketed or otherwise indicated)

(Explanatory Notes are provided to assist with an understanding of the proposed revisions. These notes are not part of the proposed zoning revisions.)

A. Proposed Inland Wetlands Regulation Revisions:

1. Revise Section 7.9 to read as follows:

9. Any application to renew a permit shall be granted upon request of the permit holder unless the Agency finds that there has been a substantial change in circumstances which requires a new permit application or an enforcement action has been undertaken with regard to the regulated activity for which the permit was issued provided a) no permit issued during the time period from July 1, 2006, to July 1, 2009, inclusive, shall be valid for more than eleven years; and b) no permit issued prior to July 1, 2006 or after July 1, 2009 may be valid, including renewal periods, for more than ten years.

2. Revise Section 11.7 to read as follows:

7. Any permit issued by the Agency prior to July 1, 2006 or after July 1, 2009 for the development of land for which an approval is required under Section 8-3, 8-25 or 8-26 of the Connecticut General Statutes shall be valid for five years, provided the Agency may establish a specific time period within which any regulated activity shall be conducted. Any permit issued by the Agency prior to July 1, 2006 or after July 1, 2009 for any other activity shall be valid for not less than two years and not more than five years. Any permit issued by the Agency during the time period from July 1, 2006 or after July 1, 2009, inclusive, shall expire not less than six years after the date of such approval.

Explanatory Note:

The proposed revisions are per 2009 Legislation which amended Section 22a-42a of the Connecticut Inland Wetlands and Watercourses Act.

NOTICE AND WARNING OF ANNUAL TOWN MEETING
TOWN OF MANSFIELD

The Electors of the Town of Mansfield and all persons who are entitled to vote in Town Meeting mentioned in the following warning are hereby warned and notified that the Annual Town Meeting for Budget Consideration will be held on Tuesday, May 11, 2010 at the Mansfield Middle School Auditorium, at 7:00 p.m. for the following purpose:

To act upon the Proposed Budgets for the Town's fiscal year of July 1, 2010 to June 30, 2011, which Proposed Budgets were adopted by the Town Council on April 19, 2010 and to appropriate the sums estimated and set forth in said Budgets to the purposes indicated.

Dated and signed at Mansfield, Connecticut this 27th day of April 2010.
Mary Stanton, Town Clerk

RESOLVED: That the General Fund Budget for the Town of Mansfield, appended totaling \$33,702,055 is hereby adopted as the proposed operating budget for the Town of Mansfield for the fiscal year July 1, 2010 to June 30, 2011.

TOWN OF MANSFIELD/MANSFIELD BOARD OF EDUCATION
EXPENDITURE BUDGET SUMMARY

	Actual 08/09	Adj Appr 09/10	Town Council Proposed 10/11
General Government	\$ 2,309,810	\$ 2,291,290	\$ 2,274,415
Public Safety	2,789,554	2,795,740	2,780,310
Public Works	1,851,211	1,921,390	1,920,830
Community Services	1,530,803	1,474,240	1,547,510
Community Development	517,500	496,540	484,310
Mansfield Board of Education	20,682,167	20,595,570	20,588,160
Town-Wide Expenditures	2,471,997	2,445,890	2,500,860
Other Financing Uses	1,014,660	1,414,660	1,605,660
Sub-Total	33,167,702	33,435,320	33,702,055
Education - Region 19	10,117,705	9,924,817	9,924,230
Total Expenditures	<u>\$ 43,285,407</u>	<u>\$43,360,137</u>	<u>\$43,626,285</u>

TOWN OF MANSFIELD/MANSFIELD BOARD OF EDUCATION
REVENUE BUDGET SUMMARY

	Actual 08/09	Adj Appr 09/10	Town Council Proposed 10/11
Taxes and Related Items	\$ 23,447,117	\$ 23,874,477	\$ 24,971,355
Licenses and Permits	392,828	458,150	459,370
Federal Support - Gen Gov't	11,992	1,850	1,850
State Support - Education	10,334,845	10,309,580	10,270,610
State Support - Gen Gov't	8,513,105	8,091,030	7,326,320
Local Support	11,517	-	-
Charges for Services	326,050	363,610	387,030
Fines & Forfeitures	14,333	5,590	24,640
Miscellaneous	205,260	253,350	182,610
Operating Transfers In	2,500	2,500	2,500
Total Revenues	<u>\$ 43,259,547</u>	<u>\$ 43,360,137</u>	<u>\$ 43,626,285</u>

RESOLVED: That the Capital Fund Budget for the Town of Mansfield, appended totaling \$20,051,420 is hereby adopted as the capital improvements to be undertaken during fiscal year 2010/2011 or later years.

TOWN OF MANSFIELD
CAPITAL FUND BUDGET SUMMARY
2010/11

	09/10 Adopted	10/11 Proposed
Estimated Revenues:		
Capital Non-Recurring Reserve Fund (CNR)	\$ 395,000	\$ 422,545
Infrastructure Grant (LOCIP)	182,255	182,255
Federal and State Grants		17,582,100
Bonds	250,000	1,815,520
Lease Purchase	325,000	
Other	165,000	49,000
	<u>\$ 1,317,255</u>	<u>\$ 20,051,420</u>

	09/10 Adopted	10/11 Proposed
Estimated Expenditures:		
General Government	\$ 155,000	\$ 132,000
Community Development		16,575,000

Public Safety	63,000	63,000
Community Services	39,300	1,094,300
Facilities Management	204,455	219,000
Public Works	855,500	1,968,120
	<u>\$ 1,317,255</u>	<u>\$ 20,051,420</u>

RESOLVED: That the proposed Capital and Non-Recurring Reserve Fund Budget for fiscal year July 1, 2010 to June 30, 2011 in the amount of \$957,545 be adopted.

TOWN OF MANSFIELD
CAPITAL AND NONRECURRING RESERVE FUND BUDGET
ESTIMATED REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
FISCAL YEAR 2010/11

	Actual 08/09	Adopted Budget 09/10	Estimated 09/10	Town Council Proposed 10/11
SOURCES:				
Revenues:				
General Fund Contribution	\$ 85,000	\$ 50,000	\$ 610,000	\$ 307,500
Ambulance User Fees	304,089	250,000	323,000	323,000
Other	30,813			
Sewer Assessments		3,000	3,000	3,000
Pequot Funds	349,407	668,391	195,334	382,670
	<hr/>			
Total Sources	769,309	971,391	1,131,334	1,016,170
<hr/>				
USES:				
Operating Transfers Out:				
Management Services Fund	150,000	150,000	150,000	150,000
Debt Service Sinking Fund	75,000	150,000	150,000	150,000
Retire Debt for Fire Truck		80,000	80,000	80,000
Property Tax Revaluation Fund	25,000	25,000	25,000	35,000
Capital Fund	307,124	395,000	335,000	422,545
Capital Fund - MMS Heating Conversion			376,000	
Parks & Recreation Program Fund Subsidy	50,000	50,000	50,000	50,000
Compensated Absences Fund	40,000	50,000	50,000	70,000
	<hr/>			
Total Uses	647,124	900,000	1,216,000	957,545
<hr/>				
Excess/(Deficiency)	122,185	71,391	(84,666)	58,625

Fund Balance/(Deficit) July 1	(35,909)	(43,528)	86,276	1,610
Fund Balance, June 30	\$ 86,276	\$ 27,863	\$ 1,610	\$ 60,235

It is further resolved, that the following Appropriations Act be recommended for adoption at the annual Town Meeting for budget consideration:

RESOLVED: That the proposed General Fund Budget for the Town of Mansfield for fiscal year July 1, 2010 to June 30, 2011 in the amount of \$33,702,055 which proposed budget was adopted by the Council on April 19, 2010 be adopted and that the sums estimated and set forth in said budget be appropriated for the purpose indicated.

RESOLVED: That in accordance with Connecticut General Statutes Section 10-51, the proportionate share for the Town of Mansfield of the annual budget for Regional School District No. 19 shall be added to the General Fund Budget appropriation for the Town of Mansfield for fiscal year July 1, 2010 to June 30, 2011 and said sums shall be paid by the Town to the Regional School District as they become available.

RESOLVED: That the proposed Capital Projects Budget for fiscal year July 1, 2010 to June 30, 2011 in the amount of \$20,051,420 be adopted provided that the portion proposed to be funded by bonds or notes shall, at the appropriate times, be introduced for action by the Town Council as required by Section 407 of the Town Charter.

RESOLVED: That the proposed Capital and Non-Recurring Reserve Fund Budget for fiscal year July 1, 2010 to June 30, 2011 in the amount of \$957,545 be adopted.



TOWN OF MANSFIELD & MANSFIELD BOARD OF EDUCATION

Council Adopted Budget FY 2010-2011

www.mansfieldct.gov

General Fund Budget Summary

Town Council Adopted Budget, As Proposed for FY 10/11

	FY 09/10	Proposed FY 10/11	\$ Change	%
Town Operations	12,839,750	13,113,895	274,145	2.1%
Mansfield Board of Education	20,595,570	20,588,160	(7,410)	0%
<i>Town/MBOE Budget</i>	33,435,320	33,702,055	266,735	0.8%
Regional School District #19	9,924,817	9,924,230	(587)	0%

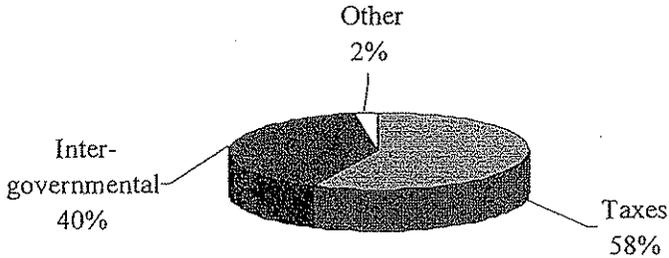
The Town Council voted at its April 19th meeting to adopt a General Fund budget of \$43,626,285 (including the Region 19 contribution of \$9,924,230), a Capital Fund budget of \$20,051,420, and a Capital Nonrecurring Fund budget of \$957,545. Council's adopted budget will be presented to Mansfield voters at the annual Town Meeting on May 11th. A mill rate of approximately 25.71 is needed to fund Council's adopted budget; the mill rate would remain flat if Council's adopted budget is approved by the voters. Mansfield recently underwent a revaluation which is required every five years. A sample impact of revaluation on a taxpayer with a single family home with a median value would be a 1.1% increase or \$47 in taxes.

<u>Capital Fund</u>	<u>Capital and Nonrecurring Fund (CNR)</u>
Planned Expenditures	Planned Transfers
Community Dev. Projects \$16,575,000	Transfer to Capital Fund \$422,545
Public Works Projects \$ 1,968,120	Transfer to Management Services Fund \$150,000
Community Services Projects \$ 1,094,300	Transfer to Debt Service Fund \$150,000
Facilities Mgmt. Projects \$ 219,000	Transfer to Retire Fire Truck Debt \$ 80,000
General Government Projects \$ 132,000	Transfer to Compensated Absences Fund \$ 70,000
Public Safety Projects \$ 63,000	Transfer to Parks and Recreation Fund \$ 50,000
\$20,051,420	Transfer to Property Tax Revaluation Fund \$ 35,000
	\$957,545

Budget Basics

Where Does the Money Come From?

FY '11 General Fund Revenues



Where Do Your Tax Dollars Go?

On an Average Tax Bill of \$4,375

Education	\$3,060
Town-wide, Capital Contribution, Debt Service	\$ 412
Public Safety Operations	\$ 279
Government Operations (inc. energy & bldg. maint.)	\$ 228
Community Services & Development Operations	\$ 204
Public Works Operations	<u>\$ 193</u>
	\$4,375

Major Changes in Revenues and Expenditures for FY 2010-2011

Revenue Changes

- ⇒ \$830,955 loss in payment in lieu of taxes (PILOT) for state owned property.
- ⇒ \$31,500 budgeted for implementation of Fire Code Safety Fees.
- ⇒ \$19,050 increase in fines and forfeitures revenues due to newly imposed ordinance violation fees.

Expenditure Cost Drivers

- ⇒ \$122,000 state mandated increase in the Town's contribution to the Municipal Employee Retirement System.
- ⇒ \$260,000 increase to the Debt Service Fund (Debt Service Fund is for Town and Mansfield Board of Education).
- ⇒ \$257,500 increase to the Capital Fund for infrastructure and equipment improvements and maintenance.

Service Improvements

- ⇒ Funding for part-time position to coordinate volunteer transportation program for seniors.
- ⇒ Funding to increase senior services social worker position from 20 hr/wk to 28 hr/wk effective January 1, 2011.
- ⇒ Funding for additional police protection.

**Town of Mansfield Annual Town Meeting
for Budget Consideration
Tuesday, May 11, 2010, 7:00pm
Mansfield Middle School Auditorium**

- The Town Council's proposed budget can be found at www.mansfieldct.gov, the Mansfield Town Clerk's Office, the Mansfield Public Library, the Mansfield Community Center and the Mansfield Senior Center.
- Please arrive early to check in.
- Please bring a form of identification to verify your eligibility to vote.
- Services Offered:
 - ◊ **Childcare** for children ages 3-12. Interested persons must call 860-429-3315 by noon, Friday, May 7th to pre-register.
 - ◊ **Transportation to the meeting for elderly and disabled electors.** Interested persons must call 860-429-3315 by noon, Friday, May 7th to pre-register.
 - ◊ A **sign language interpreter** will be available.

A social hour and informal budget discussion will be hosted by the League of Women Voters at 6:00 PM in the Middle School cafeteria.

You are encouraged to participate at the Town Meeting! Voters in Mansfield can comment on the budget and make a motion to raise or lower a program in the budget. Come make your voice heard and vote on your Town Budget.

Who may vote at the Town Meeting?

Any person who is registered to vote and any citizen of the United States over the age of 18 who owns property (motor vehicle or land) in Mansfield valued at \$1,000 or more. Citizens may register to vote by contacting the Registrars of Voters, Andrea Epling and Bev Miela at 429-3368.

How do I vote on the budget at Town Meeting?

Electors have the ability to vote to accept, increase or decrease program expenditures. General Fund programs are defined as cost centers within functions of government, i.e. Mansfield Board of Education, Town Clerk, Road Services, Senior Services. Capital Fund programs are defined by the major functions of government, i.e. General Government, Public Safety, Public Works, Facilities Management and Community Services¹. Capital & Nonrecurring Fund programs are defined by the recipient of the fund transfer, i.e. debt service fund, property revaluation fund. Mansfield utilizes program based budgeting so programs are clearly presented in the materials for Town Meeting.

¹State and federal grants have been approved and received by the Town Council for Community Development capital projects. Inclusion in this budget serves to formally integrate the grants into the Capital Fund. A motion to reduce or remove these items from the budget would be out of order.

INSERT NAME AND ADDRESS OF RECIPIENT

Town of Mansfield
4 South Eagleville Road
Mansfield, CT 06268

MANSFIELD TOWN COUNCIL
ELIZABETH PATERSON, MAYOR
GREGORY HADDAD, DEPUTY MAYOR
DENISE KEANE
PETER KOCHENBURGER
MEREDITH LINDSEY
ANTONIA MORAN
CHRISTOPHER PAULHUS
WILLIAM RYAN
CARL SCHAEFER

MATTHEW HART, TOWN MANAGER

MANSFIELD BOARD OF EDUCATION
MARK LAPLACA, CHAIR
SHAMIM PATWA, VICE-CHAIR
CHRIS KUEFFNER, SECRETARY
MARTHA KELLY
MIN LIN
HOLLY MATTHEWS
KATHERINE PAULHUS
CARRIE SILVER-BERNSTEIN
RANDALL WALIKONIS

FRED BARUZZI, SUPERINTENDENT

PROPERTY TAX RELIEF

Mansfield offers some property tax abatement programs. Taxpayers who may be eligible for property tax relief include veterans, seniors, disabled persons, and farm owners. Information about tax abatement programs in Mansfield, including eligibility requirements can be obtained by contacting our Assessor's Office at 860-429-3311, our Human Services Department at 860-429-3315 or on the web at www.mansfieldct.gov

UCONN STUDENTS ENROLLED AT STORRS CAMPUS, 1989-2010
UPDATED AS OF MAY, 2010

Academic Year	Undergrad. F/T	Undergrad. P/T	Total Undergrad.	Total Grad.	Total
Fall, 1989	12,276	1,399	13,675	6,591	20,266
Spring, 1990	11,286	1,397	12,683	-----	
Fall, 1990	12,307	1,265	13,572	7,001	20,573
Spring, 1991	11,220	1,416	12,636	-----	
Fall, 1991	11,321	1,249	13,128	4,329	17,457
Spring, 1992	10,838	1,329	12,167	4,131	16,298
Fall, 1992	11,321	1,170	12,491	4,399	16,890
Spring, 1993	10,353	1,228	11,581	4,206	15,787
Fall, 1993	10,830	1,075	11,905	4,549	16,454
Spring, 1994	9,849	1,149	10,998	4,229	15,227
Fall, 1994	10,328	1,058	11,386	4,503	15,889
Spring, 1995	9,546	1,144	10,690	4,118 (est.)	14,808
Fall, 1995	10,271	1,059	11,330	4,405	15,735
Spring, 1996	9,475	1,184	10,629	4,068	14,697
Fall, 1996	10,271	1,059	11,330	4,405	15,735
Spring, 1997	9,557	1,106	10,663	3,882	14,545
Fall, 1997	10,362	956	11,318	3,863	15,181
Spring, 1998	9,567	1,142	10,709	3,287	14,355
Fall, 1998	10,740	942	11,682	3,646	15,328
Spring, 1999	9,894	732	10,626	3,187	13,813
Fall, 1999	11,411	576	11,987	3,347	15,334
Spring, 2000	10,662	718	11,380	3,152	14,532
Fall, 2000	12,234	728	12,962	3,246	16,708
Spring, 2001	11,309	728	12,037	3,222	15,259
Fall, 2001	13,017	571	13,588	3,367	16,955
Spring, 2002	12,103	928	13,031	2,867	15,898
Fall, 2002	13,688	525	14,213	3,705	17,918
Spring, 2003	13,136	869	14,005	3,539	17,865
Fall, 2003	14,318	845	15,163	3,927	19,090
Spring, 2004	13,642	899	14,541	3,815	18,507
Fall, 2004	14,752	508	15,722	3,692	19,857
Spring, 2005	14,170	937	15,107	3,807	19,073
Fall, 2005	15,277	814	16,091	4,031	20,122
Spring, 2006	14,482	843	15,325	3,851	19,176
Fall, 2006	15,594	745	16,339	3,834	20,173
Spring, 2007	15,027	1,056	16,083	3,408	19,491
Fall, 2007	15,607	733	16,340	3,845	20,185
Spring, 2008	15,693	776	16,469	3,790	20,259
Fall, 2008	16,073	681	16,754	4,009	20,763
Spring, 2009	16,135	785	16,920	3,795	20,715
Fall, 2009	16,325	671	16,996	4,019	21,015
Spring, 2010	15,732	757	16,489	3,830	20,319

**These numbers include Mansfield Apartments as well as Northwood Apartments, Charter Oak and Hilltop Apartments. Since Fall of 2007 these numbers include all complexes that are part of the Residential Life housing stock.
Source: Division of Student Affairs, Housing Services, University of Connecticut

UCONN STUDENTS LIVING ON-CAMPUS AT STORRS, 1989-2010
UPDATED AS OF MAY, 2010

<u>Acad. Year</u>	<u>Undergrad./ Non-Degree</u>	<u>Grad.</u>	<u>Total</u>
Fall, 1989	8,772	432	9,204
Spring, 1990	8,067	425	8,492
Fall, 1990	8,655	433	9,088
Spring, 1991	7,915	405	8,320
Fall, 1991	8,191	441	8,632
Spring, 1992	7,437	430	7,867
Fall, 1992	7,628	424	8,052
Spring, 1993	6,889	428	7,317
Fall, 1993	7,152	465	7,615
Spring, 1994	6,390	456	6,846
Fall, 1994	6,702	421	7,123
Spring, 1995	6,100	414	6,514
Fall, 1995	6,567	390	6,957
Spring, 1996	6,020	410	6,430
Fall, 1996	6,675	414	7,089
Spring, 1997	6,089	372	6,471
Fall, 1997	6,473	418	6,891
Spring, 1998	5,969	378	6,347
Fall, 1998	7,212	414	7,626
Spring, 1999	6,635	417	7,052
Fall, 1999	7,818	430	8,248
Spring, 2000	7,142	411	7,553
Fall, 2000	8,259	440	8,699
Spring, 2001	7,952	421	8,373
Fall, 2001	9,247	543	9,790
Spring, 2002	8,223	425	8,648
Fall, 2002	9,868	449	10,317
Spring, 2003	9,409	560	9,969
Fall, 2003	10,567	423	10,990
Spring, 2004	10,257	485	10,742
Fall, 2004	10,658	497	11,155
Spring, 2005	10,323	509	10,832
Fall, 2005	11,010	514	11,524
Spring, 2006	10,731	416	11,147
Fall, 2006	11,135	512	11,647
Spring, 2007	10,749	490	11,239
Fall, 2007	10,751	556	11,307
Spring, 2008	10,322	519	10,841
Fall, 2008	11,427	523	11,950
Spring 2009	11,025	492	11,517
Fall, 2009	11,912	403	12,315
Spring, 2010	11,599	372	11,971

**These numbers include Mansfield Apartments as well as Northwood Apartments, Charter Oak and Hilltop Apartments. Since Fall of 2007 these numbers include all complexes that are part of the Residential Life housing stock.
 Source: Division of Student Affairs, Housing Services, University of Connecticut



cc: /

Item #19

STATE OF CONNECTICUT
OFFICE OF POLICY AND MANAGEMENT

REC'D MAY 03

May 1, 2010

Dear Chief Executive Officers and Assessors:

Pursuant to Section 10-261a(c) of the Connecticut General Statutes, we hereby notify you that the 2008 Equalized Net Grand List (ENGL) for your municipality has been computed and a copy is enclosed. We want to thank you and your staff for your cooperation during our preparation of the 2008 Sales/Assessment Ratio Study and Equalized Net Grand List.

As you know, the Equalized Net Grand List is an estimate of the one hundred percent (100%) value of all taxable property in a municipality. The sales/assessment ratios used to equalize your 2008 net real property grand list were calculated from all fair market sales of real property occurring between October 1, 2008 and September 30, 2009. The median ratio was used to produce the sales/assessment ratio for each property use class with three or more sales during the applicable period. In a use class with less than three sales, the total median sales/assessment ratio for all property classes was used to compute the equalized net assessment.

Within fifteen (15) days following receipt of this notification, a town may appeal to the Secretary of the Office of Policy and Management. Pursuant to Section 10-261a(c), the appeal must be in writing and include a statement as to the reason(s) for the appeal.

If you have any questions, please contact Paul LaBella of my staff at (860) 418-6313 or paul.labella@ct.gov.

Yours truly,

A handwritten signature in black ink, appearing to read "Michael Cicchetti", written over a horizontal line.

Michael Cicchetti, Acting Undersecretary
Intergovernmental Policy Division

Enclosures

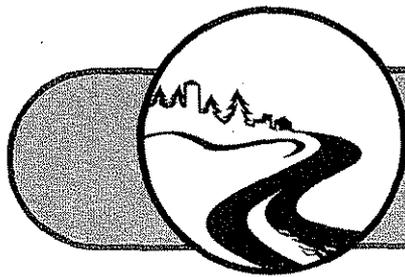
2 0 0 8

E N G L

Mansfield

78

CLASSIFICATION	NET ASSESSMENT	RATIO	EQUALIZED
Net Residential	710,188,920	63.00	1,127,284,000
Apartments	33,488,980	62.59	53,505,320
Comm/Ind/Utliities	75,314,990	62.59	120,330,708
Vacant	5,390,350	53.54	10,067,893
Land Use	1,400,810	70.00	2,001,157
10 Mills	1,750	100.00	1,750
Total Real Property	825,785,800		1,313,190,828
Total Personal Property	101,142,818	0.70	144,489,740
TOTAL GRAND LIST	926,928,618		1,457,680,568



Water Trail Celebration

As part of The Last Green Valley's "Source to Sea" project in 2009, three Water Trails were developed along the Quinebaug River. This year TLGV is expanding its effort to other rivers in northeast Connecticut, and the Willimantic River Alliance is participating by formally designating the **Willimantic River Water Trail** from Stafford to Windham.

Although paddlers have enjoyed the river for many years, this project will improve access to the river and provide better information about water features. With help from John Monroe of the National Park Service, a steering committee has inventoried current and potential launch sites and is drafting an updated *Paddler's Guide*. This guide will be added to our website's Paddling page during the summer.

Your suggestions for the trail are welcome! Join us at our **Water Trail Open House** on April 28 to share ideas and preview the new Paddlers Guide. Or come to River Park in Mansfield on **National Trails Day** (June 5) for an official ribbon cutting, celebration and family paddle along the river. Check the Calendar inside for details.

River Study Results

When the University of Connecticut's wells draw water from the aquifer adjacent to and under the river, they reduce the river's flow next to the wells and, to a lesser extent, downstream for two miles to Eagleville Lake. The **Willimantic River Study** was proposed to find out how much flow is needed to sustain aquatic life in the river and how withdrawals by the UConn wells could affect that necessary amount of flow.

In 2008, UConn contracted with Milone & MacBroom to perform this study, which is nearing completion. M & M found that, for most of the year, there is enough water for both wells and stream flow at UConn's current level of water usage. Problems have occurred during low flows in summer and early fall when warm weather and returning students create high water demands. The February, 2010 draft study recommends low-stream-flow thresholds that could trigger water

conservation actions at UConn and the surrounding Storrs area. If the new Merrow in-stream USGS gauge upstream of the wells drops to 15 cfs (cubic feet per second passing by the gauge), then water conservation measures should begin. If the gauge drops as low as 8 cfs then water withdrawals should be reduced or an additional water source should be used. (In the Fall 2007 drought, stream flow by the wells was as low as 8 cfs.)

The study recommends potential solutions to address the seasonal low-flow/high-demand period. 1) Reduce UConn's need for well water by creating a reclaimed water facility (recycled water system) to supply the 500,000 gallons per day needed by the central utility/cogeneration plant on warm days. 2) Create additional water sources, such as drilling new wells or piping water from the Shenipsit Reservoir in Tolland. 3) During low flows, supplement the river's flow by releasing additional water from impoundments (reservoirs) upstream in Stafford and Ellington. Any of these measures would help preserve an adequate flow for aquatic life in the river.

The Alliance was represented on the study's Technical Advisory Group by Meg Reich. Recently, WRA submitted a letter of support for the study's recommendations. This study (and the Fenton River Study) will provide a scientific basis for UConn's upcoming update of its Water Supply Plan and will help protect the natural features and wildlife in both rivers.

Riverwatch

*Ct. DEP has proposed the first **Connecticut Stream Flow Standards and Regulations**. During the public comment period, WRA submitted a letter supporting the proposal as an important tool to maintain the health of the state's rivers. We also submitted suggestions for changes that could improve the effectiveness of the proposed regulations.

We raised an **important question**: Would those who have a current diversion permit (such as Tolland's well next to the Willimantic River) be required to participate in and comply with a "collective impact assessment" for the whole river? The proposal exempts current permit holders from the proposed regulations, but to effectively protect a river, the regulations should not address each diversion or dam in isolation. WRA recommended that a collective impact assessment must include ALL diversions. There was loud opposition to the proposed standards and regulations from vested interests, such as industries and water companies that divert water from the state's rivers. DEP will consider all of the comments and update the proposal before it goes to the state legislature for consideration.

*The Willimantic River Alliance is represented on the new **Mansfield Four Corners Sewer and Water Advisory Committee**, which is researching improvements to the commercial area at the junction of Rts. 195 and 44 in Storrs. Failing septic systems and contaminated wells have caused DEP to advise sewer upgrades for the area. This new group is also looking into the need for a public drinking water supply. Most of the land is in the river's watershed, and this project could impact Cedar Swamp Brook (a tributary to Eagleville Lake). To ensure protection of these waterways, the Alliance is advocating for an environmentally responsible plan.

***Time to get involved!** The Alliance is looking for additional representatives for its board of directors, especially from the lower river area. We meet eight times a year to discuss river-related issues and plan the Alliance's advocacy actions, workshops and recreational events. We welcome your input whether or not you wish to join the board. Our meetings are at the Tolland Town Hall at 7:00 p.m. on the fourth Wednesday of the month. You can always contact us at info@willimanticriver.org.

The Greenway Grows

STAFFORD The Norcross Wildlife Foundation has purchased 244 acres on the hillside above Staffordville Lake. This protects the immediate watershed of Furnace Brook, which joins Middle River in Stafford Springs to form the Willimantic River headwaters. NWF has preserved 8000 acres in Connecticut and Massachusetts, much of it within the river's watershed.

TOLLAND Last fall, Tolland purchased the 28-acre Becker property along the river. This parcel is on South River Road next to River Park, and it adds an additional 1500 feet of protected river frontage. The property will not be open to the public until a privately owned gravel removal operation has been completed.

COVENTRY Riverview Drive extends along the river from the Merrow Bridge to Jones Crossing Road. The east side of this road is the protected open space of Riverview Trail Park. When the Coventry Planning and Zoning Commission designated this as a scenic road, one of the commissioners cited WRA's letter of support as a factor for his favorable (and deciding) vote.

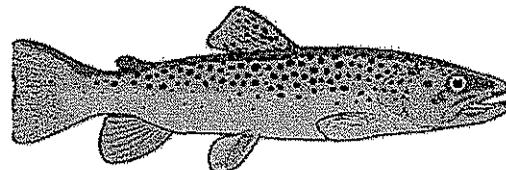
Spring Paddling Tips

Water levels can make or break a canoe/kayak trip on the river. Before going out, check the USGS Willimantic River stream gauge (in South Coventry) at the Alliance website's Recreation page, Paddling section. **Launch sites and maps** are also in this section.

Safety tips: state law requires that between October 1 and May 30 each person must wear a life jacket (PFD), and year-round there must be a PFD aboard for each person. Bring an extra rope and paddle, and tell someone where you plan to launch and take out. If you are a beginner, the safest place to try river paddling is in the slow current at River Park's handicapped-access boat launch on Plains Road (off of Rt. 32 just south of the Rt. 44 intersection in Mansfield Depot).

Fishing Season Opens

The river is stocked with trout, and the first day to try for a big one is **Saturday, April 17**. Fishing licenses and the 2010 Ct. Angler's Guide are available at all Town Clerk offices. Year-round fly fishing (catch-and-release) is available in the Cole Wilde Trout Management Area between Tolland and Willington. It extends for three miles from the mouth of Roaring Brook downstream to the Rt. 74 bridge. Check the Alliance website's Recreation page, Fishing section, for a link to a TMA map.



Calendar

The Alliance is now posting events on its **blog**. You can link to it from our website's Events page and find the latest posting, or check out the website's **Parks and Trails Guide** and explore one of the 25 public access areas along the river.

Saturday, April 24

Upper Willimantic River Paddle Canoe or kayak down this beautiful stretch of river for 8 miles from Tolland to River Park in Mansfield. Sponsored by AMC Ct. Chapter. For experienced paddlers with their own boats. Bring water and lunch. Life jackets required. Contact Betty at 860-429-3206 or pbrobinson@snet.net to register.

Wednesday, April 28

Water Trail Open House and WRA Annual Meeting Bring your suggestions for the water trail, preview the new Paddling Guide, and have some pizza! 6:00 p.m. at Willington Pizza (on Rt. 195 a half-mile north of Rt. 32). Annual meeting at 7:00.

Saturday, May 15

Lower Willimantic River Paddle Canoe or kayak for 7 miles from Eagleville Dam to the Rt. 66 rest stop. Sponsored by AMC Ct. Chapter. For experienced paddlers with their own boats. Bring water and lunch. Life jackets required. Contact Betty at 860-429-3206 or pbrobinson@snet.net to register.

Saturday, May 22

Willimantic Riverfest Family paddling down the river from Eagleville Dam to Willimantic. Sponsored by The Chamber of Commerce and Willimantic Whitewater Partnership. Information: www.windhamchamber.com or 860-423-6389.

Saturday, June 5

Water Trail Celebration and Family Cruise on the River Ribbon cutting and celebration at 10, followed by an easy flatwater trip for canoes and kayaks from River Park to Eagleville Lake. Choice of short or long (two mile) round trip. Bring your own boat.

Life jackets required for all participants. Bring water, lunch optional. Moderate to heavy rain cancels. Time: 10 a.m. to noon. Meet at River Park on Plains Road in Mansfield. Sponsored by Willimantic River Alliance and Mansfield Parks and Recreation Department. For information, call 429-3015 x 204.

Contributors: Vicky Wetherell, Meg Reich

Design and Layout: Ella Ingraham

Inquiries or submissions for the Fall 2010 Edition may be submitted to:

WRA, P.O. Box 9193, Bolton, CT 06043-9193
or info@willimanticriver.org

View previous newsletters at
www.willimanticriver.org.

Web Wise

Eagleville Brook has suffered from excessive stormwater runoff from the UConn campus and nearby development. The Environmental Protection Agency and the Thames River Basin Partnership websites offer good information about the brook's problems, its TMDL project, and efforts to reduce stormwater impacts. The Alliance website has links to these sites on the Conservation page under Current Status and Issues, Impaired Waterbodies List.

For local **natural resource information**, you can't beat a new website sponsored by Ct. DEP and UConn's CLEAR project. www.cteco.uconn.edu offers maps with your choice of overlays showing a variety of data, from watersheds to critical habitats.

Willimantic River Alliance – Membership Form

Name _____
 Address _____
 Town _____ State _____ Zip _____
 E-Mail _____ Phone _____

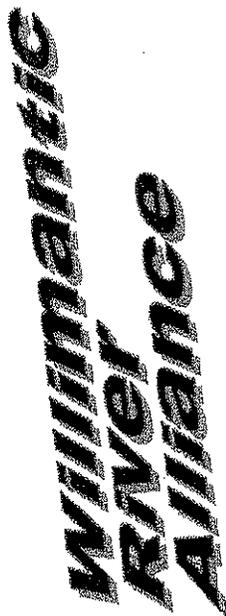
Memberships	Annual Dues
Senior/Student Individual	\$ 5.00
Family	\$10.00
River Steward	\$15.00
Patron	\$ 50.00
	\$ 250.00 (Lifetime Member)

Contact me about volunteer opportunities for the WRA

Mail completed form and check to:

WRA at P.O. Box 9193, Bolton CT 06043-9193

Thank you for joining the Alliance! Your membership dues may be tax deductible.



Founded in 1996, the Alliance has a mission “to protect and preserve the Willimantic River through cooperative and educational activities that promote regional awareness, stewardship, and enjoyment of the river and its watershed.” As a coalition of citizens, officials and local agencies, the Alliance sponsors events such as regional forums and outings and publications, including a newsletter and website www.willimanticriver.org. Our email address is info@willimanticriver.org.

Willimantic River Alliance, Inc. is a nonprofit 501 (c) (3) tax-exempt corporation. The Alliance promotes development of the Willimantic River Greenway, an official state greenway along the river’s 25 miles from Stafford Springs to Willimantic. This regional project aims to connect recreational, historical and natural resource features along the river. These connections are being created by the nine riverside towns through natural resource preservation and recreation projects, such as linking trails and improving access to the river.

The river’s watershed includes seventeen towns: (in Ct.) Andover, Ashford, Bolton, Columbia, Coventry, Ellington, Hebron, Lebanon, Mansfield, Stafford, Union, Tolland, Vernon, Willington, Windham, and (in Mass.) Monson, Wales.

Spring 2010

WILLIMANTIC RIVER ALLIANCE
 PO Box 9193
 Bolton, CT 06043-9193

Non-Profit Org
 US Postage
 PAID
 Permit No. 5
 Willimantic, CT 06226

Town of Mansfield
 Mayor
 4 S Eagleville Rd
 Storrs Mansfield CT 06268-2574



CONNECTICUT
CONFERENCE OF
MUNICIPALITIES

Research & Information Survey

THE VOICE OF LOCAL GOVERNMENT

2010-2011 Budget Increases

Municipality	Increase/Decrease Grand List	Proposed Increase/Decrease Budget	Form of Government
Berlin (Est. Pop: 20,364)	1.50%	2.10%	Council-Manager
Cheshire (Est. Pop. 29,066)	2.50%	1.57%	Council-Manager
Farmington (Est. Pop. 25,116)	0.93%	3.29%	Council-Manager
Newington (Est. Pop. 29,699)	0.90%	2.80%	Council-Manager
Newtown (Est. Pop. 26,737)	0.25%	3%	Selectmen-Town Council-Town Meeting
Plainville (Est. Pop. 17,221)	0.18%	2.19%	Council-Manager
Tolland (Est. Pop. 14,705)	1%	0.96%	Council-Manager

PAGE
BREAK

Editor:

4123

I read once again *the Chronicle's* unfortunately uneven reporting of community support for Storrs Center. The reporter noted that "a few residents have verbally supported the ongoing project." Let's review last year at how "few" people actually supported Storrs Center.

At the 2009 vote for the Mansfield town budget, which included annual funding for The Mansfield Downtown Partnership, the budget passed 463-89. There was a special motion to specifically remove funding for the Partnership which failed by a significant majority vote. The town referendum then passed 897-474. It appears then that the "few" people supporting Storrs Center are actually the majority of Mansfield voters.

It seems that year after year a very small, but loud minority somehow convinces people there is widespread dissent against Storrs Center. The truth of the matter is that during the time the Storrs Center project has been in existence, the community has overwhelmingly supported the vision, the inclusive process and timeline for Storrs Center. Last year's multiple budget votes are one clear indication of majority community support.

Town turnout and support of the ever-growing Festival on the Green and the Celebrate Mansfield Parade is another example of our community's support for the Mansfield Downtown Partnership's vision for the community. While specious rhetoric may feel fun to engage in, it does not truthfully represent the fact that Mansfield continues to support Storrs Center.

We will have a chance once again on May 11 to offer our support by voting in favor of Mansfield Downtown Partnership as a progressive, visionary plan for Storrs Center for all of Mansfield and not just a few. For more information, please visit:

www.smartgrowthformansfield.org, www.mansfielddowntownpartnership.org, or www.storrscenter.com.

Letters to the editor

mansfielddowntownpartnership.org, or www.storrscenter.com.

Barry A. Schreier, Ph.D.
Storrs

PAGE
BREAK

Editor: 4/26

I am writing to highlight a proposed ordinance that Mansfield is currently attempting to pass.

The ordinance will restrict parking on rental properties by making landlords submit a parking plan that would need approval (possibly requiring reconfiguring of the property to meet requirements), while limiting the number of cars to rental properties to a maximum of six (allowing only two guest spaces). Violations will result in a fine of \$90.

If parents want to see their children, if more than two of them show up at the same time (on private, residential property) they will face a \$90 fine.

This is highly discriminatory against those who rent property by treating renters as citi-

Letter to the editor

zens without the full rights of property owners. This will limit the freedom of renters by putting them under surveillance of the town to ensure that they do not have more guests than what the town has arbitrarily considered to be a reasonable amount.

By forcing landlords to modify their property to accommodate parking requirements, costs will increase for the landlords, which will increase rents to the tenants to cover the modifications.

This is the first of many planned restrictions that the town is proposing, the next aims to reduce the number of tenants that may share a rental and the number of bedrooms that

a homeowner may rent out to tenants. The enforcement of these rules will also result in higher taxes to the residents of Mansfield as the town is not currently equipped to handle these measures.

I strongly encourage residents to attend the public meeting scheduled for today at 7:30 p.m. to object the proposed ordinances that will have a detrimental effect on property values for current owners of homes as well as increase costs to students attending the University of Connecticut.

See more at:

www.mansfieldct.org/town/current/legal_notices/notices/2010/20100125_off_street_parking_ordinance_proposed.pdf

**Matt Scibek
Storrs**

PAGE
BREAK

'They were completely out of it'

Officials say Spring Weekend attendees drunker than usual

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

STORRS — Although town, state and University of Connecticut officials have said this year's Spring Weekend was calmer than in years past, it was a more inebriated Spring Weekend as well, said emergency officials.

So inebriated, some needed help breathing and could have died of alcohol poisoning.

According to Mansfield Fire Chief David Dagon, students and non-students who required medical assistance during the three-day celebratory weekend were in worse shape than usual.

"We've begun to see trends to acute alcohol intoxication," said Dagon to town council members Monday night.

Dagon, along with other safety personnel from town and State Police Troop C in Tolland, gave preliminary statistics about this year's festivities to

Mansfield councilors.

UConn's Spring Weekend is usually the weekend before the final week of spring semester classes. It is seen as a final party before final exams.

This year — as always — it was highlighted by a combination of parties, school-sponsored events and a massive state police presence on Thursday, Friday and Saturday.

Sanctioned events offered by university officials included mud volleyball, musical performances and other non-drinking activities.

However, the unsanctioned, off-campus parties — especially at Carriage House and Celeron Square apartments off Hunting Lodge Road — steal the spotlight annually and highlight student drinking at the state's flagship university.

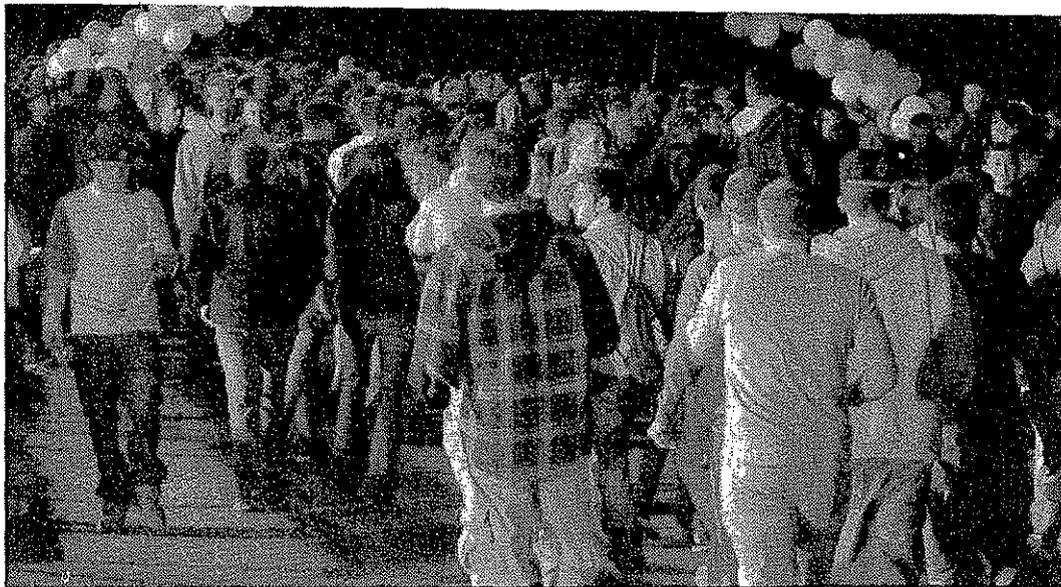
Overseeing the annual festivities comes with a hefty price tag.

(Officials, Page 4)

SPRING WEEKEND BY THE NUMBERS

- Arrests: 120
- State Police Troop C calls for service: 727
- Peak crowd estimate: 15,000
- Tickets issued: 423
- State troopers in Storrs each night: 88
- Firefighters/EMTs working Thursday: 78
- Firefighters/EMTs working Friday: 80
- Firefighters/EMTs working Saturday: 25
- Student nurse volunteers: 80 plus

— Source: Emergency and police officials



Marie Brennan

Thousands pour into X-lot on the University of Connecticut campus to party on Saturday night. According to officials, students and non-students who required medical assistance during the three-day celebratory weekend were in worse shape than usual.

Officials say Spring Weekend attendees drunker than usual

(Continued from Page 1)

Last year's event was estimated to cost \$225,000, including state police overtime and other fees associated with overseeing the alcohol-fueled weekend, according to a report compiled by Mansfield's town/university relations committee.

A similar report will be completed this year to evaluate the 2010 weekend, but no figures have been released summarizing this year's costs yet.

Preliminary numbers compiled by Mansfield Director of Emergency Management John Jackman show party goers took advantage of the medical personnel available throughout the weekend.

According to Jackman's draft of figures, 165 revelers utilized medical treatment and 58 visited the triage unit located on Hunting Lodge Road between Carriage House and Celeron.

These figures, combined with the state of those seeking attention, raised concern for local emergency personnel.

"(Some were) right on the edge of stopping breathing," said Dagon. "They were completely out of it."

Dagon said this type of assistance is considered advanced medical attention because the person in need is not "physically capable" of controlling their own

bodies.

"That's disconcerting," he said.

While revelers did rely on medical assistance, Mansfield Mayor Elizabeth "Betsy" Paterson said serious injury has been avoided at Spring Weekend celebrations because police and public safety personnel keep a close eye on festivities.

"You've got it down to a science," said Paterson to Jackman, Dagon, Mansfield Resident Trooper Sgt. James Kodzis and Troop C Commanding Officer Lt. Francis Conroy. "And that's why we haven't seen more serious injuries than we've had."

Although party-goers were watched over, it was still a violent weekend at UConn with one student being sent to Hartford Hospital early Friday morning.

Jafar B. Karzoun, 20, was originally taken to Windham Community Memorial Hospital in Willimantic, but was taken to Hartford via Life Star helicopter for a head injury after he was found unconscious on North Eagleville Road.

The 19-year-old man charged with Karzoun's injuries — Edi Rapo, of East Hartford — was arraigned and appeared in Rockville Superior Court Friday.

Originally held on \$250,000 bond, a Rockville judge reduced Rapo's bond to \$75,000 Friday morning. A 2021

officials, Rapo posted bond Friday afternoon.

Rapo, who police said is not a UConn student, was charged with second-degree assault, breach of peace, issuing a false statement and third-degree forgery.

He reportedly is a student at Manchester Community College.

Karzoun was still in critical condition this morning, according to Hartford Hospital officials.

As usual, town officials attended this year's Spring Weekend to see first-hand what it means when UConn students, their guests and outsiders come together for the annual weekend bash.

For those seeing it for the first time, it was an eye-opening experience, they said.

"I am concerned about the young women and young men," said Councilor Meredith Lindsey. "It was an experience that scares me to death."

Lindsey said she was scared for the party-goers because the number of public safety personnel was far outnumbered by the number of attendees.

She said she saw young adults drinking bottles of vodka with tears in their eyes.

"There are very dangerous things that are going on there and it's not right," she said. "We as a community have a responsibility to do something about it."

Proposed parking rules cause anger in Mansfield

Item #25

By CAITLIN M. DINEEN 4/27
Chronicle Staff Writer

MANSFIELD — A proposed parking ordinance that would impact approximately 290 rental units in town has led to a public outcry by landlords, residents and University of Connecticut students.

The "Ordinance Regarding Off Street Parking on Residential Rental Property" was up for discussion a second time Monday night as town council members revisited the ordinance.

The ordinance was first reviewed in January. No action was taken Monday night and the ordinance will be discussed again at a future, yet-to-be determined council meeting.

The hearing drew a crowd of approximately 30 people, including representatives from UConn's Undergraduate Student Government.

"Not only is it detrimental to students, but to the Town of Mansfield as a whole," said USG member Thomas Knecht.

According to councilor Peter Kochenburger, the purpose of the ordinance is simply to control parking in town.

"This proposal is a very modest one," he said during the scheduled public hearing, adding all it does is "regulate parking" in town.

The proposal targets one-, two- and three-unit apartment complexes to ensure

(Proposed parking rules, Page 4)

Proposed parking rules cause anger in Mansfield

(Continued from Page 1)

a parking plan is created and adhered to at each site.

Under the proposal, landlords must provide each unit with a minimum of two parking spaces and maximum of six designated parking spaces available.

Spaces must be clearly defined and on a site and spaces should not require a motorist to reverse out of the spot and directly onto the road.

Town officials said the ordinance aims to reduce blighted, congested and unsafe conditions in town.

Along with the proposal comes a cost to landlords.

A \$35 application fee — and a potential \$90 enforcement fine — is attached to the ordinance, said Mansfield Director of Planning Gregory Padick.

This cost, said Knecht, would be passed on to students and other renters impacted by the ordinance.

Knecht said the combination of application fees, potential fines and costs associated with building the approved parking site would directly go to renters.

"If I was the landlord, I would just try to raise the rent and pass it onto the tenant," he said. "That's just smart business practice."

USG representatives submitted a statement of opposition against the proposed ordinance during the

hearing.

Others speaking out against the ordinance said they opposed the town regulating and applying policy to private property.

"This draft would set a new precedent for ticketing on private property," said Mansfield resident Jake Friedman, who is not a landlord. "I find encroachment on private property rights rather spooky."

Friedman said the requirements in the ordinance were "extreme" and councilors should review the proposal further.

"You should vote no or send it back for real and earnest changes," he said.

While more people spoke against the proposal Monday, some area residents supported the proposal because they agree parking issues in town have become unsafe and unsightly.

"I feel that as time has gone on, (town officials) have been a little delinquent taking care of my town and my environment," said resident Jim Knox.

Knox specifically referred to the condition of Hunting Lodge Road — which houses several major apartment complexes and student-rented properties — saying it "sickens" him.

That part of town has evolved into a party haven, especially during Spring Weekend each April.

PAGE
BREAK

4/28

Update on Storrs Center is tonight

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

STORRS — Residents are invited to attend an update on the proposed Storrs Center project tonight in the Audrey P. Beck Municipal Building in Storrs.

The information session begins at 7 p.m.

The proposed 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 — complete with its \$220 million price tag — is to be funded by a mix of federal, state, local and private funding.

The center will be built in several phases.

Currently there have been nine letters of intent from restaurants and other businesses who said they intend to open shop in Phase 1A of the project.

Phase 1A is the north-end section of the project including Dog Lane.

Tonight's update will include the newest information about the project including updates on Storrs Road improvements and secured letters of intent for the project.

Those include Pomfret-based Vanilla Bean Café, Moe's Southwest Grill, Storrs Automotive, Wings Over Storrs, Travelplanners, Campus Cuts, Body Language, Tailoring by Tima and Cosimo's Italian Restaurant.

Storrs Automotive, an automobile repair shop,

Campus Cuts, a hair salon, Body Language, a tattoo studio, and Tailoring by Tima, a clothing alteration shop, are current tenants in the building that will be razed before new construction begins.

During tonight's update, officials from the Mansfield Downtown Partnership, Town of Mansfield, University of Connecticut and master developer LeylandAlliance will speak about the project and associated projects.

Tonight's update comes on the heels of several residents speaking out against the project, asking town officials to stop funding the project.

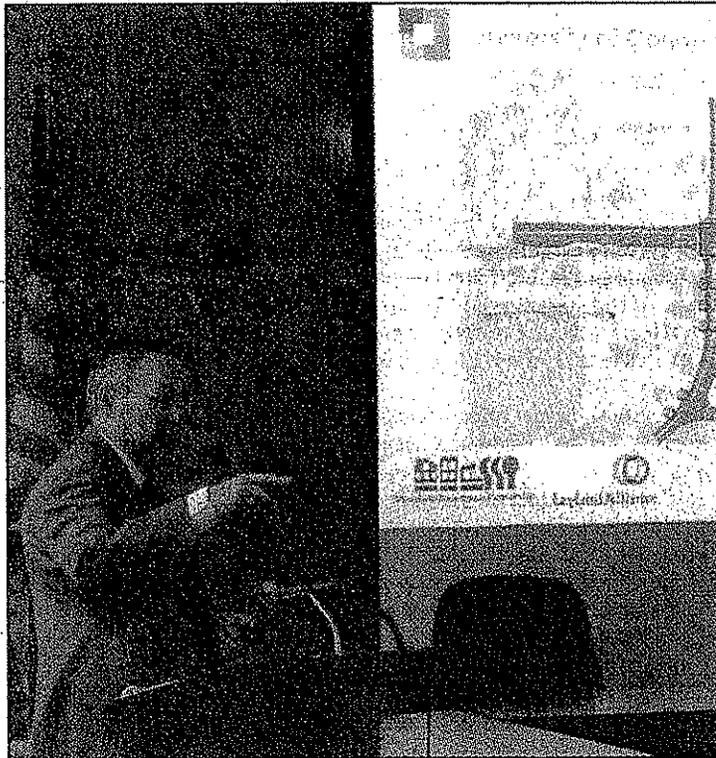
Since fiscal year 2001-02, Mansfield has contributed \$700,500 to the partnership and \$125,000 is budgeted in the fiscal year 2010-11 budget for the partnership.

During the town's budget public hearing, several residents spoke against the project citing the amount of town funding going into the project.

While some residents continually speak against the project, several local groups, including Hartford-based smart growth organization "1,000 Friends of Connecticut," and countless residents support the project's completion.

1,000 Friends of Connecticut first supported the project in 2008 because it utilizes existing infrastructure of the proposed site, used land efficiently and is mixed-use, among other reasons sited on the group's web site.

**PAGE
BREAK**



Matt Hulten

Stephen Rhodes, executive assistant to Michael Hogan, the president of the University of Connecticut, addresses the crowd during a meeting on the status of the Storrs Center project Wednesday evening. Those who spoke on behalf of the project, including Rhodes, were pleased with the progress the project was making, which includes getting commitments from businesses to locate in the center.

4/29

Backers upbeat about downtown plan's progress

By MICHELLE FIRESTONE
Chronicle Correspondent

STORRS — The small Mansfield village of Storrs is primarily known for two things: agriculture and hosting the main campus of the University of Connecticut.

Town officials, UConn staff, faculty and other community members are hoping this reputation changes with the completion of the \$220 million Storrs Center project, an effort to revitalize the town/university community by bringing in residential, commercial and retail development.

Wednesday, Mansfield officials and project organizers gathered at the Audrey P. Beck Municipal Building in Storrs to update the

public on the project's status.

According to project planners, space for businesses interested in signing on with the first stage of development is slowly running out.

Those involved said they are pleased with the progress made thus far and anticipate construction will begin in 2011 and be completed in five to eight years.

"We're super busy," said Macon Toledano of Leyland Alliance, the organization hired in 2004 to be the master developer of the project. "Things are moving along."

The quest for the development — whose primary goal is to create a college-town atmosphere

(Backers, Page 4)

Backers upbeat over center's progress

(Continued from Page 1)

at UConn — actually began in 2001 with the formation of the Mansfield Downtown Partnership, a nonprofit organization coordinating the project.

It was the partnership that hired Leyland Alliance.

"The UConn community is one of the few great universities in the country that doesn't have a great main street," said Howard Kaufman, executive vice president and general counsel for Leyland Alliance. "We are going to build that."

The team is currently planning Phases 1A and 1B of the Storrs Center project, which will encompass almost 48 acres and run from Storrs Road to South Eagleville Road.

They are starting to design various buildings and negotiate with commercial and retail businesses.

So far, 10 businesses have signed letters of intent to rent spaces in Storrs Center.

The list includes businesses new to town, such as Moe's Southwest Grill, Vanilla Bean Café, and Insomnia Cookies, and others that are relocating, such as Wings Over Storrs and Campus Cuts.

"There really aren't many spaces left," said Toledano. "At this point, this process of identifying retail tenants is going very well."

The development team is currently in talks

with several grocery stores.

According to partnership officials, a grocery store will help revitalize the local economy, which is hurting due to the lack of commercial and retail businesses in the area. "Storrs is crying out for more," Kaufman said.

Mansfield Town Manager Matthew Hart said added tax revenue would help, especially since the town acquires more than 40 percent of its operating revenues from the state of Connecticut.

Much of this comes from state Payment in Lieu of Taxes (PILOT) payments for nontaxable properties in town (such as universities and the prison).

"That's very unique," Hart said.

In addition to the downtown quest, Mansfield and UConn officials were on hand Wednesday to update the public on projects complementary to the proposed Storrs Center plan.

Stephen Rhodes, executive assistant to UConn President Michael Hogan, presented projects the UConn community is working on, independent of the efforts of the Mansfield Downtown Partnership.

One of the most important UConn projects, he said, is rebuilding the intersection of Mansfield Road and Route 195, which was ordered by the Connecticut State Traffic Commission as a condition of construction of new academic buildings.

The intersection has been problematic for a long time due to the fact the entrance to the Bishop Center fails to line up with Mansfield Road.

"It makes for a very awkward and, frankly, dangerous, intersection," Rhodes said.

Rhodes said construction on the new intersection will begin in the summer and be finished by fall. "This will really improve the flow of things here," he said.

Meanwhile, Lon Hultgren, public works director and town engineer in Mansfield, presented modifications that will be made to Storrs Road (Route 195), including landscaping, installing new street lights and creating medians and travel lanes.

The town will also build a wall along the west frontage of E.O. Smith High School, which is adjacent to UConn.

The development team has been talking with People's United and Citizen's Bank in an effort to get them on board the project, which has cost the town \$700,500 since the 2001-02 fiscal year.

A total of \$125,000 is budgeted for fiscal year 2010-11.

"They're very interested in funding the project," Kaufman said.

The project will be funded by a mix of private and government funding.

Farm stand plan raises eyebrows

By CAITLIN M. DINEEN 4/29
Chronicle Staff Writer

MANSFIELD — Planning and zoning commission members will continue taking opinions and comments next week before deciding if they want a permanent agricultural retail sales outlet on Browns Road.

The application — originally submitted March 22 by Bryan Kielbania of Enviro Enterprises LLC — was up for a public hearing last week. The hearing was continued until the commission's next meeting Monday. The farm stand, if approved, will be called Twin Ponds Farm Stand.

Three local residents attended the previous hearing and said they were concerned about the potential impact the retail site would have on the surrounding neighborhood, said Jessie Shea in the town's planning office.

Shea said residents who spoke about the retail outlet expressed concern over potential high volumes of traffic that would be associated with the site when it's open for business.

The commission has 65 days from the close of the public hearing to render their decision.

According to a memorandum from Mansfield Director of Planning Gregory Padick to commission members, an existing greenhouse and barn at the 483 Browns Road site would be used for the shop.

Padick said the site would be open April through

December, with typical hours of operation from 9 a.m. to 6 p.m. daily.

He said the store would sell perennials, annuals, vegetables, nursery plants and associated supplies. Made-to-order products such as wreaths and table decorations could also be purchased.

Padick said the site plans indicate other uses for the site as well, including hay rides, sleigh rides, corn mazes, pick-your-own fruits, vegetables, flowers and would potentially host educational classes.

According to Padick, concerns circulating around the proposal involve the proposed driveway, parking and driving pattern of the site.

Currently, the project calls for a gravel parking lot without specifically identified parking spaces and narrow driveway plans that may not be accessible for two-way traffic.

To address potential traffic issues on Browns Road, Assistant Town Engineer Grant Meitzler suggested posting advance warning signs.

"The amount of traffic on Browns Road is quite low and should easily accommodate this use provided modest warning signs are placed," he said.

The town's agriculture committee supports the business, but said it was important for the use of the land to conform to developmental rights purchased by the state Department of Agriculture.

The parcel of land the store would be located on is reserved for agricultural uses only.

PAGE
BREAK

Editor: 4/30

Again Spring Weekend has come and gone. Again interpretations of what happened during Spring Weekend have been rendered. According to some sources the numbers were down from previous years, and the participants were orderly and respecting. There were fewer arrests and most of the trouble was being blamed on non-UConn students. The strategy of the President of the University writing letters to parents and the many other measures taken by a Special Study Committee were beginning to work.

In my opinion, Spring Weekend was a disaster. Even though there is an open container ordinance in effect in Mansfield, students were allowed to brazenly display their open containers in full view without being challenged. At Carriage House and Celeron, furniture was set on fire and fire personnel and apparatus had to be used to extinguish them, under boos and some rocking throwing from the spectators. Many people had to receive first aid attention for intoxication and lacerations, ambulances were kept busy transporting casualties to hospitals. There even were reports of displays of nudity and public sexual acts. In my opinion Spring Weekend is not a celebration to the end of classes and an opportunity to have a good time, but it has become an invitation to raise hell.

Richard Pellegrine
Storrs

PAGE
BREAK

Editor: 5/3

A small group of people have spoken at every Mansfield Town Council meeting that I have attended.

They seem to be critical of the council, town employees, strict enforcement of regulations, too lax enforcement of regulations, the community center and probably many more subjects that I missed through inattention.

Mostly, they seem to want the town to change to one that spends the least possible, without regard for quality of life of the rest of us.

At the last meeting I attended, they spoke at length — at great length — about a number of subjects including objecting to some expenditures of less than \$50.

From May 5, 2009 to April 12, 2010 our small town had to deal with 101 freedom of information requests.

This is an incredible number.

Even more incredible is that 75 of the requests were made by only three people, who are three of the four people who are unrelenting in their disagreement with how the town is run: Elizabeth Wasmundt, Ric Hossack and Mike Sukoski.

I suspect that most of the readers of this newspaper understand that wasting the time of

Letters to the editor

town staff wastes money and raises taxes.

Howard Raphaelson
Storrs

PAGE
BREAK

PZC's plan to limit unrelated housemates gets mixed reviews

By CAITLIN M. DINEEN
Chronicle Staff Writer

5/4

MANSFIELD — A proposal to change the definition of “family” and make a reduction in the number of unrelated people who can live together has resulted in both positive and negative feedback.

Mansfield’s planning and zoning commission opened a public hearing on the proposed change Monday night and had some local residents in favor and others opposed.

According to commission Chairman Rudy Favretti, there was a mixture of thoughts regarding the changes.

“There were some (opinions) from both ways,” he said this morning, adding he could not comment further on the proposal because the hearing was continued to the commission’s June 7 meet-

ing.

The meeting will take place at 7 p.m. in the Audrey P. Beck Municipal Building.

The biggest change in the proposal would not only impact Mansfield residents, but would impact University of Connecticut students as well.

A proposed change to reduce the number of non-related individuals allowed to live together could impact how students rent single-family homes in town.

“Over the past decade, Mansfield has experienced a significant increase in the number of single-family dwelling units that have rented to unrelated individuals,” said Mansfield Planning Director Gregory Padick in a memo to commission members.

He said those units particularly attract UConn and Eastern Connecticut State University stu-

dents.

According to Padick, these rental units have resulted in “ongoing neighborhood impacts” including excessive noise, late-night parties, frequent emergency service visitations, trespassing, parking on lawns and poor property management.

“This situation has detrimentally affected the public’s health, safety and welfare,” he said.

Padick said the town’s zoning agent keeps a “watch list” of dwelling units occupied by unrelated individuals that have violated, or reportedly violated, zoning regulations.

He said that list has increased from 21 to 85 sites since 2000.

Town councilors briefly discussed the proposed change April 26 during their regular council meeting.

(PZC proposal, Page 4)

Advertisement

PZC proposal to limit unrelated housemates gets mixed reviews

(Continued from Page 1)

Deputy Mayor Gregory Haddad said he was interested in how the reduction of non-related people allowed to live together would financially impact student-renters.

Also under the proposal, the definition of family would be expanded.

The new definition would also

include marriage or civil unions, authorized custodial relationships or relationships among couples with children from prior unions and blood relations.

During the April 26 meeting, councilor Denise Keane said she thought it was important to have a detailed definition of family because families have changed significantly in Mansfield.

PAGE
BREAK

Editor:

For many days after the University of Connecticut's Spring Weekend, we read reports that behavior had improved compared with previous years.

Yes, I thought, except that a UConn student, Jafar Karzoun, was lying in critical condition in Hartford Hospital. However, I saw no mention of that in the analyses of weekend behavior.

Did Jafar's parents appreciate the "improvement"? Now, they are faced with the tragedy of his death. Should it comfort them that the person reportedly involved in the fight is not a UConn student?

The Chronicle tells us (Editorial, May 3) that the "Spring Weekend revelers" went "a bit too far." President Hogan says he wishes that UConn "could be immune from the crimes that affect every community at one time or another." I've lived in quite a few communities, most including universities, but never in another one "affected" by a similar spectacle.

Hogan says that university officials will "re-examine 'all aspects' of the weekend." In previous "examinations" by both UConn and Mansfield over many years, there were some who worried that sooner or later a life would be lost. Well folks, it's happened. Where's the outrage?

Jane Knox
Storrs

Editor:

Mansfield is considering its options for building, repairing or retrofitting its K-4 school buildings. I encourage the board of education to choose the option that provides the most flexibility and best chance for providing small classroom sizes for our children now and in the decades ahead.

I agree with the recommendation of the

Letters to the Editor S/A

building committee which spent more than a year examining the options. The best option is to build one, brand-new school that will house all of K-4 students.

It is not the size of the building that matters, it is the size of classroom. Building a brand new energy efficient school is the lowest cost option for the town. But it is also the option that provides us the most flexibility in the coming decade and beyond to assure that we can afford the teachers we need to keep our classrooms small. I would like to feel that we are setting on a path that has a stronger potential for funding teachers and technology, and not roofs and old boiler breakdowns in our future.

Any of the five options being considered by the town; one school, two schools, three schools — can work.

Ask yourself which option gives the town the most flexibility to focus on student needs — small classrooms, more effective provision of educational services to students with additional learning support needs and the ability to focus strongly on reading growth in the K-3 years. Building a new school will give us the flexibility to focus on our student's needs and not our physical plants.

Mansfield has one of the best school systems in the state. Preparing now for the future is the best way to ensure the quality of education continues at this extremely high level of excellence.

David Garvey
Storrs

Editor:

Mansfield's town meeting to approve/disapprove the budget is on May 11. It is difficult

to digest the entire budget, so here are a few of the items you have paid for recently.

Town Hall's Chili Fest party: \$53 at BJ's; \$45 at Chuck's Margaritaville (Post Chili-Fest margaritas?)

Pink confetti pigs: \$14.85; Pig corn holders \$11.79; Pig kitchen timer \$10.49.

Plant Maintenance Department: \$450 at Ruby Tuesday's in Vermont; \$490 at Big Y (Do they run a food service business on the side? The employee's lounge has a lot of Marie Callender's pies waiting to be cooked.). Department Rewards Program: \$500 at Wal-Mart for gift certificates. It seems employees need encouragement to come to work so they can get a gift certificate. Don't tell the other departments, they'll want some too.

Various travel accounts: Randy's Wooster Street Pizza, Storrs: \$95.40; \$58.30; 41.87. Willington Pizza: \$94.36. Angellino's: \$49.48. Starbuck's: \$12.72. It must count as travel to walk across the street for a coffee.

As you look at these bills, would you think they would be from a town hall? Maybe it's just easy to spend the taxpayer's money, especially when no one in Mansfield is responsible for checking on what management does with our tax money.

These are but a few of the credit card purchases from the month of February 2010. It seems that almost all of Mansfield's employees have town credit cards. Guess this is what the finance director meant when she said that Mansfield has a "decentralized" purchasing system.

I wonder, does Wal-Mart give its employees company credit cards? What about People's Bank or maybe JC Penny's?

Hope to see you at the town meeting. Hope you vote the way I will.

Betty Wassmundt
Storrs

PAGE
BREAK