



**TOWN OF MANSFIELD
TOWN COUNCIL MEETING
MONDAY, December 13, 2010
COUNCIL CHAMBERS
AUDREY P. BECK MUNICIPAL BUILDING
7:30 p.m.**

AGENDA

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EXECUTIVE SESSION

31. Personnel in accordance with CGS §1-200(6), 1-214(b)(5)(b)

ADJOURNMENT

SPECIAL MEETING – MANSFIELD TOWN COUNCIL
November 22, 2010

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

I. ROLL CALL

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

II. WORK SESSION

1. School Building Project

Town Manager Matt Hart stated the purpose of the meeting is to make sure all additional information needed for the decision making process is made available to Council members.

Director of Finance Cherie Trahan will provide information on the various options over the full twenty year period. This information will include debt service, tax rates, site acquisition costs, timing of school openings, the cost of an option where no land purchase is required, energy costs, transportation costs and other costs and savings over time. This information will be available at the December 13, 2010 meeting.

Director of Planning Gregory Padick reported on the site walk over the property under consideration near Goodwin School. The preliminary determination is that placing one of the two schools in the two-school option on the expanded site would be feasible. Staff has spoken to the property owner but no offer or decision has been made. Mr. Padick stated that a complete analysis of the site would require a two-school prototype and further engineering studies. The cost would be about \$20,000. The cost to acquire the land would be between \$500,000 and \$1,000,000. The Director of Finance will inquire as to how much of the acquisition costs would be reimbursable.

Mr. Allen, owner of the property being considered, participated in the site walk and stated that he would be amenable to additional engineering tests on the property.

Members of the Council discussed the most advantageous way to approach the unanswered questions including overall cost, the cost of renovations, the prioritization of the Mansfield Middle School renovations, the preferred number of schools and suitable locations.

Mr. Schaefer moved and Mr. Kochenburger seconded to authorize the expenditure of funds not to exceed \$25,000 for a study to analyze the sites near Goodwin School as identified by the Director of Planning and to begin additional engineering studies on those sites.

The motion failed with Mr. Kochenburger, Mr. Paulhus and Mr. Schaefer in favor and Ms. Moran, Mr. Ryan, Ms. Keane, Ms. Lindsey and Mayor Paterson opposed.

November 22, 2010

Staff will call Rick Lawrence of Lawrence Associates to see if removing some of the renovations at the Middle School and removing some of the square footage at the elementary schools would lower the cost. Mr. Lawrence will also be asked if using a different quality of materials would significantly lower the cost.

Mayor Paterson asked members to forward any questions they might have to the Town Manager prior to the meeting on December 13th.

III. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

No comments offered.

IV. ADJOURNMENT

Mr. Paulhus moved and Ms. Lindsey seconded to adjourn the meeting at 7:45 p.m.

Motion passed unanimously.

Elizabeth Paterson, Mayor

Mary Stanton, Town Clerk

REGULAR MEETING – MANSFIELD TOWN COUNCIL
November 22, 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: Keane, Kochenburger, Lindsey, Moran, Paterson, Paulhus, Ryan,
Schaefer
Excused: Haddad

II. APPROVAL OF MINUTES

Mr. Schaefer moved and Mr. Paulhus seconded to approve the minutes of the November 15, 2010 Special meeting as presented. Mr. Paulhus noted he left the Special meeting at 7:30 p.m. The motion to approve passed as amended. Mr. Schaefer moved and Mr. Paulhus seconded to approve the minutes of the November 8, 2010 meeting as presented. Mr. Paulhus noted he left the Executive Session at 10:30 p.m. Motion to approve passed as amended with all in favor except Ms. Lindsey and Mr. Ryan who abstained.

III. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Betty Wassmundt, Old Turnpike Road, raised concerns about the actions of the Committee on Committee, the proposed pay raises, and the Leyland Alliance contract. Statement attached.

David Freudmann, Eastwood Road, questioned the liability of the Town for the relocation expenses in connection with the Storrs Center Project.

Roger Roberge, Woodland Road, questioned the proposed benefits and raises and asked that town employees be asked to forgo any wage increases.

Mike Sikoski, Wildwood Road, also questioned the need for an increase in wages; took issue with the terms of offices for the Ethics Board; stated that he too did not receive META mail notification of the Committee on Committees meeting and questioned the openness and transparency in the process leading up to the Development Agreement.

IV. REPORT OF TOWN MANAGER

Statement attached

V. REPORTS AND COMMENTS OF COUNCIL MEMBERS

Mr. Paulhus attended the Veteran's Day event in Mansfield and commented that it was a well attended, nicely presented event. Mr. Paulhus also attended the Charter Member reception for the Community Center at which Director of Park and Recreation Curt Vincente made a thoughtful and informative presentation.

Ms. Keane spoke in favor of putting the volunteer opportunities on the front page of the Town's website. Mr. Kochenburger added that the list of the day's meetings would also be helpful on the front page of the website.

Mayor Paterson will contact Gregory Haddad and Denise Merrill to find a convenient time for a reception in honor of their service to the Town as a member of the Council and the Town's State Representative, respectively.

VI. OLD BUSINESS

1. Town Council Rules of Procedure

Mr. Schaefer moved and Mr. Ryan seconded, effective November 22, 2010, to adopt the recommended amendments to the Town Council Rules of Procedure, as presented by the Personnel Committee.

Mr. Schaefer moved to split the motion into two sections the first concerning the new Rule 9e and the heading change for Rule 9 and the second concerning changes to Rule 3c and Rule 2g. The motion to split the recommendation of the Personnel Committee was seconded by Mr. Ryan and passed unanimously.

Mr. Schaefer moved and Mr. Ryan seconded to approve the addition of Rule 9e and the heading change to Rule 9 as presented by the Personnel Committee.

Members discussed the intent of the 2007 revisions to the Charter which attempted to increase the power of the Council; the fact that the proposed Rule 9e has been the practice of Councils since 1971 and is not inconsistent with the Charter; and that historically the Mayor has asked for volunteers to fill the standing committees and then works to balance work load and party affiliation.

The motion passed with Kochenburger, Moran, Paterson, Ryan and Schaefer in favor and Keane, Lindsey and Paulhus opposed.

Mr. Schaefer moved and Mr. Paulhus seconded to move language from Rule 3c to Rule 2G as presented by the Personnel Committee.

Mr. Schaefer offered a statement which is attached.

The motion to approve was passed with all in favor except Mr. Schaefer who voted no.

VII. NEW BUSINESS

2. Financial Statements Dated September 30, 2010

Mr. Ryan moved and Ms. Moran seconded, effective November 22, 2010, to accept the Financial Statements Dated September 30, 2010, as presented by the Director of Finance.

The motion to approve passed unanimously.

3. Lease Agreement for Tredgold Hall

Ms. Moran moved and Mr. Ryan seconded, effective November 22, 2010, to authorize the Town Manager, Matthew W. Hart, to execute a lease agreement with the University of Connecticut for the use of Tredgold Hall located on the grounds of the Mansfield Training School located at 123 Walters Avenue in Mansfield for cold storage, for a term of two (2) years, commencing on March 1, 2010 and ending on February 28, 2012.

The motion passed unanimously.

4. Contract Between the Mansfield Board of Education and the Mansfield Education Association

Mr. Ryan, who represented the Council during the negotiations, urged ratification of the contract calling it a favorable settlement for the Town.

Mr. Ryan moved and Mr. Schaefer seconded to ratify the agreement between the Mansfield Board of Education and the Mansfield Education Association.

Motion passed unanimously.

5. Open and Transparent Government Policy

Mr. Paulhus moved and Mr. Schaefer seconded, effective November 22, 2010, to adopt the Open and Transparent Government Policy presented and endorsed by the Personnel Committee, and to include the Open and Transparent Government Policy in the Town Council's policy index.

Mr. Schaefer amended the motion to change the work "utilize" to "use" in the first paragraph of the policy.

Motion to approve as amended passed unanimously.

6. Fiscal Year 2010/11 Wage and Benefits Adjustment for Nonunion Personnel

Mr. Schaefer moved and Mr. Paulhus seconded to: 1) increase the pay rates in the Town Administrators Pay Plan by 1.5 percent retroactive to July 1, 2010 and by another 1.5 per cent effective January 1, 2011; 2) authorize the Town Manager to award regular nonunion employees with a 1.5 percent wage increase retroactive to July 1, 2010 and by 1.5 percent effective January 1, 2011; and 3) authorize the Town Manager to make the changes to the health insurance benefits for nonunion employees, as recommended by the Manager.

Motion passed unanimously.

7. Development Agreement – Phase 1A and 1B – Town of Mansfield, Storrs Center Alliance, LLC and Education Realty Trust, Inc.

Mr. Ryan moved and Mr. Schaefer seconded to approve the following resolution as modified:

BE IT RESOLVED, that a public hearing be held before this Town Council on Thursday, December 9, 2010, at 7 p.m. at a location to be determined and set forth in the public notice, to receive public comment directed to a document entitled "Development Agreement, Phases 1A and 1B, Town of Mansfield, Storrs Center Alliance, LLC, and Education Realty Trust, Inc., notice of said hearing to be published on the town website forthwith, and in the Chronicle on or about November 26, 2010, and on or about December 2, 2010, with copies of said document made available on the website and at the office of the Town Clerk at the Town Hall and at the Public Library, 54 Warrentville Road, Mansfield Center, CT, on or before December 2, 2010, said hearing to be conducted in the manner required by Rule 4b of the Town of Mansfield Town Council Rules of Procedure, except that the Town Council and staff may offer responses to questions raised by citizens regarding the details of the document.

Motion passed unanimously.

VIII. DEPARTMENTAL AND COMMITTEE REPORTS

No comments

IX. REPORTS OF COUNCIL COMMITTEES

Ms. Moran, Chair of the Committees on Committees reported the Committee continues to work on reviews of terms of appointments for the various committees. Members are in the process of contacting committee chairs to ascertain if current members are still willing to serve and to determine the types of volunteers needed to fulfill the charges of the committees. As soon as the list of openings is compiled the Committee will begin to advertise those vacancies. The Committee is in the process of interviewing candidates to fill the opening on the Ethics Board which was a result of a resignation. The Committee would like to have a lawyer who is not involved in extensive real estate dealings with the Town. The Committee has also been looking at the terms of appointment for members of the Ethics Board.

The Committee on Committees offered the following recommendations:
Saul Nesselroth as a full member of the Ethics Board filling Nancy Cox's vacancy and Susan Westa to the Open Space Committee.
Motion to approve passed.

X. PETITIONS, REQUEST AND COMMUNICATIONS

8. C. Schaefer re: Four Corners Update
9. L. Hultgren re: CPI Increase for Single-family Garbage/Recycling Collection Contract
10. G. Padick re: Storrs Center Update 11/8/10
11. Press Release: Town of Mansfield has a Facebook page!
12. Tax Incentives to Protect Family Farms Workshop
13. Reminder News "Town rallies around injured man" – 10/14/10
14. Chronicle "Council concerned on Masonicare status" – 11/4/10
15. Chronicle "Mansfield mulls zone reg changes" – 11/6/10
16. Chronicle "Mansfield council approves DUI enforcement funds" – 11/9/10
17. Daily News "Union should be polling place on Election Day" – 11/11/10 – Mr. Paulhus asked the Town Clerk to update Council members on previous research done on this issue.
18. Chronicle "Berliner expected to retire for good in December" – 11/15/10
19. Chronicle "Editorial: We offer these threads, needles" – 11/15/10
20. Chronicle "Mansfield wants input on police" – 11/16/10
21. Chronicle "Storrs Center project: Zoning changes needed."

XI. FUTURE AGENDAS

No additions

Ms. Moran moved and Ms. Keane seconded to recess and move into Executive Session to discuss the 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). Motion passed unanimously.

XII. EXECUTIVE SESSION

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)

Present: Keane, Kochenburger, Lindsey, Moran, Paterson, Paulhus (left at 10:30 p.m.), Ryan, Schaefer

Also included: Town Manager Matt Hart, Town Attorney Dennis O'Brien, Director of Public Works Lon Hultgren, Director of Planning Gregory Padick and John Walsh from Environmental Partners.

7. 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

November 22, 2010

To: Mansfield Town Council
From: Betty Wassmundt

RE: Committee on Committees meeting held on Nov. 15th 2010.

I received no META mail notice of this meeting. I request a very specific explanation as to why.

The topics for this meeting were possibly controversial and would be known to be of interest to certain members of the public, myself included, therefore I request written proof from the Town Manager that this meeting actually was properly noticed.

I request that, starting immediately, all meetings of the Town Council, Town Council committees and Planning & Zoning Commission be noticed on the front page of the town website on the day they are to occur.

RE: Board of Ethics.

There is an opening on this Board. I request that this opening be advertised so that it's open and available to all interested parties to apply.

In the interest of "Open, Transparent Government", I request that all committee vacancies be listed on the front page of the town website beginning immediately.

RE: Pay Raises.

I urge you to vote NO to any additional pay raises for town employees. How can you justify giving pay raises in this economic climate? The public is going to have to bail out the State and the Federal Government. Mansfield employees already are well paid and have outstanding benefits. We have twice as many employees as does Coventry and Coventry functions perfectly well. Our democratic governor-elect recognizes the need to control the cost of government. You need to cut the cost of Mansfield's government.

Mansfield is controlled by the Democratic party but you're not the traditional democratic party; you're the party of, by and for the public employee. Just take a look at who you are – all public employees – but one of you. It's time public employees realize what a good deal they have and stop being so greedy. It's the private sector that creates the wealth that supports you all. The private sector is struggling to survive and can not afford the increasing cost of the public employee. This cost is not sustainable, to use your buzz word. Vote No to pay raises, all pay raises.

RE: Leyland Alliance contract.

Education Realty Trust has announced that it signed an agreement with the University of Connecticut in September. I read that you will make available the secretive Leyland alliance contract soon. Please provide the contract between EDR and Uconn and between Leyland Alliance aka Storrs Center Alliance and Uconn. It is critical to have these contracts prior to assessing the proposed contract with Mansfield and Leyland alliance. The public needs this information and I would like to know that you know it. Thank you.

Memo

To: Town Council
From: Matt Hart, Town Manager
CC: Town Employees
Date: November 22, 2010
Re: Town Manager's Report

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

Departmental/Division News

- *Human Services*
 - *Volunteer Driver Program* – After many months of planning and development the Volunteer Driver Program is now up and running. This new program is available to all residents of Mansfield age 60 and older, and rides are provided both locally and out-of-town to a variety of destinations. While there is no charge for rides, donations are accepted to help to support program expenses. At this time priority will be given to individuals who need rides to medical appointments locally, but we will expand this as more drivers become available. We currently have twelve drivers who have been cleared to participate, and we will continue to be looking for more. Volunteers may drive their own vehicle, or may use one of the Town's cars for this program. If you use your own car, mileage reimbursement will be offered. If you are interested in volunteering your time as a driver, or if you need a ride, please call Gianna at 429-0262, X 12. At this time we expect that we will need at least 48 hours notice for any trips, so please leave a message on the voicemail and Gianna will get back to you to finalize plans for your trip. Thank you for supporting this important new program!
 - *Senior Center Veteran's Day Celebration* – The Senior Center hosted their annual Veteran's Day Celebration on November 10th. The event was attended by more than 120 individuals including Mayor Paterson and Council members Moran, Lindsey, Paulhus and Schaeffer. We wish to extend our great appreciation for the donations from Angellino's Restaurant, Willington Pizza and several individual donors that helped to make this year's program a success.
- *Parks and Recreation*
 - *Mansfield Marlins* - The Mansfield Marlins (the Community Center swim team) had a meet on Tuesday, November 16th. Everyone was very excited and had a great time. This program is very popular with over 70 participants in each of two sections (based on swim experience).
 - *Open House* - We had a very successful Family Open House on November 14th. People came and tried classes, got information and some even joined the Center. We estimate that there were about 200 people here throughout the afternoon.
 - *Winter Brochure* - The Parks and Recreation Winter brochure will be mailed out Thanksgiving weekend. Registration for members for aquatics and fitness programs begins on November 29th. Registration for residents for other programs begins on December 4th, and non-member, non-resident registration begins on December 9th.
- *Town Manager's Office*
 - *Facebook Page* – The Town of Mansfield now has a Facebook page! We hope our presence on Facebook will increase awareness of local issues and public participation among all, particularly the growing younger demographic that commonly looks to social networking sites as a source of information. Check it out and "like" our page!

Major Projects and Initiatives

- *Storrs Center*
 - The Town has retained the Rocky Hill office of Desman Associates to provide planning, design, and engineering services for the Storrs Center parking garage. Funding for the garage has been obtained through a state grant. The availability of efficient and economical parking is

critical to the Storrs Center project and the parking facility will be one of the first structures built to accommodate the visitors and residents in Phase 1 of Storrs Center. The garage will be built in coordination with an intermodal center that will focus on providing alternative means of transportation to Storrs Center including local, University of Connecticut, and regional bus service. The parking garage and Phase 1A are scheduled to open in the summer of 2012. Phase 1A includes 125 rental apartments and 30,000 square feet of commercial space on the north side of Dog Lane. Desman Associates will provide architectural, engineering, and construction administration services for the parking structure and its interface with adjacent and adjoining project components including transit-related facilities for bus passengers, bicyclists, pedestrians, and car sharing. Desman Associates is a leading national specialist in transportation improvements and the planning, design, and construction administration of parking facilities. Since its inception in 1973, the company has provided public, private, and institutional clients in the United States and abroad with planning, design, and restoration services for over 5,500 parking projects. Desman currently has eight offices throughout the country including Connecticut and Boston, which comprise the New England division.

Upcoming Meetings*

- Traffic Authority, November 23, 2010, 10:30AM, Conference Room B, Audrey P. Beck Municipal Building
- Communications Advisory Committee, November 23, 2010, 10:30AM, Conference Room C, Audrey P. Beck Municipal Building
- Mansfield Advisory Committee on the Needs of Persons with Disabilities, November 23, 2010, 2:30PM, Conference Room B, Audrey P. Beck Municipal Building
- Regulatory Review Committee, December 1, 2010, 1:15PM, Conference Room B, Audrey P. Beck Municipal Building
- Mansfield Advocates for Children, December 1, 2010, 5:00PM, Council Chambers, Audrey P. Beck Municipal Building
- Special Town Council Meeting, December 1, 2010, 7:00PM, Council Chambers, Audrey P. Beck Municipal Building
- Mansfield Downtown Partnership Board of Directors, December 2, 2010, 4:00PM, Mansfield Downtown Partnership Office
- Ethics Board, December 2, 2010, 4:30PM, Conference Room B, Audrey P. Beck Municipal Building
- Community Quality of Life Committee, December 2, 2010, 7:30PM, Council Chambers, Audrey P. Beck Municipal Building
- Planning and Zoning Commission, December 6, 2010, 7:00 PM, Council Chambers, Audrey P. Beck Municipal Building
- Agriculture Committee, December 7, 2010, 7:30PM, Conference Room B, Audrey P. Beck Municipal Building
- Zoning Board of Appeals, December 8, 2010, 7:00PM, Council Chambers, Audrey P. Beck Municipal Building
- Mansfield Community Campus Partnership, December 9, 2010, 4:00PM, Council Chambers, Audrey P. Beck Municipal Building
- Mansfield Board of Education, December 9, 2010, 7:30PM, Council Chambers, Audrey P. Beck Municipal Building
- Housing Code Board of Appeals, December 13, 2010, 5:00PM, Conference Room C, Audrey P. Beck Municipal Building
- Town Council, December 13, 2010, 7:30PM, 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.*

Again, I believe the Pledge of Allegiance is rote:

Because no-one understands all the terms it involves,
Because its origins should be highly suspect (Francis Bellamy was, horrid of
horrids, a socialist!*)

To some it may seem as an inspiration, despite not knowing all that it contains.
But we have seen, in other matters, when we do not know something, something
unexpected can happen. In this case, there are a few of us who, not knowing anything
about us, assume we are not as patriotic as they are.

But to repeat a Pledge they do not fully understand, is not patriotism. It is a fake
patriotism. Mere words cannot make a patriot. Especially in these climes, when the words
were written by a socialist!

I mean! Land o' Goshen!

Carl Schaefer
Nov. 17 or so/10

*He was also the brother of Edward Bellamy, who wrote "Looking Backwards" (1888):
A novel based on a man who slept until 2000, and all that happened there. I read it years
ago (not in 1888), and it's good. It was a best seller.

SPECIAL MEETING – MANSFIELD TOWN COUNCIL

November 29, 2010

DRAFT

Mayor Elizabeth Paterson called the special meeting of the Mansfield Town Council to order at 7:00 p.m. in Council Chambers of the Audrey P. Beck Building.

I. ROLL CALL

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

Excused: Lindsey

Mr. Haddad moved and Mr. Paulhus seconded to recess as the Town Council and enter into Executive Session to discuss continued review 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)
The motion passed unanimously.

II. EXECUTIVE SESSION

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

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

Also Present: Town Attorney Dennis O'Brien, Town Manager Matt Hart

III. ADJOURNMENT

The Town Council reconvened in regular session. Mr. Paulhus moved and Mr. Ryan seconded to adjourn the meeting at 10:20 p.m.

Motion passed unanimously.

Elizabeth Paterson, Mayor

Mary Stanton, Town Clerk

SPECIAL MEETING – MANSFIELD TOWN COUNCIL

December 1, 2010

DRAFT

Councilor Toni Moran called the special meeting of the Mansfield Town Council to order at 7:00 p.m. in the Council Chambers of the Audrey P. Beck Building.

I. ROLL CALL

Present: Haddad (arrived 7:30 p.m.), Kochenburger (arrived 7:25 p.m.), Lindsey, Moran, Paulhus (left 7:32 p.m.), Ryan
Excused: Keane, Paterson, Schaefer

II. WORK SESSION

1. Presentation on the Storrs Center Project Development Agreement Phases 1A and 1B – Town of Mansfield, Storrs Center Alliance, LLC and Education Realty Trust, Inc.

Ms. Moran welcomed the public to the meeting and noted the draft agreement among the Town of Mansfield, Storrs Center Alliance LLC and Education Realty Trust, Inc has been reviewed extensively by the Town Council. The draft incorporates many of the ideas and suggestions the Council has been hearing from the public. Ms. Moran stated that the agreement protects the interest of the Town in substantial ways.

Town Manager Matt Hart outlined the evening's agenda and thanked all those who have worked on the Storrs Center Project. Mr. Hart noted that copies of the draft Development Agreement will be available at the Library and the Town Clerk's office and on the Town's website.

Town Manager Matt Hart, Director of Public Works Lon Hultgren, Executive Director of the Mansfield Downtown Partnership Cynthia van Zelm and Financial Advisor Shuprotim Bhaumik described the project, outlined the key terms of the Development Agreement, presented a fiscal analysis and risk assessment and identified project benefits. Presentation attached.

Howard Kaufman of Storrs Center Alliance LLC described the proposed rental units as market rate apartments being designed to appeal to a wide variety of renters. The amenities found in the units are not those usually associated with student housing.

Lon Hultgren, Director of Public Works, announced a meeting to be held on December 8, 2010 at 5:00 p.m. to discuss what should be included in the Intermodal Center. Mr. Hultgren described the Center as a place where various modes of transportation interact.

Tom Callahan, a University Representative to the Mansfield Downtown Partnership, outlined the positive effect the recently approved water reclamation facility will have on the University's ability to provide water for the Storrs Center Project and other future developments.

Cherie Trahan, Director of Finance, detailed the funding for the business relocation cost to be incurred by the Town and presented anticipated revenues and expenditures for the Storrs Center Project. Worksheet attached.

Mr. Ryan moved and Ms. Moran seconded, effective December 1, 2010, to refer the draft Development Agreement - Phases 1A and 1B - Town of Mansfield, Storrs Center Alliance, LLC and Education Realty Trust, Inc, to the Planning and Zoning Commission for review pursuant to CGS §8-24 and to the Mansfield Downtown Partnership, Inc. for review and comment pursuant to its role as the municipal development agency for Storrs Center.

December 1, 2010

Motion passed unanimously.

Deputy Mayor Haddad announced that the public hearing on December 9, 2010 at 7:00 p.m. in the E. O. Smith auditorium will be the opportunity for citizen input. Mr. Haddad added the Council is looking forward to hearing from the public.

ADJOURNMENT

Mr. Kochenburger moved and Mr. Ryan seconded to adjourn the meeting at 9:05 p.m.

Motion passed unanimously.

Gregory Haddad, Deputy Mayor

Mary Stanton, Town Clerk

December 1, 2010

Storrs Center Project Development Agreement

Phases 1A and 1B - Town of Mansfield, Storrs
Center Alliance, LLC and Education Realty
Trust, Inc

Agenda

- Development program
 - Private improvements
 - Public Improvements
- Key terms of Development Agreement
- Fiscal analysis
- Managing risk
- Project benefits
- Next steps
- Q & A

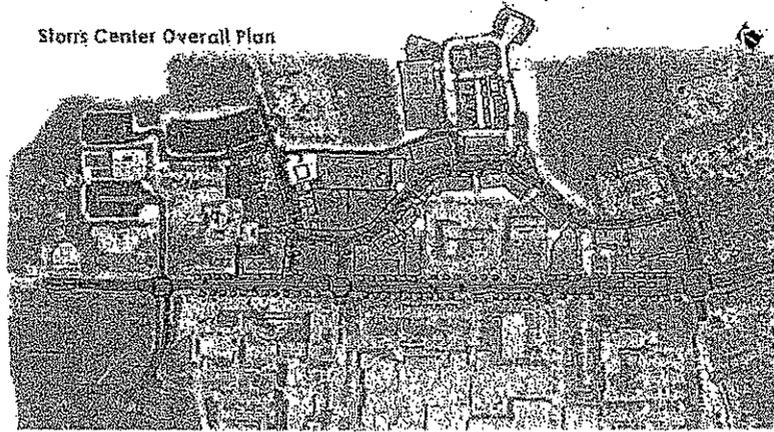
Development Program

History

- 40 year vision for a downtown in Mansfield
- Mansfield Mayor Mike Schor initiates Town/University/Community Partnership (1999)
- Concept Plan for Downtown developed (2002)
- Town Council unanimously designates Mansfield Downtown Partnership as its municipal development agent (2002)
- MDP solicited LeylandAlliance as master developer for Storrs Center (2004)
- Municipal Development Plan for Storrs Center downtown approved by Town Council/Mansfield Planning and Zoning Commission/University Board of Trustees/Windham Region Council of Governments/Partnership (2005)

Overall Storrs Center Concept Plan

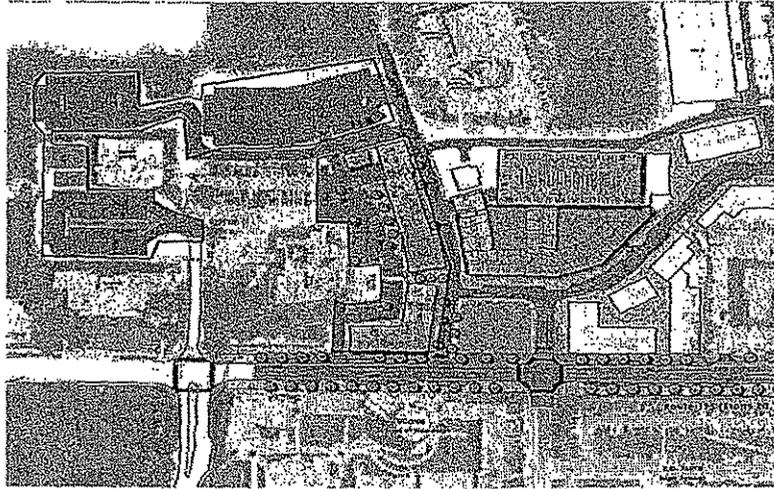
Storrs Center Overall Plan



Town Square



Phase 1A and Phase 1B



Program for Phase 1A and 1B

- Mixed Use
- Phase 1A
 - 132 residential units
 - 29,400 square feet of commercial
- Phase 1B
 - 158 residential units
 - 44,000 square feet of commercial
- Parking for Residents, Visitors and Employees
 - Garage (est. 540 to 650 spaces)
 - Surface lot (est. 161 spaces)
 - On-street (est. 68 spaces on Storrs Road, Dog Lane)
- Town Square

Environmental Benefits

- Redevelop largely previously developed property (12.1 acres of 17 are redevelopment of previously developed site)
- Improve storm water quality and management and wetlands
- Preserve 25 acres of open space
- Development consistent with Sustainability Guidelines
 - Initiated by Partnership Planning and Design Committee
 - Model for state (subject of CT Department of Environmental Protection video commemorating the 40th anniversary of Earth Day)
 - Addresses land use, energy conservation, water use and management, eco-system preservation, etc.
- Pedestrian-oriented/walkable

Design and Construction Schedule

- Zoning Permit Review and Approval
- Building Permit Review and Approval
- Planned Construction Start and Completion
 - Phase 1A – Spring 2011 Start/July 2012 Opening
 - Phase 1B – Spring 2012 Start/July 2013 Opening

Village Street



Public Infrastructure – Grant Projects

<input type="checkbox"/> Storrs Road Improvements	\$5.25M	State & Fed
<input type="checkbox"/> Dog Lane Improvements	\$1.025M	State & Fed
<input type="checkbox"/> Parking Garage	\$10M	State
<input type="checkbox"/> Intermodal Center & Transit Pathways	\$6.615M	Fed

TOTAL \$22.89M

Area Map

- State Project No. 77-223
Storrs Road (Rt. 195) Improvements
 - Begins 100' +/- south of Mansfield Road
 - Extends to 300' +/- south of Post Office Road/
S. Eagleville Rd. Intersection
 - Total Length = 2,230' +/-
- State Project No. 77-227
Dog Lane Improvements
 - Begins at the Intersection of Dog Lane and Storrs Road (Rt. 195)
 - Extends east 700' +/- (350' +/- west of Willowbrook Rd. and Dog La. Intersection)
 - Total Length = 700' +/-

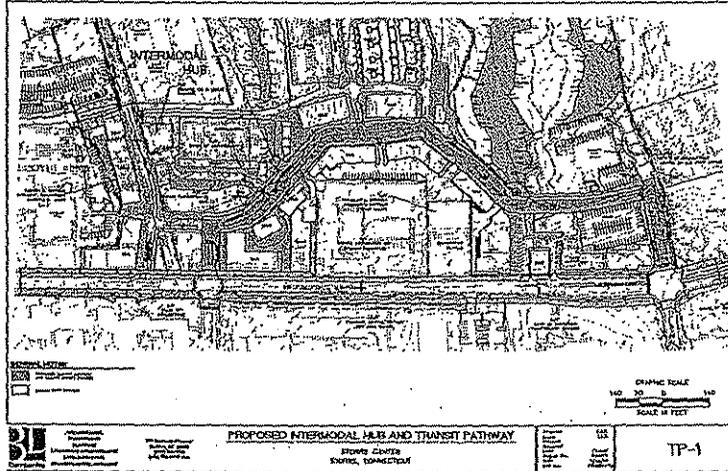


Area Map (continued)

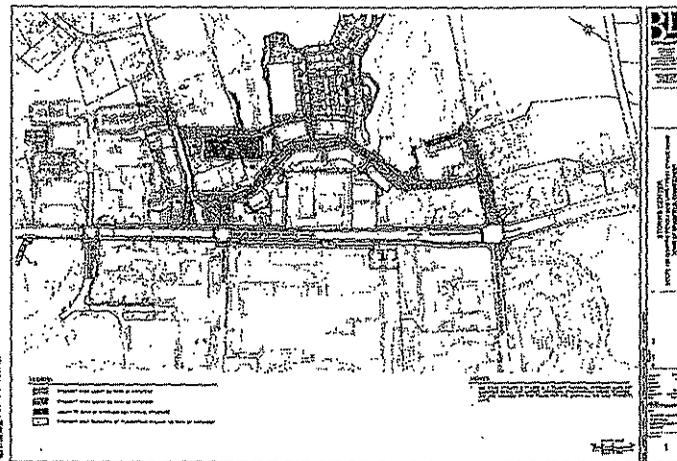
- Adjacent and Abutting Projects
 - Publications Building Demolition & Abatement (Town of Mansfield)
 - State Project No. 77-217 (Town Enhancement Project)
 - Storrs Center (Private Development)
 - Storrs Center Parking Garage (Town of Mansfield)
 - Sanitary Sewer Improvements on Storrs Rd. (UCONN)



Garage, Intermodal Center and Transit Pathway



Transit Pathways ... evolving



Key Terms of Development Agreement

Negotiating the Development Agreement - Key Objectives

- Adhere to community's vision for Storrs Center
 - Create a civic town center
 - Mixed use project
 - Apply principles of intelligent land use and sustainability
 - Enhance town's tax base
- Manage and mitigate the Town's risk with respect to issuance of debt and the assumption of management obligations related to Storrs Center
- Maximize use of federal and state grant funds to support public infrastructure

Negotiating the Development Agreement - Key Objectives (cont'd)

- Any municipal contribution to capital elements of the project or public infrastructure to be financed via NET revenue derived from the project
- Design operational structure of garage and parking system to be ultimately self-supporting; parking revenues to cover costs of operation, maintenance and deferred maintenance
- Negotiate an agreement that is fair and equitable and is cognizant of the relationship between the parties

General Conditions

- Three-party agreement
 - Town of Mansfield
 - Storrs Center Alliance, LLC
 - Education Realty Trust, Inc
- Private and public improvements to be completed in accordance with Phase 1A/1B schedule and maintained in a "first class manner"

Development of Intermodal/Parking Facility (Art. 3)

- Town to construct the 540-space facility using \$10M grant proceeds. Town to prepare alternate design (650 spaces) if budget allows. Parties to cooperate to find way to proceed with alternate design if budget is insufficient.
- Parking facility may include intermodal hub
- If aggregate estimated costs exceed grant funds Town has the right to adjust project scope to reduce costs, but must consult with developer parties on any material changes. Town must reasonably consider developer parties' comments.

Development of Intermodal/Parking Facility (Art. 3) (cont'd)

- Town to construct alternate design if budget allows; developer parties have right to fund any budget deficiency to allow construction of alternate design
- UConn to convey property to Town; SCA (Storrs Center Alliance, Inc) to convey any outstanding easements to Town

Development of Storrs Road and Dog Lane Improvements (Art. 4)

- Town to construct improvements using \$6.275M grant proceeds. If aggregate estimated costs exceed grant funds Town has the right to adjust project scope to reduce costs, but must consult with developer parties on any material changes. Town must reasonably consider developer parties' comments.
- SCA to convey land for Dog Lane to Town for \$0

Development of Transit Pathway Improvements (Village Street) (Art. 5)

- Town to construct improvements using \$4.9M grant proceeds, \$.85M from EDR and \$371,000 in Town fire marshal fees
- If aggregate estimated costs exceed grant funds, Town has right to adjust project scope to reduce costs, but must consult with developer parties on any material changes. Town must reasonably consider developer parties comments.

Development of Transit Pathway Improvements (Village Street) (Art. 5)

- Town has right to reject federal grant if Town cannot reasonably adjust scope of project to come within budget, in which case the parties shall cooperate to otherwise construct Village Street, such as using other grant funds or SCA using its match funds to build less expensive road
- UConn to convey property to Town; SCA to convey any outstanding easements to Town

Environmental (Art. 6)

- SCA has obligation to investigate and clean-up any environmental contamination on land to be conveyed to the Town
- If, based upon environmental reports or notice from grant agency, Town cannot accept a particular parcel, the parties will cooperate to seek program or siting alternatives. Town reserves right to reject conveyance.
- SCA to indemnify and defend the Town if SCA fails to meet its obligations under this article
- Parties recognize that SCA has executed agreements with UConn and UConn may have some responsibility to share remediation costs, which shall not relieve SCA of its obligations to the Town

Governmental Approvals (Art. 7)

- Town and developer parties to obtain necessary permits and approvals for improvements under their control
- Execution of development agreement is not intended to supplant or influence role of Town's permitting authorities (e.g. PZC, IWA)
- Town and developer parties to satisfy conditions of state traffic commission (STC) certificate for road improvements

Developer Party Improvements (Art. 8)

- Developer parties have obligation to construct private improvements
 - Phase 1A minimum of 25,000 square feet of commercial/retail office and 120 residential units
 - Phase 1B minimum of 35,000 square feet of commercial/retail office and 140 residential units
- Restriction against dormitory style construction

Developer Party Improvements (Art. 8) (cont'd)

- EDR to fund infrastructure improvements to Dog Lane; road between Dog Lane and Village Street; improvements to post office site; Town Square improvements; road on eastern side of Town Square
- If estimated costs exceed budget, developer parties have right to adjust project scope to reduce costs, but must consult with Town on any material changes. Developer parties must reasonably consider Town's comments.

Developer Party Improvements (Art. 8) (cont'd)

- Any remaining surplus to be allocated to:
 - Other public improvements
 - Relocation costs
 - Other public portions of project
- If cost of public improvements or developer party infrastructure exceeds budget, and parties cannot reduce scope to come within budget, SCA shall fund deficiency in exchange for future tax abatement with an annual return of 8%, subject to terms to be agreed upon by Town and SCA

Developer Party Improvements (Art. 8)
(cont'd)

- Town to provide tax abatement to EDR to reimburse EDR for public infrastructure costs related to Phases 1A and 1B; 7-yr schedule for each abatement period. Aggregate amount approx \$4.5M (\$3M at 8% discount rate).

Developer Party Improvements (Art. 8)
(cont'd)

- Town to cap building & fire marshal permit fees for future phases of project. Cap is designed for full cost recovery of direct inspection services and set at \$12/\$1000 of construction; Town has right to adjust fees every 3 years based upon CPI. Town will seek to amend its building and fire marshal fee schedule to allow for lower fees of this type and value, as present permit fees exceed cost to inspect projects of this scope. If amendment is not approved, Town to refund excess fees via tax abatement on future phases of Storrs Center.

Parking (Art. 9)

- Parking to consist of structure (garage), surface (Dog Lane lot) and on-street (interior streets, Storrs Road)
- EDR shall lease 425 spaces (approx 350-375 in garage) at an initial rate of \$60/month per space; rate shall be adjusted every 3 years according to CPI, not to exceed 10% in any 3-yr period
- EDR to lease 212 spaces at completion of 1A and balance at completion of 1B
- EDR spaces to be segregated in structure
- "Public Garage Term" set at 98 years

Parking (Art. 9)

- SCA to assume management of parking for an initial 7-yr period. SCA shall collect all proceeds and assume liability for any operational deficit. Any net operating income (NOI) to be shared as follows:
 - 100% to reimburse SCA for any previous operating deficit
 - 50% to Town and 50% to SCA until reserve is fully funded
 - 100% to SCA as its sole compensation for operating garage

Parking (Art. 9)

- Town shall fund "Repair and Replacement Reserve" on annual basis to fund capital repairs
- Town to carry specified replacement cost insurance through current carrier. In the event of casualty covered by Town's insurance (or casualty that would have been covered if Town carried required insurance), Town shall restore garage to substantially same condition prior to casualty. If casualty not covered by specified insurance, Town has right to terminate lease and developer parties have right to acquire property and balance of reserve fund for \$1 "as is with all faults."

Parking (Art. 9)

- During first 50 years of parking garage term, Town to maintain garage in good order and condition and to make all necessary capital improvements, using funds available in reserve fund as well as other Town funds
- Beginning in 51st year, Town to continue to maintain garage in good order and condition but liability limited to funds available in reserve. If Town determines garage needs to be rebuilt Town may terminate lease and developer parties have right to acquire property and balance of reserve fund for \$1 "as is with all faults."

Parking (Art. 9)

- During Public Garage Term, Town may not transfer garage to private entity but may transfer ownership to public agency subject to developer parties' reasonable approval
- In the event garage is not completed in accordance with schedule, the Town will use reasonable commercial efforts to provide interim substitute parking (EDR shall pay for such interim parking)
- Town shall set the parking rates for parking under its control, subject to SCA's reasonable approval. SCA shall set the parking rates for parking under its control, subject to the Town's reasonable approval.

Article 10 – Relocation

- Town and SCA shall continue agreement to share eligible relocation costs for existing tenants within the Phase 1A/1B area
- Current estimate totals \$700,000 or \$350,000 each for Town and SCA

Town Square (Art. 11)

- SCA to convey property to the Town
- SCA to have the exclusive right to license the square for portable retail kiosks for an initial term of 10 yrs, for an annual license fee equal to 20% of NOI. Town to approve number, location and use of kiosks.

Town Square (Art. 11)

- Developer parties have right to use square for events and marketing purposes, subject to Town ordinances, rules and regulations
- Provisions of license agreement between Town and SCA ("Town Square License Agreement") shall not interfere with public's First Amendment Rights

Conveyance of Open Spaces (Art. 13)

- Town agrees to accept conveyance of conservation areas, subject to conditions of open space acquisition policy

Special Conditions (Art. 19)

- Conditions that developer parties must satisfy before the Town initiates construction on the garage:
 - Obtain building permits for Phase 1A
 - Construction of Phase 1A has commenced
 - Acquire title to all Phase 1 and other necessary property
 - Obtain binding construction loan commitments
 - UConn/SCA infrastructure agreements have not been amended in manner that would materially affect project without approval from the Town
 - No developer party has defaulted under the agreement
 - DECD has approved the modification to garage grant agreement
 - Provide evidence of ability to complete improvements in accordance with project schedule

Special Conditions (Art. 19)

- Conditions that Town must satisfy before developer parties initiate construction of private improvements or Developer Party Infrastructure:
 - Town has issued all building permits for Phase 1A improvements
 - Town has confirmed that it is prepared to enter into construction contracts for the public improvements and expects to complete the improvements on schedule
 - Town has not defaulted under the agreement

Restricted Uses and Transfers (Art. 21)

- Any facility that would constitute an adult-oriented establishment is prohibited
- Developer parties restricted from transferring private improvements to tax-exempt entities for a period of 20 years, without reasonable consent of the Town
- Restrictions run with the land

Water & Wastewater

- UConn and SCA have executed an agreement under which UConn has agreed to extend water and wastewater services to the project
- Estimated demand for water for Phases 1A and 1B totals approximately 77,000 gallons per day
- UConn plans to proceed with its water reclamation project which will provide sufficient water to serve committed uses in UConn's water supply plan, including Storrs Center
- Reclaimed water facility will be completed consistent with 1A and 1B timeframe

Fiscal Analysis

Private and Public Investments

- Total Project Cost - \$87.6 million
- Sources of Funds
 - Leyland/EDR - \$61.4 million
 - State and Federal Grants - \$22.9 million
 - Tax Abatements and Fees - \$ 3.3 million
- Private sector entities will fund more than 70% of total project costs
- Federal and State entities have provided grants that fund over 25% of the total project cost
- Town contribution to gap financing less than 4% of total project costs

Fiscal Impact Analysis

- AECOM has estimated of the fiscal impact of Phases 1A and 1B of the Storrs Center project, when it is fully-built and occupied
- The fiscal impact analysis projects the tax revenues accruing to the Town, municipal and school costs, and the net impact on the Town budget
- Tax revenues considered by the analysis include:
 - Real Estate tax
 - Personal Property Tax and Motor Vehicle Tax
- Municipal costs considered by the analysis include:
 - Town departmental costs service costs
 - Public safety, public works, and fire prevention expenses
 - School costs (net of State aid)
- Foregone existing property taxes

Fiscal Impact Analysis

- Tax Revenue projections are based on market-supportable rents and construction costs, and incorporates the latest information on State equalization rates and Town mill rates
- Municipal Cost projections are based on a detailed analysis of the Town's current and historical operating, and interviews with Town staff and department heads to estimate staffing requirements and payroll costs
- School costs are based on an analysis of comparable housing projects, regional data on school-age children generation in multi-family projects, and discussions with the School District Superintendent

Stabilized Year Net Fiscal Impact Table

- Based on the assumptions identified in the fiscal impact study, Phases 1A and 1B of the project would have a positive net fiscal impact.
- Detailed findings include the following:
 - Annual tax revenue of \$1.05 million
 - Annual expenses of \$660,000
 - Annual net fiscal impact (tax revenue minus cost) of \$388,000

<u>Annual Revenues</u>	
Real Estate	\$983,207
Personal Property	\$37,483
Motor Vehicle	\$56,648
Total Annual Revenues	\$1,077,339
<u>Existing Annual Revenues</u>	<u>(\$29,224)</u>
Incremental Annual Revenues	\$1,048,115
<u>Annual Costs</u>	
<u>Average Costs</u>	
New Residents	\$57,620
New Workers	\$3,027
<u>Marginal Costs</u>	
Operating Costs	\$418,460
Capital Costs	\$23,097
<u>Net School Costs</u>	<u>\$157,507</u>
Total Annual Costs	\$659,712
Annual Net Fiscal Impact	\$388,403

Source: AECOM

Developer Benefits

- To induce the project, the Town is considering a partial tax exemption for a period of 7 years for Phases 1A and 1B
- The tax exemption will apply to the Real Estate taxes on the residential portion of the project only (290 units)
- Town will collect full taxes on the retail portion of the project (~ 74,000 SF)
- Exemption schedule that starts with 93% exemption in the first year, declining to 60% exemption in the seventh and last year of the exemption. Project will be required to pay full taxes starting the eighth year
- Present value of the proposed tax exemption for Phases 1A and 1B is \$3 million, with a cash value of approximately \$4.5 million

Multi-Year Net Fiscal Impact Table

Fiscal Year	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20
Phase 1A									
Residential Real Estate Tax Revenues	\$84,000	\$347,000	\$357,000	\$368,000	\$379,000	\$390,000	\$402,000	\$414,000	\$426,000
Proposed Abatement Schedule	0%	93%	90%	80%	75%	70%	65%	60%	0%
Proposed Abatement	\$0	\$321,000	\$339,000	\$331,000	\$284,000	\$273,000	\$261,000	\$248,000	\$0
Phase 1B									
Residential Real Estate Tax Revenues	\$0	\$98,000	\$406,000	\$418,000	\$431,000	\$443,000	\$457,000	\$470,000	\$485,000
Proposed Abatement Schedule	0%	0%	93%	90%	80%	75%	70%	65%	60%
Proposed Abatement	\$0	\$0	\$376,000	\$397,000	\$387,000	\$333,000	\$320,000	\$306,000	\$291,000
PV of 1A Abatement (@ 8%)	\$1,439,000	Full Cash Value of 1A Abatement				\$2,057,000			
PV of 1B Abatement (@ 8%)	\$1,581,000	Full Cash Value of 1B Abatement				\$2,410,000			
Total Developer Benefits	\$3,020,000	Developer Benefits - Cash Value				\$4,467,000			

Net Town Revenues

- Over a multi-year period Phases 1A and 1B will generate a net fiscal benefit to the Town, including incremental municipal and school costs and the proposed tax exemption to the developer
 - Net Tax Revenue to the Town of \$1.3 million over a 10-year period
 - Net Tax Revenue to the Town of \$4.2 million over a 15-year period
 - Net Tax Revenue to the Town of \$7.5 million over a 20-year period

	Timeframe	10-Year	15-Year	20-Year
Net Revenue Accruing to Town		\$6,138,625	\$8,992,625	\$12,300,625
Developer Benefits		(\$4,467,000)	(\$4,467,000)	(\$4,467,000)
FY12 Public Infrastructure Improvements		(\$371,933)	(\$371,933)	(\$371,933)
NPV of Storrs Center Town Benefits		\$1,299,692	\$4,153,692	\$7,461,692

Source: AECOM

Town Benefits

- Once operational, Phases 1A and 1B will support approximately 165 retail jobs and 9 building, parking and grounds management jobs
- In addition, the project will support construction-related jobs at the project site on a temporary basis during the construction period
- Construction workers will generate additional sales and activity for existing shops and retailers in the vicinity of the project area
- Over a multi-year period Phases 1A and 1B will generate a significant return on the Town's initial gap financing contribution
 - \$1 in Town contribution will return \$1.27 in Net Town Revenues over a 10-year period
 - \$1 in Town contribution will return \$1.86 in Net Town Revenues over a 15-year period
 - \$1 in Town contribution will return \$2.54 in Net Town Revenues over a 20-year period
- In addition, once operational, we anticipate that the spill-over impacts of the project will result in increased sales and activity for existing shops and restaurants adjacent to the project

Managing Risk

Managing Risk

- There is risk involved with any development project of this scope
- Town has taken a number of steps to manage or mitigate its risk:
 - Finance capital contributions via net revenue derived from project
 - Town contribution provided through tax abatement as opposed to issuance of debt
 - Maximize use of federal and state grant funds
 - Value engineering process to adjust project scope to reduce costs to meet budget
 - Developer parties assume liability for environmental conditions
 - Developer parties committed to build to certain minimum levels

Managing Risk

- SCA assumes any operational deficit for parking system through parking management agreement with SCA
- Long-term lease with EDR for 98 years
- Reasonable capital maintenance obligations for garage
- Shared relocation costs
- Special conditions that developer parties must satisfy before Town initiates construction on garage
- Comprehensive insurance requirements, dispute resolution process and restrictions on transfer and assignment

Project Benefits

Project Benefits

- Civic/public
 - Create Town Square and civic center
 - Create infrastructure to develop a great Main Street (Village Street)
 - New goods and services for residents
- Environmental
 - Improve storm water quality and management and wetland habitat
 - Preserve 25 acres of open space
 - Built in accordance with SDD and sustainability guidelines
 - Pedestrian-oriented/walkable

Project Benefits (cont'd)

- Economic development
 - Grow Town's tax base – project will increase grand list by approx. 4%; SCA and EDR become largest taxpayer
 - 174 new jobs
 - New customers and business opportunities for existing businesses

Next Steps

Next Steps

- Town Council referral of development agreement to PZC for review under CGS §8-24 and to Mansfield Downtown Partnership, Inc. as municipal development agency for Storrs Center
- Public hearing scheduled for 7:00 PM on 12/09/10 at EOS High School Auditorium

Next Steps

- Town Council consideration of draft development agreement. Council approval actions would include authorization for Town Manager to execute agreement and specific approval of tax assessment fixing agreements

Q&A



Storrs Center Corpus
Anticipated Revenues and Expenditures

Fiscal Year	Beginning Balance	Estimated Tax Revenues	Average Costs	Marginal Costs	School Costs	Abatement	Net Revenue	Investment Earnings	Estimated Costs**	Ending Balance
2011/12	758,625	115,229	(15,212)	-	-	-	100,017		(371,933)	486,709
2012/13	486,709	634,044	(47,840)	(66,835)	-	(321,000)	198,369	6,084	(135,000)	556,162
2013/14	556,162	1,145,303	(66,270)	(137,681)	-	(715,000)	226,352	6,952	(136,500)	652,966
2014/15	652,966	1,179,662	(68,259)	(319,394)	(55,759)	(728,000)	8,250	8,162	(128,045)	541,333
2015/16	541,333	1,215,052	(70,307)	(420,430)	(120,013)	(671,000)	(66,698)	6,767	(54,640)	426,762
2016/17	426,762	1,251,504	(72,415)	(527,243)	(170,632)	(606,000)	(124,786)	5,335		307,310
2017/18	307,310	1,289,048	(74,588)	(543,060)	(193,714)	(581,000)	(103,314)	3,841		207,838
2018/19	207,838	1,327,721	(76,826)	(559,352)	(199,526)	(554,000)	(61,983)	2,598		148,452
2019/20	148,452	1,367,552	(79,131)	(576,132)	(205,511)	(291,000)	215,778	1,856		366,086
2020/21	366,086	1,408,579	(81,504)	(593,416)	(211,677)	-	521,982	4,576		892,644
10 year Total	758,625	10,933,694	(652,352)	(3,743,543)	(1,156,832)	(4,467,000)	913,967	46,170	(826,118)	892,644

* Original Beginning Balance = One time permit fee revenue

** Estimated Costs FY 2011/12 = Public Infrastructure Improvements

Estimated Costs FY 2012/13 to 2015/16 = Additional CIP appropriation for relocation costs PLUS funding for Reserve (not covered by NOI)



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant to the Town Manager; Cynthia van Zelm, Mansfield Downtown Partnership
Date: December 13, 2010
Re: Development Agreement - Phases 1A and 1B - Town of Mansfield, Storrs Center Alliance, LLC and Education Realty Trust, Inc

Subject Matter/Background

At Monday's meeting, Council will have the opportunity to debrief the 12/09/10 public hearing and to decide upon next steps regarding its review of the draft development agreement. For your reference, I have attached related correspondence from the Mansfield Downtown Partnership, the Mansfield Planning and Zoning Commission and the University of Connecticut. Correspondence from the public hearing shall be included in the formal record and staff will make copies for the Council's review.

Attachments

- 1) P. Lodewick re Storrs Center Phases 1A and 1B Development Agreement
- 2) PZC re 8-24 Referral: Proposed Development Agreement for Storrs Center Project
- 3) P. Austin re Storrs Center Project



Mansfield Downtown Partnership
Helping to Build Mansfield's Future

December 6, 2010

Mansfield Town Council
c/o Mayor Elizabeth Paterson
Audrey Beck Municipal Building
4 South Eagleville Road
Mansfield, CT 06268-2599

Re: Storrs Center Phases 1A and 1B Development Agreement

Dear Mayor Paterson and Councilors,

It is my privilege and pleasure to inform you that the Board of Directors of the Mansfield Downtown Partnership, Inc. has endorsed the approval of the proposed Development Agreement between the Town of Mansfield, Storrs Center Alliance, LLC, and Education Realty Trust (EDR), Inc. This Development Agreement for Phases 1A and 1B of Storrs Center is the next step, and a crucial step, in the realization of a new, vibrant downtown, including a Mansfield Town Square, 25 acres of public open space, substantial improvement of Storrs Road and all the community, cultural and economic benefits presented at your December 1 special meeting. The Mansfield Downtown Partnership, your municipal development agency, enthusiastically supports the proposed Development Agreement.

Sincerely,

Philip M. Lodewick
President

cc: Matthew Hart, Mansfield Town Manager
Mansfield Downtown Partnership Board of Directors
Cynthia van Zelm, Executive Director, Mansfield Downtown Partnership
Howard Kaufman, Storrs Center Alliance, Executive Vice President and General Counsel
Thomas Trubiana, EDR, Executive Vice President and Chief Investment Officer
Gregory Padick, Mansfield Director of Planning
Dennis O'Brien, Esq., Town Attorney
Rosemary Ayers, Esq., Special Counsel



PLANNING AND ZONING COMMISSION
TOWN OF MANSFIELD

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

To: Mansfield Town Council
From: Planning and Zoning Commission
Date: Tuesday, December 07, 2010
Re: 8-24 Referral: Proposed Development Agreement for Storrs Center Project

At a meeting held on 12/6/10, the Mansfield Planning and Zoning Commission agreed by consensus to notify the Town Council that the Commission has not yet completed the review of the proposed Development Agreement for the Storrs Center Project. The Commission will be considering action on the draft agreement at its next scheduled meeting on January 3, 2011.



University of Connecticut
Office of the President

Philip F. Anson
*Interim President and
University Professor*

December 8, 2010

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

Dear Mayor Paterson:

I write, at your request, to reaffirm the University of Connecticut's strong and continuing commitment to the Storrs Center Project.

From its outset, the Project has been a partnership among the Town, the citizens and businesses of the Mansfield area, and the University. The specific obligations and responsibilities undertaken by the University are outlined in a series of agreements between the University and Leyland Alliance to convey by sale and lease University land in the project area, and to provide water and sewer services. The University Board of Trustees and successive University administrations have reiterated our commitment to fulfill every pledge that we have made.

As you know, on April 20, 2010 the Board of Trustees approved the "Final Project Budget" authorizing the construction of a Reclaimed Water Facility on the University campus, which will provide new treatment capacity to our waste water treatment plant and, by substituting the use of reclaimed water for potable water, extend the University's potable water supply capabilities by 20-25%. The facility is expected to be completed by 2012. When operational, it will serve as a model for environmentally responsible treatment and use of water resources. The Board's primary responsibility in this regard is to assure adequate water for the University's own current needs and future commitments, and the project will assure that this responsibility is met. It will also assure adequate water resources to meet the needs of the Storrs Center Project.

The resolution of April 20, 2010 represents a firm statement of University policy. Planning and design for the Reclaimed Water Facility has been completed at a cost of approximately \$2 million, construction bids are currently being evaluated, and construction is expected to begin in the spring.

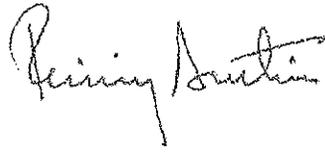
An Equal Opportunity Employer

Gulley Hall
352 Mansfield Road Unit 2048
Storrs, Connecticut 06269-2048

Telephone: (860) 486-2337
Facsimile: (860) 486-2627

In response to your request for a formal statement, I have been authorized by the Chairman of the Board of Trustees and the leadership of the relevant Board committees to reiterate to you, and, through you, to the residents of Mansfield, the University's commitment to this water project, to the Storrs Center Project as a whole, and to the University's responsibilities and obligations in this regard.

Sincerely,

A handwritten signature in cursive script, appearing to read "Peirce Austin". The signature is written in dark ink and is positioned to the right of the typed name.

c: Larry McHugh, Chairman,
UConn Board of Trustees

**PAGE
BREAK**



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *Matt*
CC: Maria Capriola, Assistant to Town Manager
Date: December 13, 2010
Re: Community Water and Wastewater Issues

Subject Matter/Background

At Monday's meeting, I will provide a report regarding the most recent meeting of the Four Corners Water and Sewer Advisory Committee. For your reference, I have also attached correspondence regarding the proposed Ponde Place project.

Attachments

- 1) DPUC, DPH re Phase 1B Application from Ponde Place

December 2, 2010
In reply, please refer to:
Docket No. 09-02-10:WA:SIO

Mr. P. Anthony Giorgio, Ph.D.
Managing Director
The Keystone Companies, LLC
56 East Main Street, Suite 202
Avon, CT 06001

David Ziaks, P.E.
President
F.A. Hesketh & Associates, Inc.
6 Creamery Brook
East Granby, CT 06026

Re: Docket No. 09-02-10 - Application of The Keystone Companies, LLC for
Certificate of Public Convenience and Necessity for a Community Water System
at Ponde Place in Mansfield, CT

Dear Messrs. Giorgio and Ziaks:

The Department of Public Utility Control (DPUC) acknowledges receipt on September 8, 2010, of a Phase 1B Application (Application) from Ponde Place (Applicant). The submitted materials were filed under §16-262m of the General Statutes of Connecticut (Conn. Gen. Stat.) and §§16-262m-1 through 16-262m-9 of the Regulations of Connecticut State Agencies (Conn. Agencies Regs).

The Application consists of well production data and proposed anticipated average daily demands of the proposed Community Water System. The proposed Community Water System would provide water service to three apartment buildings containing a total of 156 units and 18 attached town house units located on Hunting Lodge Road, in Mansfield, Connecticut.

The DPUC and the Department of Public Health (DPH) (together Departments) have completed their review of the Application for the CPCN process. The Departments find that certain CPCN requirements were not met and therefore, the Application cannot be approved. Enclosed is a copy of the DPH's noted deficiencies with the Application.

The DPUC, in concurrence with the DPH, hereby informs the Applicant of the need to amend its Application to correct the noted deficiencies. Review of the Application will be suspended and not be resumed until all of its components are satisfactorily met.

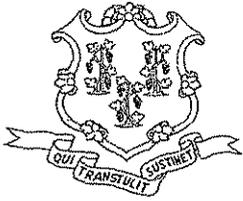
Sincerely,

DEPARTMENT OF PUBLIC UTILITY CONTROL

Kimberley J. Santopietro
Executive Secretary

Enclosure

cc: Service List



STATE OF CONNECTICUT

DEPARTMENT OF PUBLIC HEALTH

November 16, 2010

Mr. P. Anthony Giorgio, Ph.D.
Managing Director
The Keystone Companies, LLC
56 East Main Street, Suite 202
Avon, CT 06001

PROPOSED PWS: Ponde Place
PWSID: To Be Determined
TYPE OF PWS: Community
TOWN: Mansfield
DPH PROJECT #: 2008-0312
DPUC DOCKET #: 09-02-10

RE: Review of Phase I-B Application for a "Certificate of Public Convenience and Necessity" (CPCN) of the above-referenced Proposed Public Water System (PWS)

Dear Mr. Giorgio:

The Department of Public Health (DPH) has reviewed the technical components of the Phase I-B application for a proposed community Public Water System (PWS) intended to serve Ponde Place located off of Hunting Lodge and Northwood Roads in Mansfield, CT. As noted in the project submittal, Ponde Place will consist of three apartment buildings comprising a total of 156 units and 18 attached town house units designed for post graduate and junior faculty members of UCONN. The proposed PWS is designed to serve an estimated population of 648 people.

In addition to the Phase 1-B submittal, a water usage analysis dated October 13, 2010, was submitted on October 19, 2010 by F. A. Hesketh & Associates, Inc., project consultant, which recommended that the proposed PWS be designed using an anticipated average daily demand (ADD) of 40 gallons per capita per day (gpcpd) instead of 75 gpcpd as required by Section 16-262m-8(c) of the Regulations of Connecticut State Agencies (RCSA). This 40 gpcpd ADD figure was based on the Water Conservation Opportunities (UCONN water audit report) dated December 2007, and Penn State and AWWA conservation studies. It was noted that the 40 gpcpd consumption rate is strictly for domestic demand that includes toilets, urinals, faucets, showers, and laundry. It does not include the amount of water needed for dining services, irrigation, fire protection, process cooling, and other uses. The water usage analysis recommended a conditional approval of the 40 gpcpd ADD with specific conditions outlining the water conservation and monitoring measures that must be implemented.

The Department at this time cannot support a design ADD of 40 gpcpd since the water usage analysis was based on several assumptions which may or may not translate to real world conditions. In addition, there is no regulatory authority to mandate the proposed water conservation and monitoring requirements as proposed. As such it would be virtually impossible to guarantee that the 40 gpcpd ADD was the actual ADD

Mr. P. Anthony Giorgio, Ph.D.
The Keystone Companies, LLC
Review of Phase I-B Application for a "Certificate of Public Convenience and Necessity" (CPCN) of the above-referenced
Proposed Public Water System (PWS)
November 8, 2010

once the system was constructed and activated. Please note that even if the 40 gpcd ADD was approved, it appears that the safe yield of the wells would still not be adequate to serve the full build out of the proposed project.

At a meeting held on July 28, 2010 at DPH, options concerning adequacy of the proposed public water system were discussed. At that time it was indicated to you that if the safe yields of the wells did not have adequate supply capacity, either additional sources of supply would need to be developed or the number of planned units had to be reduced.

Based on the project submittal, the four production wells were pump tested on January 19-22, 2010 for barely 72 hours (71.5 hours average). Pump test results showed that the drawdown of Well #1 and Well #2 was stabilized for more than 24 hours during the pump test. The drawdown of Well #3 was stabilized for a very short period (5 hours) during the pump test. The drawdown of Well #4 was stabilized for 22 hours during the pump test.

The Well Site Suitability Certification dated August 14, 2009 for each proposed well indicated that in Term #9, Ponde Place was required to monitor the UCONN Landfill Monitoring Wells (B302R and MW 105R) during the 72-hour pump test and submit the test result to the DPH for review. It was indicated in Term #10 of the Certification that Ponde Place has proposed to monitor the wells located at 38 Meadowood Road, 61 Northwood Road, and 156 Hunting Lodge Road including the Carriage House Apartments (Well #1 and Well #2) during the 72-hour pump test. The pump test results showed that UCONN Landfill Monitoring Wells (MW-105R-S, MW-105R-M, MW-105R-D, and MW-302R) were monitored during the pump test period. The well located at 38 Meadowood Road was monitored for about a 24-hour period while Carriage House Apartments Well #2 was monitored throughout the 72-hour pump test period. The report indicated that Carriage House Apartment Well #1 was not accessible for monitoring during the pump test. The two other private wells were not monitored because one well had a flooded well pit and could not be safely accessed and the agreement with the homeowner of the other well was not reached to allow the well monitoring.

Well Data Report prepared by GZA GeoEnvironmental, Inc., summarizes the following assessment of the pump test results:

- The pumping of the Ponde Place wellfield had some drawdown influence on the Carriage House Apartment Well #2.
- There appeared to be little or no influence on the well at 38 Meadowood Road during the 24-hour monitoring period.
- The monitoring results indicate that the pump test had contributed some drawdown influence on the UCONN Landfill Monitoring Wells (MW-105R-S and MW-302R). The water level on MW-105R-S showed a drawdown of approximately 1.2 feet.
- The monitoring test results did not exhibit noticeable changes to the water levels on the UCONN Landfill Monitoring Wells (MW-105R-M and MW-105R-D).

Water Quality Test Results

The water quality test results of the proposed wells have been reviewed and found to have acceptable water quality with the exception of turbidity and iron. The reported levels of turbidity and iron of Well #2 are 27 NTU and 2.6 mg/L, respectively. The turbidity level is not in conformance with the State Drinking Water Standard of 5 NTU. The reported iron level of water sample taken from Well #2 exceeded the

Mr. P. Anthony Giorgio, Ph.D.
 The Keystone Companies, LLC
 Review of Phase I-B Application for a "Certificate of Public Convenience and Necessity" (CPCN) of the above-referenced
 Proposed Public Water System (PWS)
 November 8, 2010

Secondary MCL of 0.30 mg/L. In addition, the reported levels of toluene on Well #1, Well #2, and Well #4 are .026 mg/L, .038 mg/L, .016 mg/L, respectively. These levels are below the Maximum Contaminant Level (MCL) of 1 mg/L.

Based on the above assessment, approval of Phase I-B application for a CPCN cannot be considered at this time because the following regulatory CPCN requirements were not met:

Applicable Regulatory Section	Description of Requirement	Recommended Action
1. Section 16-262m-6(d) of the RCSA	A signed agreement between the developer of the water system and the existing regulated public service or municipal water utility or regional water authority must be provided indicating that the final constructed water supply facilities will be dedicated to that utility. With a regulated public service company such agreement will specify any refunds that the developer may be entitled to for each service connection made to the community water system. The utility will be expected to receive from the developer an itemized breakdown of the actual costs of the water system facilities so that proper accountability and rate-making treatments (if applicable) can be afforded to the utility by the Department of Public Utility Control (DPUC). In a letter dated November 3, 2008, Connecticut Water Company (CTWC) has expressed its interest to own and operate an on-site water system dedicated to serve the Ponde Place provided that the site is deemed appropriate for a system and the facilities are properly designed and constructed to meet all applicable design criteria and Public Health Codes. There was no signed agreement between Ponde Place and CTWC submitted.	The management company of the Ponde Place should meet with the CTWC representatives to discuss the terms and conditions and finalize the agreement. A copy of the executed agreement must be submitted to the DPH and DPUC for review.
2. Section 16-262m-8(d)(1) of the RCSA	Each community water system shall be designed to furnish and maintain sufficient facilities to provide a continuous and adequate supply of water; and there shall be at least a 15% margin of safety maintained between the system's safe daily yield and anticipated average daily demand. Unless other acceptable provisions are made to assure continuous service, the community water system should be able to meet the anticipated average daily demand (ADD) with its largest well and/or pump out of service. The anticipated ADD with its largest well and/or pump out of service is 12,960 gpd. The anticipated ADD of Ponde Place is 48,600 gpd (75 gpcpd x 648 people).	Additional wells must be developed to provide sufficient supply. A completed General Application Form and Well Site Suitability Application Form must be submitted to the DPH and approval must be obtained prior to proceeding with the installation of additional wells. If no additional wells are developed, the project size should be scaled down based

Mr. P. Anthony Giorgio, Ph.D.
 The Keystone Companies, LLC
 Review of Phase I-B Application for a "Certificate of Public Convenience and Necessity" (CPCN) of the above-referenced
 Proposed Public Water System (PWS)
 November 8, 2010

Applicable Regulatory Section	Description of Requirement	Recommended Action
		upon the available capacity of supply.
3. Section 16-262m-8(d)(3) of the RCSA	All wells shall be subjected to a minimum 72-hour yield test, by a qualified well yield tester, such that at a constant pumped discharge rate, the drawdown level has stabilized for at least a 24-hour period. The pump must run continuously during the yield test for the entire 72-hour period irregardless of the anticipated well yield. The drawdown of Well #3 and Well #4 did not stabilize for at least a 24-hour period during the pump test period. All four wells were tested less than the required minimum 72-hour yield test.	All wells must be re-tested simultaneously for a minimum of 72 hours and the water drawdown must be stabilized at least for a 24-hour period during the pump test period. If the drawdown is not stabilized for 24-hour during the 72-hour yield test, the pump test must be extended until the required duration of stabilization drawdown is maintained.
4. Section 16-262m-8(d)(6) of the RCSA	There shall be a safe yield capacity sufficient to supply 75 gallons per person per day and at least 15% additional supply to maintain an adequate margin of safety and be able to accommodate adjacent growth in the future. The anticipated ADD of Ponde Place with 15% MOS is 55,890 gpd (48,600 x 1.15).	Adequate sources of supply must be developed to maintain sufficient supply capacity and provide for a sufficient margin of safety. Alternatively, the project scope may be modified to reduce the number of people to be served by this system.

The regulatory requirements identified in this project review report must be discussed with your consultant and a revised project submittal addressing the requirements noted in this correspondence must be provided to the DPH and DPUC for consideration.

In addition, realizing that Ponde Place wells had some influence on Carriage House Apartments (CHA) Well #2, this issue should be discussed with CHA management company to ensure that adequate mitigating measures to protect the existing source of supply from potential quality and quantity degradation will be incorporated in the planning design. Further, the public and private wells including the UCONN Landfill monitoring wells located on the proximity of the project site shall be monitored during the re-testing of the wells so that potential interference on these existing wells can be documented. An assessment report outlining a brief description of potential effects that these new sources of supply may have on the adjacent public and private wells must be submitted to the DPH pursuant to Section 25-33 (b) of the Connecticut General Statutes (CGS).

Mr. P. Anthony Giorgio, Ph.D.
The Keystone Companies, LLC
Review of Phase I-B Application for a "Certificate of Public Convenience and Necessity" (CPCN) of the above-referenced
Proposed Public Water System (PWS)
November 8, 2010

Please contact this office if you have any questions regarding this report or wish to meet to discuss this project.

Sincerely,

Raul M. Tejada
Sanitary Engineer 3
Drinking Water Section

TC/rmt
cc: Mr. Robert L. Miller, Director of Health Eastern Highlands Health District, 4 South Eagleville Rd., Mansfield, CT 06268
Mr. David S. Ziaks, P.E., F. A. Hesketh & Associates, Inc.
Mr. Jim Vocolina, DPUC
Mr. Keith Nadeau, P.E., CTWC



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *Matt*
CC: Maria Capriola, Assistant to Town Manager; Lon Hultgren, Director of Public Works
Date: December 13, 2010
Re: ConnDOT Construction Agreement – Stone Mill Road Bridge Replacement

Subject Matter/Background

As you know Mansfield has received a grant to replace the Stone Mill Road bridge and the Town has authorized its own bond funds to provide the 20-percent local match. We are nearing the completion of design and now need to execute the construction agreement providing the grant funds for the bridge's construction.

Financial Impact

The Town has appropriated the local match for this project and the Laurel Lane bridge replacement project via the capital improvement budget and the recent November 2010 bond referendum.

Legal Review

Both agreements are standard Connecticut Department of Transportation (ConnDOT) issue that are similar to what the Town has executed for all of our federally funded, highway-related projects.

Recommendation

As requested by ConnDOT, Council needs to authorize the Town Manager, by name, to execute the agreements. The resolution (as suggested by ConnDOT) is as follows:

RESOLVED, that Matthew W. Hart, Town Manager, be hereby authorized to sign the agreement entitled: Agreement between the State of Connecticut and the Town of Mansfield for the Construction, Inspection and Maintenance of the Replacement of the Stone Mill Road Bridge (Bridge No. 04731) Over the Fenton River Utilizing Federal Funds from the Highway Bridge Program.

Attachments

- 1) DOT transmittal letter & Execution Guide
- 2) Excerpts from the agreement



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION



2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546

Phone:
September 3, 2010

Mr. Lon Hultgren, P.E.
Director of Public Works
Town of Mansfield
Audrey P. Beck Municipal Building
4 South Eagleville Road
Mansfield, Connecticut 06268

Dear Mr. Hultgren:

Subject: Federal Local Bridge Program
State Project No. 77-213
Replacement of the Stone Mill Road Bridge
State/Town Agreement for Construction

Enclosed for execution and return are two copies of the Agreement for the 80% federal reimbursement assistance for the construction phase of your bridge project. Also enclosed is a "Guide" outlining steps for the completion and return of the agreements.

Please return both original copies of the Agreement to:

Mr. Ewald Walz, P.E.
Close, Jensen and Miller, P.C.
1137 Silas Deane Highway
Wethersfield, Connecticut 06109

One original copy of the fully executed Agreement will be returned to you when completed by the State.

If you have a question regarding this matter, please contact Mr. Tim Timberman or Mr. Ewald Walz at telephone number (860) 563-9375, or Mr. Joseph Scalise of this office at (860) 594-3389.

Very truly yours,

Julie F. Georges, P.E.
Transportation Principal Engineer
Bureau of Engineering and Construction

Enclosures

**GUIDE
EXECUTION OF
THE STATE/TOWN CONSTRUCTION FEDERAL ASSISTANCE AGREEMENT**

**For the Construction Phase of the Replacement of the Stone Mill Road Bridge
Mansfield, Connecticut**

1. AUTHORIZING RESOLUTION:

A resolution authorizing the Town Manager by name and title to sign the reimbursement grant agreement is needed. Please see that the Town Manager's name appears on the resolution as it is on the preamble and signatory pages. The resolution must be signed (certified) by the Town Clerk and embossed with the Town seal.

2. AGREEMENT:

- a. Please do not date the first page of the agreement. It will be dated when executed by the State.
- b. The Town Manager's signature and those of two witnesses should be affixed on page 11 of both copies of the agreement.
- c. The witnesses should sign in the same order on the two original copies. Please type their names beneath their signatures.
- d. Please emboss the Town seal on the signatory pages, near the Town Manager's signature.

3. RETURN:

When the two copies of the agreement are completed, please return both original copies, and at least one copy of the sealed resolution to:

Mr. Ewald Walz, P.E.
Close, Jensen and Miller, P.C.
1137 Silas Deane Highway
Wethersfield, CT 06109

4. One original copy of the agreement will be returned to you when completed by the State.
5. If you have a question, please call Mr. Ewald Walz or Mr. Tim Timberman at Close, Jensen and Miller, P.C., phone no. (860) 563-9375.

^f "Excerpts from"

Agreement No.
CORE ID No.

AGREEMENT
BETWEEN THE STATE OF CONNECTICUT
AND
THE TOWN OF MANSFIELD
FOR THE CONSTRUCTION, INSPECTION AND MAINTENANCE
OF
THE REPLACEMENT OF
THE STONE MILL ROAD BRIDGE (BRIDGE NO. 04731)
OVER THE FENTON RIVER
UTILIZING FEDERAL FUNDS
FROM THE HIGHWAY BRIDGE PROGRAM

State Project No. 77-213

Federal-Aid Project No. 6077(005)

THIS AGREEMENT, concluded at Newington, Connecticut, this day of , 2010, by and between the State of Connecticut, Department of Transportation, Jeffrey A. Parker, Commissioner, acting herein by Thomas A. Harley, P.E., Bureau Chief, Bureau of Engineering and Construction, duly authorized, hereinafter referred to as the "State," and the Town of Mansfield, Audrey P. Beck Municipal Building, 4 South Eagleville Road, Mansfield, Connecticut 06268, acting herein by Matthew W. Hart, its Town Manager, hereunto duly authorized, hereinafter referred to as the "Municipality", said State and Municipality hereinafter collectively referred to as the "Parties."

WITNESSETH, THAT,

WHEREAS, the required contract plans, specifications and estimates have been prepared for the replacement of the Stone Mill Road Bridge over the Fenton River in the Town of Mansfield; and

WHEREAS, the improvements include, but are not limited to, the total replacement of the bridge structure and roadway improvements to the bridge approaches, herein identified as State Project No. 77-213 and Federal-aid Project No. 6077(005), hereinafter referred to as the Project; and

WHEREAS, the Municipality shall be responsible for the construction phase of the Project, which includes, but is not limited to, administration, inspection, and construction engineering services in conjunction therewith; and

WHEREAS, the Federal Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU) provides funding for highways, bridges and mass transportation programs; and

WHEREAS, under SAFETEA-LU, the Highway Bridge Program (HBP) provides funding for improvement of highway bridges through replacement, rehabilitation and systematic preventive maintenance; and

WHEREAS, Section 13a-165 of the Connecticut General Statutes, as revised, provides that the Commissioner of Transportation is authorized "... (b) to apply for and to obtain moneys, grants or other benefits from the United States or any agency thereof in connection with roads, bridges or highways and (c) to approve all programs, conclude all agreements, accept all deeds, make all claims for payment, certify all matters and do any and all other acts and things necessary or desirable to meet the requirements of and obtain such moneys, grants or benefits from the United States or other agency thereof;" and

WHEREAS, the Municipality has requested that federal funding be obligated so that Project-related construction activities can be authorized.

NOW, THEREFORE, FOR GOOD AND OTHER VALUABLE CONSIDERATION:
THE PARTIES HERETO AGREE AS FOLLOWS:

ARTICLE I. THE MUNICIPALITY SHALL:

(1) Designate an individual to act as liaison with the State to provide for the proper interchange of information during the construction phase of the Project and all activities related thereto.

(2) In accordance with Section 13a-98f of the General Statutes of Connecticut, as revised, "issue an appropriate order to any utility to readjust or relocate in or remove its utility facility at its own expense from any such federal surface transportation urban program roadway or facility as is deemed necessary by the municipality," "... provided the cost of readjusting, relocating or removing any municipally-owned utility facility shall be apportioned on the same basis as the cost of constructing such roadway or facility,..." located within the municipal right-of-way and the Municipality shall take all necessary legal action provided under Section 7-148 of the Connecticut General Statutes, as revised, to enforce compliance with the issuance of such order.

Any delays resulting in charges or claims by the Municipality's contractor which are the result of the failure of any utility to readjust or relocate in or remove its facilities within the area impacted by the Project because of the failure of the Municipality to carry out its responsibility, as outlined in the first paragraph of this Article I, Paragraph (2), shall become the responsibility of the Municipality.

ESTIMATED CONSTRUCTION COSTS

State Project No. 77-213

Federal Project No. 6077(005)

PARTICIPATING COSTS (80% FEDERAL REIMBURSEMENT)

A.	Contract Items and Contingencies.....	\$1,472,900
B.	Incidentals to Construction - Municipal Services.....	\$230,000
C.	Extra Work Allowance - Municipal Services.....	\$23,000
D.	Total Municipal Construction Cost (A+B+C).....	\$1,725,900
E.	Incidentals to Construction - State Materials Testing.....	\$29,500
F.	Incidentals to Construction - State Administrative Oversight.....	\$73,700
G.	Incidentals to Construction - State Audits and Record Examiners.....	\$7,000
H.	Extra Work Allowance - State Services.....	\$11,000
I.	Total Incidentals to Construction - State (E+F+G+H).....	\$121,200
J.	Total Construction Cost (D+I).....	\$1,847,100
K.	Federal Share of the Total Construction Cost (80% of J).....	\$1,477,680
L.	Municipal Share of the Total Construction Cost (20% of J).....	\$369,420
M.	Maximum Amount of Reimbursement to the Municipality (80% of D).....	\$1,380,720
N.	Demand Deposit required from the Municipality for State-provided services in accordance with Article I, Paragraph (15) of this Agreement (20% of I).....	\$24,240
O.	Demand Deposit required from the Municipality for Depreciation Reserve Credit and Salvage in accordance with Article I, Paragraph (16) of this Agreement.....	\$ - 0 -
P.	Total Demand Deposit required from the Municipality (N+O).....	\$24,240

NON-PARTICIPATING COSTS (NO FEDERAL REIMBURSEMENT)

	Construction Items not included in Item A.....	\$ - 0 -
--	--	----------

(47) That this Agreement is not an authorization for the Municipality to provide goods or begin performance in any way. The Municipality may provide goods or begin performance only after it has received a duly issued Purchase Order against the Agreement. A Municipality providing goods or commencing performance without a duly issued Purchase Order in accordance with this Article III, Paragraph (47) does so at the Municipality's own risk.

The State shall issue a Purchase Order against the Agreement directly to the Municipality and to no other party.

Agreement No.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year indicated.

WITNESSES:

STATE OF CONNECTICUT
Department of Transportation
Jeffrey A. Parker, Commissioner

Name:

By _____ (Seal)

Thomas A. Harley, P.E.
Bureau Chief
Bureau of Engineering and
Construction

Name:

Date: _____

WITNESSES:

CITY OF MANSFIELD

Name:

By _____ (Seal)

Matthew W. Hart
Town Manager

Name:

Date: _____

APPROVED AS TO FORM:

Attorney General
State of Connecticut

Date: _____

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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *Matt*
CC: Maria Capriola, Assistant to Town Manager; Mary Stanton, Town Clerk
Date: December 13, 2010
Re: Appointment to Zoning Board of Appeals

Subject Matter/Background

The Mansfield Democratic Town Committee has voted unanimously to recommend that Mr. Lyle Scruggs be appointed to the Zoning Board of Appeals (ZBA) to fill the vacancy for an alternate position created by the recent appointment of Ms. Beverly Gotch as a full member. The Town Committee feels that his active community work and background makes Mr. Scruggs well-qualified and deserving of the appointment.

Recommendation

If the Town Council concurs with the appointment recommendation of the Democratic Town Committee, the following motion is in order:

Move, effective December 13, 2010, to appoint Lyle Scruggs as an alternate member to the Zoning Board of Appeals, to a term expiring at the next municipal election.

Attachments

- 1) M. LaPlaca re Recommendation for ZBA Vacancy

Sara-Ann Bourque

From: Mark LaPlaca [MarkLaPlaca@howleybread.com]

Sent: Wednesday, December 01, 2010 1:05 PM

To: Matthew W. Hart; Elizabeth Paterson

Subject: Zoning Board of Appeals Alternate Vacancy
Mayor Paterson,

At our meeting on November 30th, the Mansfield Democratic Town Committee voted to recommend to the Town Council that Lyle Scruggs be appointed to the vacant position of alternate on the Zoning Board of Appeals. Lyle lives at 21 Thomas Drive in Storrs. Lyle is a Political Science professor at the University of Connecticut, has lived in Mansfield for a decade and has been actively involved in the community for years. His background and intelligence make him an excellent choice for this important position.

Respectfully,

Mark LaPlaca
Chair, Mansfield Democratic Town Committee
Home: 860-423-8119
Cell: 860-922-0141

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

Tuesday, October 19, 2010

MINUTES

Members: Steve Bacon, Manny Haidous, Jon Hand, Chris Kueffner, Frank McNabb, Ruth Moynihan, Betsy Paterson, Karin Randolph, and Pene Williams

Staff: Cynthia van Zelm and Kathleen Paterson

Guests: Lon Hultgren (Mansfield Director of Public Works); Derek Kohl and Geoff Fitzgerald (BL Companies)

1. Call to Order

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

2. Public Comment

There was no public comment.

3. Approval of Minutes from August 17, 2010

Betsy Paterson made a motion to approve the August 17, 2010 minutes. Frank McNabb seconded the motion. The motion was approved unanimously.

4. Update and Presentation from Lon Hultgren, Town Director of Public Works, and BL Companies on Dog Lane infrastructure and Storrs Road improvement plans

Mr. Bacon reminded the Committee about the Monday, October 25 Town public information meeting on Storrs Road improvement design and Dog Lane infrastructure design (the subject of the main agenda for this meeting). The meeting will be held at the beginning of the Mansfield Town Council meeting at 7:30 pm. Betsy Paterson encouraged as many Committee members to attend as possible.

Mr. Bacon introduced Lon Hultgren, Derek Kohl and Geoff Fitzgerald.

Mr. Bacon noted that the Committee will be undertaking significant work over the next few months. He encouraged Committee members to make all the meetings and said some special meetings will need to be held. There also may need to be some

homework done ahead of meetings. He said the Committee will at least be meeting every month.

Lon Hultgren said the public information meeting is required by the CT Department of Transportation (CDOT). The Town and its consultant BL Companies are required by CDOT to respond to public comments from the meeting.

Derek Kohl began his presentation. He said that the CDOT does not require a formal public hearing as there are no major environmental issues that have not already been addressed through the earlier planning processes.

Mr. Kohl said the subject on the meeting on Monday is both the Storrs Road and Dog Lane projects. He said BL is close to catching up the design on Dog Lane with the design on Storrs Road. The Preliminary Design (PD) on Storrs Road was submitted to CDOT in May with 17 CDOT units reviewing the design. Mr. Kohl said that he and his team along with staff from the Town and the Partnership met with CDOT staff in August to hear their comments. Mr. Kohl said the Dog Lane plans were delivered to CDOT this morning.

Mr. Kohl said the current plans call for no left turn out of Dog Lane on to Storrs Road. The main entry will be at Bolton Road extension once that is complete. While Dog Lane is rerouted, there will be a temporary road for construction and emergency vehicles to use that will run in front of Storrs Automotive and adjacent to the UConn commercial block.

Mr. Kohl said the environmental review of the former UConn Publications building has been completed and BL is completing construction documents to bid the remediation and demolition of the Publications building. The goal is to complete the demolition before the road projects start. Mr. Hultgren said the critical path is to get the land transfer/easements done so the Publications building can come down. These approvals will need to go to the UConn Board of Trustees at their meeting this fall or early winter.

Mr. Kohl said the Storrs Road improvements total approximately 2,200 feet. There will be a new pavement structure for Storrs Road. There will be decorative concrete sidewalk in some areas. Frank McNabb asked about the color of the decorative concrete. Mr. Kohl said that BL will work with the master developer LeylandAlliance and the Town to review those type of details. He suggesting timing would be the end of November (75 percent of design stage).

Mr. McNabb asked how utilities would be handled. Mr. Kohl said that the team has reached out to CL&P already. The plan had been to underground 700 to 800 feet of utilities on Dog Lane but the project funding does not allow this to occur. Mr. Kohl said utility plans will be submitted to all the utilities in the next two weeks.

Mr. Kohl said Storrs Road will have wider sidewalks to accommodate pedestrians.

Mr. Kohl said the Level of Service on Storrs Road will be maintained, but not improved. Geoff Fitzgerald said this was in the traffic study done as part of the zoning district approval in 2007.

Chris Kueffner asked if BL has had to make changes based on public information meetings. Mr. Kohl said not everyone will buy-in but the meeting allows for the public to bring up issues that BL may not have considered and should be evaluated, as appropriate.

Manny Haidous asked how curb cuts will be laid out. Mr. Fitzgerald and Mr. Kohl said the goal is to plan for future development with curb cuts while not having to re-do anything close to the road.

Pene Williams asked if the sidewalk is permeable. Mr. Kohl said it is not but Mr. Fitzgerald said the stormwater system planned throughout the project will be environmentally sustainable.

Mr. McNabb asked if the planned lighting is consistent with the Storrs Center design guidelines. Mr. Fitzgerald replied in the affirmative.

Mr. Kohl said there will be new light poles at the intersections of Dog Lane/Bolton Road with Storrs Road, and S. Eagleville and Storrs Road. The types will be black mast arm.

Mr. Kohl said there will now be two lanes coming out of Post Office Road for ease of turning.

Mr. Bacon asked about the purpose of the landscaped medians. Mr. Fitzgerald said the goal is to create a narrower feel to announce that one is entering a downtown, pedestrian oriented area. The goal is to slow down traffic. The medians can also serve as points of refuge for pedestrians. The median near the intersection of Storrs Road and S. Eagleville will also serve as a gateway marker to the downtown. Mr. Kohl said this median is also mountable for emergency vehicles.

Karin Randolph asked if cars will back up on Storrs Road as people attempt to move in and out of parking spaces. Mr. Kohl said there will be some backing up and it will slow traffic down somewhat, which may not necessarily be a bad idea.

Mr. Kohl said that many main streets have added on-street parking and it can be valuable for adjacent businesses. Mr. Fitzgerald said Route 1 in Westport, CT is a good example of parking on a state road.

Mr. Haidous asked about the status of water and sewer to the project. Mr. Kohl said that sewer capacity is needed. He said that UConn is working on the design of improved sewer lines in Storrs Road and hopes to do this in conjunction with the Storrs Road improvements.

Mr. Bacon asked how many crosswalks are located on Storrs Road. Mr. Kohl said there are two in the Bolton Road area, and one each at the EO Smith High School/Storrs Road intersection and the Town Hall/S. Eagleville intersection.

Mr. McNabb asked about the color of the crosswalks. Mr. Kohl said that the color is still to be determined but that CDOT requires that white striping outline crosswalks.

Mr. Bacon asked if benches will be part of the project. Mr. Kohl said there will be many streetscape features and the Town streetscape project on Storrs Road has been incorporated into the improvement project so one contractor can be hired. It will allow for a uniform look.

Chris Kueffner asked about how the area may be designed to provide a welcoming feel from the UConn campus to the Town. Mr. Fitzgerald and Mr. Kohl said there had been plans to do a bituminous crosswalk as part of the UConn Mansfield Road project but funding became tight. Mr. Kueffner advocated for creating a flow from the School of Fine Arts to the downtown. Mr. Kohl said that with the overall UConn landscape plan, the goal is to put more trees along Storrs Road. This should give visual cues of linkages along the way.

Mr. Haidous said banners along the street add a great vibrancy to communities. Mr. Kohl said the decorative light poles will allow for banners to be placed.

Mr. Kueffner asked about placing a crosswalk on the north side of Dog Lane. Mr. Fitzgerald said the original plans had a crosswalk mid-block crossing from the School of Fine Arts across Storrs Road but it did not pass muster with the State Traffic Commission.

Mr. McNabb asked about the possibility of a crosswalk on Dog Lane with the traffic from the restaurants and residences to the parking garage. Mr. Kohl and Mr. Fitzgerald said they would look into the possibility.

Kathleen Paterson asked who decides about the location of telephone poles. Mr. Kohl said it would be CL&P. Ms. Paterson expressed concern about the sightlines for pedestrians as they are crossing in the crosswalk near Town Hall from the Friendly's complex. Motorists may also have difficulty seeing a pedestrian. Mr. Kohl said they will attempt to keep poles away from crosswalks to the extent possible.

Ms. K. Paterson asked about the consolidation of the Town Hall/EO Smith lot driveway. Mr. Hultgren said the driveway will continue to be consolidated but will be moved as it affects the left turn lane on Storrs Road.

Ms. K. Paterson asked about construction during events. Mr. Kohl said construction will need to be scheduled around major events.

Mr. Bacon asked if any additional public information meetings are required by CDOT. Mr. Kohl said none are required but it is possible that more could be done as design gets closer to being finalized. He said the Town would have to provide a resolution after the October 25 meeting that it supports the two projects.

Mr. Hultgren said that lanes of traffic will be maintained during construction.

Ms. K. Paterson asked how the public is notified about construction. Mr. Kohl said the Town would issue a public notice a few weeks before construction begins.

Mr. Kohl said that Monday's meeting will also require an overview from CDOT on the needed easements. Mr. Kohl will also need to provide an overview on the environmental permitting. He said there are no major permits required from the CT Department of Environmental Protection or the US Army Corps of Engineers since they were obtained during the earlier planning process.

Mr. Hultgren said the Town is close to submitting its Preliminary Design documents to CDOT for the streetscape portion of Storrs Road to the Liberty Bank plaza.

5. Overview of Zoning Permit Review Process

Ms. van Zelm said that LeylandAlliance and BL Companies would like to bring preliminary design of buildings to Phase 1A and 1B to the Committee on November 16 at 5 pm. The plans are expected to be formally submitted to the Town Director of Planning, with a referral to the Partnership Board of Directors in December or January. The Board will need to hold a public hearing on the plans. She said the process will be for the Committee to make a recommendation to the Board.

Ms. van Zelm said she will be back in touch with the Committee on scheduling and what documents to review (i.e., zoning design guidelines, and sustainability guidelines) after she speaks with Macon Toledano of LeylandAlliance.

6. Review of Next Steps for Public Spaces at Storrs Center

Ms. van Zelm said partly in response to the interest from the Mansfield Advocates for Children on space and programming in Storrs Center, she met with Kevin Grunwald (Mansfield Director of Human Services), Curt Vincente (Director of Parks and Recreation) and Mr. Hultgren. Ms. van Zelm said she will be working with Mr. Vincente on an outline of the process to review the various interests for public space at Storrs Center. She said the town square will not be completed until 2013 but the roads outlining the square will begin to be designed in spring 2011. She said it will be important to begin to develop a plan with the various stakeholders by then.

Mr. Hultgren said there will be a lot of competing interests and it will be important to have a list of what is desired in public spaces to make them uniquely Mansfield. Work needs to be done early on so that design can be incorporated by the designers.

7. Topics for Next Meeting and Set Meeting Date

The Committee will meet next on November 16 with the main topic to be preliminary review of site plans for Phase 1A and 1B.

8. Adjourn

Mr. Kueffner made a motion to adjourn. Mr. McNabb seconded the motion. The motion was approved unanimously. The Committee adjourned at 6:47 pm.

Committee on Community Quality of Life
Minutes
Thursday November 4, 2010

Members Present: TMoran (Chair), EPaterson, DMorse, DKeane (arrived 7:45pm), JReisen, JFried, JFriedman (alternate)

Members Absent: JSaddlemire, CKeuffner (alternate)

Staff Present: MNinteanu, JHintz, MHart

1. Call to Order/Roll Call

Meeting was called to order at 7:34pm

2. Appointment of Recording Secretary

Jake Friedman was appointed Recording Secretary

3. Approval of October 7, 2010 minutes

Motion to approve minutes was made. Motion passed unanimously, with 2 abstentions: DMorse and JFriedman

4. Opportunity for Public to Address the Committee

W. Alan Hirsch of Hunting Lodge Road commented that his house was broken into, beer stolen and vintage car vandalized late last Saturday night, during the typical Halloween parties in the area. He noted that adjacent homes were quiet and it was more likely due to partygoers walking to/from parties at Carriage House Apartments. He would like to see the Committee direct its efforts at addressing behavior problems rather than parking, % of ownership or number of people per house. He would like to see more UConn involvement in behavior issues and more UConn Police presence off campus during weekend evenings/parties to address behavior issues that are not necessarily associated with a particular property.

5. Chairperson's Report

No report for this month

6. Communications

Discussion of Fall off-campus parties. MHart commented that this year's Halloween weekend party sizes at Carriage House were larger than typical, about as large as Spring Weekend parties. JFried expressed a desire to see more involvement at the state level, by state politicians. JHintz gave his perspective on the issue, pointed out the need to hold party hosts accountable, explained the general process/options for enforcing the Student Code/consequences. He passed out a list of consequences and can ask Cathy Cox (of the Community Standards office) to attend a meeting of this committee if desired. Some interest was expressed in having her attend. JHintz passed out recent survey results, outlining feedback on his office's "welcome packets" (these are handed out to students living off campus at the start of the semesters). DMorse encouraged use of more substantive questions in the survey and a wider array of materials in the packet, such as information on not for profit organizations (e.g. Food Co-op, etc.) that students may not know about. DKeane proposed encouraging "home town students" (who grew up in town and now attend UConn) to act as ambassadors during the door-to-door "welcome walks". Members of the committee and community at large are encouraged to provide further feedback to Jim's office.

7. Items of Business

a) Nuisance House Ordinance:

MNintean described the intent of the ordinance- to address repeat nuisance behaviors. Changes were made to the draft from the last review, as described in the 10/7 meeting minutes.

JFried motioned to recommend the draft as written to the Town Council for approval. Seconded by DMorse.

JFriedman proposed a friendly amendment to remove reference to age- the term "younger"- in Section 3 (Findings and Purpose) of the draft. Motion failed with at least 5 against.

JFriedman proposed a second friendly amendment to change wording in Section 6C (Enforcement) from "twice in any one year period" to "three times in any one year period." DKeane proposed a friendly amendment to read "twice in any six month period or three times in any one year period." Motion passed unanimously. Wording shall be changed to read "twice in any six month period or three times in any one year period" when referring to fines against a landlord.

Motion to recommend the revised Nuisance House Ordinance to the Town Council for approval passed unanimously.

b) Large Assembly Ordinance:

Staff is reviewing with the Town Attorney and will have an update at the next meeting.

c) Housing Code- Definition of Owner:

MNintean described the proposed change as an effort to close a loophole in the current Housing Code, where parents may purchase a property for their student/child and deed them a small portion to avoid home inspections/fees. Around 16 homes are expected to be affected by the change.

JFried left at approximately 9:20pm.

JFriedman expressed concern over the proposed change, opined that it is excessively intrusive to private property rights.

DKeane motioned to recommend the change as described for adoption by the Town Council. Seconded. DKeane, JReisen, DMorse, TMoran, EPaterson in favor. JFriedman opposed. Motion passed.

JHintz passed out data on parking, as requested on 10/7.

Meeting adjourned at 9:30pm.

Respectfully Submitted,

Jake Friedman
Recording Secretary

Mansfield Open Space Preservation Committee

Minutes of November 16, 2010 meeting

Members present: Jim Morrow (chair), Quentin Kessel, Vicky Wetherell, Jennifer Kaufman (staff), Susan Westa, prospective member

1. Meeting was called to order at 7:35.
2. Minutes of October 19 meeting were approved.
3. Opportunity for Public Comment: none present.

4. New Business

The committee reviewed the Town's open space acquisition process as outlined in the Town's "Open Space Planning, Acquisition and Management Guidelines."

5. Executive Session

The committee voted in go into Executive Session at 8:10.

The committee voted to come out of Executive session at 9:10.

6. Meeting adjourned at 9:15.

7. Next meeting on December 21.

Respectfully submitted,

Vicky Wetherell, acting secretary

**MANSFIELD DOWNTOWN PARTNERSHIP
BOARD OF DIRECTORS MEETING
Thursday, October 7, 2010**

**Mansfield Downtown Partnership, Inc.
1244 Storrs Road**

4:00 PM

Minutes

Present: Steve Bacon, Harry Birkenruth, Tom Callahan, Gregg Haddad, Matthew Hart, Dennis Heffley, David Lindsay, Philip Lodewick, Frank McNabb, Betsy Paterson, Christopher Paulhus, Alexandria Roe, Kristin Schwab, Bill Simpson, Antoinette Webster, and David Woods

Staff: Cynthia van Zelm, Lee Cole-Chu, Nick Kepple

Guests: Gregory Padick, Mansfield Director of Planning; Howard Kaufman, LeylandAlliance; and Jim Poole from NorthMarq

1. Call to Order

Philip Lodewick called the meeting to order at 4:05 pm.

2. Opportunity for Public to Comment

Betty Wassmundt commented on EDR's business model and how it correlates with the goals of Storrs Center. Mr. Lodewick replied that the Storrs Center residential model for Phases 1A and 1B is not an undergraduate student housing model.

Howard Kaufman of LeylandAlliance said that EDR has most recently worked on housing models that include a variety consumers. EDR is working on a structure in conjunction with Johns Hopkins in Baltimore that will be focused on attracting medical school students and health care professionals. Mr. Kaufman said the residences in Storrs Center will not be rented by the bed or furnished, and will not have the typical amenities that dormitories have such as game rooms.

David Freudmann expressed his concern about the parking garage and its costs.

3. Approval of Minutes

Betsy Paterson made a motion to approve the September 2, 2010 Board minutes. Bill Simpson seconded the motion. Steve Bacon abstained. The motion was approved with one abstention.

4. Update and Discussion of Storrs Center Key Items

Cynthia van Zelm said the Connecticut Department of Transportation required public information session for the design of Dog Lane and Storrs Road is tentatively scheduled (pending Town Council approval) for October 25 at 7:30 pm at the Town Council meeting.

Ms. van Zelm said three firms were interviewed for the design of the garage. She said there will be three firms interviewed on October 14 for design of the intermodal center and the Village Street. A Request for Proposal had been sent out for one firm to prepare the design for the intermodal center and the Village Street. Ms. van Zelm said a decision would be made on design firms for both the parking garage, and intermodal center/Village Street shortly after the October 14 interviews.

Ms. van Zelm said a staff team from the Partnership, Town, University, LeylandAlliance, and EDR has been meeting every two weeks and in between as necessary to move the infrastructure projects along. Lou Marquet from Leyland has the lead on coordination and has developed a draft critical path spreadsheet for the tasks.

Ms. van Zelm said she worked with Town Planning Director Gregory Padick to develop a task list for planning and zoning related tasks.

Ms. van Zelm said the Parking Steering Committee will meet on October 12 at 6 pm.

5. Overview of Zoning Permit Review Process

Ms. van Zelm referred to her memo in the Board packet. She said as outlined in the approval of the Storrs Center Special Design District zoning regulations, the Partnership Board of Directors will conduct a public hearing on zoning permit applications and provide an advisory opinion to the Mansfield Director of Planning. The Planning and Design Committee would serve as the initial reviewer and make a recommendation to the Board.

Mr. Padick said the Planning and Zoning Commission needs to take some action in terms of a modification to its special permit for the Dog Lane-1 building. He reminded the Board that previously Dog Lane-1 was a stand alone building outside the Special Design District. It needs to be integrated into Phase 1A.

He said the Commission may also be asked to modify the height proposed and the limit on no more than 50 percent residential as approved for the Dog Lane-1 building. These provisions are not proposed for Phase 1A.

Tom Callahan asked what the Board of Director's role was with respect to the proposed parking at the UConn Bishop lot. Mr. Padick said the Board has no formal role but will need to be assured that parking is adequate for Phase 1A.

Antoinette Webster asked who the applicant will be for the Phase 1A and Phase 1B zoning permit application. Mr. Padick said it will be LeylandAlliance and EDR.

6. Director's Report

Ms. van Zelm referenced the celebration event coming up at 5:30 pm at the Center for Hellenic Studies Paideia.

7. Appointment of Brien Buckman to Business Development and Retention Committee

Ms. van Zelm noted that Brien Buckman was one of the University of Connecticut students that applied for the student representative position on the Board of Directors. On September 29, the Business Development and Retention Committee approved recommending to the Board of Directors that Mr. Buckman serve on the Committee.

Kristin Schwab made a motion to appoint Mr. Buckman to the Business Development and Retention Committee. Harry Birkenruth seconded the motion. The motion was approved unanimously.

8. Four Corners Sewer and Water Study Advisory Committee

Matt Hart said a finalist should be announced soon for the water study work at Four Corners.

9. Report from Committees

Advertising and Promotion

David Lindsay gave a report on the Committee meeting as Chair Dean Woods had not arrived yet to the meeting. Mr. Lindsay said the Committee discussed the *Festival on the Green* and that the feedback was very positive.

Mr. Lindsay said that he had suggested that a Partnership t-shirt may be a good incentive for students to become members. He said students love t-shirts and it would be a good marketing tool as well. Mr. Lindsay will pursue this idea.

Ms. Schwab noted that Mr. Lindsay has some good ideas about getting students involved in the Partnership.

Business Development and Retention

On behalf of Chair Steve Rogers, Ms. van Zelm reported that the Committee had met and reviewed its charge. The Committee will meet again on October 27 to continue work on its charge.

Festival on the Green

Ms. Paterson reported on the 7th Annual *Festival on the Green*. She said the parade was great with lots of participation from the University including the women's basketball team as Grand Marshals.

She commended David Foster on again providing fun music.

Mr. Lodewick echoed Ms. Paterson's comments that the *Festival* is a great event for the community.

Membership Development

Frank McNabb said the membership renewal letter will go out in the next few weeks.

He said the Partnership will have a table at the fall University Off-Campus Student Housing Fair in November and at the UConn Co-op. An article is planned for Stafflink, the Windham Hospital staff newsletter. Membership brochures will continue to be placed at the Mansfield Public Library, Mansfield Community Center, Student Union, Lodewick Visitors Center, and the Co-op.

Planning and Design

Steve Bacon said the Committee will meet on October 19 with guests Lon Hultgren, Mansfield Director of Public Works, and representatives from BL Companies, to review the Dog Lane and Storrs Road plans that will be presented to the public on October 25. He noted that the CT Department of Transportation requires that a public information session be held when plans are at 30 percent design. He said the Committee meeting will also include an overview of the Committee's role in the plan review process.

10. Adjourn

Betsy Paterson made a motion to adjourn the meeting. Chris Paulhus seconded the motion. The motion was approved unanimously and the meeting adjourned at 4:35 pm.

Minutes taken by Cynthia van Zelm.

**MANSFIELD DOWNTOWN PARTNERSHIP
FINANCE AND ADMINISTRATION COMMITTEE**

THURSDAY, OCTOBER 28, 2010

MINUTES

Present: Chair: Tom Callahan (by phone), Michael Allison, Phil Barry, Harry Birkenruth, Pat Carino, Matt Hart, Phil Spak

Staff: Cynthia van Zelm

1. Call to Order

Matt Hart called the meeting to order at 3:07 pm while Chair Tom Callahan participated by phone.

2. Approval of Minutes from September 23, 2010

Phil Barry made a motion to approve the September 23, 2010 minutes. Harry Birkenruth seconded the motion. Phil Spak abstained. The minutes were approved with one abstention.

3. Update on Storrs Center

Cynthia van Zelm said the building plans are proceeding for Phases 1A and 1B. She said the goal is to have preliminary plans ready for the Planning and Design Committee to review on November 16. The formal plans would be submitted in early December to the Mansfield Director of Planning with a referral to the Partnership Board of Directors.

Mr. Birkenruth made a motion to go into executive session pursuant to Connecticut General Statutes sections 1-200 (6) (D), 1-200 (6) (E) and 1-210 (b) (5) to review and discuss commercial and financial information provided in confidence by Storrs Center Alliance.

Mr. Barry seconded the motion.

The motion was approved unanimously.

4. Executive Session pursuant to Connecticut General Statutes sections 1-200 (6) (D), 1-200 (6) (E) and 1-210 (b) (5)

Present: Committee members Mr. Allison, Mr. Barry, Mr. Birkenruth, Mr. Callahan (by phone), Mr. Carino, Mr. Hart and Mr. Spak.

Also Present: Ms. van Zelm

5. Review of September 30, 2010 Financials

Ms. van Zelm reviewed the preliminary September 30, 2010 financials with the Committee. She noted that the CT Department of Economic and Community Development would only be supplying the match for design for the intermodal center and not the administrative grant tasks performed by the Greater Hartford Transit District. Ms. van Zelm said she has worked with the Mansfield Director of Public Works and they will split the cost of the \$6,860 cost. The Partnership amount would come from its fund balance in its operating budget.

6. Update on Four Corners Sewer and Water Advisory Committee

Ms. van Zelm said the next Four Corners Sewer and Water Advisory Committee meeting would be on November 10. She said Environmental Partners has been selected to review the options for water service at Four Corners. Ms. van Zelm said a preliminary report is expected in early December on the various options. Mr. Hart said options include bringing water from Tolland or Windham, and drilling wells in either Cedar Swamp or in the Willimantic River.

Ms. van Zelm said the interviews for the sewer pump station design would be on November 1.

7. Project Staffing

Ms. van Zelm said she plans to talk to Partnership Board members about Partnership staffing and tasks as Storrs Center moves toward construction. Mr. Hart suggested that Ms. van Zelm speak with other communities such as West Hartford that went through a similar project with Blue Back Square.

8. Adjourn

Mr. Barry made a motion to adjourn. Mr. Spak seconded the motion. The motion was approved unanimously. The meeting adjourned at 4:45 pm.

Minutes taken by Cynthia van Zelm

**MANSFIELD DOWNTOWN PARTNERSHIP
MEMBERSHIP DEVELOPMENT COMMITTEE MEETING
Mansfield Downtown Partnership Offices
October 18, 2010
8 AM**

MINUTES

Present: Frank McNabb (Chair), Alexinia Baldwin, Dennis Heffley

Staff: Cynthia van Zelm

1. Call to Order

Frank McNabb called the meeting to order at 8:05 am.

2. Approval of Minutes from August 16, 2010 and September 20, 2010

Dennis Heffley made a motion to approve the August 16 and September 20, 2010 minutes. Alexinia Baldwin seconded the motion. The minutes were approved unanimously.

3. Review of DRAFT Membership Renewal Letter

The Committee reviewed the draft membership renewal letter and suggested edits.

4. Follow-up on Outreach

Mr. McNabb will talk to Corine Norgaard about membership from Joshua's Trust due to the proximity of its land to Storrs Center, and assistance with membership generally (*done*).

Cynthia van Zelm said that Committee member Bruce Clouette had spoken to UConn Board of Trustees' member Fran Archambault about putting together packages for the Board. The Committee suggested a presentation to the Board and Ms. van Zelm said that the Town would need to go to the Board with easement requests for Storrs Center so an overall update/presentation could be given then. **Ms. van Zelm will follow-up again with Mr. Clouette and with Alex Roe, Director of Planning, at UConn.**

In an effort to continue to reach people about membership, Ms. van Zelm said the Partnership could do a targeted request to its interested parties list of e-mails. **Ms. van Zelm will work with Partnership Special Projects Coordinator Kathleen Paterson.**

Ms. van Zelm said she spoke with EO Smith principal Lou DeLoreto and the school does not send out information to parents that is not directly school-related. Mr. Heffley suggested that Ms. van Zelm work with the parent teacher organization at the school. **Ms. van Zelm said she will follow-up with a contact at the school.**

Mr. Heffley inquired whether the development team might be able to use some interns from UConn, particularly in the areas of engineering, economics, business, and planning. **Ms. van Zelm said she would talk to the LeylandAlliance team.** She thought it would be difficult to do until the Leyland/EDR team has an office in Mansfield. Mr. Heffley suggested that Committee chairs also be queried as to how their work might benefit from intern help. **Ms. van Zelm will follow-up.**

Ms. van Zelm said that Jim Hintz regretted that he could not make the meeting but they will meet on Wednesday about the UConn off-campus student housing fair on November 3. The fair runs from 11 am to 4 pm in the Student Union ballroom. Mr. Heffley said he would staff a Partnership table from 11 am to 12 pm. Mr. McNabb said he could be there at 12 pm. **Ms. van Zelm will check the Partnership staff calendar and ask other committee members if they can help.**

Ms. van Zelm will follow-up with Cindy Dainton, new Mansfield Senior Services Coordinator, about an article in Senior Sparks.

Ms. van Zelm will prepare a draft article for StaffLink, the Windham Hospital's staff newsletter.

Ms. van Zelm said the Board's student representative, David Lindsay, was working on a t-shirt design for a t-shirt that could be a benefit for membership for students.

After talking to UConn Co-op's General Manager Bill Simpson, Mr. McNabb suggested that the Partnership's table at the Co-op be on the Sunday and Monday before the spring session starts (January 16 and 17). Ms. van Zelm said the 17th is a holiday for the Partnership (Martin Luther King Day). Mr. McNabb suggested that there be posters of the new restaurants coming in as part of the table display. Ms. Baldwin suggested that a map that shows Phases 1A and 1B within the context of the entire project would be a good visual. **Ms. van Zelm will follow-up with LeylandAlliance and BL Companies respectively on these requests.** Mr. Heffley also suggested that students like posters. Ms. van Zelm thought the t-shirt design could be integrated into a poster if a poster was designed.

Ms. van Zelm will follow-up with Alumni Executive Director Lisa Lewis on alumni outreach this week.

5. Next Meeting

The Committee agreed to meet on Monday, November 22 at 8 am in the Partnership office.

6. Adjourn

The meeting adjourned at 9:00 am.

Minutes taken by Cynthia van Zelm.

Mansfield Board of Education Meeting
October 21, 2010
Minutes

Attendees: Mark LaPlaca, Chair, Shamim Patwa, Vice-Chair, Min Lin, Holly Matthews, Carrie Silver-Bernstein, Randy Walikonis, Superintendent Fred Baruzzi, Board Clerk, Celeste Griffin

Absent: Martha Kelly, Katherine Paulhus

The meeting was called to order at 7:30pm by Mr. LaPlaca.

HEARING FOR VISITORS: Patricia Braithwaite, Wormwood Hill Road, and Sonya Conrad, Candide Lane, expressed concerns regarding school lunch program and preschool snacks. K. Paulhus and M. Kelly arrived at 7:35pm.

COMMUNICATIONS: Letter from Mary Lee Geary (Mansfield's 2011 Teacher of Year) thanking the Board for the celebration at the October 14, 2010 meeting. Letter from Jessica Higham expressing concerns regarding the school lunch program.

ADDITIONS TO THE PRESENT AGENDA: None

COMMITTEE REPORTS: None

REPORT OF THE SUPERINTENDENT:

- **School Food Services Update:** Beth Gankofskie, RD, Director of Food Services, reported on the success of the school food service programs, which follow the National School Lunch Program guidelines. After Board discussion, issues raised by parents will be considered by the District Wellness Policy Advisory Council.
- **Prioritizing Future Agenda Items:** The Board discussed agenda items for future discussion.
- **Group Testing Report:** Mr. Baruzzi reviewed the 2010 Connecticut Mastery Results and district plans to help children attain the confidence needed to reach mastery. He reported that the district's Adequate Yearly Progress (AYP) Status for the 2009-2010 School Year was Safe Harbor.

M. Kelly left at 9:30pm.

- **MBOE Meeting Calendar:** Mr. Baruzzi presented a draft 2011 calendar of meetings, which will be voted on at the November 19, 2010 meeting.
- **Enhancing Student Achievement:** There are no new funding proposals at this time.

NEW BUSINESS: None

CONSENT AGENDA: MOTION by Mrs. Paulhus, seconded Ms. Patwa that the following items for the Board of Education meeting of October 14, 2010 be approved or received for the record with an additional statement to the Committee report of the Policy Committee: VOTE: Unanimous in favor with Ms. Lin abstaining.

That the Mansfield Public Schools Board of Education approves the minutes of the October 14, 2010 Board meeting.

HEARING FOR VISITORS: Mrs. Braithwaite expressed concerns regarding school lunch.

SUGGESTIONS FOR FUTURE AGENDA: Ms. Lin would like discussion on World Language Program. Mr. Walikonis would like a report on student vaccination rates.

MOTION by Ms. Matthews, seconded by Ms. Lin to adjourn at 10:05pm. **VOTE:** Unanimous in favor.

Respectfully submitted,

Celeste Griffin, Board Clerk

Approved Minutes
Mansfield Communications Advisory Committee
October 26, 2010
Town Council Chambers

Members Present: Patrick McGlamery (Chair), Aline Booth, Leila Fecho, Richard Pellegrine, Ron Schurin and staff Jaime Russell.

The special meeting was called to order by Chair Patrick McGlamery at 10:30a.m.

A motion was made by Ron Schurin, seconded by Aline Booth to approve the minutes of September 21 with the following corrections:

Under IV B- 4th line change per "day" to per "week".

7th line – add "noted" before "some omissions"

The motion was approved unanimously.

There were no public comments

Old Business

- A. No change in committee membership
- B. The members discussed and reviewed their searches on the Town website to point out where there may be difficulty in finding information.
- C. Signs – Leila reported that most people get information about meetings from signs – they do work. She suggested that the committee should look at the following issues with regards to signs: why: where; how many: what they say: when to post them. It was noted that there are 11 historical sign locations on Town property. The design is important but that should be left to a professional. The Chair appointed a subcommittee of Leila, Aline, and Patrick to report back at the next meeting.
- D. New Business - The committee agreed that the dates for meetings for 2010 should be filed with the Town Clerk. They will be held on the third Mondays at 7 p.m. with no meeting in June or July.

Communications

A letter was received appointing Leila Fecho as a full member instead of an alternate with her term ending on March 24, 2013.

Agenda for the Next Meeting

Richard Pellegrine suggested an item for the next agenda on how comprehensive a letter to citizens with information should be on bonding issues for referendum votes.

The next meeting will be on Tuesday, November 23rd at 10:30 a.m.

The meeting adjourned at 11:40 a.m.

Town of Mansfield
Sustainability Committee
Minutes of the Meeting
October 27, 2010

Present: Stoddard (chair), Lennon, Miller, Loxsom, Walton (staff)

The meeting was called to order at 5:04 pm by chair Lynn Stoddard.

The September 22, 2010 minutes were accepted.

Stoddard reported that Matthews and she presented sustainability considerations for siting new schools at the October 25, 2010 Town Council meeting. Council members were receptive to a new way of framing the selection of locations. Town Council has not reached any decision at this juncture on the number of elementary schools in Town or their locations. The committee will continue to monitor the progress of school rebuild or renovation.

Walton reported that she gave a presentation on October 20, 2010 regarding what the Town is doing to address climate change to approximately 40 E. O. Smith students and several teachers during the E. O. Smith High School climate change teach-in.

Miller reported that UConn hosted a Connecticut Environmental Action Day on October 21, 2010 geared towards high school students.

Each member was asked to identify three priorities that they think the committee should work on over the next year. They are the following:

Hart-

- 1) Identify goals and objectives based on the findings from the carbon calculators,
- 2) Develop the Town website to include sustainability suggestions and practices that target three audiences – Town employees, businesses and homeowners,
- 3) Provide adequate staffing;

Hultgren –

- 1) Provide adequate staffing;

Matthews –

- 1) Educate the community about what the sustainability committee is trying to do,
- 2) Develop a framework to work within;

Walton –

- 1) Increase residential recycling,
- 2) Develop the Town website,
- 3) Provide adequate staffing;

Lennon –

- 1) Address water supply issues,
- 2) Support economic development by first surveying the successful businesses in Town;

Miller –

- 1) Get an update and weigh-in on water supply issues,
- 2) Create a climate action plan with goals and action items based on the data from the carbon calculator,
- 3) Develop a sustainability statement,
- 4) Organize, prioritize and begin implementation of the 2020 strategic plan action items and begin to identify resources needed to implement recommendations;

Stoddard –

- 1) Engage and participate in Town decisions and projects such as the Four Corners development, the Storrs Center development and the schools rebuild/renovation project,

- 2) Continue the work of gathering baseline data as a way to inform committee planning and priority setting,
 - 3) Be ready to mobilize when opportunities emerge that can not be planned for;
- Loxsom –
- 1) Reach a broader audience on sustainability issues,
 - 2) Address alternative transportation needs by making it safer and more convenient for cyclists.

The committee decided to devote two more meetings to priority and goal setting, anticipating that it will come to completion at the December meeting. The agriculture committee, scheduled to make a briefing at the November meeting, will be asked to defer their presentation until January 2011.

Stoddard reported that the 10/10/10 Hang Out with Us activity gave clothes line drying a presence at the Community Center and the Storrs Farmer's Market and got a cross section of groups and individuals involved including UConn's EcoHouse students, the elementary schools, businesses and residents. 136 people pledged to hang their clothes out to dry on 10/10/10.

Walton will schedule the 2011 meetings to be on the 4th Wednesdays of the month at 5 pm (possibly the 3rd Wednesdays for November and December).

Stoddard stated that ICLEI is looking for a few communities to beta test their newly developed sustainable community STAR rating program. It is similar to LEED, except it looks at how the whole community functions. The requirements to participate in the pilot are payment of \$25,000, staffing, access to GIS and readiness to begin. The consensus was that Mansfield is not equipped to participate at this time.

The meeting was adjourned at 6:32 pm.

Respectfully Submitted,

Virginia Walton
Recycling/Refuse Coordinator

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

Town of Mansfield
CONSERVATION COMMISSION
Meeting of 20 October 2010
Conference B, Audrey P. Beck Building
MINUTES

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

1. The meeting was **called to order** at 7:33p by Chair Quentin Kessel.
2. The draft **minutes of the 15 September meeting**, with item 8 revised so as to correspond to reality, were approved.
3. **Proposed revisions to subdivision regulations.** The Commission briefly considered draft revisions (dated 7 October) to the subdivision regulations, in particular, provisions for (1) preliminary review of applications (which might allow environmental concerns to be raised before the developer has spent a lot of money on a detailed site plan) and (2) increasing the number of lots that may be accessed by a common driveway (which might encourage more rapid development of land with interior lots, inasmuch as roads are more costly than driveways for the developer). However, because (a) this item was not on the agenda, (b) few Commission members had reviewed the proposal, and (c) the PZC will probably not vote on the proposal before January at the earliest, the Commission took no action at this time. Kessel will draft a letter to the Town Planner regarding the proposed revisions and circulate it by e-mail to Commission members in advance of our November meeting.
4. **Mirror Lake dredging.** This project is apparently going ahead, despite the departure of its principal advocate, President Hogan, and the University's current budget woes.
5. **Swan Lake diversion.** UConn has notified DEP that it may not need the proposed "55-acre diversion" of runoff from the Eagleville Brook watershed to Roberts Brook (via Swan Lake) in order to manage storm-water flows in Eagleville Brook – if its efforts to reduce impervious cover with rain gardens, porous pavement, etc. are sufficiently effective.
6. **Four Corners.** At its 10 November meeting, the Four-Corners Sewer and Water Advisory Committee will hear a report on the UConn water supply plan, which may call for tapping the Cedar Swamp aquifer. Significant withdrawals could have a significant impact on Cedar Swamp.
7. **Natchaug River Basin Conservation Compact.** A draft "Natchaug River Basin Conservation Compact" has been developed by a working group of municipal officials and other interested individuals. Basin towns that sign on agree "to work cooperatively to balance conservation and growth" by "protecting and restoring the water resources of the watershed", "supporting efforts to link and maintain ecologically viable habitats and rural landscapes", and "working to insure the long-term environmental health and vitality of the watershed". Kessel indicated that the working group will meet tomorrow to finalize the draft. On the assumption that the final version will not differ materially from the draft, the Commission agreed unanimously (**motion:** Drzewiecki, Buck) to the following (conditional) statement of support:

In recognition of the fact that natural resources do not recognize town boundaries, the Mansfield Conservation Commission urges the Town Council to enter into the voluntary "Natchaug River Basin Conservation Compact". We note that Greg Padick, Lon Hultgren, and Quentin Kessel have participated in the meetings that led to the preparation of this document.

Should any substantial change be made in the draft compact before it is submitted to the Council for approval, the Commission will delay making a recommendation until after our November meeting.

8. Public Act 490. The Connecticut Farm Bureau Association has prepared a new booklet explaining PA 490, which offers property tax relief for farm, forest, or open-space land. Anybody who owns a lot of undeveloped land in Connecticut should get a copy.

9. Adjourned at 8:47p. Next meeting: 7:30p, Wednesday, 17 November 2010

Scott Lehmann, Secretary, 25 October 2010; approved 17 November 2010.

HOUSING AUTHORITY OF THE TOWN OF MANSFIELD
REGULAR MEETING MINUTES
Housing Authority Office
October 21, 2010
8:00 a.m.

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

The meeting was called to order at 8:10 a.m. by the Chairperson.

MINUTES

A motion was made by Ms Hall and seconded by Mr. Eddy to accept the minutes of the August 26, 2010 Emergency Meeting; August 31, 2010 Emergency Meeting; September 7, 2010 Emergency Meeting; and September 22, 2010 Annual Meeting. Motion approved unanimously

COMMENTS FROM THE PUBLIC

None

COMMUNICATIONS

Ms Fields reported in the case of Lacen v. Mansfield Housing Authority HUD concluded that the Mansfield Housing Authority was in compliance with Title VI of the Civil Rights Act of 1964.

REPORTS OF THE DIRECTOR

Bills

A motion was made by Mr. Simonsen and seconded by Ms Hall to accept the September bills. Motion approved unanimously.

Financial Reports –A (General)

The Finance Committee recommends approval of the August Financial Reports. Motion approved unanimously.

Financial Report-B (Section 8 Statistical Report)

The Finance Committee recommends approval of the September 2010 Section 8 Statistical Report. Motion approved unanimously.

REPORT FROM TENANT REPRESENTATIVE

Resident Advisory Committee

Mr Eddy will complete the final edits with all comments received for the Wrights Village survey and forward it to Mr. Simonsen for final review.

COMMITTEE REPORTS

Finance Committee

The Finance Committee reported that they had had a discussion on the payment standard for Ashford and Chaplin. It was recommended that it be discussed at with the full Board.

UNFINISHED BUSINESS

HUD Property Bid

Ms Fields reported that the bid placed by the Housing Authority was not accepted. The successful bid was in the amount of \$9,300,000. This was significantly higher than the Housing Authority bid.

New Maintenance Vehicle

Ms. Fields approved the purchase of a 2009 Chevy Sierra 2500 with 19,000 miles for \$23,470.

A motion was made by Mr. Simonsen and seconded by Mr. Eddy to approve the final purchase price of the truck and to donate the old truck to a non profit breast cancer organization, if they take vehicles. If they do not, then, as directed by the Executive Director, to a non-profit organization that takes donated vehicles. Motion approved unanimously.

Method for Responding to Comments from the Public

Ms Fields distributed the new public comments policy changes.

A motion was made by Mr. Eddy and seconded by Mr. Simonsen to approve the new policy with changes. Motion approved unanimously

Meeting Dates for 2011

The date for Regular meetings for 2011 will continue to take place on the third Thursday of each month at 8:00 a.m. as provided by the Bylaws. Those dates will be as follows:

January 20, 2011
February 17, 2011
March 17, 2011
April 21, 2011
May 19, 2011
June 16, 2011
July 21, 2011
August 18, 2011
September 15, 2011
October 20, 2011
November 17, 2011
December 15, 2011

NEW BUSINESS

Ashford and Chaplin HUD Payment Standards

The new payment standards were set by HUD for 2011. The payment standard was reduced from last year for Windham County which includes the towns of Ashford and Chaplin. This creates a serious financial issue which the Housing Authority needs to consider in its continued support of the program for these towns. The payment standard does not reflect the actual cost of rent and utilities for Ashford and Chaplin. After lengthy discussion, it was determined that a Special Meeting be called for November 10, 2010 at 8:30 a.m. to discuss the Housing Authority options and choices to best serve our current and future Section 8 participants.

Section 8 Administration Plan Changes

A motion was made by Mr. Simonsen and seconded by Mr. Eddy to the changes made to Chapter 3-II.A Income Limits, Chapter 4-I.B Applying for Assistance and 4-III.C Local Preferences of the Section 8 Administration Plan. Motion approved unanimously.

OTHER BUSINESS

None

ADJOURNMENT

The Chairperson declared the meeting adjourned at 10:23 a.m.

Dexter Eddy, Secretary

Approved:

Richard Long, Chairperson

HOUSING AUTHORITY OF THE TOWN OF MANSFIELD
SPECIAL MEETING MINUTES
Housing Authority Office
November 10, 2010
8:30 a.m.

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

The meeting was called to order at 8:30 a.m. by the Chairperson.

UNFINISHED BUSINESS

Payment Standards

The new payment standards were set by HUD for 2011. During this past year, the Housing Authority has set the payment standard above HUD in an effort to make more units available to Section 8 participants. Due to costs exceeding funding by \$115 per voucher, it was determined that the HUD 2011 payment standards would be used effective February 1, 2011. The Administrative Plan allows the Housing Authority to provide a reasonable accommodation to the payment standard under certain circumstances.

A motion was made by Mr. Simonsen and seconded by Mr. Eddy to apply the HUD 2011 payment standards for all towns, effective February 1, 2011. Motion approved unanimously.

NEW BUSINESS

Renters Assistance Program (RAP)

Under the current contract for the 2010-2011 year, there will not be enough RAP funding to cover the need. Ms Fields will contact DECD and assess the likelihood of a contract increase. In addition, she will contact CHFA to request using the Administrative Service Fee to offset the costs to Tenant if the RAP contract does not cover those currently on the RAP program and those who will be paying more than 30% in adjusted income on January 1, 2011, but not qualified for RAP assistance. The use of the Administrative Service Fee, if available, would only cover the January 1, 2011 through June 30, 2011. At that time, the Board will have to reassess the situation based on the new RAP contract.

ADJOURNMENT

The Chairperson declared the meeting adjourned at 9:50 a.m.

Dexter Eddy, Secretary

Approved:

Richard Long, Chairperson

TOWN OF MANSFIELD
Ethics Board
Thursday, October 7, 2010
Audrey Beck Municipal Building, Conference Room B

Minutes

Members Present: Lena Barry, David Ferrero, Mike Sikoski, Win Smith, Nora Stevens

Staff Present: Maria Capriola, Assistant to Town Manager

The meeting was called to order at 4:31pm.

I. PUBLIC COMMENT

None.

II. VICE CHAIR'S REPORT

- a. *Board Membership Update.* Ms. Stevens and Ms. Capriola provided updates. Mr. Nesselroth would like to be considered for the regular member vacancy; this information will be forwarded to the Committee on Committees. The Committee on Committees is also gathering names of residents, in particular attorneys, that may be interested and able to fill Board vacancies. Board members also reviewed their term expiration dates; Mr. Sikoski requested and the Board concurred to seek an explanation from the Town Clerk and Town Attorney regarding the staggering of member terms for those members appointed/reappointed in May 2008.
- b. *Ethics Code Update.* The Personnel Committee has referred the Ethics Code recommended revisions to the Town Attorney for review. It is expected that the Town Attorney will complete his initial review in mid-October and that the Personnel Committee will take up the matter again sometime thereafter.

III. ELECTION OF OFFICERS

Mr. Smith made a motion, seconded by Mr. Ferrero to table (postpone) the election of officers to a later date in the year or until the Committee on Committees appoints a regular member and sorts through member reappointments. The motion passed unanimously.

IV. 2011 REGULAR MEETING DATES

Mr. Sikoski made a motion, seconded by Mr. Smith to table (postpone) setting the 2011 regular meeting schedule to a later date in the year. The motion passed unanimously.

V. ANNUAL REPORT TO COUNCIL

Mr. Smith agreed to assist Ms. Stevens with preparing the Board's annual report submission to Council.

VI. COMMUNICATIONS

Mr. Smith made a motion, seconded by Ms. Barry to add a communication from E. Wassmundt, addressed to the Board and dated October 5, 2010, as item 6d. The motion passed unanimously.

- a/b. *Regional Ethics Board*. Brief discussion occurred on this item but no action was taken.
- c. *Misc. Ethics articles*. Mr. Siksoki provided an overview of the articles and their author's background.
- d. *E. Wassmundt communication*. Ms. Stevens read the communication to the Board since all members had not received it. Some members briefly commented in response to statements in the communication they believe to be factually wrong.

VII. APPROVAL OF 9/2/10 MINUTES

Ms. Barry made a motion, seconded by Mr. Sikoski to adopt the minutes of 9/2/10. The motion passed unanimously with no objections.

VIII. EXECUTIVE SESSION – PENDING CLAIMS AND LITIGATION – (FOI Complaint Docket #FIC 2010-365)

Mr. Smith made a motion, seconded by Ms. Barry to enter into executive session. The motion passed unanimously. All present Board members and Ms. Capriola attended. The Board entered executive session at 5:29pm and left the session at 5:34 pm.

IX. ADJOURNMENT

Mr. Smith made a motion, seconded by Ms. Barry to adjourn the meeting. With no objections, the meeting adjourned at 5:34pm.

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

Item #5



**TOWN OF MANSFIELD
OFFICE OF THE TOWN MANAGER**

Matthew W. Hart, Town Manager

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

December 2, 2010

Mr. Francis Archambault
Chairman
Board of Education
Regional School District 19

Re: FY 2011/12 Budget

Dear Mr. Archambault:

As you are aware, the upcoming budget year is filled with uncertainties. Not only do we have a new Governor, but the state is facing a significant budget deficit. Mansfield is particularly vulnerable because of the extraordinary amount of non-taxable state and federal property located within the town and our reliance on state grant funding. While we have very little control over our revenue stream outside of property taxes, we can control our expenditures. Consequently, I trust that you and the other members of the Board of Education will continue your efforts to control expenditures to the extent possible, while maintaining the integrity of Region 19's fine education program.

On behalf of the Mansfield Town Council, I thank the Board for its consideration of this important issue.

Sincerely,

Matthew W. Hart
Town Manager

CC: Bruce Silva, Superintendent of Schools
Town Council
Cherie Trahan, Director of Finance

PAGE
BREAK



Town of Mansfield Fire and Emergency Services

To: Matthew Hart, Town Manager
From: David J. Dagon, Fire Chief
Date: November 29, 2010
Subject: EMS Duty Crew program results

Attached please find the results of a 12 week program of staffing EMS Duty Crews during weekend nights of the University's Fall Semester. I thought that you might find the attached information interesting.

Background

In 2008 and 2009 during the months of August through October the department experienced an increase in EMS calls for service related to off campus weekend activities in the areas of Hunting Lodge Road and Carriage House Drive.

Prior to the start of the University's Fall Semester the department initiated a more formal staffing of weekend EMS Duty Crews. Meaning, if an EMS Duty Crew of all volunteers could not staff the 2nd ambulance then the department would fill the number of positions with career personnel to enable the 2nd ambulance to be placed in-service (volunteer members would always retain priority to staff the 2nd ambulance).

The program began by staffing an EMS Duty Crew on Thursday, Friday, and Saturday nights. An adjustment was made to eliminate Thursday night staffing and staff just Friday and Saturday nights once it was determined that a reduction in the number of calls for service on Thursday nights was beginning to occur.

Result

I believe the department's approach to formalizing the EMS Duty Crew staffing has been successful in the following areas:

- Greater participation of volunteer members. Volunteer members were assured that an EMS Duty Crew would be staffed even if it meant that the department would fill in with career firefighters. This assurance enabled interested volunteers to commit to staff on a particular night based on their availability.

- The reduction in the department's reliance on a mutual aid ambulance from UConn Fire Department during this program was dramatic. The department documented 81 calls for service received during the 12 week program period. UConn Fire Department was requested to provide a mutual aid ambulance for 7 of the 81 calls received; 3 of the 7 requests were made at a time when the 2nd ambulance was not staffed due to maintenance issues.
- The department did incur a cost for staffing the 2nd ambulance during times that volunteers were not available; approximately \$4,110.00. However, the department estimates that revenue recovery may be as much as \$9,900.00 based on an average of per call revenue recovered in the past.

Credit for the success of this program should go to the following personnel:

- Lieutenant Michael Thompson for encouraging members to participate in the program and coordinating volunteer duty crew members to staff the 2nd ambulance.
- Firefighter Gerald Schaffer, Scheduling Officer for the department for insuring staffing of the 2nd ambulance with career personnel when volunteers were unavailable.
- Firefighter Steve Lofman, EMS Officer for the department for maintaining the statistical reporting and quality assurance of the patient care reporting that enabled the department to make staffing adjustments based on accurate and current data.

EMS DUTY CREW

Staffing/Calls for Service

Date	Day of Week	2nd Amb. Staffing Period	Ambulance All Calls for Service	2nd Amb. Responses	2nd Amb. Transports	Mutual Aid Rec'd	Vol. Hrs	Career Hrs	Staffing Cost (approx.)	Additional Revenue (estimate)
27-Aug	Fri	9PM - 2AM	1	0	0	0	5	5	\$100	\$0
28-Aug	Sat	9PM - 2AM	4	1	1	2	5	5	\$100	\$450
2-Sep	Thurs	9PM - 2AM	3	2	1	0		10	\$200	\$450
3-Sep	Fri	9PM - 2AM	2	1	1	0	5	5	\$100	\$450
4-Sep	Sat	9PM - 2AM	2	0	0	0	5	5	\$175	\$0
9-Sep	Thurs	9PM - 2AM	2	2nd Amb OOS		0	0	0		
10-Sep	Fri	9PM - 2AM	4	1	1	0	5	5	\$100	\$450
11-Sep	Sat	9PM - 2AM	3	2nd Amb OOS		0	0	0		
16-Sep	Thurs	9PM - 2AM	0	0	0	0	5	5	\$100	\$0
17-Sep	Fri	9PM - 2AM	2	1	0	0	5	5	\$100	\$0
18-Sep	Sat	9PM - 2AM	6	2nd Amb OOS		3	0	0	\$0	\$0
23-Sep	Thurs	9PM - 2AM	0	0	0	0	5	5	\$100	\$0
24-Sep	Fri	9PM - 2AM	2	1	1	0	5	5	\$100	\$450
25-Sep	Sat	9PM - 2AM	5	2	2	1	5	5	\$175	\$900

(OVER)

Staffing/Calls for Service

Date	Day	2nd Amb. Staffing Period	Ambulance All Calls for Service	2nd Amb. Responses	2nd Amb. Transports	Mutual Aid Rec'd	Vol Hrs	Career Hrs	Staffing Cost (approx.)	Additional Revenue (estimate)
30-Sep	Thurs	9PM - 2AM	0	0	0	0	0	10	\$275	\$0
1-Oct	Fri	9PM - 2AM	2	1	1	0	5	5	\$175	\$450
2-Oct	Sat	9PM - 2AM	4	2	1	0	0	10	\$200	\$450
8-Oct	Fri	9PM - 3AM	2	0	0	0	0	12	\$330	\$0
9-Oct	Sat	9PM - 3AM	2	0	0	0	6	6	\$120	\$0
15-Oct	Fri	9PM - 3AM	2	1	1	0	6	6	\$120	\$450
16-Oct	Sat	9PM - 3AM	3	1	1	0	6	6	\$120	\$450
22-Oct	Fri	9PM - 3AM	0	0	0	0	6	6	\$120.00	\$0.00
23-Oct	Sat	9PM - 3AM	2	0	0	0	0	12	\$330.00	\$0.00
29-Oct	Fri	9PM - 3AM	5	3	3	0	12	0	\$0.00	\$1,350.00
30-Oct	Sat	9PM - 3AM	15	7	6	1	6	6	\$200.00	\$2,700.00
5-Nov	Fri	9PM - 3AM	3	0	0	0	0	12	\$330	\$0.00
6-Nov	Sat	9PM - 3AM	1	0	0	0	6	6	\$120	\$0.00
12-Nov	Fri	9PM - 3AM	2	1	1	0	6	6	\$200.00	\$450.00
13-Nov	Sat	9PM - 3AM	2	1	1	0	6	6	\$120.00	\$450.00
Totals:			81	26	22	7	115	169	\$4,110.00	\$9,900.00

-108-

Fire related calls not included

**Mansfield Public Schools
Board of Education Goals – 2010-2011**

Item #7

- I) Help every student to be a confident and successful learner.
 - a) Engage and motivate every student.
 - b) Improve, as appropriate, the reading, writing, and mathematics skills of every student.
 - c) Ensure student safety, health, and well-being.
 - d) Preserve and support the full breadth of the District's program.
 - e) Encourage the civic engagement of students when possible.

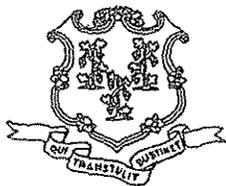
- II) Attract, hire, and retain qualified and motivated professional staff.
 - a) Facilitate and encourage a positive, professional learning community.
 - b) Recognize teacher and staff effort and success regularly.
 - c) Foster a climate of respect at all levels.

- III) Monitor and regularly assess the District's status and requirements with respect to the quality of facilities, sufficiency of space, level of security, adequacy of maintenance, and reliability of student transportation.
 - Stay involved in all aspects of any School Building Project decisions.
 - Keep the public informed and involved.

- IV) Continue to improve the effectiveness of the Board of Education.
 - a) Continue to invest time and effort in Board members' learning and development.
 - b) Celebrate and acknowledge student achievements at Board meetings and other venues.
 - c) Foster and encourage communication between the Board and the communities it serves.
 - d) Involve and engage a wide variety of parents/guardians in the education of their children.
 - e) Collaborate with community members and organizations that support the District's students.

- V) Reduce energy consumption and minimize the District's environmental impact.
 - a) Pursue practices and develop policies that reduce energy consumption and district costs.
 - b) Incorporate curricula that investigate energy use and environmental issues.

PAGE
BREAK



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION



2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546

Phone:

Item #8

November 8, 2010

Mr. Matthew Hart
Town Manager
Town of Mansfield
4 South Eagleville Road
Mansfield, CT 06268

Dear Mr. Hart:

Subject: Bridge Inspection Reports for Local Structures
Town of Mansfield

The Department of Transportation (Department) has completed its biennial bridge inspection activities in the town of Mansfield, which maintains ten bridges in the National Bridge Inventory (NBI). The Structure Summary Report and copies of the inspection reports for the following structures are enclosed. All structures are rated Fair or Better except for:

Bridge No. 04731, Stonemill Road #1 over Fenton River – Rated: Poor
Bridge No. 05366, Laurel Lane over Mount Hope River – Rated: Poor

It is the Department's belief that serious bridge problems can be prevented or minimized by timely corrective action. Please review the reports for all deficiencies which are considered routine maintenance that should be corrected. The State process of inventory and inspection in no way relieves the Town of its responsibility for bridge maintenance in accordance with Section 13a-99 of the Connecticut General Statutes.

If you have any questions, please contact Mr. Robert P. Zaffetti, Manager of Bridge Safety and Evaluation, at (860) 594-3156.

Very truly yours,

Thomas A. Harley, P.E.
Chief Engineer
Bureau of Engineering and Construction

Enclosures

cc: Mr. Joseph E. Chilstrom, FHWA
Windham Region Council of Governments

**Town of Mansfield
Structure Summary Report
October 7, 2010**

1. Bridge No. 04727, Mount Hope Road over Mount Hope River
Type: Steel thru Truss
Condition: Good

2. Bridge No. 04729, Atwoodville Road over Mount Hope River
Type: Steel Multi-Beams
Condition: Fair

Comments: The structure was found to be posted for the following weight restrictions:

19 tons	Single unit vehicle
25 tons	Semi-trailer/truck
22 tons	4-axle truck
34 tons	3S2 vehicle

The weight restrictions are based on the strength of the steel multi-girder superstructure. If the town wishes to remove the weight restrictions, it should engage the services of a consultant engineer to determine the best course of action to remove the weight restrictions.

3. Bridge No. 04730, Gurleyville Road over Fenton River
Type: Prestressed Concrete Slab
Condition: Fair

Comments: The deck and substructure of this structure rate in the good category. The superstructure has numerous minor deficiencies that warrant a fair rating.

This bridge is scour critical. Please refer to the scour critical bridge discussion following the list of bridges.

4. Bridge No. 04731, Stonemill Road #1 over Fenton River
Type: Steel Encased Girders
Condition: Poor

Comments: This bridge was constructed using arch pans between the girders as forms with the steel being encased in concrete from the bottom flanges up. The concrete has numerous transverse and longitudinal cracking with efflorescence. Many stringers have heavy rusting with laminar sheets. The south abutment has voids that can be penetrated up to 20 inches deep. Project 77-213 will address these problems in the long term but regular maintenance will be necessary to keep this structure open to traffic until construction is completed.

This bridge is scour critical. Please refer to the scour critical bridge discussion following the list of bridges.

**Town of Mansfield
Structure Summary Report
October 7, 2009**

5. Bridge No. 04732, Old Turnpike Road over Fenton River

Type: Prestressed Concrete Slab

Condition: Fair

Comments: Previous undermining of the substructure has been addressed increasing the substructure evaluation from poor to fair.

This bridge is scour critical. Please refer to the scour critical bridge discussion following the list of bridges.

6. Bridge No. 04733, Chaffeeville Road over Fenton River

Type: Precast Concrete Box Culverts

Condition: Fair

Comments: Erosion from roadway runoff has created large ruts in the embankments behind the Southeast, Southwest, and Northeast wingwalls. There is one broken post over the West side of the culvert in need of repair.

7. Bridge No. 05353, Juniper Lane over Mount Hope River

Type: Prestressed Concrete Deck Units

Condition: Fair

Comments: Hairline cracks in the prestressed fascia deck units make this structure rate in the fair category. A twelve month special inspection cycle for the deck units has been instituted and future inspections will be forwarded to the Town to keep them apprised of any changes.

8. Bridge No. 05366, Laurel Lane over Mount Hope River

Type: Steel Girders with a Timber Plank Deck

Condition: Poor

Comments: This structure is posted for 10 tons and the superstructure is rated poor due to rusting with section loss to the beam flanges. The Department is aware that the Town plans to replace this structure under Project No. 77-214 .

This bridge is scour critical. Please refer to the scour critical bridge discussion following the list of bridges.

*

**Town of Mansfield
Structure Summary Report
October 7, 2009**

9. Bridge No. 05607, Bassetts Bridge Road over Naubesatuck Lake

Type: Corrugated Steel Pipe Arch Culverts

Condition: Fair

Comments: There is a loose post at the Northeast rail from lack of supporting material due to embankment erosion from roadway runoff.

10. Bridge No. 06202, Gurleyville Road over Stream

Type: Precast Concrete Box Culverts

Condition: Good

Comments: Vegetation and debris should be removed from the limits of this structure to prevent blockage of the culvert.

Scour Critical Note:

Bridge Nos. 04730, 04731, 04732, 05366 are scour critical based on an analysis done as part of the Department's Bridge Scour Evaluation Program. Copies of the scour evaluation reports were sent to you on August 8, 2002. The analysis found the structures to be scour critical for a 10-year river flow event. During this event, it is possible that the soil supporting the structures will be eroded, undermining the structures and making them unstable.

The Department's Bridge Safety and Evaluation Section will check for scour during its routine biennial bridge inspections. However, the Town should monitor for scour during and following flood events that equal or exceed the 10-year river flow. The Town should be prepared to take whatever actions are necessary to ensure the safety of the public, up to and including closure of the structures. It is recommended that the Town engage an engineering firm to determine the best course of action to address the scour potential at these structures.

Prepared by: Donald M. Carlson
Donald M. Carlson

Date: 10/7/2010

Reviewed by: Joseph C. Kozlowski
Joseph C. Kozlowski

Date: Nov 1 2010



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION



2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546

Phone:

Item #9

November 24, 2010

Mr. Matthew W. Hart
Town Manager
Town of Mansfield
Audrey P. Beck Municipal Building
4 South Eagleville Road
Mansfield, Connecticut 06268

Dear Mr. Hart:

Subject: State Project No. 77-228
Federal Aid Project No. TBD
Pavement Preservation on Connecticut Route 89
Town of Mansfield

The Connecticut Department of Transportation's (Department) Office of Engineering is implementing a Pavement Preservation Program for the 2011 construction season. The purpose of this program is to enhance pavement performance by using cost-effective treatments to extend the service life of the existing pavements. Route 89 (Warrenville Road) in the Town of Mansfield has been identified as a candidate for this program. The Department is developing plans to place rubberized chip seal on Route 89, from its intersection with Route 195 (Storrs Road) northerly for a distance of approximately 3.25 miles, as depicted on the enclosed location plan.

The present schedule indicates that the design will be completed in January 2011, with construction anticipated to start in summer 2011. This project will be undertaken with 80% Federal and 20% State funds.

Please advise us of any work that may be contemplated along this route by any municipally owned utilities. By completing such work prior to or at the same time as the proposed construction, the traveling public can be better served upon completion of the project, with a pavement that would not have to be disturbed for installations of this kind for many years.

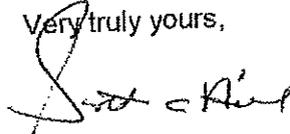
It is the Department's policy to keep the public informed and involved when such projects are undertaken. It is important that the community share their concerns with us to assist in the project's development. Accordingly, the enclosed press release describing the proposed improvement is scheduled to be released shortly. It is not anticipated that an informational meeting or a formal public hearing will be held for this project due to the limited nature of the proposed work. If you agree with this determination, please respond to this e-mail with your concurrence.

November 24, 2010

Mr. Matthew W. Hart

If you or any of your constituents have questions or wish to assist us in this project, please contact me at the letterhead address.

Very truly yours,



Scott A. Hill, P.E.
Manager of State Design
Bureau of Engineering and Construction

Enclosures

cc: The Honorable Ms. Elizabeth C. Paterson, Mayor, Town of Mansfield
Mr. Mark N. Paquette, Director – Windham Region Council of Governments

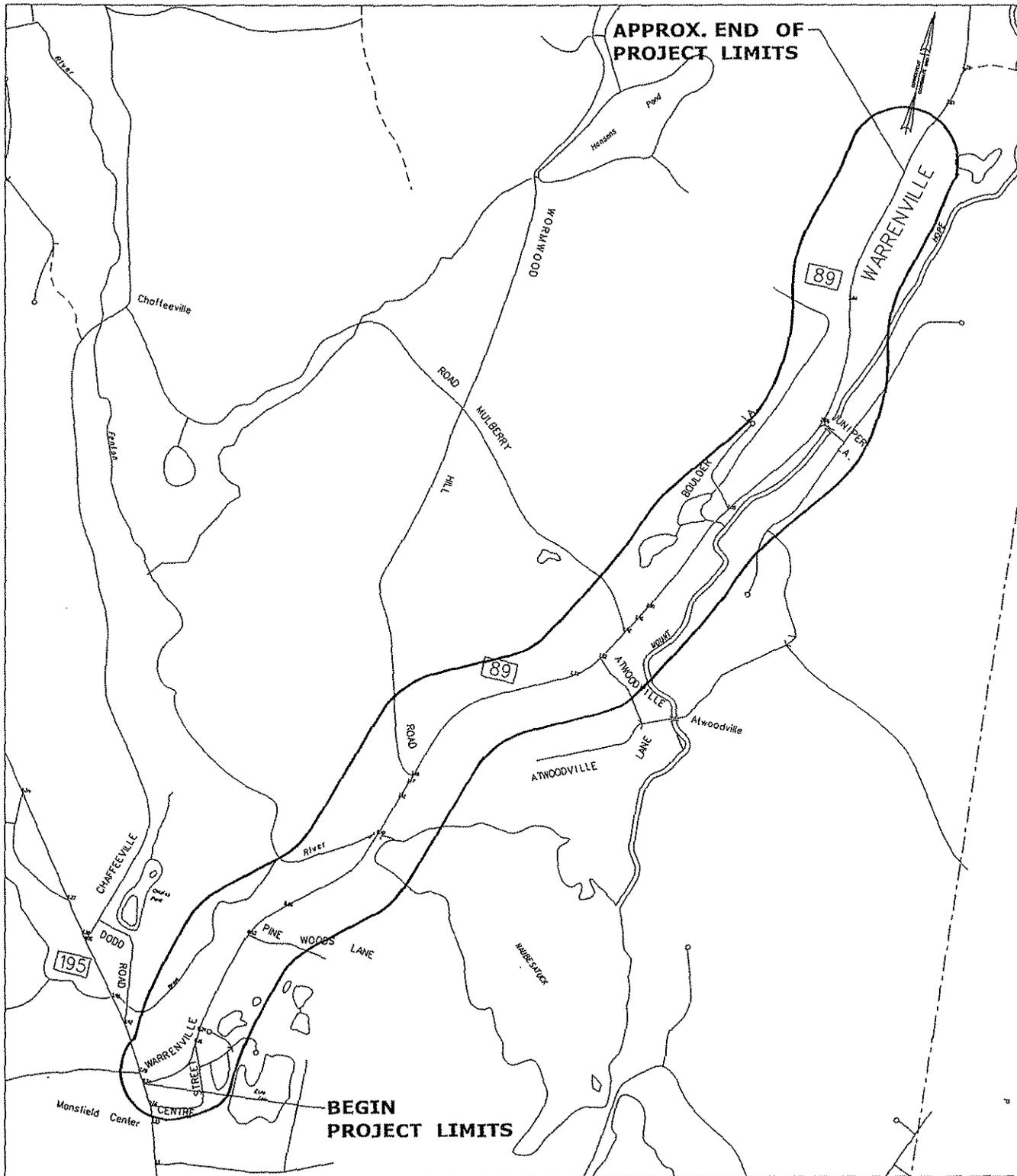
NEWINGTON, CT – State Transportation Commissioner Jeffrey A. Parker announced today that the Connecticut Department of Transportation's Office of Engineering is developing plans to improve Route 89 (Warrenville Road), in the Town of Mansfield.

"It is the Department's policy to keep the public informed and involved when such projects are undertaken," said Parker. "It is important that the community share its concerns with us to assist in the project's development." It is not anticipated that an informational meeting or a formal public hearing will be held for this project due to the limited nature of the proposed work.

The project involves the placement of rubberized chip seal on Route 89, from its intersection with Route 195 (Storrs Road) northerly for a distance of approximately 3.25 miles, to extend the service life of the existing pavement.

The present schedule indicates that the design will be completed in January 2011, with construction anticipated to start in summer 2011. This project will be undertaken with 80% Federal and 20% State funds.

Anyone interested in receiving information on this project may do so by contacting Mr. Scott A. Hill, Manager of State Design, at (860) 594-3272, or by e-mail at scott.hill@ct.gov. Please make reference to State Project No. 77-228.



SCALE IN FEET



STATE PROJECT NO.:

77-228

CITY/TOWN:

MANSFIELD



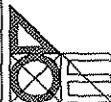
STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION

PAVEMENT PRESERVATION:
RUBBERIZED CHIP SEAL AND PRE OVERLAY
CRACK TREATMENT (FILLING AND PATCHING)

-118-

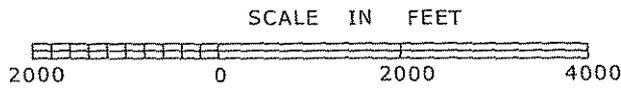
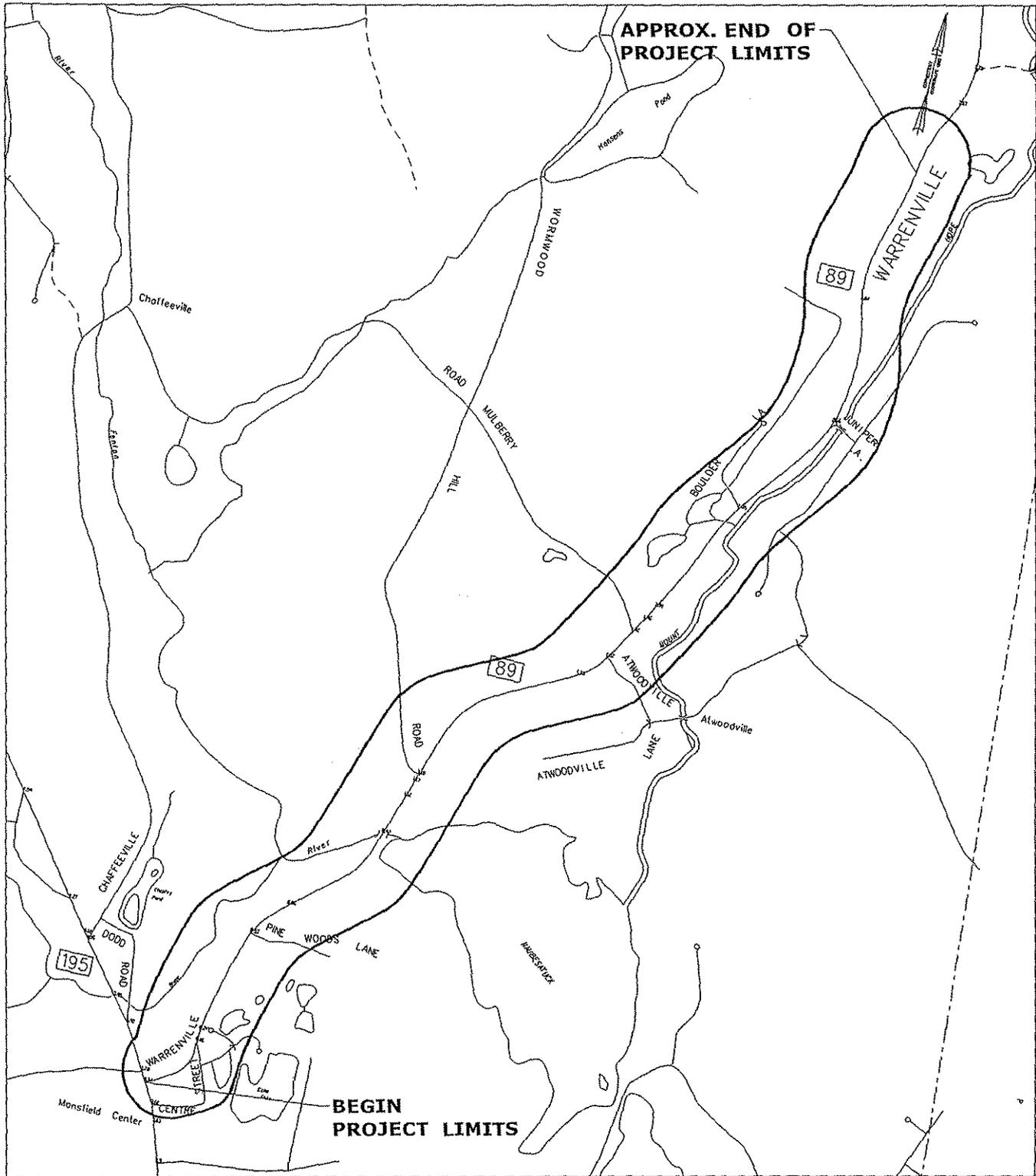


OFFICE OF
ENGINEERING



DATE:

OCT 2010



STATE PROJECT NO.:

77-228

CITY/TOWN:

MANSFIELD



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION



PAVEMENT PRESERVATION:
RUBBERIZED CHIP SEAL AND PRE OVERLAY
CRACK TREATMENT (FILLING AND PATCHING)

-119-

OFFICE OF
ENGINEERING



DATE:

OCT 2010

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Connecticut Council of Small Towns

Item # 10

1245 Farmington Avenue, 101 • West Hartford, Connecticut 06107
Phone (860) 676-0770 • Fax: (860) 676-2662 • E-Mail: info@ctcost.org

November 15, 2010

REC'D NOV 18

Matthew Hart, Town Manager
Town of Mansfield
4 South Eagleville Road
Mansfield, CT 06268

Dear Matt:

When Governor-elect Malloy is sworn-in on January 5, 2011, he will take office facing a huge budget deficit (projected to be \$3.3 billion for the next fiscal year). While COST is hopeful that our incoming Governor will be able to fulfill his campaign promise to maintain current levels of ECS funding, it's obviously not a sure bet. And even if the Malloy administration and the Legislature are able to find a way to limit the deficit's impact on K-12 education aid, there will be enormous pressure on decision-makers at the Capital to cut or eliminate other essential municipal aid programs (e.g., Special Education excess cost grants, Town Aid Road, LoCIP, Pequot-Mohegan grants, PILOTs, and STEAP).

At stake for your town and other towns throughout Connecticut is tens of millions in local aid dollars. While the potential loss of state aid (including the current municipal conveyance tax rate, scheduled to sunset on June 30, 2011) is a big concern for most small towns, the continuing impact of unfunded state mandates on the "municipal bottom line" is also a major issue.

As Governor-elect Malloy and legislative leaders begin to consider action on extremely important fiscal policy and mandate relief measures, they will need to hear your views about the impact their plans will have on municipalities. They will also need your input on ways to strengthen governance and improve the delivery of essential public services in Connecticut. To this end, COST is positioning itself to ensure that you and your fellow town leaders are both "heard and heeded" from opening day of the upcoming legislative session until adjournment on June 8, 2011.

Make Your Voice Count at Connecticut's Town Meeting 2011

One powerful way to express your views and advocate policies beneficial to towns is to participate in COST's annual conference, *Connecticut's Town Meeting*. There are plenty of good reasons to attend this event, but chief among them is this: *Connecticut's Town Meeting* is the largest and single-most important annual opportunity for first selectmen, mayors and managers from smaller communities throughout the state to network and decide on their highest-priority legislative concerns.

***Connecticut's Town Meeting* is THE premier annual policy event for chief elected and appointed leaders representing towns across the state.** Be on hand to hear our new Governor's ideas for addressing the deficit*. Listen to, and discuss, his thoughts, and those of legislative leaders on funding for essential municipal services and the reform of unfunded mandates on towns and cities. Ask for answers to questions you think are essential for town leaders to know.

Invite Your Legislators to Attend...to Strengthen Your Impact at the Capital

What makes the COST annual meeting especially unique is that a large number of state representatives and state senators attend the event. They listen to the concerns expressed by COST members and participate in discussions about how you and other town leaders can support efforts to advocate the legislative priorities established during *Connecticut's Town Meeting*.

This forum provides an excellent opportunity to help bridge the gap between town hall and the State Capital. But, we need your help to make this happen. A special, complimentary sign-up form for state legislators accompanies this letter. Please send it with a letter, or fax it with a note, to your legislators urging them to register for this major annual event.

Be a part of the action. Make plans to attend *Connecticut's Town Meeting 2011* on Wednesday, January 19th from 8:00 AM to 2:00 PM at the Crowne Plaza Hotel & Conference Center in Cromwell. Sign up today to ensure your spot at *the event*. Space is limited and registrations will be processed on a first-come, first-served basis. Accompanying this letter is a registration form for COST's *Connecticut's Town Meeting 2011*. Please complete the form (make copies for others attending from your town) and fax it to COST as soon as possible. The fax number is (860) 676-2662. **Don't forget: the early-bird (fax/mail) registration deadline is December 31st.**

COST Dues for 2011-2012 to Remain the Same

On an entirely different topic, I wanted to let you know that COST membership dues for the next fiscal year will be the same as they are this year – and have been for the past 16 years (during which time the COST staff and Board of Directors have been able to grow the organization substantially in size, scope and effectiveness). Included in this mailing is a dues advisory sheet. Please pass this information on to your Board of Finance or Finance Department. We greatly value your membership and hope you'll be able to include COST in your budget for the next fiscal year.

Thanks again for all your great support and best wishes for a happy and healthy Thanksgiving holiday!

Sincerely,



Bart Russell
Executive Director

* Invited



Connecticut Town Meeting 2011

Wednesday, January 19, 2011
Crowne Plaza Hotel and Conference Center
Cromwell, Connecticut

WHO: State representatives and state senators whose districts contain smaller towns and cities

WHAT: Vote on COST's 2011 Legislative Platform (special emphasis on the 2011-2013 biennial budget and its impact on towns, unfunded mandates and more); Top state leaders are being invited to discuss education and municipal funding policies; **Come help shape public policy with leaders from your district!**

WHEN: January 19th - 8:00 AM to 2:00 PM (*Tentative storm make-up date: 2/1/11*)

COST: Registration is complimentary for state legislators.

NOTE: Registration Kiosk and the Town Hall Exhibitors' Fair open at 8:00 AM



.....
Name of Legislator: _____

District #: _____

Name of Aide: _____

Mailing Address: _____

Town: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

Email: _____

Please mail or fax your registration form(s) to COST as soon as possible!

Mail to: COST, 1245 Farmington Avenue, 101 • West Hartford, CT 06107

Phone: (860) 676-3068 • **Fax:** (860) 676-2662

Questions: Email: Kathy-Dube@ctcost.org or Dube: kdube@ctcost.org



Connecticut Town Meeting 2011

Wednesday, January 19, 2011
Crowne Plaza Hotel and Conference Center
Cromwell, Connecticut

WHO: Local & state government leaders (and others with a stake in the future of Connecticut's smaller communities)

WHAT: Vote on COST's 2011 Legislative Platform (special emphasis on the 2011-2013 biennial budget and its impact on towns, unfunded mandates and more); Top state leaders are being invited to discuss education and municipal funding policies; tour the Exhibitors' Fair, enjoy the awards banquet!

WHEN: January 19th - 8:00 AM to 2:00 PM

COST: Early-Bird Registration *received by 12/30:* \$65.00 (\$85.00 for non-members)
Additional registrants *received by 12/30:* \$45.00 (\$65 for non-members)

Registrations *received after 12/30:* \$85.00 (\$105.00 non-members)
Additional registrants *received after 12/30:* \$65.00 (\$85 for non-members)

NOTE: Registration Kiosk and the Town Hall Exhibitors' Fair open at 8:00 AM



.....
Name of Town/City/Agency: _____

Attendee Name: _____

Title: _____

Address: _____

Town: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

Email: _____ Web address: _____

Please mail or fax your registration form(s) to COST as soon as possible!
Your registration check must be received no later than January 4th

Mail to: COST, 1245 Farmington Avenue, 101 • West Hartford, CT 06107
Phone: (860) 676-3068 • **Fax:** (860) 676-2662
Questions: Email Kathryn Dube: kdube@ctcost.org



Connecticut Council of Small Towns
1245 Farmington Avenue, 101 • West Hartford, CT 06107
Phone: (860) 676-0770 • Fax: (860) 676-2662 • Email: info@ctcost.org

2011-12 DUES ADVISORY

**Please pay
according to
the following
dues schedule:**

<u>Population</u>	<u>Town Dues</u>
up to 5,000	Pay\$725
5,001 to 10,000.....	Pay\$825
10,001 to 15,000.....	Pay\$925
15,501 to 20,000.....	Pay\$1,025
20,001 to 25,000.....	Pay\$1,125
25,001 to 30,000.....	Pay\$1,225

**This is a 2011-12 fiscal year membership dues advisory for budget planning purposes.
PLEASE DO NOT PROCESS THIS FOR PAYMENT.
The Connecticut Council of Small Towns will send a dues invoice for COST membership to your town during May 2011.**

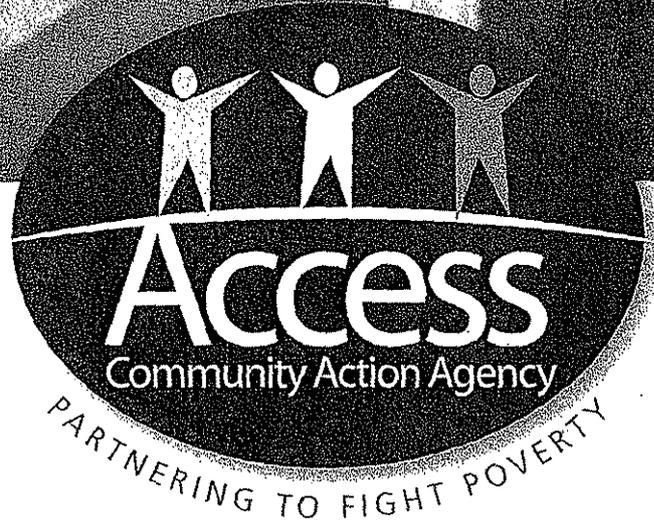
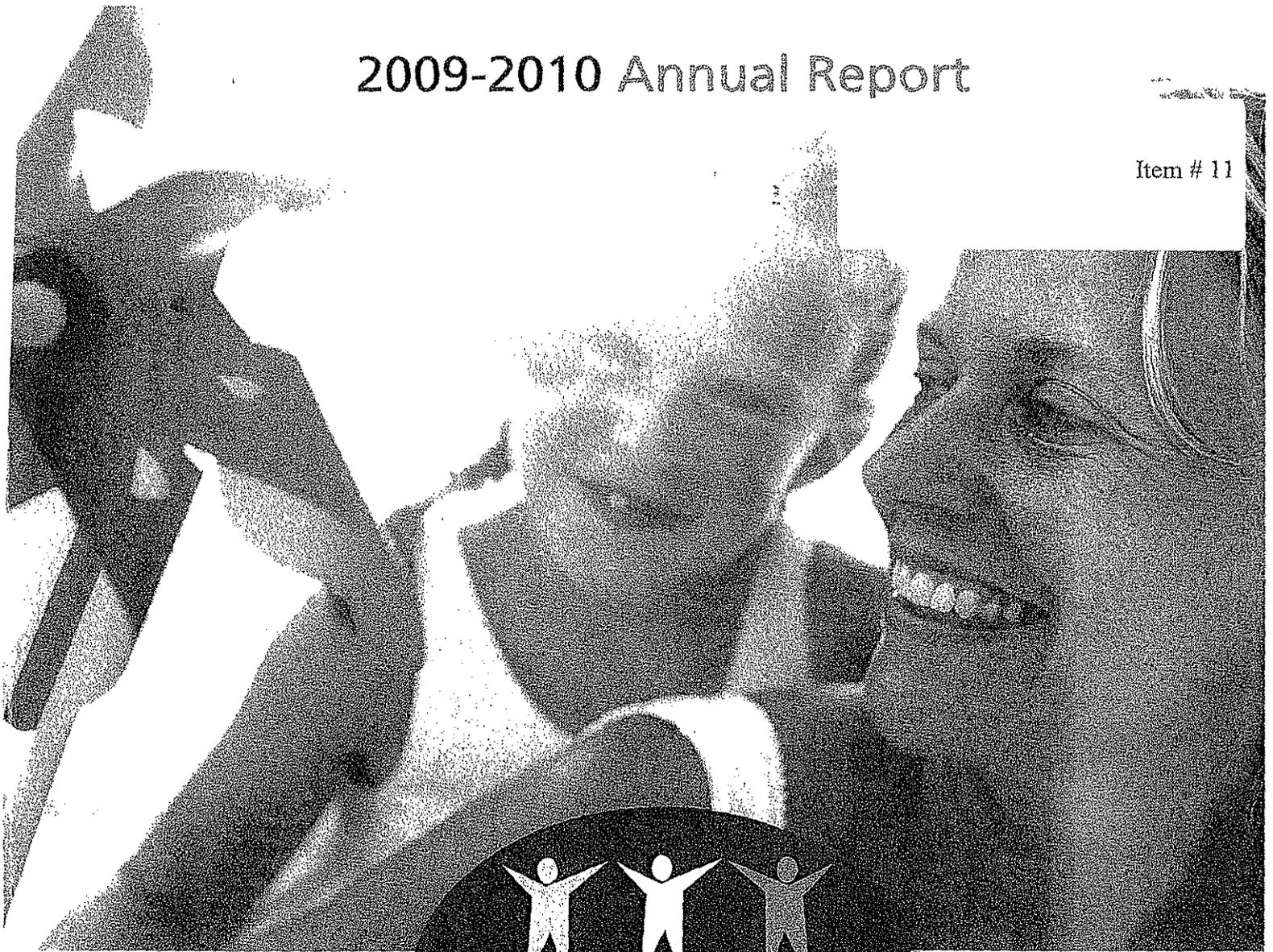
Of the 169 local governments in the State of Connecticut, 139 are suburban and rural jurisdictions under 30,000 in population. Small towns are home to over a million state citizens and taxpayers. The Connecticut Council of Small Towns was founded in the belief that local government leaders from these smaller towns – and their residents – needed a strong voice within the legislative and regulatory decision-making arenas, both in Hartford and in Washington, D.C. Since its establishment in 1975, COST has provided that voice.

Thanks for your strong support of COST, small towns and Connecticut's grassroots governments!

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2009-2010 Annual Report

Item # 11



PARTNERSHIPS THAT WORK. RESULTS THAT MATTER.

Success Stories - Results that matter.



YouthBuild participants aged 16 to 24 worked toward high school completion or their High School Graduation Equivalency Degrees (GED) and developed valuable life, job, and leadership skills while applying knowledge gained in the field of construction. A participant reflecting on his experience shared: "YouthBuild helped me achieve "ready for work" status by teaching me how to act and react in society ... how to go after the dream job and how to set a proper goal. I learned in this program that there was so much more to getting ready for work than simply changing your clothes. It involves a mindset change. I also learned that fear can be overcome if you believe in yourself. YouthBuild was one of the best experiences that I have had. I would not be where I am today if I had not been in the program."

Residents of Plainfield and Sterling came together for a seven-week dialogue-to-action program, which employed facilitated small group dialogues using a special curriculum designed to help them identify how economic challenges affect their communities and brainstorm solutions that build on assets they already possess. Participants created important networks with each other and formed four community task forces to explore developing a network of concerned citizens, creating a community garden, building a youth center, and conducting an economic development survey of residents.



Loss of income, medical expenses, and car repairs forced a hardworking couple to make a difficult decision to ask for assistance for the first time in their lives. The wife noted, "Pride doesn't pay the fuel, keep you warm, or put food on the table." Upon completion of weatherization work on their home, the couple was very happy with the results, surprised by the extent of what could be done to improve their home's efficiency, and looking forward to seeing and feeling the difference during the colder months. Access weatherization coordinators received an emotion-filled thank you from the couple.



Over 60 people participated in an ice cream social held by Partners for Independence mentoring group and Access for shelter and case management clients and their families. Participants of all ages had a great time mingling with each other and mentors, enjoyed a huge variety of ice cream sundae combinations, and even cooled off with a fun water game outside. Toys and books were given to children and adults, and several attendees signed up for mentoring.



A letter from our Board Chair and President/CEO

Dear Friends,

Welcome to the Access Community Action Agency 2010 Annual Report. We hope you'll take a few minutes to look through it and gain some insight into the good work done and the positive results achieved this year with the help of many community partners.

Those partners – state and federal government, individual and business donors, other non-profits, faith communities and foundations – have allowed Access to stay true to its mission to create the conditions that empower individuals and families in the communities we serve to overcome the barriers that impair their ability to be economically stable.

Some examples of the good work achieved during the past year are listed below:

- Evictions and foreclosures were stopped so families remained in their homes.
- Families and single adults who faced homelessness were sheltered.
- The cost of living was reduced for those struggling to make ends meet by providing them with heating fuel and making their homes more energy efficient.
- At-risk teenagers were provided safe, nurturing homes and learned life skills that will last a lifetime. And 18 low-income teens were employed through a summer work initiative program.
- Safe, decent housing was made available to low-income families, adults and seniors. The construction of another 27 units for low-income seniors is underway.
- Pregnant women and new moms received nutritious food and nutrition education to ensure their children grow up healthy and ready to learn.
- Low-income families acquired assets like homes and cars with the help of matched savings programs.
- The unemployed accessed training, developed new skills and found jobs.
- Funding was provided to explore eight new, innovative, replicable ways to reduce local poverty.
- And communities were engaged to identify barriers to achieving local prosperity and to explore together ways to overcome them.

While so much was accomplished, much more is still to be done. Recent statistics show more people living in poverty today than at any time in the past fifteen years. During this difficult year, Access was a lifeline for many – often to those who never before reached out for the kind of help Access provides.

So, with your support, our work will continue to be as critical as ever. That support feeds our passion and fuels our action as we carry out the community's commitment to caring for those in need. We're privileged to do this work and in spite of the many difficulties faced by those we serve, we are hopeful because of people like you.

We hope you find this Annual Report informative and that it reinforces what you already know – Access partners to fight poverty and in the process gets results that matter. We remain committed to that now and in the future.

Sincerely,

Mary A. DeMarco
Chair, Board of Directors

Peter S. DeBiasi
President/CEO



Access Community Action Agency • Annual Report • July 2009 – June 2010

Strategic Framework	Page 4
Financial Statement	Page 5
2010 Annual Appeal	Page 6
Thank You to Board of Directors	Page 7

Strategic Framework

Our Community Vision

Windham and Tolland Counties will be a region whose residents and communities have and effectively use the resources necessary to ensure that all of its families and individuals thrive.

The Mission of Access is:

To create the conditions that empower individuals and families in the communities we serve to overcome the barriers that impair their ability to be economically stable

Strategic Commitments

- Meet Basic Human Needs
- Build Capacity to Accumulate Income and Assets
- Foster Positive At-Risk-Youth Development

Our Values

- Compassion
- Integrity
- Empowerment
- Accountability
- Synergy
- Excellence

Meeting Basic Human Needs means...

...providing help and hope for people going through difficult times by providing them with access to food, housing and clothes, so that they can get back on their feet and move toward economic stability.

Results that matter:

- 6,015** individuals received 50,740 meals from Access' two food banks.
- 181,000** nutritious meals and snacks were provided to low-income children enrolled in 220 licensed home child care settings.
- 2,871** women, infants, and children had access to nutrition education and to monthly supplemental healthy food vouchers worth \$1,037,064.70.
- 8,177** households received help to pay the cost of heating their home, an increase of 8% over the previous year.

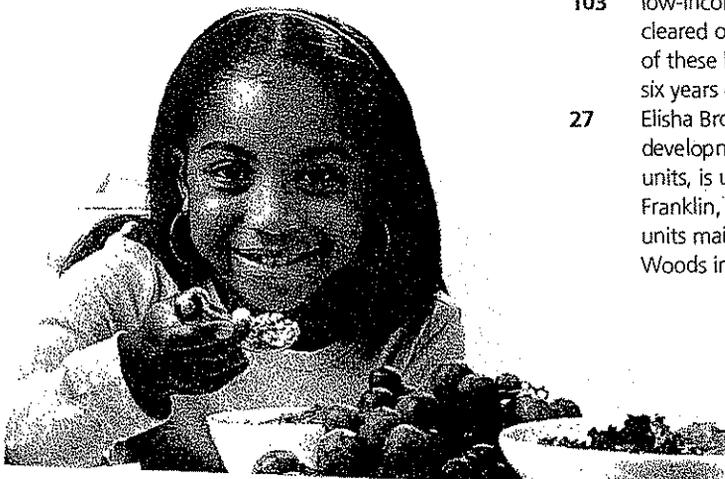


Fostering At-Risk-Youth Development means...

... working with youth and their families to overcome obstacles and challenges in their lives while teaching them skills so they can become economically stable.

Results that matter:

- 165** divorcing parents completed the Parent Education Program to learn how to help their children deal with difficulties related to divorce.
- 32** adolescent girls were supported in developing independent living skills at school, work, and volunteering while living in safe, nurturing group homes.
- 16** youths, through the intensive RISE YouthBuild Program, developed construction trade job skills while they worked on acquiring their High School Graduation Equivalency Degrees (GED) and developing community leadership skills.
- 18** summer jobs were created for low-income youth through American Recovery and Reinvestment Act (ARRA) funded programming.
- 23** parents and caregivers improved their family functioning through support in the areas of positive parenting skill development, as well as home health and safety improvement and education.
- 26** children were able to maintain positive relationships with their non-custodial parents through supervised visitations.
- 372** homeless individuals, comprised of 56 families with 100 children and 199 single adults, were temporarily housed in our Emergency Shelter.
- 173** individuals moved from emergency or transitional housing to safe, stable housing.
- 48** evictions were prevented with the use of funds to cover back rent and the development of payment continuation plans.
- 26** families were able to maintain permanent housing because of rental assistance.
- 103** low-income households were cleared of lead hazards. 43 residents of these homes were children under six years old.
- 27** Elisha Brook, a senior housing development of 27 one-bedroom units, is under construction in Franklin, adding to the 32 existing units maintained at Willington Woods in Willington.



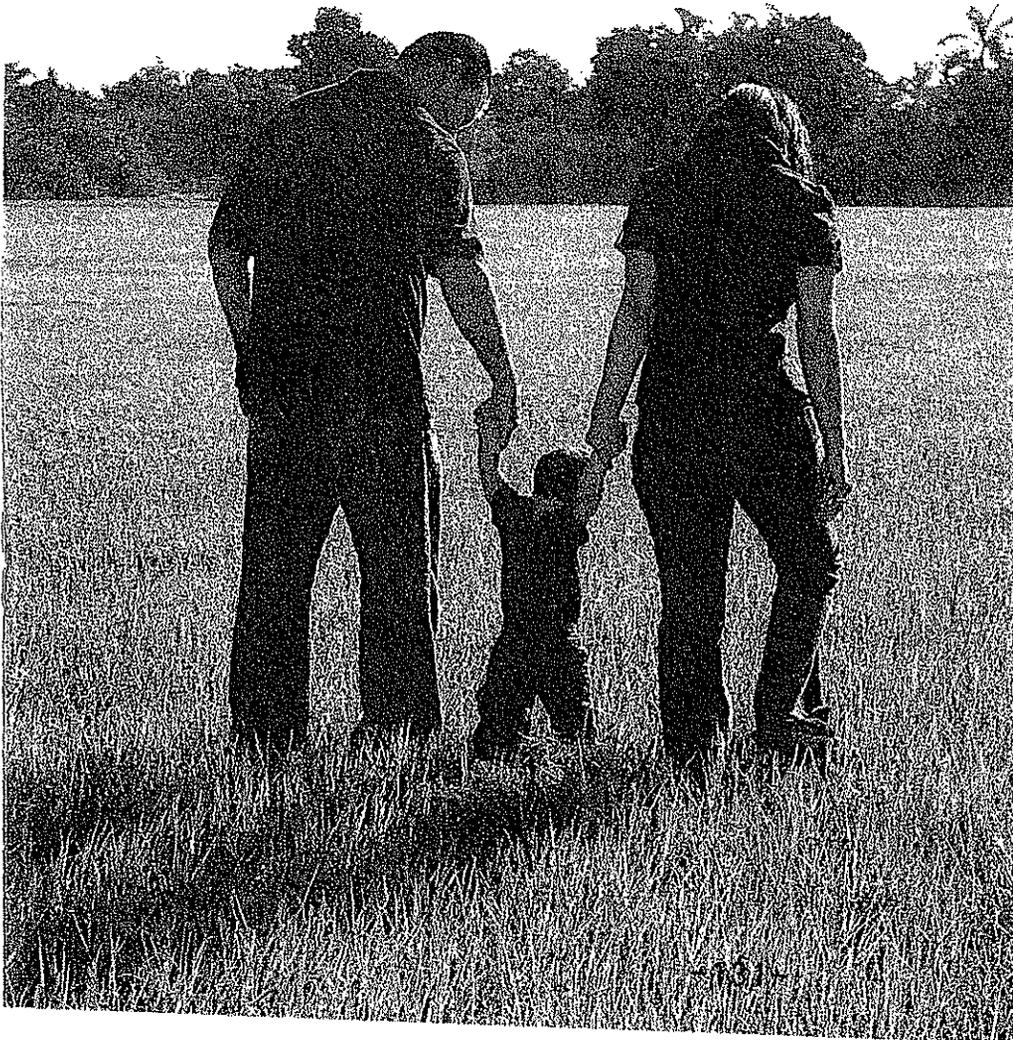


Building Capacity for Income and Asset Accumulation means...

...working with people to prepare them for work, and helping them budget and save their hard earned money for asset purchases, so they can achieve the self-reliance and healthy interdependence with their communities that comes from family economic stability.

Results that matter:

- 970 tax returns were prepared at no cost to low-income tax filers with their refunds totaling \$1,827,883. Of this, \$615,718 was returned to filers through the Earned Income Tax Credit. This represents a 33% increase in the number of tax returns and a 78% increase in total refunds over the previous year.
- 57 low-income individuals and families participated in programs to improve their financial literacy.
- 574 low-income homes have lowered home heating costs due to their homes being weatherized. 562 homes lowered their energy costs through other types of energy conservation measures.
- 22 full-time jobs were created in the Weatherization Assistance Program funded by the American Recovery and Reinvestment Act (ARRA).
- 28 local individuals participated in a dialogue-to-action program aimed at defining economic challenges in their communities and brainstorming solutions to those challenges. As a result, four task forces are working to take direct action to improve the quality of life in two towns.
- 8 With American Recovery and Reinvestment Act (ARRA) funds, 8 poverty-reduction projects were supported to research, test and develop business plans for innovative, sustainable initiatives designed to provide skills training and jobs for low-income individuals.



Financial Statement

Meeting Basic Human Needs

WIC, CACFP, LEAP, Emergency Shelter, Food Banks, Energy Assistance, Case Management, Housing Preservation, EFPP, ASHoW, ASHoF

\$13,603,829	INCOME
13,454,335	EXPENSE

Fostering Positive At-Risk-Youth Development

Residential Services, Mentoring, Parenting Programs

1,798,192	INCOME
1,969,107	EXPENSE

Building Capacity for Income and Asset Accumulation

VITA, IDA Programs, ARRA CSBG Projects, Energy Conservation, Workforce Development

4,084,956	INCOME
3,902,381	EXPENSE

Administration and Property

243,811	INCOME
398,082	EXPENSE

Unrestricted Contributions

31,700	INCOME
--------	--------

TOTALS

\$19,762,488	INCOME
\$19,723,905	EXPENSE

Change in net assets \$38,584

2010 Annual Appeal*

Many thanks to our donors, whose generosity helps make our work possible.

Individual Donors

Samantha Abbamonte
Roger and Cynthia Adams
Aaron Alexander
Anonymous
Maggie Appleton
Jody Aubin
Ken Avery
Angela Bachand
Mark and Diane Bancroft
Sean Barnes
Mitch Beauregard
Mike and Elaine Bernier
Harry and Honore Birkenruth
Judy Blakeley
John and Susan Boland
Joan Bourque
Lindsay Bowes
Carole Briggs
Donna Britland
Stephen and Karen Broderick
Rheo and Faith Brouillard
William and Nancy Bunnell
Melissa Burdick
Janelle Burke
Marlene Cady
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Peter and Gloria Murray-DeBiasi
Dorothy Delvalle
Mary DeMarco
Mary Lou DeVivo
Carlyn Duncan
Karen and Robert Dyson
Walter and Mary Ellen Elwell
Norman and Janet Fellows
Mae Flexer
Kate Fortier
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Lionel Gaudreau
Bruce Goldstein
Atty. Ronald Goldstein

James Goodwin
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Anthony Guglielmo
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Karen Hess
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Bianca Jimenez
Gail Kennedy
Luranelle Kimball
Ann Kouatly
Carol Kraus
Olga Kurnyk-Ezis
Claire LaBelle
Pamela Lacerda
Robert and Sue Langevin
Rusty Lanzit
Deborah Lax
Karen Lechene
Caterina Lima
Atty. Nicholas Longo
Anabelitza Lozada
Egla Madera
Rebecca Mainville
David and Noreen Manzo
Walter and Carolyn McGinn
Peter L. Millman/Marie Cantino
Claire Minio
Brenda Mitchell
Kathy Mitchell
Yanaira Morales
Todd and Holly Morin
Karell Ocasio
Giselle Ortiz-Ruiz
Charles and Paula Panteleakos
John Patton
Aide Perez
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Danielson, CT
860-774-4977

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Money's Not Everything: Surprise City Poll Results

by Neal Peirce

Could it be there are smarter ways for cities and towns to bolster their local economies and tax bases? We know the old and familiar way — grant tax subsidies or other special favors to nail down new office or factory prospects. Local tax bases take a hit and all taxpayers end up subsidizing the favored businesses.

But to draw both investment and talented individuals — demonstrably the base of strong economies in today's globalizing world — cities might focus more intensely on the qualities that most prominently build residents' attachment to their communities.

That's the key finding emerging from three successive years of polling in which the Gallup organization has queried close to 43,000 people on commission from the John S. and James L. Knight Foundation (available at www.soulofthecommunity.org).

Notably, the usual suspects — jobs, the economy, safety — don't register as the top drivers of higher attachment. Rather, the surveys indicated that loyalty and passion for cities are most powerfully formed by "soft" factors.

First, the polling suggests, it's social offerings — places where people can meet and mix, ranging from social community events to vibrant night life, all contributing to a sense that people of a community care about each other.

Second, it's openness — a substantial share of residents feeling their communities are good places for older people, young singles, families with young children, or racial and ethnic minorities. They do tend to be more negative about the welcoming mat for immigrants, gays and lesbians.

Third, aesthetics — parks and attractive watersides, tree-lined streets, playgrounds and trails — contribute to feelings of attachment.

Finally, education — especially having colleges and universities in town — is nudging up in the surveys.

The significant point is that communities scoring well on these soft factors also have higher economic rates of growth than jurisdictions that offer less "quality of life" assets and presumably stick with "hard" growth strategies like direct subsidies to business.

Gallup's polling for the project covers 26 cities where the Knight brothers once owned newspapers. They range from such big urban centers as Philadelphia, Detroit, Charlotte and Miami to small-city America in such spots as Lexington, Ky., and Aberdeen, S.D. — in sum, not a bad cross-section of urban America.

Not surprisingly, some of the lowest levels of citizen attachment were found in such economically hard-pressed cities as Detroit and Gary, Ind., and some of the highest in cities both university-rich and relatively affluent, such as Boulder,

Colo., and State College, Pa.

But the significant "take-away" of the survey is "to design interventions to increase residents' attachment to the place they live" — regardless of the city's size or current complexion — notes Paula Ellis, the Knight Foundation's vice president for strategic initiatives.

"Our theory," says Jon Clifton, Gallup deputy director, "is that when a community's residents are highly attached, they will spend more time there, spend more money; they're more productive and tend to be more entrepreneurial."

Having been personally acquainted with the late George Gallup, father of the Gallup poll (and modern opinion surveying), I'm sure he'd be delighted seeing the organization he founded probing the ties between a city's civic val-

ues and economy. For years, Gallup chaired the National Civic League's All-America Cities juries, hearing and honoring stories of communities' self-help efforts.

But Gallup's poll for Knight goes further: It runs in the flow — and may well be the global trend to measure citizens' sense of well-being and satisfaction by other means than cold fiscal reckoning.

The groundwork was laid by Nobel Prize-winning economist Joseph Stiglitz's criticism of standard GDP measures, which gauge levels of production and money income but ignore what easily matters as much or more — the safety and quality of people's communities, social inclusion, educational opportunities and health, and controlling greenhouse gas emissions and other unsustainable burdens on

the natural environment.

In today's GDP world, the auto body work and hospital bills following a car wreck qualify as GDP gains — but not a cleaned-up brownfield turned into city park or housing.

In response to Stiglitz's findings, French President Nicolas Sarkozy last year announced he would include happiness and well-being in France's measure of economic progress.

In Britain, the new prime minister, David Cameron, appears poised to initiate nationwide measures of citizens' psychological and environmental well-being — notwithstanding, as the Guardian reports, "nervousness" of testing the public mood in the midst of draconian nationwide budget cutting.

Gauging peoples' well-being, Cameron has declared, is one of the "central political issues of our time."

If he's right, it's as important for cities as for entire countries.

Neal Peirce's e-mail address is nrp@citistates.com.

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Mansfield approves pledge compromise

By MIKE SAVINO 11/23
Chronicle Staff Writer

MANSFIELD — The town council agreed Monday to recite the Pledge of Allegiance and hold ceremonial meetings before regular council meetings in recognition of select national holidays.

The council also agreed Monday to further change its rules and procedures by formally stating the mayor will make recommendations for committee appointments.

The council's decision to hold ceremonial meetings — reached with a 7-1 vote — ends a debate that started in February when Councilman Christopher Paulhus requested the council recite the pledge before every meeting.

The council's committee on committees ultimately proposed reciting the pledge only around selected holidays, but some councilmen still opposed the idea, resulting in the decision to do so during ceremonial meetings before council meetings.

The special ceremonies, which will typically start at 7 p.m., will be held before

council meetings close to Presidents, Memorial, Independence and Veterans days in honor of those national holidays.

During Monday's vote, only Councilman Carl Schaefer opposed the change, saying he did not think reciting the Pledge was the best way to show patriotism.

Councilman Gregory Haddad, recently elected as state representative for the 54th District, was not present for Monday's meeting. He is expected to leave his town post by year's end.

Schaefer said many people did not know all of the true meanings of the words in the pledge, but think Americans should recite it as a sign of devotion to the country.

"To repeat a pledge they do not understand is not patriotism. It's fake patriotism," he said.

Other councilmen have expressed concerns with forcing councilmen and others to recite the pledge in public, including Antonia Moran, who said it has been used as a form of repression in the past.

(Mansfield, Page 4)

Mansfield approves pledge compromise

(Continued from Page 1)

Councilman Peter Kochenburger said Monday he was "sympathetic" to Schaefer's concerns and reiterated he also would not want to include the pledge in council meetings at all, but called Monday's rule change a "perfectly acceptable compromise."

He also said the pledge has become a "wedge issue" that

really doesn't matter" that, nonetheless, has divided the country.

The council also agreed to change its rules to state the mayor will make recommendations for committee appointments other than the council's committee on committees, finance and personnel committees.

But the change, approved with a 5-3 vote, drew concerns

from councilmen Denise Keane, Meredith Lindsey and Paulhus, who all said they were worried the change will give the mayor too much power.

Keane, who sat on a charter revision committee a few years ago, said the revision committee's intent was to "shore up the power of the council as a whole," and the additional roles for the mayor

were only "ceremonious."

But other councilmen said the mayor has typically been making recommendations for decades and Kochenburger said the rule change was "reaffirming" the council's practice.

Town Attorney Dennis O'Brien, who was at the meeting, added the practice has "worked well" and has "been around for a while."

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Council to get draft agreement for Storrs Center

By MIKE SAVINO 11/23
Chronicle Staff Writer

MANSFIELD— The town council will receive a draft agreement with the two developers for the first phase of the Storrs Center project during a special meeting next week.

Meanwhile, the Mansfield Downtown Partnership announced Monday it has hired a company to design the parking garage included in the first phase.

The town council agreed Monday to schedule a special meeting for Wednesday, Dec. 1, at 7 p.m. in the Audrey P. Beck Municipal Office Building, for a presentation of the draft agreement between the town, Storrs Center Alliance LLC and Education Trust Realty.

Storrs Center Alliance is comprised solely of project master developer Leyland Alliance LLC, which has contracted Education Trust to construct and manage the residential space included in the first phase.

The town council will receive the draft agreement Dec. 1 and also refer it to the planning and zoning commission and the partnership, which is the non-profit organization overseeing the project.

The council will then conduct a public hearing Thursday, Dec. 9, at 7 p.m., with the location to be determined, and will hold a vote on the draft during its regular meeting Dec. 13 at 7:30 p.m.

Town Manager Matthew Hart said he requested space at E.O. Smith High School for Dec. 8, but he was not sure if he could get space when councilmen preferred Dec. 9, and said the council could possibly use the Beck building or Mansfield Middle School.

The roughly \$220 million Storrs Center project is a proposed mix of residential developments, retail shops and commercial buildings to be built along Storrs Road from Dog Lane to South Eagleville Road.

(Council, Page 4)

Council to get draft agreement for project

(Continued from Page 1)

Town and project officials hope to break ground on Phase 1A sometime next spring, but the project will still need a series of local and state approvals over the next few months.

While councilmen did not comment on the upcoming draft at Monday's council meeting, a few residents did express concerns during the public comment portion of the meeting.

The handful of residents who spoke about the pending draft said they were worried it would not protect the town and could result in high costs for local taxpayers.

One resident meanwhile, said he was concerned the council did not provide public updates on the negotiations, which have all been conducted during executive session.

"It's like all this is going to be crammed down our throat in 12 days," Mike Sikowski said.

The Mansfield Downtown Partnership, meanwhile, announced

Monday it had hired Desman Associates of Rocky Hill to do the design and engineering work for the parking garage included in the first phase.

The garage will be part of an intermodal hub that will also provide a central location for buses from the University of Connecticut and the Windham Region Transit District, as well as accommodate pedestrians and bicyclists.

The town received a \$4.9 million grant from the Federal Transit Authority in July to help fund the hub.

Mansfield Public Works Director Lon Hultgren said the town chose Desman Associates partly because of the company's experience with mixed-used developments.

"They are an extremely capable and technically proficient firm, who were selected from a list of candidate firms, based on their qualifications, their track record on similar projects and their competitive proposal," he said.

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Fire service fee changes now on hold

By MIKE SAVINO

Chronicle Staff Writer 11/24

MANSFIELD — A series of proposed changes to the fee schedule for fire prevention services have been tabled while the town examines what fees the town currently has in place.

The town council's ordinance review committee had been looking at proposed revisions to the town's fee schedule for fire prevention services, which was enacted last year and includes required fire code inspections.

The ordinance applies to people looking for fire code permits for commercial properties and multi-family homes. One- and two-family homes are exempt.

Town Manager Matthew Hart recommended during the council's Nov. 8 meeting that the subcommittee suspend its work on the proposed changes to the ordinance while town staff re-examine

the current ordinance.

He said Monday the current fee schedule "pushes up the cost of construction" for developments such as the proposed Storrs Center project.

Hart said the current ordinance can result in "several hundreds of thousands of dollars" in fees and generate revenue payments that exceed costs associated with inspections and permit reviews, which is not the intent.

He said he wants to look at ways to address the situation, including the possibility of creating a different fee schedule for projects that exceed a specified size or value threshold.

Councilman Denise Keane, chairman of the committee, said the subcommittee wants to look at "overlaps" between the fire prevention services fee schedule and other town ordinances.

She said the committee has

tabled the proposed changes indefinitely because it wants to make sure the town does not have multiple ordinances requiring the same fees.

Keane said the committee wants Hart to "look at the whole picture" to ensure town ordinances are "streamlined."

"We'll make sure that people won't be getting hit (with fees) more than they should be," she said.

The ordinance review committee has been looking at the proposed changes to the fee schedule for months and even sent the proposal to a public hearing in July.

The proposed changes would have expanded the current ordinance, which addresses new construction, to also require permits for existing buildings.

The town council received only one comment during its July public hearing, when Ron Baker, pastor of the First Baptist Church in Storrs, said he was worried about fees for church events that include candles, as well as a renewal for the permit.

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Emerald City on the Yellow Brick Road

By DAVID MORSE

I want to believe in the Storrs Downtown project. I want to think it could provide focus to a town with no defined center apart from the University of Connecticut. I want to think it could broaden Mansfield's tax base and add a little urban spice to our pastoral lives. I like to think that if I shut my eyes real tight and believe all this hard enough, and click my ruby slippers three times, it will all come true.

I'm not alone in this wishful thinking. Scratch an academic and under the tweed or lab coat you'll find a dreamer who envisions Amherst's quaint streets unrolling right here in Storrs.

These are not business people. They imagine a restaurant with exactly the food and ambience they crave, and of course a New York deli that carries lox and corned beef on rye, a cheese store, and next to that a bookstore run by a certifiably eccentric bibliophile with a love of ancient maps; a fabulous bakery. The works. It is for these wishful wannabe urbanites that the whole fantasy has been spun.

But talk to most business people, especially the proprietors of local businesses, and you will hear a different story.

Many will not be able to stay in business, because of increased costs. Why?

Because Leyland Alliance, the developer that has spun this vision for local consumption (with the help of Cynthia van Zelm, executive director of the Downtown Partnership), will be raking its percentage off the top of merchants' gross sales. That rake-off is presumably in the contract the town is about to sign.

So, it's understandable (even if a little odd, from the perspective of an enlightened electorate) that town officials have not made the contract public. The rake-off will be the kiss of death to any kind of interesting, funky little retail business.

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Leyland Alliance, a limited liability corporation, knows a good deal when it sees it. Leyland isn't doing this from the goodness of its heart. Its return on investment is based on what it charges in rent per square foot, plus what it can finagle from the public sector (us and the feds).

And the clincher, from a hard-nosed business perspective, is that Leyland's profit-margin is pretty well assured on the one hand by a housing-hungry university intent on increasing its lucrative out-of-state student body, and on the other hand by a compliant gaggle of town officials who owe their livelihoods directly and indirectly to that same university.

All this is understandable, if sad. It explains the steady decline in transparency in town government. Mansfield was once something of a model of democracy, even if we all knew our fortunes were tied to the university. We were, after all, a college town.

But the university was a more benign place. As UConn has become more corporatized, the town has become more corporatized. Civic dialogue has eroded as collegial dialogue has eroded.

What is further understandable, but in my mind off-the-wall outrageous, is a recent request for a zoning change from the Mansfield Downtown Partnership (another LLC, but technically nonprofit, but which uses the same attorney as Leyland Alliance [interesting!]). Their lawyer, Thomas Cody, is asking the Mansfield Planning and Zoning Commission to increase the height-limits for buildings in a portion of the Storrs Downtown from 60 feet to 85 feet.

The proposed change is ludicrous on its own merits. Mansfield doesn't have enough

water to supply a dorm of that scale along with the rest of the project, and along with other privatized dorm schemes. The unspoken assumption is that water will be piped in from Willington.

Town officials don't talk about this expensive and environmentally questionable shift of water from one drainage basin to another, because it's part of the true cost to taxpayers of building Storrs Downtown on the scale that UConn wants and Leyland Alliance, LLC considers most profitable.

EDR, the firm engaged by Leyland to develop the high-rise residential component, is chiefly in the business of renting rooms to students. This fact along with all the economic forces at play suggest that the concept originally sold to Mansfield residents as "lifestyle apartments" and condominiums will end up as dorms.

But what is most outrageous about the application for the change in zoning restrictions is how this whole bait-and-switch enterprise has subverted democratic process in Mansfield. For all the numerous "public meetings" that Cynthia van Zelm likes to cite as evidence to the contrary, this has always been a backroom deal, inched forward in darkness — through all its changes in name, footprint, and intent.

To put it plainly, town officials have been using Mansfield taxpayers to accommodate a university that fails to recognize the real world constraints on its growth.

Will this shape-shifting scheme work? You bet it will. It will work for Leyland Alliance — as long as we keep shutting our eyes tight, clicking our ruby slippers together, and hoping that town officials will act in our interests.

I think it's time to put a stop to it.

Morse is a Mansfield resident, active in efforts to preserve the residential character of neighborhoods.

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Mansfield PZC mulls zoning reg changes

By MIKE SAVINO
Chronicle Staff Writer

11/27

MANSFIELD — With lingering questions and concerns, the planning and zoning commission will once again discuss possible revision to zoning regulations at its next meeting before sending them to a public hearing.

Planning Director Gregory Padick told the PZC Nov. 15 that he would have further revisions for the commission when it meets again on Monday, Dec. 6.

The commission has been looking at revisions that include changes to provide more input for larger subdivision permit applications and updates to meet current state statutes.

Padick recommended the PZC hold a public hearing on Jan. 18, 2011 and said the timeline would still work, even with the commission waiting until its Dec. 6 meeting to set a date.

The commission decided to wait after ask-

ing Padick to make additional changes to the draft, with many of the alterations focused on clarifying the intent of the revisions.

Commission members said they wanted the new regulations to stress the fact all subdivision proposals would be encouraged to follow a new process that would offer more advice, even though only some would be required.

The revision would create a two-step permitting process, with developers submitting initial plans for input and guidance from land-use officials before submitting final designs for the necessary permits.

The current proposal would only require any subdivisions that involve the creation of a new road or at least four lots to go through the new first step, but the PZC wanted to make a clear recommendation for all to use the step.

Commission members also wanted to clarify revisions that would allow town staff and

land-use boards to provide input early in the process.

Commission member Peter Plante said the PZC would not learn about new proposals in a timely manner, saying there are already occasions where others in town know about proposals before the commission.

He also said other land-use boards have "ample" time to comment on proposals and was concerned the changes would result in the PZC "passing the ball off" to other boards.

The commission agreed the regulations should stipulate that input from other boards and staff serve an advisory role and not be binding in the PZC's decision.

Padick said he would take the revisions, which also include other changes, to the ordinance review committee when it meets on Wednesday before coming back to the PZC.

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Costs a worry for school projects

By MIKE SAVINO
Chronicle Staff Writer

MANSFIELD — With some councilmen concerned about the cost of building two new schools, the council has asked school officials to provide a cost analysis of various options when it talks again next month.

The council is hoping to have a school building project proposal in place by February and some councilmen said during a workshop session last week that they were worried a two-school option could be too costly.

The council has been weighing three proposals, including building either one or two schools and renovating Mansfield Middle School, or simply renovating all three elementary schools along with MMS.

After agreeing in July it was not ready to send a project to the polls in November, the council has been holding monthly workshops with a goal of having a proposal ready for a vote in the spring.

One of the major discussion points during recent workshop sessions has been whether the town could find a second location in the north side of town if the council chose the two-school option.

Town Planning Director Gregory Padick indicated the Dorothy C. Goodwin Elementary School property on Hunting Lodge Road could host a new school if the town could purchase two adjacent properties. He and other town and project officials walked one of the two properties last week and said preliminary information shows the purchase could help, but also said the town would need to study the site further.

Councilmen were hesitant to provide as much as \$25,000 for the study after learning the cost to purchase the two sites.

Padick said information from the town assessor indicates the two properties have a combined value of \$500,000 to \$1 million.

Councilman Bill Ryan said he was "very troubled" by the costs of a possible two-school option, saying the project could lead to a tax increase of as much as 5 percent on its own.

"We're going to be looking at a tax hike of 5 percent or more, and that's not going to fly," he said, adding the council also needed to consider future budget increases from the town, school board and E.O. Smith High School.

Talks of a two-school option have focused on locating the other school on the property of Southeast Elementary School along Route 89. The last projection for the project resulted in cost estimate of \$59.58 million, with the town funding \$27 million and the rest reimbursed by the state.

But the project architect has not created any designs for a two-school option and the figures come from basic numbers, including space and building cost estimates, school officials said.

Councilmen and school officials said they wanted to ask the architect about the information used to calculate the estimate and whether different materials and other changes could bring the figure down.

The council could also decide to build one large elementary school and perform renovations to MMS.

That would cost more than \$48 million with state reimbursements bringing the town's share to \$19 million.

Councilmen asked Finance Director Cherie Trahan to provide a cost analysis for a two-school option, including more information on state reimbursements and how much the town could save with energy improvements in the new building.

They also asked Trahan for a cost analysis for a full renovation of all three elementary schools and MMS to make the buildings last for 20 years. Estimates on the town's share have ranged from \$20 million to \$45.2 million, but a recent projection for a scaled back project, which focused on necessary repairs, was approximately \$13.28 million.

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Opinion

11/29

Chronicle

Lucy B. Crosbie
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Editorial

We offer these threads, needles

Knots for the Mansfield Education Association, the public school system's teachers union, for approving a new three-year contract that calls for pay freezes in the first year of a deal that, ultimately, still results in overall pay increases the following two years. As a result, no teachers in 2011-12 will receive any pay increases — either contractually mandated hikes or step pay increases. But make no mistake — with pay ranging between \$45,700 and \$85,000 — teachers in Mansfield should still be grateful to taxpayers, many of whom have lost their jobs or seen their income slashed in the recession. Their one-year pay freeze, though, does represent an acknowledgement that those who pay their salaries are hurting economically.

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Opinion

Chronicle 11/30

Lucy B. Crosbie
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Editor

Editorial

Referendum wording should be clearer

There's an old adage: It's not what you say, it's how you say it.

And it was proven true again on Election Day when recession-weary voters in Coventry rejected a proposal to renovate the Pucker Street bridge at a total cost of \$2.4 million.

That number, stated in the referendum question, is deceiving because Coventry's share of the project's cost would have been \$320,000. Federal grants would have paid the majority share — \$1.92 million — and Columbia, which shares the bridge with Coventry, would have paid the final \$160,000.

The one-lane bridge, used by nearly 1,000 vehicles a day, is nearing the end of its normal 30-year life span and engineers have determined the abutments are degrading. The state Department of Transportation gives the bridge a minimal passing score of 70 on its 100-point rating scale.

There's no question the work needs to be done and now, when contractors are willing to sharpen their pencils in order to get work, is a good time. Coventry officials have estimated stopgap maintenance alone would cost the town \$10,000 to \$20,000.

We suspect the question was rejected because of the way it was worded on the ballot, showing only the total cost and not the breakout between local and federal funding.

Compare the issue — and the ballot wording — in adjacent Mansfield. Voters there approved two bridge projects totaling \$2.7 million, with the town responsible for only a \$378,000 share.

The key to Mansfield's success, we think, was the wording, which broke out the local share from the total.

Earlier this year, we took the Windham Board of Education to task for reducing the budget amount shown on the ballot by the amount of state education grants that go directly to the school system.

At the time we said it was deceptive and sneaky. It was — and voters finally passed the budget.

We are staunchly opposed to fooling voters. Likewise, we favor giving voters the most information as possible.

That is why we think Mansfield's wording of its bridge referendum can serve as a good model for other spending questions, including budgets.

The questions should show the total cost of the project or the total amount of the budget. But if state or federal grants are paying a substantial portion of that cost, then the local share should be separated out because that is the amount voters are really committing to.

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Agreement to develop downtown is unveiled

By MIKE SAVINO 12/2
Chronicle Staff Writer

MANSFIELD — Town officials said Wednesday they are confident a draft agreement with the developers for the first phase of the Storrs Center project will go a long way toward protecting the town's interests.

Residents got their first look at the draft agreement during a special town council meeting Wednesday, when officials laid out the potential deal with two developers for the first phase of the roughly \$220-million, mixed-use project.

The town council agreed Wednesday to refer the draft to the planning and zoning commission for comment, and will also seek input from residents during a public hearing next week.

The draft agreement, as well as copies of Wednesday's summary presentation, are available at the Aubrey P. Beck Municipal Office Building and library, as well as on the town's web site, www.mansfieldct.gov.

The public hearing will be at 7 p.m. at E.O. Smith High School on Thursday, Dec. 9, while the PZC will

receive the document at its meeting Monday.

If the PZC makes a recommendation Monday, the council could vote on the agreement as soon as its Monday, Dec. 13 meeting, although Deputy Mayor Gregory Haddad urged the council to take its time.

The agreement would specify the responsibilities — including financial obligations — for the town, master developer Leyland Alliance and Education Trust Realty, which will construct residential spaces in the first phase.

Residents were not allowed to make comments to the council during Wednesday's meeting, but councilmen and town officials said they believed the draft created favorable terms for the town.

"The town protected itself, I think, very well" in the case of potential future disputes, Councilman Peter Kochenburger said.

He said he believes Mansfield officials had thorough discussions with the town's insurance company, specifically to make sure the town's policy would cover unforeseen circumstances.

Councilman Antonia Moran agreed, saying the

(Downtown, Page 4)

Downtown agreement unveiled

(Continued from Page 1)

town protected itself in "very substantial ways" and she was "amazed" at the terms the town was able to negotiate.

Among other obligations, the contract stipulates Leyland Alliance and EDR will provide \$61.4 million of the \$87.6 million of the capital costs for the first phase.

State and federal grants, meanwhile, will cover \$22.9 million, while the town is responsible for the final \$3.3 million, which will be met with a \$3 million tax abatement and by recycling permit and inspection fees associated with the project back to the developer.

The abatement would apply only to the residential units, and not the retail space, and would be phased in over seven years, at which point the residential units would become fully taxable.

Town Manager Matthew Hart said the town has "less ability" to use town funds than it did 10 to 15 years ago due to the economy, and town officials wanted to ensure it used tax abatements and net revenue from the project.

He also acknowledged the town is taking on risk, but said Mansfield officials worked to minimize it, including a clause that has Leyland Alliance managing the parking garage for the first seven years.

Hart said that time period is when a garage operator is most likely to experience debt and

the agreement will allow revenue to cover operating costs by the time the town is in charge.

He also said the town does have the right to change the scope of the parking garage and other aspects of the project should the cost exceed available grants, but Leyland Alliance could cover any deficits and receive additional abatements.

The agreement also includes a schedule for the first phase of the project, which would result in 290 residential units and 73,400 square feet of retail space.

Cynthia van Zelm, executive director of Mansfield Downtown Partnership Inc. — a nonprofit group overseeing the project — said plans always called for rental apartments in the first phase.

She also said the Downtown Partnership and Leyland Alliance, working as Storrs Center Alliance, still intend to have "for sale" units in the future.

Councilman Bill Ryan said he was worried the apartments in the first phase will ultimately be designed as student housing, a concern some residents have also raised.

But Leyland Alliance Executive Vice President Howard Kaufman said the agreement creates stipulations that will not allow for dormitory-style apartments.

He said most of the units will be one-

and two-bedroom apartments, not quad-style dorms, and will not offer amenities like residential student advisers or furnishing.

"(The apartments are) not going to be student housing, not going to look like student housing, not going to act like student housing," Kaufman said.

He acknowledged EDR's history of building apartments suited for students in similar developments near other college campuses, but said that is "not the desire" of the town or the University of Connecticut.

The agreement also includes terms for UConn to provide sewer and water service to the project, which Kochenburger said helps reduce the town's responsibilities and costs for the first phase.

Town financial adviser Shuprotim Braumik projected the first phase would produce a total of \$1.3 million in net revenue for the town over the first 10 years after factoring in the abatement and increased municipal and school costs.

That figure would increase to \$4.2 million when projected over 15 years and \$7.5 million over a 20-year span.

Braumik said towns do not usually see a financial return on public/private partnerships so quickly, but said that is partly because Mansfield's responsibility for 4 percent of capital costs is "unusually small."

Editor: 12/2

I found it ironic that Mike Sypher should write about Windham High School athletes showing how to "respect our country" during their practice while the National Anthem was being played for another event (Nov. 27/11) when only a few days earlier (Nov. 23), Mike Savino reported that the best the Mansfield town council could do is approve reciting the Pledge of Allegiance occasionally before council meetings in honor of certain national holidays.

Sypher and the students have it right. The students are "classy" and have something to teach about "respect for our country." The Mansfield council has it wrong. The council has taken months to come up with an inappropriate and inadequate compromise.

Taking 15 seconds to recite the Pledge of Allegiance allows us to "remember for a moment" as Sypher points out about the Anthem, "why I was able to rush to and fro, fro and to, any time and anywhere I liked."

Just as the anthem and the students provided Sypher with an opportunity to reflect on his rights, the reciting of the Pledge of Allegiance at council meetings may provide all those attending with an opportunity to "remember for a moment" that all levels of government are there to serve the people with "liberty and justice for all."

Contrary to councilman Antonia Moran's reported objection against reciting the Pledge of Allegiance because "it has been used as a form of repression in the past," I like to think reciting it at council meetings serves to remind everyone there that "liberty and justice for all" is our goal.

It may be an ideal, a promise or for some a dream — but we need to be reminded of its importance.

Bill Powers
Windham

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Editor: 1213

According to a recent commentary ("The Emerald City in Storrs", Nov. 24), if you support Storrs Center, you're either a town official

beholden to the University of Connecticut or a naive academic, beguiled by visions of 'lox ... on rye.' Apparently, there's no other possibility.

You couldn't, for example, have integrity and be a member of the planning and zoning commission, which unanimously passed the design district zoning amendment. Or be thoughtful and sit on one of the Mansfield Downtown Partnership's many committees that have helped shape the planning process. Or be knowledgeable from having attended some of the numerous hearings, and then come to share a vision for a vital town center, which has won multiple grants and been endorsed by groups like 1000 Friends of Connecticut.

No, in the view of the commentary, the process has been closed and there are no clear-eyed supporters thinking first and foremost of Mansfield. For those of us who have participated in the planning of Storrs Center, a long and cumbersome process largely because of the amount of public involvement, the absurdity of this charge is overwhelming.

We also find numerous factual distortions in the commentary. For example, the author criticizes a proposed zoning change concerning building height, implying that it is intended to allow the construction of a 'high-rise dormitory.' But the actual purpose is simply to raise the limit of a small portion of one proposed building straddling two zoning areas. The height limit for the larger section of the building (and everywhere else) will remain exactly the same as originally approved. The author similarly mischaracterizes other issues, from water usage to business viability.

We hope that further discussion of Storrs Center will rely less on innuendo and unsubstantiated charges, and more on well-researched facts.

Peter Millman
Jay Rueckl
Henry and June Krisch
Michael Allison
Lynn Stoddard

The authors are all residents of Mansfield and members of Smart Growth for Mansfield.

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Teacher contract OK'd; to take effect in July

By MIKE SAVINO 12/3
Chronicle Staff Writer

MANSFIELD — A teachers contract that includes no salary increases in the first year will take effect on July 1, 2011, after the council ratified it last week.

The council also approved on overall wage increase of 2.25 percent for non-unionized town employees in the current fiscal year during its Nov. 22 meeting.

The council's vote on the teachers' contract ratified an agreement approved by both the board of education and the Mansfield Education Association earlier this month.

The contract includes no general wage increase and no step increase in the first fiscal year, followed by 1.7-percent general wage increases in both 2012-13 and 2013-14.

Teachers will also receive step increases in the final two years of the contract, resulting in an overall salary increase of 2.68 percent in 2012-13 and 3.03 percent in 2013-14.

The council also had the option of rejecting the contract or taking no action and allowing the contract to automatically take effect.

Councilman Bill Ryan, who represented the council during negotiations, said the agreement was "very favorable from an economic point of view to the town," noting the overall increases were below the state average.

"The teachers did step up this year and took no increase (in the first year)," Ryan also said.

School board Chairman Mark Laplaca told the council the board made the initial request for a hard freeze in the first year, but the MEA included it in its final proposal, which became the new contract.

The council also unanimously approved wages for non-unionized municipal employees, which would be implemented through two separate 1.5-percent increases.

In a memo to the council, Town Manager Matt Hart said one of the increases would be retroactive to the start of the fiscal year, with the second increase taking effect on Jan. 1, resulting in an overall increase of 2.25 percent.

Hart also said the town will increase its contribution to the municipal employee retirement system, but the town will have some savings in health insurance costs and other benefits.

He said non-unionized employees account for 30 percent of the town's salaries, and the overall increase of the changes, including pay increases, will be roughly 3.6 percent, or \$97,113.

A few residents at the Nov. 22 council meeting raised concerns about the pay raises, but Hart and Ryan both noted the non-unionized employees did not receive raises last year.

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PZC to have say on Storrs development

By MIKE SAVINO *2/4*
Chronicle Staff Writer

MANSFIELD — With a proposed agreement between the town and the developers of the Storrs Center project on the table, the project will need to clear some zoning hurdles beginning Monday.

The planning and zoning commission will conduct a public hearing for proposed zoning changes for the \$220 million mixed-used development during its meeting Monday, which starts at 7 p.m. at the Audrey P. Beck Municipal Office Building.

The PZC will also accept the proposed agreement, unveiled Wednesday, between the town, master developer Leyland Alliance LLC and Education Realty Trust, which will govern

the development of housing in the first phase.

Mansfield Planning Director Gregory Padick said the council had to refer the agreement to the PZC by state statute because it involves the town acquiring land.

The PZC will examine the agreement to make sure it fits with the town's current plan of conservation and development. It has 35 days to make comments for the council.

The commission will also host a public hearing to discuss some proposed changes to the zoning restrictions for the project.

Mansfield Downtown Partnership Executive Director Cynthia van Zelm, who could not be reached for comment Friday, has

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Mansfield PZC to tackle Storrs Center plan

(Continued from Page 1)

previously said project officials are planning to break ground on the first phase this spring.

Padick said the Partnership, the nonprofit organization overseeing the project, and Storrs Center Alliance (Leyland Alliance), will need to apply for a series of building permits and zoning approvals in the coming weeks.

"There are very specific regulatory steps that have to be taken before the project can break ground," he said, adding the first step is the proposed changes.

The proposal involves altering zoning restrictions that limit buildings to 65 feet in height, as well as a change in zoning language that allows no more than 50 percent of the constructed floor space to be used for residential units.

LeylandAlliance and the partnership are seeking to incorporate a building — referred to as Dog Lane 1 and originally intended for the relocation of existing tenants — into the existing plans for the first phase.

Project officials said tenants

will now relocate to new buildings as the project progresses and plans now call for the Dog Lane 1 building to be combined with other buildings.

Van Zelm said that building will follow design guidelines created for the Storrs Center area, but the guidelines were drafted after the PZC approved zoning amendments in 2006 that were intended to address the first phase of the project.

Among the restrictions in the 2006 amendments was a height limit of 65 feet, but the design

guidelines created later allow for buildings as tall as 85 feet.

The changes would be for areas zoned as Planned Business 2, a distinction that applies only to the area intended for the Storrs downtown project and two other parcels across from E.O. Smith High School.

Padick said the changes would also make the zoning regulations applying to the Storrs Center project consistent.

The changes are also needed for some of the other upcoming permits for the project.

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Mansfield boards have several vacancies to fill

By MIKE SAVINO 12/16
Chronicle Staff Writer

MANSFIELD — With its deputy mayor joining the state legislature next month, the town council is one of many boards in town looking to fill current and future vacancies.

Democratic Councilman Gregory Haddad won the race for the 54th District in the state House of Representatives in November, defeating two University of Connecticut students and GOP Councilman Christopher Paulhus.

Haddad is still currently on the council, but said he plans to submit a letter of resignation before he is sworn into office Jan. 5, 2011.

He said wants to stay on the council while it discusses a proposed agreement with the developers of the first phase of the Storrs Downtown project and believes the council will make a decision in the next month.

The council could vote on the project as soon as its Dec. 13 meeting and Haddad said he does not want to make the issue one of the first votes for a new councilman. "I just felt like serving on the council for 11 years, it would be unfair" to leave the issue with a new member, he said.

The council must fill the vacancy with a person of the same party and typically waits for a recommendation from the town party's committee.

Democratic town committee Chairman Mark Laplaca said candidates can contact him at (860) 423-8119 or (860) 922-0141, or they can attend the party's nominating committee meeting Jan. 5, 2011 at 7 p.m. in the Audrey P. Beck Municipal Office Building.

Town Clerk Mary Stanton said the council will also need to vote on filling Haddad's role as deputy mayor, while Mayor Elizabeth "Betsy" Paterson will need to make appointments to fill his roles on various committees.

But the eventual vacancy is not the only one the council must address, as Councilman Antonja Moran, chairman of the committee on committees, said some of the openings are on important boards.

She said the ethics board and communications advisory committee, which she called "very important" boards, both have openings, including two on the communications advisory committee.

Moran said the council is also looking for candidates for historic district, open space preservation, recreation advisory and solid waste advisory committees, as well as two for the beautification committee.

She said the committee on committees — which recommends appointments — is looking for specific qualifications for some appointments, including legal expertise for the current ethics board appointment.

But with other boards, the committee is looking for people who are simply interested in the issues, Moran said, adding smaller boards can provide experience to people looking to serve the town.

"Most committees are just people who are actively involved in the subject matter," she said.

Anyone interesting in serving on a municipal board can apply on the town's web site, www.mansfieldct.gov, or contact the town clerk at (860) 429-3302.

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Despite critics, Storrs Center moving forward

By PHILIP LODEWICK 12/6

What is David Morse's motivation in writing his commentary, "Emerald City on the Yellow Brick Road" in the Nov. 24 *Chronicle*?

Morse would have you believe that in the dark of night, LeylandAlliance has cast a nefarious spell on not only the whole Mansfield community — the town, the university and the civic and community leaders active in the Storrs Center project — but also the state and federal agencies who see in this project the great potential for expanded regional economic growth.

He casts aspersions on the integrity of elected officials, the executive director of the Mansfield Downtown Partnership (the municipal development agency for the Town of Mansfield's Storrs Center project), and University of Connecticut administrators. He wrongly suggests that Leyland's legal counsel represents the Downtown Partnership — he does not — and that everything accomplished over the past 10 years has been done in a clandestine manner, without public input.

Here are some facts:

For nearly 10 years the Town of Mansfield, the University of Connecticut and civic and community leaders have worked hard at creating a plan for a renewed and revitalized downtown — Storrs Center — that would be a place of destination for the community. With expanded services, and enhanced retail and commercial offerings, it will bring increased economic vitality to the town and surrounding communities.

None of this planning has been done in anything but an open and transparent fashion. There have been hundreds of Partnership board and committee meetings, always open for public comment, numerous public town

Community voices

hall forums and many formal meetings of the town council and planning and zoning commission where the Storrs Center project has been presented by the Partnership and its development partner, LeylandAlliance to help inform and engage the community.

LeylandAlliance is not "raking its percentage off the top." Rather, it has and will continue to invest heavily in the project, well ahead of any profits for anyone. It is contemplated that at full build-out, Storrs Center will be constructed at a cost of approximately \$220 million, and Leyland and its partners will have invested nearly \$190 million of the total. Most of the balance will come from state and federal grants, minimizing the investment that the Town of Mansfield will make to the project, while ensuring increased tax revenues for the town far into the future. Ask leaders of communities throughout America who desire a revitalized town center whether they would support a project where the public sector assumes only a small percentage of the total cost — I bet they would all raise their hands and say "When do we start?"

It is has been our hope since we selected LeylandAlliance as our development partner that it not only build a great new town center but that it also make a profit on its investment. Many projects such as Storrs Center often include two types of rent — a base rent and a percentage rent. The base rent is a fixed amount that retail tenants can budget for, and the percentage rent is an amount over the base rent that the tenant pays if, and only if, sales exceed a certain pre-arranged minimum. These increased sales are often the result

of a successful project that attracts new and diverse offerings because of the good efforts of the developer in signing an exciting mix of varied tenants.

Storrs Center is not going to be a University of Connecticut undergraduate "dorm" housing project. The university does not want this, and the Town of Mansfield does not want this. From the start, our vision was a true mixed-use, market-rate housing model that would appeal to a broad range of interested parties. From "empty-nesters" and young professionals seeking to live in a vital downtown, to administrators, faculty and graduate students, we are seeking a culturally, socially, intellectually and economically stimulating downtown experience. The addition of EDR as the residential developer for the first phase of Storrs Center brings long-term stability to this component of the project. As a real estate investment trust, EDR seeks to invest in housing for the long term, holding and maintaining properties that create value for the towns where it has made investments. It understands our goals for the housing and has designed the apartments to be consistent with those goals. EDR is now part of our team and we are pleased with their addition to the Storrs Center project.

Many members of this community have worked long and hard to bring Storrs Center to life. An exciting, sustainable, and well-planned downtown is coming, and we know the work of so many will be enjoyed by generations to come.

Lodewick is president of the Mansfield Downtown Partnership Inc. To learn more about Storrs Center call the Partnership office at (860) 429-2740 or visit the office at 1244 Storrs Road, behind People's United Bank.

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Progress delayed regarding Storrs Center plan

By MIKE SAVINO ^{12/7}
Chronicle Staff Writer

MANSFIELD — The planning and zoning commission did not vote on zoning regulation changes for the Storrs Center project, but comments during a public hearing Monday raised concerns about the proposal.

The PZC closed the public hearing, but agreed to wait until its Jan. 3 meeting to make a decision. This allows members time to consider Monday's information and comments.

The proposed changes, including limits on building heights and space for residential usage, involve plans for one of the buildings in the first phase of the \$220 million mixed-use project.

Project officials hope to break ground in the spring.

Leyland Alliance LLC, the project's master developer, is seeking some zoning modifications for a small parcel of land in the first phase that has zoning different from the rest of the project.

The 1-acre parcel of land includes three buildings, including the Dog Lane 1 building, which was supposed to house existing businesses before they relocate to new locations in the first phase.

But Thomas Cody, Leyland Alliance's attorney, said existing businesses will be able to stay in

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Progress delayed on Storrs Center

(Continued from Page 1)

current locations until space in the first phase is available and the temporary site is no longer needed.

Leyland Alliance is now planning to connect Dog Lane 1 to the other building and use it for residential and commercial space.

But the building is still on a roughly 1-acre parcel zoned Medium Business 2, which has zoning regulations that are different from the design guidelines that apply to the rest of the project.

More than 50 percent of a building in a PB-2 can be used for residential space and buildings cannot be taller than 60 feet.

But the special guidelines for the Storrs Center project allow for buildings up to 85 feet tall and do not limit residential usage to 50 percent.

Cody said the request would make the regulations consistent.

But commission members questioned the proposed changes, specifically the height limit, saying they did not see a problem with keeping the current regulations in place and having buildings of different heights.

"I just don't see any reason for these two requests," commission member Joann Goodwin said.

Fellow PZC member Katherine Holt said project officials could also make the buildings 60 feet tall if they wanted to have a consistent height.

Commission chairman Rudy Cavretti and member Barry Pokorski said early artist renderings for the project showed buildings of various heights and that is how they envisioned the project.

Some PZC members also said they were concerned about the

number of changes to the project since the planning phase.

"I'm really kind of tired of hearing the whole history," Goodwin said, adding every proposed change results in explanations and a number of comments from the opposition.

A number of residents also raised concerns about the proposed changes, with many focusing on Education Realty Trust, or EDR (its New York Stock Exchange symbol).

The firm signed an agreement with Leyland Alliance to build and manage the rental units.

Residents said EDR has a track record of building housing specifically for college students, something they said they did not want more of in Mansfield.

"You can see that EDR states very clearly that they have a clear business plan, and that is to build student housing," resident Betty Wasmundt said.

Opponents raised concerns about what they said were constant changes to the project, adding the town had a similar experience at the Celeron Square apartments on Hunting Lodge Road, now occupied by University of Connecticut students.

But project supporters said the comparison is not fair and members of the Mansfield Downtown Partnership, the nonprofit organization overseeing the development, said design guidelines will not allow for dormitory-style housing.

"Just because Celeron Square became a student ghetto doesn't mean this will," said Peter Millman, a member of the Downtown Partnership's planning and design committee.

Leyland Alliance Executive Vice President Howard Kaufman said the apartments will not have furnishings, space for residential

advisers, common areas or shared bathrooms, features associated with student housing.

"The idea here is to be responsive to the community and have a diverse list of people living in the apartments, he said.

He also said EDR has remained flexible on the design for the apartment buildings, showing its commitment to the town's vision for the project.

Still, opponents said UConn students live in other off-campus homes and apartments that are not designed to be student housing, and said they were worried the changes could result in more student housing.

Cody said Leyland Alliance has also been planning to submit a request to modify the special permit granted for the project, but the modified plans were designed on the assumption that the PZC would change the regulations.

PZC tables vote on development deal

By MIKE SAVINO 12/7
Chronicle Staff Writer

MANSFIELD — The planning and zoning commission Monday tabled discussion on a proposed contract between the town and the developers of the Storrs Center project.

The PZC's action — or lack thereof — means the Mansfield Town Council will need to wait to make a decision of its own regarding the contract.

State statutes required the council to refer the agreement to the PZC because it would result in the town acquiring land and the PZC must determine if the agreement follows the town's plan of conservation and development.

The agreement specifies the re-

sponsibilities of the town, master developer Leyland Alliance LLC and developer Education Realty Trust in the first phase of the \$220 million, mixed-use project.

Despite the delay, the town council will host a public hearing Thursday at 7 p.m. at E.O. Smith High School to seek public comment, but the PZC has until early next month to make its own recommendation.

Town Planning Director Gregory Padick said the proposed agreement "is consistent" with the town's plan of conservation and development.

But commission members Monday said they wanted to take their time to review the agreement,

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PZC tables vote on development deal

(Continued from Page 1)

which was publicly unveiled last Wednesday, and agreed to wait before discussing it.

Earlier in Monday's meeting, the commission voted to cancel its Dec. 20 meeting and its next scheduled meeting will be Jan. 3.

Commission member Joann Goodwin said the contract is "lengthy" and the Storrs Center project is an "important issue" for the town.

Noting the council has a public hearing Thursday and a regular meeting Dec. 13, she also suggested sending a letter stating the commission's reason for waiting

to make a recommendation.

"I think it should be on the record that we're not prepared to make a hasty decision," she said and the rest of the commission agreed by consensus.

Padick said the commission has 35 days to make a recommendation, a timeline that lasts until just after the Jan. 3 meeting and the town council cannot take action without a PZC response.

He also said the town council can vote in opposition to the PZC's recommendation, but will need to do so with a two-thirds majority.

Commission members Monday did not discuss whether the contract followed the plan of con-

servation and development, but Padick said in a memo to the PZC the agreement promotes some of the town's land-use policy goals.

Padick said policy goals include mixed-used developments, intermodal transportation networks and higher density residential developments in areas with existing or potential sewer, public water and public transportation.

He said the proposed agreement promotes all of those goals and is consistent with management principles included in town, regional and state land-use plans.

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Town expands rides-for-elderly program

By Matt Nanci
Campus Correspondent

12/2

Mansfield senior citizens now have a new option when looking for transportation.

Mansfield's Senior Center Association has been working with the Commission on Aging to create a program that will drive senior citizens to where they need to go. The driver program is for people who are at least 60 years old.

There are a total of 12 drivers currently volunteering. While the program gives volunteers access to a town-issued vehicle, most are choosing to use their own car, although they can ask for mileage reimbursement.

"I said [to one volunteer], 'So you'll go to Boston?' and they said 'Sure!' It's great."

*- Gianna Stebbins
Volunteer*

So far the program has been very convenient for the seniors.

"I've had people go to Hartford, Manchester, Rocky Hill... some [drivers] will only go to Manchester... others will go to Hartford or wherever [the passenger] needs to," said Gianna Stebbins, a volunteer transportation coordinator for Human and Senior Services. "I said [to one volunteer], 'So you'll go to Boston?' and they said 'Sure!' It's great."

As of right now, the rides are only to medical appointments, but they are looking to add other types of destinations to the program.

"The seniors in this town have been asking for this for years, and [Mansfield] budgeted money to get the program piloted," Stebbins said.

As word of the new program has gotten around, demand for rides has grown. In November, there were 20 rides scheduled.

Rides for seniors are available Monday through Friday from 8:30 a.m. to 4:30 p.m. The Senior Center Association asks for notification at least 24 hours in advance of the requested ride.

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