

*Revised 2/28/11, 9:00AM*



**TOWN OF MANSFIELD  
SPECIAL TOWN COUNCIL MEETING**  
Tuesday, March 1, 2011  
Council Chambers  
Audrey P. Beck Municipal Building  
6:30pm

**AGENDA**

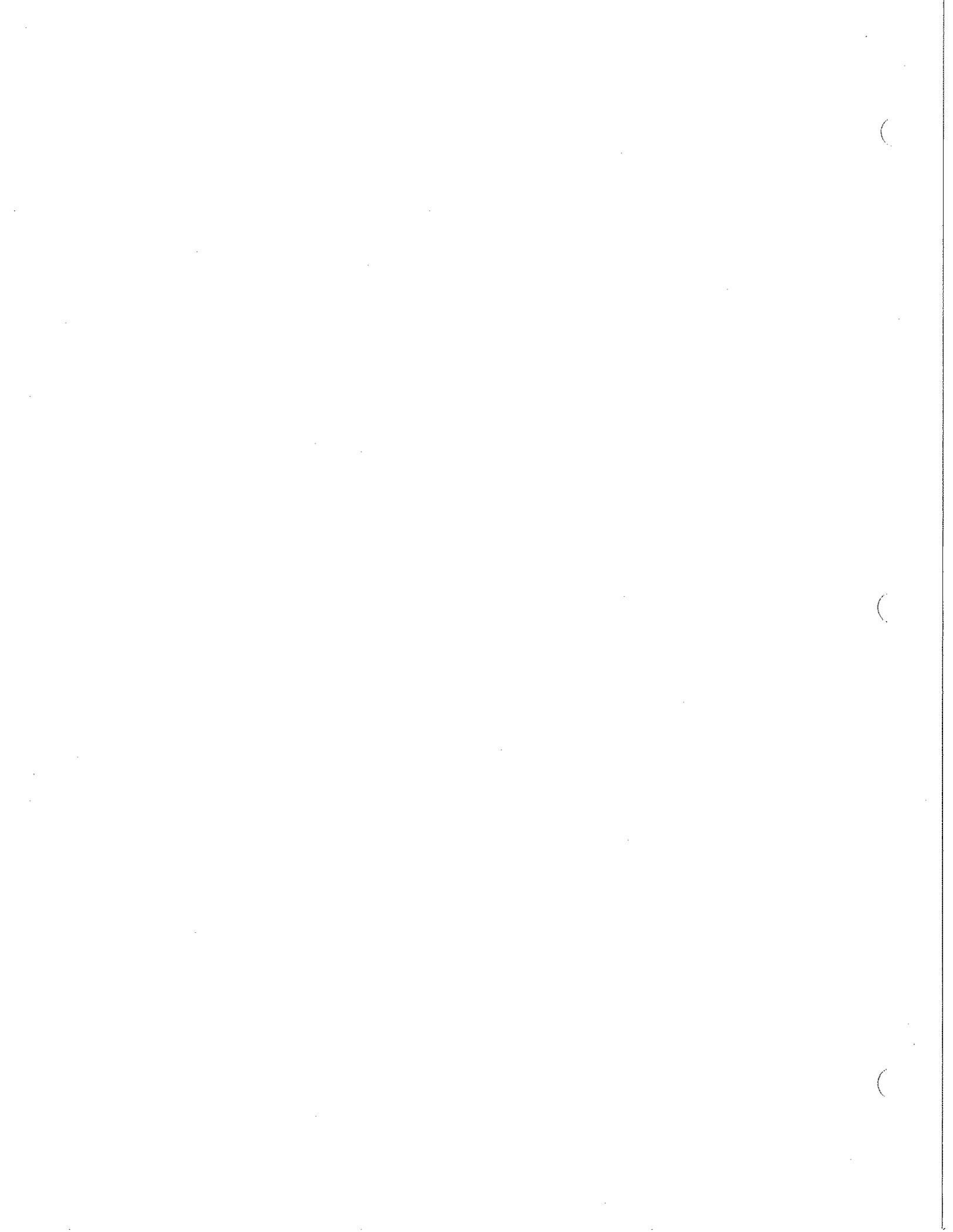
Call to Order

Opportunity for Public to Address the Council

**OLD BUSINESS**

1. School Building Project (Item #1, 02-22-11 Agenda)

Adjournment



**Town of Mansfield  
Town Council  
School Renovations Project  
Proposed Resolutions**

**March 1, 2011**

**Two New Elementary Schools, Various Renovations to MMS, Land Purchase Goodwin Site (Revised Option E Goodwin)**

Resolved, to endorse for submission to the voters at a referendum to be scheduled for May 2011, a school renovations project for an estimated total cost of \$58,227,000, with an estimated net cost of \$22,799,035, subject to change by the General Assembly via a modification to the state's school construction reimbursement formula, to the Town of Mansfield, which project shall entail two new elementary schools, various renovations to the Mansfield Middle School and the purchase of property adjacent to Goodwin School (referred to as "Revised Option E – Goodwin").

**Two New Elementary Schools, Various Renovations to MMS (Revised Option E)**

Resolved, to endorse for submission to the voters at a referendum to be scheduled for May 2011, a school renovations project for an estimated total cost of \$57,629,000, with an estimated net cost of \$22,128,210, subject to change by the General Assembly via a modification to the state's school construction reimbursement formula, to the Town of Mansfield, which project shall entail two new elementary schools and various renovations to the Mansfield Middle School (referred to as "Revised Option E").

**One New Elementary School, Various Renovations to MMS (Option D)**

Resolved, to endorse for submission to the voters at a referendum to be scheduled for May 2011, a school renovations project for an estimated total cost of \$50,052,000, with an estimated net cost of \$12,999,010, subject to change by the General Assembly via a modification to the state's school construction reimbursement formula, to the Town of Mansfield, which project shall entail one new elementary school and various renovations to the Mansfield Middle School (referred to as "Revised Option D").

**20-Year Improvements to All Buildings (Option A Cash Basis)**

"Resolved, to endorse for inclusion in the 2011/12 Proposed Budget Five Year Capital Improvement Plan, a school renovations project for an estimated total cost of \$20,831,000, with an estimated net cost of \$12,747,370 to the Town of Mansfield, which project shall entail basic improvements to the three existing elementary schools and the Mansfield Middle School (referred to as "Option A – Cash Basis").

**Siting - Two New Elementary Schools, Various Renovations to MMS  
(Revised Option E)**

Resolved, as part of the proposed school renovations project, that the two new proposed elementary schools shall be sited at the \_\_\_\_\_ School site and the \_\_\_\_\_ School site, subject to approval of the Planning and Zoning Commission, and approval of the school renovations project by the voters at referendum.

**Matthew W. Hart**

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**From:** Rick Lawrence [Rick@TheLawrenceAssociates.com]  
**Sent:** Wednesday, February 23, 2011 1:05 PM  
**To:** Fred A. Baruzzi; Matthew W. Hart; Gregory J. Padick; Mark LaPlaca; Tom Dimauro; Cherie A. Trahan  
**Subject:** Mansfield Schools - Option E - Two New Elementary Schools  
**Follow Up Flag:** Follow up  
**Flag Status:** Blue  
**Attachments:** Vinton Elementary School Schemes 1 & 2.pdf

To All:

Subsequent to the last meeting of the School Building Committee I had our staff develop some "test fits" on the Vinton School site using the same floor plan template as used for Goodwin and Southeast. According to Greg Padick, the very eastern portion of the Town property is dedicated to open space and we have avoided using that part of the site. The parameters established for the other two sites were considered for Vinton – the existing school is to remain in use while construction occurs and the existing structure would be demolished once the new is occupied. Because of wetlands and existing vehicular traffic on the north side of the school and the very limited space between the south end of the building and the adjacent property (approximately 25'), it appears Sterns Road will be needed for construction vehicles temporary access into the site.

Attached you will find a PDF that has two possible schemes for the Vinton site. Granted, the new building would be set back from the road a considerable distance and play/ball fields might be in the front but these do indicate a two story building of the approximate size being considered will fit on the site.

If I can answer any other questions, please write back.

Richard S. Lawrence, AIA  
President  
**THE LAWRENCE ASSOCIATES**  
Architects / Planners, P.C.  
1075 Tolland Turnpike  
Manchester, CT 06042

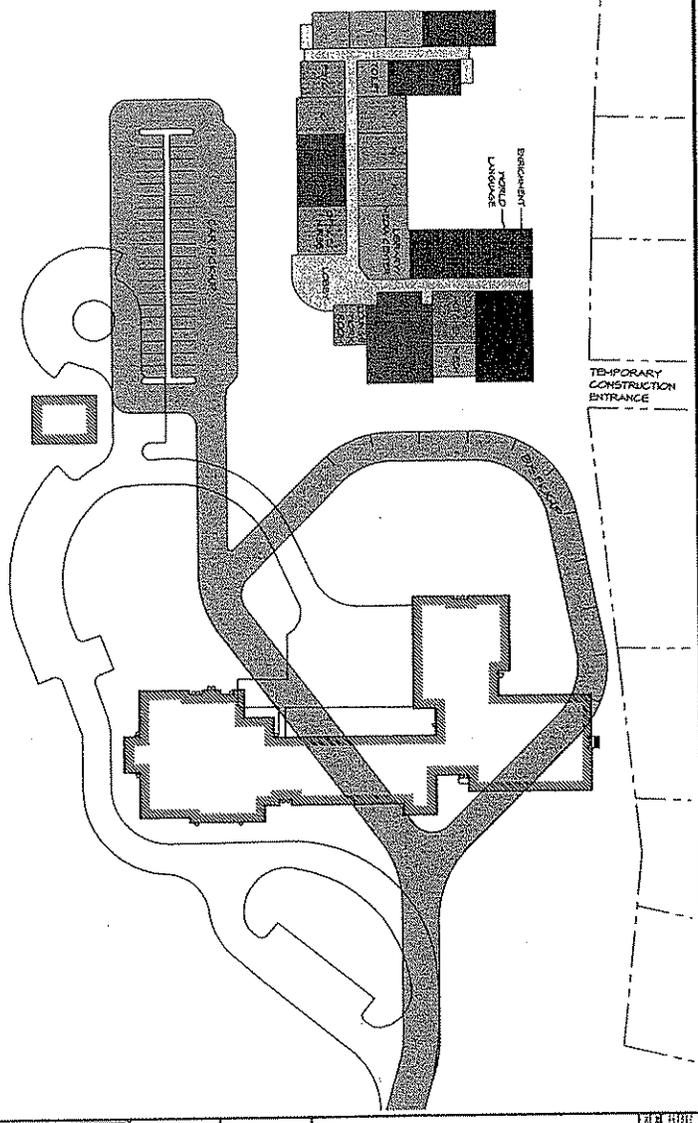
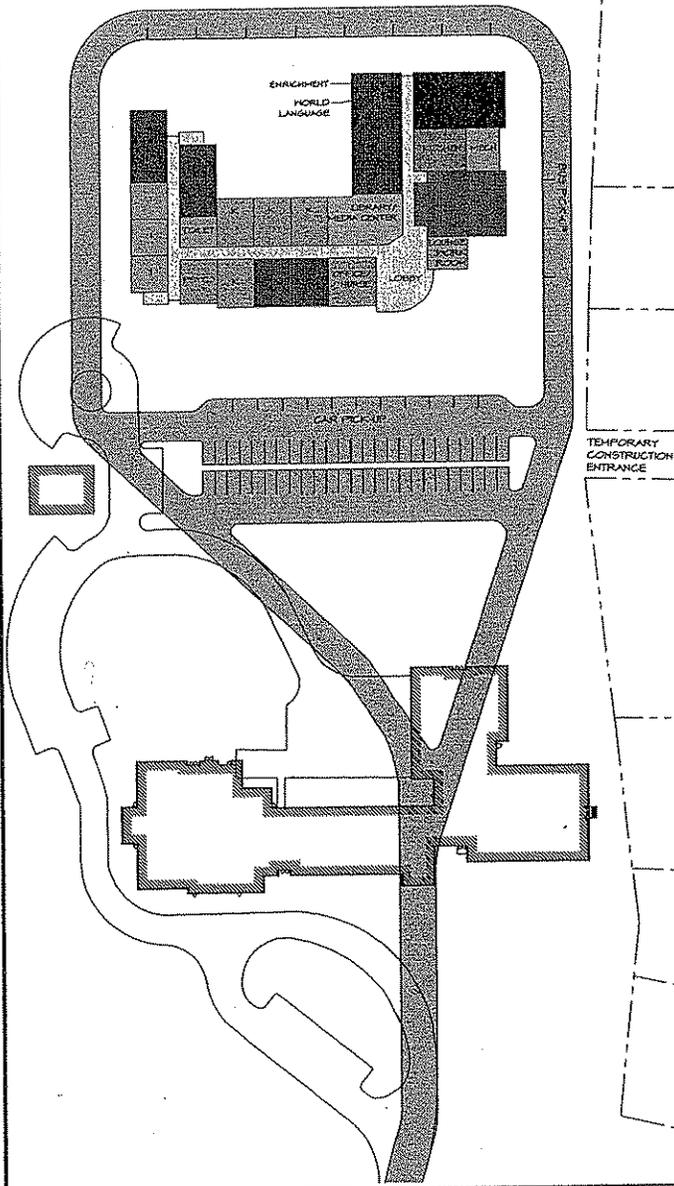
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SCHEME 2

SCHEME 1

APPROXIMATE EXTENT OF OPEN SPACE

APPROXIMATE EXTENT OF OPEN SPACE




**THE LAWRENCE ASSOCIATES**  
 ARCHITECTS  
 306 STAFFORD ROAD  
 MANSFIELD, CT 06108

**ANNIE VINTON ELEMENTARY SCHOOL**  
 306 STAFFORD ROAD  
 MANSFIELD, CT

**THE LAWRENCE ASSOCIATES**  
 ARCHITECTS  
 306 STAFFORD ROAD  
 MANSFIELD, CT 06108  
 PROJECT NO. 01-0007

DATE	01-0007
SCALE	AS SHOWN
PROJECT NO.	01-0007
DATE	01-0007
SCALE	AS SHOWN
PROJECT NO.	01-0007
DATE	01-0007



**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

Memo to: Mansfield Town Council  
From: Matthew W. Hart, Town Manager *MWH*  
Gregory Padick, Director of Planning *GP*  
Date: February 24, 2011  
Re: School Siting Considerations

At the Town Council's 2/22/11 meeting, questions were raised regarding potential school sites and possible neighborhood impacts that could arise if existing school sites were no longer used for a school. To help assess school siting issues, we have provided a general listing of locational considerations for siting a new school and more specific information about the three existing elementary school sites. We will be present at the 3/1/11 Town Council meeting to address any questions.

**Locational Considerations for siting a new school(s)**

- Consistency with Plan of Conservation and Development/Mansfield 2020 (Strategic Plan) and 8/10 considerations provided by Mansfield's Sustainability Committee.
  - Proximity to areas with existing and/or planned higher population density/elementary students
  - Proximity to Planned Development Areas
  - Proximity to existing or planned public infrastructure (sewer, water, walkway/bikeways, public transit, etc)
  - Proximity to other Town facilities
- Parcel size and physical character (useable acreage)
- Potential traffic impacts
- Potential neighborhood impacts
- Availability of adjacent land if Goodwin site is selected for a new school

It is important to emphasize that Planning and Zoning Commission (PZC) Special Permit approval will be required for any new schools or significant alteration of existing school or for any alternative use of existing school sites. The PZC approval process, will include public hearings and appropriate assessment of all of the siting considerations noted above. PZC approval would not be granted if detrimental environmental, traffic or neighborhood impacts are anticipated.

## Existing School Site Considerations

Goodwin	Southeast	Vinton
prox. 150 single family homes are located within 1 mile radius	Approx. 175 single family homes are located within 1 mile radius	Approx. 275 single family homes are located within 1 mile radius
proximate to UConn/Storrs Planned Development Areas	Not Proximate to Planned Development Areas	Proximate to Perkins Corner Planned Development Area
proximate to existing/planned sewer and water service areas	Not proximate to existing/planned sewer and water service areas	Not proximate to existing/planned sewer and water service areas
proximate to existing/planned walkways/bikeways & bus service	Not proximate to existing/planned walkways/bikeways or bus service (walkway to library is on Town priority list)	Not proximate to existing/planned walkways/bikeways or bus service
proximate to park area	Proximate to park areas, library/Buchanan Center	Not proximate to other Town facilities
additional land needed for new school/use of existing school during construction (estimated net acquisition cost \$450,000)	No new land needed	No new land needed
soil testing is needed to confirm septic system viability	Engineering study conducted. Septic system viability confirmed	Soil testing done in recent years indicates septic system viability
no significant environmental or traffic impact anticipated	No significant environmental or traffic impact anticipated	No significant environmental or traffic impact anticipated
expanded school use not expected to significantly alter neighborhood impacts	Expanded school use not expected to significantly alter neighborhood impacts	Expanded school use not expected to significantly alter neighborhood impacts
Alternative Governmental Uses (such as office, storage, maintenance, recreation, senior services, etc) not expected to have significant neighborhood impact-will be subject to PZC approval.	Alternative Governmental Uses (such as office, storage, maintenance, recreation, senior services, etc) not expected to have significant neighborhood impact-will be subject to PZC approval.	Alternative Governmental Uses (such as office, storage, maintenance, recreation, senior services, etc) not expected to have significant neighborhood impact-will be subject to PZC approval.
Alternative residential uses (such as single-family or multi-family development) are possible and would be subject to PZC approval. Occupancy could be limited by income/age etc. Multi-family dev. could have impact but PZC approval would not be granted if impacts are considered significant.	Due to lack of infrastructure, any future residential use likely would be restricted to single family.	Due to lack of infrastructure, any future residential use likely would be restricted to single family.
Alternative commercial uses are not considered consistent with Mansfield's Plan of Conservation and Development and therefore, not likely to be approved.	Alternative commercial uses are not considered consistent with Mansfield's Plan of Conservation and Development and therefore, not likely to be approved.	Proximate to a Planned Business area and existing commercial uses along Route 32. There is potential to extend commercial zoning to this site but neighborhood opposition would be expected.



# Town of Mansfield Department of Finance

**To:** Matt Hart, Town Manager  
**From:** Cherie Trahan, Director  
**CC:** Mary Stanton, Town Clerk  
**Date:** February 25, 2010  
**Re:** Proposed May, 2011 Referendum Schedule

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Matt,

I have spoken with our bond attorney, Doug Gillette regarding a timeline for the actions that need to be taken in order to have a referendum on a proposed school renovation project. Basically, here is the sequence of events that need to happen:

1. Provide Bond Counsel with final project description & budget
2. Bond Counsel provides draft authorization document package to Town for review & comment
3. Town Council refers project to Planning and Zoning Commission
4. Planning & Zoning Commission acts on CGS 8-24 referral for review as to conformance with municipal plan of development
5. Town Council adopts Bond Resolution & schedules referendum; may approve preparation of explanatory materials; CGS 9-369b advocacy limitations commence
6. Notice of Election/Referendum posted and published
7. Referendum held from 6am to 8pm

If the bond referendum was going to happen in conjunction with an election, there would be a 60-day "lock-out period" that would happen between when the Council takes action setting the referendum date and the referendum itself. However, that is not the case here.

The major drivers for our schedule now would be:

1. 30 clear days of published/posted notice for the bond referendum
2. Consideration of the timing for Region 19's Budget Referendum (May 3<sup>rd</sup>) and our Budget Town Meeting (May 10<sup>th</sup>)

Doug Gillette will have a draft schedule prepared for me early next week. If the Council wishes to avoid the dates of the Town Meeting and Region referendum, we would be looking at the end of April or possibly May 17<sup>th</sup> or May 24<sup>th</sup>. The further out we push it, the less time we have to prepare the application for the school construction grant.



**Matthew W. Hart**

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**From:** Rick Lawrence [Rick@TheLawrenceAssociates.com]  
**Sent:** Friday, February 25, 2011 1:02 PM  
**To:** Fred A. Baruzzi  
**Cc:** Matthew W. Hart; Cherie A. Trahan; Gregory J. Padick  
**Subject:** Mansfield Schools - Option E - Two New Schools  
**Attachments:** Southeast Scheme 1-2.pdf; Goodwin Scheme 1-2.pdf; Goodwin Scheme 3.pdf

Fred:

Per your request I am forwarding the PDF files of the schematic designs showing the "test fit" for both Goodwin and Southeast Schools. You should have already the ones for Vinton. Perhaps these will be helpful for those considering the various Options to have printed at a small scale just to see how much land is need for the building, parking and drives. Keep in mind these are only conceptual and significant changes may occur in the building shape, space arrangements and circulation as a design is developed further.

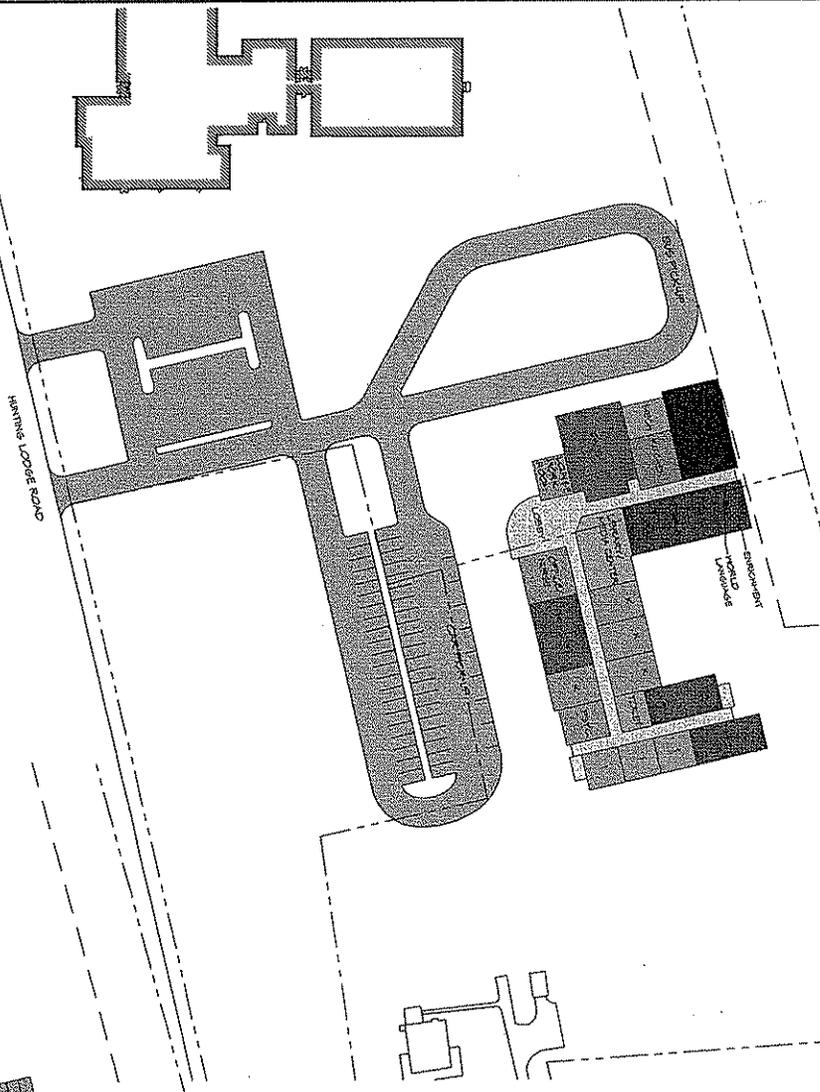
On Tuesday evening I will bring the full size plots to have as a reference.

Rick

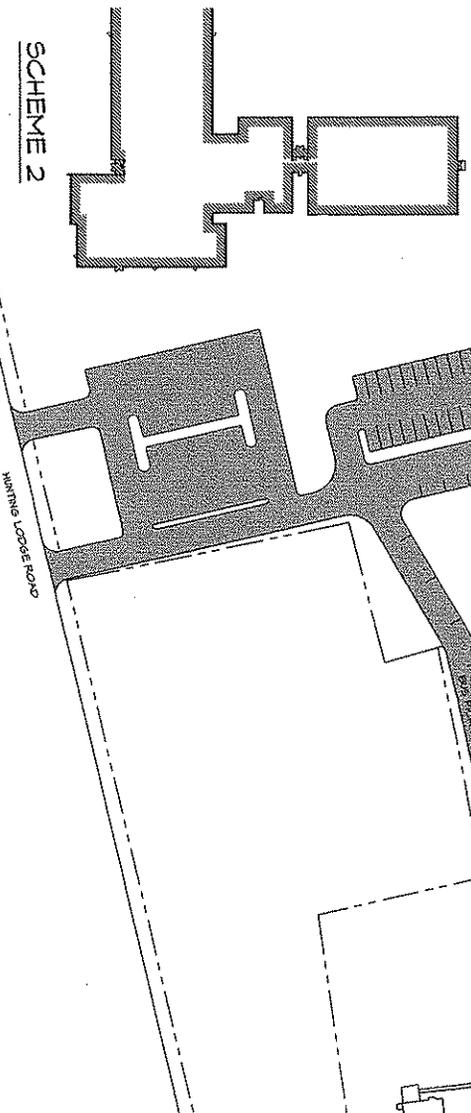
Richard S. Lawrence, AIA  
President  
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SCHEME 1



SCHEME 2



**SCHEME 3**

