

**Public Information Meeting on the  
Storrs Road Enhancement Project  
(Walkways to Liberty Bank Plaza  
and Storrs Heights)  
3/28/11 - 7:15pm  
Council Chambers**



**TOWN OF MANSFIELD  
TOWN COUNCIL MEETING  
MONDAY, March 28, 2011  
COUNCIL CHAMBERS  
AUDREY P. BECK MUNICIPAL BUILDING  
7:30 p.m.**

**AGENDA**

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24. Hartford Courant "Fourteen Connecticut Towns Part of Three-Year..." – 03-21-11 ...	175

**FUTURE AGENDAS**

**EXECUTIVE SESSION**

- 25. Sale or purchase of real property, in accordance with CGS §1-200(6)(D)
- 26. Personnel, in accordance with CGS §1-200(6)(A)

**ADJOURNMENT**

REGULAR MEETING – MANSFIELD TOWN COUNCIL  
March 14, 2011

DRAFT

Deputy Mayor Antonia Moran 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 (by phone), Paulhus, Ryan, Schaefer, Shapiro

Deputy Mayor Moran asked for a moment of silence in honor of the recent events in Japan. Ms. Moran also welcomed the UConn journalism students in attendance.

II. APPROVAL OF MINUTES

Mr. Paulhus moved and Ms. Keane seconded to approve the minutes of the February 22, 2011 Special meeting. Motion passed with all in favor except Ms. Lindsey and Mr. Schaefer who abstained. Mr. Ryan moved and Mr. Shapiro seconded to approve the minutes of the February 28, 2011 meeting. The motion passed with all in favor except Ms. Keane, Ms. Lindsey and Mr. Paulhus who abstained. Mr. Paulhus moved and Mr. Ryan seconded to approve the minutes of the March 1, 2011 Special meeting. The motion passed unanimously.

III. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Jon Anderson, Old Turnpike Road, spoke to the importance of small community schools and stated his preference would be to keep Goodwin School and one of the schools in the south end of Town.

Kit Anderson, a current fourth grade student, asked that all three playscapes be kept and all teachers be retained.

Bob Bockholdt, Middle Turnpike, asked Council members to remember those on fixed incomes in Town. The cost of everything is increasing but their incomes are not. The Bockholdts feel blessed to be able to live in Mansfield and do not want to move.

Adele Lanza, Hillyndale Road, expressed her desire to keep Goodwin School open. Her main concerns are the effects the closing of the school would have on the property values in that area of Town and the length of potential bus rides. Steve Lanza, Hillyndale Road, wondered what effects the closing of Goodwin School would have on an area of Town where residents are trying to maintain the quality of the neighborhood.

Denise Abercrombie, Old Turnpike Road, remarked on the value of the decision to keep EOSmith High School near the University and urged the Council to make the same decision with regards to Goodwin.

Robin Bloomstram, South Eagleville Road, commented that 10% of Goodwin's students live in Holinko Estates which is within walking distance of the school.

Brian Anderson, Ridge Road, urged Council members to think ahead and to save money by investing in two new schools. Mr. Anderson prefers Goodwin School but could live with another site.

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Katherine Paulhus, Middle Turnpike, speaking as a parent, reviewed the original reasons for the school building project which was for renovations. Ms. Paulhus believes the reason good teachers stay in Mansfield is that they like the small classes. She urged the Council to think ahead and make plans if the referendum fails.

April Holinko, Mansfield Depot, expressed disappointment with the March 1, 2011 meeting and asked that if Council members are at all concerned that the Town cannot afford this project that it be tabled.

Tulay Luciano, Warrenville Road, urged the Council to rescind the vote on the two school option. Ms. Luciano stated she has read all the material and fails to see how that option is justified.

Kyle Stearns, Stearns Road, spoke in favor of fixing the existing three schools. Mr. Stearns commented the current schools are small, friendly and neighborhood based.

John Hodgson, Wormwood Hill Road, asked the Council to make an objective decision on the siting of the two schools. And although he supports Southeast as a preferred site he asked the Council to make a decision based on what makes the most sense for the Town.

Jessica Higham, Adeline Place, urged the Council to pick Southeast School as one of the sites given its proximity to the Mansfield Hollow, the Library and the sport fields. Ms. Higham agreed with the remarks of Kit Andersen and asked the Council to maintain or move the playscapes.

John Fratiello, Daleville Road, worked in schools as a teacher and administrator for forty years and would support Southeast and Goodwin as the best sites for the new schools. Mr. Fratiello, however, would prefer renovating the existing schools on a cash basis. He is concerned the expense of the two new schools would mean fewer resources in the classrooms.

Blagoje Filipovic, Storrs Road, spoke in support of keeping one of the schools at Goodwin although he believes the three school option is the best. Mr. Filipovic noted that many parents in the Goodwin School area are not citizens and do not have the right to vote on these issues.

Julie Klimkicwicz, Sumner Drive, urged the Council to support siting one of the schools at Goodwin given its proximity to UConn. Ms. Klimkicwicz noted this proximity allows UConn students to participate in the school.

Ric Hossack, Middle Turnpike, asked the Council to present a certificate of appreciation to those firefighters and the babysitter who were involved in a recent emergency. Mr. Hossack also urged the Council to consider the taxpayers and not bring the school building issue to referendum. (Statement attached)

Bill Caneira, Candide Lane, urged support for the Annie Vinton site noting the school currently has the most students, the most residential sites in the area and the most potential for additional residential growth.

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Jay Rueckl, South Eagleville Road, commented he believes the concept that three schools will be less expensive than two new ones is an illusion.

Richard Pellegrine, Clover Mill Road, commented the three existing schools are well built and have served the neighborhoods well. Mr. Pellegrine also noted there are many important projects in the Capital Improvement Budget which need to be addressed by the Town.

Andy Smith, Moulton Road, spoke in support of the three schools commenting that the Town has created something special that we do not want to lose.

Mike Sikoski, Wildwood Road, spoke in support of fixing the three existing schools. Mr. Sikoski questioned why the appointment to the Downtown Partnership was on the agenda three months prior to the expiration date of the term and reiterated his belief that all changes to fees must come before the Council.

Mr. Schaefer moved and Mr. Kochenburger seconded to move Item 1, School Building Project, as the next item of business. Motion passed unanimously.

#### IV. REPORT OF TOWN MANAGER

Report attached.

#### V. REPORTS AND COMMENTS OF COUNCIL MEMBERS

Ms. Keane requested the Council's standing committees not be scheduled on the same day.

Mr. Kochenburger commented on the bond rating given to the Town by Moody's Investing Services and thanked the Director of Finance for her work. Mr. Kochenburger requested the report be posted on the website. A press release will also be issued.

Mr. Paulhus requested the Town Manager prepare a proclamation for the firefighters and babysitter as requested by a citizen. The Town Manager will confirm the details with Chief Dagon.

Deputy Mayor Moran reported on a conversation she had with the Mayor of Lewisburg, PA home of Bucknell University. The two agreed the loser of the NCAA game will wear a t-shirt from the winner's school. Ms. Moran also attended the Friends of the Mansfield Hollow program on the last river valley which she found very interesting.

Mr. Ryan announced that Joshua's Trust has received national accreditation. Town staff will prepare a proclamation in honor of the Trust.

#### VI. OLD BUSINESS

##### 1. School Building Project

Mr. Ryan moved and Ms. Lindsey seconded to reconsider the motion approving referring the two school option and the middle school renovations to referendum.

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

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Mr. Kochenburger moved and Mr. Shapiro seconded to proceed to referendum with the two schools and the middle school renovations.

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

Mayor Paterson discontinued her participation by phone.

#### VII. NEW BUSINESS

##### 2. CT Healthy Campus Initiative

Mr. Ryan moved and Mr. Paulhus seconded, effective March 14, 2011, to authorize the Town Manager, Matthew W. Hart, to enter into an agreement to designate the Town of Mansfield to serve as the fiduciary agent for the Connecticut Healthy Campus Grant.

Motion passed unanimously.

##### 3. Appointment to Mansfield Downtown Partnership Board of Directors

Mr. Paulhus moved and Mr. Kochenburger seconded to appoint Town Manager Matthew W. Hart to the Board of Directors of the Mansfield Downtown Partnership, for a term commencing on July 1, 2011 and expiring on June 30, 2014.

Motion passed unanimously.

##### 4. Economic and Community Development Update

Town Manager Matt Hart presented a brief overview of the economic development plan for the Town. (Update attached) The Town is working to develop a comprehensive economic development plan. Council members thanked the Town Manager for the report and his efforts in this endeavor. The Town Manager will email directions to access the GIS system on the Town's website to Council members.

#### VIII. DEPARTMENTAL AND COMMITTEE REPORTS

No comments

#### IX. REPORTS OF COUNCIL COMMITTEES

The Personnel Committee is considering a new draft of the Ethics Ordinance. The Town Manager reported that although the University is working to implement the recommendations of the Spring Weekend Task Force, the Town is still making plans for public safety for that weekend. Members expressed hope that people will honor the moratorium.

#### X. PETITIONS, REQUEST AND COMMUNICATIONS

5. E. Paterson re: Boy Scout Troop 56

6. G. Padick re: Roberge Property, 66 White Oak Road

7. C. Vincente re: Pool Incident Costs and Update Procedures

8. C. Vincente re: Response to Fee Question at Feb. 28, 2011 Town Council Meeting

9. Mansfield Self Storage re: Fire Assistance

March 14, 2011

10. Moody's Assigns Aa2 to Mansfield's (CT) \$2.8 Million GO Bonds
11. State of Connecticut Department of Emergency Management and Homeland Security re: Mansfield's Local Emergency Operations Plan
12. State of Connecticut Department of Environmental Protection re: Memorandum of Agreement, Campuswide Drainage Master Plan
13. Town of Mansfield Annual Report, Fiscal Year 2009-2010
14. Chronicle "Letter to the Editor" – 02-23-11
15. Chronicle "Mansfield Town Council wants school vote in May" – 02-23-11
16. Chronicle "Mansfield, union reach deal" – 02-23-115
17. Chronicle "Letter to the Editor" – 02-25-11
18. Chronicle "Public hearing Monday on reducing senior fees" – 02-25-11
19. Chronicle "Council still supports Masonicare" – 03-01-11
20. Chronicle "Letter to the Editor" – 03-02-11
21. Chronicle "Mansfield OK's land deal" – 03-02-11
22. Chronicle "Town wants two new schools" – 03-02-11
23. Chronicle "Mansfield ed budget comes in smaller" – 03-03-11
24. Chronicle "We offer these threads, needles" – 03-07-11"
25. Patch.com "Mansfield Youth Services Reaches Out to Grieving Residents" – 03-06-11

#### XI. FUTURE AGENDAS

The Council will discuss the direction to be given to the School Building Committee and the Board of Education regarding needed school repairs and renovations. In light of this evenings vote, members will be cognizant of the change in plans when reviewing the five-year Capital Improvement Budget.

#### XII. ADJOURNMENT

Mr. Paulhus moved and Mr. Ryan seconded to adjourn the meeting.

Motion passed unanimously.

Antonia Moran, Deputy Mayor

Mary Stanton, Town Clerk

March 14, 2011

**Town Council  
14 March 2011**

**Good Evening**

**Tonight I would like to know why you as a council cannot hear the people of Mansfield? I know you listen to us talk when we are given the opportunity but you do not seem to hear. You have listened to numerous people discuss the school building project, both for the two school option and for the "maintain our schools" option and yet you continue with the most expensive path we can undertake. You have listened to our former finance director forewarn you against the two school option, exemplifying the train wreck of debt coming our way if you choose to pursue it. You have listened to many parents pleading for you to keep the three elementary schools for the sake of our children. Not only for the social consequences and educational betterment but for the fiscal responsibility that goes with it. You cannot continue to ask the taxpayers of Mansfield to pony up every time someone gets the idea to do something.**

**In tonight's packet is the Town of Mansfield Annual Report for 2009/2010. On page 162, Bill Hammond, Director of Facilities Management, states the department has "established an in-house preventative maintenance program to ENSURE that all buildings and related equipment are kept in good repair" .... This includes the schools. You would be unjustified in fixin' somethin' that ain't broke.....**

**Please consider the taxpayers of Mansfield, both current and future taxpayers, and put this issue to rest. Do not choose the two school option, do not bring this to referendum just because a lot of time and energy have been expended on it, and do not indebt the taxpayers of this town.**

**Please hear us.**

**Ric Hossack  
Storrs**

72 Timber Drive  
Storrs-Mansfield, CT 06268

Mansfield Town Council  
Audrey P. Beck Building  
South Eagleville Road  
Storrs-Mansfield, CT 06268

March 13, 2011

Dear Town Council Members:

The recent decision to approve the two elementary school building project has been applauded by many residents of our town. Your forward thinking discussion and resulting conclusions will serve the children of Mansfield well for years to come. One more decision remains, however, and that is the siting of the schools. Initial proposals outlined the building of new facilities on the Southeast and Vinton campuses, both located in the southern section of town. I hope that you will seriously consider building the schools in the northern and southern sections of town. There are a number of reasons why this would be of long-term benefit to our town:

- North and south locations would provide for a more reasonable bus ride for children who live near 4-Corners and in neighborhoods surrounding the UConn campus. Even with our present three-school configuration, students are on the bus for a significant part of their morning and afternoon. Locating both schools in the southern part of town could increase bus rides significantly. Even if the amount of time were within state guidelines, they could still end up being excessive for our youngest students.
- As noted by one of the speakers at the forum last spring, a network of paths is available or in the planning stages for the areas surrounding Goodwin and Southeast Schools, thus facilitating wellness goals for our children. In fact, in the Goodwin neighborhood, many families already walk within the school neighborhood.
- These locations would also foster a greater sense of cohesion for two existing micro-communities. Furthermore, use of the Goodwin site in particular will help to stabilize a neighborhood at risk. Without an elementary school located in the 4-Corners area, this neighborhood may further succumb to the rampant increase in rental housing and empty businesses already seen in recent years.
- A study of the area surrounding the Goodwin lot shows that adjacent lots provide appropriate land for the construction of a new school. While it is true that there is a cost to the purchase of necessary acreage, there is also a cost in lost tax revenue as property values decline or in funds spent to repurpose the Goodwin facility.

Once again, I am asking that you make your decisions with the future of our community in mind. Our residents benefit from the planning and foresight of our town officials in many areas of government and the education of our children is one of the most important charges facing citizens and elected officials alike. Thank you for your thoughtful consideration of this issue.

Sincerely,



Jeannette Picard

**Mary L. Stanton**

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**From:** Matthew W. Hart  
**Sent:** Monday, March 14, 2011 10:49 PM  
**To:** Mary L. Stanton  
**Subject:** FW: School Building Vote This Evening  
 for the record.

Matt

-----  
 Matt Hart  
 Town Manager  
 Town of Mansfield  
 60-429-3336

*All E-mails are for official Town business only and privacy should not be assumed. E-mails are public documents unless subject matter is protected by State or Federal Laws.*

 Please consider the environment before printing this email.

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**From:** dbri22@aol.com [mailto:dbri22@aol.com]  
**Sent:** Monday, March 14, 2011 6:29 PM  
**To:** Diane Briody; Matthew W. Hart; Elizabeth Paterson  
**Subject:** Re: School Building Vote This Evening

Hey Matt  
 Sorry this didn't get to you sooner....my computer froze a bit. Hope it's not too late to be considered by the Council.  
 Thanks.  
 Joe

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

**From:** dbri22 <dbri22@aol.com>  
**To:** Hartmw <Hartmw@MANSFIELDCT.ORG>; PatersonE <PatersonE@MANSFIELDCT.ORG>  
**Sent:** Mon, Mar 14, 2011 6:27 pm  
**Subject:** School Building Vote This Evening

Hi Matt  
 I hope this finds you well.  
 It is my understanding that the town council will be voting this evening on where in town to build 2 new schools. Unfortunately, work is going probably going to prevent me from attending tonight's meeting and from thus, being able to comment in person. It is my hope that you will pass along my comments on this issue to the members of the council. I apologize for the last minute nature of this request as I just got into town last night and am heading back out shortly. Below are some (hastily written) thoughts about this important issues.

I have viewed this issue with interest and have viewed the decision of how to approach the issues of building/renovation etc from three aspects: financial, educational, and community. I believe, given the options and information available, that the two-school solution appropriately balances the pros and cons in all of these areas. While there may be some minor variations, the particular location of the two schools doesn't significantly impact the financial and educational considerations. However, the issue of community is greatly impacted by where these two new schools will be built.

In brief, it is my belief that schools, particularly elementary schools, are a critical part of creating a sense of community - of shrinking a town as geographically large as Mansfield - by bringing people and families together on a fairly regular basis around events in the school, the education of their children, and the events in the community.

As you, and the Council are aware, the north end of Mansfield struggles under a unique set of pressures

not as present in the other sections of town. The location of the University and the significant presence and pressures of student rentals etc, has challenged neighborhoods in this part of town to maintain their integrity, character, and sense of community. I believe that a decision to not to locate an elementary school on/near the current Goodwin site (vs. the Southeast, Vinton sites) would deal an significant blow to any hopes of this part of town maintaining its sense of community. While there may be other options for the use of the current Goodwin space, I don't believe there is anything that has the ability to create and maintain a sense of community in a town. A decision to locate schools elsewhere would be a significant step backwards in the efforts many in this town have made to create a sense of community. Although, it may not be felt immediately, a decision to build elsewhere would result in a shift of focus among residents (particularly new families moving to town) towards the south end of town and leave the north end void of a reason to move/relocate to this part of town. It would serve as just another reason not to consider living in this part of town - student rentals, and far from schools.

It is for these reasons that I strongly encourage the Town Council to support and vote to designate the Goodwin site as one of the sites for any new school construction.

Thanks for considering these comments and for carefully considering this most important issue to the community.

Joe Briody

# Memo

To: Town Council  
From: Matt Hart, Town Manager *MWH*  
CC: Town Employees  
Date: March 14, 2011  
Re: Town Manager's Report

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

## Council Requests for Information/Council Business

- *Mansfield Community Center Pool* – Please see item #7 in your packet for a memo from Parks & Recreation Director Curt Vincente in response to your questions about the accidental draining of the pool.
- *Mansfield Community Center Membership Fee Schedule* – Please see item #8 in your packet for a memo from Parks & Recreation Director Curt Vincente in response to the questions about membership fees.
- *Roberge Property* – Director of Planning Gregory Padick has prepared a memo in response to the issue Mr. Roberge brought to the Council on February 14, 2011. Please see item #6 in your packet for more information.

## Departmental/Division News

- *Emergency Management*
  - *January 11-12, 2011 Snow Storm* - President Obama has granted the request for a disaster declaration for the January 11-12 snow storm. The declaration includes public assistance for Category B work (emergency protective measures, including snow assistance). We anticipate receiving \$30,000-\$40,000 (the formal grant guidelines are not yet known) in grants for snow removal and protective measures from FEMA. The eligible costs include: overtime (generally regular hours are not eligible); equipment costs; and repair/replacement of damaged public facilities. Additional categories may be granted as FEMA and DEMHS survey costs and damage. In addition, FEMA, U.S. Department of Agriculture and or the Small Business Administration may offer assistance to private businesses, homeowners and agricultural businesses
  - *March 6-7, 2011 Flooding* - As a result of the heavy rains on March 6-7, the three rivers in Mansfield (Mount Hope, Fenton and Willimantic) flooded at the 10-year reoccurrence rate. The flooding closed Laurel Lane east of the bridge (impassable to vehicles, foot travel via old right of way to Chaplin) and Thornbush Road west of the railroad tracks (for the residents of the seven dwellings, travel by foot along the tracks is possible). In addition, Bassetts Bridge Road was closed due to flood control operations at Mansfield Hollow Dam. Bassetts Bridge Road remains presently closed due to flood control operations. DPW will inspect the road once the water has receded, remove any debris and make any necessary repairs prior to opening the road (in the past sections of the road have washed out and larger debris damaging guard rails and posts). During the storm there was one known power outage which impacted the Mansfield Middle School. CL&P restored power at 10:10AM and school remained open. DEMHS is presently conducting a damage assessment survey to make an initial determination of requesting assistance from FEMA for this storm and related flooding.
- *Finance* – As detailed in item #10 of your packet, Moody's has reaffirmed Mansfield's Aa2 rating for our \$2.8 million issue of General Obligation bonds. Cherie Trahan and I attended last week's bond sale – Morgan Keegan & Co., Inc. was the successful bidder with a true interest cost of 3.277%, which is a more favorable rate than we had anticipated. I would like to commend Cherie for her work to manage our debt

service and to restore our fund balance. As we have discussed and as Moody's has highlighted, it will be important for the Town to continue its efforts to restore fund balance for the General Fund.

- **Parks and Recreation**

- We've started using social networking (Facebook) to get the word out about our programs, special events and news about what's happening at the community center and in parks and recreation. We have over 400 people who "like" the Mansfield Community Center webpage. We've also been using Constant Contact to create emails about programs and events, and to target specific groups of people to receive this information.
- April 9<sup>th</sup> will be a busy day the Mansfield Community Center:
  - The Kids' Annual Flea Market will be held at the Community Center from 10AM-1PM. It's an opportunity for families to sell unwanted toys, sports equipment, etc. For registration information, please contact the community center.
  - The Little Angels Bicycle Drive will be held from 9AM-1PM. Have a tricycle, kids bicycle, adult bicycle or bicycle helmet that is taking up space and collecting dust? Please consider donating to the Little Angels Bicycle program. Bicycles that are received are evaluated and then repaired if necessary by the Little Angels staff before being distributed. Logon to [frebicycles@littleangelsbicycles.com](mailto:frebicycles@littleangelsbicycles.com) or call Little Angels directly at (860) 429-4290. The Little Angels will have a truck to collect bikes in at the community center.
  - Kids Fingerprinting is a FREE program sponsored by New York Life Insurance Company, to help keep our kids safe. Children are fingerprinted and photographed and ID cards are given to the parents. In case of emergency the parents have, in an easy to find kit, the child's photo, fingerprints, and other pertinent information needed by the police. All children must be accompanied by a parent or legal guardian to have an ID made.

### **Major Projects and Initiatives**

- *Storrs Center Project* – Staff has issued the building permit for work at 10 Dog Lane, which will be used as a temporary location for Select Physical Therapy while Phase 1A is constructed. This is the first building permit that we have issued for Phase 1A, which represents an important milestone for the project.

### **Upcoming Meetings\***

- Regulatory Review Committee, March 16, 2011, 1:15PM, Conference Room C, Audrey P. Beck Municipal Building
- Conservation Commission, March 16, 2011, 7:30AM, Conference Room B, Audrey P. Beck Municipal Building
- Personnel Committee, March 21, 2011, 6:00PM, Conference Room B, Audrey P. Beck Municipal Building
- Special Finance Committee Meeting, March 21, 2011, 6:00PM, Conference Room A, Audrey P. Beck Municipal Building
- Committee on Committees, March 21, 2011, 7:00PM, Conference Room B, Audrey P. Beck Municipal Building
- Communications Advisory Committee, March 21, 2011, 7:00PM, Conference Room C, Audrey P. Beck Municipal Building
- Planning and Zoning Commission, March 21, 2011, 7:00PM, Council Chambers, Audrey P. Beck Municipal Building
- Traffic Authority, March 22, 2011, 10:30AM, Conference Room B, Audrey P. Beck Municipal Building
- Mansfield Advisory Committee on the Needs of Persons with Disabilities, March 22, 2011, 2:30PM, Conference Room B, Audrey P. Beck Municipal Building
- Cemetery Committee, March 23, 2011, 3:30PM, Conference Room B, Audrey P. Beck Municipal Building
- Sustainability Committee, March 23, 2011, 5:00PM, Conference Room B, Audrey P. Beck Municipal Building

- **Special Town Council Meeting**, March 23, 2011, 7:00PM, Council Chambers, Audrey P. Beck Municipal Building
- Mansfield Community Campus Partnership, March 24, 2011, 4:00PM, Council Chambers, Audrey P. Beck Municipal Building
- **Special Town Council Meeting**, March 24, 2011, 7:00PM, Council Chambers, Audrey P. Beck Municipal Building
- Town Council, March 28, 2011, 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 860-429-3302 for a complete and up-to-date listing of committee meetings.*

# ECONOMIC DEVELOPMENT UPDATE

March 14, 2011

Town of Mansfield, Connecticut



## OVERVIEW

Staff team consisting of:

- Town Manager
- Director of Planning
- Partnership Executive Director
- Partnership Special Projects Coordinator



## GOALS

- Encourage new businesses
- Support existing businesses
- Promote strong business community
- Promote sustainable development
  - Intelligent land use
  - Job creation
  - Enhance grand list



## CURRENT EFFORTS

- Development of Storrs Center
- Infrastructure for Four Corners
- Addition of Economic and Community Development page to Town's website
- Participation in federal and regional economic development initiatives
  - WINCOG economic development plan
  - Comprehensive Economic Development Strategy (CEDS)
- Visitation program with businesses and economic development stakeholders



## CURRENT EFFORTS

- Developing materials and information for current and new businesses
- Improve and enhance Geographic Information Systems (GIS) capabilities
- Committed to join CT Economic Resource Center (CERC) Sitefinder program



## FUTURE EFFORTS

- Develop more coordinated Town/University economic development program
- Assess permitting process
  - Develop consolidated application
- Develop economic development protocol
- Review governance/advisory committee models



# Economic and Community Development

Mansfield is a vibrant, diverse, and caring community that offers its residents and the region unique cultural, recreational, and educational opportunities. The Town is committed to principles of environmental protection and intelligent land use, business retention, and sustainable development.

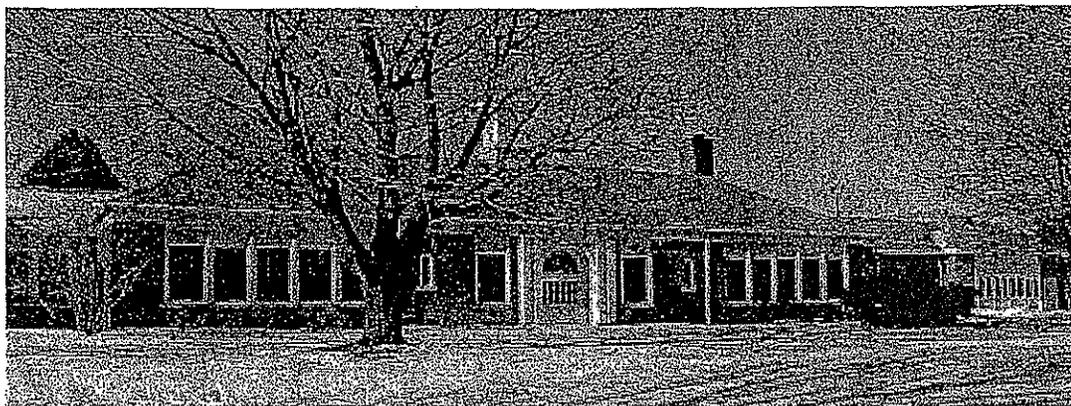
Whether you are looking to start a new business, expand an existing business, or relocate your established business, Mansfield is an ideal location. As the home of the University of Connecticut, our town offers big city amenities in a small town setting. Educational and cultural opportunities, up-to-date research, and other resources to strengthen your business are available through the state's flagship university. Several museums, performances spaces, and the Mansfield Community Center offer a wide range of cultural and recreational opportunities. Our superior school system and extensive system of parks, preserves, and trails make Mansfield an attractive home for your employees.

We invite you to take some time to review our Plan of Conservation and Development and our strategic plan, "Mansfield 2020: A Unified Vision," to acquaint yourself with the values and goals of our community.

We hope you will find the information and links found at this site to be useful resources as you plan your business's future in Mansfield. Additional information may be requested from the Town Manager's office (860.429.3336)

*Elizabeth C. Paterson*  
Mayor

*Matthew Hart*  
Town Manager





**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Town Manager *Matt*  
**CC:** Maria Capriola, Assistant to Town Manager; Gregory Padick, Director of Planning; Jessie Shea, Planning Office  
**Date:** March 28, 2011  
**Re:** Small Cities Public Hearing – Housing Rehabilitation Program

---

**Subject Matter/Background**

The purpose of the public hearing is to obtain citizens' views on the Town's community development and housing needs and review and discuss specific project activities in the areas of housing, economic development or community facilities which could be a part of the Town's application for funding. Based on a demonstrated need and interest from community members, the Town plans to submit an application for \$300,000 in funds for its housing rehabilitation program.

Other potential or proposed projects eligible for Small Cities funding may also be reviewed and discussed at this hearing. In addition, staff will discuss the use of Small Cities program income. If needed, staff will also be available to review the status of its current Small Cities activities at this hearing in anticipation of this submission.

**Financial Impact**

HUD provides Community Development Block Grant (CDBG) money to states, which may distribute the resources to non-entitlement communities (population less than 50,000). If awarded, the grant will provide funding in an amount estimated at \$300,000. The Town anticipates incurring indirect costs associated with staff time spent on administration of the grant. However, the use of Town funds for direct costs is not anticipated.

PUBLIC HEARING  
TOWN OF MANSFIELD  
March 28, 2011

The Mansfield Town Council will hold a public hearing at 7:30 PM at their regular meeting on March 28, 2011 to solicit comment regarding a proposed application to the State Department of Economic Community Development for funds under the Small Cities Program.

At this hearing persons may address the Town Council and written communications may be received.

Dated at Mansfield Connecticut this 6th day of March 2011.

Mary Stanton, Town Clerk



**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Town Manager *Matt*  
**CC:** Maria Capriola, Assistant to Town Manager  
**Date:** March 28, 2011  
**Re:** School Building Project

---

**Subject Matter/Background**

At the March 14, 2011 meeting, the Town Council decided not to send the proposed "Two New Elementary Schools/Less Extensive Renovations to Mansfield Middle School" project (Revised Option E) to the voters at this time. Following this vote, the Council needs to determine how it wishes to address the school building project.

For Monday's meeting, I suggest that we have a brief conversation regarding possible courses of action for the Council. As an immediate next step, I would recommend that the Council schedule a workshop session with the Mansfield Board of Education and the School Building Committee to provide some parameters regarding the school building project and to determine how we should address the capital improvement needs at the schools.

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**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Town Manager *MWH*  
**CC:** Maria Capriola, Assistant to Town Manager; Gregory Padick, Director of Planning; Jessie Shea, Planning Office  
**Date:** March 28, 2011  
**Re:** Application for Small Cities Funding for Housing Rehabilitation Program

---

**Subject Matter/Background**

Staff wishes to submit a Small Cities application to the Department of Community and Economic Development (DECD) to obtain funding for our housing rehabilitation loan program. If awarded, the grant will provide funding in an amount estimated at \$300,000. There is currently a waiting list of applicants for the program should the Town receive funding. The housing rehabilitation program provides no interest loans to low and moderate income persons for improvements to their homes. Examples include: energy efficiency improvements (windows, heating systems, insulation), handicap accessibility improvements, roof replacements/repairs, septic replacements/repairs, and well replacement/repairs. Participating homeowners can defer payment of the loan until they sell or transfer ownership of their home. When a loan is repaid, the funds are deposited into the program income account which functions as a revolving loan program; funds are then made available for additional housing rehabilitation projects or small scale community development projects (via program amendment).

To submit the application, which is due June 6, 2011, DECD requires Council support of the project through a resolution.

**Financial Impact**

The Federal Department of Housing and Urban Development (HUD) provides Community Development Block Grant (CDBG) money to states, which may distribute the resources to non-entitlement communities (population less than 50,000). The Town anticipates incurring indirect costs associated with staff time spent on administration of the grant. However, the use of Town funds for direct costs is not anticipated.

**Recommendation**

If the Town Council is in support of submitting a grant application for the housing rehabilitation program, the following resolution is in order:

***WHEREAS**, federal monies are available under the Title I of the Housing and Community Development Act of 1974, 42 U.S.C § 5301, et. seq., as amended, also known as Public Law 93-383, and administered by the State of Connecticut,*

*Department of Economic and Community Development as the Connecticut Small Cities Development Block Grant Program; and*

**WHEREAS**, *pursuant to Chapter 127c, and Part VI of Chapter 130 of the Connecticut General Statutes, the Commissioner of the State of Connecticut Department of Economic and Community Development is authorized disburse such federal monies to local municipalities; and*

**WHEREAS**, *it is desirable and in the public interest that the Town of Mansfield make an application to the State for \$300,000 in order to undertake and carryout a Small Cities Community Development Program and to execute an Assistance Agreement.*

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

- 1) *That it is cognizant of the conditions and prerequisites for the state financial assistance imposed by Part VI of Chapter 130 of the CGS*
  
- 2) *That the filing of an application for State financial assistance by The Town of Mansfield in an amount not to exceed \$300,000 is hereby approved and that Matthew W. Hart, Town Manager, is directed to execute and file such application with the Connecticut Department of Economic and Community Development, to provide such additional information, to execute such other documents as may be required, to execute an Assistance Agreement with the State of Connecticut for State financial assistance if such an agreement is offered, to execute any amendments, decisions, and revisions thereto, to carry out approved activities and to act as the authorized representative of the Town of Mansfield.*



**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Town Manager *MH*  
**CC:** Maria Capriola, Assistant to Town Manager; Gregory Padick, Director of Planning; Quentin Kessel, Conservation Commission Chairman  
**Date:** March 28, 2011  
**Re:** Proposed Natchaug River Basin Conservation Compact

---

**Subject Matter/Background**

In 2008, Mansfield agreed to participate in "Conservation Action Planning for the Natchaug Basin." Subsequently, a group of individuals, including representatives from municipal governments; federal, state and regional agencies; and conservation and land use organizations; have been meeting to study and plan for land use activities within the Natchaug River drainage basin. Mansfield representatives include: Q. Kessel, Conservation Commission Chairman; L. Hultgren, Town Engineer/Director of Public Works; G. Padick, director of Planning, D. Burchsted, Naubesatuck Watershed Council; S. Westa, Green Valley Institute; P. Bresnahan, UConn Water Resources Institute; and M. Reich of the Willimantic River Alliance. The attached pages copied from the project website administered by The Last Green Valley, provide more information on this regional initiative. The work of the action planning group is not yet finished and future efforts will focus on best management practices for public works departments, model land use regulations and public education.

The attached proposed compact has been distributed to the chief elected official of each municipality within the Natchaug River drainage basin for review and endorsement. The goal is to have every Town in the basin support the compact by April 2011. The proposed compact has been endorsed by Mansfield's Planning and Zoning Commission and Conservation Commission (see attached letters). Final approval by the Town Council has been recommended.

**Financial Impact**

There is no direct financial impact for approving the proposed compact. It is expected that staff and commission members will continue to participate in this planning and educational effort.

**Legal Review**

The proposed compact is an expression of intent and not considered legally binding.

### **Recommendation**

All of the compact commitments are considered consistent with the Town's Plan of Conservation and Development, Mansfield's strategic plan and other sources of municipal goals and objectives. Continued participation in the Natchaug River Basin Conservation planning effort will enhance the quality of life for residents of Mansfield and other Towns in our region, and, accordingly, the Council's adoption of the attached compact is recommended.

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

*Move, effective March 28, 2011, to adopt the proposed Natchaug River Basin Conservation Compact.*

### **Attachments**

- 1) Proposed Natchaug River Basin Conservation Compact.
- 2) Letters of endorsement from the Planning and Zoning Commission and Conservation Commission.
- 3) Information from the Green Valley Institute web site regarding Natchaug Basin Conservation Action Planning

## **The Natchaug River Basin Conservation Compact**

**We, the undersigned chief elected officials, on behalf of our municipalities, recognize that:**

1. The sparkling rivers and expansive forests of the Natchaug River Basin are a treasure in The Last Green Valley, respected and valued by people within the basin and beyond. Towns in the watershed share a common interest in working to preserve the quality of the streams, their interconnected corridors and natural areas, and the basin that encompasses them;
2. The Fenton, Mount Hope and Natchaug Rivers and their tributaries are officially designated state greenways of Connecticut, identified by the watershed communities for their natural, historic and cultural importance;
3. The basin contains a rich diversity of plants and animals in its forests and streams and supplies drinking water to over 65,000 people. The Natchaug River is recognized for its outstanding water quality and the basin contributes remarkably clean water downstream through the Shetucket and Thames Rivers to Long Island Sound; and
4. The ecological health of the watershed is vital to the economic livelihood, physical and social well-being of those who live in, work in and visit our communities. It determines the quality of our drinking water, enhances property values, provides protection from storms and floods, offers recreation and education opportunities, and is integral to sustaining our quality of life.

**Furthermore, we understand that:**

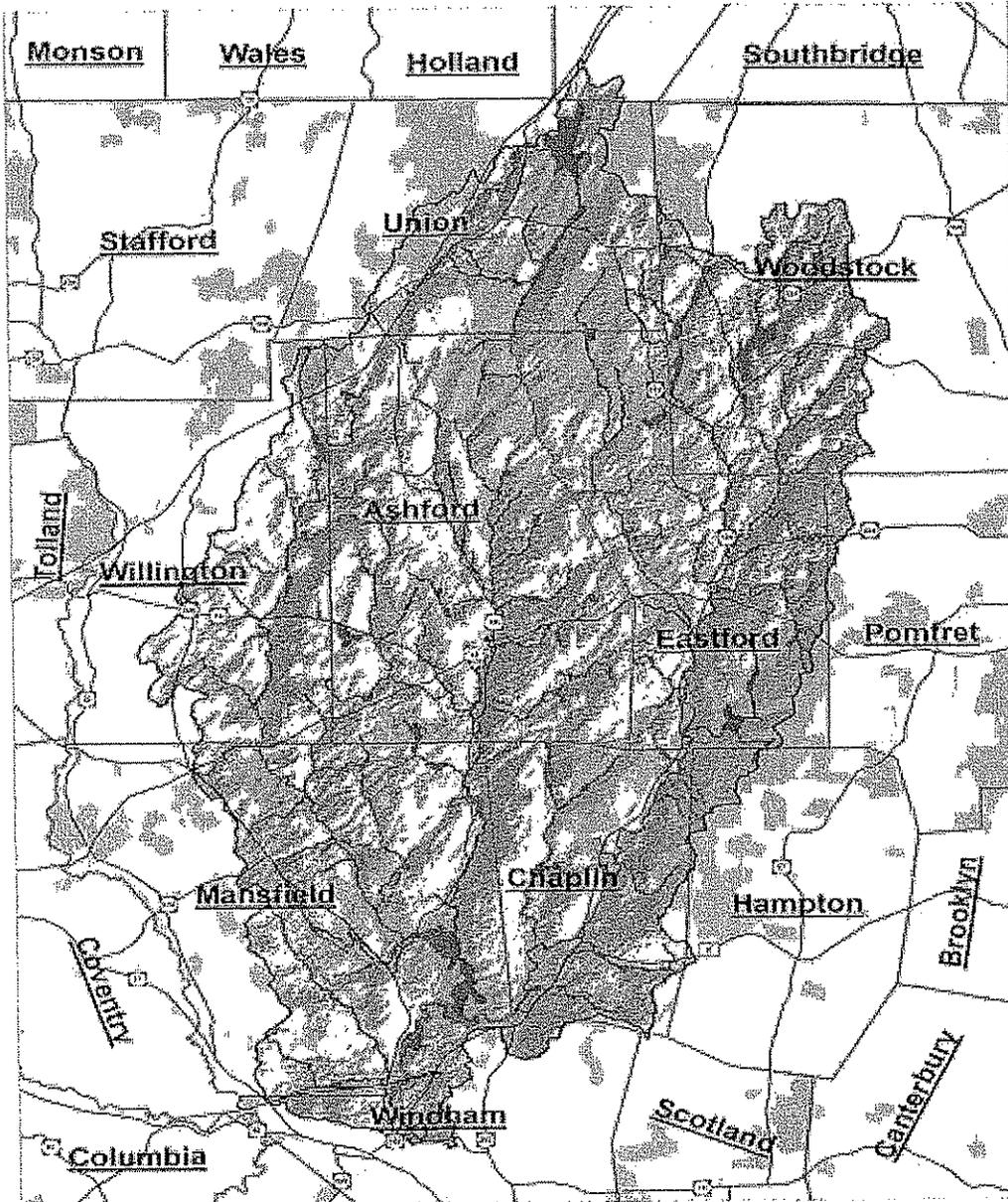
1. Management of land and water uses throughout the basin is key to sustaining watershed health. Therefore, municipal policies that support wise land use decisions and best management practices are essential;
2. Clean air and water, flood security and ample recreational opportunities provided by a well managed watershed are essential for maintaining public health and welfare; and
3. A healthy watershed ecosystem is consistent with each municipality's goals of promoting a vibrant community, preserving town character, fostering ecological integrity, maintaining public health and safety and nurturing sustainable economic growth.

**Therefore, the towns of the Natchaug River Basin enter into this voluntary compact that acknowledges their commitment to work cooperatively to balance conservation and growth by:**

1. Protecting and restoring the natural resources of the watershed;
2. Reviewing land use regulations and municipal practices and adapting them to be compatible with the goals of this conservation compact;
3. Supporting efforts to link and maintain ecologically viable habitats and rural landscapes; and
4. Ensuring the long-term environmental health, vitality and security of the watershed to enhance the social and economic strength of our communities.

# NATCHAUG RIVER WATERSHED

The Nature Conservancy



Data Sources:  
 Roads: Vermont, State Street  
 Town boundaries: unclassified  
 boundary: G1 25P  
 TNC Mapwork: TNC



0 2.5 5  
 Miles

Project: Natchaug Watershed  
 base/mrp\_01.mxd 6/25/2008



**PLANNING AND ZONING COMMISSION  
TOWN OF MANSFIELD**

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

Monday, March 21, 2011

To: Town Council  
From: Planning and Zoning Commission  
Re: Draft Natchaug River Basin Conservation Compact

At a meeting held on 2/7/11, the Mansfield Planning and Zoning Commission unanimously adopted the following motion:

“That the Planning and Zoning Commission recommend to the Town Council that approval of the Draft Natchaug River Basin Conservation Compact would be appropriate.”

**TOWN OF MANSFIELD  
CONSERVATION COMMISSION**

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Memo to: Mansfield Town Council  
From: Mansfield Conservation Commission  
Date: March 21, 2011  
Re: Natchaug River Basin Conservation Compact

At a meeting held on 2/16/11, the Mansfield Conservation Commission made the following comments on this proposal:

**“Natchaug River Basin Conservation Compact.** This compact (drafted by a working group of individuals from towns in the Natchaug River basin, assembled by the Green Valley Institute and The Nature Conservancy) calls for basin towns to “work cooperatively to balance conservation and growth by ... protecting and restoring the natural resources of the watershed,” including “supporting efforts to link and maintain ecologically viable habitats and rural landscapes.” The Commission unanimously endorsed the compact as a useful reminder of environmental responsibilities and urges the Town Council to adopt it.”

# Natchaug Basin Conservation Action Planning

Ashford, Chaplin, Eastford, Mansfield, Union, Willington, Windham, Woodstock (Connecticut)



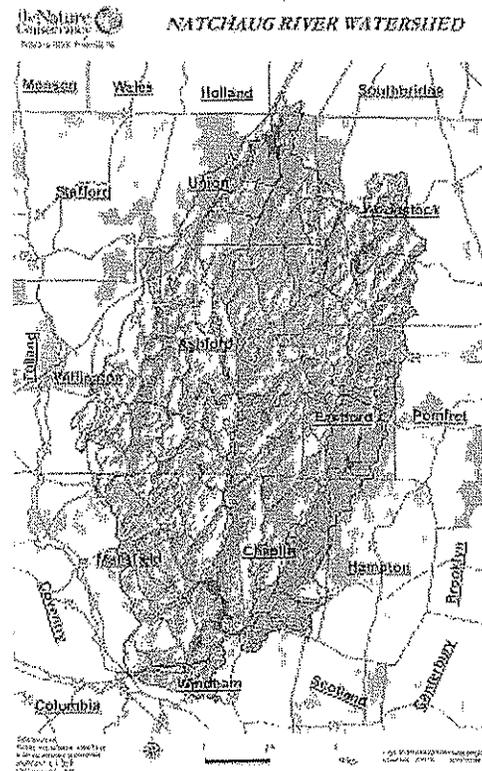
The Natchaug River is recognized by federal, state, local and private agencies as a benchmark stream for water quality and its basin contains a rich diversity of aquatic and terrestrial plants and animals. The three mainstem rivers of the Natchaug Basin - the Fenton, Mount Hope, and Natchaug Rivers make up the 114,000-acre Natchaug Basin. The basin supports the largest public surface drinking water supply watershed in Connecticut, supplying 22,000 consumers in Willimantic and Mansfield, the majority of the University of Connecticut water system which supports approximately 25,000 students, faculty and staff and additional consumers in the Storrs area. Approximately 18,000 residents of the basin are dependent on private wells. The Natchaug Basin is largely rural, more than 75% forested with very high water quality valued for drinking water, wildlife habitat, recreation, history and beauty.

Much of the land within the watershed is held by the State of Connecticut, US Army Corps of Engineers flood control facility, private land trusts and large private land owners. The natural ecological condition and the services provided to communities within the Basin depend on its continued high quality. Although the watershed is located in the "Last Green Valley" between Washington and Boston there is significant urban and suburban development pressure from these expanding cities threatening the ecological condition of these high quality streams.

To implement on-the-ground conservation a series of three stakeholder meetings in the Natchaug Basin called "Conservation Action Planning for the Natchaug Basin" were conducted. Meetings addressed the protection of the ecological systems used by plants, animals and people and generated regional strategies and measures for protection of aquatic resources in the Natchaug Basin.

The Nature Conservancy's Conservation Action Planning (CAP) process includes the following steps:

1. Identify conservation targets and assess their condition or ecological viability.
2. Identify and rank the primary threats affecting the overall condition of the watershed systems
3. Define strategies to specifically address the threats and restoration needs of the conservation targets.
4. Create a document which assigns measurable actions and dates specific to each strategy, to determine if our strategies are working and if not, why.



# Natchaug Basin Conservation Action Planning

Ashford, Chaplin, Eastford, Mansfield, Union, Willington, Windham, Woodstock (Connecticut)



## ***Ecological Targets of the Natchaug Basin:***

1. Main Stem Rivers
2. Headwater Streams and Wetland Complexes
3. Cold Water Fish and Mussels
4. Lakes and Ponds
5. Aquifers and Groundwater Recharge
6. Forests
7. Grasslands

## ***Critical Threats:***

1. Incompatible Residential or Commercial Development
2. Incompatible Road Construction and Maintenance
3. Incompatible (excessive or inappropriately timed) Groundwater Withdrawal
4. Incompatible Dams and Dam Maintenance

## ***Strategies and Action Items:***

- 1) Identify and convene a steering committee to engage stakeholders, elicit endorsement for and adopt the Natchaug Basin Conservation Action Plan.
  - a) Create regional or inter-municipal compact to be signed by all municipalities and appropriate partners
- 2) Conduct outreach and education to ensure land use decision makers understand the importance of the Natchaug Basin.
  - a) Create outreach sub-committee to identify outreach and education opportunities
  - b) Create Natchaug Basin "brand"
- 3) Implement a watershed wide mechanism for balancing conservation and economic growth in ecologically suitable segments of the basin.
  - a) Identify sub-committee
  - b) Inventory and identify opportunities for municipal zoning code improvements for the protection of conservation targets.
  - c) Identify critical conservation lands for protection of ecological targets
  - d) Promote municipal land use regulations that protect ecological targets
- 4) Ensure adoption of Best Management Practices (BMPs) for the protection and conservation of ecological targets.
  - a) Identify sub-committee
  - b) Develop a dashboard manual for town public works staff and CONNDOT outlining environmentally friendly road maintenance practices
  - c) Inventory storm water infrastructure and needs in each town - beginning with one pilot town (to be identified)



**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Town Manager *Matt H*  
**CC:** Maria Capriola, Assistant to Town Manager; Gregory Padick, Director of Planning  
**Date:** March 28, 2011  
**Re:** Draft UConn Water Supply Plan

---

**Subject Matter/Background**

Please find attached excerpts from the March 2011 Draft UConn Water Supply Plan as prepared by Milone and MacBroom Inc. as well as selected pages from the associated "Water Conservation" and "Wellfield Management Plans".

The subject plans provide important information about UConn's existing water facilities, supply issues, existing and anticipated demands and recommended system improvements. The draft plans will be submitted to the State Department of Public Health in May 2011. Prior to this submission, University Officials will consider potential revisions based on public comments submitted on the draft plan. The deadline for submitting public comments is April 18, 2011.

Consistent with past Town practices, an effort will be made to forward consolidated Town comments prior to the April 18th public comments period deadline. Mansfield staff members are in the process of reviewing the March 2011 draft plans and it is anticipated that staff comments will be available prior to the Planning and Zoning Commission's April 4th meeting. Subsequently, Planning and Zoning Commissions comments and any comments then available from the Conservation Commission will be forwarded to the Town Council prior to the Council's April 11th meeting.

Please see the attached memo from Director of Planning Gregory Padick for more information on the comment process.

**Attachments**

- 1) G. Padick re: March 2011 Draft UConn Water Supply Plan

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

---

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Town Council  
Mansfield Planning and Zoning Commission  
Conservation Commission

From: Gregory Padick, Director of Planning  
Date: March 23, 2011  
Re: March 2011 Draft UConn Water Supply Plan



Please find attached the Table of Contents, Lists of Tables and selected pages from a March 2011 Draft UConn Water Supply Plan as prepared by Milone and MacBroom Inc. This draft plan would replace UConn's existing Water Supply Plan. I also have attached selected pages from associated "Water Conservation" and "Wellfield Management Plans". Complete copies of all three draft plans are available at: <http://www.facilities.uconn.edu/wtr-swr.html> Copies also are available at the Library and Town Clerk's Office.

The subject plans provide important information about UConn's existing water facilities, supply issues, existing and anticipated demands and recommended system improvements. The draft plans will be submitted to the State Department of Public Health in May 2011. Prior to this submission, University Officials will consider potential revisions based on public comments submitted on the draft plan. The deadline for submitting public comments is April 18, 2011.

Consistent with past Town practices, an effort will be made to forward consolidated Town comments prior to the April 18<sup>th</sup> public comments period deadline. Mansfield staff members are in the process of reviewing the March 2011 draft plans and it is anticipated that staff comments will be available prior to the Planning and Zoning Commission's April 4<sup>th</sup> meeting. Subsequently, Planning and Zoning Commissions comments and any comments then available from the Conservation Commission will be forwarded to the Town Council prior to the Council's April 11<sup>th</sup> meeting. It is noted that the Conservation Commission does not have a regularly scheduled meeting until April 20<sup>th</sup> and it may be appropriate for the Planning and Zoning Commission and the Town Council to authorize the PZC Chairman and Mayor to incorporate supplemental comments provided by the Conservation Commission.

It is understood that all comments received on the draft plan will be included in the submittal to the State Department of Public Health. University representatives also plan to include a description of any changes made to the plans in response to received comments. Comments on the draft plans should be sent in writing to Mr. Jason Coite, Environmental Compliance Analyst, UConn Office of Environmental Policy, 31 LeDoyt Road, Unit 2088, Storrs, CT 06269.

Please contact me at (860) 429-3329 or [padickgj@mansfieldct.org](mailto:padickgj@mansfieldct.org) if you have any questions regarding the water supply plan review process.

Excerpts from

**UNIVERSITY OF CONNECTICUT**  
**WATER SUPPLY PLAN**

MAY 2011

MMI #1958-31

*Prepared for:*



University of Connecticut  
Facilities Management – Operations  
25 Ledoyt Road, Unit 3252  
Storrs, Connecticut 06269-3252  
(860) 486-0041

*Prepared by:*

Milone & MacBroom, Inc.  
99 Realty Drive  
Cheshire, Connecticut 06410  
(203) 271-1773  
[www.miloneandmacbroom.com](http://www.miloneandmacbroom.com)

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**SECTION 1.0  
INTRODUCTION**

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## 1.0 INTRODUCTION

The University of Connecticut currently provides potable water to the area of Storrs, Connecticut and portions of the surrounding Town of Mansfield. This water supply plan is an update of the University of Connecticut ("University") *Water Supply Plan* dated November 2004, revised January 2006, and approved by the Connecticut Department of Public Health (DPH) on May 23, 2006. The subject water supply plan addresses both the Main Campus water system (public water system #CT0780021) and the Depot Campus water system (public water system #CT0780011) that are identified separately by the DPH<sup>1</sup>. Figure 1-1 depicts the area served by the University of Connecticut.

Certain regulated water utilities in Connecticut must complete water supply plans in accordance with Section 25-32d of the Connecticut General Statutes, Section 25-32d of the Regulations of Connecticut State Agencies, and the updated Water Supply Plan regulations<sup>2</sup> adopted in the year 2005. The Water Supply Plan regulations and the supporting statutes recognize that planning is a critical management activity of all water utilities. The principal goals of water system planning as defined by the DPH are to: (1) ensure an adequate quantity of pure drinking water, now and in the future; (2) ensure orderly growth of the system; and (3) make efficient use of available resources.

Although the University is not considered a "water company" as set forth in Connecticut General Statute (CGS) Section 25-32a, the University views the *Water Supply Plan* as an integral device in planning for a safe and adequate water supply system through the foreseeable future. Thus, this plan addresses (when possible) the requirements of CGS Section 25-32d and the University will distribute the plan to reviewing agencies and interested parties for review and comment.

**Legend**

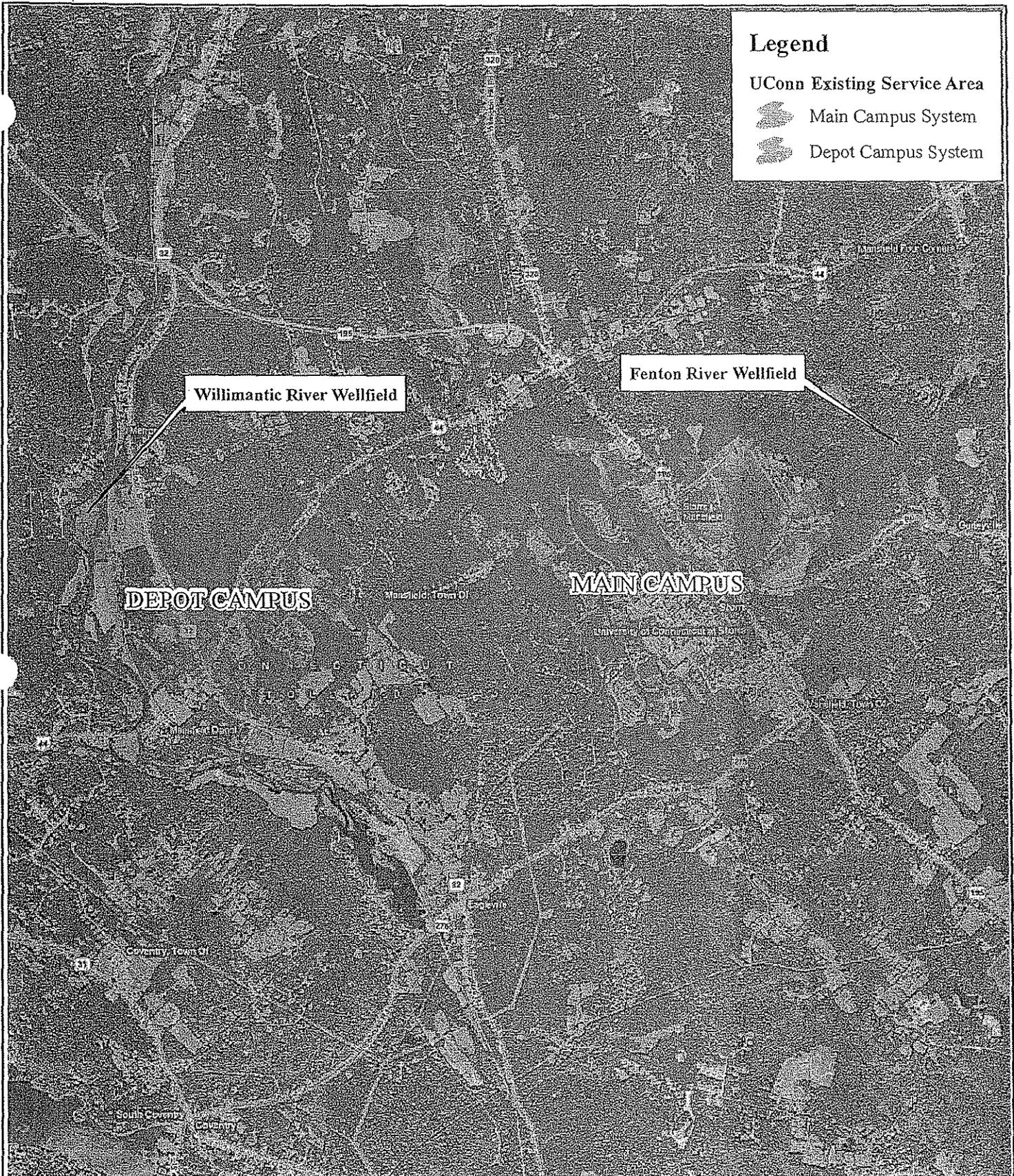
UConn Existing Service Area



Main Campus System



Depot Campus System



 <p><b>MILONE &amp; MACBROOM</b> Engineering, Landscape Architecture and Environmental Science</p>	<p>University Water System</p>	<p>LOCATION: Mansfield, CT</p>	
<p>99 Realty Drive Cheshire, Connecticut 06410 (203) 271-1773 Fax: (203) 272-9733 www.miloneandmacbroom.com</p>	<p>MMI#: 1958-31 MXD: H:\Figure1-1.mxd SOURCE: Microsoft</p>	 -41-	<p>Map By: SJB Date: 1/7/2011 Scale: 1"=3,500'</p> <p>SHEET: <b>Figure 1-1</b></p>

The University is fortunate to have access to high quality drinking water through its Fenton River and Willimantic River wellfields. These resources have served the University for decades and will continue to serve the University for years to come. The supply and distribution system also includes a water treatment facility at each wellfield, three booster pumping stations, six water storage tanks, and 23 miles of water transmission and distribution mains.

Currently, the University withdraws water from eight production wells, with four production wells located at each wellfield. Seven of the eight wells are gravel packed wells, and all eight wells are constructed as high-capacity wells in stratified drift. Recent environmental studies, namely the "Fenton River Study" of 2006<sup>3</sup> and the "Willimantic River Study" of 2010<sup>4</sup>, have demonstrated that operating the wells results in diminution of river flows. Under certain low river flow conditions, extended pumping may result in adverse environmental impacts. As such, both wellfields have been recently operated in accordance with individual management plans that are hereby consolidated in the *Wellfield Management Plan* developed in association with this Plan.

The University also has a considerable amount of water storage capacity with over eight million gallons (MG) available. This storage volume, in combination with the University's booster pump capacity and well production capacity, enables the University to accommodate all of its system demands, including peak day demands. The University could turn off its wellfields and be able to meet average day demand from storage alone for several days.

Average daily demand was 1.29 million gallons per day (mgd) in 2010. The construction and development of the "UConn 2000" and "21<sup>st</sup> Century UConn" initiatives have not adversely stressed the University's water system. In fact, the University is using less water today than it did back in the 1980s and early-to-mid 1990s. This is due to water conservation efforts and capital improvement programs aimed at reducing water leakage

and overall consumption. The University continues to be committed to conserving water and installing water efficient devices in new construction.

This Water Supply Plan evaluates various components of the University's water system for the 5-, 20-, and 50-year planning periods. The five-year planning period is projected from the year of the plan preparation (2010). The 20- and 50-year planning periods are projected from the most recent decennial census (2010). Accordingly, these planning periods correspond to the years 2015, 2030 and 2060.

This Plan assesses the ability of the University to meet the intended goals of the Statutes and Regulations of the DPH, and outlines capital improvements and operations necessary to meet those goals in the future. The information contained in this Plan was obtained from a variety of sources, including a review of University files and written and verbal information obtained from University staff. Additional information was obtained from a review of reports and records relative to the water supply system that were formulated since the previous Plan. Where appropriate, portions of these documents have been incorporated.

Budgetary estimates are referenced in this document. These are preliminary estimates and are intended to be used for planning purposes only. Opinions of probable capital and operational costs are based on best estimates. Actual costs may substantially vary from the costs reported in this planning document.

Special thanks is given to the following individuals from the University, the Town of Mansfield, and The Connecticut Water Company for their time, effort, and input throughout the preparation of this plan:

- Mr. Thomas Callahan, Vice President, University of Connecticut
- Mr. Eugene Roberts, Facilities Operators Director, University of Connecticut
- Mr. Michael Pacholski, University of Connecticut (retired)

- Mr. Rich Miller, University of Connecticut Office of Environmental Policy
- Mr. Tim Tussing, Facilities Manager, Water & Sewer, University of Connecticut
- Mr. Jason Coite, University of Connecticut Office of Environmental Policy
- Mr. Pete Puhlick, Utility Maintenance Engineer, University of Connecticut
- Mr. Stanley Nolan, Energy Engineer, University of Connecticut
- Mr. Lon Hultgren, Town of Mansfield Department of Public Works
- Mr. Greg Padick, Town of Mansfield Planning Department
- Mr. Pete Pezanko, Contract Operator, Connecticut Water Company
- Mr. Robert Wittenzellner, Contract Operator, Connecticut Water Company

**TABLE 2-4**  
**Recent Water Supply System Upgrades and Initiatives**

Description	Cost
Production meter cleaning and calibration <sup>1</sup>	\$5,605
Repair Depot water treatment meter and replace flow chart recorder	\$2,965
Troubleshoot Fenton well pacing	\$2,090
Install High Head level with chart recorder	\$4,650
Repair Willimantic transmission line	\$677,000
Complete distribution mapping	\$600
Replace pumps on Willimantic Wells 1 & 3	\$146,975
Install Willimantic pump controls / protection – Wells 1 & 3	\$1,520
Replace Fenton production meters	\$14,720
Flow test Fenton booster pumps	\$620
Repair Fenton chemical flow meter/pacing	\$15,250
Install temporary pump/motor Willimantic Well 3	\$8,065
Replace pump on Willimantic Well 4	\$78,265
Install Willimantic pump controls/protection – Well 4	\$2,265
Re-drill Well 3 – Screen collapse	\$48,100
Install Bone Mill Road tank level control	\$18,580
Horsebarn Hill leak detection	\$1,520
Install Willimantic wellfield radio controls	\$30,075
Replace Fenton caustic storage	\$90,500
Integrate Fenton controls	\$1,520
Repair Depot clay valve and replace control	\$2,840
Repair Fenton Well D	\$85,500
Install Towers tank controls	\$18,300
Repair 550 gpm Clearwater tank booster	\$62,230
Replace six-inch pipe to Central Utility Plant	\$110,000
Four-year sub-metering program	\$2,400,000
Fenton/Willimantic River USGS streamflow gages	\$22,000
South Campus express line modifications	\$360,000
New 16" water main – Towers to Glenbrook and North Eagleville Road	\$2,300,000
Replacement of two smaller Towers tanks with new 1 MG tank	\$2,500,000
New Well Water Treatment Facility – Willimantic River Wellfield	\$3,500,000
<b>Total Capital Upgrades:</b>	<b>\$12,511,755</b>
Fenton River Instream Flow study	\$564,000
Fenton River invertebrate study	\$87,000
Water Supply Master Planning	\$115,000
Water Conservation Study	\$78,000
Willimantic River Level A Study	\$9,700
Water System Hydraulic Study	\$45,000
Reclaimed Water Feasibility Study	\$25,000
Willimantic River Instream Flow Study	\$173,000
NEWUS Operation and Management (2006-2009)	\$667,000
Streamflow gauge operation (by USGS, per year)	\$30,000
Compliance and Sustainability	\$300,000
<b>Total Upgrades and Initiatives</b>	<b>\$14,575,455</b>

<sup>1</sup>Now performed annually under NEWUS contract.

Professional Office Zone 1 (PO-1, associated with a few properties in Storrs), Planned Business Zone 2 (PB-2, associated with a few additional properties in Storrs), and Planned Business Zone 4 (PB-4, located along King Hill Road/North Eagleville Road) are currently in the water service area, as are the I zone (the Main and Depot Campuses) and the RD/LI zone (North Campus). Of the residential zones, sections of the DMR, R-90, and RAR-90 zones overlap with the water system.

Future service areas described below in Section 6.2.6 are located in the PO-1 and PB-2 zones (Storrs Center); PB-4 zone (King Hill Road/North Eagleville Road), RD/LI zone (North Campus), and I (Depot Campus). All future committed developments to be served by the University's water system are believed to be appropriate for their zoning.

#### **6.2.5 General Discussion of Potential Future Service Areas**

The Town of Mansfield Water Supply Plan (Milone & MacBroom, Inc., 2002) summarized projected new water demands in the Town of Mansfield, including developable land as well as small public water systems that were considered candidates for an expanded University or municipal water supply. The discussion was broken into two categories: "Existing and/or Committed UConn Water Service" and "Not Served by UConn Water System."

The category "Existing and/or Committed UConn Water Service" in the Mansfield plan included the North Campus area, Storrs Center project area, additional new University housing, Holinko Apartments, the North Eagleville Road/King Hill Road planned business area, and the Depot Campus. All of these areas were denoted as Planned Development Areas in the previous Mansfield Plan of Conservation and Development, and some of them remain as such in the current Plan of Conservation and Development.

Much of the new University housing has been completed since 2002 (such as Hilltop Apartments, Charter Oak Apartments, and Charter Oak Suites), although the portion of

the new University housing that was predicted to be located at or west of Northwood Apartments is no longer proposed. The Storrs Center project, North Campus Development, and Depot Campus development are all pending with different timetables. Finally, current plans are not in place for redevelopment of the North Eagleville Road/King Hill Road planned business area, although redevelopment could occur at any time.

The category "Not Served by UConn Water System" included the following areas of interest: portions of Meadowood Road, Mansfield Four Corners inclusive of Rosal Apartments, Carriage House Apartments, Club House Apartments, Hunting Lodge Apartments, Jensen's Rolling Hills Mobile Home Park, and undeveloped parcels off Hunting Lodge Road, Separatist Road, and South Eagleville Road. All of these listed areas are relatively proximal to the University water system. To date, none of the areas listed above have been connected to the University water system. Some of the areas remain undeveloped; some continue to use community water systems; and some continue to rely on individual private wells.

Based on their inclusion in the Town of Mansfield Water Supply Plan, the above categories of future potential water demand were discussed in the University's Water and Wastewater Master Plan in 2007. The master plan included an additional category of future potential water demand based on a review of the Mansfield Plan of Conservation and Development. This review took an aggressive point of view relative to future water demands but did not attach timetables or likelihoods to the listed water demands:

- Orchard Acres Apartments off Separatist Road – Existing apartment complex with community water system;
- Parcels southwest of Knollwood Acres Apartments – Proposed medium- to high-density age-restricted residential use;
- A parcel north of Route 44 and west of Cedar Swamp Road – Proposed medium- to high-density age-restricted residential use;

- Parcels north of Jensen's Mobile Home Park adjacent to the Four Corners planned business area – Proposed medium- to high-density age-restricted residential use or medium- to high-density residential use;
- Parcels southwest of Hunting Lodge Apartments at Birch Road and Hunting Lodge Road – Proposed medium- to high-density residential use; and
- Parcel southeast of Hunting Lodge Apartments on Hunting Lodge Road – Proposed medium- to high-density residential use.

Projected water demands for these parcels were primarily based on discussions with the Town of Mansfield Planning Department to determine the potential number of units except for the following parcels, where alternate estimation methods were used: for the Orchard Acres apartment complex, population was reported in the DPH sanitary survey report; and for the small parcel located southwest of Hunting Lodge Apartments, zoning was used to estimate a nominal build-out of two housing units.

During the development of the master plan, the Town of Mansfield also indicated that adjustments need to be considered for existing housing complexes that may increase density if water and sewer became available. The following complexes in particular were cited as potential candidates for additional water demands equal to 50% of the current estimated demands: Orchard Acres, Club House, Hunting Lodge and Carriage House Apartments.

In total, the following future potential water demands were estimated in the Water and Wastewater Master Plan:

- Committed Service – 357,700 gpd
- Areas Identified in the Mansfield Water Supply Plan – 170,600 gpd
- Additional Areas – 118,900 gpd

Including all of the above demands and irrespective of timelines or actual likelihoods of development, the total future potential additional water demand for the University water system would be 647,200 gpd.

#### 6.2.6 Committed Future Service Areas

Subsequent to the completion of the Water and Wastewater Master Plan, the University has revisited its commitments for water service and currently has a firm understanding of future water demands that (1) are likely to occur and (2) will be served from the existing water system. These are known as "committed water demands" and are summarized in Table 6-3.

**TABLE 6-3  
Committed Water Demand Estimates**

Description	Committed Demand Estimate
North Campus Development	89,600 gpd
Storrs Center	169,300 gpd
North Eagleville Road/King Hill Road PBA	5,000 gpd
Depot Campus (New Development)	93,800 gpd
<i>Total</i>	<i>357,700 gpd</i>

A description of the estimate for each is provided below.

North Campus – This area has been the focus of several studies and planning efforts. An Environmental Impact Evaluation (EIE) was first completed in 1994. The Outlying Parcels Master Plan (2000) and North Campus Master Plan EIE (2001) first provided detailed estimates of water demands on the order of 90,000 gpd exclusive of the residential components of the project (which have been constructed as the Charter Oak Apartments). The figure was based on an estimate of 0.1 gpd per square foot of research, office, or retail. This multiplier is provided in the DPH design guidelines for estimating wastewater flows from non-residential buildings.

The current Draft Environmental Impact Statement (2007) has not directly revised water demands, although the total square footage has been modified very slightly from 900,000 square feet to 896,000 square feet. Applying the same 0.1 gpd/square foot multiplier, the current estimate for water demand is 89,600 gpd. Table 6-4 provides a breakdown of the parcels and their respective square footage and water demand.

**TABLE 6-4**  
**North Campus Water Demand Estimates**

Parcel	Building Square Footage	Average Day Water Demand Estimate
B	281,000	28,100 gpd
C	173,000	17,300 gpd
D	127,000	12,700 gpd
E	190,000	19,000 gpd
G	90,000	9,000 gpd
H	Charter Oaks Apartments	No new water demand
J	35,000	3,500 gpd
	<i>Total</i>	<i>89,600 gpd</i>

The University recognizes that applying a multiplier of 0.1 gpd/square foot is not the most ideal means of estimating water demands, as an analysis of actual building usage is typically preferred. However, until such time that plans are in place for any one of the North Campus parcels, the estimate of 89,600 gpd is a reasonable figure to use for planning purposes.

Storrs Center – The Storrs Center project has been in planning and development since 2001, and is currently expected to include approximately 200,000 square feet of retail/restaurant use and 700 residential units. Of the 700 units, 290 are anticipated to consist of upscale apartment homes with a mixture of studio, one-bedroom, two-bedroom and three-bedroom units. Scheduled to be completed in 2012 and 2013, respectively, the first two phases will include both commercial and residential components. Phase IA will include 125 residential rental units and 30,000 square feet of retail/ restaurant space, while Phase IB will include 150 residential rental units and 40,000 square feet of retail/restaurant space.

Water demand estimates for the Storrs Center project were previously estimated in the Mansfield Water Supply Plan (2002) and the University's Water and Wastewater Master Plan (2007), with the most recent estimate at 169,300 gpd.

Businesses at 1254 Storrs Road, 13 Dog Lane, 10 Dog Lane (sometimes known as Phil's building), and 4 Dog Lane will be affected by the construction of Storrs Center, as are the University of Connecticut Design Center, Print Shop, and former Publications building. The University has been relocating its facilities throughout campus. The businesses will be relocated to the project site. Specifically, Select Physical Therapy (13 Dog Lane), Tailoring by Tima (10 Dog Lane), Storrs Automotive (4 Dog Lane) and the businesses at 1254 Storrs Road (Wings, Travelplanners, Campus Cuts, Body Language, and Skoras barber shop) are current businesses that will be relocated to the new development.

The leasing process for Phase 1A began in 2009. Twelve tenants have signed letters of intent, including some existing businesses. These are Vanilla Bean Cafe, Cosimos, Insomnia Cookies, Moe's Southwest Grill, Storrs Automotive (to be relocated from 4 Dog Lane), and the following to be relocated from 1254 Storrs Road: Wings, Travelplanners, Campus Cuts, Body Language, Tailoring by Tima, Skoras and Select Physical Therapy. Negotiations are underway with other potential tenants.

This Storrs Center area is currently served by the University's water system. Phil's is a metered water customer with a demand of approximately 60 gpd to 100 gpd, whereas Storrs Automotive and the plaza at 1254 Storrs Road are non-metered water customers that are included in the 15% non-metered category discussed in Section 5.0. Phil's, Storrs Automotive, and the tenants of 1254 Storrs Road together utilize a nominal quantity of water that is included in the overall estimate for Storrs Center.

North Eagleville Road/King Hill Road – This area already contains some commercial establishments and is zoned for additional development. The area is already served by

the University water system already, and therefore has continued access to the water system. Additional demand would be only a few thousand gallons per day. A figure of 5,000 gpd has been utilized in previous planning documents such as the Town of Mansfield Water Supply Plan and the University's Water and Wastewater Master Plan, and is carried forward to this plan.

Depot Campus (New Development) – Additional development of this area was addressed in the Outlying Parcel Master Plan. A mixture of housing, offices, and classrooms has been proposed. Water demands were estimated in the Mansfield Water Supply Plan on a parcel-by-parcel basis, utilizing the previously-available notations of "Parcel 1" through "Parcel 7" and taking into account the square footage of existing buildings that will remain on-site, as well as square footage of proposed buildings that may be developed. Based on these estimates, a water demand of 95,300 gpd was calculated. Water demand was not estimated for existing occupied buildings (such as Parcels 3 and 5), because these already use water from the existing supply.

The Center for Clean Energy Engineering ("Enterprise Building") was constructed on Parcel 2 in 2001. This metered building had a water demand of approximately 1,500 gpd in 2010. Therefore the previous calculation for Parcel 2 has been revised downward by 1,500 gpd. Table 6-5 provides a breakdown of the parcels and their respective square footage and water demand.

**TABLE 6-5  
Depot Campus Water Demand Estimates**

Parcel	Building Square Footage	Average Day Water Demand Estimate
1	315,000	31,500 gpd
1B	48,800	4,900 gpd
2	135,000	13,500 gpd
2	Enterprise Building	-1,500 gpd
2C	23,300	2,300 gpd
3 & 3B	96,000	9,600 gpd
4 & 4B	255,000	25,500 gpd
5	Currently occupied	No new water demand
5B	80,000	8,000 gpd
	<i>Total</i>	<i>93,800 gpd</i>

As with the North Campus estimates, the University recognizes that applying a multiplier of 0.1 gpd/square foot is not the most ideal means of estimating water demands. However, until such time that plans are in place for any one of the Depot Campus parcels, the estimate of 93,800 gpd is the most reasonable figure to use for planning purposes.

### 6.3 POPULATION AND WATER DEMAND PROJECTIONS

#### 6.3.1 Population Projections

##### *University of Connecticut – Residential and Non-Residential Populations*

Although fluctuations will occur from year to year, the University's on-campus residential population is not projected to increase or decrease substantially throughout the five, 20, and 50-year planning horizons. Therefore, the associated water demands have been captured in the recent production and consumption figures.

On-campus transient and non-transient non-residential water demands will increase in the specific areas already targeted for growth, such as North Campus and additional

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**SECTION 7.0**  
**ASSESSMENT AND SELECTION OF ALTERNATIVES**

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## 7.0 ASSESSMENT AND SELECTION OF ALTERNATIVES

### 7.1 PROJECTED MARGINS OF SAFETY

Projected water demands are presented in Section 6.0 of this Plan. Projected margins of safety are discussed herein. Recall from Section 3.10 that monthly margins of safety dropped below 1.0 in September and October 2010 as water production ramped up to accommodate returning students combined with high water demands at the CUP. The University has met demands for the past few years by operating the Willimantic River Wellfield for 19 to 20 hours per day as needed, exceeding the safe yield of the supply but not exceeding the hydraulic capacity of the wellfield or its transmission system.

Tables 7-1, 7-2, 7-3, and 7-4 present the monthly margins of safety for the University for 2015, 2030, and 2060 without consideration of any potential future supplies.

**TABLE 7-1**  
**Projected Monthly Margins of Safety, 2015**

Month	Projected Water Demand (mgd)	Available Supply from Willimantic River Wells (mgd)	Available Supply from Fenton River Wells (mgd)	Margin of Safety
January	1.29	1.48	0.84	1.80
February	1.75	1.48	0.84	1.33
March	1.40	1.48	0.84	1.66
April	1.68	1.48	0.84	1.38
May	1.14	1.48	0.84	2.03
June	1.17	1.48	0	1.27
July	1.24	1.48	0	1.19
August	1.26	1.48	0	1.17
September	1.79	1.48	0	0.82
October	1.66	1.48	0	0.89
November	1.46	1.48	0.84	1.59
December	1.38	1.48	0.84	1.68

**TABLE 7-2**  
**Projected Monthly Margins of Safety, 2030**

Month	Projected Water Demand (mgd)	Available Supply from Willimantic River Wells (mgd)	Available Supply from Fenton River Wells (mgd)	Margin of Safety
January	1.51	1.48	0.84	1.53
February	2.07	1.48	0.84	1.12
March	1.65	1.48	0.84	1.41
April	1.99	1.48	0.84	1.17
May	1.31	1.48	0.84	1.77
June	1.34	1.48	0	1.10
July	1.42	1.48	0	1.04
August	1.44	1.48	0	1.02
September	2.11	1.48	0	0.70
October	1.96	1.48	0	0.76
November	1.71	1.48	0.84	1.36
December	1.62	1.48	0.84	1.44

**TABLE 7-3**  
**Projected Monthly Margins of Safety, 2060**

Month	Projected Water Demand (mgd)	Available Supply from Willimantic River Wells (mgd)	Available Supply from Fenton River Wells (mgd)	Margin of Safety
January	1.53	1.48	0.84	1.51
February	2.09	1.48	0.84	1.11
March	1.67	1.48	0.84	1.39
April	2.01	1.48	0.84	1.15
May	1.33	1.48	0.84	1.75
June	1.35	1.48	0	1.09
July	1.43	1.48	0	1.03
August	1.46	1.48	0	1.01
September	2.13	1.48	0	0.69
October	1.98	1.48	0	0.75
November	1.73	1.48	0.84	1.34
December	1.64	1.48	0.84	1.42

Without new sources of water supply, margins of safety will decrease as committed water demands are realized in the system. By 2015, average monthly margins of safety are projected to drop below 1.0 in September and October. Peak day margins of safety are likewise lacking as new committed water demands are realized. Tables 7-4 through 7-6 present the peak day margins of safety for the years 2015, 2030, and 2060.

**TABLE 7-4**  
**Projected Peak Day Margins of Safety, 2015**

Month	Projected Water Demand (mgd)	Available Supply from Willimantic River Wells (mgd)	Available Supply from Fenton River Wells (mgd)	Margin of Safety
January	2.00	1.97	0.84	1.40
February	2.24	1.97	0.84	1.25
March	2.39	1.97	0.84	1.18
April	2.23	1.97	0.84	1.26
May	1.89	1.97	0.84	1.49
June	2.01	1.97	0	0.98
July	2.04	1.97	0	0.97
August	2.45	1.97	0	0.80
September	2.32	1.97	0	0.85
October	2.21	1.97	0	0.89
November	2.32	1.97	0.84	1.21
December	2.16	1.97	0.84	1.30

**TABLE 7-5**  
**Projected Peak Day Margins of Safety, 2030**

Month	Projected Water Demand (mgd)	Available Supply from Willimantic River Wells (mgd)	Available Supply from Fenton River Wells (mgd)	Margin of Safety
January	2.30	1.97	0.84	1.22
February	2.67	1.97	0.84	1.05
March	2.72	1.97	0.84	1.03
April	2.64	1.97	0.84	1.06
May	2.11	1.97	0.84	1.33
June	2.23	1.97	0	0.88
July	2.27	1.97	0	0.87
August	2.69	1.97	0	0.73
September	2.74	1.97	0	0.72
October	2.60	1.97	0	0.76
November	2.65	1.97	0.84	1.06
December	2.47	1.97	0.84	1.14

**TABLE 7-6**  
**Projected Peak Day Margins of Safety, 2060**

Month	Projected Water Demand (mgd)	Available Supply from Willimantic River Wells (mgd)	Available Supply from Fenton River Wells (mgd)	Margin of Safety
January	2.33	1.97	0.84	1.21
February	2.71	1.97	0.84	1.04
March	2.75	1.97	0.84	1.02
April	2.68	1.97	0.84	1.05
May	2.13	1.97	0.84	1.32
June	2.25	1.97	0	0.87
July	2.29	1.97	0	0.86
August	2.71	1.97	0	0.73
September	2.78	1.97	0	0.71
October	2.64	1.97	0	0.75
November	2.68	1.97	0.84	1.05
December	2.50	1.97	0.84	1.13

The University of Connecticut has identified a number of pending and potential water supplies to address the projected margin of safety shortfalls. These are described in the next section.

## 7.2 ASSESSMENT OF ALTERNATIVE WATER SUPPLIES

The most feasible alternatives for meeting near-term future water demands include the use of Fenton Well D for potable water supply and the use of treated effluent to supply non-potable water needs at the CUP. Intermediate and long-term water demands may be met by relocating Fenton Well A to a site with lesser environmental impacts, using new interconnections with nearby water utilities, and/or development of new sources of supply. Each of these alternatives is described in the discussions that follow.

### 7.2.1 Fenton River Well D

As stated in Section 3.10, the University is committed to bolstering its available water supply and restoring monthly margins of safety to levels greater than 1.0 in the short term, and greater than 1.15 in the long term. The addition of Well D to the total available

supply in September and October of any given year will effectively restore average monthly margins of safety to levels greater than 1.0. Refer to Table 7-7 and Table 7-8 for the projected monthly and peak day margins in the year 2015, respectively.

**TABLE 7-7**  
**Projected Monthly Margins of Safety With Well D, 2015**

Month	Projected Water Demand (mgd)	Available Supply from Willimantic River Wells (mgd)	Available Supply from Fenton River Wells (mgd)	Margin of Safety
January	1.29	1.48	0.84	1.80
February	1.75	1.48	0.84	1.33
March	1.40	1.48	0.84	1.66
April	1.68	1.48	0.84	1.38
May	1.14	1.48	0.84	2.03
June	1.17	1.48	0	1.27
July	1.24	1.48	0	1.19
August	1.26	1.48	0	1.17
September	1.79	1.48	0.35	1.02
October	1.66	1.48	0.35	1.10
November	1.46	1.48	0.84	1.59
December	1.38	1.48	0.84	1.68

**TABLE 7-8**  
**Projected Peak Day Margins of Safety With Well D, 2015**

Month	Projected Water Demand (mgd)	Available Supply from Willimantic River Wells (mgd)	Available Supply from Fenton River Wells (mgd)	Margin of Safety
January	2.00	1.97	0.84	1.40
February	2.24	1.97	0.84	1.25
March	2.39	1.97	0.84	1.18
April	2.23	1.97	0.84	1.26
May	1.89	1.97	0.84	1.49
June	2.01	1.97	0	0.98
July	2.04	1.97	0	0.97
August	2.45	1.97	0	0.80
September	2.32	1.97	0.35	1.00
October	2.21	1.97	0.35	1.05
November	2.32	1.97	0.84	1.21
December	2.16	1.97	0.84	1.30

Thus, Well D will accomplish the goal of bolstering available supply in the short term. However, by the subsequent planning horizon, Well D will not be sufficient as the sole

future "new" supply to the University. Refer to Table 7-9 and Table 7-10 for the projected monthly and peak day margins in the year 2030, respectively.

**TABLE 7-9**  
**Projected Monthly Margins of Safety With Well D, 2030**

Month	Projected Water Demand (mgd)	Available Supply from Willimantic River Wells (mgd)	Available Supply from Fenton River Wells (mgd)	Margin of Safety
January	1.51	1.48	0.84	1.53
February	2.07	1.48	0.84	1.12
March	1.65	1.48	0.84	1.41
April	1.99	1.48	0.84	1.17
May	1.31	1.48	0.84	1.77
June	1.34	1.48	0	1.10
July	1.42	1.48	0	1.04
August	1.44	1.48	0	1.02
September	2.11	1.48	0.35	0.87
October	1.96	1.48	0.35	0.93
November	1.71	1.48	0.84	1.36
December	1.62	1.48	0.84	1.44

**TABLE 7-10**  
**Projected Peak Day Margins of Safety With Well D, 2030**

Month	Projected Water Demand (mgd)	Available Supply from Willimantic River Wells (mgd)	Available Supply from Fenton River Wells (mgd)	Margin of Safety
January	2.30	1.97	0.84	1.22
February	2.67	1.97	0.84	1.05
March	2.72	1.97	0.84	1.03
April	2.64	1.97	0.84	1.06
May	2.11	1.97	0.84	1.33
June	2.23	1.97	0	0.88
July	2.27	1.97	0	0.87
August	2.69	1.97	0	0.73
September	2.74	1.97	0.35	0.85
October	2.60	1.97	0.35	0.89
November	2.65	1.97	0.84	1.06
December	2.47	1.97	0.84	1.14

Furthermore, the use of Well D is not intended to fuel development and expansion of the water system, including even those demands that have been committed and are viewed as

important to the University and the Town of Mansfield. Additional new sources are more appropriate for meeting committed demands.

### 7.2.2 Reclaimed Water Project

The 2004 Campus Sustainable Design Guidelines developed for the University proposed several water reuse strategies. The infrastructure conditions assessment performed for the University in 2006 recommended an expansion of the wastewater treatment plant to include a new water treatment system capable of providing up to 0.5 mgd of treated effluent for reuse on campus. The project was recommended as a means for reducing the demand of water on the Fenton River Wellfield and reducing the overall impact of the wastewater discharge to the Willimantic River.

As a result of the 2004 and 2006 studies and recommendations in the Water and Wastewater Master Plan in 2007, the University authorized a feasibility study to evaluate the use of highly treated effluent from the University's Water Pollution Control Facility (WPCF) to produce reclaimed water. If feasible, it was believed that reclaimed water could then be used to reduce the reliance on potable water for non-potable uses such as heating and cooling at the CUP. Since the CUP requires an average of 0.4 mgd during its peak month each year, a significant benefit to margin of safety could be realized through the use of reclaimed water.

The reclaimed water feasibility study was completed by the firm Hazen & Sawyer in 2008. Hazen & Sawyer was then retained to complete design and permitting of the facility from 2009 through 2010. Bids for construction of the reclaimed water facility (RWF) were received in mid-2010, and the project is planned for construction from 2011 through 2012. The facility will likely be completed prior to occupancy of Phase IA of the Storrs Center project, allowing for the University to begin serving the first of its committed water demands without development of a new source of supply.

Tables 7-11 and 7-12 provide monthly and peak day margins of safety for the year 2015 with the reclaimed water facility available to the University, in addition to Fenton Well D. In these tables, the water made available as a result of the reclaimed water facility is shown as a subtraction from future water demand rather than as a future supply. Because average annual committed water demands will remain relatively low at 0.11 mgd by the year 2015, the projected monthly margins of safety are all above 1.15 in 2015. With regard to the peak day analysis, projected margins of safety will likely drop below 1.15 in August and September, and may drop below 1.0 for brief periods of time in August. The University's 5.4 million gallon reservoir will easily provide the buffer needed to address peak days.

It is important to note that this peak day margin of safety analysis relies on average monthly requirements of the CUP instead of peak day requirements of the CUP. This is an approximate approach since it is well understood that peak demands at the CUP exceed the average month demands. For example, during the peak month at the CUP (July), the maximum amount of water needed on the day with maximum cooling tower demands exceeds 0.4 mgd. The reclaimed water facility is designed to have a peak capacity of 1.0 mgd, and in reality it will provide a subtraction of greater than 0.4 mgd when CUP demands are peaking.

**TABLE 7-11**  
**Projected Monthly Margins of Safety with Well D and RWF, 2015**

Month	Current Production (mgd)	Future Committed Demands (mgd)	Associated Unaccounted Water (mgd)	Future RWF Offset (mgd)	Total Future Demand (mgd)	Available Water Supply (mgd)			Margin of Safety
						Willimantic River Wells	Fenton River Wells	Total	
January	1.18	0.10	0.005	-0.20	1.09	1.48	0.84	2.32	2.14
February	1.59	0.15	0.007	-0.20	1.54	1.48	0.84	2.32	1.50
March	1.28	0.11	0.006	-0.19	1.21	1.48	0.84	2.32	1.92
April	1.53	0.14	0.007	-0.18	1.50	1.48	0.84	2.32	1.55
May	1.06	0.08	0.004	-0.34	0.81	1.48	0.84	2.32	2.88
June	1.09	0.08	0.004	-0.35	0.82	1.48	0	1.48	1.81
July	1.16	0.08	0.004	-0.40	0.84	1.48	0	1.48	1.75
August	1.17	0.08	0.004	-0.37	0.89	1.48	0	1.48	1.66
September	1.64	0.14	0.007	-0.27	1.53	1.48	0.35	1.83	1.20
October	1.52	0.13	0.007	-0.23	1.43	1.48	0.35	1.83	1.28
November	1.34	0.11	0.006	-0.25	1.21	1.48	0.84	2.32	1.92
December	1.27	0.11	0.005	-0.25	1.13	1.48	0.84	2.32	2.06

**TABLE 7-12**  
**Projected Peak Margins of Safety with Well D and RWF, 2015**

Month	Current Production (mgd)	Future Committed Demands (mgd)	Future RWF Offset (mgd)	Total Future Demand (mgd)	Available Water Supply (mgd)			Margin of Safety
					Willimantic River Wells	Fenton River Wells	Total	
January	1.86	0.14	-0.20	2.00	1.97	0.84	2.81	1.56
February	2.04	0.20	-0.20	2.24	1.97	0.84	2.81	1.38
March	2.23	0.16	-0.19	2.39	1.97	0.84	2.81	1.28
April	2.03	0.20	-0.18	2.23	1.97	0.84	2.81	1.37
May	1.78	0.11	-0.34	1.89	1.97	0.84	2.81	1.81
June	1.90	0.11	-0.35	2.01	1.97	0	1.97	1.19
July	1.93	0.11	-0.40	2.04	1.97	0	1.97	1.20
August	2.33	0.12	-0.37	2.45	1.97	0	1.97	0.95
September	2.12	0.20	-0.27	2.32	1.97	0.35	2.32	1.13
October	2.02	0.19	-0.23	2.21	1.97	0.35	2.32	1.17
November	2.16	0.16	-0.25	2.32	1.97	0.84	2.81	1.36
December	2.01	0.15	-0.25	2.16	1.97	0.84	2.81	1.47

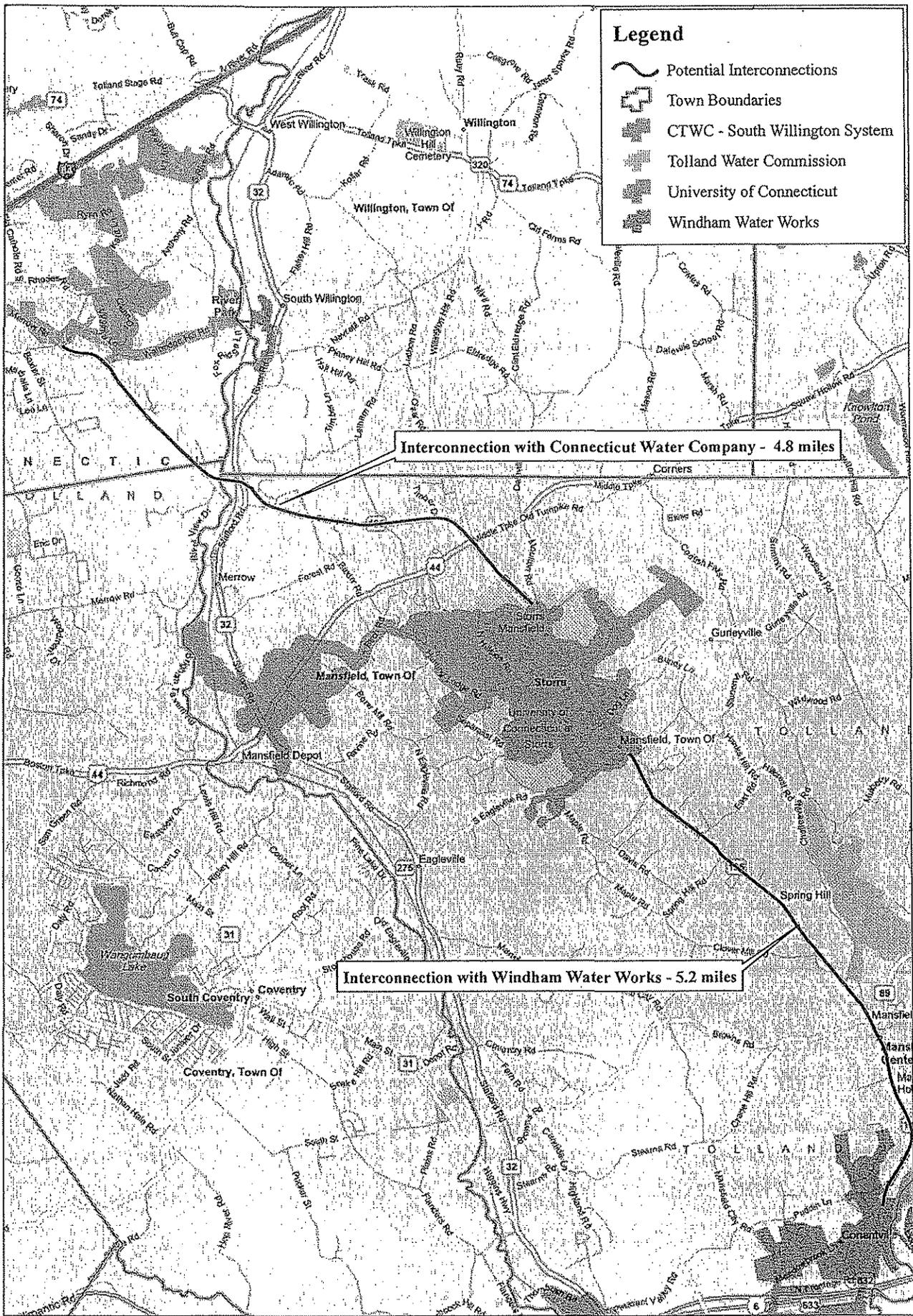
The University will continue to require additional water supplies beyond the offset provided by the RWF. Relocation of Fenton Well A, interconnections, and/or future groundwater supplies will need to supply the next increment of water demand. Refer to Figure 7-1 for an overview of potential interconnections. Refer to Figure 7-2 for an overview of potential groundwater supplies.

### 7.2.3 Relocation of Fenton Well A

Section 9.0 of the Fenton River Study report ("Testing of Selected Wellfield Management Scenarios") evaluated 11 different pumping scenarios comprised of different combinations of withdrawals from the four Fenton River wells. Scenarios 10 and 11 considered that Well A was relocated to a point 250 to the south or somewhat further to the south toward Well D, respectively. Both scenarios assumed that Well A was pumping for 14 hours at 300 gpm, or an equivalent of 252,000 gpd (0.25 mgd).

The study concluded that "it appears that the best management scenarios (Scenario 10 and 11) call for relocation of Well A by moving it either 250 feet in the South direction (i.e., without requiring a new permit) or approximately halfway between the original location of Well A and D (on university property)." Furthermore, "The new location of Well A was chosen under the premise that a well located in the parts of the aquifer where the Stratified Drift has greater thickness will have substantially reduced effects on the Fenton River stream flow [but] based on this preliminary analysis and with the caveat emptor statement above, the cost of relocating Well A beyond the 250 feet distance may not be justified as the decrease in  $\Delta Q$  is only minimal."

The University believes that further investigation is warranted to evaluate whether relocating and pumping Well A in accordance with Scenario 10 (within 250 feet of the current location) may prove to have lesser impacts to instream flow than the well currently is believed to cause.



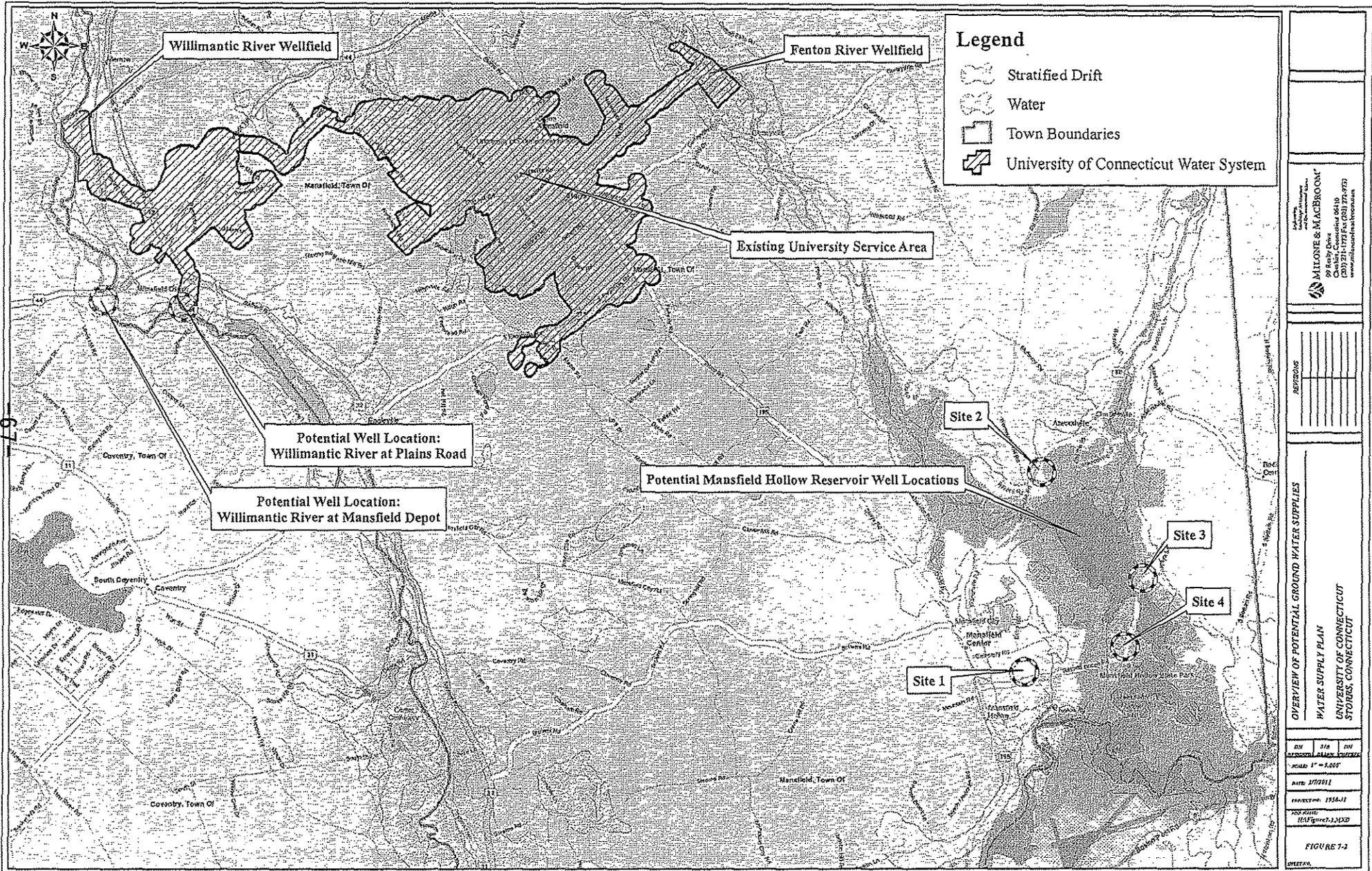
### Legend

- Potential Interconnections
- Town Boundaries
- CTWC - South Willington System
- Tolland Water Commission
- University of Connecticut
- Windham Water Works

Interconnection with Connecticut Water Company - 4.8 miles

Interconnection with Windham Water Works - 5.2 miles

<p><b>MILONE &amp; MACBROOM</b>          99 Realty Drive          Cheshire, Connecticut 06410          (203) 271-1773 Fax: (203) 272-9733          www.miloneandmacbroom.com</p>	<b>Overview of Potential Interconnections</b>		<b>LOCATION:</b> Mansfield, CT	
	MMI#: 1958-31-1 MXD: H:\Figure7-1.mxd SOURCE: Microsoft	 University of Connecticut Water Supply Plan -66-	Map By: SJB Date: 1/7/2011 Scale: 1"=4,000'	<b>SHEET:</b> Figure 7-1



**Legend**

- Stratified Drift
- Water
- Town Boundaries
- University of Connecticut Water System

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OVERVIEW OF POTENTIAL GROUND WATER SUPPLIES  
 WATER SUPPLY PLAN  
 UNIVERSITY OF CONNECTICUT  
 STORRS, CONNECTICUT

DATE 3/7/2011  
 PROJECT NO. 1954-13  
 FILE NAME: 1954-13.DXD

FIGURE 7-2

Because field investigations have not been conducted, it is impossible to know precisely what volumes of water could be available on a daily basis. However, at least 0.25 mgd may be assumed for planning purposes.

#### 7.2.4 Interconnection with Windham Water Works

Windham Water Works is a municipal department of the Town of Windham. Windham Water Works operates a public water system that serves the Willimantic and South Windham portions of Windham, and the southern portion of the Town of Mansfield.

The Windham Water Works water supply plan was prepared by Milone & MacBroom, Inc. for the Windham Water Commission and submitted to DPH in early 2009. The plan is currently under review. Table 7-13 presents the projected water demands and margins of safety of the Windham Water Works system.

**TABLE 7-13  
Windham Water Works Projected Margins of Safety**

Year	Average Day Demand/ Margin of Safety		Maximum Month Demand/ Margin of Safety		Peak Day Demand/ Margin of Safety	
	mgd		mgd		mgd	
2007-2008	2.16	1.90	2.56	1.60	3.06	1.34
2013	2.16	1.90	2.44	1.68	3.13	1.31
2020	2.33	1.76	2.63	1.56	3.38	1.21
2050	2.43	1.69	2.75	1.49	3.52	1.16

Note: Available water = 4.1 mgd

The sole source of supply for Windham Water Works is the Willimantic Reservoir. The reservoir is a run-of-the river impoundment of the Natchaug River. The reservoir has a safe yield of 7.9 mgd, which is largely a function of the relatively stable regulated flows released to the Natchaug River from the upstream Mansfield Hollow Dam. However, the Windham Water Works filter plant capacity and diversion permit limitation is only 4.1 mgd.

For the purpose of this alternatives analysis, Windham Water Works provided recent water production records to Milone & MacBroom, Inc. Table 7-14 lists actual water demands and margins of safety for 2008, 2009, and 2010.

**TABLE 7-14**  
**Windham Water Works Water Demands, 2008-2010**

Year	Average Day Demand/ Margin of Safety		Maximum Month Demand/ Margin of Safety		Peak Day Demand/ Margin of Safety	
	2008	2.10 mgd	1.95	2.36 mgd	1.74	2.86 mgd
2009	2.12 mgd	1.93	2.31 mgd	1.77	2.81 mgd	1.46
2010	2.26 mgd	1.81	2.50 mgd	1.64	3.02 mgd	1.36

Note: Available water = 4.1 mgd

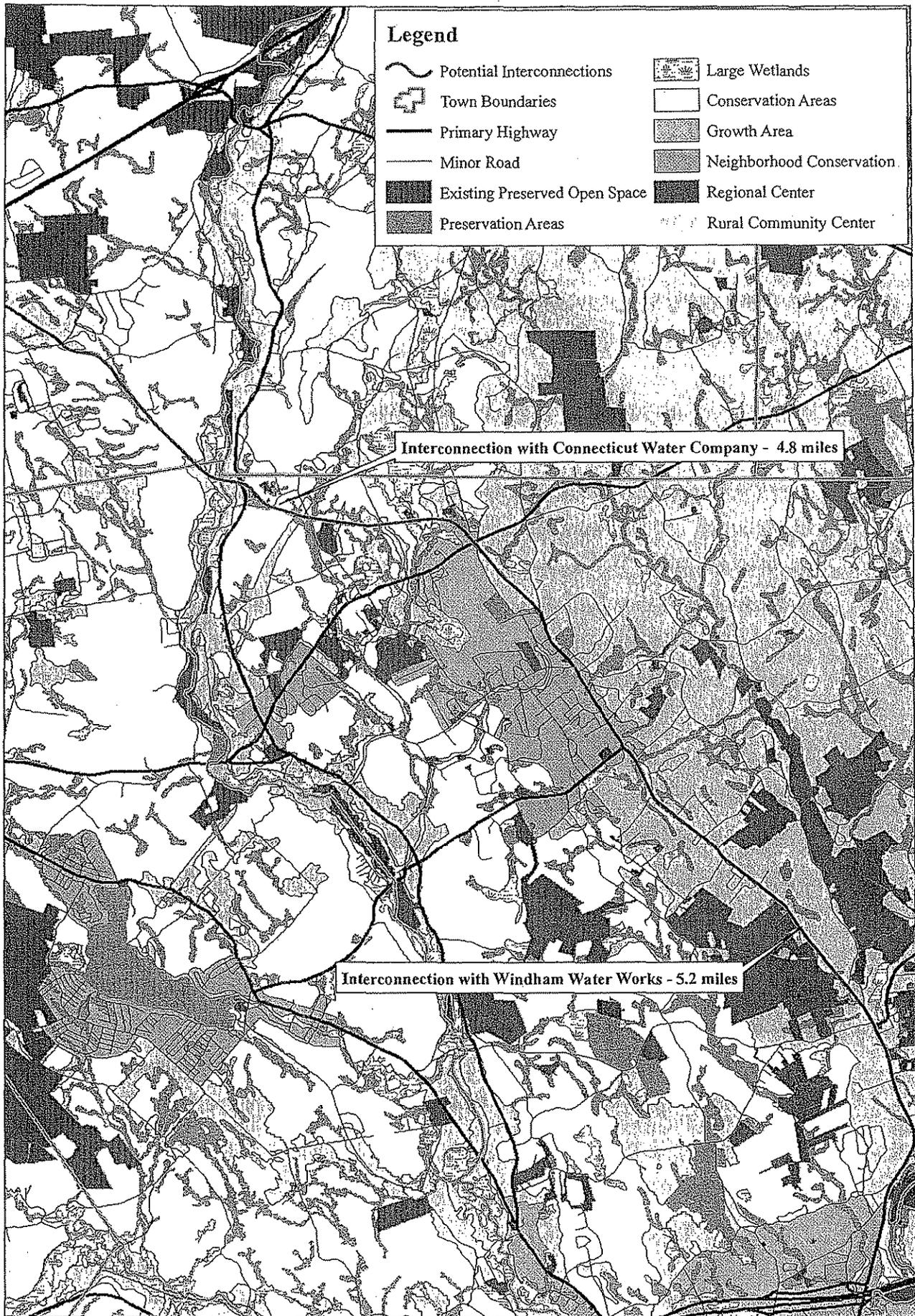
In general, Windham Water Works is producing average day, maximum month, and peak day volumes of water that are consistent with the projections. Because the available water is the same for an average day, maximum month average day, and a peak day, Windham Water Works is somewhat peak day limited. The system has approximately 0.5 mgd available as excess supply at the present time, but this increment will decrease as Windham's projections are realized. Much of Windham's projected increase in demand (on the order of 0.1 mgd) is located in southern Mansfield, although additional demand is projected within Windham as well.

According to the Windham Water Supply Plan, if any water were made available for use by the University of Connecticut, it would be necessary to increase the Windham Water Works treatment plant capacity and amend the diversion permit to allow a withdrawal that maintains the 15% margin of safety under average, maximum month, and peak day conditions. Based on the previous effort that was completed for the current diversion permit, any such additional withdrawal from the Willimantic Reservoir would be approved only if the Army Corps of Engineers were able to formally commit to operating Mansfield Hollow Lake for maintenance of instream flows in the Natchaug River.

If Windham Water Works were to provide water to the University of Connecticut, it may request that the University assist in the permit application process and any negotiations with the Army Corps of Engineers. Windham Water Works may also request that the University assist in the expansion of treatment plant capacity above 4.1 mgd. Such expansion would need to include all aspects of filter plant operations, including pumping, filtration, treatment, etc.

A pipeline installed along 5.2 miles of Route 195 between the Windham Water Works system and the University system would be needed for the interconnection. Because the elevation change from the water treatment plant to the University system is approximately 450 feet (from approximately 200 feet to 650 feet), a pumping station would be necessary. The expense associated with a pipeline of that length would include significant capital costs for the water main and a pumping station, and operational costs associated with operation of the pumping station. Capital costs have not been formally estimated, but would likely exceed \$4.5 million for the water main and pumping station.

In order to utilize University funds to upgrade Windham's water treatment plant, construct the pumping station, and install the water main, the project would be required to proceed through the Connecticut Environmental Policy Act (CEPA) review process and be evaluated in an Environmental Impact Evaluation (EIE). Because the pipeline would traverse Preservation and Conservation areas depicted in the Conservation and Development Policies Plan for Connecticut, 2005-2010 (also known as the State Plan of Conservation and Development), the EIE would be required to propose mitigation for induced development along the pipeline. Refer to Figure 7-3 for a copy of the state plan designations. Typically, mitigation for induced development can include amendments to a local Plan of Conservation and Development, zoning regulations, and/or other regulations.



**Legend**

-  Potential Interconnections
-  Town Boundaries
-  Primary Highway
-  Minor Road
-  Existing Preserved Open Space
-  Preservation Areas
-  Large Wetlands
-  Conservation Areas
-  Growth Area
-  Neighborhood Conservation
-  Regional Center
-  Rural Community Center

Interconnection with Connecticut Water Company - 4.8 miles

Interconnection with Windham Water Works - 5.2 miles

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**Overview of Potential Interconnections  
 (State Plan of Conservation & Development Base)**

MMI#: 1958-31-1  
 MXD: H:\Figure7-1.mxd  
 SOURCE: Microsoft, State of CT

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 -71-

University of Connecticut  
 Water Supply Plan

LOCATION:  
 Mansfield, CT

Map By: SJB  
 Date: 1/7/2011  
 Scale: 1"=4,000'

SHEET:  
 Figure 7-3

Finally, in order to deliver water to the University system, the University and Windham Water Works would need to apply for and obtain a diversion permit from DEP and a sale of excess water permit from DPH. It is possible that the increased withdrawal from the Willimantic Reservoir and the interconnection with the University system could be authorized in a single diversion permit issued to Windham Water Works and the University, although this would need to be verified by DEP.

The above obstacles for interconnecting with the University of Connecticut will be challenging to overcome. Significant effort will be necessary to authorize additional withdrawals from the Willimantic Reservoir, expand the Windham Water Works treatment plant, and install a pipeline along Route 195. However, this alternative water supply is believed feasible.

#### **7.2.5 Interconnection With Tolland Water Department**

The Tolland Water Department manages a municipal water system in eastern Tolland. The system obtains water from two wells located along the Willimantic River. Tolland is currently operating with peak day margins of safety below 1.0 relative to its diversion permit limit of 0.22 mgd. A diversion permit application was submitted to DEP in 2008, requesting an increase to 0.41 mgd. The DEP denied the request for an increase in 2009. The same year, Tolland's water supply plan was completed and submitted to DPH for review. The water supply plan demonstrates a need for an increased diversion permit limit, and another diversion permit application was submitted in 2010.

Even when the Tolland system is authorized to withdraw greater than 0.22 mgd through a modified diversion permit, the supply will be completely allocated to meeting future demands in Tolland and South Willington. Excess supply will not be available to the University of Connecticut. This alternative is not feasible as an additional supply.

#### 7.2.6 Interconnection With The Connecticut Water Company

CWC has expressed an interest in serving a portion of Mansfield from its Northern Region/Western System for at least ten years. The source of water to the University would be the Shenipsit Reservoir. Unlike Windham Water Works and Tolland, CWC currently has excess water supply in the Western System relative to its registered and permitted diversions.

However, similar to Windham Water Works, a treatment plant expansion would be necessary to facilitate additional withdrawals and filtration from Shenipsit Reservoir. Other project issues are similar to those that would be faced by Windham Water Works. A pipeline installed along Route 195 between the CWC and the University system would need to be 4.8 miles in length, although a portion of that distance would be overcome by utilizing the section of the Tolland system located in Route 195, which in turn requires a contract with the Town of Tolland.

Because the elevation change from the Coventry/Mansfield town line (along the Willimantic River) to the University system is approximately 300 feet, a pumping station in Mansfield would be necessary. The expenses associated with a pipeline would include significant capital costs for the water main and a pumping station in northwest Mansfield, and operational costs associated with operation of the pumping station. Capital costs have been estimated by CWC at \$6.5 million.

In order to utilize University funds to construct the pumping station and install the water main, the project would be required to proceed through the CEPA review process and be evaluated in an EIE. Because the pipeline would traverse mainly Rural areas and a few Conservation areas depicted in the State Plan of Conservation and Development, the EIE would be required to propose mitigation for induced development along the pipeline. Typically, mitigation for induced development can include amendments to a local Plan of Conservation and Development, zoning regulations, and/or other regulations. The

CEPA-related issues can be avoided if CWC funds the project, which is something that is not possible for a pipeline from Windham Water Works.

Finally, in order to deliver water to the University system, the University and CWC would need to apply for and obtain a diversion permit from DEP and a sale of excess water permit from DPH.

The CWC pipeline is believed feasible. Additionally, it has several advantages over a pipeline from Windham Water Works:

- CWC has adequate diversion permits and registrations for its Western System sources, whereas Windham Water Works would need to modify its diversion permit to allow increased withdrawals from its single source of supply;
- The CWC pipeline would be shorter than a Windham Water Works pipeline;
- The CWC pipeline would be mainly traversing Rural areas whereas the Windham Water Works pipeline would be mainly traversing Conservation areas depicted in the State Plan of Conservation and Development;
- As an investor-owned water utility, CWC can initiate treatment plant upgrades and a pipeline project more quickly than Windham Water Commission can;
- A pipeline from CWC can serve areas in need of a public water supply such as the Mansfield Four Corners area, areas that may benefit from a public water supply such as the Route 32/Route 195 intersection in Mansfield, and existing small public water systems located along Route 195;
- The Windham Water Works pipeline would not pass by any significant areas in need of a public water supply.

### 7.2.7 New Stratified Drift Ground Water Sources

It is possible that new sources of ground water supply could be developed in a number of locations in the Town of Mansfield. In order to develop a new ground water source under current regulatory requirements and sanitary criteria, the following conditions generally need to be met or addressed:

- The wellheads must be raised above flood elevations;
- The wells must not significantly draw down the water table in adjacent wetlands;
- Direct impacts to wetlands must be avoided and/or mitigated;
- The wells must not reduce instream flows in nearby streams to the extent that it is detrimental to fish habitat, water quality, competing water users, or other environmental receptors;
- The land within 200 feet of each well must be in the control of the water utility;
- The wells must not draw contaminants from septic systems, landfills, or other potentially contaminated sites; and
- Existing private and public water supply wells cannot be impacted.

Stratified drift aquifer ground water supplies are typically used for larger, regional water needs as opposed to small local or clustered demands. These types of wells tend to produce large flow rates; however, they are also more expensive to develop, maintain, and protect from contamination, making them better suited for large customer bases.

The Water and Wastewater Master Plan reviewed the following alternative ground water supplies: (1) additional withdrawals at the Willimantic River Wellfield, (2) development of the Willimantic River aquifer at Mansfield Depot, (3) development of the Willimantic River aquifer at Eagleville, (4) additional withdrawals at the Fenton River Wellfield, and (5) development of the Fenton River aquifer near Mansfield Hollow Reservoir.

Alternative number 1 was also evaluated as part of the Willimantic River Study completed and published in 2010. The alternative was ruled out as part of the Willimantic River Study because the incremental supply did not make sense in light of the instream flow constraints identified by the study. Alternatives 2 and 3 warrant additional consideration and are revisited below, except that they have been combined in favor of the Mansfield Depot location and a site that is intermediate between Mansfield Depot and Eagleville.

Relative to similar instream flow concerns, Alternative number 4 was one of the least prudent of the five discussed in the master plan. Relocation of a well such as Well A is unlikely to gain back the operational capacity that is needed to bolster margins of safety as the committed water demands are developed because the middle section of the Fenton River at the wellfield is most vulnerable to flow diminution. Instead, the use of Well D is the most appropriate means of restoring operational capacity of the Fenton River Wellfield. Alternative 5 warrants additional consideration and is revisited below.

#### *Willimantic River Aquifer*

The Town of Mansfield has previously indicated that a potential well site exists in the area of Mansfield Depot where Route 44 crosses the Willimantic River. The mapped surficial geology in this area appears to support this assumption. Several successful wellfields have been sited along the Willimantic River, including the Willimantic River Wellfield and the Tolland Water Department Wellfield. Additionally, a large parcel of land is located adjacent to the river near Route 44. The size of the parcel would permit the required 200-foot radius of control.

The USGS drilled a test hole just south of Route 44 in 1963. The hole encountered medium sand down to 34 feet, overlying compact sand and gravel (likely glacial till) from 34 to 51 feet. Bedrock was encountered at a depth of 51 feet. The static water level was only four feet below the ground surface, indicating a saturated thickness of 30 feet.

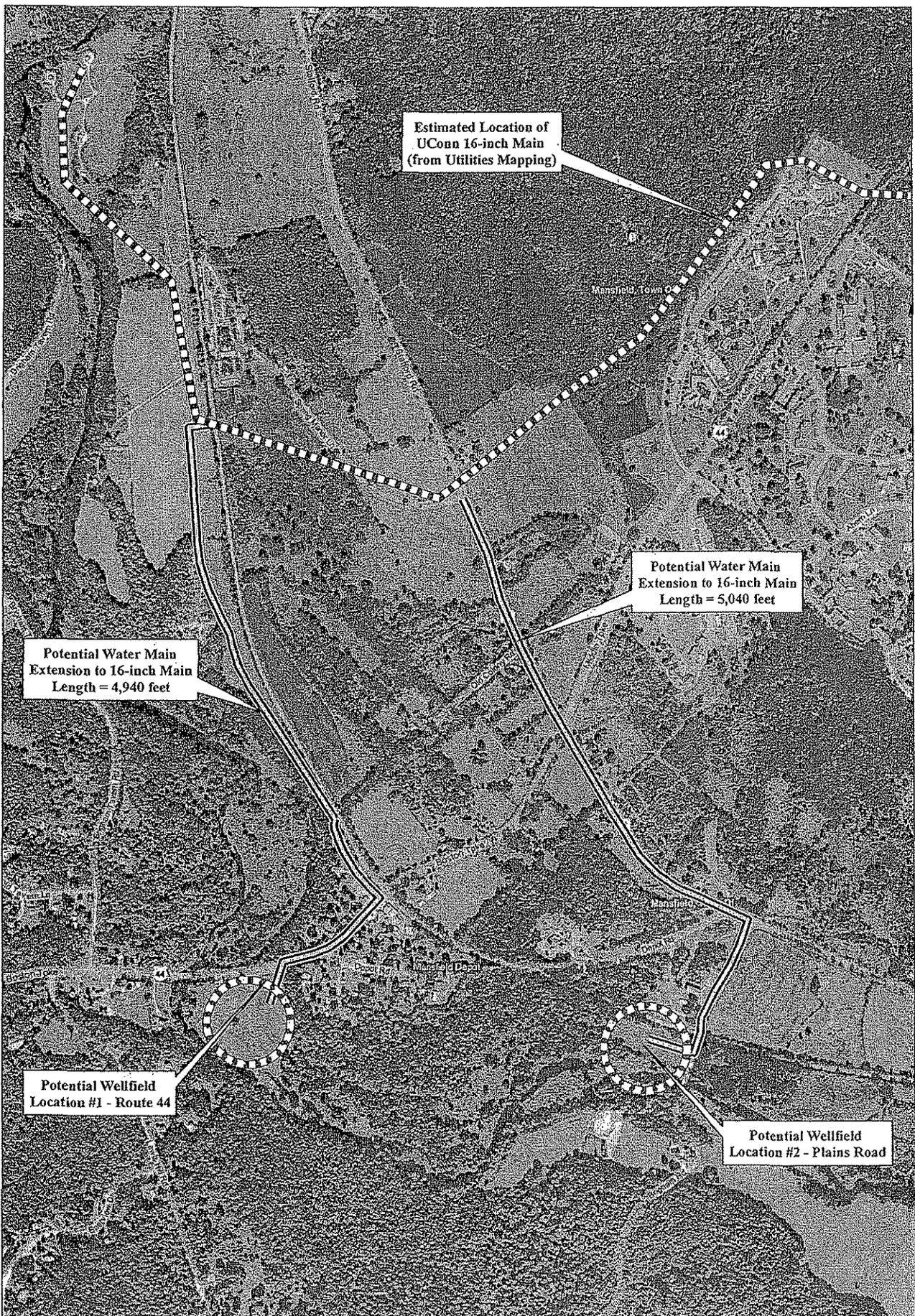
Although high-yield production wells are typically deeper, a saturated thickness of 30 feet would not prohibit development of a well. The surficial material (medium sand) most likely has a high hydraulic conductivity, such that a high well yield would be expected.

Site disturbance and associated direct wetland impact may be issues at the site, as it has not been developed. Although private water supply wells are located nearby, these wells are drilled into bedrock and would not likely be impacted by a stratified drift wellfield. The area is located in the SFHA along the river, such that the development of a new well would require filling to raise the new wellhead above the flood elevation.

Two natural diversity database polygons are located just east of the potential well site. The associated Species of Special Concern are located in upland wooded areas. Development of a well site may require evaluation of habitat impacts. Closed landfills/dumps are located north and southeast of Mansfield Depot, both within one-half mile of the potential well site. Therefore, potential ground water quality problems must be considered if siting a well at this location. Certainly, high-quality ground water may be available at this site, even with the landfills nearby.

To deliver water from the Mansfield Depot area to the University system, 4,900 feet of water transmission main would need to be installed from the new well site to the existing 16-inch main that delivers water from the Willimantic River Wellfield to the system. Refer to Figure 7-4 for a depiction of this potential route.

In the last two years, a nearby location has been discussed as well. Town-owned land is available off Plains Road, further downstream than Route 44. This location is intermediate in location between the original alternatives described in the master plan (the site in Mansfield Depot and the site in Eagleville) and is superior to any sites further downstream due to the increasing distances involved.



<p>Engineering, Landscape Architecture and Environmental Science</p> <p><b>MILONE &amp; MACBROOM<sup>®</sup></b></p> <p>99 Realty Drive Cheshire, Connecticut 06410 (203) 271-1773 Fax: (203) 272-9733 www.miloneandmacbroom.com</p>	<p>Potential Willimantic River Wellfields &amp; Transmission Main Extensions</p> <p>MMI#: 1958-31 MXD: H:\Figure7-4.mxd SOURCE: Microsoft, UConn</p>	<p>LOCATION: Mansfield, CT</p> <p>Map By: SJB Date: 1/7/2011 Scale: 1"=600'</p>	<p>SHEET: Figure 7-4</p>
--	--	---	------------------------------

This potential well site off Plains Road has similar issues as the site located near Route 44. For example, it is located in the SFHA and would require installation of a 5,000-foot water main to deliver water to the existing 16-inch transmission main. However, the Plains Road site is more favorable than the Route 44 site with respect to instream flows, as it is adjacent to the backwater of Eagleville Lake and therefore groundwater withdrawals will minimally impact fish habitats. Although the Depot Campus effluent discharge was historically located at the upstream end of Eagleville Lake, it has been discontinued. Therefore, no water quality concerns are related to sewage effluent.

One benefit of developing new ground water supplies along the Willimantic River is that the water withdrawn from the resource would ultimately be returned to the river via the treated wastewater effluent from the University WPCF. Development of ground water supplies in the Natchaug River basin (described below) would result in a transfer to the Willimantic River basin, although it is recognized that both rivers are part of the Shetucket drainage basin.

#### *Mansfield Hollow Reservoir and Lower Fenton River Aquifer*

The master plan included a planning-level evaluation of stratified drift along the lower Fenton River and Mansfield Hollow Reservoir. The stratified drift aquifers associated with the Fenton River, Mount Hope River, and Natchaug River meet at Mansfield Hollow Reservoir. Including the areas that are inundated by the existing impoundment, the aquifer is 1.5 miles wide and 2.6 miles long where the three rivers meet. According to the Water Resources Bulletin for the Shetucket River Basin (USGS, 1966), the saturated thickness of the aquifer ranges from less than 10 feet at its edges to more than 80 feet south of Echo Lake. Beneath the existing reservoir, the aquifer is approximately 40 feet thick, but the water column above the aquifer is at least 20 feet deep.

There are two blocks of glacial till in the interior of the aquifer, between Echo Lake and the reservoir, where the stratified drift aquifer is absent. The two glacial till blocks significantly limit the location of a wellfield on the west side of the reservoir.

Wetland systems adjacent to Echo Lake would likely limit the development of a wellfield in close proximity, as drawdown of the water table would be expected. Similar low-lying areas with potential wetlands also exist in Mansfield Hollow (on either side of Mansfield Hollow Road); along a watercourse that flows in a southerly direction in the vicinity of the landfill; perpendicular to Bassett Bridge Road; north of Mansfield Hollow Reservoir between the shore and Route 89; and along Bassett Bridge Road near the bridge over the reservoir.

To avoid unacceptable instream flow impacts, a wellfield would need to be distant from the main stems of the Fenton River and Mount Hope River, limiting the locations available to the northwest and northeast of Mansfield Hollow Reservoir. A well located near the lake would be expected to have negligible impacts to instream flows because the lake provides a significant control on ground water base level.

Private wells are located at every residential, institutional, and commercial property in the vicinity of the Mansfield Hollow Reservoir. Some dug wells operate in this area, and these would be susceptible to drawdown caused by pumping of a stratified drift wellfield. An aquifer pumping test would be necessary to evaluate possible dug well impacts in this area. Bedrock wells would not be expected to be susceptible to drawdown.

There are fewer potential environmental impacts and private well impacts east of the Mansfield Hollow Reservoir. However, areas east of the reservoir are likely too remote for development of a wellfield, especially as the distance from Bassett Bridge Road increases. Additionally, construction of a water main through large tracts of undeveloped land is undesirable.

Flood elevation constraints would be an important factor for siting a public water supply near the Mansfield Hollow Reservoir. A new wellfield here would need to be located above the spillway elevation of 257 feet in order to meet the flood elevation criteria. This requirement removes the entire reservoir fringe from consideration.

Natural diversity database polygons are located in the northern and central portions of the Mansfield Hollow Reservoir. The frosted elfin moth is associated with each polygon. Habitat impacts would need to be evaluated if these areas were selected for well development.

The active town landfill and compost area located off Route 89 severely limit the potential for wellfield development northwest of the reservoir near the Fenton River. The closed town landfill off Cemetery Road significantly limits the location of a wellfield on the west side of the Mansfield Hollow Reservoir. The necessary separation between the landfill and a wellfield would depend on the pumping rates of the wells, the natural ground water flow direction, and contaminants (if any) associated with the landfill.

With the limitations discussed above, there are very few potential well sites in the Mansfield Hollow stratified drift aquifer. The following sites are the only potentially feasible choices:

1. North or south of Bassett Bridge Road, 1,500 feet east of Route 195;
2. Immediately east of Route 89 at the intersection with Wormwood Hill Road;
3. Immediately adjacent to Bassett Bridge Road on the east side of the reservoir, above the spillway elevation; and
4. Immediately east of Bassett Bridge Road on the west side of the reservoir, where the road abruptly curves to the north, on a small "island" above the spillway elevation.

Of these four locations, development of a water supply would be difficult at locations 1, 2, or 3 because the parcels are small, and several would need to be acquired to obtain the

physical space and setbacks needed and/or deeded control of the land. Option 4 is contained wholly within the Mansfield Hollow State Park, lending itself to land-use control but requiring permission from the State of Connecticut and the federal government, as well.

In light of the environmental concerns, and without large tracts of available, contiguous land, it is unlikely that development of a community ground water supply in the vicinity of Mansfield Hollow Reservoir or the lower Fenton River would be feasible under the current regulatory climate.

#### 7.2.8 Prioritization of Future Supplies

Well D from the Fenton River Wellfield is already in place and used along with the other Fenton River wells when instream flows in the river are sufficient. Given its immediate availability, Well D is the first logical increment of "new" supply for the University.

The RWF project is scheduled to begin construction in 2011 and be completed in 2012, serving as the second increment of new supply to the University. The project will ensure that margins of safety are as high as possible as committed water demands begin to materialize.

However, the next increment of new supply will need to be in progress as of 2015 in order to ensure that margins of safety remain above 1.15. Of the potential options discussed above, the following should be pursued on parallel tracks:

- Relocation of Fenton Well A
- CWC interconnection
- Windham Water Works interconnection
- New ground water supply along the Willimantic River

A new ground water supply near the lower Fenton River or Mansfield Hollow Reservoir is too distant and has too many associated uncertainties to justify its pursuit.

Discussions with CWC have focused on the provision of 0.5 mgd to the University. The same quantity, 0.5 mgd, is the upper limit of how much water could reasonably be supplied by Windham Water Works (in the short-term only) without a diversion permit modification or treatment plant upgrade. Because these quantities likely exceed the availability associated with a relocated Fenton Well A, they are used here for planning purposes.

Tables 7-15 and 7-16 provide margins of safety for projected monthly and peak day demands in 2030, and Tables 7-17 and 7-18 provide margins of safety for projected monthly and peak day demands in 2060. These projections assume that 0.5 mgd is available as needed, but particularly in late summer and early fall.

As shown on the tables, the additional increment of 0.5 mgd will provide margins of safety above 1.15 for all projected monthly demands. Peak day margins of safety will also be above 1.15 for all projected peak day demands, except occasionally in the month of August when the margin of safety will be above 1.0. The University anticipates that slightly more than 0.5 mgd can be supplied by the new source of supply during these isolated instances, or storage can be used to buffer the peak days.

**TABLE 7-15**  
**Projected Monthly Margins of Safety with Well D, RWF, and Additional 0.5 mgd, 2030**

Month	Current Production (mgd)	Future Committed Demands (mgd)	Associated Unaccounted Water (mgd)	Future RWF Offset (mgd)	Total Future Demand (mgd)	Available Water Supply (mgd)				Margin of Safety
						Willimantic River Wells	Fenton River Wells	Additional Supply	Total	
January	1.18	0.32	0.016	-0.20	1.31	1.48	0.84	--	2.32	1.77
February	1.59	0.45	0.023	-0.20	1.86	1.48	0.84	--	2.32	1.25
March	1.28	0.35	0.018	-0.19	1.46	1.48	0.84	--	2.32	1.59
April	1.53	0.44	0.022	-0.18	1.81	1.48	0.84	--	2.32	1.29
May	1.06	0.24	0.012	-0.34	0.97	1.48	0.84	--	2.32	2.38
June	1.09	0.24	0.012	-0.35	0.99	1.48	0	--	1.48	1.50
July	1.16	0.25	0.012	-0.40	1.02	1.48	0	--	1.48	1.45
August	1.17	0.26	0.013	-0.37	1.08	1.48	0	--	1.48	1.37
September	1.64	0.44	0.022	-0.27	1.84	1.48	0.35	0.5	2.33	1.26
October	1.52	0.42	0.021	-0.23	1.73	1.48	0.35	0.5	2.33	1.35
November	1.34	0.35	0.018	-0.25	1.46	1.48	0.84	--	2.32	1.59
December	1.27	0.33	0.016	-0.25	1.36	1.48	0.84	--	2.32	1.70

**TABLE 7-16**  
**Projected Peak Margins of Safety with Well D, RWF, and Additional 0.5 mgd, 2030**

Month	Current Production (mgd)	Future Committed Demands (mgd)	Future RWF Offset (mgd)	Total Future Demand (mgd)	Available Water Supply (mgd)				Margin of Safety
					Willimantic River Wells	Fenton River Wells	Additional Supply	Total	
January	1.86	0.44	-0.20	2.10	1.97	0.84	--	2.81	1.34
February	2.04	0.63	-0.20	2.46	1.97	0.84	--	2.81	1.14
March	2.23	0.49	-0.19	2.53	1.97	0.84	--	2.81	1.11
April	2.03	0.61	-0.18	2.46	1.97	0.84	--	2.81	1.14
May	1.78	0.33	-0.34	1.77	1.97	0.84	--	2.81	1.59
June	1.90	0.33	-0.35	1.88	1.97	0	0.5	2.47	1.31
July	1.93	0.34	-0.40	1.87	1.97	0	0.5	1.97	1.32
August	2.33	0.36	-0.37	2.33	1.97	0	0.5	2.47	1.06
September	2.12	0.62	-0.27	2.48	1.97	0.35	0.5	2.82	1.14
October	2.02	0.58	-0.23	2.37	1.97	0.35	0.5	2.82	1.19
November	2.16	0.49	-0.25	2.40	1.97	0.84	--	2.81	1.17
December	2.01	0.46	-0.25	2.22	1.97	0.84	--	2.81	1.27

**TABLE 7-17**  
**Projected Monthly Margins of Safety with Well D, RWF, and Additional 0.5 mgd, 2060**

Month	Current Production (mgd)	Future Committed Demands (mgd)	Associated Unaccounted Water (mgd)	Future RWF Offset (mgd)	Total Future Demand (mgd)	Available Water Supply (mgd)				Margin of Safety
						Willimantic River Wells	Fenton River Wells	Additional Supply	Total	
January	1.18	0.34	0.017	-0.20	1.33	1.48	0.84	--	2.32	1.74
February	1.59	0.48	0.024	-0.20	1.89	1.48	0.84	--	2.32	1.23
March	1.28	0.37	0.019	-0.19	1.48	1.48	0.84	--	2.32	1.57
April	1.53	0.46	0.023	-0.18	1.83	1.48	0.84	--	2.32	1.27
May	1.06	0.25	0.012	-0.34	0.99	1.48	0.84	--	2.32	2.35
June	1.09	0.25	0.013	-0.35	1.00	1.48	0	--	1.48	1.47
July	1.16	0.26	0.013	-0.40	1.03	1.48	0	--	1.48	1.43
August	1.17	0.28	0.014	-0.37	1.09	1.48	0	--	1.48	1.35
September	1.64	0.47	0.024	-0.27	1.87	1.48	0.35	0.5	2.33	1.25
October	1.52	0.44	0.022	-0.23	1.75	1.48	0.35	0.5	2.33	1.33
November	1.34	0.37	0.019	-0.25	1.48	1.48	0.84	--	2.32	1.57
December	1.27	0.35	0.017	-0.25	1.38	1.48	0.84	--	2.32	1.68

**TABLE 7-18**  
**Projected Peak Margins of Safety with Well D, RWF, and Additional 0.5 mgd, 2060**

Month	Current Production (mgd)	Future Committed Demands (mgd)	Future RWF Offset (mgd)	Total Future Demand (mgd)	Available Water Supply (mgd)				Margin of Safety
					Willimantic River Wells	Fenton River Wells	Additional Supply	Total	
January	1.86	0.47	-0.20	2.13	1.97	0.84	--	2.81	1.32
February	2.04	0.67	-0.20	2.50	1.97	0.84	--	2.81	1.12
March	2.23	0.52	-0.19	2.56	1.97	0.84	--	2.81	1.10
April	2.03	0.65	-0.18	2.49	1.97	0.84	--	2.81	1.13
May	1.78	0.35	-0.34	1.79	1.97	0.84	--	2.81	1.57
June	1.90	0.35	-0.35	1.90	1.97	0	0.5	2.47	1.30
July	1.93	0.36	-0.40	1.89	1.97	0	0.5	1.97	1.31
August	2.33	0.38	-0.37	2.35	1.97	0	0.5	2.47	1.05
September	2.12	0.66	-0.27	2.51	1.97	0.35	0.5	2.82	1.12
October	2.02	0.62	-0.23	2.41	1.97	0.35	0.5	2.82	1.17
November	2.16	0.52	-0.25	2.43	1.97	0.84	--	2.81	1.16
December	2.01	0.49	-0.25	2.24	1.97	0.84	--	2.81	1.25

As shown on the tables, the additional increment of 0.5 mgd will provide margins of safety above 1.15 for all projected monthly demands. Peak day margins of safety will also be above 1.15 for all projected peak day demands, except occasionally in the month of August when the margin of safety will be above 1.0. The University anticipates that slightly more than 0.5 mgd can be supplied by the new source of supply during these isolated instances, or storage can be used to buffer the peak days.

In summary, the RWF plus an additional source of supply of up to 0.5 mgd is needed to meet all committed future water demands. The RWF will address the earlier components of the committed future water demands from 2012 through 2015, whereas the additional supply will address subsequent components of committed future demands.

### 7.3 SYSTEM IMPROVEMENTS AND MAINTENANCE ACTIVITIES

Source and system improvements have been identified and described in detail throughout this Plan. The improvement schedules summarized in Tables 7-19, 7-20, and 7-21 relate these recommended improvements to the time frame in which they are believed to be necessary. The Short, Intermediate, and Long Term Improvement Schedules correspond to the five, 20, and 50-year planning periods. Cost estimates, financing sources, and the year in which each is anticipated to occur are also listed.

**TABLE 7-19**  
**Short Term Improvement Schedule, 2011 - 2015**

Item	Estimated Cost	Year	Funding Source
Proceed with construction of reclaimed water facility	\$25,000,000	2011-2012	CI
Continue metering of service connections and groups of buildings	\$100,000	2011-2012	OB
Safe yield pumping test of Willimantic River Wellfield	\$25,000	2011-2012	OB
Replace Hillside Road water main	\$200,000	2011-2012	OB
Permitting and design of interconnections with The Connecticut Water Company and/or Windham Water Works	\$500,000	2012-2015	OS & OB
Work with Town of Mansfield regarding other potential water supplies such as new wells along the Willimantic River	\$75,000	2012-2015	OS & OB

**TABLE 7-19 (Continued)**  
**Short Term Improvement Schedule, 2011 - 2015**

Item	Estimated Cost	Year	Funding Source
Investigate feasibility of relocating Fenton Well A	\$75,000	2012-2013	OB
Additional hydraulic model calibration and expansion as needed	\$25,000	2012-2015	OB
System extension and installations for Storrs Center Phase IA	\$150,000	2011-2012	OS
Additional system installations for Storrs Center Phase IB	\$150,000	2012-2013	OS
Extend system into North Campus area	\$250,000	2012-2013	CI
Repair main breaks as needed	\$2,000/yr	As Needed	OB
Repair leaking services as needed	\$2,000/yr	As Needed	OB
Meter testing/calibration/replacement program	\$5,000/yr	Annually	OB
Annual water balance and conservation programs	NA	Annually	OB
Update water supply plan	\$50,000	2015	OB
Begin construction of additional future supply such as interconnection or new wells along the Willimantic River	\$3M to \$7M	2014-2015	OS & CI

Note: Cost estimates are for planning purposes only. Where an estimated cost "NA" is shown, this work is intended to be conducted by in-house staff, or paid for by other departments.

CI = Capital Improvement funds

OB = Operating Budget

OS = Outside Sources

**TABLE 7-20**  
**Intermediate Term Improvement Schedule, 2016 - 2030**

Item	Estimated Cost	Year	Funding Source
Complete construction of additional future supply such as interconnection or new wells along the Willimantic River	\$3M to \$7M	2016	OS & CI
Relocate Fenton Well A if feasible and prudent	\$100,000	2016	OB
More fully interconnect the Depot Campus sub-system with the Main Campus sub-system such that the Fenton River Wellfield could provide water during emergencies	\$700,000	By 2030	CI
Redevelop wells as needed	\$20,000-\$50,000	Various	OB
Repair main breaks as needed	\$2,000/yr	As Needed	OB
Repair leaking services as needed	\$2,000/yr	As Needed	OB
Meter testing/calibration/replacement program	\$5,000/yr	Annually	OB
Annual water balance and conservation programs	NA	Annually	OB
Inspect and maintain storage facilities	\$50,000	Various	OB
Update water supply plan	\$50,000	2022, 2030	OB

**TABLE 7-21**  
**Long Term Improvement Schedule, 2031 - 2060**

Item	Estimated Cost	Year	Funding Source
Redevelop wells as needed	\$20,000-\$50,000	Various	OB
Repair main breaks as needed	\$2,000/yr	As Needed	OB
Repair leaking services as needed	\$2,000/yr	As Needed	OB
Meter testing/calibration/replacement program	\$5,000/yr	Annually	OB
Annual water balance and conservation programs	NA	Annually	OB
Inspect and maintain storage facilities	\$50,000	Various	OB
Update water supply plan	\$50,000	2038, 2046, 2054	OB

**7.4 FINANCING OF PROPOSED IMPROVEMENTS AND PROGRAMS**

Three types of financing are planned for the above improvements. Operating budget expenses such as metering, meter testing, main breaks, and routine repairs are paid from the annual budget of the Facilities Department. Revenue from water rates is the main contributor to this budget.

Capital improvement funds are necessary for significant projects like the RWF, which otherwise could not be constructed using funds from annual budgets and water ratepayers. Capital improvement funds may also be used for interconnections, depending on the contributions of other parties. The Connecticut Water Company will likely contribute a significant percentage of the total funds needed for an interconnection from its Western System, whereas Windham Water Works would contribute little if anything toward an interconnection with the University.

The Connecticut Water Company is an example of the third category of funding. Outside sources will be necessary for some of the projects listed in the improvement tables, such as the Storrs Center water system infrastructure. Without these outside sources, some of the University's projects would be difficult to fund using annual budgets and State funds.

Excerpts from  
**UNIVERSITY OF CONNECTICUT  
WATER CONSERVATION PLAN**

MAY 2011

MMI #1958-31

*Prepared for:*



University of Connecticut  
Facilities Management – Operations  
25 Ledoyt Road, Unit 3252  
Storrs, Connecticut 06269-3252  
(860) 486-0041

*Prepared by:*

Milone & MacBroom, Inc.  
99 Realty Drive  
Cheshire, Connecticut 06410  
(203) 271-1773  
[www.miloneandmacbroom.com](http://www.miloneandmacbroom.com)

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## **1.0 BACKGROUND AND PURPOSE**

### **1.1 GENERAL**

This Water Conservation Plan has been prepared for the University of Connecticut ("University") to promote long term water conservation and to ensure an adequate supply of water to meet essential needs.

This Plan has been prepared in accordance with existing statutes and regulations currently in effect. The State guidelines for water conservation planning, prepared by the Connecticut Department of Public Health (DPH), Department of Public Utility Control (DPUC), Department of Environmental Protection (DEP), the Office of Policy and Management (OPM), and Office of Consumer Counsel (December 1990) have also been consulted and utilized, where appropriate. These guidelines, as well as "Conserving Water - Plan On It" (1987), have been used in the preparation of this plan.

### **1.2 REGULATORY OVERVIEW**

Although the University is not considered a "water company" as set forth in Connecticut General Statute (CGS) Section 25-32a, the University views its Water Supply Plan as an integral device in planning for a safe and adequate water supply system through the foreseeable future. Thus, the University's Water Supply Plan addresses (when possible) the requirements of CGS Section 25-32d and the University distributes the plan to reviewing agencies and interested parties for review and comment.

Section 19-13-B102(s) of the Connecticut Public Health Code requires conservation practices, including a program to reduce the amount of water that cannot be accounted for. This plan is consistent with the Public Health Code requirements.

The University developed its initial Water Conservation Plan in 2000 as part of the revisions to its 1999 Water Supply Plan. That initial plan was revised in 2001 and again in 2004 concurrent with the previous Water Supply Plan update. This plan is a revision and update of the 2004 Water Conservation Plan.

### 1.3 GOALS & OBJECTIVES

It is the objective of the State of Connecticut and of the University in developing this plan to manage and conserve the University's water resources through the following goals and policies:

- To make water resource conservation a priority in policy setting and in practice;
- To conserve water resources through technology, methods, and procedures designed to promote efficient use of water and to eliminate the waste of water;
- To balance competing and conflicting needs for water equitably at a reasonable cost to all;
- To reduce or eliminate the waste of water through water supply management practices; and
- To prevent contamination of water supply sources or reduction in the availability of future water supplies.

These goals and objectives are reflected in the strategies and practices set forth in this document.

### 1.4 OVERVIEW OF THE SYSTEM

Table 1-1 is a system fact sheet for the University water supply system.

**TABLE 1-1  
System Fact Sheet**

Are you currently under agency order or consent agreement? If yes, describe No

Number of service connections: 330 Estimated population in service area<sup>1</sup>: 15,000

Number of new service connections added over the last year: <5

Annual demand: 470.8 MG (2010) Annual average day demand: 1.29 mgd (2010)

Max. month average day demand: 1.64 mgd (9/2010) Max. one day (peak) demand: 2.23 mgd (3/2010)

Max. month-to-average-day ratio: 1.27 (2010) Peak day-to-average-day ratio: 1.72 (2010)

System safe yield and available supply or treatment capacity: Varies by month; treatment capacity exceeds supply

Estimate non-metered water for each of the last five years:

	Year: '07-'09	Year: 2006	Year: 2005	Year: 2004	Year: 2003
Non-Metered:	194,146 gpd	N/A	N/A	N/A	N/A
Percentage:	15%	N/A	N/A	N/A	N/A

2007-2009	On Campus Res.	On Campus Non-Res.	Off-Campus Res. Homes	Off-Campus Res. Complex	Off-Campus Com.	Off-Campus Inst.	Non-metered	Total
Average day demand (gpd)	413,143	484,732	15,646	47,273	30,575	78,005	194,146	1,263,520
% of total water use	33%	38%	1%	4%	2%	6%	15%	100% <sup>2</sup>
No. of service connections	17	170	115	7	17	4	N/A	330
No. of connections metered	17	45	98	7	15	4	N/A	186

1. Estimated service population including resident, non-transient, and transient classifications.
2. Totals do not sum to 100% exactly due to rounding.

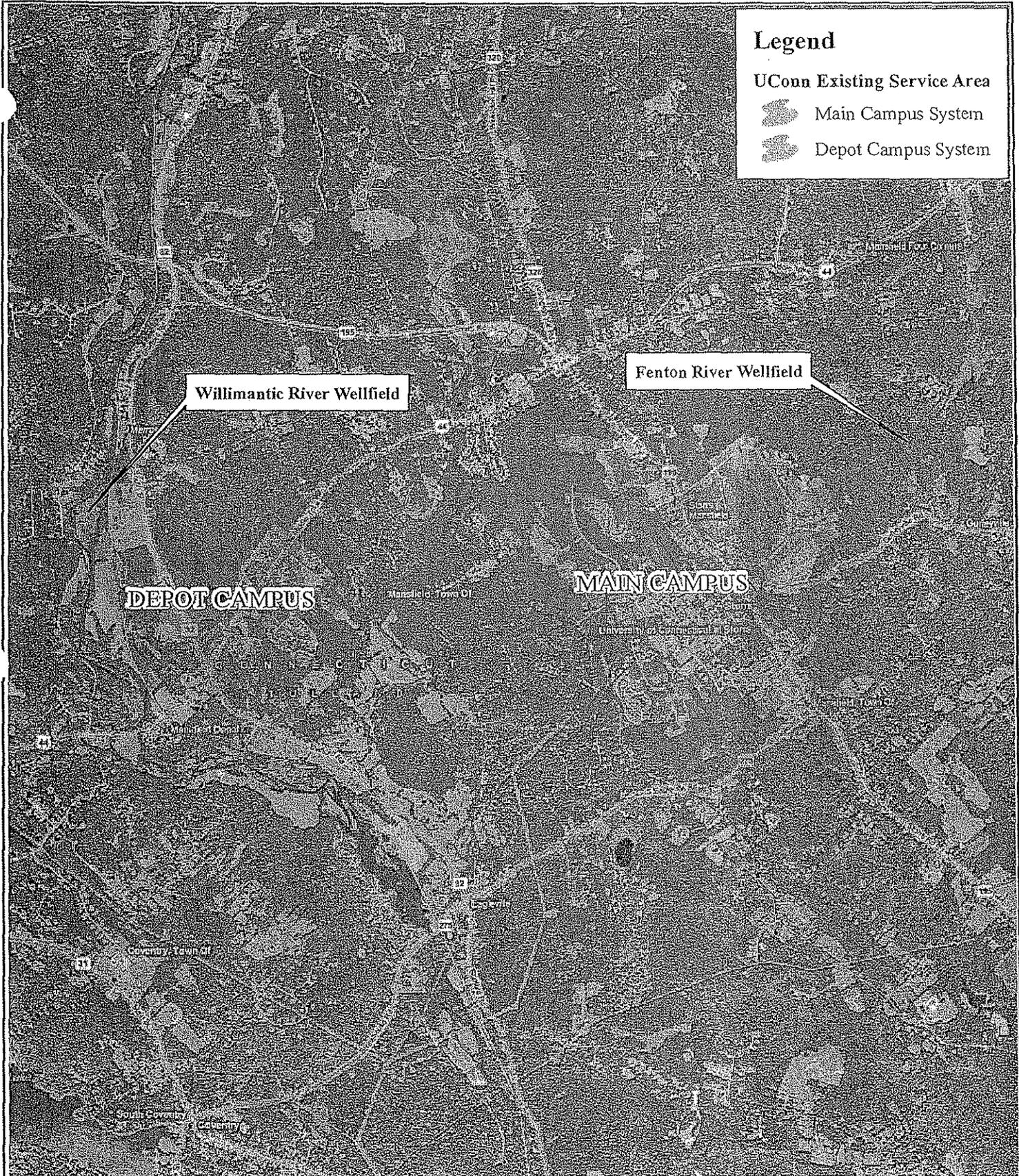
Water is supplied to the University system from eight wells located in two wellfields (Wells A, B, C, and D in the Fenton River Wellfield and Wells 1, 2, 3, and 4 in the Willimantic River Wellfield). Refer to Figure 1-1 for the locations of key system features. Figure 1-2 presents a schematic plan of the system.

### Legend

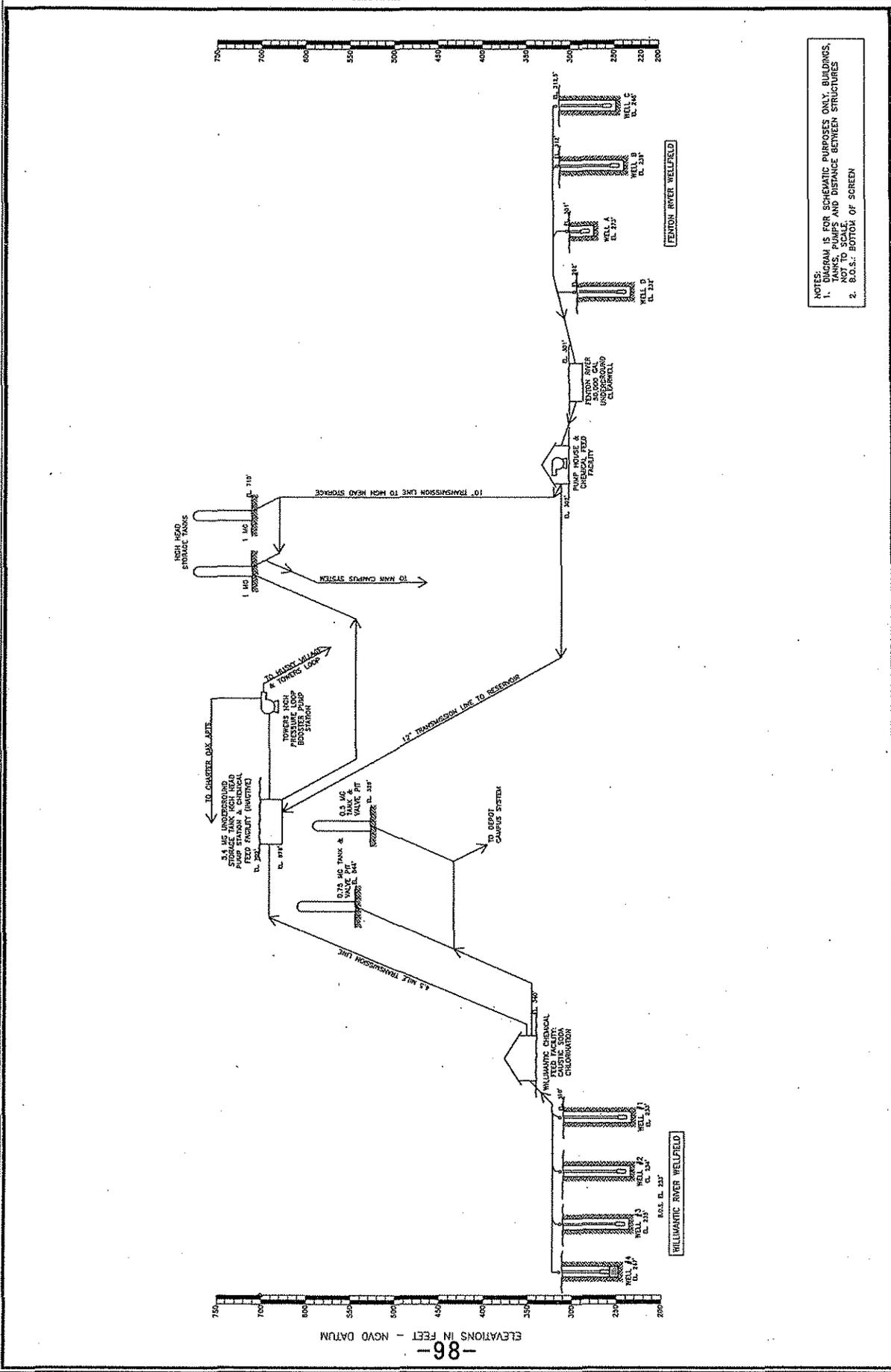
UConn Existing Service Area

 Main Campus System

 Depot Campus System



<p>Engineering, Landscape Architecture and Environmental Science</p> <p><b>MILONE &amp; MACBROOM®</b></p>	<p>University Water System</p>	<p>LOCATION: Mansfield, CT</p>	
<p>99 Realty Drive Cheshire, Connecticut 06410 (203) 271-1773 Fax: (203) 272-9733 www.miloneandmacbroom.com</p>		<p>MMI#: 1958-31 MXD: H:\Figure1-1.mxd SOURCE: Microsoft</p>	<p>Map By: SJB Date: 1/7/2011 Scale: 1"=3,500'</p>



**NOTES:**  
 1. DIAGRAM IS FOR SCHEMATIC PURPOSES ONLY. BUILDINGS, TANKS, PUMPS AND DISTANCE BETWEEN STRUCTURES NOT TO SCALE.  
 2. SEE SECTION OF SCREEN

**Fig. 3-1**

Other water system components include five distribution storage tanks, one transmission storage tank, four booster pumping stations, three treatment facilities, and 23 miles of water transmission and distribution mains. The University has no interconnections with outside water utilities, although the Main Campus System and the Depot Campus system are considered interconnected with one another for regulatory purposes.

## 1.5 EVALUATION OF PRESENT AND FUTURE WATER DEMANDS

Based on an examination of consumption data, the breakdown of water use by user category for the last three years was presented in Table 1-1. The average daily water production from the wells was 1,263,520 gpd in for the period 2007 to 2009. On-campus demands accounted for 71% of the overall usage during this period, with 15% of demands (including unmetered users and lost water) remaining unmetered.

Future water demands have been estimated in the Water Supply Plan. The University has committed to service an additional 357,700 gpd to proposed developments on its campus (North Campus and Depot Campus) and developments adjacent to its system in Mansfield (Storrs Center and North Eagleville Road / King Hill Road). Out of these demands, 106,555 gpd will be realized by 2015, and 340,100 gpd will be realized by 2030.

The above demands do not account for seasonality or peaking factors. Any future water consumption near the University will exhibit seasonality similar to that already experienced by the University's water system. These water use patterns essentially require a monthly basis for analysis.

Table 1-2 presents a summary of recent and projected monthly water demands. The 20-year and 50-year planning periods are excluded from this discussion as this document will be updated again before such planning periods are realized. The projections suggest that monthly water demands will average around 1.7 mgd in February, April, September,

and October, with a noticeable drop-off in demand for the remaining months. These peaks equate to the return of students (February and September) from semester break as well as higher water needs at the Central Utility Plant (CUP). The September and October months are also two of the months when available supply is restricted due to environmental concerns.

**TABLE 1-2**  
**Projected Monthly Water Demands, 2015**

Month	Maximum Monthly Production, 2008-2010* (mgd)	New Committed Water Demand by 2015 (0.11 mgd average)	Additional 5% as Unaccounted Water Associated with New Water Demand (mgd)	Total Water Demand by 2015 (mgd)
January	1.18	0.10	0.005	1.29
February	1.59	0.15	0.007	1.75
March	1.28	0.12	0.006	1.40
April	1.53	0.14	0.007	1.68
May	1.06	0.08	0.004	1.14
June	1.09	0.08	0.004	1.17
July	1.16	0.08	0.004	1.25
August	1.17	0.09	0.004	1.26
September	1.64	0.14	0.007	1.79
October	1.52	0.14	0.007	1.66
November	1.34	0.11	0.005	1.46
December	1.27	0.10	0.005	1.38

*\*Includes current non-metered and unaccounted water demands; these are projected to remain stable although the University will continue to work toward more comprehensive metering.*

## 1.6 SYSTEM MARGIN OF SAFETY

Table 1-3 presents the margins of safety under existing conditions and for the 5-year planning horizon with existing supplies. Margins of safety would drop below 1.15 for average day demands in the months of September and October within the 5-year planning period. However, the availability of Well D in September and October along with the construction of the proposed Reclaimed Water Facility (RWF) will ensure that margins of safety will remain above 1.15.

**TABLE 1-3**  
**Current Demands and 2015 Margins of Safety for Monthly Average Day Demands**

Month	Current Water Demand (mgd)	2015 Water Demand (mgd) with RFW Offset	Margin of Safety with Well D and RWF Available
January	1.18	1.09	2.14
February	1.59	1.54	1.50
March	1.28	1.21	1.92
April	1.53	1.50	1.55
May	1.06	0.81	2.88
June	1.09	0.82	1.81
July	1.16	0.84	1.75
August	1.17	0.89	1.66
September	1.64	1.53	1.20
October	1.52	1.43	1.28
November	1.34	1.21	1.92
December	1.27	1.13	2.06

However, even with the Reclaimed Water Facility, the margin of safety on peak days will drop below 1.15 in August and September and below 1.0 in August by 2015 as summarized in Table 1-4. However, the University will be able to handle peak days through water in its storage facilities (7.6 MG of useable storage), or by pumping the Willimantic River Wellfield for greater than 18 hours per day.

**TABLE 1-4**  
**Projected Peak Day Margins of Safety, 2015**

Month	Projected Water Demand (mgd)	Margin of Safety with Well D and RWF Available
January	2.00	1.56
February	2.24	1.38
March	2.39	1.28
April	2.23	1.37
May	1.89	1.81
June	2.01	1.19
July	2.04	1.20
August	2.45	0.95
September	2.32	1.13
October	2.21	1.17
November	2.32	1.36
December	2.16	1.47

The University understands that operating below a margin of safety of 1.15 is not an ideal operating scenario, particularly in regards to operating wells for periods longer than 18-hours per day. As such, the Water Supply Plan evaluates several alternative sources of supply.

Excerpts from

**UNIVERSITY OF CONNECTICUT  
WELLFIELD MANAGEMENT PLAN**

MAY 2011

MMI #1958-31

*Prepared for:*



University of Connecticut  
Facilities Management – Operations  
25 Ledoyt Road, Unit 3252  
Storrs, Connecticut 06269-3252  
(860) 486-0041

*Prepared by:*

Milone & MacBroom, Inc.  
99 Realty Drive  
Cheshire, Connecticut 06410  
(203) 271-1773  
[www.miloneandmacbroom.com](http://www.miloneandmacbroom.com)

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**SECTION 1.0  
INTRODUCTION**

---

## 1.0 INTRODUCTION

### 1.1 BACKGROUND

The University of Connecticut (the University) withdraws water from two stratified drift wellfields in the town of Mansfield, Connecticut. These are known as the Fenton River Wellfield located to the east of campus along the Fenton River, and the Willimantic River Wellfield located to the west of campus along the Willimantic River. The four Fenton River wells are registered with the Connecticut Department of Environmental Protection (DEP) for a maximum withdrawal rate of 0.8443 million gallons per day (mgd). The four Willimantic River Wellfield wells are registered with the DEP for a maximum withdrawal rate of 2.3077 mgd. Both wellfields are integral sources of supply for the University of Connecticut, which also provides water to portions of the town of Mansfield.

As a result of ongoing concern about the environmental impacts of withdrawing water from the Fenton River Wellfield and in conjunction with the Environmental Impact Evaluation of the North Campus Master Plan, the Fenton River and its stratified drift aquifer have been extensively studied. The University's "Fenton River Study" was published in March 2006 with the formal name *Long-Term Impact Analysis of the University of Connecticut's Fenton River Water Supply Wells on the Habitat of the Fenton River*. The study was conducted to determine whether and how water withdrawals from the Fenton River Wellfield affect the fisheries habitat of the Fenton River adjacent to the wellfield.

The Fenton River Study found that fisheries habitat became perceptibly reduced when the upstream flow in the Fenton River was flowing at less than 7.0 cubic feet per second (cfs) and the Fenton River Wellfield was operating. The amount of available habitat became significantly reduced by the pumping of the wellfield when the upstream flow was at 3.0 cfs. Thus, the primary recommendation of the Fenton River Study was to institute a series of successive reductions in the daily volume of pumping when the upstream flow in the

Fenton River dropped from 6.0 cfs to 3.0 cfs, with the wellfield being shut down when upstream flows dropped below 3.0 cfs.

With a better understanding of the aquifer processes in the Fenton River and the impacts of ground water withdrawals, attention then turned to the Willimantic River aquifer and associated wellfield. The University's "Willimantic River Study" was published in June 2010 with the formal name *Report of the Willimantic River Study: An Analysis of the Impact of the University of Connecticut Water Supply Wells on the Fisheries Habitat of the Willimantic River*. Similar to the Fenton River Study, the Willimantic River Study was conducted to determine whether and how water withdrawals from the Willimantic River Wellfield affect the fisheries habitat of the Willimantic River adjacent to the wellfield.

The Willimantic River Study found that the amount of available fisheries habitat in the Willimantic River is much greater than that in the Fenton River. For this reason, and the fact that the Willimantic River Wellfield is the University's only remaining source of supply after the Fenton River is shut off during low-flow periods, the Willimantic River Study recommended a progression of voluntary and mandatory water conservation measures as upstream flows in the Willimantic River dropped from approximately 19 cfs to approximately 8.0 cfs. The ability of the University to enact these water conservation measures was tested immediately following the completion of the study, as dry conditions prevailed in summer 2010 and low river flows occurred.

One of the primary recommendations of the Willimantic River Study was to develop the subject comprehensive Wellfield Management Plan to conjunctively manage the University's water supplies at the Fenton River Wellfield and the Willimantic River Wellfield. This plan would then enable the University to formally incorporate the results of the Fenton River Study and the Willimantic River Study into its various plans and procedures for operating the University water system.

## 1.2 PURPOSE

As discussed above, the primary purpose of this document (the University's initial *Wellfield Management Plan*) is to allow the University to formally incorporate the results of the Fenton River Study and the Willimantic River Study into the overall management of the University's water system. This document includes a review of both the Fenton River Study and the Willimantic River Study, a review of system operational history, and protocols for operating both wellfields throughout the year. As suggested by the Willimantic River Study, this document further includes:

- A determination for how the University will monitor USGS-measured upstream discharges at each wellfield and correlate pumping rates to the habitat threshold triggers determined in both the Fenton River Study and the Willimantic River Study.
- A formal update to the Drought Response Plan, including response timing and recovery guidelines.
- Recommendations for limited use of the Fenton Well D when the Fenton River Wellfield would otherwise be shut down. This may allow for brief decreases in pumping at the Willimantic River Wellfield to provide short periods of relief to the fish species in the Willimantic River, while also restoring the system margin of safety.

## 1.3 RELATIONSHIP TO WATER AND WASTEWATER MASTER PLAN

On September 26, 2005, the Connecticut Department of Public Health issued a consent order to the University of Connecticut to address what it characterized as deficiencies in the operation and management of its water supply system. As part of the consent order, the University agreed to develop a Water System Master Plan to identify and evaluate viable options for meeting the University's future drinking water needs. Additionally, the University voluntarily expanded this charge to include evaluation of its wastewater collection and treatment needs as well.

The Water and Wastewater Master Plan was published in June 2007. The document was designed to convey an understanding of the extent and condition of water and wastewater infrastructure owned and operated by the University of Connecticut; evaluate the capacity of the system to meet current and future water demands and wastewater treatment needs; estimate the value of water and wastewater assets owned by the University; assess management and ownership options for the water and wastewater systems; and develop recommendations relative to future management and operation of the water and wastewater systems.

Most of the recommendations of the Water and Wastewater Master Plan are more directly applicable to the Individual Water Supply Plan than to this Wellfield Management Plan. With regard to the two wellfields, the Water and Wastewater Master Plan recommended the following:

- Perform, as planned, the Willimantic River Study (completed in 2010);
- Continue to operate the Fenton River as outlined in the Fenton River Study (ongoing);
- Relocate Fenton Well A further from the river but within the distance available [250 feet] for a diversion permit exemption (pending additional study); and
- Provide emergency power to Well #2 and Well #4 at the Willimantic River Wellfield (completed in 2011).

As this document recommends a monthly-based operating strategy derived from the current understanding of the characteristics of the two wellfields and the associated rivers, this Wellfield Management Plan supersedes the hypothetical operating scenarios presented in the Water and Wastewater Master Plan.

#### **1.4 RELATIONSHIP TO OTHER WATER SYSTEM PLANNING DOCUMENTS**

This Wellfield Management Plan presents a review of historical operational procedures as well as a review of the recent environmental studies that presented recommendations for reducing or curtailing withdrawals during periods of low streamflow. In addition, this plan provides guidelines for the incorporation of wellfield management procedures into a variety of other University documents, including the Water Supply Plan, the draft Drought Response Plan, the Emergency Contingency Plan, and the Water Conservation Plan. As such, a large portion of this initial Wellfield Management Plan provides background information above and beyond the scope of a typical operational reference document. It is envisioned that future versions of this Wellfield Management Plan will be more streamlined to be used as operational reference guides.

##### **1.4.1 Relationship to the Individual Water Supply Plan**

Whereas the Individual Water Supply Plan is the University's comprehensive water system planning document, this Wellfield Management Plan is intended toward incorporating the operational recommendations of the two recent environmental studies into a comprehensive operations document. As such, this document is designed to be included as part of the Water Supply Plan but can also serve as a stand-alone document.

The monthly margin of safety projections prepared for the Water Supply Plan are influenced by the recommendations of this Wellfield Management Plan, particularly regarding the proposed operation of Well D during low-flow periods. It is envisioned that the University may choose to update or amend the Wellfield Management Plan concurrent with the Water Supply Plan in the future.

#### 1.4.2 Relationship to the Drought Response Plan

Several months prior to the extreme dry period in 2007, the University prepared a draft "Drought Response Plan" to augment to the pre-existing Emergency Contingency Plan. A copy of this plan (revised through August 22, 2008) is included in Appendix A. Designed to serve as a set of protocols more than as a plan document, the Drought Response Plan establishes trigger levels, describes responses, lists conservation measures, and describes recovery from "emergency." The levels of response in the plan are denoted as follows:

- Stage IA – Water Conservation Alert
- Stage IB – Water Supply/Drought Advisory
- Stage II – Water Supply/Drought Watch
- Stage III – Water Supply/Drought Warning
- Stage IV – Water Supply/Drought Emergency

The University's protocols begin with an Alert stage, which is not specifically called for in the Connecticut Drought Preparedness and Response Plan published in August 2003. However, the terms Advisory, Watch, Warning, and Emergency are consistent with the Connecticut Drought Preparedness and Response Plan.

The University's draft Drought Response Plan links the projected available supply (including the available supply from the Fenton River Wellfield in accordance with the recommendations of the Fenton River Study) and High Head Reservoir levels to the trigger levels. An itemized list of response protocols was presented in the plan for each of the stages listed above to enable the University to respond according to each particular trigger level.

The Connecticut DPH reviewed the draft Drought Response Plan and offered the following comments by memorandum on September 9, 2008. Considerations related to

these comments have been incorporated, where appropriate, into the Emergency Contingency Plan and this Wellfield Management Plan:

- *Initial Trigger Level:* Issue Stage IA when the flow in the Fenton River reaches 4.0 or 5.0 cfs instead of 3.0 cfs to allow additional time to prepare for implementing conservation measures.
- *Source-Based Trigger Levels:* It may be more appropriate to base trigger levels for Stage IB, Stage II, Stage III, and Stage IV on groundwater levels rather than levels in the High Head storage facility.
- *Water Audits:* Water audits of the system's largest users should be performed when demand reductions are not met at each response stage. Such water audits should be part of the water system's normal business practice.
- *System Recovery:* Recovery triggers should be based on groundwater levels and streamflows in addition to the High Head storage facility levels.
- *Term Clarification:* Clarification was recommended for what constitutes a projected available supply being "significantly less" than projected water usage, and what constitutes an "overall decrease in tank storage." These statements could be quantified in units or percentages.
- *Emergency Sources:* The plan should identify all potential sources of water supply within a reasonable proximity to its distribution system that could potentially be tapped during a Stage IV emergency. This would necessitate an emergency order that is unlike the one outlined in prior stages, would require water boiling and possibly other public health precautions contingent on the quality of the emergency source.

The draft Drought Response Plan was considered during the Willimantic River Study to correlate its protocols to those recommended when the Willimantic River falls below the threshold streamflow triggers outlined in its environmental study. The protocols suggested in the Willimantic River study report were then followed during the dry summer of 2010.

This Wellfield Management Plan fully incorporates the University's Drought Response Plan. Because a dry spell or moderate drought is not necessarily a water supply emergency and therefore should not always be treated as such, this Wellfield Management Plan instead uses the guidelines from the two river studies to revise the five stages of water conservation triggers.

#### **1.4.3 Relationship to the Emergency Contingency Plan**

The purpose of the Emergency Contingency Plan is to outline protocols to follow when actual emergencies occur, such as failing wells, water main breaks, tank levels falling rapidly, contamination of water, or other disasters. It is understood that such events can curtail the University's ability to provide potable water, which may result in a threat to public health.

This Wellfield Management Plan does not consider the impact of such emergencies, but rather considers day-to-day operation of the wellfields under normal operating conditions and during periods of low river flows when wellfield operation could cause adverse environmental stress to the habitat of the rivers adjacent to each wellfield. Seasonal low streamflows are not considered an emergency situation for the University, but instead a situation that advises conservation and results in the utilization of response protocols.

On the other hand, it is understood that a sustained drought such as the drought of record in the 1960s could result in low groundwater levels that could in turn cause wells to go dry. This situation would be considered an emergency.

Currently, the draft Drought Response Plan offers reasonable response protocols for instituting water conservation measures when available supply is limited due to declines in available storage. These response protocols have been folded into the Emergency Contingency Plan as appropriate for the Water Supply Plan. Low groundwater levels were also added to the Emergency Contingency Plan as this scenario would represent an

emergency situation. These modifications were necessary to provide a clear, workable set of emergency response protocols for the University and differentiate emergency response from typical drought response for the majority of low-flow events.

#### 1.4.4 Relationship to the Water Conservation Plan

The purpose of the Water Conservation Plan is to describe *how* to accomplish University-wide water conservation measures both in the long-term and in the short-term when triggered by the Drought Response Plan, the Emergency Contingency Plan, or this Wellfield Management Plan. The protocols for water conservation are similar between the three documents, although the timing of water conservation initiatives may need to be expedited during emergency situations.

PAGE  
BREAK



**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Town Manager *MWH*  
**CC:** Maria Capriola, Assistant to Town Manager; Mary Stanton, Town Clerk  
**Date:** March 28, 2011  
**Re:** Historic Documents Preservation Grant

---

**Subject Matter/Background**

Attached please find an application in the amount of \$6,000.00 to the state's Historic Documents Preservation Grant Program. As explained in the application, the grant funds would be used to hire Peter Bartucca of Document Management Consultants to assist with the continued implementation of the records management plan for the town and completion of a record inventory.

The state funds the grant program via a specific \$3.00 filing fee charged with the filing of land records, in which the town retains \$1.00 and remits the \$2.00 balance to the state. The State Library's Office of the Public Records Administrator oversees the fund and coordinates the grant program for Connecticut municipalities.

**Financial Impact**

The grant program does not require a local "match" or contribution from the town.

**Recommendation**

Staff recommends that the Council authorize the Town Manager to submit the grant application on behalf of the town. If the Town Council supports this recommendation, the following resolution is in order:

*Resolved, effective March 28, 2011, that Matthew W. Hart, Mansfield Town Manager, is empowered to execute and deliver in the name and on behalf of this municipality a contract with the Connecticut State Library for a Historic Documents Preservation Grant.*

**Attachments**

- 1) Proposed Grant Application

**APPLICATION**  
**TARGETED GRANT FY 2012**  
 Historic Documents Preservation Program  
 Connecticut Municipalities  
 GP-001 (rev. 12/10)



STATE OF CONNECTICUT  
 Connecticut State Library  
 PUBLIC RECORDS ADMINISTRATOR  
 231 Capitol Ave., Hartford, CT 06106

*This form may be completed and printed for submission at [www.cslib.org/publicrecords/histdoc/grantforms.htm](http://www.cslib.org/publicrecords/histdoc/grantforms.htm).*

<b>Name of Municipality:</b>	<b>Town of Mansfield</b>		
<b>Name of Municipal CEO:</b>	<b>Matthew W. Hart</b>	<b>Title:</b>	<b>Town Manager</b>
<b>Phone with Area Code:</b>	860-429-3306	<b>FAX:</b>	860-429-6863
<b>Email:</b>	hartmw@mansfieldct.org		
<b>Name of Town Clerk:</b>	<b>Mary Stanton</b>	<b>Title:</b>	<b>Town Clerk</b>
<b>Phone with Area Code:</b>	860-429-3303	<b>FAX:</b>	860-429-7785
<b>Email:</b>	stantonml@mansfieldct.org	<b>Check if Designated Applicant:</b>	<input type="checkbox"/>
<b>TC Mailing Address:</b>	4 South Eagleville Road, Mansfield, CT 06268		
<b>MCEO Address if Different:</b>			

**Grant Application Deadline:**  Cycle 1: April 30, 2011  Cycle 2: September 30, 2011

**Grant Contract Period:** The contract period begins after July 1, 2011 AND receipt of the fully executed contract. Grant projects must be completed and funds expended by June 30, 2012.

**Maximum Grant Allowed:**

\$3,500	Small Municipality	Population less than 25,000
\$6,000	Medium Municipality	Population between 25,000 and 99,999
\$9,000	Large Municipality	Population of 100,000 or greater

**Amount Requested:** \$ 6,000.00

**Grant Category(ies):**

<input checked="" type="checkbox"/> Inventory and Planning	<input checked="" type="checkbox"/> Organization and Indexing
<input type="checkbox"/> Program Development	<input type="checkbox"/> Storage and Facilities
<input type="checkbox"/> Preservation/Conservation	

Budget Summary	Grant Funds (A)	Local Funds (B)	Total Funds (A+B)
<b>1. Consultants/Vendors</b> (Total cost for all consultants and vendors)	\$ 5800.00	\$	\$ 5800.00
<b>2. Equipment</b> (Total cost for eligible items, i.e. shelving)	\$	\$	\$
<b>3. Supplies</b> (Total cost for eligible items, i.e. archival supplies)	\$ 200.00	\$	\$ 200.00
<b>4. Town Personnel Costs</b> (Total cost for all town personnel)	<sup>1</sup> \$	<sup>2</sup> \$	\$
<b>5. Other</b> (Please specify on a separate sheet)	\$	\$	\$
<b>6. TOTAL</b>	\$ 6000.00	\$	\$ 6000.00

<sup>1</sup> Base pay only for personnel hired directly by the municipality. Personnel costs for vendors should be listed under Consultants/Vendors.  
<sup>2</sup> Personnel taxes and benefits must be paid by the municipality if grant funds used for base pay.

**Narrative**

Answer the following four questions on a separate page, numbering each answer to correspond with the question. If applying for more than one project, be sure to include information on each project. A vendor's proposal or prepared text may not be used in place of the applicant's own words.

1. **Describe the project(s).** Identify the specific records involved (including type of records, volume numbers and dates), what will be done, and why.
2. **Identify the vendors and/or town personnel.** Include their assigned duties and the timeframe for completing the work.
3. **Describe what the municipality hopes to accomplish with the grant.** Indicate how the project(s) will impact the records, the office and the municipality.
4. **Provide a detailed budget.** For each Budget Summary line item (*Consultants/Vendors, Equipment, Supplies, and Town Personnel Costs*), list the detailed expenses that make up that line item. Split the costs between grant and local funds, if applicable. For any *Town Personnel Costs*, include the job title, hourly rate, and total number of working hours for each individual.

**Note:** If applying for only one project and using only one vendor, you may omit the detailed budget provided that the expenses are clearly indicated on the enclosed vendor proposal.

**Supporting Documentation**

Enclose copies of supporting documentation. For consultants/vendors, provide a copy of the proposal or quote. For direct purchases of equipment or supplies, provide a copy of the product information/pricing.

**Designation of Town Clerk as Applicant**

This section to be completed only if the MCEO wishes to designate the Town Clerk to make the application for the grant.

I hereby designate, \_\_\_\_\_, the Town Clerk, as the agent for making the above application.

\_\_\_\_\_  
Signature of MCEO

\_\_\_\_\_  
Date

\_\_\_\_\_  
Typed Name and Title of MCEO

**Certification of Application**

This section must be signed by the applicant.

If the Town Clerk has been designated above, the Town Clerk must sign. If the Town Clerk is not designated, the MCEO must sign.

I hereby certify that the statements contained in this application are true and that all eligibility requirements as outlined in the *FY 2012 Targeted Grant Guidelines* have been met.

\_\_\_\_\_  
Signature of Applicant (MCEO or Town Clerk if Designated)

\_\_\_\_\_  
Date (must be same as or later than above date)

Matthew W. Hart, Mansfield Town Manager

Typed Name and Title of Applicant

**For State Library Use Only**

Grant Disposition:  Approved  Denied

Grant Award: \$ \_\_\_\_\_

Grant Number: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

\_\_\_\_\_  
Signature of Public Records Administrator

\_\_\_\_\_  
Date

Town of Mansfield  
Narrative Description FY 2012

1. The Town of Mansfield has undertaken a multi-year project to review, organize and inventory its records. The body of documents currently being addressed are the records related to capital projects. This project will be about 80% complete by the end of the FY2011 grant period. As we started to collect the relevant materials we discovered numerous sub-groupings of capital project material which needed to be reviewed and organized. We are requesting funding from the FY2012 Historic Documents Preservation Grant Program to continue this work. The sorted capital project documents will need to be further reviewed, disposal authorizations requested, and various finding aids developed. Additionally in order to facilitate the filing and retrieval of documents we are planning to create an inventory of all material stored in the vault and refine our process for a continuing review of the materials. Disposal of obsolete material is essential to the maintenance of manageable and current files. A final step, as this project draws to a close, will be a complete review and updating of the Town's Records Management Plan. Changes have been made to the Plan as new types of documents have been uncovered but we would like to review the Plan in its entirety to make sure it is a working document that will take us successfully into the future.

2. As in previous aspects of this massive records management project we will be retaining the skills of Peter Bartucca of Document Management Systems. We have found Mr. Bartucca's guidance and understanding of the Town to be an invaluable asset as we have worked our way through this process. His expertise in creating an inventory and finding aids will be very beneficial to this stage of the program. As the original author of the Town's Records Management Plan his assistance with the update and necessary revisions will be come from a position of knowledge of the Town, the State retention schedule and our documents.

The two Assistant Town Clerks and I will continue to devote time each week to the project. Additionally during the academic year we will have the services of 3 UConn work-study interns who have worked with us over the last year and have been trained by Mr. Bartucca to properly review and file record material.

3. As a result of this grant the Town of Mansfield will have an updated Records Management Plan that accurately reflects the work of the departments. Over the past several years we have instituted a plan for the retention of record material and the disposal of non record material that is adhered to by almost all the departments in Town. This has allowed our allotted storage place to continue to be adequate for the needs of the Town and has made retrieval of information possible. There have been numerous situations in which a staff member has been frantically looking for documents and using the system we continue to develop we have been able to quickly access the requested material.

The completion of the review of capital projects will identify those records which need to be retained permanently, those records which need to be retained for the life of the structure and those records for which disposal authorizations are appropriate. The finding aids to be developed will make retrieval of record material possible.

The creation of an inventory of all materials in the vault has been an ongoing process as records have been organized and stored. Once the capital project records review is completed we will be able to make adjustments to the organization of boxed material in the vault and develop a final inventory of vault records. This inventory will be an important part of the records management tools which we will continue to update as we go forward.

4. The budget for the FY2012 Historic Documents Preservation Grant will consist of \$5800 for our consultant, Peter Bartucca and \$200.00 for archival storage materials (folders and boxes). A total of 116 consulting hours at \$50.00 per hour will provide the guidance and assistance needed.

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**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Town Manager *MattH*  
**CC:** Maria Capriola, Assistant to Town Manager; Cherie Trahan, Director of Finance; Keri Rowley, Accounting Manager  
**Date:** March 28, 2011  
**Re:** WPCA, FY 2010/11 Windham Sewer Budget

---

**Subject Matter/Background**

Attached is a proposed 2010/11 Willimantic Sewer budget. Mansfield pays the Town of Windham for sewer service for those Mansfield residents connected to the Willimantic system. The Town bills the users a fee that is appropriate to fund the budget.

**Financial Impact**

This proposed budget anticipates no increase in revenue and will result in an estimated operating income of \$14,307. Based on this budget, we estimate that retained earnings will increase from \$371,536 to \$385,843 at June 30, 2011.

**Recommendation**

If the Town Council acting as the Water Pollution Control Authority (WPCA) approves the budget as proposed, the following motion would be in order:

*Move, effective March 28, 2011, to adopt the FY 2010/11 Windham Sewer Budget as prepared by town staff.*

**Attachments**

- 1) Willimantic Sewer Enterprise Fund Estimated Budget

TOWN OF MANSFIELD  
WILLIMANTIC SEWER ENTERPRISE FUND ESTIMATED BUDGET

	<u>2009/10</u> <u>Actual*</u>	<u>2010/11</u> <u>Proposed</u>
OPERATING REVENUES:		
Sewer Charges	\$160,000	\$160,000
Other Revenues	<u>1,334</u>	<u>          </u>
Total Operating Revenues*	<u>161,334</u>	<u>160,000</u>
OPERATING EXPENSES:		
Sewer Billings	96,993	102,079
Purchased Services & Supplies	27,496	29,341
Depreciation	<u>14,273</u>	<u>14,273</u>
Total Operating Expenses*	<u>138,762</u>	<u>145,693</u>
Operating Income/(Deficit)	22,572	14,307
Retained Earnings, July 1 (restated)	<u>348,964</u>	<u>371,536</u>
Retained Earnings, June 30	<u>\$371,536</u>	<u>\$385,843</u>

\* Agrees with Exhibit C-2 of 2009/10 CAFR



**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Town Manager *Matt*  
**CC:** Maria Capriola, Assistant to Town Manager; Cherie Trahan, Director of Finance; Keri Rowley, Accounting Manager  
**Date:** March 28, 2011  
**Re:** WPCA, FY 2010/11 UConn Water and Sewer Budget

---

**Subject Matter/Background**

Attached is a proposed UConn water and sewer budget for 2010/11. The budget is based on actual water/sewer billings from New England Water Utility Services (NEWUS) for the period July 2, 2009 – 01/05/2011 as adjusted for prior year estimates.

**Financial Impact**

The proposed budget anticipates a slight increase over 2009/10 billings prior to the audit adjustment. Based on the proposed budget, retained earnings will remain at \$298,115.

**Recommendation**

If the Town Council acting as the Water Pollution Control Authority (WPCA) approves the budget as proposed, the following motion would be in order:

*Move, effective March 28, 2011, to adopt the FY 2010/11 UConn Water/Sewer Budget as prepared by town staff.*

**Attachments**

- 1) UConn Water/Sewer Enterprise Fund Estimated Budgets

TOWN OF MANSFIELD  
UCONN WATER/SEWER ENTERPRISE FUND ESTIMATED BUDGETS

	<u>2009/10</u> <u>Actual*</u>	<u>2010/11</u> <u>Proposed</u>
OPERATING REVENUES:		
Water/Sewer Charges	<u>52,642</u> **	<u>103,043</u> ***
Total Operating Revenues*	52,642	103,043
OPERATING EXPENSES:		
Water/Sewer Billings	78,652	84,774
Purchased Services & Supplies <sup>(1)</sup>	8,839	8,706
Depreciation	<u>9,563</u>	<u>9,563</u>
Total Operating Expenses*	<u>97,054</u>	<u>103,043</u>
Operating Income/(Deficit)	(44,412)	
Retained Earnings, July 1 (restated)	<u>342,527</u>	<u>298,115</u>
Retained Earnings, June 30	<u>\$298,115</u>	<u>\$298,115</u>

<sup>(1)</sup>Primarily electricity for sewer pumps

\* Agrees with Exhibit C-2 of 2009/10 CAFR

\*\* Reflects adjustment of \$(44,998) to account for prior year discrepancies

\*\*\* Reflects adjustment of \$(585) to account of 09/10 discrepancy

UCONN WATER/SEWER FUND  
 COMPARISON OF PROPOSED WATER/SEWER BILLING  
 BY CUSTOMER 10/11 VERSUS ACTUAL 09/10

	Prior Year Adjustment	2009/10 Proposed	2009/10 Actual	Prior Year Adjustment	2010/11 Proposed	2010/11 Actual	Increase (Decrease)	%
Wrights A - Sewer Only	\$ 2,865	\$ 3,954	\$ 6,819	\$ 84	\$ 4,182	\$ 4,266	\$ 228	5.8%
Wrights B - Sewer Only	(323)	1,250	927	(41)	1,236	1,195	(14)	-1.1%
Holinko - Sewer Only	(5,386)	11,380	5,994	(207)	13,450	13,243	2,070	18.2%
Senior Center - Water and Sewer	(8,477)	687	(7,790)	370	1,102	1,472	415	60.4%
Total Town of Mansfield	(11,321)	17,271	5,950	206	19,970	20,176	2,699	15.6%
Wrights A - Water Only	2,574	3,879	6,453	73	4,090	4,163	211	5.4%
Wrights B - Water Only	(400)	1,310	910	(35)	1,299	1,264	(11)	-0.8%
Holinko - Water Only	(5,508)	11,440	5,932	(182)	13,416	13,234	1,976	17.3%
Total Mansfield Housing Authority	(3,334)	16,629	13,295	(144)	18,805	18,661	2,176	13.1%
Mansfield Retirement Comm. (Juniper Hill) Water and Sewer	(7,765)	23,650	15,885	(1,128)	22,239	21,111	(1,411)	-6.0%
Mansfield Retirement Co-op (Glen Ridge) Water and Sewer	(7,699)	14,570	6,871	(266)	14,712	14,446	142	1.0%
Center for Rehabilitation and Nursing Water and Sewer	(14,879)	25,520	10,641	748	27,902	28,650	2,382	9.3%
	(\$44,998)	\$97,640	\$52,642	(\$584)	\$103,628	\$103,044	\$5,988	6.1%

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**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Town Manager *MH*  
**CC:** Maria Capriola, Assistant to the Town Manager  
**Date:** March 28, 2011  
**Re:** Appointment to Mansfield Discovery Depot Board of Directors

---

**Subject Matter/Background**

The Board of Directors of the Mansfield Discovery Depot is comprised of ten members, including a representative from the Town Council appointed by the Town Council. This relationship between the Board of Directors and the Town Council is codified in the Board's bylaws as well as the Town's agreement with the Discovery Depot, which states that the "Board of Directors will at all times include (as a member of the Daycare Board) up to two members appointed by the Town Council."

Former Deputy Mayor Gregory Haddad served as the Town Council's representative and with his resignation from the Council you need to appoint another member to serve in this capacity. The term of the appointment shall be set by the Council.

For your reference, I have attached a copy of the daycare's bylaws.

**Recommendation**

Once the Council has identified a representative to the Board, the following motion would be in order:

*Move, effective \_\_\_\_\_ to appoint Council member \_\_\_\_\_ as the Town Council's representative to the Board of Directors of the Mansfield Discovery Depot, Inc., for an indefinite term.*

**Attachments**

- 1) Bylaws of the Mansfield Discovery Depot, Inc.

## BYLAWS OF THE MANSFIELD DISCOVERY DEPOT, INC.

Adopted: November 10, 1971

Revised: April, 1974

Revised: January, 1989

Revised: December, 1994

Revised: June, 2003

### SECTION I

#### NAME AND PURPOSE

The name of the organization shall be the Mansfield Discovery Depot, Inc. The agency shall be a private, non-profit corporation as defined in the Connecticut General Statutes. The membership of the organization shall be the same as the Board of Directors.

The responsibility for the administration of the Mansfield Discovery Depot, Inc. shall be vested in the Board of Directors. It shall be the purpose of this body to maintain, regulate, manage and operate a high quality day care center in the Town of Mansfield primarily for the residents of and those who work in Mansfield.

### SECTION II

#### BOARD OF DIRECTORS

1. The Board of Directors shall be composed of ten to fourteen members, at least four of whom shall be parents of children attending the Day Care Center. Other members shall include one representative from the Mansfield Town Council appointed by the Mansfield Town Council, two representatives from the University of Connecticut appointed by the President and at least one person from the community at large who has special interest in or knowledge about young children such as a member of the clergy, League of Women Voters, medical or legal professions, or state legislature, or Board of Education.
2. Parent members of the Board are elected by the Board. Parent Members serve for a two year term. They may be re-elected and may serve as long as they have a child attending the day care center.
3. Appointing bodies shall determine the length of the term of their representatives, but representation will be clarified annually at the September meeting.

4. Community Board members are elected by the Board of Directors for two year terms and may be re-elected for not more than three consecutive terms. Non-voting ex-officio members may be recommended by Board Members, the Town Manager of the Town of Mansfield, and the President of the University of Connecticut based on their professional responsibilities in relation to the day care center.
5. Terms of all Board members shall begin at the time of their election or appointment to the Board.
6. The number and members of the Board of Directors and the officers for the coming year shall be determined as follows and within the limits stated in Section II, paragraphs 1 through 4:
  - (1) The Board will elect new Board members in September.
  - (2) Following the election of new Board members a slate of officers shall be nominated and elected.
7. Persons may be elected to fill Board vacancies at any time.
8. The officers of the Board shall be President, Vice-President, Secretary and Treasurer. In the event an officer of the Board is unable to complete his/her term of office, the Board may at any time elect a replacement to fill the unexpired term. The terms of the officers shall begin upon election.
  - (1) The President shall preside at all meetings of the Board of Directors; together with the Director shall develop Board meeting agendas and approve agenda changes and notify the Board within 24 hours of the next Board meeting of any agenda changes. The President shall also be an ex-officio member of all committees; and shall perform any other duties relevant to the office. To maximize communication with staff, the Board President, whenever feasible, shall be a parent Board member.
  - (2) The Vice-President shall assist the President as necessary and shall perform all the duties of the President in his/her absence or inability to serve. In the event that the office of the President becomes vacant, the Vice-President shall assume the office of the President for the unexpired term or until the office of President is filled by another person and perform all such duties that are relevant to the office.
  - (3) The Secretary shall attend all meetings; keep all minutes in a topic, discussion and action format; deliver minutes to the Director at least two and one-half weeks before the next Board meeting; maintain and distribute

to all Board members a Board member list including current addresses, telephone numbers and e-mail addresses; and shall perform such other duties as are relevant to the office.

- (4) The Treasurer shall ensure a report is given to the Board of Directors at least quarterly; and shall be sure an annual report is submitted to the Board based on the Town's financial records at the close of each fiscal year; shall maintain all fundraising bank accounts and shall perform such other duties as are relevant to the office.
9. The Board of Directors shall be responsible for setting the overall operating policy of the Day Care Center, approving a budget and approving of the staff in accordance with the Personnel Practices.
10. The position of any Board member who has missed two consecutive Board meetings without being excused from attendance by the President may be declared vacant by the Board and filled by a replacement after said Board member has been notified in writing. Membership shall be forfeited in every instance in which a Board member missed three out of six meetings in a year defined as September - August.
11. The Director or designated representative will serve as a non-voting, ex-officio member of the Board of Directors.
12. No paid member of the day care staff may serve on the Board of Directors except as provided in Section II, item eleven.
  - (1) No member of the immediate family of a regular employee (as defined in the Personnel Policies) may be a member of the Board of Directors.
13. The Board acts upon such matters as are brought before it by its members or the staff of the day care center. Board meeting agendas will be distributed at least two weeks before the next scheduled Board meeting. Agendas will be standardized and include a Call to Order, Committee Reports, Old Business, New Business, Announcements, Future Agenda Items, and Adjournment. Executive sessions of the Board may include only regular members and others specifically invited by the Board to attend.
14. Meetings of the Board shall be bi-monthly or may be upon call of the President or majority of Board members. A quorum shall be one half plus one of the regular members of the Board.
15. An annual meeting of the Board is to be held each year in the month of September or October. The purpose of this meeting is to hear reports, elect officers, announce new appointments, and act upon necessary business.

### SECTION III

#### SELECTION, DUTIES AND RETENTION OF STAFF

1. The Director shall be hired with the following procedures: The Personnel Committee, appointed by the President, will screen candidates and make its recommendations to the Board. The Board will make the final determination in employing the Director. The Director shall be responsible to the Board; be the chief administrative officer of the agency; administer and coordinate the activities of the Center in accordance with various regulating agencies and requirements; be responsible for resources; shall serve at the discretion of the Board; and the Director shall represent the corporation in official dealings with the public or other organizations.
2. Selection and retention of all other employees shall be the responsibility of the Director.
3. Dismissal of an employee by the Director may be appealed to the Board of Directors if the dismissed employee requests in writing that the dismissal be appealed.

### SECTION IV

#### COMMITTEES

1. Membership on committees shall be by appointment of the Board. The President shall be an ex-officio member on all committees. Parents of children enrolled in the day care center shall be represented on each committee. Each member is expected to serve on at least one Committee. Committees may have members who are not members of the Board of Directors. All committees will select a Chair and will make regular reports to the Board of Directors.
2. The Executive Committee shall generally be the officers of the Board, but may include others with special interests or abilities. The power of the Board is vested in the Executive Committee between regular meeting dates. Any action taken must be reviewed at the next regular meeting of the Board of Directors.
3. The Personnel Committee is a standing committee composed of at least four members of the Board, including the President of the Board, a parent of an enrolled child and two members whose children are not currently enrolled in the Center. The Director shall be an ex-officio member.

The Personnel Committee's purpose is to:

- (1) Assist the Director in developing personnel policies, and procedures for the Board's consideration and action.
  - (2) Provide advice and counsel to the Director on personnel policies, procedures and issues.
  - (3) Serve as the liaison between the Director and the Board or President of the Board on personnel matters and issues. Develop recommendations for the Board if necessary or desirable.
  - (4) Develop an evaluation process and procedures for the Director's position and maintain a personnel file for the director which contains yearly goals and objectives, yearly evaluations and any additional documents deemed relevant by the committee.
  - (5) Conduct evaluations of the Director's performance, together with the Director develop yearly goals and objectives, and apprise the Board of the results.
  - (6) Serve as the first-level appeal body beyond the Director for staff issues and matters.
4. The Fundraising Committee is a standing committee of at least four members which is responsible for overseeing the organization's overall fundraising and, in particular, the fundraising done by the Board. To accomplish this, its responsibilities include:
- (1) Working with staff to establish a fundraising plan that incorporates a series of appropriate vehicles, such as special events, direct mail, product sales, etc.
  - (2) Taking the lead in certain types of outreach efforts such as chairing a fundraising event.
  - (3) Being responsible for encouraging involvement of all Board members in fundraising.
5. The Public Relations Committee is a standing committee with at least four members. Its responsibilities include:
- (1) Enhance the visibility of Mansfield Discovery Depot, its mission, and its activities.
  - (2) Generate a positive image for Mansfield Discovery Depot.
  - (3) Act as a point of information to direct questions, inquiries or comments to the

appropriate people or Committees within Mansfield Discovery Depot or its Board.

6. The Board Development Committee is a standing committee consisting of at least four members whose responsibilities include:
  - (1) Preparing priorities for Board composition.
  - (2) Recruiting and meeting with prospective Board members and recommending candidates to the Board.
  - (3) Recommending a slate of officers to the Board.
  - (4) Conducting orientation sessions for new Board members and organizing training sessions for the entire Board.
  - (5) Suggesting new, non-Board individuals for Committee memberships.
7. In addition to the standing committees, the President of the Board may appoint temporary committees to address specific, single events or issues on an ad hoc basis.

## SECTION V

### CHANGES IN BYLAWS

Changes in these bylaws may be made by a two-thirds vote of the Board of Directors at the next regular Board meeting following the introduction of the proposed change or at a regular or special meeting ten days after written notice of the proposed change has been sent to all Board members.

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**Mansfield Board of Education Meeting**  
**February 10, 2011**  
**Minutes**

**Attendees:** Mark LaPlaca, Chair, Shamim Patwa, Vice-Chair, Min Lin, Holly Matthews, Ed Neumann, Katherine Paulhus, Carrie Silver-Bernstein, Randy Walikonis, Superintendent Fred Baruzzi, Board Clerk, Celeste Griffin, Director of Finance, Cherie Trahan

**Absent:** Martha Kelly

The meeting was called to order at 7:43pm by Mr. LaPlaca.

**HEARING FOR VISITORS:** Southeast School students, who participated in the Connecticut Association of Schools' Student Leadership Conference, with Enrichment Teacher, Sue Irvine, discussed the highlights of the conference. Four University of Connecticut Interns discussed some of the workshops they presented.

**COMMUNICATIONS:** Two emails: Carrie Holman and Heather Tamsin, Co-Presidents of the Mansfield Education Association and James Griffith, Technology Coordinator, Mansfield Middle School, thanking the Board for the efforts to accommodate teachers with the winter vacation modification. Email from Jonathan Sgro regarding February vacation.

**ADDITIONS TO THE PRESENT AGENDA:** None

**Southeast PTO:** Julie Brown, President discussed fund raising activities sponsored by the PTO to support enrichment activities and other programs at Southeast School.

**COMMITTEE REPORTS:** School Building Committee: Mr. LaPlaca updated the Board on the School Building Committee's recommendation of reductions to Option E to the Town Council. **MOTION** by Mr. Neumann, seconded by Ms. Patwa, to endorse the School Building Committee's recommendation. **VOTE:** Unanimous in favor.

**REPORT OF THE SUPERINTENDENT:**

- Youth Services Bureau: Patricia Michalak, Program Coordinator and Kathy McNamara, Social Worker, with Joan Fegan, grandparent and Sevan Angacian, University of Connecticut Intern, discussed the many programs and services the YSB offers to the children and families of Mansfield.
- 2011-2012 Proposed Budget – Other Programs: Mr. Baruzzi reviewed the section of the budget which covers other programs.
- 2011-2012 Proposed Budget: **MOTION** by Ms. Patwa, seconded by Ms. Silver-Bernstein to adopt the Superintendent's 2011-2012 Proposed Budget of \$20,572,170. **VOTE:** Unanimous in favor with Mr. Neumann abstaining.
- Class Size/Enrollment: The principals reported no significant changes for the month.
- School Calendar: Mr. Baruzzi reported on other districts' decisions to make up snow days.
- EASTCONN Heath Benefit Cooperative: Mr. Baruzzi distributed an invitation from EASTCONN to Board Members to participate in a meeting on February 28, 2011.

**NEW BUSINESS:** None

**CONSENT AGENDA:** **MOTION** by Mr. Walikonis, seconded Ms. Matthews that the following item for the Board of Education meeting of February 10, 2011 be approved or received for the record: **VOTE:** Unanimous in favor.

That the Mansfield Public Schools Board of Education approves the minutes of the February 3, 2011 Board meetings.

**HEARING FOR VISITORS:** None

**SUGGESTIONS FOR FUTURE AGENDA:** None

Executive Session: Discussion regarding strategy with respect to pending complaint/litigation; complaint filed with Office of Civil Rights, No. 01-10-1269 – Cancelled.

MOTION by Ms. Matthews, seconded Ms. Silver-Bernstein, to adjourn at 9:00pm. VOTE: Unanimous in favor.

Respectfully submitted,

Celeste N. Griffin, Board Clerk

MANSFIELD DOWNTOWN PARTNERSHIP  
BUSINESS DEVELOPMENT AND RETENTION COMMITTEE  
Wednesday, February 9, 2011  
5:00 PM  
Mansfield Downtown Partnership office  
1244 Storrs Road

Minutes

Present: Chair: Steve Rogers, Brien Buckman, Rene Schein, Brian Wells

Staff: Cynthia van Zelm

**1. Call to Order**

Steve Rogers called the meeting to order at 5:10 pm.

**2. Public Comment**

There was no public present.

**3. Approval of Minutes from November 17, 2010**

There was no quorum so the minutes could not be approved.

**4. Update and Discussion on Commercial Leasing**

Steve Rogers said Storrs Center is moving forward. He noted that the Board of Directors voted last night to recommend to the Town Director of Planning that the zoning permit for Phases 1A and 1B is consistent with the Storrs Center Special Design District regulations. Mr. Rogers said the Director of Planning is likely to have some conditions with his approval.

Cynthia van Zelm said she expects that building permit applications for Phases 1A and 1B will be submitted by the master developer to the Town building official in March/April.

Mr. Rogers said he spoke to Board President Philip Lodewick and Howard Kaufman at LeylandAlliance about the process of current businesses negotiating directly with LeylandAlliance on possible commercial space.

Brien Buckman said he thought that residential space above lab space at the UConn planned industrial park would be attractive.

**5. Review Construction Logistics for current Storrs Center businesses**

Ms. van Zelm referred to a draft outline of construction related issues for Storrs Center businesses for the Committee to review.

Mr. Rogers asked Committee members to send their comments by the next meeting to him or Ms. van Zelm by e-mail after their review.

He emphasized that it will be important for there to be an action plan for access off of Storrs Road and Dog Lane for businesses during construction.

Mr. Buckman suggested a construction blog that could be accessed by UConn parents would be helpful. Ms. van Zelm said a construction blog is being discussed.

#### **6. Update on Town Economic and Community Development Efforts and Partnership role**

Ms. van Zelm updated the Committee on efforts to assist current and local businesses in Mansfield. She passed out a sample packet that will be given to businesses that the Town Manager and Ms. van Zelm visit in the Town's business visitation program. Ms. van Zelm said a welcome letter is also being sent to new businesses as they come to town and she referenced that letter as well.

Ms. van Zelm said the Town Planning Office is developing a list of available commercial property which will be located on its website.

Ms. van Zelm said a larger discussion of the Town and Partnership staff role in economic and community development will be held with the Partnership Board of Directors. An update on work thus far will be given to the Board and the Town Council.

#### **7. Future meetings**

The Committee agreed to meet on March 2 at 5 pm with March 7 as a back-up. Ms. van Zelm will e-mail this date out to see if it works for the majority of Committee members.

#### **8. The meeting was adjourned at 6:00 pm.**

**MANSFIELD DOWNTOWN PARTNERSHIP  
MEMBERSHIP DEVELOPMENT COMMITTEE MEETING  
Mansfield Downtown Partnership Offices  
February 14, 2011  
8 AM**

**MINUTES**

Present: Frank McNabb (Chair), Dennis Heffley, Jim Hintz, Corine Norgaard,  
Betty Wexler

Staff: Cynthia van Zelm

**1. Call to Order**

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

**2. Approval of Minutes from January 10, 2011**

Corine Norgaard made a motion to approve the January 10, 2011 minutes. Jim Hintz seconded the motion. The minutes were approved unanimously.

**3. Review of board for businesses that signed Letters of Intent**

The Committee reviewed the mock-up of a board designating businesses that had signed letters of intent to locate in Storrs Center. Mr. Hintz suggested that the board be modified to make clear that these prospective tenants are only for Phase 1A. Ms. van Zelm said she will convey this to the team at LeylandAlliance.

**4. Update on Renewals**

Ms. van Zelm passed out a list of members who have not yet renewed their membership for 2011. Committee members committed to making follow-up phone calls.

**5. Debrief Events and Follow-up on Outreach**

Mr. McNabb thanked Committee members for staffing a Partnership table at the UConn Co-op and the Community Center over the last few weeks. He said there was good interest on the for-sale housing from the people he spoke with at the tables. Mr. McNabb also noted that there was particularly good traffic at the Co-op right before the basketball game at Gampel. He noted the importance of getting the word out on the Partnership and Storrs Center even if no new memberships were received.

Mr. Hintz suggested that the boards indicate that Storrs Center is the "new downtown in Mansfield" and label where UConn is located on the map to put the project in context. Ms. van Zelm will talk to the communications team about the new Boards reflecting these changes.

Ms. Norgaard suggested a bowl of candy with the table.

Mr. McNabb said there are currently 285 members with \$14,485 in dues received. Ms. Norgaard asked if the monthly update could include the changes in membership month to month and the number of new members.

Mr. McNabb suggested that all the businesses that will be part of the project sign up for membership.

Mr. McNabb said the UConn off-campus housing fair is Wednesday, March 2 from 11 am to 4 pm in the ballroom of the Student Union.

Ms. van Zelm said the Partnership could set up the table at 10:30 am.

Dennis Heffley committed to an 11 am to 1 pm slot.

Ms. Wexler committed to 1 pm to 2 pm.

Ms. Norgaard committed to 2 pm to 3 pm.

Ms. van Zelm committed to 3 pm to 4 pm.

With respect to the UConn women's basketball game this Saturday at Gampel at 2 pm, Mr. McNabb can staff the table. Ms. van Zelm can have it set up for 12:30. Mr. Heffley said he believes he can help staff the table.

Ms. van Zelm said she will staff the table at the UConn men's basketball game on March 5 at Gampel.

Ms. van Zelm said the Windham Chamber of Commerce Business Expo is on March 5 from 10 am to 5 pm, and on March 6 from 12 pm to 4 pm. Ms. van Zelm said she will check with Chamber Executive Director Roger Adams on the cost and logistics and get back to the Committee. Ms. Wexler said she thought she could help on March 5. Ms. Norgaard thought she might be available on March 6. Mr. McNabb said he could help as back-up. Mr. Heffley said he thought he might be available as well. Committee members will get back to Ms. van Zelm with their availability.

In response to a question from Mr. McNabb, Ms. van Zelm said that Partnership Special Projects Coordinator Kathleen Paterson was following up with Windham Hospital and Horizons about placing information in their publications.

Ms. Norgaard said she will follow-up with Joshua's Trust re: membership.

Ms. van Zelm will follow-up with Fran Archambault with the EO Smith Foundation about reaching out to EO Smith families.

Ms. van Zelm will follow-up with UConn Admissions about information on Storrs Center that may go into their packets to prospective students.

Mr. McNabb asked for feedback by the next meeting on the above mentioned "to do" items.

Mr. McNabb asked if a monthly update could be included in the Reminder starting in July. Ms. van Zelm will follow-up.

Mr. Hintz suggested that a construction camera be set up to photograph progress on the project. Ms. van Zelm said this was being discussed by the Partnership and the development team.

## **6. Adjourn**

The next meeting date is Monday, March 14 at 8 am.

The meeting adjourned at 9:00 am.

*Minutes taken by Cynthia van Zelm.*

**TOWN OF MANSFIELD**  
**COMMUNICATIONS ADVISORY COMMITTEE**  
Monday, January 24, 2011  
Mansfield Community Center Conference Room C  
Approved Minutes

Members Present: Aline Booth (teleconference), Leila Fecho, Richard Pellegrine, Ronald Schurin (interim chair)

Elected Officials and Staff Present: Jaime Russell

- I. **Meeting Called to order** at 7:10p by interim chairperson Ronald
- II. **Approval of Minutes** – With no changes, minutes approved unanimously.
- III. **Public Comment** – None.
- IV. **Old Business** –
  - A. **Committee Membership Status:** Patrick recommended a person, she has applied. Aline spoke with her. The Committee on Committees was snowed out this month, will meet next month.  
Ron to contact a Graduate Student who will live in town for a while.
  - B. **Wording of Communications of Referenda Items:** The letter to Council still to be drafted. Richard noted an article published about two weeks after the November Referendum stating that the road would be closed. It was apparent that the information (about how much was to be allocated to each bridge) was readily available, but just not stated. It would help if “Go to [www.mansfieldct.gov/referenda](http://www.mansfieldct.gov/referenda) for more info” or something to that effect, with maybe a more specific address, were published in the Explanatory Text. Leila spoke with Mary Stanton after the committee meeting and she agreed that making it more pronounced on the mailer would be great.  
  
Juxtapose with the “Citizen’s Budget Guide – 2011 Edition” is excellent. The web site is mentioned twice in the document. Leila to draft a letter to Council thanking them for the work done with a note as above for approval at next committee meeting.
  - C. **Signs:** Reviewed Jaime’s talk about signs with Mary Stanton. Regarding important information, either she or the Mansfield Police post the information on the six sign posts (Jude Lane Circle, Mansfield City Road and Browns Road intersection, Old Town Hall, opposite the bridge on Juniper Lane, island at the intersection of Gurleyville and Chaffeville Road, and on the island of shrubs at Mount Hope Road and Wormwood Hill intersection) and other key locations (Fire Station 107, Fire Station 207, Senior Center, Thompson’s Store at Mansfield Depot, and Town Hall). What is posted is the legal notices or the Explanatory Text. It is inappropriate for drivers-by to see from the road. Richard had a recommendation: let’s have a Festival On the Green contest to see if we

could get the array of separate villages to take on their own personality.  
Deferred to next meeting for greater discussion.

- V. **New Business** Aline brought up the idea of RoboCall as a way to communicate. Our school districts do use it. The elementary schools use it for busses late (so they can notify just the parents of one bus that their kids will be a few minutes late). And they also use QNotify and AlertNow e-mails. Price estimates: it was about a \$0.05 per call times 5-6,000 households would be \$250 to \$300 per call. Deferred to the next meeting for greater discussion.
- VI. **Reports** – no additional reports
- VII. **Communications** – no additional communications
- VII. **Agenda for Next Meeting** – set for February 28<sup>th</sup> at 7p in the Town Hall, Conference Room C
- VIII. **Adjournment** –meeting adjourned at 8:12 p.m.

Respectfully Submitted, 2/17/11  
Leila Fecho, Secretary pro tem

To: Town Council Planning & Zoning Commission  
 From: Curt Hirsch, Zoning Agent  
 Date: March 3, 2011



Re: **Monthly Report of Zoning Enforcement Activity**  
*For the month of February, 2011*

Activity	This month	Last month	Same month last year	This fiscal year to date	Last fiscal year to date
Zoning Permits issued	1	1	9	67	79
Certificates of Compliance issued	7	4	8	79	73
Site inspections	7	6	24	291	317
Complaints received from the Public	4	0	2	33	25
Complaints requiring inspection	2	0	0	25	20
Potential/Actual violations found	0	1	3	21	40
Enforcement letters	5	9	14	80	93
Notices to issue ZBA forms	0	0	0	0	6
Notices of Zoning Violations issued	0	0	0	12	29
Zoning Citations issued	0	0	7	39	42

Zoning permits issued this month for single family homes = 0, 2-fm = 1, multi-fm = 0  
 2010/2011 fiscal year total: s-fm = 3, 2-fm = 1, multi-fm = 8

March 21, 2011  
507 Alder Lane  
Storrs, Ct. 06268

I am asking the Council to grant me a fee waiver of 90% for the Community Center for 1 year.

On February 8, 2010 I had Bi-lateral Knee Replacements and am doing well. I returned to the Community Center, not as often as I would have liked, and I was so glad to have a membership.

My membership renews in April and I was elated to see in the Chronicle (twice) that people on Medicaid were eligible for 90%. I have had some big

Expenses this year and it  
would be a hardship to  
renew, my recovery has been  
Terrific and I would like to  
keep it going. Thank you.

Respectfully  
Cynthia Johnson



**TOWN OF MANSFIELD**  
OFFICE OF THE TOWN COUNCIL

ELIZABETH C. PATERSON, Mayor

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

March 21, 2011

Stephen B. McPherson, President  
Masonicare  
Corporate Services  
22 Masonic Avenue  
Wallingford, CT 06492

Dear Steve:

I am writing concerning your continued interest in developing an Independent/Assisted Living facility in Mansfield. As you are aware, it does not appear that the university is in a position at the present time to authorize any additional connections to their water supply that are not listed as a committed use under the university's water and wastewater master plan.

Given the limitations of the existing water supply, the Town of Mansfield is committed to partnering with UConn to develop additional water sources to address our collective needs, as we have recognized that the current situation is untenable and will not support any future development. As our Town Manager has highlighted in his recent letter to you, we are aggressively pursuing a number of different options, including wellfields and interconnections to existing water utilities, in order to meet our future water needs. The town has retained an engineering firm for this project, and we will be testing our preliminary water supply options over the next several months. While it is difficult to estimate an exact date when additional public water supply would be available, we believe that a 24-48 month timeframe is reasonable. Obviously, the permitting and construction of additional supply would require a number of authorizations at the state and local level as well as approval from our voters to appropriate additional bond funding for the project.

The Town of Mansfield is committed to supporting the development of an independent/assisted living facility in town, and we would view a connection to Masonicare's proposed property on Maple Road as having the highest priority for new users. As the designated "preferred developer" for this facility, we are interested in working collaboratively with you to support the success of this initiative, and we understand that access to water is critical to the project.

The Mansfield Town Council appreciates your organization's continued interest in this project. We are committed to working with you to bring this plan to fruition and fully support the Town's efforts to secure water and wastewater service for the project.

Please feel free to contact me if you have any additional questions.

Sincerely,



Elizabeth C. Paterson  
Mayor

CC: Town Council  
Matt Hart, Town Manager  
Four Corners Water and Wastewater Advisory Committee  
Kevin Grunwald, Director of Human Services  
Lon Hultgren, Director of Planning  
Gregory Padick, Director of Planning

**TOWN OF MANSFIELD**  
Planning and Zoning Commission

Item #12



AUDREY P. BECK BUILDING  
FOUR SOUTH EAGLEVILLE ROAD  
MANSFIELD, CT 06268-2599  
(860) 429-3330  
Fax: (860) 429-6863

Thursday, March 24, 2011

Connecticut Department of Transportation  
Bureau of Public Transportation  
Office of Transit and Ride Sharing  
P.O. Box 317546  
Newington, CT 06131-7546

Re: Recommended Commuter Parking Lot/Transit Stop in Mansfield

To Whom It May Concern:

Mansfield's Traffic Authority respectfully requests that consideration be given to establishing a new commuter parking lot and public transit stop along Route 44 in the Mansfield Depot area of Town. Potential locations include privately owned land previously utilized by the "Depot Restaurant" which is located north of Route 44 and west of the Central Vermont Railway railroad tracks and state owned land associated with the University of Connecticut's Depot Campus. These locations are identified on the attached map.

A new commuter lot/bus stop in Mansfield Depot would serve individuals traveling to and from Mansfield and the University of Connecticut. A new facility in this area would provide opportunities for interconnections with the University of Connecticut bus network and the Windham Transit Willimantic/Storrs bus service. These existing services currently extend to the Depot Campus and the Route 44/195 intersection (Four Corners) respectively. A westerly extension of the existing Route 44 bus service also could be linked with the new Mansfield intermodal center which will soon be constructed in association with the Storrs Center Downtown Project. A location near the railroad tracks also provides potential opportunities if railway passenger service is added in the future.

Thank you for your anticipated consideration of this request. If you have any questions or wish to discuss this issue with Mansfield representatives, please contact Mr. Lon Hultgren, Mansfield Town Engineer (860-429-3332) or Mr. Gregory J. Padick, Mansfield Director of Planning at 429-3329.

Sincerely,

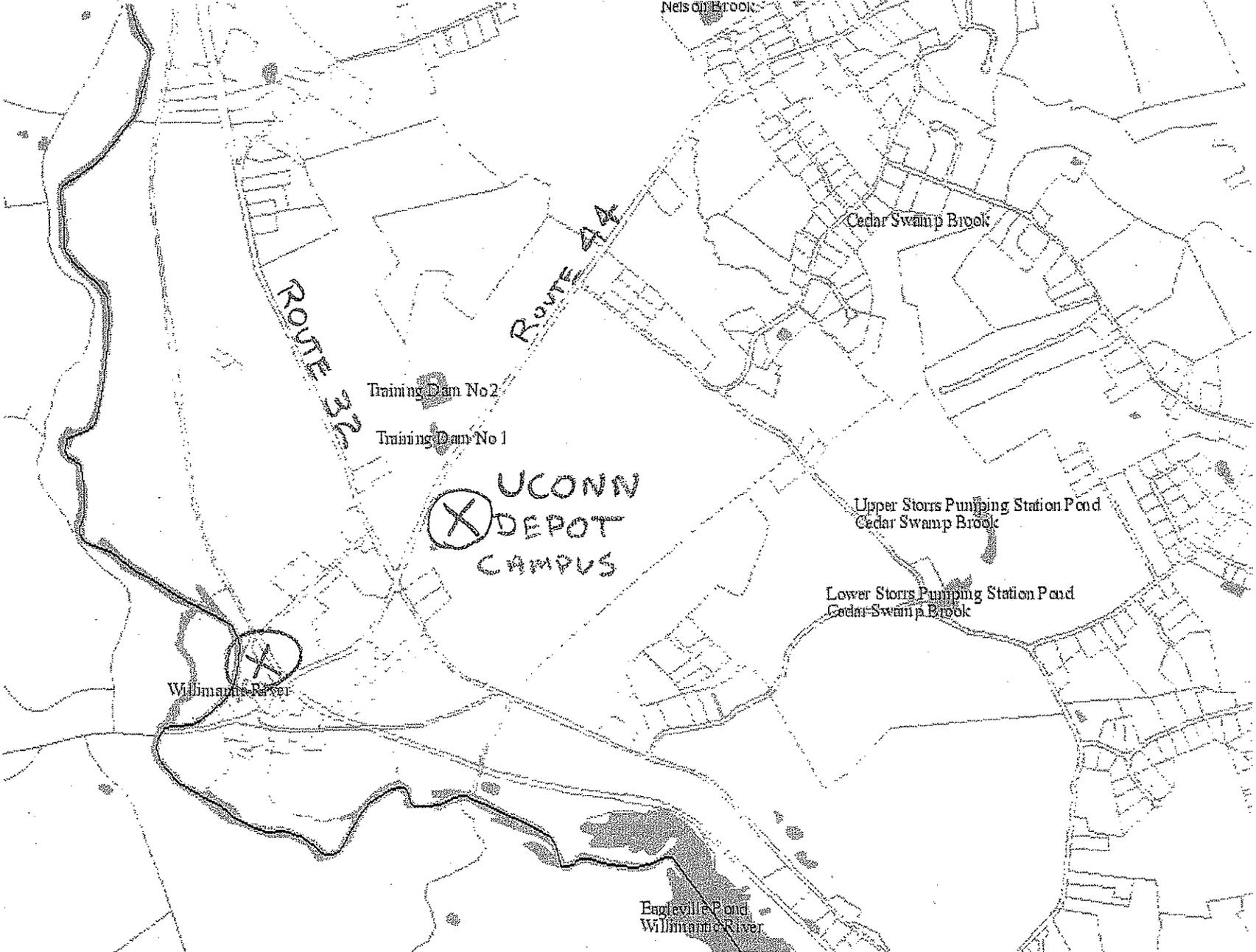
Matthew W. Hart  
Mansfield Town Manager

CC: Mansfield Traffic Authority

# Town of Mansfield, CT - Potential Mansfield Depot transit parking areas



- N MapGrid
- N towns
- A Dimensions
- A Address
- A ParcelID
- A Area
- A Streets
- Parcels
- powerlines
- water
- wetlands
- Town
- roads
- highways

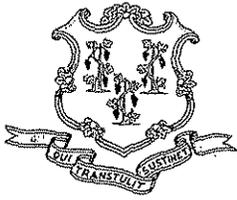


1 in = 1659.8 ft

Printed:  
3/23/2011



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# STATE OF CONNECTICUT

## DEPARTMENT OF PUBLIC HEALTH

Item #13

March 16, 2011

Honorable Elizabeth C. Patterson, Mayor  
Town of Mansfield  
4 South Eagleville Road  
Mansfield, CT 06268

Dear Mayor Patterson:

On behalf of the Connecticut Department of Public Health and the American Heart Association, congratulations to your community for having met the renewal requirements of a designated HEARTSafe community.

This three-year re-designation, effective January 4, 2010, recognizes your community's continued commitment to provide improved cardiac response and care to the residents of your community utilizing the "Chain of Survival" of early 9-1-1 access, cardiopulmonary resuscitation, defibrillation and advanced care.

We commend you on your efforts to continue to save lives and improve the health of your community.

Sincerely,

Gary St. Amand  
Health Program Associate

Cc: Matthew W. Hart, Town Manager  
John Jackman, Fire Marshal  
Fran Raiola, Deputy Fire Marshal ✓  
Valerie Fisher, Nurse Consultant, Heart Disease and Stroke Prevention Program

Phone:



Telephone Device for the Deaf: (860) 509-7191

410 Capitol Avenue - MS # \_\_\_\_\_

P.O. Box 340308 Hartford, CT 06134

Affirmative Action ~~Equal~~ Opportunity Employer

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Editor: 3/8

People have short memories. Several years ago, based on demographics, Mansfield closed one elementary school at great cost, both monetarily and emotionally.

Unfortunately, no one noticed the bulge in elementary-aged children that was coming.

A short while later an elementary school was reopened, again at considerable cost.

There may be valid reasons for trying to consolidate the schools for financial reasons.

Consider the cost in human terms, however — larger class sizes, longer bus rides (not a small consideration — one of my daughters suffered terribly from car-sickness), perhaps less connectedness felt by parents toward “their” school.

I do believe that renovating the three existing schools and the middle school would be the best solution in the long run.

I hope we will have that choice on any referendum.

Frima B. Braswell  
Storrs

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# Planned updates better than demolish, rebuild

By TONY LENT

Over the years, the Mansfield Republican Town Committee has been a strong supporter of our educational system, valuing a good education as a necessary basis for all of our children.

Recently the town council has voted to offer to the taxpayers the choice of demolishing two elementary schools and constructing two larger ones to accommodate our K-4 population, leaving one of the three current schools empty for "other purposes."

Although not stated, the other alternative would be to leave all three elementary schools standing and occupied, and plan and carry out a renovation/maintenance plan for our entire K-8 population.

After much discussion, research and conversation with our neighbors, the Mansfield Republican Town Committee has concluded that it cannot support the council's action and feels it would be in the best interests of our children and to the taxpayers to support a planned program of renovation and maintenance of our K-8 schools — three elementary and one middle. We further feel this should happen as part of regular spending, without

**Commentary** 3/8

being reliant on state bonding and reimbursements, which at the present time are highly indefinite.

Our reasons for this position are as follows:

1. It appears that no one is able to predict or project, realistically, the possible total costs to the town and taxpayers of this "demolish/rebuild" project. Bonding projects may not even be possible due to the state deficit and changing reimbursements.

2. Renovations of school buildings can be planned, for times when they are the least disruptive to the children, i.e., vacations, summers or when there is a chance to move children out of the affected areas for short periods of time. On the other hand, demolition and reconstruction will be 2- to 3-year projects that will require moving children to different buildings/neighborhoods for at least a year at a time.

3. In the past, the town has been proactive in addressing and maintaining buildings. We believe these policies should be reinstated. All Town of Mansfield buildings need to have

planned programs of maintenance.

4. There are no major structural problems with our current school buildings.

5. If a school's population decreases and another's increases, redistricting is an option that is something that many of our children over the years have experienced and have survived.

6. The Town of Mansfield at present has major financial commitments (i.e., Storrs Center and water and sewer at the four corners) that are already having an impact on our budgets. The addition of a school building project, with indefinable costs, could severely hamper these other projects and place undue burden on the taxpayers in Mansfield.

The Mansfield Republican Town Committee supports a plan to program the necessary renovation and maintenance of all of our K-8 schools and would want the town council to provide for the monies through our annual budget.

In the coming weeks, public hearings will be held and a town referendum will be held in May. It is important that you become informed of the issues and then vote.

*Lent is chairman of the Mansfield Republican*

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# Mansfield Commission on Aging finalizes long-range plan

By MIKE SAVINO  
Mansfield Staff Writer

MANSHFIELD — With the town council looking for ways to help make a proposed assisted living facility a reality, the commission on aging sees this as a chance to address one of its top priorities.

Commission Chairman Carol Pellegrine said an assisted living complex and more wellness services at the town's senior/wellness center were the top two priorities in the commission's long-range plan.

The plan was approved by the commission during its Feb. 14 meeting.

Those long-range plans, which run through December 2013 and lists a number of goals and recommendations, are available on the town's web site, [www.mansfieldct.gov](http://www.mansfieldct.gov).

The plan also includes other goals, such as expanded transportation assistance available to seniors, but Pellegrine said assisted living and more wellness programs could help reduce

and goals. "We could move these (services) closer to home, that does address transportation needs," she said.

Pellegrine also said some seniors need transportation to places as far as New Haven for medical services, but providing some of those services closer to home would reduce the demand for transportation assistance.

Along with more medical services at the town's wellness/senior center, the commission urges continued support for Masonicare, the preferred developer for a senior living complex.

Masonicare has said the complex could have both assisted and non-assisted units, but ultimately the make-up of such a development would depend on the market at the time.

The town council named Masonicare the preferred developer in 2008 and the developer has a purchase option for a property on Maple Road.

But Masonicare has been unable to move forward with the proposed project, citing a bad economy and issues securing water for any development.

The commission also urged more outreach, communication and education for seniors, including continued usage of the TRIAD program.

According to the National Association of Triads, any town can form a local Triad by uniting law enforcement and other public safety agencies to work with seniors.

Pellegrine said the council already passed one of the commission's more recent recommendations last month when it approved adding senior center fees to those eligible for waivers.

She also said the senior center and other senior services will continue to see an increased demand as more Baby Boomers reach retirement age, increasing the town's senior population.

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# Mansfield's <sup>3/14</sup> PZC OK's reg changes

By MIKE SAVINO  
Chronicle Staff Writer

MANSFIELD — The planning and zoning commission is hoping to give subdivision applicants more input on a "step-by-step basis" after passing regulation revisions last week.

The revisions include changes to existing zoning regulations, including provisions to provide more input as potential developers move through the application process.

"I think it'll be clear to the applicant what is expected on a step-by-step basis," PZC Chairman Rudy Favretti said.

The new application creates a two-step process to allow the PZC and other land-use boards to provide more input about what they expect from a potential subdivision project.

Subdivisions creating of a new road or at least four lots must to go through the new first step, but the PZC also wanted additional language recommending the step for all subdivisions.

Favretti said the PZC has had to "raise a lot of issues" after a developer submitted applications and making changes was difficult.

Town Planning Director Gregory Padick, who could not be reached for comment, told the PZC last month some land-use officials said the old process led to too many conditions and map changes being included in final decisions.

The new process will help ensure the "applicant is better informed" before about what land-use officials want before submitting applications and more formal steps, such as public hearings.

Other proposed changes include a requirement for developers to conduct some of the initial roadwork for any homes before the town grants building permits.

Currently developers do not need to do any roadwork beforehand, but those situations have occasionally caused safety issues.

Favretti said he was glad the PZC approved the revisions, which have been before the full commission for months.

The PZC made numerous changes to draft versions before sending them to a public hearing in early February, where the commission heard no complaints.

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## Councilors waive fees for seniors

By MIKE SAVINO 3/15  
Chronicle Staff Writer

MANSFIELD — Costs for programs at the senior center are now included in the fees waived for those meeting income requirements.

The town council late last month agreed to add senior center fees to the town's fee waiver ordinance during its Feb. 28 meeting after hearing no objections during a public hearing.

Other fees in the ordinance include those for certain recreation programs, solid waste disposal and recycling, ambulance services, the parks and recreation department's after-school program and membership and programs at the Mansfield Community Center.

Before the council's approval of the fee waivers, commission on aging Chairman Carol Pellegrine said some seniors qualified for other fee waivers, but still had to pay the fees for senior center programs.

She also said the demand for programs at the senior center is likely to go up as more Baby Boomers begin utilizing the center.

"We're seeing more and more seniors joining the senior center," she said, adding the commission on aging recently began seeking the change.

Residents currently receiving Medicaid are eligible for a 90 percent fee waiver, as are those households whose family adjusted gross income exceeds the federal poverty level by no more than 130 percent.

The federally determined poverty level in the contiguous 48 states in 2011 is \$10,890 for an individual, \$14,710 for a family of two and \$22,350 for a family of four. Those whose family or household adjusted gross income is no more than 185 percent of the federal poverty level are eligible for a 50-percent fee waiver.

**'We're seeing more and more seniors joining the senior center.'**

— Carol Pellegrine

PAGE  
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# Status quo in Mansfield

## Council won't send school plan to referendum

By MIKE SAVINO 3/15  
Chronicle Staff Writer

MANSFIELD — Poised to vote on the locations for two new elementary schools Monday, the town council instead changed its mind on sending a proposal to referendum this spring.

The council voted first to reconsider a proposed two-school project, which was approved at a March 1 special meeting, then councilmen voted against approving the referendum.

Both motions were approved by split decisions.

After hearing from residents concerned about the cost, the council decided to wait on building new

schools and will instead look at upgrades and renovations to the middle and three existing elementary schools.

The council's decision March 1 would have sent a proposal for two new elementary schools and renovations to Mansfield Middle School to referendum in May.

But with the council set to select the two sites for the new schools, residents raised concerns about the impact to tax rates in the current economy.

The two-school project currently had an estimated price of \$57.63 million and — with a state reimbursement grant of 58.4 percent — the town would have been

responsible for \$23.98 million of construction costs.

With bonding costs, the project would have a \$37.49 million price tag for the town, but projections also showed more than \$15.6 million in savings after consolidating the three elementary schools into two.

"Can Mansfield afford to build any number of schools right now?" asked resident April Holinko, adding she was worried the council was trying to "push through" the proposal.

Many speakers during the public comment portion of Monday's meeting questioned the need to build

(Council, Page 4)

# Council won't send school plan to vote

(Continued from Page 1)

two schools, saying the existing three elementary schools remain in good shape.

Resident Kyle Stearns said the Annie E. Vinton, Dorothy C. Goodwin and Southeast elementary schools have "served well for 60 years" and spending the money on two new schools would be "just outrageous."

Councilman William Ryan, who voted March 1 to send the two-school project to referendum, said there was "not a strong sentiment" for the two-school project from residents over the last few weeks.

He added residents appeared to be "anti-one school, not pro-two."

Ryan said even residents supporting the two-school option were mostly voicing support for smaller schools instead of one larger elementary school.

He said he now favored making renovations and upgrades to the

existing schools while waiting for the economy to improve, making necessary renovations in the meantime.

Recently proposals included a plan to renovate the schools over 20 years through the budget.

The total estimated price for that option is \$20.83 million, with a town's share of \$13.3 million after grants.

Ryan, however, said he did not necessarily want to wait that long to look at new schools.

Councilman Carl Schaefer said he had a "good deal of doubt" when he also voted for the project March 1, but said he now thinks the project "is just too much" for the town.

Councilmen Denise Keane, Meredith Lindsey and Christopher Paulhus, who all voted against the referendum originally, also continued to raise concerns about costs.

The councilmen also noted the town has other needs — such as possible changes to its police

force and a possible water and sewer project — that could also result in tax increases.

Some councilmen continued to say the town will be able to get the best possible costs and reimbursement rates for the project.

"It will never be cheaper than it is now, never, as far as we can tell," Councilman Peter Kochenburger said.

Deputy Mayor Antonia Moran, meanwhile, said building two new schools would ultimately be the "cheapest way" to fix the schools in the long term because of cost savings.

But the council voted 6-3 to reconsider its March 1 vote after Ryan made the motion — someone voting for an approved motion must make a motion to reconsider or rescind the decision.

Moran, Kochenburger and Paul Shapiro all voted against the motion.

The council then conducted another vote to send the project to referendum.

That was defeated with five "no" votes and four "yes" votes, with Mayor Elizabeth "Betsy" Paterson joining Moran, Kochenburger and Shapiro in opting to continue with the building project.

Ryan, Schaefer, Keane, Lindsey and Paulhus all voted against sending the project to a vote.

Town Manager Matthew Hart suggested the council discuss renovations to the schools during a meeting in the near future, as "certainly there are still needs there."

He also said the council could include some of those needs into the capital improvement plan as it works on its budget proposal, as the school board has already passed its proposed spending plan.

Keane, meanwhile, asked if town and school officials could supply the council with a 10-year plan of improvements, such as window and energy upgrades, to keep "the buildings decent."

Editor: 3/16

My thoughts after attending the last Mansfield Town Council session on the school building project at which we were given financial projections out to 2020: Are council members proud of themselves?

They have taken a financially secure town and developed one with large debt. Our schools have been allowed to deteriorate and there has been no money planned for repairs.

We have a large economic development project, the Storrs Downtown, from which we will realize no income; if ever we do, it will be many, many years out.

Mayor Elizabeth Paterson and Councilor Carl Schaefer have been on the council through the spending spree of the last several years. Are they proud of themselves?

For years I've watched this council rubber stamp whatever the former finance director, Jeff Smith, told it to do.

Well, this same person came to the meeting to tell you that Mansfield cannot afford to build any schools at this time. Do what he told you. This time it is in the interest of the Mansfield citizen.

No new schools at this time. Do what needs to be done with the existing schools. If a grammar school should be closed, assess the cost and make a sensible decision.

We don't need a referendum; councilors know the financial position of this town. The council got its downtown without allowing the people to vote.

It should recognize the debt we now have.

**Commentary**

Stand up and tell the public that Mansfield cannot afford to build new schools.

Town Manager Matt Hart has stated, "Why, we can be another Amherst." Mansfield used to be a nice rural town with good schools and stable finances. Now we are an Amherst wannabe with schools in disrepair and growing debt.

**Betty Wassmundt  
Storrs**

*(Ed note: This letter was written before Monday night's vote to not build new schools.)*

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# Grant to <sup>3/19</sup> fund study of parties

By MIKE SAVINO  
Chronicle Staff Writer

MANSFIELD — Town and University of Connecticut officials and a local property manager are hoping to address off-campus partying with the help of a grant.

The Mansfield Community Campus Partnership — comprised of town and UConn officials and the property manager of Celeron Square apartments — is receiving a \$20,000 state Department of Mental Health and Addiction Services as part of the department's Healthy Campus initiative.

The town will serve as the financial agent for the grant and handle the accounting.

The town council unanimously approved the grant Monday.

Mansfield Human Services Director Kevin Grunwald said the grant will fund a number of initiatives intended to help increase education among tenants at Celeron Square Apartments on Hunting Lodge Road. The broad goal of this grant is to look at ways to reduce the incidents and the problem of various issues related to off-campus partying, he said.

He added the grant is more than just additional funding to cover the cost of increased police patrols at peak off-campus party times.

Grunwald said the partnership hopes to begin holding focus groups with tenants at Celeron Square next month to educate them on laws regarding parties.

Celeron is on campus property across from privately owned Carriage House Apartments.

Grunwald said he believes there is a "lack of knowledge" regarding various state laws and local ordinances related to hosting parties and other alcohol issues.

Grunwald also said the goal is to have new initiatives supplementing current efforts and to develop a model other property managers and landlords can utilize.

The partnership's grant narrative said initiatives funded by the grant, called Operation Smart Party, will utilize communication strategies informed by student tenants at Celeron Square, as well as existing partnership resources.

Grunwald added John Sobanik, property manager for Celeron Square and a member of the partnership, has been "very involved" in the process, something he called "very encouraging." "It really is a partnership," Grunwald said. Sobanik could not be reached for comment.

UConn spokesman Michael Kirk said the university is also pleased.

"This is a very positive step and the university, as always, looks forward to working closely with the community on this issue," he said.

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**Opinion**

3/21

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**Chronicle**

Lucy B. Crosbie  
*President*

Kevin Crosbie  
*Publisher*

Charles C. Ryan  
*Editor*

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**Editorial**

# We offer these threads, needles

**Threads to the Mansfield Planning and Zoning Commission** for approving regulation changes to how it receives subdivision applications. While not the most glamorous action, this move creates a two-step process that allows the board to give input to potential applicants before an application is formally submitted. That means, more often than not, an application falls within the zoning board's guidelines and doesn't have to have conditions attached or even be resubmitted. In the end, the move allows for development to be properly supervised while, at the same time, the applicant has a less likely chance of being swallowed up in red tape.

**Threads, also, to the Mansfield Town Council** for approving a fee waiver for qualifying seniors — based on income — regarding membership to the town's senior center. With more and more Baby Boomers becoming senior citizens, demand is high for senior center services. Unfortunately, the slow economy has cut into retirement accounts and this fee waiver is a no-brainer when it comes to serving the elderly popula-

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# Mansfield ready to kick off budget season

By MIKE SAVINO  
Chronicle Staff Writer

3/20

MANSFIELD — The town's budget process will kick off a busy two-month stretch Wednesday when Town Manager Matthew Hart unveils his budget recommendation to the town council.

Hart will discuss his proposal with the council during a budget workshop session beginning at 7 p.m. at the Audrey P. Beck Municipal Office Building.

While the town council will be spending the next two months discussing the budget, Mansfield Mayor Elizabeth "Betsy" Paterson said she hopes residents will also come out to express their views.

"I think it's very important to hear from the town's people," she said, adding she hopes to hear from a "variety of people."

Paterson added it will be "an especial-

ly important process this year" because of expected reductions in state revenue.

"We're going to have to make some choices," Paterson said in regards to the 2011-12 fiscal budget.

The town's current budget is \$33.7 million for education and general government expenses.

That budget also includes a \$9,924,230 appropriation for Regional School District 19, which funds E. O. Smith High School in Storrs and includes funds from Willington and Ashford.

The town's current mill rate is 25.71.

After a budget workshop session Wednesday, the council has a series of meetings intended to focus on the spending plan, including

- Public information sessions on March 31 and April 28, both starting at 7 p.m. in the Beck Municipal Office Building

- A public hearing April 11 at 7:30 p.m. in the Beck Municipal Office Building.

- The annual town meeting May 10 at 7 p.m. in the Mansfield Middle School Auditorium, where residents will vote on the council's budget proposal.

The meeting is one week after the Regional School District 19's referendum for its budget. All Mansfield residents will vote on that budget May 3 in the Beck Municipal Office Building.

After a town charter change in 2007, residents can petition the Mansfield budget to referendum. They have successfully sent the budget to a referendum each of the last three years.

The charter requires signatures from at least 2 percent of the registered voters in town within 21 days of the town meeting to send the budget to referendum.

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## Fourteen Connecticut Towns Part of Three-Year, \$4.2 Million Program to Cut Energy Use

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By JANICE PODSADA, [jpodsada@courant.com](mailto:jpodsada@courant.com)

The Hartford Courant

6:44 PM EDT, March 21, 2011

Fourteen Connecticut towns will participate in a three-year Connecticut Clean Energy Fund program to reduce energy use by 20 percent.

The Neighbor to Neighbor Energy Challenge, funded by a \$4.2 million grant from the U.S. Department of Energy, starts Tuesday at the Connecticut Department of Environmental Protection in Hartford.

"We're not working with industries or businesses. We're looking at home energy — easy, practical steps you can take to make your home more energy efficient," said Nick Wertsch, a spokesman for SmartPower, which handles the program's marketing.

The 14 towns, which will compete against one another to see which can be the most energy efficient, were chosen for their high participation in a previous Clean Energy Fund program. The goal is to cut overall energy costs by \$150 million over the next three years and substantially reduce carbon emissions.

The participating towns are Bethany, Cheshire, East Haddam, East Hampton, Glastonbury, Lebanon, Mansfield, Portland, Ridgefield, Weston, Westport, Wethersfield, Wilton and Windham. The program includes an incentive component that will allow community groups, such as parent-teacher associations, to receive "points" for saving energy.

Points can be pooled by a group and redeemed for everything from reusable tote bags to solar-powered LED street lights, Wertsch said.

Residents can get a home energy audit for \$75. Volunteers from the Clean Energy Corps will provide free home lighting visits and distribute compact fluorescent lamp bulbs to participants. Other program partners, including the Clean Water Fund and the Connecticut Energy Efficiency fund, will provide



support to town officials and residents.

For more information, go to <http://www.ctenergychallenge.com>.

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