

NOTE: The Council will hold a ceremonial presentation to present a proclamation in honor of Paramedic Ryan Monahan & Paramedic Volunteer Driver John Levasseur at 7:15pm in advance of the regular meeting.



**TOWN OF MANSFIELD
TOWN COUNCIL MEETING
MONDAY, June 27, 2011
COUNCIL CHAMBERS
AUDREY P. BECK MUNICIPAL BUILDING
7:30 p.m.**

AGENDA

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CALL TO ORDER	
ROLL CALL	
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EXECUTIVE SESSION

ADJOURNMENT

REGULAR MEETING – MANSFIELD TOWN COUNCIL
June 13, 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, Paulhus, Ryan, Schaefer, Shapiro
Excused: Paterson

II. APPROVAL OF MINUTES

Mr. Paulhus moved and Mr. Shapiro seconded to approve the minutes of the May 23, 2011 meeting as presented. Motion passed with all in favor except Ms. Lindsey, Mr. Ryan and Mr. Schaefer who all abstained.

III. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Ric Hossack, Middle Turnpike, thanked the Republican Party for petitioning to bring the budget to referendum and expressed dismay at the apathy and indifference of the citizens of the Town. Mr. Hossack stated his objections to the robo calls to get out the vote generated by the Democrats and feels that most Town Council members do a poor job of reviewing the budget.

Omar Kouatly, Fern Road, thanked the Town Manager and the Council on behalf of the neighborhoods of Fern, Scottron and Sheffield Roads for taking action on the Venter Property. Mr. Kouatly urged the Council to address some additional concerns of the neighbors. (Statement attached)

IV. REPORT OF TOWN MANAGER

In addition to his submitted report the Town Manager offered the following comments:
Item #12 – the Shiffrins will attend a future Council meeting to discuss the Mansfield Hollow Energy Project.

Item #17 – The University of Connecticut Scoping meeting regarding additional water supplies will be held on June 28, 2011 from 7:00 p.m. to 9:00 p.m. in the Student Union. Louise Bailey, Mansfield's Library Director will be retiring in September. Mr. Hart expressed his thanks to Louise for all her work for the Town.

Council members discussed the timing of the meeting with EDR to discuss their marketing plans for the Storrs Center Project. Council members agreed they would like to meet with representatives of EDR before the scheduled meeting with the Community Quality of Life Committee in October. It was agreed that Cynthia van Zelm would inquire as to EDR's availability in July or at the latest September.

V. REPORTS AND COMMENTS OF COUNCIL MEMBERS

Ms. Moran clarified that the calls regarding the budget referendum were being made by volunteers from the Democratic Town Committee and were not robo calls.

Ms. Moran also noted the passing of Corine Norgaard who had been an active participant in the Town, the University and the Downtown Partnership. She will be missed.

VI. OLD BUSINESS

None

VII. NEW BUSINESS

1. Venter Property, 76 Fern Road
Director of Building and Housing Mike Nintean and the Director of Planning and Development Linda Painter updated Council members on the current condition and past

June 13, 2011

history of the Venter Property. Town Manager Matt Hart stated the Town plans to proceed deliberately to correct the existing public safety concerns and develop a long term plan to deal with the environmental issues on the property. Additional steps will require Council review.

2. Financial Statements Dated March 31, 2011

Mr. Ryan moved, effective June 13, 2011, to accept the Financial Statements dated March 31, 2011.

Mr. Ryan, Chair of the Finance Committee, reported the Committee has reviewed these Financial Statements and urged the acceptance by the Council. The motion passed unanimously.

3. Capital Improvement Program Closeouts/Adjustments

Mr. Ryan moved, effective June 13, 2011, to approve the adjustments to the Capital Project fund, as presented by the Director of Finance in her correspondence dated May 9, 2011.

The Finance Committee has reviewed these closeouts and adjustments and urges their acceptance.

Motion passed unanimously.

4. Capital Improvement Program Adjustment – Storrs Center Area Improvements

Mr. Ryan moved, effective June 13, 2011, to approve the adjustment to the Capital Projects fund for the Storrs Center Area Improvements project, as presented by the Director of Finance in her correspondence dated June 8, 2011.

Mr. Ryan explained that Finance has set up this account to balance the amounts received from fees and those expended in expenses associated with Storrs Center. Motion passed unanimously.

5. Proposed Resolution of Tolland County Towns to Honor Local African American Revolutionary War Soldier and Support a National Memorial in Washington, D.C.

Mr. Schaefer moved and Mr. Paulhus seconded, effective June 13, 2011, to authorize the Mayor to issue the attached Resolution Concerning African American Revolutionary War Patriots of Mansfield, Connecticut and the Proposed National Liberty Memorial.

The motion passed unanimously.

6. An Ordinance to Prevent Nuisances in Rental Housing

Town Manager Matt Hart noted the name of the proposed ordinance has been changed to "An Ordinance to Prevent Neighborhood Nuisances." Director of Building and Housing Mike Nintean reviewed the significant changes since the Council last reviewed the proposal and commented the draft has been reviewed by both the Town Attorney and the Attorney for the State Police.

Ms. Moran reported the substance and purpose of the ordinance has been approved by the Community Quality of Life Committee and referenced a letter received for the record from Cynara Stites (letter attached)

Ms. Keane moved and Mr. Paulhus seconded to refer the proposed ordinance to the Council's Ad Hoc Ordinance Committee composed of Ms. Lindsey, Mr. Shapiro and Mr. Kochenburger.

The motion passed unanimously and the Committee agreed to try to complete their work by the next Town Council meeting.

7. STEAP Grants: Storrs Center Projects and Four Corners Water and Sewer Project

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

RESOLVED, That the Town Council of the Town of Mansfield, Connecticut, authorizes the submittal of 2011 STEAP grant application to the Connecticut Department of

June 13, 2011

Economic and Community Development for both the Storrs Center development project and the Four Corners water and sewer project in the amount of \$500,000 and \$425,000 respectively, and that the prioritization of the two applications be Storrs Center (1) and Four Corners (2)

Motion passed unanimously.

VIII. QUARTERLY REPORTS

Distributed

IX. DEPARTMENTAL AND COMMITTEE REPORTS

No comments

X. REPORTS OF COUNCIL COMMITTEES

Mr. Ryan reported the Finance Committee met and has discussed a preliminary memo from the Finance Director establishing criteria for the fund balance and debt service.

XI. PETITIONS, REQUEST AND COMMUNICATIONS

8. Mansfield Advisory Committee on Persons with Disabilities re: Gate Policy

9. Legal Notice: Notice of Budget Referendum

10.D. Dagon re: Response to Incident - Citations will be presented to recognize the heroic efforts of those responding to this accident prior to the next Council meeting.

11.G. Padick re: Zoning Permit Application, Storrs Center Parking Garage/Intermodal Center

12.K. Rowley re: Mansfield Hydro Electric Project

13.C. van Zelm re: Festival on the Green

14.C. van Zelm re: Storrs Center construction

15.State of CT General Assembly re: Ponde Place

16.State of CT Dept. of Public Health re: Ponde Place

17.Notice of Scoping University of Connecticut Action for Additional Water Supply Source(s)

18.CCM Analysis: Adopted State Budget FY 2012 - FY 2013: Impacts on Towns and Cities

19.COST re: Mandates

20.theChronicle.com "Legislature OKs tech park funds"

21.Nation's Cities Weekly "University Communities Council Focuses on NLC's Agenda for Economic Growth" – 5-23-11

XII. FUTURE AGENDAS

The EHHD Wellness Program Coordinator will be invited to a future meeting to discuss her programs.

The Shifrins will be invited to a future meeting to discuss their Mansfield Hollow Energy Project.

EDR will be invited to a meeting in August or September to discuss their marketing plan.

A Water Workshop is being planned for a future Council meeting.

Mr. Paulhus moved and Mr. Shapiro seconded to move into executive session to discuss the sale or purchase of real property, in accordance with CGS§1-200(6)(d) and to include Town Manager Matthew Hart and Director of Planning and Development Linda Painter.

The motion passed unanimously.

XIII. EXECUTIVE SESSION

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

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

Also included: Town Manager Matthew Hart and Director of Planning and Development Linda Painter.

June 13, 2011

XIV. ADJOURNMENT

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

Motion passed unanimously.

Antonia Moran, Deputy Mayor

Mary Stanton, Town Clerk

June 13, 2011

From: Cynara Stites [cynarastites@gmail.com]
Sent: Friday, June 10, 2011 4:19 PM
To: Town Mngr
Subject: Ordinance to Prevent Neighborhood Nuisances

Matt,

Thank you, thank you, thank you for the proposed Ordinance to Prevent Neighborhood Nuisances. Nine of the 18 covered offenses in the proposed ordinance have occurred repeatedly at the rental house at 113 Hanks Hill Road (across the road from my house). I know it is impossible to anticipate every obnoxious behavior in which transient tenants renting from absentee landlords may engage. It is obvious that a lot of work has gone into developing this ordinance, and it's unlikely that any changes are needed.

However, I believe that you have overlooked **trespassing** on neighbors' property. One year the student-tenants at 113 Hanks Hill Road repeatedly crossed the property line behind the house to have drinking parties around the fires they set in a circle of stones they had assembled. The property owner, Sheila Clark, who lived around the corner on Farrell Road, was unaware of the trespassing and **open fires** on her property. I discovered this soon after the tenants moved out, and I informed the owner's son, Patrick Clark. He put up "no trespassing" signs and a wire fence on the property line behind 113 Hanks Hill Road. The trespassing and open fire offenses are probably covered by other ordinances, so it may not be necessary to add these offenses to the Neighborhood Nuisance ordinance.

Another offense that is not addressed by the ordinances is **fireworks**. I don't know which fireworks are legal in Connecticut, but it should be unlawful to set off fireworks in the road and in the front yard several yards from the adjoining neighbor's house. The "disturbing the peace" law and ordinance probably cover these offenses.

It is impossible for law enforcement to address some bad behaviors such as repeatedly putting broken glass in a neighbor's driveway, knocking a neighbor's garbage can into the road week after week, pouring chocolate sauce on a neighbor's car, and stealing a neighbor's window air conditioner cover. In my experience, the UConn student disciplinary system is not equipped to address such issues.

Even if you don't add any more offenses to the neighborhood nuisance ordinance, the proposed ordinance is a marked improvement over the present situation.

Of course, a law or ordinance is only as effective as its enforcement. It has been very difficult to get the police to deal with offenses that are already illegal under state law or Town ordinances. Due to the skimpy police presence in Mansfield, the state police officers' ignorance of Mansfield ordinances, and the police officers' focus on more serious crimes, my neighbors and I have had little success over the years in getting the police to respond to or ticket the tenants at 113 Hanks Hill Road for various offenses. I hope that the Town has a plan to ensure the Neighborhood Nuisance Ordinance will be effectively enforced.

Please share this e-mail with the Town Council.

Cynara Stites



Town of Mansfield

A Resolution Concerning African American Revolutionary War Patriots of Mansfield,
Connecticut and the Proposed National Liberty Memorial

WHEREAS, Senator Joseph Lieberman of Connecticut and Senator Charles Grassley of Iowa introduced legislation in the U.S. Senate in May 2011 to complete the unfinished business of two decades: the construction of an entirely citizen-funded National Liberty Memorial to African Americans of the Revolutionary War at a location in the monumental core of Washington, D.C.; and

WHEREAS, from 1775 to 1783, an estimated 5,000 to 10,000 slaves and free persons served as soldiers, sailors and patriots in the Revolutionary War, including Cato Mead of Norwich, Connecticut, and later of Montrose, Iowa, while tens of thousands of men, women and children provided civilian assistance, ran away from slavery and petitioned courts and the General Assembly for freedom; and

WHEREAS, more than 800 African Americans who resided in over 80 towns and cities, and all eight counties, in Connecticut served in the Revolutionary War; and

WHEREAS, one known African American soldier and patriot from Mansfield named Asher Allen participated in the struggle for independence; and

WHEREAS, although the original memorial was not constructed, and the authority to do so has lapsed, genealogical research and the publication of hundreds of books over more than two decades reaffirm the significant contributions made by African Americans of the post-colonial period and validates their influence on the patriotism of future generations and the movement for civil rights; and

WHEREAS, the momentum to construct a national memorial, and to finally compile a comprehensive list of African American patriots, arose in 1984 out of the quest of Lena Santos Ferguson, deceased, of our sister town of Plainville, Connecticut to honor her heritage and expand the nation's understanding of the role of African Americans in the Revolutionary War; and

WHEREAS, beginning in 1984, Rep. Nancy Johnson, Senator Lowell Weicker, and Senator Chris Dodd were leaders in the enactment and advocacy of landmark legislation, including

Public Law 98-245 commemorating African American patriotism and Public Laws 99-558 and 100-265 that authorize a national memorial and declare the history of "preeminent historical and lasting significance to the nation."

WHEREAS, these combined efforts, reported by the Hartford Courant over 24 years, brought about the publication in 2008 of *Forgotten Patriots, African American and American Indian Patriots in the Revolutionary War*, which contains the longest list so far of African Americans in the Revolutionary War, NOW THEREFORE,

BE IT RESOLVED THAT THE TOWN COUNCIL OF MANSFIELD joins the National Mall Liberty Fund, D.C., (www.libertyfunddc.org) the congressional sponsors and original cosponsors of the National Liberty Memorial Act, including Rep. Donald Payne of New Jersey and Rep. Frank Wolf of Virginia, and those who applaud the decision of Congress and President Reagan in 1988 to authorize the predecessor memorial at a site between the Washington Monument and Lincoln Memorial.

BE IT FURTHER RESOLVED that the Mansfield Town Council encourages volunteers to discover the names of still-unknown African American Revolutionary War soldiers, sailors and patriots, enlarge the body of knowledge about their lives and forward the information to National Mall Liberty Fund D.C. for inclusion in a database that will celebrate the trail blazers of Mansfield together with those of hundreds of proud American communities.

BE IT FURTHER RESOLVED that the Mansfield Town Council urges the Connecticut Delegation to the United States Congress to work for the enactment of the National Liberty Memorial Act and to spread knowledge of the history to institutions in Tolland County while promoting its potential for understanding and unity throughout the nation.

BE IT FURTHER RESOLVED that the Clerk of the Mansfield Town Council forward certified copies of this Resolution to the entire Connecticut Delegation to the United States Congress, the Governor of the State of Connecticut, the Speaker and President Pro Tem of the General Assembly and the local superintendent of schools, librarian and historical society.

IN WITNESS WHEREOF, I have set my hand and caused the Corporate Seal of the Town of Mansfield to be affixed on this 13th day of June in the year 2011.

Elizabeth C. Paterson
Mayor, Town of Mansfield

Omar Kouatly
98 Fern Road
Storrs, CT 06268

RE: 76 Fern Road (a.k.a. bus garage)

Dear Town Council,

On behalf of the neighborhoods of Fern, Scottron and Sheffield we greatly appreciate town taking this request seriously. We are glad to see action in terms of DEP and requesting the owner to address the unsafe condition this property poses.

However, we have concerns that do not appear to be addressed in the Town Manager's report that we respectfully submit to the council for action:

1. Based on the report posted for today's meeting there is no mention of the memo from the current owner offering to abandon the property to the Town of Mansfield
2. Even if the door to the garage is fixed it is full of holes and the whole structure represents an unsafe condition
3. As the report states remedies "have proven unsuccessful in the past" we should keep the current owner to the letter of the law and after 7 business days immediately take action
4. The steel and shed building itself has economic value. The Town should cover the back taxes by having it dismantled.

As of today, there is NO change in the status of the door. This represents a clear and present unsafe condition that exists within our neighborhood full of young children.

Please take prompt action to have the structure dismantled to eliminate this unsafe structure and protect the citizens of Mansfield.

Respectively, Omar Kouatly

Respectfully,




**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant to Town Manager; Lon Hultgren, Director of Public Works; Robert Miller, Director of Health; Linda Painter, Director of Planning and Development
Date: June 27, 2011
Re: Community Water and Wastewater Issues

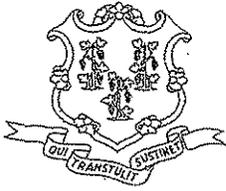
Subject Matter/Background

Staff has attached for your reference a communication from the Connecticut Department of Public Health concerning the proposed Ponde Place project.

At Monday's meeting, staff will also provide a brief report of the recent meeting of the UConn Water and Wastewater Advisory Committee.

Attachments

- 1) CT DPH re: Review of Revised I-A Application for Ponde Place Project



STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

June 21, 2011

Ms. Kimberley Santopietro
Executive Secretary
Department of Public Utility Control
10 Franklin Square
New Britain, CT 06051

DPUC DOCKET NO.: 09-02-10
APPLICANT'S NAME: P. Anthony Giorgio, PhD, The Keystone Companies, LLC.
APPLICANT ADDRESS: 56 East Main St., Suite 202, Avon, CT 06001
PROPOSED PWS: Ponde Place
TYPE OF PWS: Community
TOWN: Mansfield
DPH PROJECT#: 2008-0312
SYSTEM OWNER: Connecticut Water Company

RE: Review of Revised Phase I-A Application for the Above Referenced Proposed Public Water System

Dear Ms. Santopietro:

The Department of Public Health (DPH) has completed its review of Docket # 09-02-10, the Revised Phase I-A application received on April 27, 2011 for a "Certificate of Public Convenience and Necessity" (CPCN). Based upon our review, the DPH has decided to reject the Revised Phase I-A application for the sites of Proposed Wells #6, 7 and 8 because the sites are not in conformance with the regulatory requirements of the Regulations of State Agencies Section 19-13-B51d. Please see the attached review report for details.

Upon review and concurrence of denial of this revised Phase I-A by the Department of Public Utility Control, please forward a copy of this correspondence with a copy of the project review and attachments to:

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

Should you have any questions or concerns regarding the review of this revised Phase I-A application from the DPH, please contact Pat Bisacky of this office.

Sincerely,

Lori Mathieu
Public Health Section Chief
Drinking Water Section

DPUC to Cc: Denise Ruzicka, Corinne Fitting, Robert Gilmore, and Mark Lewis, DEP
Robert Miller, Director of Health, Eastern Highlands Health District
David Ziaks, F. A. Hesketh & Associates, Inc.
David Radka, Terrance O'Neill, Connecticut Water Company



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STATE OF CONNECTICUT

DEPARTMENT OF PUBLIC HEALTH

June 21, 2011

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

DPUC DOCKET NO.: 09-02-10
PROPOSED PWS: Ponde Place
TYPE OF PWS: Community
TOWN: Mansfield
DPH PROJECT#: 2008-0312
SYSTEM OWNER: Connecticut Water Company

RE: Review of Revised Phase I-A Application for the Above Referenced Proposed Public Water System

Dear Dr. Giorgio:

The Department of Public Health (DPH) has completed its review of Docket # 09-02-10 Revised Phase I-A application received on April 27, 2011 for a "Certificate of Public Convenience and Necessity" (CPCN). Based upon our review, the Revised Phase I-A application for the sites of Proposed Wells #6, 7 and 8 cannot be approved because the sites are not in conformance with the regulatory requirements of the Regulations of State Agencies Section 19-13-B51d. Please see the attached review report and correspondence from the Department of Environmental Protection for details.

Please note that this denial is only for the revised Phase I-A application for Proposed Wells #6, 7 and 8. You may choose to continue with the approval process for Wells #1, 2, 3 and 4 subject to the requirements documented in the DPH and Department of Public Utility Control Phase I-B reviews dated November 22, 2010 and discussed at the meeting held at the DPH offices on December 6, 2010 and summarized in correspondence from DPH dated December 15, 2010 (attached).

Should you have any questions or concerns regarding the review of this revised Phase I-A application from the DPH, please contact Pat Bisacky of this office.

Sincerely,

Lori Mathieu
Public Health Section Chief
Drinking Water Section

Cc: Denise Ruzicka, Corinne Fitting, Robert Gilmore, Mark Lewis, DEP
Robert Miller, Director of Health, Eastern Highlands Health District
David Ziaks, F. A. Hesketh & Associates, Inc.
David Radka, Terrance O'Neill, Connecticut Water Company

Phone: (860) 509-7333

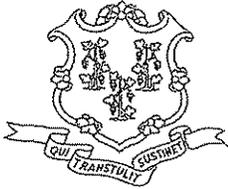
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STATE OF CONNECTICUT

DEPARTMENT OF PUBLIC HEALTH

MEMORANDUM

TO: ^{JAM} Lori Mathieu, Public Health Services Manager
Eric McPhee, Supervising Environmental Analyst

FROM: Patricia Bisacky, Environmental Analyst ^{PBB}

DATE: June 20, 2011

SUBJECT: DPH Project #2008-0312, DPUC Docket #09-02-10

DATE RECEIVED: 4/27/11

APPLICANT: Keystone Companies

TOWN: Mansfield

PROJECT: Ponde Place CPCN Phase I-A Revised Application

The Drinking Water Section (DWS) received a revised Certificate of Public Convenience and Necessity (CPCN) Phase I-A application from Keystone Companies (Keystone) for the proposed Ponde Place residential development to be located off of Hunting Lodge and Northwoods Roads in Mansfield on April 27, 2011. The revised submission includes a transmittal letter dated April 27, 2011, a report entitled "State of Connecticut Department of Public Utility Control, Department of Public Health, Certificate of Public Convenience and Necessity Community Water System Application Form—Phase I-A of the CPCN Revised April 2011, Ponde Place Mansfield, CT" prepared by F.A. Hesketh & Associates, Inc. and a report entitled "Revised Groundwater Supply Evaluation Proposed Ponde Place, Hunting Lodge Road, Mansfield, Connecticut" prepared by GZA GeoEnvironmental, Inc. (GZA Report). Keystone has revised the original Phase I-A application by the addition of proposed bedrock Wells #6, 7 and 8. The Phase I-A application materials indicate that each of the wells has a desired withdrawal rate of ten to 50 gallons of water per minute. The application materials also indicate that the design population has been revised to be a 600-bed residential development for students and faculty of the University of Connecticut (UCONN) with average daily and design demands of 45,000 gallons of water per day. The application indicates that Connecticut Water Company (CWC) will own and operate the proposed public water system once it is constructed.

All submissions in support of this Docket including the original Phase I-A and Phase I-B applications were reviewed. In addition, the DWS obtained copies of the following reports for review: Comprehensive Hydrogeologic Investigation and Remedial Action Plan Addendum No. 2, University of Connecticut, Storrs Connecticut (the Plan), by Haley & Aldrich, Inc., Environmental Research Institute, Epona Associates, LLC, F.P. Haeni, LLC, Regina Villa Associates, Inc. with technical oversight by Mitretek Systems, Inc., for University of



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Connecticut, Storrs, Connecticut, Dated July 2004, Surface-Geophysical Investigation of the University of Connecticut Landfill, Storrs Connecticut, USGS Water-Resources Investigations Report 99-4211, and Borehole-Geophysical Investigation of the University of Connecticut Landfill, Storrs USGS Water-Resources Investigations Report 01-4033. In conjunction with this review, the DWS consulted directly with Serban Oprica from the Department of Public Utility Control (DPUC), Mark Lewis from the Department of Environmental Protection (DEP), Robert Miller from Eastern Highlands Health District (EHHD) and Carol Johnson from the United States Geological Survey (USGS).

The DPH and DPUC conduct a joint review of CPCN applications pursuant to Connecticut General Statutes (CGS) Section 16-262m and Regulations of Connecticut State Agencies (RCSA) 16-262m-1 through 9. The previous Phase I-A application for the sites for Wells #1, 2, 3 and 4 received Phase I-A approval on August 26, 2009 because the application met the applicable requirements under the CPCN statutes and regulations. The revised application adds well sites for new proposed sources of supply and revises the design population. Therefore, this the basis of this review specifically focuses on the requirements under CGS Section 16-262m(c) "*The departments shall issue a certificate to an applicant upon determining, to their satisfaction, that... (5) the applicant meets all federal and state standards for water supply systems.*" The relevant components reviewed under the revised Phase I-A application are the locations of proposed Wells #6, 7 and 8 and whether an adequate number of sources are proposed to supply the design demand. The following statutes and regulations were reviewed to determine whether the locations of proposed Wells #6, 7 and 8 meet all federal and state standards for water supply systems: CGS Section 25-33(b), RCSA Sections 16-262m-3(b)(1)(B), 16-262m-5(d), 16-262m-8, 19-13-B51d and 19-13-B102(d). The following regulations were reviewed to determine whether an adequate number of sources have been proposed to meet the design demand: RCSA Sections 16-262m-5 and 16-262m-8.

Based upon a review of the subject application materials and additional environmental data related to the investigations and remediation of the UCONN landfill, chemical pits, filter beds and F-Lot, the revised Phase I-A Application for the sites of proposed Wells #6, 7 and 8 cannot be approved. The proposed well sites do not meet the requirements of RCSA Section 19-13-B51d *Location* which states:

(b) Wells with a required withdrawal rate of from ten to fifty gallons per minute.

(1) Each such well shall be located at a relatively high point on the premises consistent with the general layout and surroundings; be protected against surface wash; be as far removed from any known or probable source of pollution as the general layout of the premises and the surroundings will permit; and, so far as possible, be in a direction away from ground water flow from any existing or probable source of pollution.

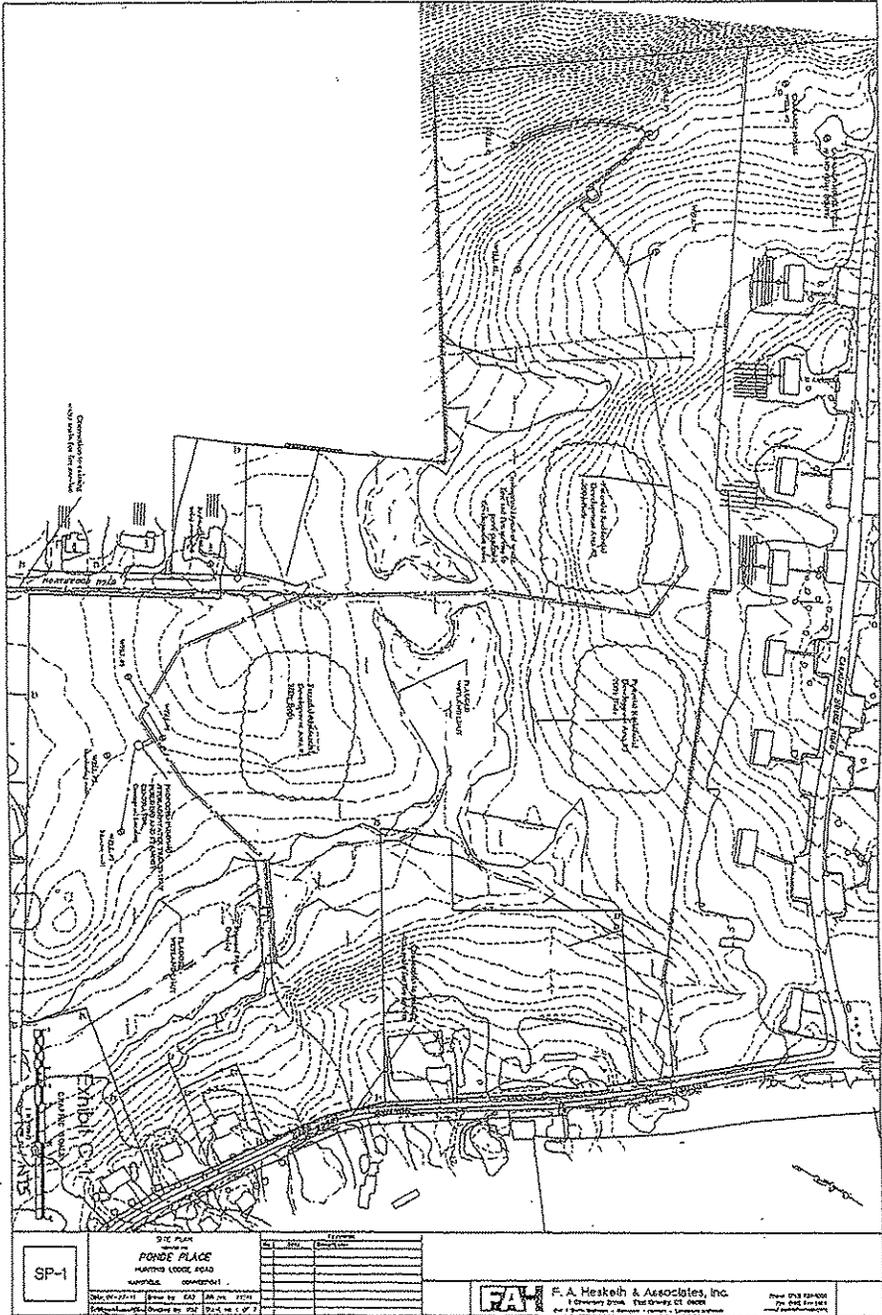
The following findings are offered in support of the conclusion that proposed site locations of Wells #6, 7 and 8 do not meet these requirements:

- The subject property is bordered by Hunting Lodge Road to the east, Meadowood Road to the south, Northwood Road to the west and Carriage House Apartments to the north. The site of the UCONN landfill, chemical pits, filter beds and F-lot is to the east and northeast of the subject property on the eastern side of Hunting Lodge Road. Figure 2, Estimated Recharge Areas, Ponde Place, Mansfield, Connecticut from the GZA Report which shows the location of the subject property and Exhibit C-1 from the revised Phase I-A application prepared by FA Hesketh & Associates which shows the locations of all proposed wells for this development have been attached to this review for reference.
- The UCONN landfill, chemical pits, filter beds and F-Lot were identified as sources of contamination in the State of Connecticut Department of Environmental Protection-issued Consent Order No. SRD-101

(CO) and the subsequent studies that were conducted in compliance with the CO. Specifically CO No. SRD-101 states: "A. With the agreement of The University of Connecticut, ("the Respondent") the Commissioner of Environmental Protection ("the Commissioner") finds: 6...pollution of the ground waters has occurred or can reasonably be expected to occur, the extent of pollution creates or can reasonably be expected to create an unacceptable risk of injury to the health or safety of persons using such waters as a public or private source of water for drinking or other personal or domestic uses..."

- Historical detections of volatile organic compounds indicative of the contaminants from the chemical pits were detected in residential water supply wells at 81, 122, 134 and 146 Hunting Lodge Road (the Plan p. 8-6). Because of these historical detections, residential properties along the southern and central portions of Hunting Lodge Road were connected to the UCONN public water supply. (the Plan p. 6-5)
- Figure 49 from the Plan (attached) shows the historical and current extent of the groundwater contaminant plume due to the landfill and chemical pits. The Plan states that "Westward contaminant migration may have been induced or augmented by historical pumping stresses from domestic wells that were previously in use at properties on Hunting Lodge Road." (the Plan p. 8-7)
- The results of bedrock fracture studies presented by USGS in the Water-Resources Investigations Report 99-4211 indicate that there is a set of transmissive bedrock fracture patterns in the direction of Hunting Lodge Road from the identified leachate plume. These patterns are shown in Figure 45 of the Plan which is attached to this report.
- The public water supply at Carriage House Apartments was included in the Plan's hydrogeologic investigation because it has the highest daily pumping rate of any of the domestic wells nearby. Based on the data gathered at a nearby monitoring well, groundwater level fluctuations in the monitoring well appeared to be unrelated to typical daily pumping cycles associated with residential use. (the Plan 6-19)
- A Phase I-A approval was issued on August 26, 2009 for the sites for Wells #1, 2, 3 and 4 for proposed Ponde Place. These wells have been drilled and are located in the northwestern corner of the subject parcel (refer to Exhibit C-1). They are located over 1500 feet from the nearest historical contamination and in a separate surface water drainage basin that flows away from the UCONN landfill as shown in Figure 2 Study Area Plan of the Plan (attached).
- Wells #1, 2, 3 and 4 are also adjacent to the Carriage House Apartments wells. A review of the water quality monitoring data from the Carriage House Apartments wells indicates that there has been no historical detection of contaminants related to the landfill or chemical pits.
- The sites proposed for Wells #6, 7 and 8 are located in the southwestern corner of the parcel. They are approximately 800 feet from the nearest historical contamination and in the same surface water drainage basin as the UCONN landfill. (the Plan Figure 2)
- The sites proposed for Wells #6, 7 and 8 appear to be located in the direction of the transmissive bedrock fractures which carry groundwater from the area affected by the contaminants from the landfill and chemical pits toward Hunting Lodge Road as shown in the Figures from the USGS Report and the Plan.
- The remedial action plan for the bedrock groundwater contamination due to the chemical pits includes a request for a technical impracticability variance from DEP "acknowledging that removal of these residual contaminants in bedrock groundwater to levels that meet state standards is not feasible." (the Plan p. 10-1) It also includes a plan for long-term monitoring to ensure that the selected remedy remains protective of human health and the environment. (the Plan p. 10-32)
- The sites proposed for Wells #6, 7 and 8 are located adjacent to residential wells on Meadowood Road which are included in the long-term monitoring plan because they "are the closest active bedrock wells to the landfill and former chemical pits." (the Plan p. 11-2—11-3)

In summary, the DPUC and DPH issued a Phase I-A approval for the sites for Wells #1, 2, 3 and 4. These wells are over 1500 feet from historical contamination on a portion of the property as far removed from the UCONN landfill and chemical pits as the general layout of the premises and the surroundings will permit. At 800 feet from historical contamination, the sites proposed for Wells #6, 7 and 8 are closer than Wells #1, 2, 3 and 4 to an area of contaminated groundwater that has been determined to be technically impracticable to remediate. **Therefore, the proposed sites for Wells #6, 7 and 8 are NOT "as far removed from any known or probable source of pollution as the general layout of the premises and the surroundings will permit."** Wells #1, 2, 3 and 4 are adjacent to a community public water supply which has had no historical monitoring results which would indicate that contaminants from the landfill or chemical pits are present in the area groundwater. The sites proposed for Wells #6, 7 and 8 are adjacent to existing residential wells which have been identified as "the closest active bedrock wells to the landfill and former chemical pits." Water-bearing bedrock fractures which are oriented from the identified contamination area toward Hunting Lodge Road have been identified in studies conducted by the USGS. In addition, pumping pressures associated with now abandoned residential wells along Hunting Lodge Road was identified as a possible cause of historical westward contaminant migration. The sites proposed for Wells #6, 7 and 8 are also west of this historical contamination and are proposed to withdraw on average 45,000 gallons of groundwater per day whereas a typical residential property may use only 300 gallons of water per day. **Therefore, the sites proposed for Wells #6, 7 and 8 are NOT "so far as possible, [be] in a direction away from ground water flow from any existing or probable source of pollution."** In conclusion, the sites proposed for Wells # 6, 7 and 8 do not meet the regulatory requirements of RCSA Section 19-13-B51d(b)(1) and cannot be approved.



SP-1

SITE PLAN
POND PLACE
 PLANNED LOCAL ROAD
 SANFORD, CONNECTICUT

NO.	DATE	BY	DESCRIPTION
1	10/15/82	ESJ	PRELIMINARY
2	11/15/82	ESJ	REVISED
3	12/15/82	ESJ	REVISED
4	01/15/83	ESJ	REVISED
5	02/15/83	ESJ	REVISED
6	03/15/83	ESJ	REVISED
7	04/15/83	ESJ	REVISED
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200	05/15/99	ESJ	REVISED

FAH F. A. Hesketh & Associates, Inc.
 1 Cheshire Street, Putnam, CT 06260
 Tel: 860-339-1100 Fax: 860-339-1101

Scale: 1" = 40' (AS SHOWN)
 Date: 10/15/82

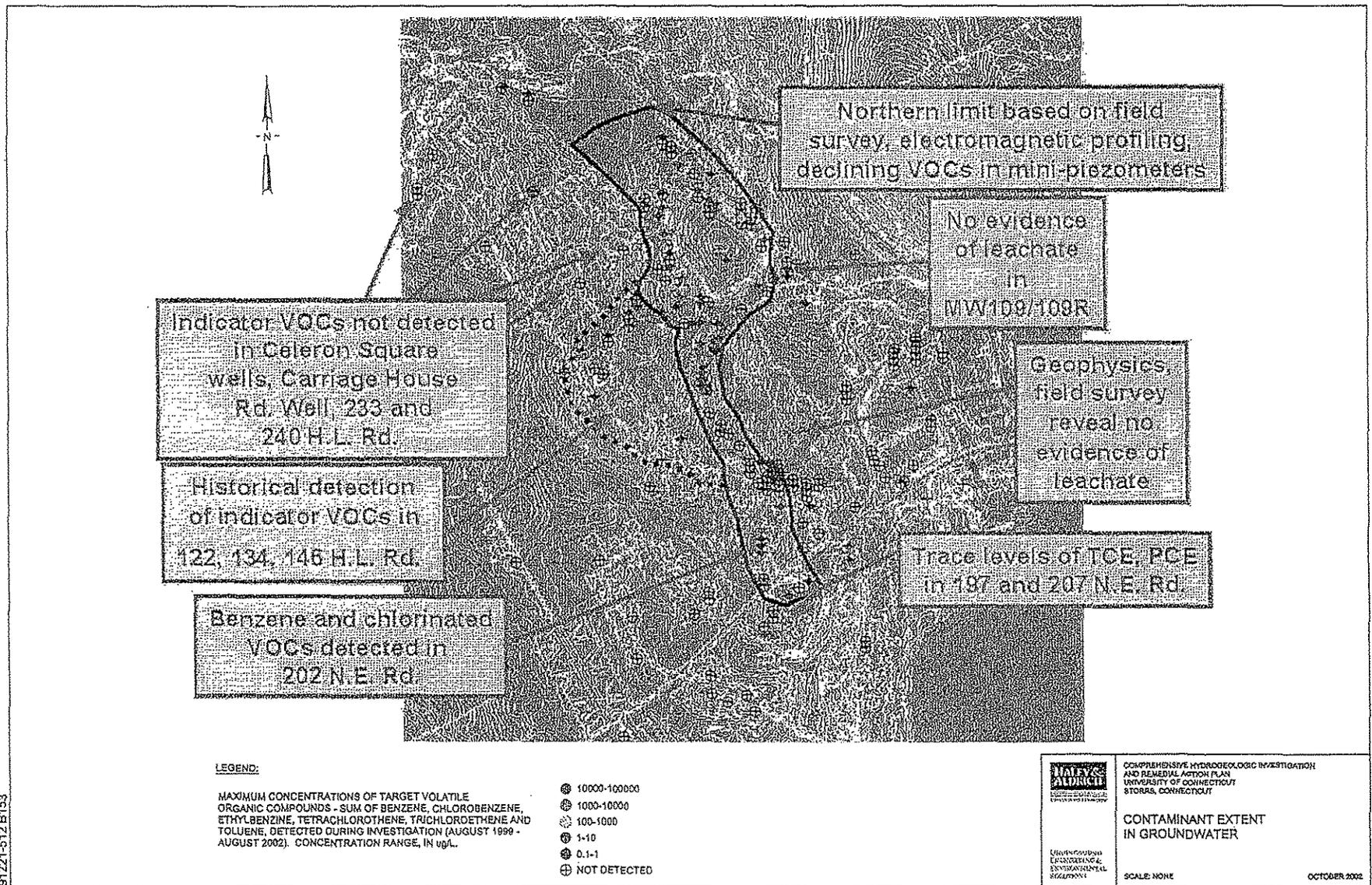
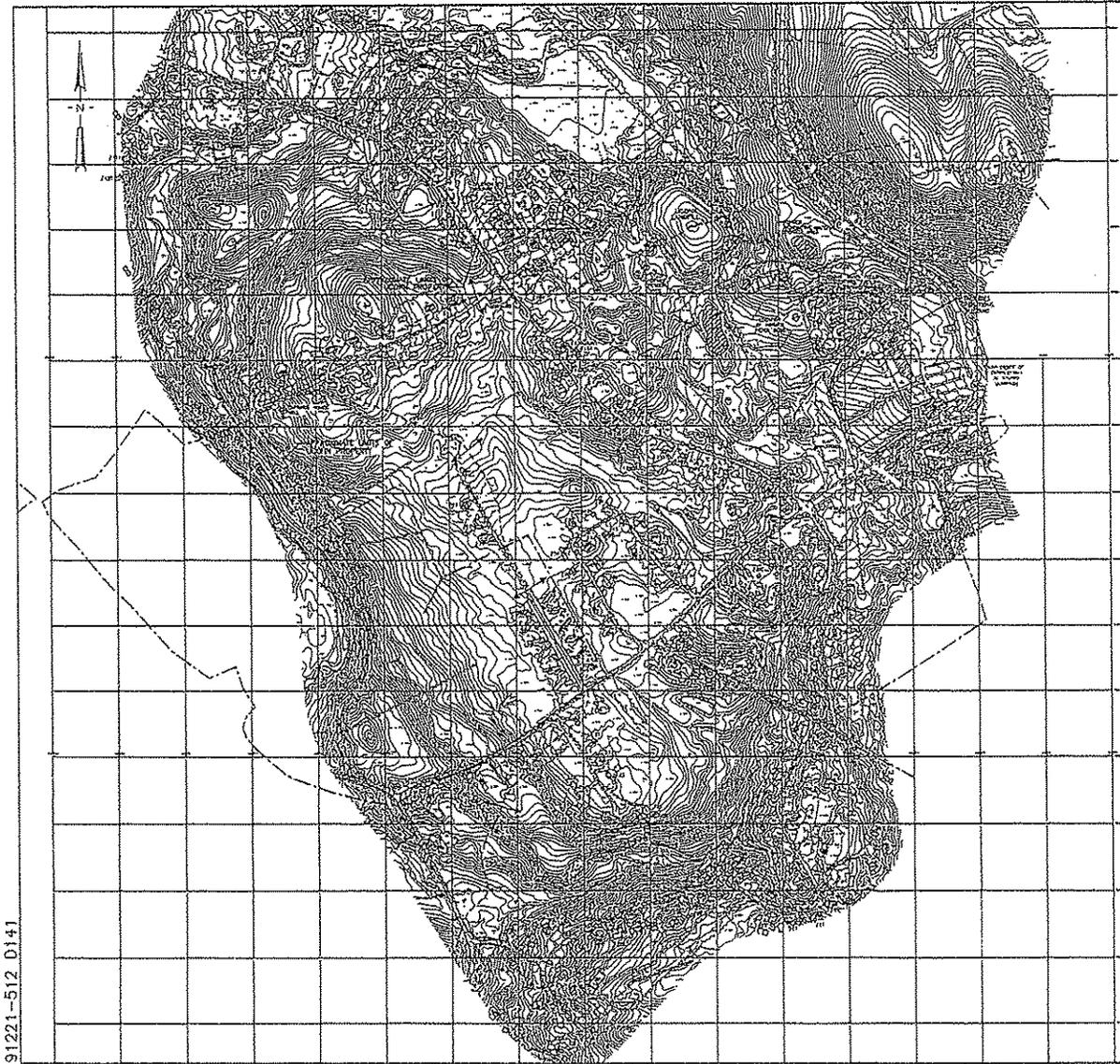
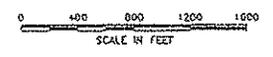


FIGURE 49



- LEGEND:**
- ⊕ #125(DUG) INDICATES DESIGNATION AND APPROXIMATE LOCATION OF DRILLED DOMESTIC WATER WELL TESTED DURING INVESTIGATION. NUMBER INDICATES STREET ADDRESS. "DUG" INDICATES SHALLOW DUG WELL.
 - INDICATES APPROXIMATE LOCATION OF PERENNIAL STREAM DRAINAGE AND OBSERVED DIRECTION OF FLOW; ALSO OUTLINES PONDS ALONG DRAINAGE COURSES.
 - INDICATES APPROXIMATE LOCATION OF EPHEMERAL STREAM DRAINAGE AND OBSERVED DIRECTION OF FLOW
 - △ INDICATES GENERAL WETLAND AREA
 - ▨ AREAS OF SHALLOW BEDROCK WITH BEDROCK OUTCROPS
 - ⊗ DRAINAGE DIVIDE BETWEEN ENGLEWILE BROOK AND CEDAR SWAMP BROOK BASINS
 - UCOHN PROPERTY BOUNDARY

- NOTES:**
1. BASE PLAN PROVIDED BY EARM TECH, INC., MIDDLEBOROUGH, MA. AERIAL PHOTOGRAPHY BY ABRAMS SURVEY CORPORATION OF LANSHIRE, MI.
 2. ELEVATIONS IN FEET AND REFERENCED TO NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.
 3. GENERAL SITE, CULTURAL AND GEOGRAPHIC FEATURES COMPILED FROM THE FOLLOWING SOURCES:
 TOWN OF MANSFIELD, CONNECTICUT PLANNING AND ZONING COMMISSION REPORT ENTITLED "PLAN OF DEVELOPMENT, MANSFIELD, CONNECTICUT," DATED 15 SEPTEMBER 1993.
 MANSFIELD DEPARTMENT OF PUBLIC WORKS - PLAN OF TOWN ROADS, REVISED DATE 21 JANUARY 1998, APPROXIMATE SCALE 1 IN. = 1/2 MILE.
 HALEY & ALDRICH REPORT, ENTITLED "PURCHASING AND GENERAL WAREHOUSE FACILITY, UNIVERSITY OF CONNECTICUT, STORRS, CONNECTICUT," DATED MAY 1998.
 UNIVERSITY OF CONNECTICUT-OFFICE OF FACILITIES, STORRS CT., "CHEMICAL DISPOSAL PITS PROPOSED SOIL TEST LOCATIONS," PROJECT NO. 260514, DATED NOVEMBER 1988.
 UNIVERSITY OF CONNECTICUT-OFFICE OF FACILITIES, STORRS CT., "CHEMICAL PIT CLOSURE PLAN," PROJECT NO. 700132, DATED MAY 1986.
 CONSULTING ENVIRONMENTAL ENGINEERS, INC. REPORT ENTITLED "FINAL HYDROGEOLOGIC STUDY REPORT, UCOHN LANDFILL," DATED JANUARY 1985.
 SITE RECONNAISSANCE CONDUCTED ON 10 AUGUST 1988, AND DURING THE PERIOD 29 APRIL 1989 TO 17 MAY 1989.
 UNITED STATES GEOLOGICAL SURVEY, STORRS-MANSFIELD, CT, FOR LOCATIONS OF DOMESTIC WATER WELLS.



COMPREHENSIVE HYDROGEOLOGIC INVESTIGATION
AND REMEDIAL ACTION PLAN
UNIVERSITY OF CONNECTICUT
STORRS, CONNECTICUT

STUDY AREA PLAN

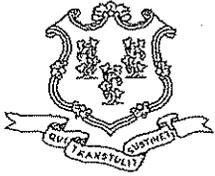
UNDERGRADUATE
ENGINEERING &
ENVIRONMENTAL
SOLUTIONS

SCALE: AS SHOWN

OCTOBER 2002

FIGURE 2

91221-512 D141

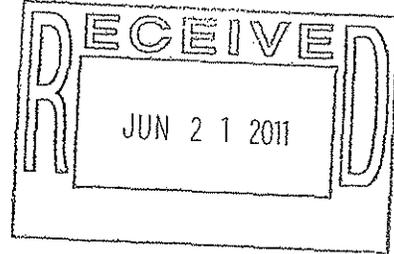


STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER PROTECTION AND LAND REUSE
REMEDIAL DIVISION



June 21, 2011

Ms. Lori Mathieu
Connecticut Dept. of Public Health
Drinking Water Section
410 Capitol Ave. MS # 51WAT
Hartford, CT 06134



RE: Phase 1A application for Ponde Place
Mansfield, CT

Dear Ms. Mathieu:

The Bureau of Water Protection & Land Reuse of the Connecticut Department of Environmental Protection (DEP) has reviewed the Phase 1A application dated April 27, 2011 for water supply wells to provide water for the proposed Ponde Place development in Mansfield. DEP has not received a formal application for this project. DEP's comments are limited to the potential effect of the proposed wells on the groundwater contamination associated with the UConn landfill and chemical pits.

DEP is concerned that pumping from these four wells (referred to hereafter as the "Subject Wells") could potentially intercept the contaminant plume that is emanating from the now closed University of Connecticut landfill and chemical pits. The landfill is located approximately 2,800 feet from the proposed northern well field and 2,000 feet from the proposed southern well field. The groundwater contamination plume from the landfill and chemical pits is flowing in a generally southerly direction from the landfill, and is located closer to the Subject Wells than the landfill itself.

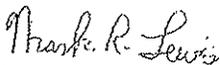
As you are aware, the applicant had previously proposed to obtain water for this project from other wells (referred to hereafter as the Previous Wells) that were located to the southwest of the Currently Wells. The Previous Wells had a significantly lower yield than the Subject Wells and are located farther from the landfill plume. The applicant performed a pump test on the Previous Wells. During the pump test on the Previous Wells, some drawdown occurred in UConn landfill monitoring wells MW105R and MW302R. This suggests the potential for pumping in the Previous Wells to intercept the leachate plume emanating from the landfill and chemical pits. DEP understands that the applicant more recently performed a pump test on the Subject Wells. However, the applicant has not provided this data to DEP, and DEP understands

Ms. Lori Mathieu
Re: Proposed Ponde Place Phase 1A application
Page 2 of 2

that the applicant has not provided this data to your department or the Department of Public Utility Control either.

Since the Subject Wells are closer to the UConn landfill plume and more productive than the Previous Wells, DEP must assume that pumping from the Current Wells would have a higher likelihood of intercepting the plume of contaminated groundwater from the UConn landfill than the pumping from the Previous Wells. DEP is also concerned that any private drinking water wells located between the Current Wells and the landfill plume could potentially be affected by the plume if pumping in the Current Wells affects the plume.

Sincerely,



Mark R. Lewis
Environmental Analyst 3
Remediation Division
Bureau of Water Protection and Land Reuse

cc: Ms. Patricia Bisacky, Connecticut Dept. of Public Health
Drinking Water Section, 410 Capitol Ave. MS # 51WAT, Hartford, CT 06134 (via e-mail only)

Mr. Serban Oprica, Department of Public Utility Control, 10 Franklin Square, New Britain, CT 06051 (via e-mail only)

Mr. Robert Miller, M.P.H., R.S., Eastern Highland Health District, 4 South Eagleville Rd., Mansfield, CT 06268 (via e-mail only)

Mr. Bill Warzecha, DEP (via e-mail only)



STATE OF CONNECTICUT

DEPARTMENT OF PUBLIC HEALTH

December 15, 2010

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

Re: Ponde Place CPCN Phase IB Application
DPH Project Number 2008-0312
DPUC Docket Number 09-02-10

Dear Dr. Giorgio:

Thank you for meeting with us on December 6, 2010 to discuss the Phase IB application for the proposed Ponde Place development in Mansfield. The meeting was held to discuss various deficiencies that were identified in a joint DPH/DPUC review dated December 2, 2010. Following the meeting the DPH received a letter from you dated December 9, 2010 summarizing your takeaways from the meeting. The following is a summary of the items that were discussed at the meeting:

1. DPH indicated that written documentation confirming that the project scope has been reduced must be submitted as part of the Phase 1B application. In your recent letter you indicate that the scope of the project has been reduced from 648 people to no more than 180 people.
2. A site plan was submitted with your Phase 1B application showing that only one building will be constructed. DPH asked if it was The Keystone Companies' intention to ultimately build the entire project as proposed in the Phase 1A application and if so, to outline a phased plan to provide an adequate supply of drinking water. You indicated that at this time there is no intention to build any additional buildings and that any local applications for Ponde Place would be consistent with the reduced scope of the project.
3. An interim signed ownership agreement with Connecticut Water Company (CWC) was e-mailed to DPH on December 3, 2010. CWC indicated during the meeting that a final signed ownership agreement will be contingent upon satisfactory Phase 1B approval and would be submitted with the Phase 2 application. CWC indicated that this type of interim agreement is a standard agreement that CWC enters into when Phase 1A approval has been granted and Phase 1B approval is pending.



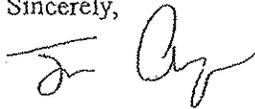
Phone: (860) 509-7333
Telephone Device for the Deaf (860) 509-7191
410 Capitol Avenue - MS # 51WAT
P.O. Box 340308 Hartford, CT 06134
Affirmative Action / An Equal Opportunity Employer

Anthony Giorgio
The Keystone Companies, LLC
Ponde Place Phase 1B Meeting Summary
December 15, 2010
Page 2 of 3

4. Stabilization was not achieved for Well #3 during the original yield test. As you indicated in the meeting and in your recent letter, a new 72-hour simultaneous yield test will be completed for all four proposed wells.
5. During the original 72-hour yield test, Carriage House Well #2 and University of Connecticut (UCONN) landfill monitoring wells were monitored for interference pursuant to Connecticut General Statutes (CGS) Section 25-33(b), and some interference was noted. Carriage House Well #1 was not monitored due to inaccessibility. Several private wells were also proposed to be monitored for interference, but for various reasons the private well monitoring was not completed with the exception of one well that was monitored for 24 hours. DPH indicated during the meeting that at a minimum, it would like to see all potable and landfill monitoring wells which were monitored during the original yield test plus Carriage House Well #1 to be monitored again during the new yield test and the results provided to DPH for review. You indicated in your letter that you will attempt to gain access to Carriage House Well #1 during the new yield test. You also indicated that you will contact the CT Department of Environmental Protection to discuss any potential interference that the Ponde Place wells may have on the UCONN landfill monitoring wells. The Keystone team was also encouraged to work with the local health department and renew efforts to gain access to nearby private wells for interference monitoring during the new yield test. In your letter you indicate that if private well owners again refuse to allow their wells to be monitored, you will attempt to obtain written documentation of their refusal. In addition, at the meeting and in your letter, you also proposed installing a monitoring well at the property boundary for surrogate interference monitoring should access to the private wells be unsuccessful.
6. Well #2 had a turbidity level in excess of the state standard of 5 NTU during the Phase 1B water quality sampling. DPH indicated during the meeting that although this is not required to be addressed during the Phase 1B review, a final Well Use Approval may not be issued for this well if resampling is not done. You indicated that prior to requesting a Well Use Approval, a resample of the well for turbidity will be done.

If you have any additional questions please feel free to contact us. Please remember to send copies of additional submissions and correspondence regarding this application to the DPUC with your Docket Number referenced.

Sincerely,



Tom Chyra, P.E.
Supervising Sanitary Engineer
Compliance Region - North
Drinking Water Section

Anthony Giorgio
The Keystone Companies, LLC
Ponde Place Phase 1B Meeting Summary
December 15, 2010
Page 3 of 3

Cc: David Ziaks, FA Hesketh
Tom Fahey, Fahey, Landolina & Associates
Gary Cluen, GZA Environmental
Terrance O'Neill, David Radka, Keith Nadeau, CWC
James Vocolina, DPUC
Tom Callahan, Tom Ritter, Eugene Roberts, Jason Coite, UCONN
Robert Miller, Eastern Highlands Health District
Betsey Wingfield, Denise Ruzicka, Bill Warzecha, Doug Hoskins, DEP
Matt Hart, Town of Mansfield

PAGE
BREAK



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant to Town Manager; Michael Nintean, Director of Building and Housing Inspection; Sergeant James Kodzis, Resident Trooper Supervisor; Linda Painter, Director of Planning and Development; Dennis O'Brien, Town Attorney
Date: June 27, 2011
Re: An Ordinance to Prevent Neighborhood Nuisances

Subject Matter/Background

At the last meeting, the Town Council referred this proposed ordinance to its Ordinance Development and Review Subcommittee. The subcommittee has reviewed the ordinance, and has suggested some minor revisions, which we have highlighted in the attached revised draft. The subcommittee would now recommend that the Council schedule a public hearing to solicit public comment regarding the proposed ordinance.

To review the background of this measure, we have developed the ordinance as a tool to address nuisance behavior in the community. As you know, we have a history of nuisance activity in certain parts of town, including neighborhoods with student housing. This behavior has had a negative effect upon occupants of nearby structures, impacting the quality of life of the neighborhoods. This condition is largely due to local demographic circumstances present in few if any other towns statewide. The requirements set forth in this ordinance are designed to promote neighborhood peace and compatibility, and the general health, safety and welfare of the people of Mansfield.

Financial Impact

This ordinance would generate funds based on the issuance of citations and collection of the associated penalty fee. The cost of implementation should be minor requiring a minimal amount of staff time to document enforcement activity related to the ordinance.

Legal Review

The Town Attorney, Attorney General's Office and the Connecticut State Police have reviewed this proposal and concluded that it is legally sound and may be enacted by the Council and implemented by Town staff.

Recommendation

As stated above, the Ordinance Development and Review Subcommittee recommends that the Town Council schedule a public hearing to solicit public comment regarding the proposed Ordinance to Prevent Neighborhood Nuisances.

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

Move, effective June 27, 2011, to schedule a public hearing for 7:30 p.m. at the Town Council's regular meeting on July 11, 2011, to solicit public comment regarding the proposed Ordinance to Prevent Neighborhood Nuisances.

Attachments

- 1) Draft Ordinance to Prevent Neighborhood Nuisances
- 2) Draft Minutes from the June 17, 2011 Ordinance Development and Review Subcommittee Meeting

**Town of Mansfield
Code of Ordinances**

“An Ordinance to Prevent Neighborhood Nuisances”

June 23, 2011 Draft

Section 1. Title.

This Article shall be known and may be cited as the "Ordinance to Prevent Neighborhood Nuisances.”

Section 2. Legislative Authority.

This ordinance is enacted pursuant to the provisions of C.G.S. § 7-148, et seq., as amended.

Section 3. Findings and Purposes.

It is found by the Town Council of the Town of Mansfield that a significant number of persons in the town occasionally engage in behavior which constitutes a nuisance. Nuisance behavior includes, but is not limited to, disturbances of the peace, disorderly conduct, underage drinking, obstruction of public streets by crowds or vehicles, crimes against property and excessive noise, separately or sometimes in combination.

Nuisance conduct has a negative effect upon residents and occupants of adjacent homes and structures, impacts the quality of life of neighborhoods, and tends to depress the value of nearby property. This problem is in part due to local circumstances present in few if any other towns statewide. To the extent that tenants are involved in such nuisance behavior, landlords can help to remedy the problem because they control tenant selection, and may determine whether to dispossess a tenant.

The Town of Mansfield has engaged in a sustained concerted effort to address these and similar issues. The Town Council expects that by discouraging nuisance activity and ~~incenting~~ **encouraging** local landlords to prevent nuisance behavior by their tenants, this Article will combine with other recently enacted ordinances to promote neighborhood peace and compatibility, and protect the general health, safety and welfare of the people of Mansfield.

Section 4. Definitions.

For the purposes of this Article, the words and phrases used herein shall have the following meanings, unless otherwise clearly indicated by the context:

Dwelling Unit: A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

Landlord: means the owner, lessor or sublessor of a dwelling unit, the building of which it is a part, or the premises.

Nuisance: Any behavior which substantially interferes with the comfort or safety of other residents or occupants of the same or nearby buildings or structures. Conduct of a person or persons on any premises in a manner which is a violation of law, or which creates a disturbance of the quiet enjoyment of private or public property may constitute a nuisance. Such behavior includes disorderly, indecent, tumultuous or riotous conduct. Unlawful conduct includes, but is not limited to, individually or in combination with other misbehavior, excessive pedestrian and vehicular traffic, obstruction of public streets by crowds or vehicles, illegal parking, the service of alcohol to underage persons, underage drinking, fights, creating a public disturbance, breach of the peace, trespassing, disorderly conduct, littering, simple assault, ~~terroristic threats~~ threatening, harassment, illegal burning or use of fireworks, urinating or defecating in public, lewdness, criminal mischief, crimes against property, or excessive noise.

Premises: means a tract of land including buildings thereon, appurtenances, grounds, and any public right of way immediately adjacent to any such tract of land.

Adjacent Premises: Premises contiguous to premises on which there is activity that is a nuisance per this Article, to which said activity has moved or spread.

Tenant: means the lessee, sub lessee or person entitled under a rental agreement, written or not, to occupy a dwelling unit or premises to the exclusion of others or as is otherwise defined by law.

Section 5. Applicability.

This ordinance shall apply to any premises situated within the Town of Mansfield.

Section 6. Enforcement; Violations, Citations and Fines.

A. In addition to the police, the Town Manager shall designate in writing one or more Town officials empowered to take enforcement or other action authorized by this ordinance.

B.1. Each commission of a nuisance activity as defined herein on any premises or adjacent premises shall be a violation of this ordinance, thereby authorizing any designated Town official or police officer to issue a written warning to an offender or to assess a fine of \$250 per violation. In their exercise of discretion under this section any such official or police officer shall be guided by the stated purposes of this Article, among other things.

2. Written notice of any such violation shall be hand delivered or sent via certified mail to the offender. The fine shall be payable within thirty calendar days of the date of issuance of the notice. If any such offense was committed on the residential rental premises of a landlord by their tenant or by the guest of any such tenant of the landlord, a copy of such notice of violation and a warning of the provisions of Section 6C of this Ordinance shall be hand delivered or sent by certified mail to the landlord of any offending tenant or their guest.

C. If any police officer or other duly authorized Town official issues any notice of violation of this ordinance by and pertaining to any tenant or any of their guests to any landlord of the same residential rental premises on more than two occasions in any six month period, or more than three times within nine months, or more than four times within one year, as measured from the date of the first instance of nuisance, the Town Manager or his designee per subsection A of this section, in their discretion guided by the stated purposes of this Article and the law of this State and Town of Mansfield, may hold the landlord of any tenant(s) or guest(s) who perpetrated such additional acts of nuisance legally responsible for a fine of \$250 for each such additional instance of nuisance committed by any tenant of the landlord or guest of such tenant. Prompt notice of any such violation by a landlord shall be hand delivered or sent via certified mail to the landlord. The fine shall be payable within thirty days of the date of issuance of said notice.

D. In addition to any other remedy authorized by this ordinance, if any such fine issued pursuant to this ordinance is unpaid beyond the due date, the Town may initiate proceedings under the authority of Connecticut General Statutes section 7-152c and Chapter 129 of the General Code of the Town of Mansfield, Hearing Procedure, to collect the fine.

E. Nothing in this ordinance shall limit the ability of the authorities to initiate and prosecute any criminal offense or provisions of any other applicable Town ordinance arising from the same circumstances resulting in the application of this ordinance. The police in their discretion, guided by the stated purposes of this Article and the law enforcement provisions and purposes of the law of the State of Connecticut and the Town of Mansfield, may disperse any participants in any activity constituting a nuisance per this Article.

Section 7. Appeals Procedure.

Any person fined pursuant to this chapter is entitled to a hearing procedure and judicial review, if necessary, pursuant to the provisions of the Town of Mansfield Hearing Procedure for Citations set forth in Chapter 129 of the General Code of the Town of Mansfield as required by C.G.S. section 7-152c.

Section 8. Word Usage.

Whenever used, the singular number shall include the plural, the plural the singular and the use of either gender shall include both genders.

TOWN OF MANSFIELD
TOWN COUNCIL
Ordinance Development and Review Subcommittee
Friday, June 17, 2011
Audrey P. Beck Municipal Building
Conference Room B
8:00 am

DRAFT MINUTES

Call to Order/Roll Call

Mr. Kochenburger called the meeting to order at 8:05 AM.

Members present: P. Kochenburger, M. Lindsey, P. Shapiro
Staff: M. Hart, M. Ninteau, D. O'Brien

New Business

1. An Ordinance to Prevent Neighborhood Nuisances

The committee members and staff reviewed the draft ordinance, with specific discussion concerning the following:

- Definition of a nuisance - The terms "trespassing," and "illegal burning or use of fireworks" were added to the definition of a nuisance. The term "terroristic threats" was changed to "threatening."
- Constitutionality of the proposed ordinance - Mr. O'Brien, Town Attorney, explained that he believes the ordinance is constitutional on its face.
- Amount of the citation - Mr. O'Brien explained that the \$250 fine is allowed by state statute.
- Landlord liability - Mr. O'Brien and Mr. Ninteau clarified the application of this provision to landlords.
- Application of ordinance to owner-occupied property - Mr. O'Brien and Mr. Ninteau explained that by design the ordinance applies to nuisance behavior occurring anywhere in town, including rental and owner-occupied properties.
- Findings and purpose - The term "incenting" was replaced with "encourage."
- Authority of Town Manager to designate enforcement officers - The Town Attorney explained that the Town Manager, pursuant to the Town Charter and the Code of Ordinances, has the authority to designate officers to enforce this ordinance.

By consensus, the members agreed to make the revisions noted above and to present the revised ordinance to the Town Council for the June 27, 2011 meeting, with the recommendation that the Council schedule a public hearing to solicit public comment regarding the proposed ordinance.

Adjournment

The members adjourned the meeting at 9:05 AM.

Respectfully submitted,

Matthew W. Hart
Town Manager



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matthew W. Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant to the Manager; Curt Vincente, Director of Parks & Recreation; Jay O'Keefe, Assistant Director of Parks & Recreation
Date: June 27, 2011
Re: Proposed Proclamation Designating the Month of July as National Park and Recreation Month in the Town of Mansfield

Subject Matter/Background

Attached please find a proposed proclamation from the Department of Parks and Recreation – a Proclamation designating the Month of July as Park and Recreation Month in the Town of Mansfield. Staff is requesting that the Town Council consider issuing the proposed proclamation in order to help promote parks and recreation in the community.

Recommendation

Staff requests that the Town Council authorize the Mayor to issue the proclamation as proposed.

If the Town Council supports this request, the following motion is on order:

Move, effective June 27, 2011, to authorize the Mayor to issue the attached proclamation designating the Month of July as National Park and Recreation Month.

Attachments

- 1) Communication from Assistant Director of Parks and Recreation
- 2) Proposed Proclamation designating the Month of July as National Park and Recreation Month.
- 3) 111th Congress House Resolution 288
- 4) Mansfield Parks and Recreation Department July 2011 Activity Calendar



Mansfield
Community
Center

Town of Mansfield
Parks and Recreation
Department



Jay M. O'Keefe, CPRP
Assistant Director of Parks and Recreation

10 South Eagleville Road
Storrs/Mansfield, Connecticut 06268
Tel: (860) 429-3015 Fax: (860) 429-9773
Email: OKeefeJM@MansfieldCT.org
Website: www.MansfieldCT.org

June 16, 2011

Dear Members of the Town Council:

On behalf of the Mansfield Parks and Recreation Department, I would like to make you aware that the U.S. House of Representatives with support from the National Recreation and Parks Association has designated July as *National Parks and Recreation Month*.

Our department plans to promote awareness of these events during the month of July through distribution of literature, press releases and small special events. Along with our professional organization, the Parks and Recreation Department will be encouraging folks to spend time with family and friends, visit outdoor recreation areas, participate in a favorite hobby, and take advantage of the quality recreation resources right here in Mansfield.

We are requesting the consideration of the Mansfield Town Council to support the attached proclamation in recognition of *National Parks and Recreation Month*. If in agreement, we ask that you please sign and return the proclamation to the Town Manager Office so that it may be displayed for the public at the Mansfield Community Center.

Thank you for your consideration.

Sincerely,

Jay M. O'Keefe
Assistant Director of Parks and Recreation



Designation of July as Park and Recreation Month

WHEREAS parks and recreation programs are an integral part of communities throughout this country, including the Town of Mansfield, Connecticut; and

WHEREAS our parks and recreation are vitally important to establishing and maintaining the quality of life in our communities, ensuring the health of all citizens, and contributing to the economic and environmental well-being of a community and region; and

WHEREAS parks and recreation programs build healthy, active communities that aid in the prevention of chronic disease, provide therapeutic recreation services for those who are mentally or physically disabled, and also improve the mental and emotional health of all citizens; and

WHEREAS parks and recreation programs increase a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS parks and recreation areas are fundamental to the environmental well-being of our community; and

WHEREAS parks and natural recreation areas improve water quality, protect groundwater, prevent flooding, improve the quality of the air we breathe, provide vegetative buffers to development, and produce habitat for wildlife; and

WHEREAS our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

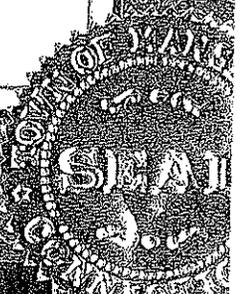
WHEREAS the U.S. House of Representatives has designated July as Parks and Recreation Month; and

WHEREAS the Town of Mansfield, Connecticut recognizes the benefits derived from parks and recreation resources

NOW THEREFORE, BE IT RESOLVED BY the Mansfield Town Council that July is recognized as Park and Recreation Month in the Town of Mansfield, Connecticut.

Elizabeth C. Paterson, Mayor

Date



HRES 288 IH

111th CONGRESS
1st Session

H. RES. 288

Recognizing the importance of park and recreation facilities and expressing support for the designation of the month of July as 'National Park and Recreation Month.'

IN THE HOUSE OF REPRESENTATIVES

March 26, 2009

Mr. BARROW (for himself and Mr. THOMPSON of Pennsylvania) submitted the following resolution, which was referred to the Committee on Natural Resources.

RESOLUTION

Recognizing the importance of park and recreation facilities and expressing support for the designation of the month of July as 'National Park and Recreation Month'.

Whereas public parks and recreation systems are dedicated to enhancing the quality of life for residents in communities around the country through recreation programming, leisure activities, and conservation efforts;

Whereas parks, recreation activities, and leisure experiences provide opportunities for young people to live, grow, and develop into contributing members of society; create lifelines and continuous life experience for older members of the community; generate opportunities for people to come together and experience a sense of community; and pay dividends to communities by attracting businesses, jobs, and increasing housing value;

Whereas parks and recreation services play a vital role in creating active and healthy communities, and the majority of older adults who visit parks report moderate or high levels of physical activity during their visit and 50 percent of older adults who participated in light to moderate aerobic park activity report being in a better mood after visiting parks;

Whereas parks and recreation facilities foster a variety of activities that contribute to a healthier United States, such as introducing injured military veterans and those with physical disabilities to physical activity, mobilizing urban communities to use chronic disease prevention practices, working with local school systems to develop science-based curricula to educate children on nutrition and activity, connecting children with nature, and combating obesity in youth;

Whereas the creation of places for physical activity, combined with information outreach, produced a 48.4 percent increase in the frequency of physical activity;

Whereas more than 75 percent of United States citizens use park and recreation facilities to maintain fitness and to remain socially interactive, which are critical to maintaining community cohesion and pride;

Whereas community recreation programs at park and recreation facilities provide children with a safe refuge and a place to play, which helps to reduce at-risk behavior such as drug use and gang involvement;

Whereas 69 percent of the United States population believes in local park and recreation services, which supports the idea that such parks and services should be funded by taxes and user fees;

Whereas public parks and recreation facilities create enormous economic value through increased partnership, which improves the job base and the economic viability of the local economy, including business relocation and expansion in the community and increased tourism; and

Whereas parks and recreation facilities reduce fuel costs and commute times by providing a place close to home to relax, exercise, and reduce stress: Now, therefore, be it

Resolved, That the House of Representatives—

- (1) recognizes the great societal value of parks and recreation facilities and their importance in local communities across the United States;
- (2) recognizes and honors the vital contributions of employees and volunteers in park and recreation facilities; and
- (3) supports the designation of a 'National Park and Recreation Month'.



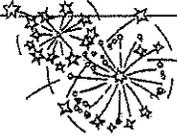
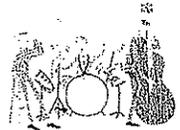
Mansfield Parks & Recreation *Family, Fitness & Fun*

Celebrate National Park and Recreation Month with family and friends. Here is a calendar filled with great events and activities for the whole family to enjoy. The Mansfield Parks and Recreation Department wishes you a happy and healthy summer!

July 2011

Discover what we have to offer! Visit our website to find out more information about our classes, programs, camps, parks, Community Center, etc. We have something for everyone!

www.mansfieldcc.com

Sun	Mon	Tue	Wed	Thu	Fri	Sat
Summer program registration is ongoing. Check out our summer brochure for programs & classes!		Pick up your free Letterboxing kit at the MCC or the Library. Find all 5 boxes by Aug. 12 and win a family prize!	Check out our youth specialty camps, including sports, science, dance and more! Registration still open!	Pick up a trail guide at the MCC \$7.50, or download trail maps online for free to enjoy the many miles of trails in Mansfield! www.mansfieldcc.com	1 Celebrate the first day of July with a swim at the MCC! View pool schedule online!	2 Head to the Hollow and walk the Dam! Paved trail leading to/from the beautiful Mansfield Hollow Dam. Off Bassetts Bridge Road!
3 Enroll your children in Camp Mansfield Day Camp! Week sessions are still available! We make Happy Campers!	4 Attend a 4th of July celebration! MCC Hours 9am-5pm	5 Bring your kids to the MCC skate park! Open until dusk! Helmets required!	6 Head to the Gurleyville Grist Mill for a picnic and frolic alongside the Fenton River.	7 FREE Concert @ MCC featuring Airborne Jazz 6:30-8pm	8 Cool off! Buy a day pass and work out, swim, play hoops, etc. at the MCC!	9 Family Fun Morning @ the MCC! Just like our evening program but from 10am-1pm!
10 Rent a Kayak @ the MCC! \$5/per day! Launch @ River Park & paddle to Eagleville Dam! Wear life jackets check the weather!	11 	12 Take an evening stroll through Mt. Hope Park off Rt. 89, a great place to enjoy easy hiking, pond life, and Mt. Hope River.	13 Tot Time at the MCC! Tumbling mats, riding toys, etc. for pre schoolers. Free for members and those paying daily fee.	14 FREE Concert @ MCC featuring On Call Band 6:30-8pm	15 	16 Mansfield Bike Tour! Family activity, rides for all levels! MCC Start, ends with a picnic!
17 Rent backyard games from the MCC and invite friends over to play! Just \$5 per day!	18 Visit the farm animals at UCONN and stop by the dairy bar for a frozen treat!	19 Register for swim lessons at the MCC! It is never too late to learn how to swim! Registration ongoing.	20 FREE Mansfield Day at the MCC! All Mansfield Residents are free, come out and play! 6:30-9:30pm	21 FREE Concert @ MCC featuring Memphis Soul Spectacular 6:30-8pm	22 Family Fun Night @ the MCC! Pool & Gym slide family games, swimming, & more! 6-9pm	23 Early morning lap swim at the MCC! Start your day off with a swim! You will feel great the rest of the day!
24 Head to Merrow Meadow Park off Rt. 32 and enjoy an easy, interesting walk alongside the Willimantic River, fields and flowers.	25 	26 Escape the heat! Walk on the indoor walking/jogging track at MCC. Hours 12-10pm.	27 	28 FREE Concert @ MCC featuring Kidsville Kuckoo Revue 6:30-8pm	29 	30 Cool off at Bicentennial Pond. Swim, fish and let the kids play on the playground! 12-6pm.
31 A Whale of a Time for the Whole Family! Join us for a whale watch/deep sea fishing in Plymouth, MA.						The MRPD staff wish you a happy, safe and recreation-filled summer!



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant to the Town Manager; Curt Vincente, Director of Parks and Recreation; Jay O'Keefe, Assistant Director of Parks and Recreation; Jennifer Kaufman, Parks Coordinator; Mary Stanton, Town Clerk
Date: June 27, 2011
Re: Revised Charge to Mansfield Parks Advisory Committee

Subject Matter Background

To clarify their role and responsibilities, the members of Mansfield Parks Advisory Committee are seeking approval of revisions to the committee's charge. The Council's Committee on Committees has reviewed and approved the proposed revisions.

Recommendation

If the Town Council supports the Committee on Committees' recommendation to approve the proposed revisions to the charge of Parks Advisory Committee, the following motion would be in order:

Move, effective June 27, 2011, to approve the proposed revisions to the charge of the Mansfield Parks Advisory Committee, as endorsed by the Committee on Committees.

Attachments

- 1) Existing Mansfield Parks Advisory Committee charge
- 2) Proposed revisions to Mansfield Parks Advisory Committee charge

Parks Advisory Committee – Current Charge

June 23, 1980 created by resolution of the Council. The Committee is composed of five members each with 3 year terms.

September 1989 increased the number of members to nine.

The charge of the Parks Advisory Committee is as follows:

1. To identify and evaluate parks needs in the Town
2. To make recommendations for acquisition and operation of parks and public gardens.
3. To review annual budget requests concerned with parks and make recommendations thereon to the appropriate department and the Town Manager.
4. To promote community interest and participation in park programs of the Town.

Mansfield Parks Advisory Committee Charge

CHARGE/DUTIES: The Parks Advisory Committee shall be an advisory board to the Town Council and other Town officials with the following charges and duties:

GENERAL

- a. To act as advisors to the Town Council about needs within Town parks, preserves, and natural areas.
- b. In conjunction with other Town Committees, assist in the planning, acquisition, and management of parks, preserves, and natural areas in the Town of Mansfield.
- c. Assist in the development of management plans of town parks, preserves, and natural areas.
- d. Review and update management plans for Town parks, preserves, and natural areas as needed
- e. Assist in the implementation of management plans by:
 - Monitoring structural improvements such as parking areas, signs, bridges, and benches.
 - Defining, constructing, and blazing hiking trails to enhance to the recreational use of town parks.
 - Assisting in the ecological management of the properties, such natural resource inventories, invasive species management, and habitat improvements.
- f. Monitor Town parks, preserves, and natural areas and report problems to appropriate staff.
- g. Provide input to staff regarding potential budget needs concerning Town parks, preserves and natural areas.
- h. Provide input to PZC regarding open space dedications related to subdivision applications.

EDUCATION AND RESEARCH

- a. To promote community interest and understanding of parks, preserves, and natural areas in the Town of Mansfield through community educational events, special training,
- b. To expand and support the Natural Areas Volunteers and Stewardship program.

MEMBERSHIP: The Parks Advisory Committee will consist of 5 regular voting members and 3 alternates appointed by the Town Council in accordance with A§192 of the Mansfield Code. Insofar as practical, members appointed shall offer expertise in local history, environmental education, trails construction and management, land use planning or the environmental/natural resource fields, such as forestry, botany, mapping, or Geographic Information Systems (GIS).

LENGTH OF TERM: The appointments will be for three year terms.

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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MH*
CC: Maria Capriola, Assistant to Town Manager; Cherie Trahan, Director of Finance; Christine Gamache, Collector of Revenue
Date: June 27, 2011
Re: Transfer of Uncollected Taxes to Property Tax Suspense Book

Subject Matter/Background

Attached please find the proposed transfer of uncollected taxes to the property tax suspense book, submitted for the Town Council's review and approval. As explained by the Collector of Revenue, the largest volume of the listed items is motor vehicle account bills to taxpayers that the town has been unable to locate. There are also some personal property taxes on businesses that closed without notifying the assessor's office. There are 130 expired refunds totaling \$1,060.03 included in this transfer. The additions to the suspense book total \$96,981.90.

Although the taxes are removed from the books as a current receivable they continue to remain collectible for 15 years from the original due date. From July 1, 2010 to date, the town has successfully collected \$18,000 in outstanding suspense taxes and interest.

Recommendation

Staff recommends that the Council approve the list as presented. If the Town Council concurs with this recommendation, the following motion is in order:

Move, effective June 27, 2011, to transfer \$96,981.90 in uncollected property taxes to the Mansfield Property Tax Suspense Book, as recommended by the Collector of Revenue.

Attachments

- 1) Memo from C. Gamache dated June 23, 2011
- 2) List Summary

Date: June 23, 2011
To: Matt Hart, Town Manager
CC: Cherie Trahan, Director of Finance
From: Christine Gamache, Collector of Revenue

RE: Request for Transfer of Tax Accounts to Suspense

Each year, I review the tax accounts that have balances, determine their collectability, and prepare a list of recommended transfers to suspense. In determining items for transfer, I review the following:

- Returned mail items to see if they will be on future tax lists
- Open balance list for accounts that are not paid and individually determine whether they are doubtful for collection.
- Personal property accounts are reviewed and put on the list if it is noted that the business is closed.
- Real estate accounts for mobile homes that have been removed are put on the list if there are unpaid taxes.
- Credit balances that are beyond the statute, too small for issuing refunds or of whom we have been unsuccessful in reaching with no new tax accounts to apply them to are added to suspense.

This particular year, 1,122 motor vehicle accounts are being requested for suspension ranging from 2003 to 2009's Grand list. There are 32 personal property accounts being requested ranging from 2006 through 2009, and there are 4 real estate accounts being requested from 2005 through 2008. Lastly, there are 130 credit balances being requested be suspended; 85 of them are below \$5.00. Attached is a summary by tax year and a complete list of all accounts recommended to be transferred to suspense for a total of \$96,981.90

The act of suspending tax records does not reduce our ability to collect on them. These accounts are still pursued by our collection agency if they fall within certain guidelines. Motor Vehicle accounts are still restricted for future registration with the DMV. This action simply takes these accounts out of the **active** tax receivables account and puts them into a category similar to that of an "allowance for doubtful accounts". All accounts remain collectible for 15 years from the original due date. This fiscal year alone, the Town has collected approximately \$18,000 in outstanding suspense taxes and interest.

Council approval is needed to transfer the attached list of accounts to the Mansfield Property Tax Suspense Book.

SUSPENSE LIST SUMMARY BY YEAR

June 27, 2011

<u>GL YEAR</u>	<u>TOTAL TAX</u>
2003 TOTAL	30.08
2004 TOTAL	33.90
2005 TOTAL	308.23
2006 TOTAL	16,766.68
2007 TOTAL	29,234.35
2008 TOTAL	32,598.18
2009 TOTAL	<u>18,010.48</u>
GRAND TOTAL	<u>96,981.90</u>

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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *Matt*
CC: Maria Capriola, Assistant to the Town Manager; Linda Painter, Director of Planning and Zoning
Date: June 27, 2011
Re: Sale of Town-Owned Property on Maple Road

Subject Matter/Background

On February 16, 2011, I received a letter from Anthony Kotula requesting reconsideration of his request to purchase a 0.15 acre open space parcel that is adjacent to his property on Maple Road (Attachment 1). This request was originally considered by the Open Space Preservation Committee in 2008, which recommended that the request be denied. This recommendation was based on the belief that the sale would not provide a clear benefit to the Town, and would set a precedent of transferring open space dedications to an abutting lot in the subdivision (Attachment 2).

The parcel Mr. Kotula is interested in purchasing was originally conveyed to the Town as an open space dedication as part of the Maplewoods subdivision. The original intent was that the parcel be used for parking for the proposed trail along Old Bennet Road, which runs along the southeast boundary of Mr. Kotula's property (Attachment 3).

Section II.C of the Planning, Acquisition and Management Guidelines for Mansfield Open Space, Park, Recreation, Agricultural Properties and Conservation Easements addresses the sale of Town-owned properties (approved by the Town Council on November 13, 1995; revisions approved August 25, 1997 and August 24, 2009):

In general, it is the Town's policy not to sell land or conservation restrictions acquired by the Town through purchase, donation or as a result of a PZC/IWA subdivision application process. In some instances, a deed restriction may prevent the Town from selling Town-owned land. In the unusual instances where Town lands and easements may be transferred to private ownership, clear benefit to the Town must be demonstrated. In these instances, the Town Council shall refer the property to PZC pursuant to Section 8-24 of the Connecticut General Statutes, and hold a Public Hearing to receive public comment regarding the proposed sale. In addition, staff shall notify neighboring property owners of the proposed sale.

Prior to bringing this request to the Town Council for official consideration, I referred the request to the Open Space Preservation Committee and for their review. The Open Space Preservation Committee subsequently referred the request to the Planning and Zoning Commission (PZC).

- The Open Space Preservation Committee reviewed the request at their March 15, 2011 meeting and recommended that the request be denied (Attachment 4).
- The Agriculture Committee reviewed the request at their April 6, 2011 meeting and recommended that the request be denied (Attachment 5).
- The PZC reviewed the request at their March 21, 2011 meeting and recommended that the request be approved subject to conditions that specify the land only be used for agriculture purposes and that there be no disturbance to the stone walls on site (Attachment 6). It should be noted that the PZC did not have the benefit of the Agriculture Committee's recommendation when they considered this request. Mr. Kotula submitted an email to the PZC with his responses to the concerns expressed by the Open Space Preservation Committee (Attachment 7).

At this point, the Council has conflicting recommendations from the two advisory committees and the PZC regarding this request. The primary concerns noted by the Open Space Preservation Committee and Agriculture Committee in their recommendations to deny Mr. Kotula's request include the following:

- The potential for setting a precedent to allow changes to open space dedications.
- The parcel in question is not designated as prime farmland according to the Lands of Unique Value project.
- The parcel in question is designated as part of the Dunham Forest interior forest tract.
- The applicant owns several acres that could be used to expand his agricultural operation.
- Sale of the land would not add significantly enough to the scope of the applicant's agricultural operation to justify the sale of Town land to a private individual.

The Planning and Zoning Commission noted the following as part of their recommendation to approve the request:

- An existing irregular lot configuration would be made uniform by the conveyance.
- Due to sightline issues, the subject parcel is not appropriate for parking for an old Bennet Road trail.

In addition to the issues raised by the various committees, it must be noted that the proposed sale would increase the frontage of Mr. Kotula's property along Maple Road. This increase would give Mr. Kotula or future owners the frontage needed to create an additional lot, whereas currently the frontage is insufficient. While there is a prohibition against future subdivision of Mr. Kotula's property that was applied when the lot was originally created, there is nothing preventing Mr. Kotula or a future owner from requesting that the PZC remove that restriction. This should be considered when

determining value of the parcel to be sold unless a conservation easement is applied to the entirety of Mr. Kotula's property.

Financial Impact

There are various expenses associated with land sales, including legal, survey and appraisal fees. If the Council should decide to pursue sale of this property to Mr. Kotula, staff recommends that the purchaser assume responsibility for these costs. Due to the small size of the parcel in question, the increase in property tax revenue is expected to be nominal.

Legal Review

The Town Attorney reviewed this issue in 2007 and determined that the sale of land acquired through a subdivision open space dedication is legally permissible. Pursuant to Mr. O'Brien's December 14, 2007 letter, while a conveyance of the property is legally possible, the Town is "free to determine that any such transfer would be inconsistent with the intent of the state statutes and the rights that led to the conveyance of this land to the Town."

Recommendation

In accordance with the Planning, Acquisition and Management Guidelines, staff recommends that the Council schedule a public hearing to receive public comment regarding the proposed sale. Notice of the public hearing will be provided to neighboring property owners as well as the Open Space Preservation Committee, Agricultural Committee and the PZC.

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

Move, effective June 27, 2011, to schedule a public hearing for 7:30 p.m. at the Town Council's regular meeting on July 25, 2011, to solicit public comment regarding the proposed sale of town-owned property on Maple Road.

Attachments

- 1) Location Map showing parcel in question
- 2) June 6, 2007 Letter from A. Kotula to M. Hart
- 3) December 14, 2007 Letter from D. O'Brien to M. Hart
- 4) February 27, 2008 Letter from M. Hart to A. Kotula
- 5) February 16, 2011 Letter from A. Kotula
- 6) March 15, 2011 Open Space and Preservation Committee Referral to PZC
- 7) April 6, 2011 Agriculture Committee Memo to Town Council
- 8) April 25, 2011 Letter from A. Kotula to M. Hart

6 June 2007

Mr. Matthew Hart
Town Manager
4 South Eagleville Road
Storrs, Ct. 06268

Dear Mr. Hart:

We request that you, the Town Council, and the appropriate Mansfield Town Officers, consider our request to purchase .1548 acres which abut our property and appear to be no longer needed by the Town of Mansfield.

Enclosure Number 1 describes Lot 7A on Maple Road which is owned by Anthony W. and Joan R. Kotula. The land which we desire to purchase is coded in red, and represents an area of 65 feet by 103.74 feet, located at the East corner of Lot 7A. This parcel of land was obtained by the Town of Mansfield to serve as a parking lot to allow neighbors to use the "Old Bennet Road" as a hiking trail.

Enclosure Number 2 describes an additional parcel of land, coded in blue, which was deeded more recently to the Town of Mansfield. This deeded 1.91 acres provides adequate land for a parking lot if one is desired in the future.

The sale of the .1548 acres to Anthony W. and Joan R. Kotula will benefit the Town of Mansfield and us in the following manner.

1. The establishment of a parking lot on the .1548 acre parcel would require the stone wall shown on Enclosure Number 3 to be destroyed partially to gain access to the parcel, and that is not desirable.

2. The elevation of Maple Road changes from 660 feet at Lot 7A to 591 feet at the lowest level. "Old Bennet Road" is located on that steep hill and a large parking lot could become a safety hazard.

3. We have been planting fruit trees on our property and have appropriate concern now since some of the fruit trees have started producing fruit, that a large parking lot in this area would cause our fruit trees to be irresistible to vandals. While we were building our house, vandals repeatedly disrupted our landscaping by driving four-wheel-vehicles through our seeded lawn after rains. We were obliged to have costly regrading of the land each time.

4. To date, we have planted about 100 fruit and nut trees, 200 blueberry bushes, 250 linear feet of red raspberries, rhubarb, and other vegetables. We would welcome the additional .1548 acres because that would allow further development of our farm. We have no objection to placing a conservation easement on the parcel of land in question, as long as agricultural uses were permitted.

Sincerely,

Anthony W. and Joan R. Kotula
135 Maple Road
Storrs, CT 06268
Phone: 429-9264

-53-

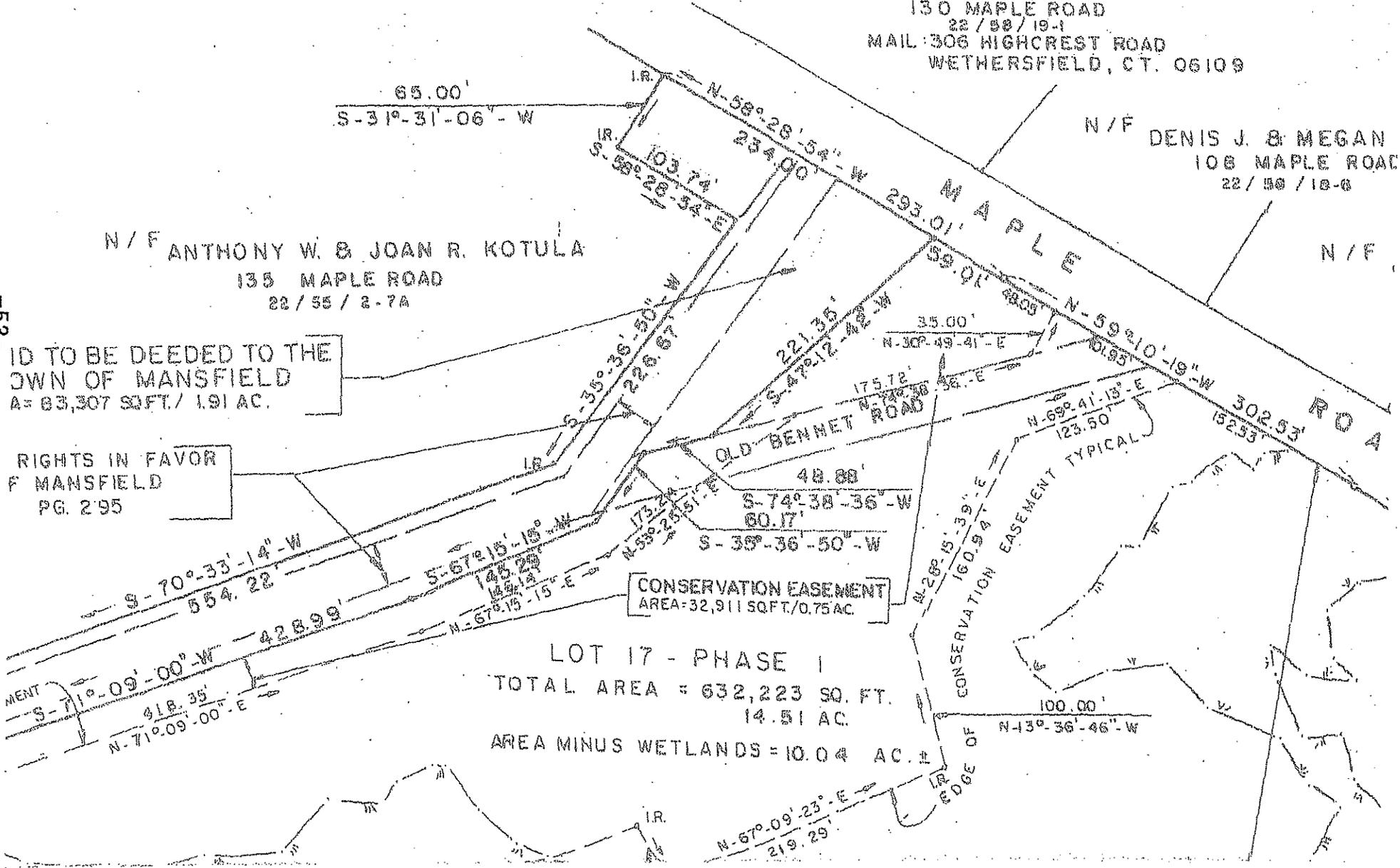
N/F PATRICIA Q. PLAGE
130 MAPLE ROAD
22/58/19-1
MAIL: 306 HIGHCREST ROAD
WETHERSFIELD, CT. 06109

N/F DENIS J. & MEGAN
106 MAPLE ROAD
22/58/18-0

N/F ANTHONY W. & JOAN R. KOTULA
135 MAPLE ROAD
22/55/2-7A

TO BE DEEDED TO THE
OWN OF MANSFIELD
A= 83,307 SQ. FT. / 1.91 AC.

RIGHTS IN FAVOR
OF MANSFIELD
PG. 2-95



LOT 17 - PHASE I
TOTAL AREA = 632,223 SQ. FT.
14.51 AC.
AREA MINUS WETLANDS = 10.04 AC. ±

CONSERVATION EASEMENT
AREA-32,911 SQ. FT./0.75 AC.

CONSERVATION EASEMENT TYPICAL

December 14, 2007

Matthew W. Hart
Town Manager
Town of Mansfield
Four South Eagleville Road
Mansfield, CT 06268

Re: Sale of Town Land acquired by Open Space Dedication

Dear Matt:

You have informed me that local residents have inquired about the possibility of purchasing a small parcel of land adjacent to their property which was acquired by the Town of Mansfield via an open space dedication from a subdivision. You have asked me for an opinion whether any such transaction is legally possible.

In response to your request, I have reviewed State of Connecticut statutory and case law and the Town of Mansfield Subdivision Regulations, and did not find any provision barring a sale of open space land by a town. I also looked at the pertinent subdivision file with the assistance of Mansfield Director of Planning Gregory Padick and reviewed the legal documents by which the town obtained the subject open space parcel, and I found no prohibition against a sale.

My conclusion is that it is legally possible for the Town of Mansfield to grant the request of these residents and sell the adjacent open space parcel to them. Nevertheless, it is important to note that although a conveyance in this instance is legally possible, the Town of Mansfield is free to determine that any such transfer would be inconsistent with the intent of the state statutes and the rights that led to the conveyance of this land to the Town. Before any conveyance may happen, it would of course be necessary for the Town Council to approve the sale. Prior to acting on any resolution to sell this land, Connecticut General Statutes section 8-24 requires the Council to refer the matter to the Planning & Zoning Commission for a report. If the PZC report disapproves the proposed sale, a two-thirds vote of the Town Council would be necessary to approve it.

Please let me know if you need any more from me on this.

Very truly yours,

Dennis O'Brien
Town Attorney

TOWN OF MANSFIELD
OFFICE OF THE TOWN MANAGER



Matthew W. Hart, Town Manager

AUDREY P. BECK BUILDING
FOUR SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2590
(860) 429-3336
Fax: (860) 429-6863

February 27, 2008

Anthony W. Kotula
Joan R. Kotula
135 Maple Road
Storrs, CT 06268

Dear Mr. Kotula and Ms. Kotula:

At its January 15, 2008 meeting the Open Space Preservation Committee considered your request to sell an acre of Town-owned land abutting your property on Maple Road. The committee understands that you would be willing to place a conservation easement on this land and that you are proposing to use this acre for agricultural purposes, such as Christmas Trees.

At the meeting, committee members recommended that Town lands and easements not be transferred to private ownership unless there is a clear benefit to the Town. Open space dedications in subdivisions are a special concern, because, once a transfer of Town open space takes place, a precedent has been set for other subdivision residents to make similar requests. The Open Space Preservation Committee views this type of transfer as a benefit to the private owner rather than to the Town.

After reviewing your request in great detail, the committee recommended against the sale of this Town-owned land. They did not see that this sale would provide a clear benefit to the Town and, as mentioned above, that this sale would set a precedent of transferring an open space dedication to an abutting lot in a subdivision. I hope that you can appreciate the committee's perspective on this matter.

We thank you for bringing this request before the committee. Should you have any further questions, please contact my office at 429-3336.

Sincerely,

Matthew W. Hart
Town Manager

CC: Gregory Padick, Director of Planning
Open Space Preservation Committee
Conservation Commission
Jennifer Kaufman, Parks Coordinator
Curt Vincente, Director of Parks and Recreation

16 February 2011

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

Dear Mr. Hart.

Ms. Jennifer Kaufman and I spoke at a Farmer's Market about my previous unsuccessful attempt to purchase 0.1548 acres of Open Space that is adjacent, on two sides, to my property. She recommended that you, Gregory Padick, and she, meet with me, and my daughter Kathy, to discuss my continuing desire to purchase this parcel of land. Please advise me when such a meeting can be arranged.

Enclosed you will find a copy of:

1. My letter to you, with attachments, dated 5 June 2007, requesting the Town of Mansfield sell me a parcel of land adjacent to mine.
2. Your letter of 27 February 2008 indicating the Open Space Committee recommended against the sale.
3. A copy of a letter from Town Attorney, Dennis O'Brien, dated 14 December 2007, indicating the Town of Mansfield has the legal authority to sell me that parcel of land.

The Open Space Committee cited several reasons for not approving the sale.

- A. The Open Space Committee "recommended that Town land and easements not be transferred to private ownership unless there is a clear benefit to the Town". In response I suggest:

1. The Town Council repeatedly stated in 2010 that small farms are a valuable asset to Mansfield residents, and should be preserved at all costs. The 0.1548 acres is vacant land and if owned by me would allow me to increase the productivity of fruits and vegetables significantly, because I would be able to combine that parcel with my property and use my 24 horsepower Yanmar tractor to work the land, instead of using a rotospader, shovel and hoe. I will be 82 years old this June and seek means to continue to farm with less manual effort. My ownership of the parcel would provide Mansfield residents with farm fresh fruits and vegetables, "Grown in Connecticut".

2. The sale of this parcel of land would provide Mansfield with additional funds, a onetime benefit for the land, and an increase in property tax. Amounts are to be determined by the Assessor. Though miniscule by comparison with the Town budget, in these days of frugality, any increase is helpful.

3. In 2010, my USDA recognized farm, "The Maple Crest Farm" obtained Mansfield and state permits to sell products from our farm. We also obtained Liability Insurance. We were able to sell raspberries, rhubarb, and plants. Some farm produce that was available before the Liability Insurance came through, as well as some we were unable to sell, was donated to the elderly, sick, and others. Donated produce amounted to \$2,164.31. Our Liability Insurance does

not cover eggs because of the extensive recall from large producers. We have had to give them away freely. Truly, that is a benefit, particularly to the elderly.

4. The very strong endorsement of Sustainable Agriculture by the Town Council last year might justifiably lead one to believe they would act positively, to increase Sustainable Agriculture whenever possible.

B. They stated "Open Space dedications on subdivisions are a special concern, because once a transfer of Town Open Space takes place, a precedent has been set for other subdivision residents to make similar requests." We submit the following concepts of interest.

1. The parcel of land is adjacent only to my property, not other residents'.

2. The "Potter" property was sold last year instead of being dedicated to Open Space. Thus the precedent of selling land instead of creating Open Space, has been set.

3. If the Town is fearful that a developer may wish to purchase Open Space for building a residence or other structure, that concern does not apply to the present circumstances. I have 5.24 acres, thus I would not need additional land to sub divide my land. However, that is not our intention. My daughter Kathy will live on the farm after my wife Joan and I pass on.

4. The Town has the authority to decline the offer of any individual who they believe may wish to subvert the reason for the purchase. We previously said, and repeat, an easement can be placed on the purchased parcel to require it to never be utilized for the construction of any buildings.

5. Does the Town Council actually wish to support unequivocally, a policy that excludes resident purchase of any Town land, regardless how beneficial it is to the Town and the resident?

General:

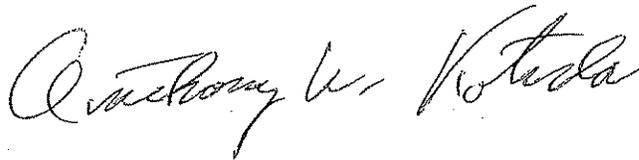
In your letter of 27 February 2008, you referred to the parcel of land as an acre. Indeed, it is only 0.1548 acres.

We believe we have provided ample, valid examples of the "clear Benefit" that will accrue to the Town and its residents, by the sale of this parcel to Anthony W. and Joan R. Kotula.

Hopefully, during our meeting my daughter and I will further resolve any additional concerns that might be raised.

Sincerely,

Anthony W. Kotula
135 Maple Road
Mansfield CT 06268
Phone: (860) 429-9264



cc: Gregory Padick ✓
Jennifer Kaufman

OPEN SPACE PRESERVATION COMMITTEE

Comments on Kotula Request

March 15, 2011

To: Mansfield Planning and Zoning Commission, Greg Padick

At the OSPC's March 15, 2011, meeting, Anthony Kotula presented a request that the Town sell to him 0.15 acres of Town land. Town ownership of this land resulted from an open space dedication along Old Bennett Road as part of the Maplewoods subdivision. Mr. Kotula proposed using the area for agricultural purposes.

COMMENTS

The committee discussed Mr. Kotula's request and is now referring it to PZC for the following reason. In 2010, PZC ruled on a request from the Weiss family to change part of the Old Bennett Road open-space dedication (in this case to remove a conservation easement located farther west along the road). PZC denied this request, and OSPC supports that decision. Mr. Kotula is also requesting a change in an open-space dedication. We recommend that PZC review Mr. Kotula's request with reference to their decision in 2010.

OSPC recommends that his request be denied because it would set a precedent to allow changes to open-space dedications. Many subdivision residents throughout town have land abutting Town-owned open-space dedications. OSPC is concerned about the potential for these residents to attempt to annex these Town lands to their properties if Mr. Kotula's request is approved.

Additional notes:

The committee appreciates Mr. Kotula's interest in agricultural projects. However, several items should be noted.

The 0.15-acre parcel is not prime farmland, as stated in his request.*

The Town Plan does not designate the 0.15-acre parcel as farmland, rather as part of the Dunhamtown Forest interior forest tract. Removing trees in this parcel would not be consistent with the interior forest designation.

Mr. Kotula owns several more acres that he could clear to expand his agricultural area, but he has stated that he does not wish to cut down more trees on his property.

The sale of the Potter property was cited as a precedent in his request. However, this property was conveyed to an abutter in a tax sale, in which the Town owned the land briefly as part of the tax sale process.

*According to the prime farmland map produced for the Lands of Unique Value project. Also, the Tolland County Soil Survey indicates the parcel's soil type as CrC (Charlton very stony fine sandy loam, rated VIs-1), which is "best suited for forestry and pasture".

Town of Mansfield, CT - Maple Rd /Kotula Acquisition request



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

-60-



1 in = 465.09 ft

Printed:
3/28/2011



-61-

CONV. GRID MORT.
1927 DATUM

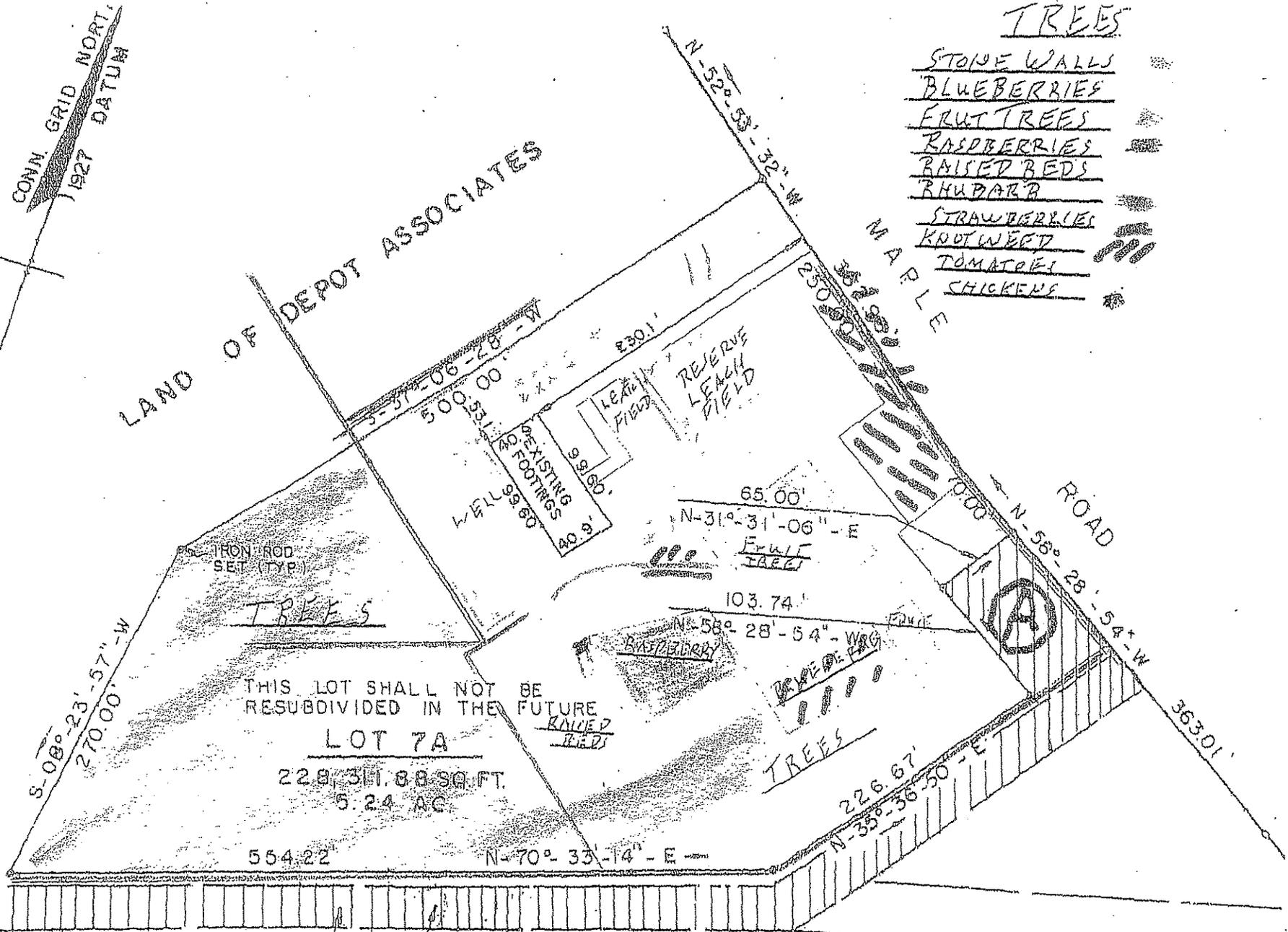
LAND OF DEPOT ASSOCIATES

TREES

- STONE WALLS
- BLUEBERRIES
- FRUIT TREES
- RASPBERRIES
- RAISED BEDS
- RHUBARB
- STRAWBERRIES
- KNOTWEED
- TOMATOES
- CHICKENS

MAPLE

BE
PH
SC
RE
SE
89
HO
RL



IRON ROD SET (TYP.)

TREES

THIS LOT SHALL NOT BE RESUBDIVIDED IN THE FUTURE

LOT 7A

228,311.88 SQ. FT.
5.24 AC.

RAISED BEDS

TREES

APPROXIMATE LOCATION OF OLD BENNET ROAD

RIGHT OF WAY TO BE DEEDED TO THE TOWN OF MANSFIELD FOR MIKING TRAIL.

LAND OF DEPOT ASSOCIATES



Enclosure #1

Date: April 6, 2011

To: Mansfield Town Council

From: Mansfield Agriculture Committee

Re: Request of A. Kotula to acquire existing Town land on Maple Road

Mr. Kotula presented his request to the committee at their April 5, 2011, meeting. The committee reviewed Mr. Kotula's presentation and materials. After discussion, Ed Wazer moved (Al Cyr seconded) that the committee recommend to the Town Council that they not approve Mr. Kotula's request to purchase 0.15 acres from the Town. The committee voted unanimously in favor of this motion:

The committee recommends against selling the 0.15-acre Town parcel to Mr. Kotula because his ownership of it would not add significantly enough to the scope of his agricultural operation to justify the sale of Town land to a private individual. The committee also notes that there is a sizeable amount of Mr. Kotula's land currently not in agricultural production that is available for expansion of his agricultural activities.

25 April 2011

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

Dear Mr. Hart:

Please share this letter, including the accompanying enclosures, with the Town Council, in executive session, to inform them of my desire to purchase 0.1548 acres, (65 feet by 103.74 feet), of Town farmland. Enclosure 1, the Holmes and Henry diagram of Lot 7A, shows my property and the Town parcel marked "A" next to my property, at 135 Maple Road.

The parcel of land marked "A" was part of the original Gardner dairy farm. Enclosures 2 and 3 show that the parcel of land has a contiguous stone wall on Maple Road that extends onto Bennet Road trail. The whole Northern side of my Lot 7A is separated from Maple Road with a stone wall, except where the barn burned down. There is no wall on the South and West of parcel "A", Enclosure 4. Thus the 'Minutes' of the meeting of the Planning and Zoning Commission are accurate when they say "He distributed a map showing that this land was "carved" from his lot to accommodate parking for the old Bennet Road trail. However, parking was located elsewhere because of site-line issues." The Planning and Zoning Commission noted that with the sale of parcel "A", the irregular configuration of my lot would be made uniform. The Commission decided leasing the land is not practical when long-term plants such as rhubarb, asparagus and grapes are involved. The Commission listened, asked questions, discussed opinions, some changed their mind in favor of the sale and then the Planning and Zoning Commission adopted by a 7 to 2 margin, the following motion:

"That the Planning and Zoning Commission recommend that the Town Council authorize Mr. Anthony Kotula's proposed acquisition of a .15 acre portion of existing Town owned Open Space land on Maple Road subject to conditions that specify that the land only be used for agriculture purposes and that there be no disturbance to the stone walls on site." Enclosure 5

This recommendation by the Commission satisfies the one condition for the sale by the Town Council, which was expressed by the Town Attorney. It states "Prior to acting on any resolution to sell this land, Connecticut General Statutes section 8-24 requires the Council to refer the matter to the Planning and Zoning Commission.

My correspondence to Mr. Padick dated 21 March 2011 (Enclosure 6) and 11 April 2011 (Enclosure 7), reply to the concerns of the Open Space and Agriculture Committees, respectively. Both committees made reference to the plethora of trees on my land. The Open Space Committee, suggested I cut down trees for more planting space. The Agriculture Committee mentioned I have "a sizeable amount of land not currently in agricultural production". Neither Committee understood, nor did they question, whether the "underutilized" land was suitable for agriculture. Had I been asked to discuss their concerns at that time, they would have learned that

the topographical map shows most of my mature trees grow on a slope that drops 20 feet in 140 feet. The Chinese and Japanese grow crops on the side of mountains, but that takes generations of effort to accomplish. Further, I am blessed with ledge out croppings throughout my lot, which limit areas of productivity. The land South of my home contains my well and the land North of my home contains the leach field and the reserve leach field. Neither are suitable areas for planting of long-term plants. We do not wish to contaminate the aquifer with fertilizer by planting near our well, nor do we wish to move well-established plants if and when the leach field needs attention.

The report of the Agriculture Committee indicated "his ownership of it would not add significantly enough to the scope of his agricultural operation to justify the sale of Town land to a private individual". The parcel in question does indeed lend itself to the production of rhubarb, asparagus, and possibly grapes, all of which are important crops. It would be the lowest farmable land suitable for those crops, on my property. It has the highest amount of water throughout the year, and rhubarb requires abundant water for a profitable crop. Three hundred plants could produce 3,000 pounds of rhubarb annually. Water is so scarce in our aquifer that at least three newly constructed houses on MaxFelix Road, adjacent to us, have had to drill second wells within a year of occupancy. My well produces only ½ gallon per minute. We do not use well water for our crops. Rather, we use rain collected from the roof of our home. During the summer, when rain is not available, the crops suffer. Even some newly planted fruit trees do not survive the dry season, and need to be replaced.

The sale of parcel "A" will benefit Mansfield and its citizens. The Town Plans, as well as the Town Council, endorse sustainable agriculture. Converting this fallow land into productive agricultural land supports these goals. Locally produced fruits and vegetables are less likely to contain *Escherichia coli O157-H7*, *Toxoplasma gondii*, or other potentially pathogenic microorganisms. Local food supplies are very desirable in the event of storm or other damage. A productive farm provides a rural experience for all of Mansfield citizens and especially for the citizen/taxpayer who owns it, and for the many generations which will follow.

Hopefully, the Town Council will agree that I have justified the merits of the proposed sale and will schedule a public hearing so we can proceed with the transaction.

Sincerely,



Anthony W. Kotula
135 Maple Road
Mansfield, CT 06268
Phone: (860-429-9264
Email: awkotula@msn.com

cc: g. padick ✓

CONN. GRID NORTH,
1927 DATUM

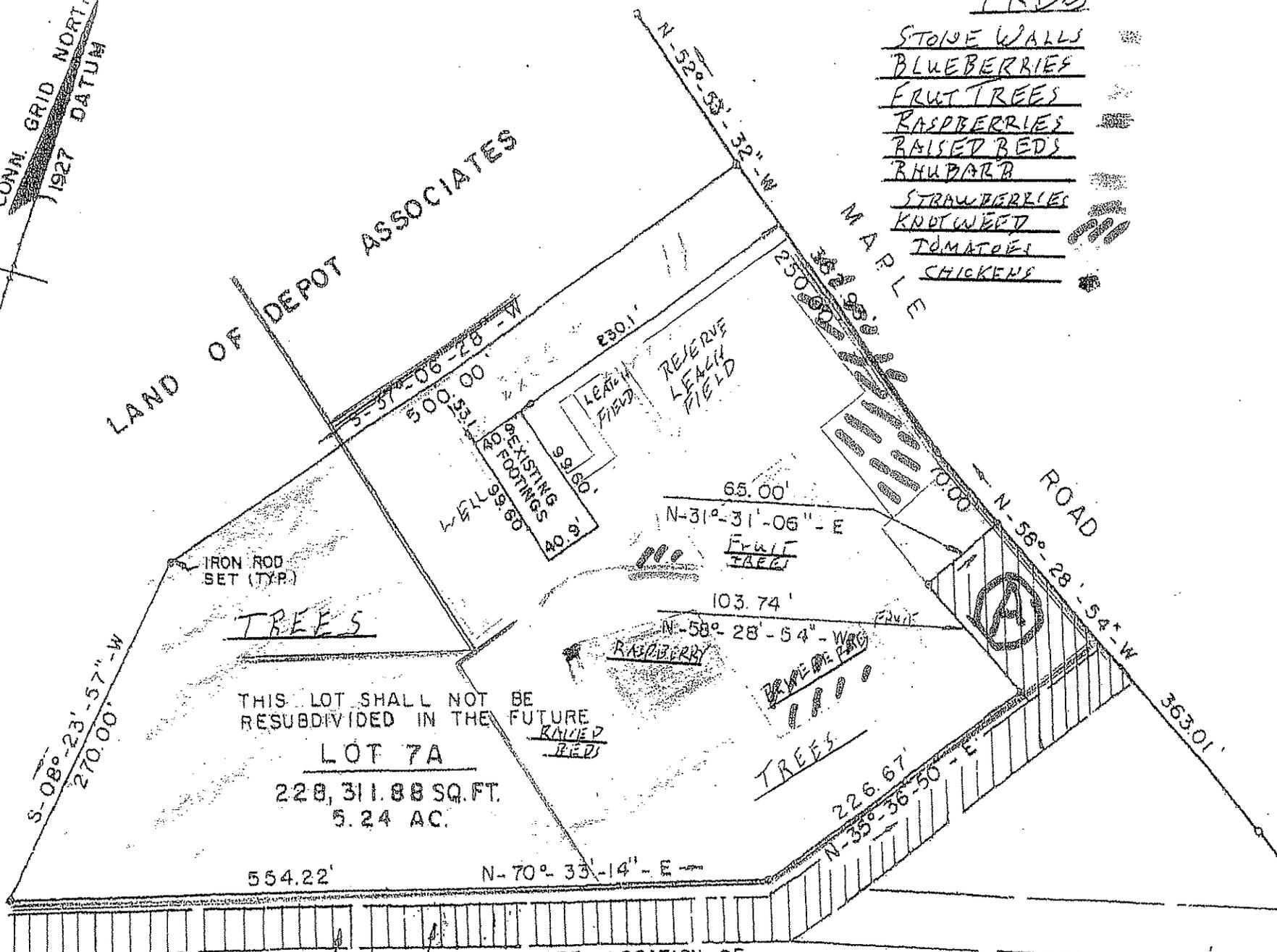
LAND OF DEPOT ASSOCIATES

TREES

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- RAISED BEDS
- RHUBARB
- STRAWBERRIES
- KNOTWEED
- TOMATOES
- CHICKENS

-65-

BE
PH
SC
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89
HO
PL



THIS LOT SHALL NOT BE
RESUBDIVIDED IN THE FUTURE

LOT 7A

228,311.88 SQ. FT.
5.24 AC.

APPROXIMATE LOCATION OF
OLD BENNET ROAD

RIGHT OF WAY TO BE DEEDED
TO THE TOWN OF MANSFIELD
FOR HIKING TRAIL.

LAND OF DEPOT ASSOCIATES



Enclosure #1



MAPLE ROAD

PARCEL "A"

ENCLOSURE

69

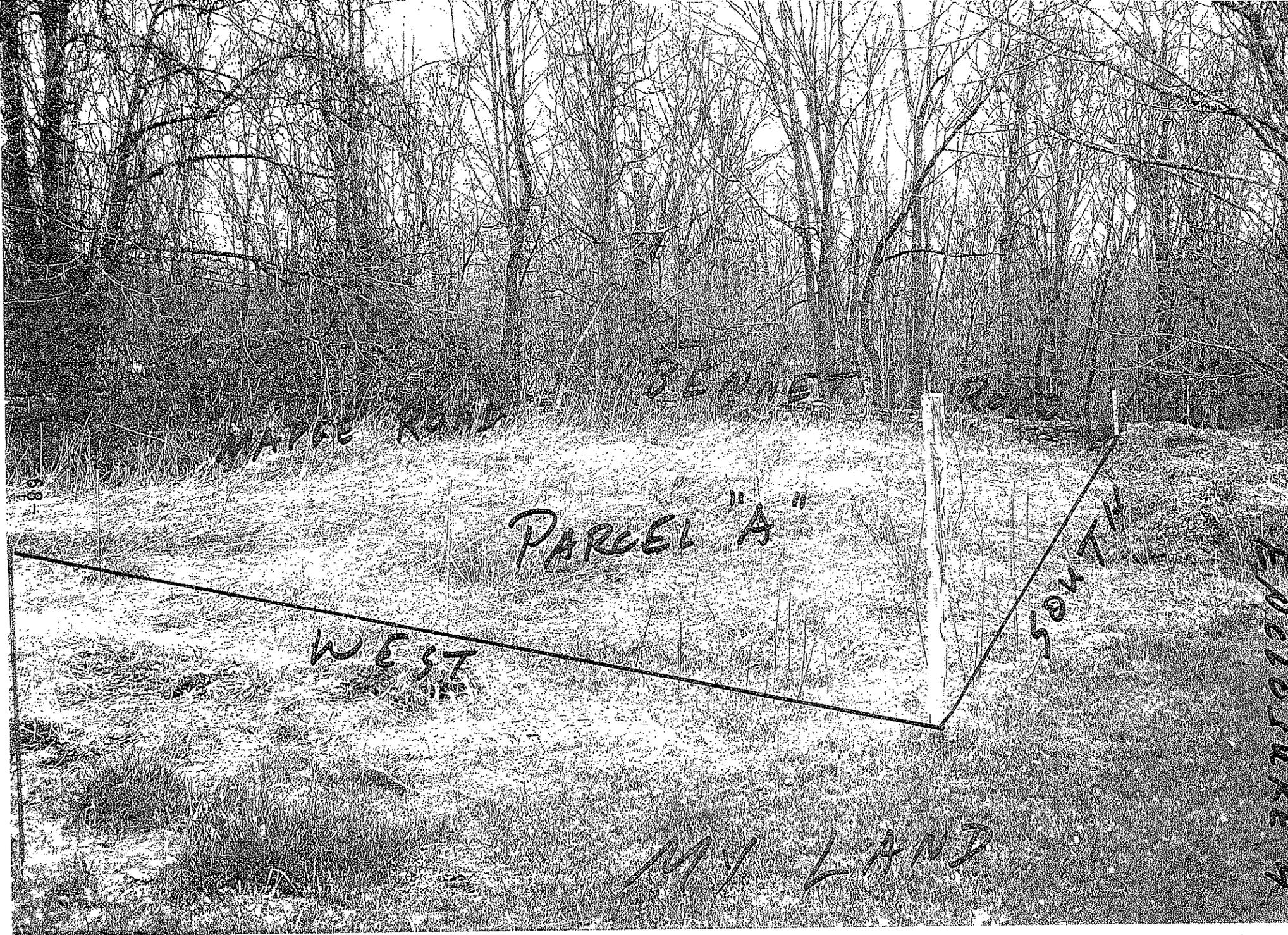
BENNET ROAD

PARCEL "A"

MAPLE ROAD

67

Enclosure 3



AYRE ROAD BEAVER ROAD

PARCEL "A"

WEST

SOUTH

MY LAND

ENCLOSURE

60

Enclosure 5



PLANNING AND ZONING COMMISSION
TOWN OF MANSFIELD

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

To: Town Council
From: Planning and Zoning Commission
Date: Wednesday, March 23, 2011
Re: Proposed Acquisition of a Mansfield Owned 0.1548 acres on Maple Road

At a meeting held on 3/21/11, the Mansfield Planning and Zoning Commission adopted the following motion:

“That the Planning and Zoning Commission recommend that the Town Council authorize Mr. Anthony Kotula’s proposed acquisition of a .15 acre portion of existing Town owned Open Space land on Maple Road subject to conditions that specify that the land only be used for agriculture purposes and that there be no disturbance to the stone walls on site.”

This action was taken after considerable deliberation. The Commission noted that an existing irregular lot configuration would be made uniform by this conveyance and that the subject .15 acre area is not acceptable for parking for an old Bennet Road trail due to sightline problems.

If you have any questions, please contact Gregory J. Padick, Director of Planning at (860) 429-3329.

"Anthony Kotula" <awkotula@msn.com>
<PadickGJ@mansfieldct.org>
Monday, March 21, 2011 3:25 PM
Planning and Zoning Commission Meeting

Mr. Padick:

A few hours I have to prepare a reply to the Open Space Committee report about my purchase of 0.1548 acres of land from the Town of Mansfield, I submit the following:

My expressed concerns of the Open Space Committee are presented in black type and my responses in blue.

Response: PZC is asked to refer to the 2010 request by the Weiss family to terminate the hunting and hiking rights in a portion of the Weiss' property.

Response: In our letter dated 6 June 2007 to Mr. Matt Hart we stated "We have no intention of placing a conservation easement on the parcel of land in question, as long as agricultural uses were permitted." Therefore our request is completely different from that of the Weiss family.

Response: PZC is requested to deny making a favorable decision to allow the sale of the parcel because it would set a precedent.

Response: The Town of Mansfield has the authority to deny proposals based on their merit or otherwise. Is it now the intent of the Town to deviate from the Plan of Development which states in the Policy Goals and Objectives: "to discourage non-agricultural uses on productive farmland and prime agricultural soils."

Response: Open Space Committee states the 0.15 acres is not prime land.

Response: When the Plan of Development was being prepared, a map on the wall outside the office of the Town Planner listed the land on both sides of MaxFelix Road as prime agricultural land. It included my Lot 7. The parcel in question may be listed otherwise, not because it is not prime farm land, rather because it was part of the forest of Lot 17. I have been able to use adjacent land for farming successfully, thus it is productive farm land.

Response: Open Space Committee states that "Removing trees in this parcel would not be consistent with the interior forest designation".

Response: I have no desire to remove any trees from the parcel in question. The trees naturally grow along Maple Road and Old Bennett Road. I invite representatives of the various committees to visit the parcel. I am certain rhubarb and asparagus can be grown profitably on the parcel of land.

Response: It was suggested I destroy some of my trees.

Response: I am probably all agree that trees, especially such mature trees add to the rural nature of Mansfield and additionally provide benefits by themselves.

Response: The sale of the Potter land is mentioned by the Open Space Committee as being similar to the sale of the parcel in question.

Response: We agree it was not open space, however we do suggest the Town had options which they decided on one which was most beneficial to the Town.

Response: I respectfully submit that the Town of Mansfield is capable of making educated decisions based on the unique criteria surrounding each proposed sale.

Enclosure 2

11 April 2011

Mr. Gregory Padick
Director of Planning
Town of Mansfield
4 South Eagleville Road
Mansfield, CT, 06268

Dear Mr. Padick:

Enclosure #1 is the response from the Agricultural Committee concerning my desire to purchase 0.1548 acres of land from the Town of Mansfield.

I respectfully disagree with their unanimous decision to recommend that the Town deny my request for the purchase of the 0.1548 acres.

The Committee provided two reasons for their recommendation for denial of the sale.

1. "because his ownership would not add significantly enough to the scope of his agricultural operation to justify the sale of Town land to a private individual".

Response: The 0.1548 acres is 65 feet by 103.74 feet. In that space I can easily plant 300 rhubarb plants, some asparagus, and possibly some grapes. Once mature, as some of my other rhubarb plants, each plant will produce annually ten marketable stalks that are three feet long, about 1 1/4 inches in diameter, and each weigh at least one pound. At a sale price of \$1.00 per pound, the rhubarb will provide a minimum income of \$3,000 per year. My fruit trees are mostly immature and will require many years to become highly productive. In order to qualify for the State of Connecticut Farmer Tax Exemption Permit, I am required to produce farm products having a value of \$2,500. The rhubarb will provide that amount of produce much sooner than the fruit and nut trees. The asparagus and grapes will add to the income.

Of equal importance, the rhubarb bed will provide about 3,000 pounds of delicious, healthy rhubarb. The asparagus and grapes are also important crops. We have been planting fruits and vegetables that require care but need not be planted each year. Our farm is structured to provide crops that do not compete directly with most offerings at the Farmer's Markets.

We are recognized by the United States Department of Agriculture as an operating farm and have the ID Number 09300163140, and MUST complete periodically the United States Census of Agriculture. (see enclosure #2) The United States Department of Agriculture supports our farming efforts, as indicated by their interest in what we produce.

2. "The Committee also notes that there is a sizable amount of Mr. Kotula's land currently not in agricultural production that is available for expansion of his agricultural activities."

Response: We have planned the use of land frugally. Last week we received an additional shipment of 26 fruit trees, which we are in the process of planting (enclosure #3). We have additional plants on order. We are attempting to provide for our children, grandchildren, etc., a farm life experience in perpetuity.

When we met with The Agriculture Committee, they did not question how we are utilizing our land, nor did they indicate that our proposed use of the parcel we wish to buy, would conflict with the goals of The Agriculture Committee, the Town of Mansfield, nor any other entity. If questioned, we would have been pleased to provide further explanations of our agricultural initiatives.

We question why the Agriculture Committee denied our request. They are charged with enhancing agriculture in Mansfield. We have demonstrated how fallow land, which is of no use to the Town, and was carved out of Lot #7 (my lot), can become productive agricultural land without destroying trees, stone walls, or other agricultural structures. Their decision, conflicts with their charge as a Committee, the decision of the Planning and Zoning Commission, the stated goals of Mansfield Plans, and the stated goals of the Mansfield Town Council.

We respectfully request the Town Council abide by the recommendation of the Planning and Zoning Commission to sell the parcel of land in question, to Joan and Anthony Kotula.

Sincerely,

Anthony W. Kotula
135 Maple Road
Mansfield, CT, 06268
Phone: (860) 429-9264
Email: awkotula@msn.com



COMMITTEE ON COMMITTEES
March 21, 2011 @ 7:00 p.m.
Room B

1. CALL TO ORDER
The meeting was called to order by Paul Shapiro, Chair of the Committee.
Present: Meredith Lindsey, Bill Ryan, Paul Shapiro
2. OPPORTUNITY FOR PUBLIC COMMENTS
No comments offered
3. APPROVAL OF MINUTES
Mr. Ryan moved and Ms. Lindsey seconded to approve the minutes of the December 20, 2010 meeting as presented. Motion passed with all in favor except Mr. Shapiro who abstained.
4. ADVERTISEMENT OF VOLUNTEER VACANCIES
The Clerk reported on the posting of the list of vacancies on the Town's facebook page and noted that all committee changes as reported by staff have been incorporated in the list of boards and commissions.
5. REVIEW OF COMMITTEE FOLLOW UPS
Ms. Lindsey reported she has spoken to Gene Nesbitt regarding the vacancy on the Four Corners Water and Sewer Advisory Committee. Mr. Nesbitt suggested a volunteer with public relations experience. Ms. Lindsey will contact him again for suggestions and clarification.
6. COMMITTEE APPOINTMENTS
Mr. Ryan moved and Mr. Shapiro seconded to make the following recommendations to the Council to fill the expired positions on the Ethics Board: Carol Pellegrine to the seat currently held by David Ferraro (term to expire 6/30/2012) and Bruce Clouette to the seat currently held by Mike Sikoski (term to expire 6/30/2013). Motion passed with Mr. Ryan and Mr. Shapiro in favor and Ms. Lindsey opposed.

Mr. Ryan moved and Ms. Lindsey seconded to make the following recommendations to the Council to fill the positions on the Human Services Advisory Committee:

Senior Center Association	Joan Quarto
Mansfield Housing Authority	Dexter Eddy
Youth Advisory Council	Ethel Mantzaris
Advisory Committee on Persons w/ Disabilities	Jane Blanshard
WAIM	Victoria Nimirowski
Mansfield Advocates for Children	Sara Anderson
Commission on Aging	Joan Terry

At Large

Frank Perrotti

Mr. Shapiro will contact Ed Austin with regards to the other at large vacancy on the Committee.

The motion to recommend passed unanimously.

Ms. Lindsey moved and Mr. Ryan seconded to make the following recommendations to the Council to fill the expired and open positions on the Commission on Aging:

Donald Nolan to fill Kenneth Doeg's position term to expire 9/30/2013,

Joan Terry to fill Carol Phillip's position term to expire 9/30/2013,

April Holinko reappointed term to expire 9/30/2013.

The following positions will begin on October 1, 2011:

Sam Gordon reappointed term to expire 9/30/2014,

Laurie Grunske McMorrow to fill Tim Quinn's position term to expire 9/30/2014.

The motion to recommend passed unanimously.

Ms. Lindsey moved and Mr. Ryan seconded to recommend Sara Anderson to the Council for a position on the Mansfield Advocates for Children for a term ending 6/30/2014.

Motion to approve passed unanimously.

The Town Clerk will talk to the staff person on the Committee to ascertain the current terms and status of some of the members.

Mr. Ryan moved and Mr. Shapiro seconded to recommend Richard Long to the Council for a position on the Community Quality of Life Committee.

Motion to recommend passed unanimously.

Mr. Ryan moved and Ms. Lindsey seconded to recommend Katherine Niemasik to the Council for a position on the Arts Advisory Committee for a term ending 3/1/2013.

Motion to recommend passed unanimously.

The Town Clerk will clarify the status of other members prior to reappointment.

Mr. Ryan moved and Ms. Lindsey seconded to recommend Richard Pellegrine to the Council for reappointment to the Housing Code of Appeals for a term ending 9/25/2013.

Motion to recommend passed unanimously.

Mr. Ryan moved and Ms. Lindsey seconded to recommend Lesley Dyson Minearo to the Council for appointment as an alternate on the Historic District Commission for a term ending 11/01/2015.

Motion to recommend passed unanimously.

Ms. Lindsey moved and Mr. Ryan seconded to recommend Ed Lukoss to the Council for appointment to the Beautification Committee for a term ending 6/30/2012.

Motion to recommend passed unanimously.

Mr. Ryan moved and Ms. Lindsey seconded recommend Sue M. Lipsky to the Council for appointment to the Communication Advisory Committee for a term ending 3/24/2011.

Motion to recommend passed unanimously

Mr. Shapiro agreed to call Wade Gibbs regarding appointing Bryan Klimkiewicz to the Advisory Committee on Persons with Disabilities and will contact Beverly Korba to ascertain her interest in serving on the Communication Advisory Committee. Mr. Ryan will contact Matt Raynor regarding membership on the Four Corners Water and Sewer Advisory Committee.

7. MEETING SCHEDULES

By consensus the Committee agreed unanimously to discuss the regular meeting dates for the Committee. All agreed to cancel the April 18, 2011 meeting as it is the first day of Passover. The Committee also agreed to change their meeting dates to the third Tuesday of the month at 2:00 pm beginning with the May meeting. The Clerk will draw up a schedule to be reviewed by the Committee at their March 23, 2011 Special meeting.

8. ADJOURNMENT

Mr. Ryan moved and Ms. Lindsey seconded to adjourn the meeting. Motion passed unanimously.

Mary Stanton, Town Clerk



Committee on Committee
Special Meeting - March 23, 2011

1. CALL TO ORDER

The meeting was called to order by Paul Shapiro, Chair of the Committee.
Present: Bill Ryan, Paul Shapiro

2. COMMITTEE RECOMMENDATIONS

Mr. Ryan moved and Mr. Shapiro seconded to recommend the appointment of Bryan Klimkiewicz to the Advisory Committee on Persons with Disabilities with a term ending 6/30/2013. The motion passed unanimously.

Mr. Shapiro moved and Mr. Ryan seconded to recommend the re appointment of the following members of the Arts Advisory Committee: Kelly Kochis, Kim Bova Kaminsky, Scott Lehman, Thomas Bruhn and Blanche Serban. The terms for these members will expire on 3/1/2013. The motion to approve passed unanimously.

Mr. Shapiro and Mr. Ryan updated the Committee on their follow up calls regarding the Communication Advisory Committee, the Human Services Advisory Committee and the Four Corners Water and Sewer Advisory Committee.

3. MEETING DATES (REVISED)

Mr. Ryan moved and Mr. Shapiro seconded to approve the calendar moving the meeting dates of the Committee to 2:00 p.m. on the third Tuesday of each month, as presented. Motion passed unanimously.

4. ADJOURNMENT

Mr. Ryan moved and Mr. Shapiro seconded to adjourn the meeting at 6:58 p.m. Motion to adjourn passed unanimously.

Mary Stanton, Town Clerk



CEMETERY COMMITTEE MINUTES

March 23, 2011

3:30 pm

ROOM B

AUDREY P. BECK BUILDING

Present: Isabelle Atwood (Chair), Rudy Favretti, Barry Burnham, Jane Reinhardt
Staff present: Lon Hultgren, Mary Stanton, Mary Landeck (Sexton)

- Mr. Favretti moved and Ms. Reinhardt seconded to approve the minutes of the 9/22/2010 meeting. The motion to approve passed unanimously.
- Sexton Report
The Committee welcomed Mary Landeck, the newly appointed Sexton. Ms. Landeck reported on her work to date. (Sexton's report attached)
By consensus the Committee agreed to review the buying back of plots on a case by case basis but members are generally amenable to the concept as it will open up additional plots and will provide more revenue for the Town.

The Committee agreed to add the words, "including ashes" to the first sentence of the second paragraph of the Interment section.

The Committee agreed to include the wording regarding monuments and markers as offered by the Sexton in her report including the language stating the marker must stay in character and size with those of the surrounding cemetery markers and monuments. By consensus the Committee decided to add language stipulating that the designs for monuments and markers must be reviewed by the Committee.

The Sexton expressed her concerns with the practice of reserving plots which then are listed in the cemetery books and on the maps but have not been purchased. The Committee agreed that the Sexton should inform those families who have reserved plots that they must purchase those lots by a date to be determined by the Sexton.

Committee members were in agreement with the policy explained by the Sexton which will allow people to prepay for scattering rights or plots. The Sexton will create the necessary paperwork.

Ms. Landeck and Mr. Favretti will investigate the available options for affixing a large piece of metal to the monument stone in the scattering grounds and the accompanying individual markers identifying the name and year of birth and death of the individual.

Public Works will construct the proposed road in the New Mansfield Cemetery as shown on the maps. The Committee agreed that Section D of the

New Mansfield Cemetery will not be used until Section C cannot meet the needs of the community.

Ms. Reinhardt moved and Mr. Burnham seconded to authorize the Sexton to work the number of hours needed to bring the cemetery records up to date. This authorization is valid for the next six months at which time the situation will be reassessed. The motion passed unanimously.

The Town Clerk will check the compensation package for sextons in area towns.

- Legislation

The information on abandoned cemeteries was included as information for members.

- Maintenance

The low hanging branches of the evergreens in the Wormwood Hill Cemetery will be removed by Public Works.

Mr. Burnham moved and Ms. Atwood seconded to authorize Mr. Favretti to spend \$2000 to hire Dr. James Mellett to conduct a forensic study of some of the cemeteries using sonar. Motion passed unanimously.

Mr. Hultgren will send a letter to Mr. Dillman outlining the maintenance duties expected. A note will be added to the letter reminding Mr. Dillman to take additional precautions around the stones. A letter from Mr. Dillman describing his plans for additional supervision and training of his crew was distributed to members.

The Sexton was authorized to attain quotes for reroofing the shed at the Mansfield Center Cemetery.

The New Mansfield Center Cemetery will be added to the Town's street sweeping list.

- Restoration

Ms. Landeck and Mr. Burhnam will meet with Jonathan Appell to review the next monuments slated for restoration. The Committee agreed that Mr. Appell should be engaged for all necessary restoration work.

- Other

The Committee agreed to refer to the cemeteries by their official names.

Mr. Hultgren will talk to UConn regarding the possible acquisition of land in the area of the Gurley Cemetery.

The meeting adjourned at 4:55 P M

Mary Stanton, Town Clerk



CEMETERY COMMITTEE MINUTES
Special Meeting
April 21, 2011
3:30 pm
ROOM B
AUDREY P. BECK BUILDING

Present: Isabelle Atwood (Chair), Rudy Favretti, Barry Burnham, Winston Hawkins, Jane Reinhardt

Staff present: Mary Stanton, Mary Landeck (Sexton)

Sexton Mary Landeck distributed draft guidelines for cemetery memorials and the memorial approval form for Committee review. Members requested the draft be identified as specifications not guidelines, be included in the brochure, and that the size of the stone be determined by the base measurement. A statement outlining the reasons for these rules will be included in the specifications. Members again agreed that benches would not be permitted on gravesites. By consensus the members of the Cemetery Committee approved the specification and forms as amended in the discussion.

The Committee reviewed two submitted designs both of which were benches and both were denied.

Respectfully submitted,

Mary Stanton
Mansfield Town Clerk

MINUTES
Human Service Department Advisory Committee
Meeting
May 18, 2011
2:00-3:00

Present: Ethel Mantzaris, Youth Services Advisory Board, Victoria Nimirowski, Windham Area Interfaith Ministries, Sara Anderson, Mansfield Advocates for Children, Frank Perrotti, Member at Large, Jane Blanshard, Advisory Committee on Persons with Disabilities, Joan Quarto, Mansfield Senior Center Association, Joan Terry, Commission on Aging, Dexter Eddy, Mansfield Housing Authority, Kevin Grunwald (staff), Pat Michalak (staff), Cindy Dainton (staff)

Regrets: None

- I. **Call to Order:** Meeting called the meeting to order by Chairperson Ethel Mantzaris at 2:01PM.
- II. **Approval of minutes:** **MOTION** was made by F. Perrotti, seconded by D. Eddy that the minutes show what committee each member represents. **MOTION PASSED** unanimously.
- III. **Staff Presentations:**

Adult Services: Kevin Grunwald outlined the scope of the adult services office. He distributed copies of the quarterly report. He explained the Special Needs Fund that is used to help folks who are unable to meet the cost of utilities or groceries. This fund is completely funded by private donations. The use of food stamps has increased dramatically since the recession. The department oversees the distribution of baskets at Christmas and Easter. The increased demand for such services has caused the department to consider priorities carefully. Residents who seek fee waivers for recreation programs or trash pickup are processed by the adult services staff. They oversee the elderly tax rebate program as well as landlord/tenant issues. The staff members are not licensed clinicians so referrals to outside agencies are made as needed. However, several staff members are currently working toward their clinical licenses.

Senior Services: Cindy Dainton talked about the services offered at the Senior Center for those who are 55 or over. There are 1300 members of the center and 70% of them are Mansfield residents. In a typical month there are as many as 200 events, eight to twelve programs every day. There will be a change in hours this summer. The center will be open Thursday evenings and closed Friday afternoons. The classes at the center must be self supporting if there is a paid instructor.

Youth Services: Pat Michalak began by thanking several committee members for the help they have given her office in the past. Her department presently has a staff of two due to budget cuts. However, by using volunteers, many of whom are students at the University of Connecticut and E.O. Smith High School. They are able to offer a remarkable number of effective programs. The Youth Services Department serves as the social work referral for the public schools as they do not employ their own social workers.

IV. Review of Information Previously Requested.

Several handouts were distributed regarding the structure and activities of the Human Services Department, Youth Services, and the Senior Center.

V. Ethics issues for Advisory Committees

Tabled until the next meeting.

VI. Other

A question was raised regarding a person who would like to participate in our Volunteer to participate in our Volunteer Transportation Program but lives in an abutting town. She is a taxpayer in Mansfield because she owns real estate in our town. Since the program requires residence the Committee felt that she was not eligible but suggested that perhaps one of the volunteer drivers would be willing to drive her by making private arrangements.

VII. Future Agenda Items/Adjournment

- Kathy Ann Easley, Barbara Lavoie and Sandy Baxter were suggested as presenters at future meetings.
- Item #V

Next Meeting June, 15, 2011 at 2:00pm

Meeting Adjourned at 2:48 PM.

**Respectfully submitted,
Joan Quarto**

Mansfield Commission on Aging Minutes
9:30 AM – Senior Center
May 9, 2011

Present: Mig McCarrick (guest), C. Pellegrine (Chair), A. Holinko, J. Scottron, D. Nolan, J. Terry, B. Lavoie (staff), C. Dainton (staff), S. Gordon, T. Rogers, J. Quarto (Vice-Chair)

Regrets: W. Bigl

- I. **Call to Order:** Chair C. Pellegrine called the meeting to order at 9:31 AM.
- II. **Appointment of Recording Secretary:** K. Grunwald agreed to take minutes for the meeting.
- III. **Acceptance of Minutes:** The minutes of the **April 11, 2011** meeting were accepted as written.
- IV. **Correspondence** – Chair and Staff: none. K. Grunwald will follow-up w/Senior Resources re: a letter that was sent from the Commission.
- V. **New Business**
 - A. **Report of the Nominating Committee:** Vice-Chair J. Quarto nominated Mig McCarrick as a new member of the Commission for a September appointment. The nomination was approved unanimously. The recommendation will be submitted to the Committee on Committees. C. Pellegrine raised the issue of September elections, and asked if the Committee would like to present a slate of nominees to the Commission prior to that meeting. J. Quarto suggested that the slate be presented in September with elections in October to coincide with the terms of members. C. Pellegrine asked if the dates can be changed so that the new slate of officers starts in Sept. She will check into this with the Committee on Committees.
 - B. "Other": none.
- VI. **Optional Reports on Services/Needs of Town Aging Populations**
 - A. **Health Care Services**

Wellness Center and Wellness Program – B. Lavoie reported that the Wellness Committee has met three times and they are looking into the wellness services that are offered at other area senior centers. Overall Mansfield appears to offer more wellness services than other centers. They are also discussing how to use the \$3000 that has been designated for geriatric services. The committee is exploring offering additional services including dermatology screening and acupuncture. J. Terry asked about finding providers who are taking new Medicare patients. She wondered if the Commission can take any action? J. Quarto is concerned about this as well. K. Grunwald reported that the Senior Center will be offering a

presentation from the Center for Medicare Advocacy this summer, and the Commission asked to be included in this.

B. Social, Recreational and Educational

Senior Center – C. Dainton distributed copies of her April report. She has included a chart showing monthly participation at the Center and the café meal count (average). Some seniors are not swiping in when they come to the center. A. Holinko asked if seniors are asked to swipe in if they come in more than once during the day, which they are. Members asked why some seniors are not swiping in, and it was explained that this is a form of protest. T. Rogers acknowledged that he has been involved in this, and is working on resolving the issue.

Senior Center Assoc. –T. Rogers reported that the Association hosted a volunteer lunch, and he distributed gifts to Commission members. He also distributed copies of nominees for the new officers of the Association. The Annual Banquet will be June 15 at the Buchanan Center, catered by the Mansfield General Store. The cost will be \$16 per person.

C. Housing

Assisted Living Advisory Committee: K. Grunwald reported that representatives from Masonicare made a presentation to the Town Council at their April 25 meeting. A petition was submitted requesting that the Town Council reopen the process for selection of a preferred developer for the Independent/Assisted Living project. J. Terry questioned why Masonicare is purchasing that property if there is no water available. There was some discussion about the service model that Masonicare presented, and concerns were raised about both the cost and whether or not this will address the needs of residents.

Wrights Way: J. Adamcik was not present;

Juniper Hill: B. Savage was not present;

Jensen's Park: E. Poirier had nothing to report;

Glen Ridge: J. Scottron announced an open house on June 5;

Other: none.

D. Related Town and Regional Organizations such as:

Advisory Committee on the Needs of Persons with Disabilities, Senior Resources of Eastern CT: no reports.

VII. Old Business

A. Long-Range Plan: Follow-Up: C. Pellegrine asked members to pay attention to the plan, and reported that she has had a good experience with the Volunteer Transportation program.

B. Triad: W. Bigl was not present. C. Pellegrine asked about the Wethersfield program that was discussed last month. J. Terry said that the TRIAD team is taking the lead on this. K. Grunwald reported that TRIAD will sponsor another

“Yellow Dot” event at the Senior Center on June 8 at 1:30. There will be an identity theft program in September 28, and a prescription drug take-back program coming up at a later time. C. Pellegrine questioned whether or not the Commission wants to get involved in these programs. B. Lavoie announced that Senior Resources will be sending out a bulletin board to update individuals on Scam Alerts.

VIII. Opportunity for the Public to Address the Commission: A. Holinko announced that the Annual Town meeting is tomorrow. C. Pellegrine provided information on a fund-raising dinner hosted by the Eagleville Fire Dept. auxiliary, and T. Rogers announced a pancake breakfast to raise money for Project Safegrad.

VIII. Adjournment

The meeting adjourned at 10:11 AM. C. Pellegrine announced that she will not be here for the June meeting. Next meeting: **Monday, June 13, 2011** at 9:30 AM at the Senior Center.

Respectfully submitted,

Kevin Grunwald

TOWN OF MANSFIELD
FINANCE COMMITTEE MEETING
MINUTES OF MAY 12, 2011

Members Present: W. Ryan, C. Schaefer

Other Council Members Present: none

Staff Present: C. Trahan

Guests: none

Meeting called to order at 6:00pm.

1. Minutes from 4/11/11 meeting approved as presented
2. Cherie Trahan reviewed the March 31, 2011 financial statements with the committee. The results from the tax sale were discussed along with projected yearend results. At this time, we anticipate a balanced yearend. The Committee agreed to recommend acceptance of the financial statements to the Town Council. Two questions that Cherie will respond to for the next meeting – What was the estimated cost of snow removal for this year? Why were March 2010 Workers' Compensation premiums so low?
3. Cherie reviewed the proposed CIP amendments as presented in her memo to Matt Hart. Cherie reviewed the various changes and noted that an amendment to the CIP budget for the Storrs Center reserve fund would be proposed in a separate memo. The Committee agreed to recommend that the Town Council adopt the amendments as proposed.
4. The draft fund balance and debt management policies will be tabled until the next meeting.
5. Other Business/Future Agenda Items – financial management policies
6. Adjournment. The meeting adjourned at 6:45pm.

Motions:

Motion was made to accept the April 11, 2011 minutes by Carl Schaefer. Seconded by Bill Ryan. Motion so passed.

Motion to recommend adoption of the proposed CIP adjustments to the Town Council as presented was made by Carl Schaefer. Seconded by Bill Ryan. Motion so passed.

Motion to adjourn.

Respectfully Submitted,
Cherie Trahan
Director of Finance

Mansfield Board of Education Meeting
May 13, 2010
Minutes

Attendees: Mark LaPlaca, Chair, Shamim Patwa, Vice-Chair, Chris Kueffner, Secretary, Martha Kelly, Min Lin, Holly Matthews, Katherine Paulhus, Carrie Silver-Bernstein, Randy Walikonis, Superintendent Fred Baruzzi, Board Clerk, Celeste Griffin

The meeting was called to order at 7:38pm by Mr. LaPlaca.

SPECIAL PRESENTATION: Mr. LaPlaca and Mr. Cryan, principal of Mansfield Middle School, presented Shaun Lee and Allison Koehler, eighth grade students, with the CAFE Student Leadership Award for exhibiting exemplary leadership skills.

HEARING FOR VISITORS: Doug Perkins, MMS Math and Science Enrichment Teacher, presented the Mansfield Ultimate Robotics, Team Franton Lin, Avery Fried, Sam Li, Merce Tabor and Geoffrey Russell, who qualified and competed at the VEX World Championships in Dallas. Also, presented were grade five students, Vida Javidi, Will Kwon, Michael Sotzing, and Orkan Olgac, who attended CECA's Fourteenth Annual Technology Exposition to demonstrate to state legislators the impact technology is having on the education of the students of Connecticut.

COMMUNICATIONS: None

ADDITIONS TO THE PRESENT AGENDA: None

COMMITTEE REPORTS: None

SCHOOL BUILDING PROJECT: **MOTION** by Ms. Patwa, seconded by Mr. Walikonis that the Mansfield Board of Education endorse and recommend to the Town Council Option E from the Family of Options presented by the School Building Committee. Namely, to conduct all of the renovations at the Mansfield Middle School, as outlined in the proposal and to build 2 new elementary schools, replacing and closing our 3 existing elementary schools. The sites of the 2 new elementary schools should be determined after further analysis. And, that the Officer and Finance Committee of the Board of Education be authorized to write a report outlining the process the Board has undergone to arrive at this recommendation, the reasons the Board supports it, and advising the Town Council on other considerations and concerns, including location of the 2 new elementary schools. Lastly, that the Chair of the Board should deliver this report to the Town Council at its May 24th meeting. Discussion followed. **VOTE:** Mr. Walikonis, Ms. Matthews, Ms. Lin, Mrs. Kelly, Mr. Kueffner, Ms. Patwa, Mr. LaPlaca, Ms. Silver-Bernstein in favor. Mrs. Paulhus opposed. Motion passed.

Mr. LaPlaca discussed considerations and concerns to be included in the report and asked for additional items Board members would like included.

REPORT OF THE SUPERINTENDENT:

- 2010-2011 Food Service Price Increase: **MOTION** by Mr. Kueffner, seconded by Mrs. Paulhus to approve a school lunch increase of 10¢ per meal and breakfast increase of 5¢ per meal. **VOTE:** Unanimous in favor.
- Health Food Certification: Beth Gankofskie, Food Service Director, asked the Board to renew their support of the Healthy Food Certification. With the support, the District is eligible to be reimbursed up to \$.10 per child pending State Legislature. **MOTION** by Mr. Kueffner, seconded Mrs. Paulhus to adopt the Connecticut Nutrition Standards Healthy Food Certification Statement for the 2010-2011 school year and to adopt the Connecticut Nutrition Standards Exclusion for the 2010-2011 school year. **VOTE:** Unanimous in favor.
- Mansfield Discovery Grant Award: Sandra Baxter, School Readiness Coordinator, reported that the Town had received the grant award of \$50,000.

- Financial Statements Ending March 31, 2010: Cherie Trahan, Director of Finance, discussed the quarterly financial statements. **MOTION** by Ms. Patwa, seconded by Mr. Kueffner to accept the Financial Statements ending March 31, 2010. **VOTE:** Unanimous in favor.
- BOE Retreat: The agenda of the May 27, 2010 Board Retreat will be goals and objectives.
- Phase II: Race to the Top: **MOTION** by Ms. Patwa, seconded by Mrs. Paulhus, to support the Board Chair's signature of the Memorandum of Understanding for the State Department of Education's Connecticut's Race to the Top.
- Enhancing Student Achievement: Six new projects were reviewed and will be implemented at the schools in support of this activity.
- Class Size/Enrollment: The principals reported no significant change in class size and enrollment.

NEW BUSINESS: None

CONSENT AGENDA: **MOTION** by Mr. Kueffner, seconded Ms. Lin that the following item for the Board of Education meeting of May 13, 2010 be approved or received for the record: **VOTE:** Unanimous in favor with Ms. Patwa and Mrs. Paulhus abstaining.

That the Mansfield Public Schools Board of Education approves the minutes of the May 6, 2010 Board meeting.

HEARING FOR VISITORS:

Matvey Sokolovsky, 499 Storrs Road, regarding Board discussion on school building project options.

SUGGESTIONS FOR FUTURE AGENDA: Mr. Kueffner would like information on the school library system. He would also like the Board to stay involved in the school building process.

MOTION by Ms. Matthews, seconded by Mr. Walikonis to move into Executive Session to discuss superintendent evaluation at 9:55pm. **VOTE:** Unanimous in favor.

Returned to Open Session at 11:05pm.

MOTION by Mr. Walikonis to adjourn at 11:06pm. **VOTE:** Unanimous in favor.

Respectfully submitted,

Celeste Griffin, Board Clerk

Town of Mansfield
Energy Education Team
Minutes of Special Meeting
May 17, 2011

Present: Don Hoyle (acting chair), Dennison Nash, Madeline Priest (Neighbor to Neighbor), Jenna Zelentz (Neighbor to Neighbor), Jeff Crawford (Neighbor to Neighbor), Virginia Walton (staff)

The meeting was called to order at 7:00 pm.

The minutes of the April 12, 2011 were reviewed noting one correction.

Ginny stated that the May 14 farmer's market featured a display of the Mansfield Hollow hydro project, a functioning homemade photovoltaic system, the Neighbor to Neighbor energy challenge and the CleanEnergyOptions program.

Don reported that he attended a program on transition towns, and speaker Tina Clarke is willing to present an introduction of transition towns in Mansfield. Ginny and Tina are looking at dates in June. Once a date is set, Neighbor to Neighbor will publicize the program.

Madeline reported that the regional launch of the Neighbor to Neighbor Energy Challenge is Saturday, May 21 from 12:30 pm to 3 pm at the Windham Textile Museum and Garden on the Bridge. Don, Dennison and Ginny will be attending. It was decided that the Town of Mansfield will challenge Lebanon to increase its solar installations. Ginny will ask the Town Manager if he can present the challenge. Otherwise, Madeline will ask Dan Britton. Don was willing to present the challenge as a back-up. Ginny will invite the Town Council to Saturday's launch. Madeline presented the Town with a Neighbor to Neighbor display that Ginny will circulate around the municipal buildings. Jenna reported that the Town of Mansfield is leading the fourteen Neighbor to Neighbor towns in its number of residential, municipal and business solar systems. Ginny stated that according to a CL&P report she received, there are 28 solar installations for a total of 247 kilowatts in Mansfield. The Town has had 14 households receive lighting retrofits. The on-line energy manager should be ready for use sometime this summer.

Ginny stated that a ribbon cutting ceremony for the additional four kilowatt photovoltaic system on E. O. Smith High School's roof will be Thursday, May 19, 2011 at 2:30 pm.

Ginny distributed flyers for the Introduction to Do It Yourself Solar presentation on Monday, June 6 at 7:30 pm at the Buchanan Auditorium. Neighbor to Neighbor will post the information on their website.

Ginny reported that after Mansfield Energy Challenge winner, Betty Robinson, is reimbursed for her purchase of an EnergyStar air conditioner, there will be roughly \$300

left of the Community Innovations grant. Members were asked to come up with ways to promote the grant to community groups and individuals.

The next meeting is scheduled for June 14, 2011. The meeting was adjourned at 8:00 pm.

Respectfully Submitted,

Virginia Walton

TOWN/UNIVERSITY RELATIONS COMMITTEE

Tuesday, March 8, 2011
Audrey Beck Municipal Building
Council Chambers

Minutes

Present: P. Barry, M. Hart, J. Hintz, C. Paulhus, J. Saddlemire, W. Simpson, R. Schurin, N. Silander, W. Wendt

Staff: M. Capriola, J. Jackman, G. Padick (Town); C. van Zelm (MDP)

1) Call to Order

The meeting was called to order at 4:00p.m.

2) February 8, 2011 Meeting Minutes

The minutes of February 8, 2011 were approved with one correction; Mr. Paulhus abstained.

3) Updates:

a) *Police Services Study*. Mr. Hart provided an update. Also discussed was a draft bill before the legislature regarding police powers of university police departments within municipalities.

b) *Mansfield Community Campus Partnership*. Mr. Hintz and Ms. Silander provided an update. MCCP has been awarded a \$20,000 Healthy Campus Initiative grant. MCCP is planning to conduct their annual off-campus visits regarding Spring Weekend.

c) *Mansfield Downtown Partnership*. Ms. van Zelm provided an update on the Storrs Center project. MDP is currently focusing efforts on the parking garage and intermodal facility. Planning for the 8th annual Festival on the Green is underway; events are scheduled for September 23-25th.

d) *Quality of Life Committee*. Mr. Hart provided an update. The Committee is currently focusing its efforts on reviewing/discussing the merits of the draft large assembly ordinance.

4) Spring Weekend

Mr. Schurin and Mr. Saddlemire provided an update on the University's de-escalation plans for Spring Weekend. The Graduate Student Senate has fully endorsed the Task Force's recommendations while the Undergraduate Student Senate has been willing to make some concessions. During Spring Weekend the Student Union will close around 9 or 10pm. Conversations are currently occurring with the property owners of X Lot. Parking during Spring Weekend was discussed.

5) Other

An update on the status of the hazardous materials facility will be a future agenda item.

The World Peace Summit, which will be held during the summer of 2011, has moved from Uconn to the University of Hartford.

6) Opportunity for Public to Address the Committee

None.

7) Adjournment

The meeting adjourned at 4:38p.m.

Respectfully Submitted,

Maria E. Capriola, Assistant to Town Manager, Town of Mansfield

TOWN/UNIVERSITY RELATIONS COMMITTEE

Tuesday, May 10, 2011

Audrey Beck Municipal Building

Council Chambers

4:00 pm

Minutes

Present: P. Barry, N. Silander, M. Hart, W. Simpson, C. Paulhus, W. Wendt, R. Hudd, R. Schurin, B. Paterson, A. Rowe, J. Hintz, W. Simpson

Staff: J. Jackman, C. VanZelm,

1. Meeting was called to order at 4:02 PM by Co-Chairperson R. Schurin

2. April 12, 2011 Meeting Minutes

P. Barry moved and C. Paulhus seconded to approve the minutes of April 12, 2011. Motion passed unanimously.

3. Updates:

- a. Mansfield Community Campus Partnership: J. Hintz provided an update on the activities of the Partnership: He reported that focus groups on "party hosting" at off campus housing are being conducted and that the Partnership will report the results.
- b. Mansfield Downtown Partnership: C. VanZelm reported that the Partnership had: Conducted a public hearing on the parking garage; was waiting for the DECD to sign off on the demolition of the Publications Building; that the contractor had conducted the first of several planned Job Fairs for potential construction workers; foundation permits for the TS-1 and DL 1 / 2 buildings had been submitted; the demolition contract for the Health South and Fleet Bank buildings was put out to bid; and, that the Partnership Office was moving to the Town Office Building.
- c. Community Quality of Life Committee: B. Paterson reported that the Committee had asked the Director of Planning and Development to provide the Committee with an overview of the Plan of Conservation and Development, and that the Committee will be reviewing the Noise Ordinance.
- d. Police Services Study: M. Hart provide an overview of the draft report, and that over the next six months the draft report will be presented to community groups to help the Council rank the six identified options for police services.

4. Spring Weekend: B. Paterson provided an update and review of the UConn Spring Weekend. She reported that Thursday (Carriage House) and Friday (Celeron) had very limited crowds and little activity, and that no one was at X-Lot on Saturday. She reported that the following had a positive effect: controlled/limited parking; UConn no quest policy; Easter Weekend; new initiatives of the apartment owners; generally bad weather; no scheduled events at UConn; and, the call for a moratorium.

M. Hart reported that he will be scheduling an "after action" review to debrief UConn Spring Weekend.

5. Funding for UConn Tech Park: R. Schurin provided an update on \$18,000,000 in funding for planning and design, and that the project can attract high quality jobs and provide economic benefits for the University, Town and State.
6. Other Business/Announcements:
 - a. M. Hart announced that Linda Painter has been hired as the new Director of Planning and Development for the Town of Mansfield.
 - b. J. Hintz on behalf of the MCCP presented Phil Barry an award for his work and contributions to the Mansfield Community Campus Partnership.
7. Opportunity for the Public to Address the Committee: No public comment received.
8. Meeting adjourned at 5:04

Respectfully Submitted,

John Jackman, Deputy Chief(Fire Marshal)/Emergency Management Director
Town of Mansfield

**MANSFIELD DOWNTOWN PARTNERSHIP
FINANCE AND ADMINISTRATION COMMITTEE**

THURSDAY, APRIL 28, 2011

MINUTES

Present: Chair Tom Callahan, Michael Allison, Phil Barry, Harry Birkenruth, Patrick Carino, Matt Hart, Phil Spak, and Frank Vasington

Staff: Cynthia van Zelm

Guest: Lon Hultgren

1. Call to Order

Tom Callahan called the meeting to order at 3:00.

2. Approval of Minutes from March 24, 2011

Phil Barry made a motion to approve the minutes. Matt Hart seconded the motion. The minutes were approved unanimously.

3. Approval of Revised Budget

Mr. Hart reviewed how he determined rent for the Partnership new space at the Town Hall. He said he consulted with a local realtor and determined a base rent with a discount based on the Partnership being a quasi-Town agency. He passed out his analysis. Cynthia van Zelm has included \$8,000 in the budget for rent for the office. Harry Birkenruth made a motion to approve the rent amount. Phil Barry seconded the motion. Mr. Hart said he will also ask the Town Council to endorse the rent amount. The motion was approved unanimously.

Mr. Hart suggested that the travel and conference line be increased to \$2,000 (cut to \$200 over the last few years) to foster professional growth for the Partnership employees. Mr. Birkenruth made a motion to that effect. Michael Allison seconded the motion. The motion was approved unanimously.

Cynthia van Zelm said the other change that she is suggesting is an increase in the professional/technical line by \$1,500 to undertake a comprehensive plan of public spaces in the downtown and surrounding area. She referenced the proposal that had been in the Committee's packet. Mr. Callahan said the Partnership leadership team had endorsed the proposal. Lon Hultgren

encouraged implementation of the concept and said it would be beneficial to have the plan early on. By consensus, the Committee endorsed the proposal.

Mr. Hart left the meeting.

Mr. Barry made a motion to recommend the Partnership budget, as amended, for FY2011-2012 to the Board of Directors. Frank Vasington seconded the motion. The motion was approved unanimously.

4. Discussion and Update on Four Corners Sewer and Water Study Advisory Committee

Ms. van Zelm said that Mr. Hultgren, Mansfield's Public Works Director and staff to the Four Corners Committee, and Phil Spak (the Partnership's representative on the Committee) would be giving an update on the work of the Four Corners Committee. The Committee had asked for the Partnership Board to endorse the Committee's work.

Mr. Hultgren said the original intent of the Town Council appointed Committee was to address sewer issues because of problems with individual septic systems. A consultant team that was hired recommended that the Four Corners area be sewerred. The CT Department of Environmental Protection (DEP) approved the plan. Subsequently, the CT Legislature approved legislation to allow for the University of Connecticut to accept the sewage.

It was determined that the area could not be redeveloped effectively without additional water sources. Consequently, the Committee was authorized by the Town Council to look into water options. In last year's budget, the voters approved \$300,000 to design a pump station and look into options for water. The pump station is proposed to be located near Jensen's. Currently, three locations are being tested for possible wells. It is likely that one to two sites will be narrowed down for further testing. There are also other discussions occurring about the viability of bringing water from Tolland. The Town and the University of Connecticut consultants are communicating on the various options.

Mr. Hultgren said he hopes that more information on potential water sources will be available at the end of the summer. He said that he and Town Manager Matt Hart are planning to meet with CT DEP on the options.

Mr. Hultgren said the Town and the University both need additional water outside of Four Corners for future needs.

Mr. Birkenruth asked what the critical need is that is driving the Four Corners project. Mr. Hultgren said there is an existing water pollution problem in Four Corners that needs to be addressed. The goal is to address this before there is any citation from the regulators. Furthermore, the area is not aesthetically

pleasing as one of the main gateways into Town and the University. It would be great to be able to redevelop the area.

Mr. Callahan said the CT DEP measures meeting demand by a "margin of safety". When the Fenton River well field is shut down, that margin of safety is smaller. CT DEP prefers that there is a 15 percent margin of safety over demand. Currently, more water is needed if the University is to take on other projects such as developing the north campus. He said there is also a strong interest in assisted living in the community and at this point the University cannot commit to providing water to that project.

Some questions have arisen about protecting sprawl if a pipeline is brought down Route 195. Mr. Barry asked if a resident would be able to tap into the pipeline. Mr. Callahan said that local zoning regulations could be amended to prevent tapping into this water source.

Mr. Birkenruth asked about the cost. Mr. Callahan said an estimate would be \$5 to \$6 million for the pipeline. A groundwater source is likely to be less costly.

Mr. Callahan noted the importance of solving the water issue if the goal is to have additional water sources in ten years. Mr. Hultgren agreed. Mr. Callahan said the regulators will need to agree on the best option with consensus from the community.

Mr. Callahan made a recommendation that the Partnership Board support the work that the Four Corners Sewer and Water Study Advisory Committee is doing to provide sewer service to Four Corners and to look at options for water supply. Mr. Barry seconded the motion. The motion was approved unanimously.

5. Review of March 31, 2011 Financials

Ms. van Zelm briefly reviewed the March 31, 2011 financials. She said that the Town Finance Department will be changing the format on the reporting of grants to make it more user-friendly.

6. Adjourn

The meeting adjourned at 4:05 pm.

Minutes taken by Cynthia van Zelm

TOWN OF MANSFIELD
Sustainability Committee
Minutes of the Special Meeting
May 12, 2011

Present: Lennon (vice chair), Matthews, Sherman, Loxsom, Hultgren (staff), Don Hoyle (guest), Virginia Walton (staff)

Lennon called the meeting to order at 5:10 pm.

The minutes from the April 27, 2011 meeting were approved as amended on a motion from Matthews/Sherman.

Walton reported that the Saturday, May 14 Storrs Farmer's Market will feature a display of the Mansfield Hollow hydro project, a functioning homemade photovoltaic system, the Neighbor to Neighbor energy challenge and the CleanEnergyOptions program.

Walton stated that a ribbon cutting ceremony for the additional four kilowatt photovoltaic system on E. O. Smith High School's roof will be Thursday, May 19, 2011 at 2:30 pm.

Walton reported that after viewing a climate showcase communities grant webinar, she concluded that the intermodal center does not offer a large enough climate impact for this type of grant. A variety of regional agencies were the webinar presenters. Matthews offered to seek suitable grant opportunities for the Storrs Center renewable energy projects.

Lennon will begin attending the Four Corners Advisory Committee meetings on a regular basis. The Committee on Committees has not met yet, but it is likely that they will appoint Lennon to the Four Corners Advisory Committee. Hultgren reported that the Willimantic River Alliance hosted a water forum on May 11, 2011 in order to assist regional water planning. At present the Town of Mansfield is coordinating efforts with the University of Connecticut. The Four Corners water consultant is screening two potential water sources – River Park and Eagleville Preserve – that would supply a ½ million gallons of water per day to serve the needs of a redeveloped Four Corners.

Walton invited members to attend the regional launch of the Neighbor to Neighbor Energy Challenge on Saturday, May 21 from 12:30 to 3:00 pm at the Windham Textile Museum. Sherman offered to send the invitation to EO Smith staff members.

The committee reviewed the energy graphs of the municipal buildings. Suggested changes included using the same scale for all the graphs to make easy comparisons between buildings and breaking out each utility by building to help prioritize actions. The graphs created through portfolio manager (EnergyStar) will adjust for cost per square foot per hours of use. Walton will bring the revised graphs and the portfolio manager graphs to a future meeting. One suggested action is to put motion sensors on outside lights at municipal buildings.

Walton reported that all the committee members are available for the new meeting time of 5 pm on the second Thursday of the month. The committee was interested in having its next meeting at the Kirby Mill. Walton will contact the Shifrins.

Part of a CL&P pilot, Mansfield is one of four Connecticut communities receiving an electric car charging station that will be installed in the north parking lot next to the Town Hall. The charging station, worth \$2,500, has already been received from CL&P. Users of the charging station will not initially be charged for the electricity, but Hultgren stated that this is one of the issues that will need to be addressed during the pilot.

The next meeting is scheduled for June 9, 2011 at the Kirby Mill [confirmed]. The meeting was adjourned 6:20 pm.

Respectfully Submitted,

Virginia Walton

Town of Mansfield—4 Corners Water and Sewer Advisory Committee
Minutes of the Meeting – May 17, 2011

Present: Nesbitt (Chair), Plante, Ferrigno, Reich, Rawn, Hart, Paulhus, Hultgren (staff), van Zelm (Downtown Partnership), Roberts & Coite (UConn), Lennon (Sustainability Committee), O'Neill, Pazanko, & Keefe (CT Water), Smith, Miczynski, Sebonik, Georgio (guests), Savino (press)

The meeting was called to order at 7:02 PM by chair Nesbitt.

The minutes of the April 5, 2011 meeting were approved with Nesbitt abstaining.

John Walsh of Environmental Partners presented the results of his site and environmental screening of 3 potential well sites for the 4 corners water supply (River Park, Eagleville Preserve & Southeast School). He handed out maps and worksheets showing the pros and cons of each site. He said that the Eagleville Preserve site appeared to be the best of the 3. The next step will be to drill small diameter test wells on the selected site, when they are so authorized to proceed. Considerable discussion followed.

Terry O'Neill of the CT Water Company gave an update of CT Water's regional pipeline proposal. He showed a map of the proposed route (through Tolland) and suggested that the capital cost of the project could be spread out over the various end users (including the Town and UConn) for an initial cost of \$14 per gallon per day (example, 100,000 gal/day = initial cost of \$1,400,000). He said that he has presented this proposal to UConn and the Town and other property owners in Northern Mansfield and believes it is the best alternative to supply Northern Mansfield with public water. During the discussion that followed, he said that development along the pipeline could be controlled by Zoning as has happened in Middlebury where a similar pipeline has been built.

Hart reported that the UConn/Town water and wastewater advisory committee had recently been presented with UConn's water supply plan update, and that the plan was under its public review period now and would be submitted to the CT Dept of Health in the next week or so. The plan is available on the UConn Facilities website. Town comments on the plan had been submitted. Coite of UConn confirmed the schedule.

Hart updated committee members on Senator Williams Tech Park proposal noting that it will include funds for infrastructure (roads and water/sewer) that may be able to include the 4 corners area. He said that the Town and the University were working cooperatively to study water sources and that an Environmental Impact Evaluation (EIE) would be necessary due to UConn's involvement (note: with state or federal funding such an EIE would have been required eventually). Hart concluded by saying that the EIE scoping proposal would be before the Town Council at its May 23rd meeting, and he would let committee members know if a special meeting to review the scope of the proposed EIE was needed. The EIE scoping process requires a 30 day comment period, so it will likely not be finalized until the end of June.

Rawn handed out the final draft of the proposed regulation changes for the 4 corners area that had recently been through the public hearing process at the Planning and Zoning Commission. He said that he expected they will be adopted at a June PZC meeting. He noted that most of the suggested elements of the guidelines that were discussed by the 4 corners committee were in the proposed regulations.

Nesbitt read a letter of endorsement he had received from the Mansfield Downtown Partnership Board of Directors, noting that the two bodies were working in concert.

Hultgren explained that \$350,000 had been included in the recently adopted Town 2011-12 budget for design of the 4 corners water source. A Town meeting or referendum will be required to actually appropriate these funds. He said that the funds already appropriated will fund the exploration and permitting process before these new funds are needed for design.

Reich reported on the recent water forum hosted by the Willimantic River Alliance. She said that the forum was very successful and about 70 people attended with approximately 50 attending that were not affiliated with any of the presenters.

Hart reported that a new round of Small Town Economic Assistance Program (STEAP) grants was announced by the State with applications due in mid-June. He said that staff would be working up proposals for Council's consideration.

Chair Nesbitt read his letter of resignation to the Mayor/Council noting that he felt the committee had made great progress towards the 4 corners water and sewer projects and thanked everyone for their participation and support. Plante thanked him on behalf of the committee for his service to the Town and committee. The election of a new chairperson will be on the next meeting's agenda.

The next meeting was set for 7 PM, Tuesday June 7th with reports from the pump station design consultant, an update on the meeting with the DEP and DPH, and an update on the Tech Park legislation.

The meeting was adjourned at 8:55 PM on a motion by Rawn/Plante.

Respectfully submitted,

Lon Hultgren
Director of Public Works

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Mansfield
Community
Center

Town of Mansfield
Parks and Recreation
Department



Curt A. Vincente, Director

10 South Eagleville Road
Storrs/Mansfield, Connecticut 06268
Tel: (860) 429-3015 Fax: (860) 429-9773
Email: Parks&Rec@MansfieldCT.org
Website: www.MansfieldCT.org

TO: Matt Hart, Town Manager
FROM: Curt Vincente, Director of Parks & Recreation *CV*
DATE: June 21, 2011
SUBJECT: USTA Grant

This is to let you know that we have been awarded a \$35,000 grant from the United State Tennis Association (USTA) to assist with the reconstruction of the E.O. Smith High School Tennis Courts. Attached you will find the award letter from the USTA. We are members of both the National Recreation Parks Association and the USTA and these organizations have partnered to promote tennis in communities around the country. I have copied the cover only from our grant application as a reference for you. The entire grant application is too large to attach, but if you would like to see the entire application please let me know. The grant proposal was essentially to assist with the reconstruction of the E.O. Smith Tennis courts, specifically adding a seventh court in place of the existing outdoor basketball court, adding conduit for future lighting, and more importantly to the USTA, adding blended lines to allow for smaller cross courts. These smaller cross courts help younger ages learn the sport of tennis. We intend to expand our youth tennis instructional programs that we currently offer to the community by utilizing these smaller sided courts. I will work with Cherie Trahan on the financial accounting of the grant and with Bruce Silva on the coordination with the project. I also want to recognize Bette Stern for her efforts and assistance with the grant application. Please let me know if you have any questions.



June 15, 2011

Bette Stern
Mansfield Parks and Recreation
10 S. Eagleville Road
Mansfield, CT 06268

RE: USTA Facility Grant, TPA 2590 E.O. Smith High School

Dear Bette,

Congratulations! I am pleased to inform you that Mansfield Parks and Recreation has been selected to receive **\$35,000.00** in USTA Facility Grant funds.

The grant funds will be distributed as the project construction progresses and the attached accountability form is returned and approved. This project is funded with the understanding that if we find anything inconsistent with what you have committed to, we will not send the funds. It is our full expectation that blended lines will be painted on all six courts according to the striping plan provided.

The USTA hopes you use this opportunity to publicize your facility and tennis in your community. The USTA would like to celebrate the announcement with you; please call your national facility consultant if you need additional information or to coordinate interviews with USTA staff as you publicize the grant.

A goal of the grant is to provide communities access to safe, appealing and functional tennis environments and we are happy to partner with the Mansfield Parks and Recreation to help achieve this goal in Mansfield, CT. The essence of this initiative is to assist communities leveraging their tennis facilities to promote lifelong healthy activity and improve their programming by advancing the latest tennis innovations for all program types.

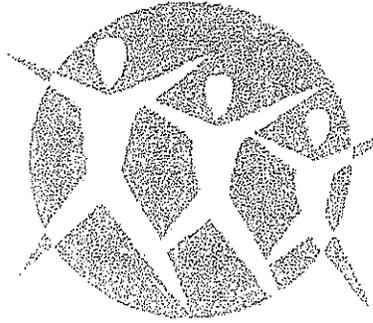
Thank you for efforts to promote the game of tennis in your community and the commitment to keep the facility open to the public and provide programs for the next 5+ years.

I look forward to seeing the new courts provided in part with funds from a USTA grant.

Sincerely,

Virgil Christian
Director, Community Tennis Development
US Tennis Association

Cc: Jeff Waters, USTA New England Executive Director
Maiysha Warren, USTA National Facility Manager



Mansfield

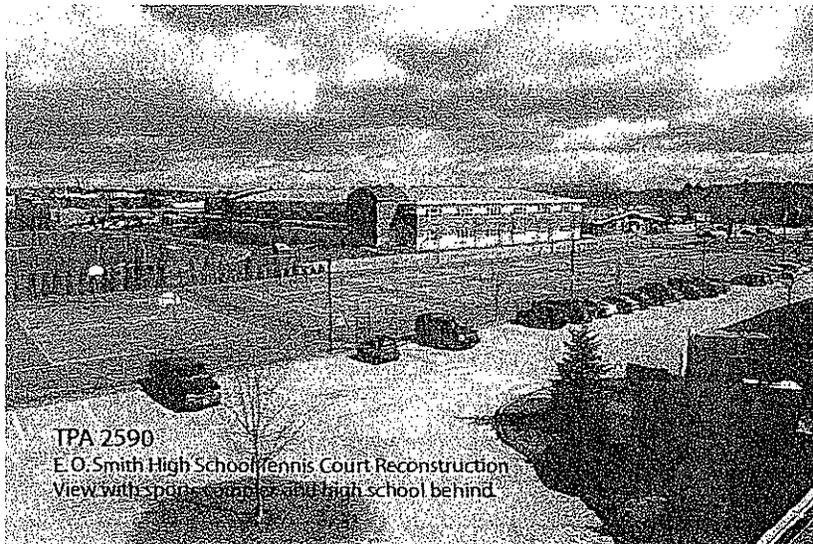
Parks & Recreation

Family, Fitness & Fun

APPLICATION FOR:

**USTA Facility Assistance Grant
TPA 2950**

**E. O. Smith High School
Tennis Court Reconstruction**



TPA 2590
E.O. Smith High School Tennis Court Reconstruction
View with sports complex and high school behind.

USTA Membership # 2010101015

**MANSFIELD PARKS & RECREATION DEPT.
10 SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268**

April 28, 2011

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Housing Authority of the Town of Mansfield

309 Maple Road
Storrs, CT 06268
860-487-0693 Phone
860-429-6127 Fax
800-842-9710 TDD/TTY
Email: mha1974@sbcglobal.net

June 20, 2011

Fred Goetz, Chair
Mansfield Advisory Committee on Persons with Disabilities
Four South Eagleville Road
Storrs, CT 06268-2599

RE: Your letter dated May 26, 2011 concerning "Gate Policy" at Wright's Village of the Mansfield Housing Authority (MHA)

Dear Fred:

Your question concerns removing the chain at the north driveway of Wright's Village during evenings and weekends. The "Gate Policy" was enacted on November 12, 2009 because residents assumed parking rights in areas where none existed. There are no defined parking spaces along the driveway because this area must be accessible to vehicles of the MHA during normal business hours to properly serve those in our two residential communities. During the evening hours and on the weekends this driveway must be accessible to emergency personnel and their vehicles.

The MHA has developed procedures that allow emergency personnel and their vehicles access to every part of Wright's Village twenty-four hours per day, seven days a week (24/7). These procedures have been reviewed and approved by emergency personnel. They enable these personnel to remove the chain and access that driveway quickly. The chain prevents the presence of cars, parked in the driveway, blocking emergency crews from performing their duties in an efficient manner. These measures protect all residents who may be affected by an emergency. Safety of all the residents supersedes the convenience of a few.

There is a provision in our "Gate Policy" that residents can access the driveway after business hours and on weekends when they have such a need for a limited time. The after-hours charge for these times covers the cost of having our maintenance person open the gate, ensuring that no vehicles are left blocking access to the driveway after the task is completed, and replacing the chain when the driveway is again clear. Again, these are considerations to ensure safety of all residents in that area.

The "Chain Policy" was developed after written regulations and verbal warnings were ignored and the danger of having the driveway blocked during an emergency

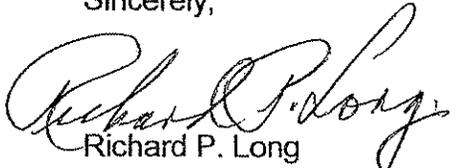
Affirmation Action and EEO Employer



became apparent. The chain alone proved insufficient. We had to place some large rocks on the lawn beside the chain to prevent cars in the driveway after hours so that the safety of all residents would be protected at all times.

Thank you for your concern. Rest assured that the MHA will continue to develop policies that address safety, are fair, and benefit all residents.

Sincerely,



Richard P. Long
Chairman, Board of Commissioners
Mansfield Housing Authority

- c. Rebecca M. Fields, Executive Director, MHA
- Kevin Grunwald, Director of Human Services
- Mansfield Town Council



TOWN OF MANSFIELD
OFFICE OF THE TOWN MANAGER

Matthew W. Hart, Town Manager

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

June 17, 2011

The Honorable Benjamin Barnes
Attn: Ms. Barbara Rua
Connecticut Office of Policy and Management
Budget and Financial Management Division
450 Capitol Avenue
Hartford, Connecticut 06106

Re: Town of Mansfield Small Town Economic Assistance Grant (STEAP) Applications for Storrs Center Infrastructure, and Four Corners Water and Sewer Project

Dear Secretary Barnes:

I am pleased to submit two Small Town Economic Assistance Program Grants (STEAP) for two critical economic development projects in Mansfield. Both the Storrs Center infrastructure and the Four Corners water and sewer projects will create jobs in our local community and add significant tax revenue to the town of Mansfield. Storrs Center and Four Corners are priority projects for the Mansfield Town Council and at its June 13, 2011 meeting, the Town Council unanimously endorsed both grant applications with Storrs Center as its first priority and Four Corners as its second priority. Please see the attached resolution from the Town Council.

The Town of Mansfield, in association with the University of Connecticut and private property-owners, has been working for years to help plan the transformation of an existing commercial area on Storrs Road (Route 195) into a vibrant and economically successful mixed-use downtown that will be the heart of our community.

We are very pleased to have recently commenced construction of Storrs Center, with our ceremonial groundbreaking scheduled for June 29, 2011 at 5 pm. The first phase is scheduled to open in the fall of 2012. This mixed-use retail/residential/commercial project, with a variety of shops, restaurants and cafés, a town square, office space and market rate housing, will truly enhance the quality of life and learning in the community.

With our goal of a great college downtown in sight, we would like to request that the state consider the approval of \$500,000 in STEAP funds for Storrs Center infrastructure, including the extension of utilities and on-street parking on the "main street" of Storrs Center to allow for service for the shops, restaurants and offices that will locate in this next phase.

With respect to the Four Corners water and sewer project, we are seeking \$425,000 for the water system design and the town's share of an environmental impact evaluation (EIE) currently being scoped through the Connecticut Environmental Policy Act process.

The Town of Mansfield has been working for over the past several years to bring water and sewer to the Four Corners. With this infrastructure in place, this key gateway to Mansfield and the University of Connecticut can redevelop into a more attractive and successful commercial node. The lack of water and sewer at Four Corners has contributed to its present blighted condition; this commercial area should be thriving given its location.

The revitalization of Four Corners will be an important compliment to the recently approved technology park in the north campus of the University of Connecticut. One of the next steps for the technology park is to find adequate water supply, which would also be extended to the Four Corners.

More detail on the Storrs Center and Four Corners funding requests is included in the attached applications.

Funding through the Small Town Economic Assistance Program for the Storrs Center and Four Corners projects will greatly promote these exciting economic development and community enhancement projects. We greatly appreciate your consideration of our request. Please feel free to contact me at (860) 429-3336 for project details or regarding any question that you may have concerning this application.

Very truly yours,



Matthew W. Hart
Town Manager

CC: State Senator Donald E. Williams, Jr.
State Representative Gregory Haddad
✓ Mansfield Town Council
Mansfield Downtown Partnership, Inc., Board of Directors
Cynthia van Zelm, Mansfield Downtown Partnership Executive Director
Cherie Trahan, Mansfield Director of Finance
Lon Hultgren, Mansfield Director of Public Works

Attachments: 1) Small Town Economic Assistance Program (STEAP) Applications with attachments including the Town of Mansfield resolution authorizing the submittal of the Applications
2) Letter of support from State Senator Donald E. Williams, Jr., and State Representative Gregory Haddad



State of Connecticut

GENERAL ASSEMBLY
STATE CAPITOL
HARTFORD, CONNECTICUT 06106-1591

June 20, 2011

Secretary Benjamin Barnes
CT Office of Policy and Management
Attention: Ms. Barbara Rua
Budget and Financial Management Division
450 Capitol Avenue
Hartford, CT 06106

Re: Town of Mansfield Small Town Economic Assistance Grant (STEAP) Applications
for Storrs Center Infrastructure, and Four Corners Infrastructure

Dear Secretary Barnes:

We are writing today in support of the Town of Mansfield's applications to the State's Small Town Economic Assistance Grant Program (STEAP) seeking \$500,000 in assistance for the Storrs Center project, and \$425,000 for the Four Corners project.

The Storrs Center and Four Corners projects are the cornerstones of economic development for the town of Mansfield and the surrounding communities. Funding for infrastructure improvements will allow both these projects to continue to move forward to the next stage of development.

After many years of planning, Storrs Center is well on its way, with demolition on the former University of Connecticut Publications building almost complete. This area will be the site of the first mixed-use building for our new downtown. A ceremonial groundbreaking will take place on June 29, 2011 at 5 pm.

The additional STEAP funds that the Town is seeking under this application for Storrs Center would allow for the construction of infrastructure for the Storrs Center Village Street (the new "main street") to serve the retail shops, restaurants, and offices for Storrs Center in the next phase. Specifically, this includes construction of utilities (water, sewer, gas, electric) and on-street parking along a portion of the Village Street. These businesses will create additional tax revenue and jobs.

The first phase of Storrs Center is estimated to generate approximately 165 retail jobs and nine building, parking and grounds management jobs. With Phase 1, the private developers

~~of Storrs Center Alliance and Education Realty Trust will become the largest taxpayers in~~
Mansfield, increasing the Town's Grand List by four percent. This latter point is important because Mansfield is very dependent on state revenue, which places the Town in a tenuous position.

Along with the critical jobs created and increased tax revenue, Storrs Center would allow the Town to improve its quality of life by providing the community with more services and amenities as well as badly needed civic space with the addition of the town square and other small public parks. Mansfield would now have a true town center, as enjoyed by other communities in New England and around the nation.

Lastly, Storrs Center would benefit the University and the State by increasing the University's ability to provide university students and staff with off-campus opportunities and services that exist in most of the nation's successful collegiate communities. Once Mansfield has those amenities, the University would be better able to recruit and retain the best and the brightest among students, faculty and staff. Moreover, providing diverse and healthier leisure alternatives for students would improve the quality of the student's experience. Clearly, through the UConn 2000 and 21st Century capital improvement campaigns, the State has demonstrated its commitment to its flagship university. Similar to the capital improvements on campus, albeit in a more modest fashion, Storrs Center would enhance the University of Connecticut's reputation and opportunities for future success.

The Four Corners Water and Sewer project encompasses a 500 acre site at the important gateway to Mansfield – the intersection of Routes 195 and 44 in northern Mansfield. This area has ground water contamination and failing septic systems that need to be rectified. Future development is stymied by the environmental constraints that are unsuitable for long-term use of the on-site septic disposal systems. The Town is proposing to develop public water and sewer systems for approximately 60 parcels in the area that will allow the area to support sustainable development/redevelopment options, increasing the Town's tax base and eliminating blight in the area. Several properties in the area are abandoned and currently not able to be redeveloped due to septic and water system limitations. A preliminary analysis of the potential development shows that with the addition of water and sewer systems, the new building area is estimated to add more than \$30 million to the Town's Grand List over the next 15 to 20 years, and the net tax revenue is estimated to be \$4 million over the same time period.

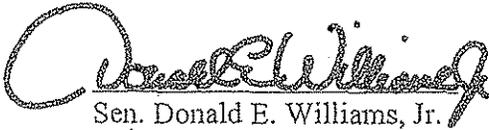
The Four Corners project compliments the recently approved technology park at the University of Connecticut by the State Legislature. One of the next steps for the park is to find adequate water supply, which would also be extended to the Four Corners area. Currently, the University is seeking proposals for an Environmental Impact Evaluation to review water supply options for this area of Mansfield.

Specifically, STEAP funding is being requested for design of the water supply system, and the Town's share of the water supply Environmental Impact Evaluation.

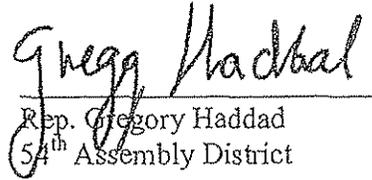
~~The Town of Mansfield is fully committed to both Storrs Center and Four Corners and has~~
contributed significant local resources to the planning for both these projects. On June 13,
2011, the Mansfield Town Council endorsed the grant applications for both projects.
Continued funding through the Small Town Economic Assistance Program would greatly
promote these exciting economic development and community enhancement projects.

Your consideration of this request is greatly appreciated. Please feel free to contact us
regarding our support of the Town of Mansfield's applications to the Small Town Economic
Assistance Program seeking funding for Storrs Center and Four Corners.

Sincerely,



Sen. Donald E. Williams, Jr.
29th Senatorial District



Rep. Gregory Haddad
54th Assembly District

State of Connecticut
Office of Policy and Management
STEAP Project Application, Analysis & Eligibility
Pursuant to Connecticut General Statutes Section 4-66g

Please complete one application for each project and also indicate the priority order of all projects submitted. Please submit two copies of the complete application package. Applications should be typed and are available at www.ct.gov/opm. Please contact Barbara Rua (Barbara.Rua@ct.gov or 860-418-6303) or Steven Kitowicz (Steven.Kitowicz@ct.gov or 860-418-6409) with questions. When necessary, attach response in separate document.

Applicant Town Town of Mansfield
Town Address 4. South Eagleville Road, Mansfield, CT 06268
Project Address Town of Mansfield

If no project address is available, please provide street intersection detail.

Requested FY 2012 STEAP Funding 500,000

Identify town officials and professionals that may be contacted with questions regarding this application.

Matthew Hart, Mansfield Town Manager, 860-429-3336

Print Name, Title, Email Address and Phone Number

Lon Hultgren, Mansfield Director of Public Works, 860-429-3332

Print Name, Title, Email Address and Phone Number

Cynthia van Zelm, Exec. Direc., Mansfield Downtown Partnership, 860-429-2740

Print Name, Title, Email Address and Phone Number

Provide a description of the project which includes the purpose of the project. Please be clear as to whether the funds you are requesting are for design, planning, site acquisition or construction. **Please be as comprehensive as possible in the description of this project. (If necessary, attach response in a separate document.)**

Please see attached.

How will the completion of this project impact and benefit the community? Please include any projected economic impact and job creation or retention estimates. *(If necessary, attach response in a separate document.)*

Please see attached.

What, if any, planning or design work has begun or been completed on this project?

Please see attached.

Is the proposed project consistent with the State Conservation and Development Policies Plan? (Plan detail is available at: www.ct.gov/opm/cdplan.)

Please see attached.

Will the project require the conversion of lands currently in agricultural use to non-agricultural use? Does the project area contain prime or important agricultural soils that are greater than 25 acres in area?

Please see attached.

Describe the environmental and social impacts of the proposed project. For example, impacts related to traffic, floodplains, natural resources/wetlands, endangered species, archeological resources, historical structures, neighborhoods, utilities, etc. *(If necessary, attach response in a separate document.)*

Please see attached.

Is this project a phase of a larger plan? If yes, please attach additional information regarding the overarching, long-term plan.

Please see attached.

Of the funding sources listed above, have all funds been secured to date? If all project funds have not been raised or secured, what is the anticipated source and timeline for remaining funds? If applicable, note any plans to apply for future STEAP funds for this project.

Please see attached.

Please detail, what funds, if any, have been expended to date for this project?

Please see attached.

Will this project move forward if the requested STEAP funds are not awarded or are awarded in part? Please explain.

Please see attached.

Attach the following material:

1. Site location map
2. Real estate appraisals (if land acquisition is proposed)
3. Proposed project schedule
4. Project cost estimates supporting the request for funding (if available)
5. List of necessary local, state, and federal permits and approvals required for the project and the status of each
6. Environmental site assessments (if applicable)
7. Any town resolutions in support of the project

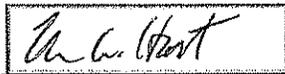
Please forward the items requested above with your application for STEAP assistance to:

Benjamin Barnes, Secretary
 Attention: Barbara Rua
 Office of Policy and Management
 Budget and Financial Management Division
 450 Capitol Avenue
 Hartford, Connecticut 06106

This page must be read and signed by the chief executive official of the municipality in order for the municipality/ project to be considered for STEAP funding.

My signature below, as First Selectman, Mayor or Town Manager of the Town of Mansfield, indicates acceptance of the following and further certifies that:

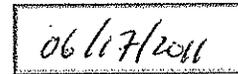
1. I will comply with any grant terms and conditions required by the administering agency;
2. I understand that should this grant application be approved I will be required to sign an assistance agreement with the assigned administering agency delineating the terms and conditions of this grant;
3. I understand that various permits may be required by the administering agency as required by either the Connecticut General Statutes or Connecticut regulations;
4. I understand that funding associated with this grant application is one-time in nature and that there is no obligation for additional funding from the Office of Policy and Management or the State of Connecticut;
5. I understand that if this project warrants a Connecticut Environmental Policy Act (CEPA) review pursuant to Sections 22a-1 through 22a-1h of the Connecticut General Statutes that I will comply with such an environmental assessment. Further, if a CEPA is required, I understand that there are costs associated with such a review and that the municipality is in a position to continue with the proposed project despite this cost;
6. I understand that this application will be examined by the Intergovernmental Policy Division of the Office of Policy and Management for consistency with the State Plan of Conservation and Development and that I may be contacted if additional information is required for that review; and
7. I understand that projects which convert twenty-five or more acres of prime farmland to a nonagricultural use will be reviewed by the Commissioner of Agriculture, in accordance with Section 22-6 of the General Statutes.



Applicant's Signature

Town Manager

Title



Date

TOWN OF MANSFIELD

Attachment to Application for 2012 Small Town Economic Assistance Program (STEAP)

Downtown Mansfield Revitalization and Enhancement Project - Storrs Center Infrastructure

Project Overview

Provide a description of the project which includes the purpose of the project. Please be clear as to whether the funds you are requesting are for design, planning, site acquisition or construction. Please be as comprehensive as possible in the description of this project.

The purpose of the Downtown Mansfield Revitalization and Enhancement Project is to develop Mansfield's downtown into a vibrant and economically successful mixed-use destination. The first phase of Mansfield's downtown – Storrs Center – is under construction.

Funds are being requested for construction of the infrastructure for the Storrs Center Village Street to serve the retail shops, restaurants, and offices for Storrs Center in Phase Two. The goal is for Storrs Center to be pedestrian oriented and include a variety of transportation modes. The Village Street is part of an integrated transportation plan for Storrs Center, which includes accessibility for buses and other transit vehicles, cars, pedestrians and bicycles throughout the facility.

The Small Town Economic Assistance Program (STEAP) funds will specifically be used to construct the utilities (water, sewer, gas, electric) and on-street parking along a portion of the Village Street. This will facilitate the connection of the new businesses along the Village Street to these utilities. These businesses will be economic drivers for the community, creating additional tax revenue and jobs. Furthermore, the new businesses will stimulate additional economic activity in the surrounding area.

The total cost of this project is \$5,276,000. Funding is being requested for the project from the Small Town Economic Assistance Program in the amount of \$500,000.

How will completion of the project impact and benefit the community? Please include any projected economic impact and job creation or retention estimates.

The infrastructure for the Village Street is part of the larger, multi-phased Storrs Center project which is being created to provide benefits to the community of Mansfield, the University of Connecticut, and the state of Connecticut. The Storrs Center project is

being coordinated by the Mansfield Downtown Partnership, Inc., a 501 (c) (3) corporation comprised of representatives from the Town, the University and the community. The requested funds from the STEAP grant would benefit various public and private stakeholders in the following ways:

- Business-owners and owners of commercial properties in the downtown would benefit from the retention and strengthening of existing businesses and the creation of new business opportunities;
- Town residents, including University of Connecticut students, would benefit from an increase in locally-available goods and services and employment opportunities and the establishment of a new community center that would enhance the community's quality of life;
- The Town of Mansfield would benefit from an enhanced commercial tax base. The net tax revenue to the Town is expected to be \$7.5 million over a 20-year period for Phase One only);
- University of Connecticut students, staff, and visitors would benefit from increased off-campus amenities and an overall improvement of the University atmosphere, which will enhance the recruitment of students and faculty (*University of Connecticut recruitment statistics indicate that a major reason students do not choose to attend the University is the lack of off-campus amenities*);
- The recent announcement of a planned technology park at the north campus of the University of Connecticut creates great synergy with Storrs Center with the additional employees at the technology park being able to utilize the housing, shops and restaurants at Storrs Center;
- The State of Connecticut would share in all of the above-noted benefits, and accordingly, the State's commitment to the UConn 2000 and 21st Century UConn programs and the overall effort to enhance the University of Connecticut's reputation as a prominent national university and an appropriate "flagship" for the State's higher education system would be advanced.

With respect to economic impact and job creation, the first phase of the Storrs Center project (*see Site location map*) is projected to generate approximately 165 retail jobs and 9 building, parking and grounds management jobs. In addition, the project will support construction related jobs at the project site on a temporary basis during the construction period. Construction workers will generate additional sales and activity for existing shops and retailers in the vicinity of the project area.

With Phase One, the private developers Storrs Center Alliance and Education Realty Trust will become the largest taxpayers in Mansfield, increasing the Town's Grand List by four percent.

What, if any, planning or design work has begun or been completed on the project?

For over ten years, the Town of Mansfield and the University of Connecticut, in collaboration with regional, civic, and community leaders, have been planning Storrs Center. Consequently, much work has been done to develop a comprehensive plan for this project.

In January 2005, the Connecticut Department of Economic and Community Development approved the Storrs Center Municipal Development Plan after local and regional approvals.

In June 2007, the Mansfield Planning & Zoning Commission approved a special design district for the Storrs Center project area to accommodate mixed-uses ("Storrs Center Special Design District").

The Town's consultant team of BL Companies from Meriden, Connecticut, has completed preliminary design on the Village Street and a zoning permit application is expected for the Village Street work in June.

Is the proposed project consistent with the State Conservation and Development Policies Plan?

Yes. The project is within a plan designated "Neighborhood Conservation Area."

Will the project require the conversion of lands currently in agricultural use to non-agricultural use? Does the project area contain prime or important agricultural soils that are greater than 25 acres in area?

No.

Describe the environmental and social impacts of the proposed project. For example, impacts related to traffic, floodplains, natural resources/wetlands, endangered species, archeological resources, historical structures, neighborhoods, utilities, etc.

In January 2008, the Town of Mansfield received a federal transportation appropriation of \$490,000 for the Storrs Center Intermodal Transportation Center to be administered through the Federal Transit Administration (FTA). With this funding the Town was required to prepare an application for a Categorical Exclusion in accordance with CFR 771.117(D). The application was filed through the Town's administrative agent – the Greater Hartford Transit District – and on June 28, 2010, the Federal Transit Administration determined that the specific conditions or criteria for a Categorical Exclusion under 23 CFR 771.117 (d) (10) were satisfied and significant environmental impacts would not result.

In addition, an Environmental Impact Evaluation was conducted for the Storrs Center project and a Record of Decision was made by the State of Connecticut Office of Policy

and Management on April 28, 2003 that the "Environmental Impact Evaluation for Graduate Student Apartments & Downtown Mansfield Master Plan Projects" satisfied environmental impact criteria of the Connecticut Environmental Policy Act.

The following is excerpted from the Categorical Exclusion application with respect to the STEAP application question on impacts of the project.

Traffic

The Village Street will be built during the initial stages of the Storrs Center development. Storrs Road (Route 195) feeds into both these streets. The Village Street will serve as a transit pathway for the Intermodal Transportation Center. It will essentially be a collector that will bring transit vehicles off of Storrs Road, along the Village Street to serve the Intermodal Transportation Center. The Village Street will also serve as the "main street" for Storrs Center with destination shops, restaurants and offices. The Village Street concept drawings have been evaluated by Town staff, the Town Fire Marshal and the Town Traffic Authority to ensure that it will function both as the development's main internal roadway as well as a facility that will accommodate buses and emergency vehicles. Most of the area traffic will remain on Storrs Road with only development-generated and transit-related traffic on the Village Street. As such, this internal roadway is expected to function at a very high level of service, with perhaps the exception of planned or scheduled events, which will have to be coordinated with transit vehicle access and schedules. Traffic impacts of any significance have been anticipated to Route 195 (Storrs Road), and are being mitigated using appropriate Traffic Engineering design for lane widths, turning lane lengths, clear widths (for emergency vehicles), textured pavement and striping, modern signals, etc.

Due to the presence of the University of Connecticut, existing public transportation service in the area is more extensive than one would find in a typical rural-suburban environment. The University's Department of Parking and Transportation Services operates several bus routes to or near the Storrs Center site. In addition, the Windham Region Transit District (WRTD) runs a Storrs/Mansfield route during the day from the Route 44 area, through the University campus to downtown Willimantic.

As part of the application for the Storrs Center Special Design District, a Master Traffic Study was prepared by BL Companies. The Study concluded that the net increase in vehicular traffic resulting from the Storrs Center development was estimated to be 315 morning and 700-afternoon peak hour trips. These trips were assigned to the adjacent street network to determine if sufficient capacity was available. Mitigation was recommended to maintain acceptable traffic operation within the project vicinity. The Master Traffic Study parameters included the location of an Intermodal Transportation Center in the center of the Storrs Center project.

Methods approved for improvement of Storrs Road, and to alleviate the increased traffic impacts, include the realignment and partitioning of the pavement area to accommodate the addition of dedicated and clearly defined turning lanes. Modifications to the intersection at Storrs Road and South Eagleville Road and the intersection of Storrs Road and Bolton Road will improve the traffic flow. The South Eagleville intersection will be modified to include dedicated turning lanes. Dog Lane will be re-aligned and the two lights at Dog Lane and Bolton Road will be replaced with one four way, lighted intersection at Bolton Road that will function as one of the main entryways to the Town Square.

In order to better provide for pedestrian traffic, the plans provide for pedestrian collection points and crosswalk zones, installation or widening of sidewalks, addition of parallel parking zones, installation of medians, landscaping of street edges, and definition of building entry areas. The addition of parallel parking zones, besides providing more parking capacity, will contribute to traffic "calming" and provide pedestrians with a better sense of security.

The Connecticut State Traffic Commission approved the traffic-related recommendations in June 2009 and Storrs Road work is currently at 90 percent design completion. The Connecticut State Traffic Commission review and approval took into account all traffic impacts including the capacity of the proposed road network.

The Master Traffic Study echoed the goals of Storrs Center by focusing on enhancing transit service to the site. The goal would be to extend or modify the routes of the University and WRTD systems, and expand weekend and evening service. The Study recommended potential locations for bus shelters and stops as well.

During the review of the Master Traffic Study and the application to the State Traffic Commission, the Town of Mansfield Traffic Authority strongly recommended that streets be wide enough to accommodate emergency vehicle and bus traffic, both on the interior Village Street and Storrs Road. The streets will be designed to accommodate these larger vehicles and mountable curbs will be put in place.

Storrs Center will be the downtown for Mansfield and, thus, will increase public transportation, commerce, and housing opportunities. Increased activity, particularly traffic associated with the Intermodal Transportation Center, is necessary to achieve the goals of bringing new amenities to Mansfield, and especially this part of town. The demographics of this area include a transit dependent population that will greatly benefit from the increases in public transportation services.

Archeological Resources and Historic Structures

There are no cultural, historic or archaeological resources in the immediate vicinity of the project. The Environmental Impact Evaluation referenced a letter from the State

Historic Preservation Office (SHPO) (August 22, 2001) that concluded that the Storrs Center site lacks archaeological sensitivity and no further archaeological consideration was warranted. In addition, the SHPO indicated that the project will not impact historical or architectural resources listed on or eligible for the National Register of Historic Places.

Natural Resources/Wetlands

A portion of the Village Street will be located on existing degraded wetlands that pursuant to local, state and federal approvals will be filled. For years, this small wetland area has suffered from stormwater run-off and sedimentation and no longer supports biological life. The effects of the degradation were visible as the sediment had built up significantly in some areas. The wetlands and stormwater management have been studied extensively for Storrs Center. The reports: "Wetlands Functions & Values Assessment, Storrs Center, Mansfield, CT" by Michael Klein of Environmental Planning Services (August 21, 2008) and the "Summary of Baseline Biodiversity Studies Conducted for Storrs Center" prepared by Dr. Michael Klemens (August 28, 2007) as well as the master stormwater management plan comprehensively describe wetland systems and mitigation. There will be improved surface and groundwater quality adjacent to existing wetlands as a result of a stormwater management system using Best Management Practices (BMPs).

The reports are supported by the local, state and federal approvals of the wetlands plan and the master stormwater management plan.

On October 1, 2007, the Mansfield Inland Wetlands Agency approved Storrs Center Alliance's application for an Inland Wetlands license. The license allows for the fill of .29 acres of degraded wetlands while protecting the other wetlands as well as the critical ecologically significant vernal pool. No development can occur within 100 feet of the vernal pool.

On October 31, 2008, the Connecticut Department of Environmental Protection issued a 401 water quality certification permit for Storrs Center, authorizing the proposed stormwater discharges from the project.

On November 4, 2008, the US Army Corps of Engineers approved a federal wetlands permit to fill the .29 acres of degraded wetlands and concluded that this fill would not have a major impact on the wetlands.

Floodplains

No adverse floodplain impacts are anticipated. None of the Storrs Center project is in the 100-year floodplain.

Endangered Species and Ecologically Sensitive Areas

No adverse impacts are anticipated on ecologically sensitive areas or endangered species.

There are no endangered species identified on the site as part of the evaluation during the development of the Environmental Impact Evaluation and by Dr. Michael Klemens as part of his biodiversity surveys for the Storrs Center Municipal Development Plan.

As outlined above, there is an active vernal pool far east of the Village Street. The vernal pool provides a breeding area for a population of wood frogs. No development is allowed within 100 feet of the vernal pool. To protect this population, the Storrs Center conservation area was increased from the original master plan in 2002.

The Master Stormwater Management Plan as described above also will restore a wetland area near the Post Office that has been subjected to excessive run-off.

Neighborhoods

Construction of the Village Street will not involve destruction of any buildings. Potential wetland impacts have been carefully studied and the project has been designed to enhance adjacent wetland systems. The Storrs Center project has been approved by the Mansfield Inland Wetlands Agency, the CT Department of Environmental Protection, and the US Army Corps of Engineers.

The Storrs Center site is characterized by two primary land uses – relatively dense commercial development on the northwestern side and formerly developed and undeveloped woodlands on the balance of the property to the southeast. The developed commercial property along Storrs Road extends between 270 and 550 feet into the property. The central and eastern portions of the property are wooded, with two watercourses, and a vernal pool. The watercourses generally flow from west-southwest to east-northeast. The headwaters of both watercourses are near the existing commercial development, and portions of the wetlands in these areas may have been filled in to construct portions of the commercial development and the existing Post Office.

The Storrs Center site is bounded by Storrs Road to the west, Dog Lane and land owned by the University of Connecticut (Buckley Hall and the Daily Campus building) to the north, the Joshua's Trust Nature Preserve to the east and the Town of Mansfield property to the south. Existing elevations range from 630 feet in the southwest portion of the site along Storrs Road, to a low of 560 feet in the northern watercourse at the eastern limits of the site. A small plateau is located in the center of the property, separating the northern and southern watercourses.

The Village Street is located approximately 600 feet from the regional high school property and approximately 500 feet from the closest privately owned residence.

Noise impacts are not expected to be a long term issue for the project.

The nearest sensitive receptors in the vicinity of the site include the Greek Orthodox Church, the Hope Lutheran Church, EO Smith High School, residences along Dog Lane and Willowbrook Road, and residences in the Courtyard at Storrs condominium development. In addition, public transit service is currently provided along Storrs Road/Route 195.

There will be elevated noise levels temporarily during construction. To mitigate these noise levels, construction activities will be limited by restricted day and hour requirements of the Mansfield Zoning Regulations. Long term, it is expected that noise levels should be consistent with those on or near college campuses, which levels are well within standards set by the Connecticut Department of Environmental Protection. Mansfield's existing noise ordinance will assist in addressing any noise issues that may arise.

Utilities

Storrs Center will be served by the University of Connecticut water and sewer systems. Connecticut Light and Power will design feeder routes to provide electric power to the site. Connecticut Natural Gas is providing gas service. All utility capacity is programmed into the providers' long-range plans.

Is this project a phase of a larger plan? If yes, please attach additional information regarding the overarching, long-term plan.

Storrs Center is planned as a four phased project at an estimated cost of \$220 million. Attached please find a Fact Sheet on Storrs Center.

Project Funding

Please complete the following table detailing project funding sources. Examples of other sources include: other state grants (please specify which), federal grants (please specify which), past STEAP awards (please specify fiscal year), etc. Under uses please indicate estimated costs including but not limited to, professional services, acquisition, construction, renovation, contingency, etc.

The following table is a duplicate of the budget table submitted in the official application form. It has been included in this document to provide context for the budget related questions and responses that follow.

<u>Funding Sources</u>	<u>Total</u>
FY 2012 STEAP grant	\$500,000
Other funds:	
Section 5309 Bus and Bus Facilities Livability Initiative Program Grant (Village Street and amenities)	\$2,930,000
Private (20 percent match to Section 5309 grant; other funds)	\$1,846,000
Total Project Cost	\$5,276,000
Uses (Project Budget)	
Construction - Village Street (entire length of Street)	\$4,776,000
Construction - Utilities on Village Street (southern sections)	\$375,000
Construction - On-Street Parking on Village Street (entire length of Street)	\$125,000
Total Project Cost	\$5,276,000

Of the funding sources listed above, have all funds been secured to date? If all project funds have not been raised or secured, what is the anticipated source and timeline for remaining funds? If applicable, note any plans to apply for future STEAP funds for this project.

Funding has been secured from the Section 5309 Bus and Bus Facilities Livability Initiative Program Grant; the tax abatement per a Development Agreement between the Town of Mansfield, Storrs Center Alliance, and Education Realty Trust, dated February 11, 2011, and private developer funds.

The majority of the investment in Storrs Center is private investment. The development team of LeylandAlliance and Education Realty Trust has committed \$66 million for construction of the mixed-use buildings for Storrs Center in Phase One. This is not included in the funding described above.

Please detail, what funds, if any, have been expended to date for this project?

As of June 3, 2011, approximately \$75,000 has been expended by the Town's consultant BL Companies on the Village Street design.

Will this project move forward if the requested STEAP funds are now awarded or are awarded in part? Please explain.

STEAP funding for the Village Street infrastructure will allow the street to be completed in order to access the shopping area along the southern sections of the Village Street. This additional funding is needed for the infrastructure to be in place for businesses to be able to locate in this area of Storrs Center.

Attach the following material:

1. Site location map

Please see the attached maps, 1) Storrs Center site in the context of the Town of Mansfield; 2) overall site plan which shows the Village Street; and 3) detailed concept plan of the Village Street.

2. Real estate appraisals (if land acquisition is proposed)

This application does not include any requests for funding for purchase or acquisition of land. On May 26, 2011, a portion of the Village Street (closest to the Intermodal Transportation Center) was conveyed by the University of Connecticut to the master developer Storrs Center Alliance. The Village Street that extends to Post Office Road will be conveyed at a later date prior to construction of this section of the project. Subsequently, the Village Street will be dedicated to the Town of Mansfield by Storrs Center Alliance.

3. Proposed project schedule

The design of the Village Street is underway. Construction of the Village Street is expected to begin in fall 2011 and be completed in 2012.

4. Project cost estimates supporting the request for funding (if available)

The project budget is based on conceptual cost estimates by BL Companies. Detailed estimates are available.

5. List of necessary local, state, and federal permits and approvals required for the project and the status of each

In January 2005, the Connecticut Department of Economic and Community Development approved the Storrs Center Municipal Development Plan after local and regional approvals.

Changes to the Town of Mansfield zoning map and text to create a special design district were approved by the Mansfield Planning & Zoning Commission in June 2007.

In the fall of 2008, the project received its Connecticut Department of Environmental Protection 401 water quality certification permit, authorizing the proposed stormwater discharges from the project. A US Army Corps of Engineers federal wetlands permit to fill .29 acres of degraded wetlands was issued. A local wetlands permit had been previously approved by the Mansfield Inland Wetlands Agency in October 2007. In June

2009, the Connecticut State Traffic Commission approved a certificate for traffic, pedestrian and transit improvements to Storrs Road. Conditions are currently being met on this approval and a certificate is expected to be issued in June 2011.

The Town's consultant team of BL Companies has completed preliminary design on the Village Street and is expected to submit a zoning permit application for the Village Street work in June.

6. Environmental site assessments

As noted above, an Environmental Impact Evaluation was conducted for the Storrs Center project and a Record of Decision was made by the State of Connecticut Office of Policy and Management on April 28, 2003 that the "Environmental Impact Evaluation for Graduate Student Apartments & Downtown Mansfield Master Plan Projects" satisfied environmental impact criteria of the Connecticut Environmental Policy Act.

A Phase I Environmental Site Assessment (ESA) and Phase II Investigation of the proposed Storrs Center Municipal Development Plan Project Area, excluding one parcel, was performed by Haley & Aldrich, Inc., to provide a baseline of environmental conditions, and to identify environmental conditions that could affect the development process. A Phase I ESA of the excluded parcel at 2 South Eagleville Road, presently occupied by the US Post Office, and a supplemental Phase II Site Investigation of portions of the Storrs Center Municipal Development Plan Project Area, were performed by BL Companies. In addition, BL Companies completed a review of the Environmental Investigations Reports prepared by Haley & Aldrich of the work noted above. BL Companies will be undertaking on-going environmental site investigations for the project area to establish the extent of any historic site contamination and to develop any requisite plans for remediation. With respect to the site of the Village Street, if any contamination is found, all federal and state regulations will be followed to remediate the area. Construction would commence following addressing any environmental issues.

7. Any town resolutions in support of the project

Please see the attached resolution approved by the Mansfield Town Council on June 13, 2011 in support of the Downtown Mansfield Revitalization and Enhancement Project - Storrs Center Infrastructure.

Aerial view of the Storrs Center site

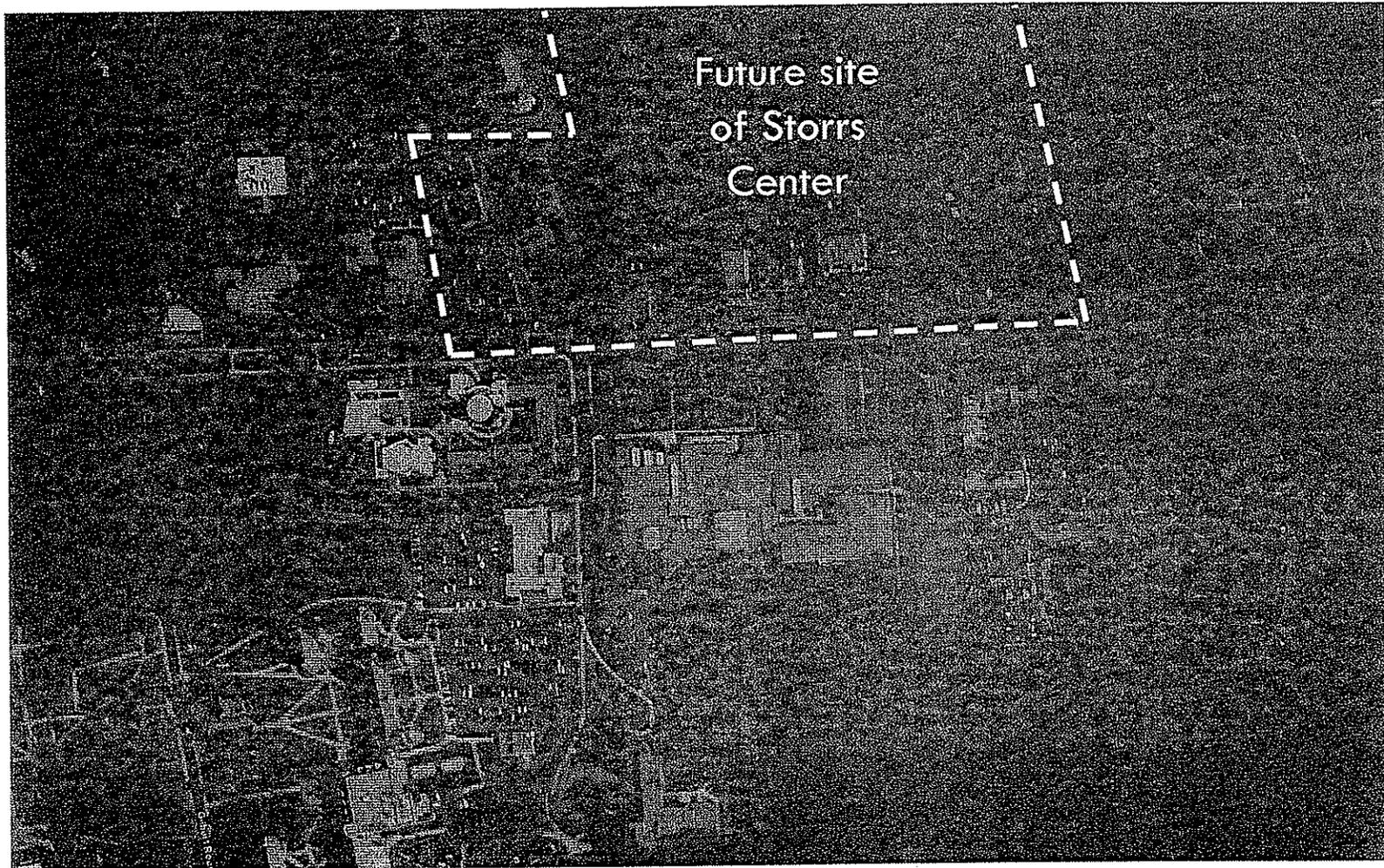
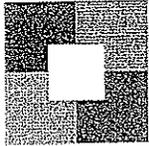
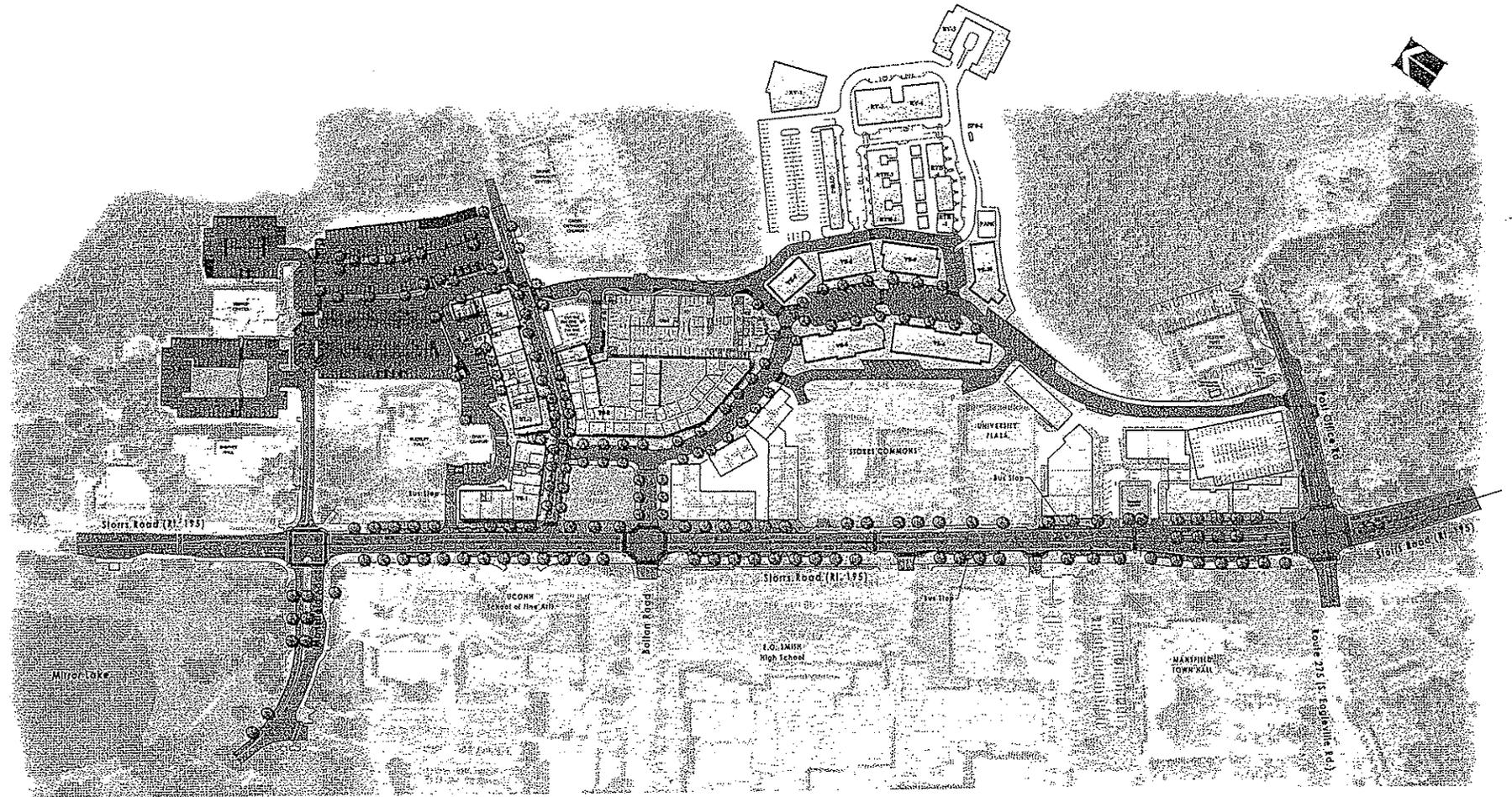


Photo courtesy of Walker Parking Consultants



Storrs Center Overall Plan

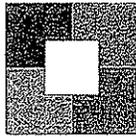


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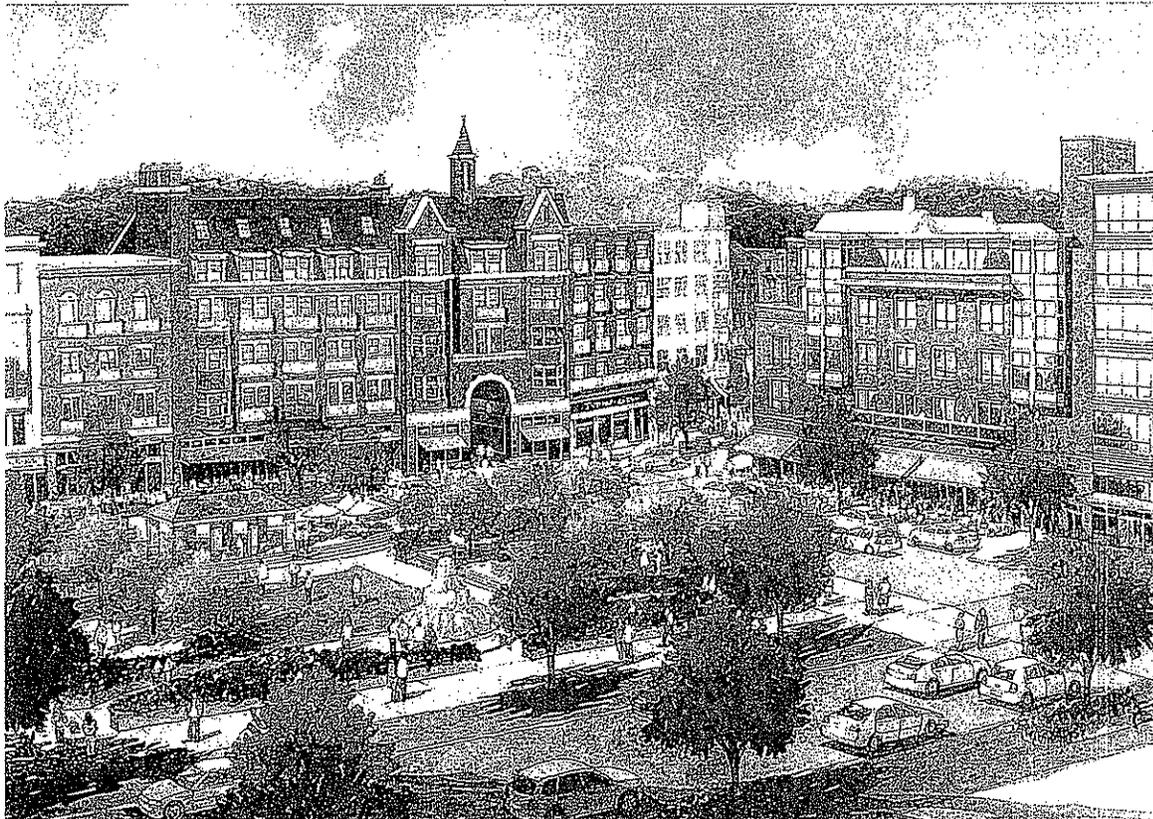


Storrs Center • Mansfield, CT • April 26, 2011





STORRS RETHINK MAIN STREET CENTER



Storrs Center will be a mixed-use town center and main street corridor at the crossroads of the Town of Mansfield, Connecticut and the University of Connecticut. Located along Storrs Road adjacent to the University, the Town Hall, the regional high school, and the community center, Storrs Center will include a new town square across from the School of Fine Arts complex.

The Storrs Center master plan will knit quality architecture, pedestrian-oriented streets, and public spaces into a series of small neighborhoods that will make up the new fabric of the town center. Ground floor retail and commercial uses opening onto landscaped sidewalks and intimate streets will reinforce shared community spaces and will be supported by residences above. Storrs Center will combine retail, restaurant, and office uses with a variety of residence types including rental apartments, town homes and condominium apartments. Structured and surface parking will be provided.

LOCATION

Mansfield, Connecticut, approximately twenty-five miles east of Hartford, Connecticut on Route 195, across from the University of Connecticut's main campus.

PUBLIC PARTNERSHIP

Storrs Center is one of the most ambitious public/private initiatives in the history of the state. At its core is the Mansfield Downtown Partnership, Inc., an independent, non-profit organization that is composed of representatives from the community, local businesses, the Town and the University of Connecticut.



DEVELOPER

Storrs Center Alliance, LLC, an affiliate of LeylandAlliance LLC, Tuxedo, New York, is the master developer for Storrs Center. LeylandAlliance is a noted New Urbanist development company that has developed mixed-use projects in Connecticut, New York, South Carolina and Virginia. Scheduled to be completed in 2012 and 2013, respectively, the first two phases of Storrs Center will include commercial and residential offerings. The retail and other commercial space will be owned and managed by LeylandAlliance. Numerous commercial businesses have signed Letters of Intent to lease portions of the first phase of development.

Joining LeylandAlliance in developing the first two phases of Storrs Center is Education Realty Trust, Inc. (EDR), based in Memphis, Tennessee. Education Realty Trust (NYSE:EDR) will create high quality housing within Storrs Center to appeal to the University and Town of Mansfield community. EDR will develop, own and manage 290 high quality apartment homes, including studio, one-bedroom, two-bedroom and three-bedroom residences.

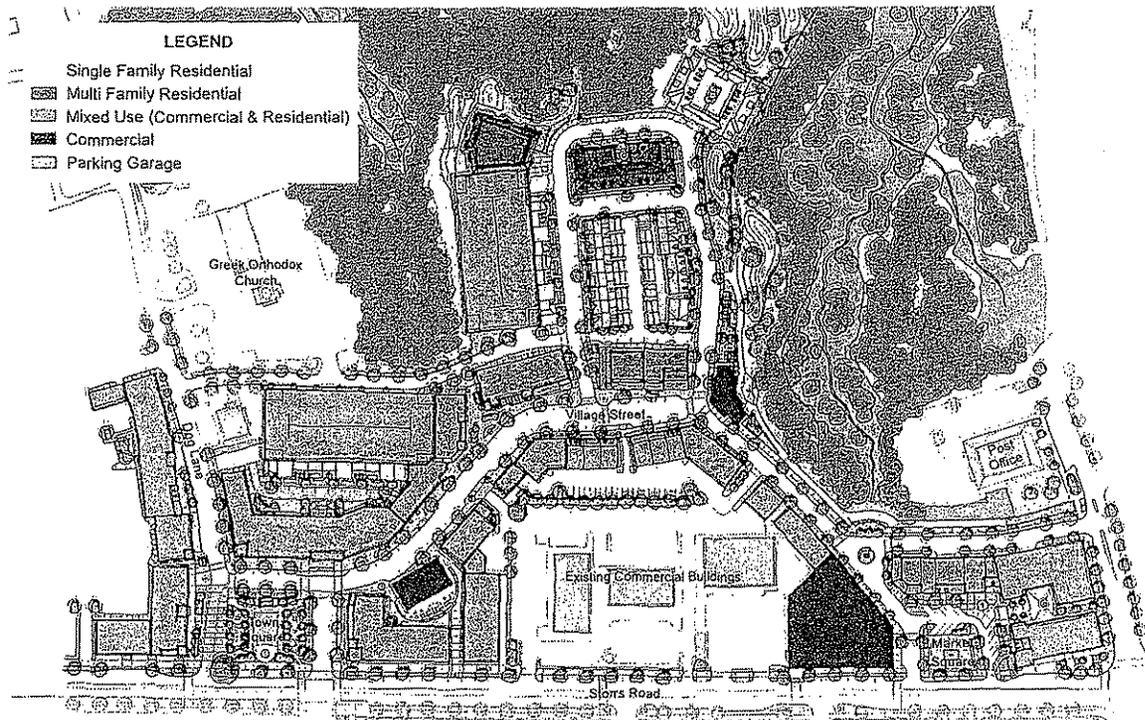
ARCHITECTURE

The master planner of Storrs Center is Herbert S. Newman and Partners P.C. of New Haven, CT. The urban designer is Urban Design Associates of Pittsburgh, PA along with Patrick L. Pinnell Architecture and Town Planning. Guidelines for sustainable land use and green building practices have been developed in association with Steven Winter Associates and Viridian Energy and Environmental. Looney Ricks Kiss Architects, Inc. was a municipal development consultant for the Mansfield Downtown Partnership and has contributed to development of the design guidelines for Storrs Center. BL Companies of Meriden, CT is the lead architect for buildings within the first two phases of Storrs Center.

PROJECT MIX

- Residential: 700 units
- Retail/Restaurant/Office: 200,000 s.f.

SITE PLAN



TIMETABLE

Anticipated construction start: Spring 2011
Anticipated completion of Phase 1A: Summer 2012

CONTACT

For inquiries about residential leasing:

Susan Jennings
Education Realty Trust
Tel: (901) 259-2506
E-mail: sjennings@edrtrust.com
<http://dev.edrtrust.com/storrs>

For inquiries about commercial leasing:

Howard Kaufman
LeylandAlliance LLC
Tel: (845) 351-2900 x224
E-mail: hkaufman@leylandalliance.com
www.leylandalliance.com

Storrs Center Alliance, LLC

info@storrscenter.com • www.storrscenter.com
c/o LeylandAlliance LLC
P.O. Box 878, Tuxedo Park, NY 10987
Tel: (845) 351-2900 Fax: (845) 351-2922

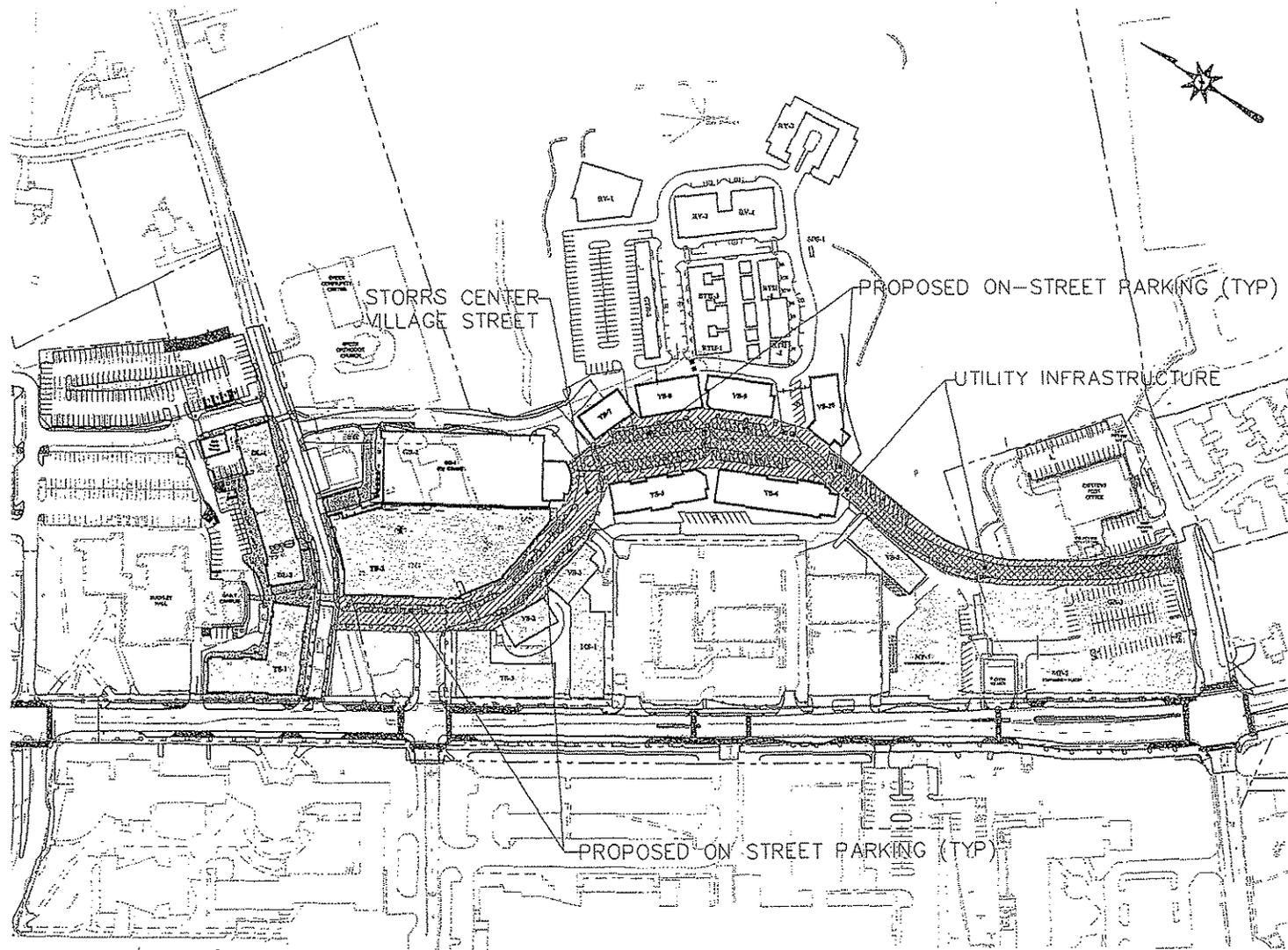
Mansfield Downtown Partnership, Inc.

mdp@mansfieldct.org • www.mansfieldct.org/mdp
P.O. Box 513, Mansfield, CT 06268
Tel: (860) 429-2740 Fax: (860) 429-2719



These materials are intended to provide general information about certain proposed plans. The plans described are subject to change. These materials do not constitute an offer to sell property in any state where a registration has not been made to sell property, if such registration is required by law.

10-0916



STORRS CENTER
 ROUTE 168 (STORRS ROAD) / DOG LANE / POST OFFICE ROAD
 TOWN OF MANSFIELD, CONNECTICUT

DATE: 1/20/01
 PROJECT NO.: 00342000
 SCALE: AS SHOWN
 SHEET NO.: 1/10
 TOTAL SHEETS: 10
 PROJECT: STORRS CENTER
 CLIENT: UNIVERSITY OF CONNECTICUT
 DESIGNER: BL COMPANIES, INC.
OVERALL MASTER PLAN
 DATE: 1/20/01
OSP-1



Certified Resolution of the Town of Mansfield

I, Mary Stanton, Town Clerk of the Town of Mansfield certify that below is a true and correct copy of a resolution duly adopted by the Town of Mansfield at a meeting of its Town Council duly convened on June 13, 2011 and which has not been rescinded or modified in any way whatsoever.

6/14/2011
Date

Mary Stanton
Mary Stanton, Town Clerk

RESOLVED, That the Town Council of the Town of Mansfield, Connecticut, authorizes the submittal of 2011 STEAP grant application to the Connecticut Department of Economic and Community Development for both the Storrs Center development project and the Four Corners water and sewer project in the amount of \$500,000 and \$425,000 respectively, and that the prioritization of the two applications be Storrs Center (1) and Four Corners (2).

Mansfield, Connecticut Town Seal

State of Connecticut
 Office of Policy and Management
 STEAP Project Application, Analysis & Eligibility
 Pursuant to Connecticut General Statutes Section 1-603

Please complete one application for each project and also indicate the priority order of all projects submitted. Please submit two copies of the complete application package. Applications should be typed and are available at www.ct.gov/opm. Please contact Barbara Rua (Barbara.Rua@ct.gov or 860-418-6303) or Steven Kitowicz (Steven.Kitowicz@ct.gov or 860-418-6409) with questions. When necessary, attach response in separate document.

Applicant Town Town of Mansfield

Town Address 4 South Eagleville Road, Mansfield, CT 06268

Project Address Intersection of Routes 44 and 195

If no project address is available, please provide street intersection detail.

Requested FY 2012 STEAP Funding \$425,000

Identify town officials and professionals that may be contacted with questions regarding this application.

Matthew Hart, Town Manager, matthew.hart@mansfieldct.org, 860-429-3336

 Print Name, Title, Email Address and Phone Number

Lon Hultgren, Director of Public Works, lon.hultgren@mansfieldct.org, 860-429-3332

 Print Name, Title, Email Address and Phone Number

Linda Painter, Director of Planning and Development, linda.painter@mansfieldct.org, 860-429-3330

 Print Name, Title, Email Address and Phone Number

Provide a description of the project which includes the purpose of the project. Please be clear as to whether the funds you are requesting are for design, planning, site acquisition or construction. **Please be as comprehensive as possible in the description of this project. (If necessary, attach response in a separate document.)**

Please see attachment.

How will the completion of this project impact and benefit the community? Please include any projected economic impact and job creation or retention estimates. *(If necessary, attach response in a separate document.)*

Please see attachment.

What, if any, planning or design work has begun or been completed on this project?
Please see attachment.

Is the proposed project consistent with the State Conservation and Development Policies Plan?
(Plan detail is available at: www.ct.gov/opm/cdplan.)
Please see attachment.

Will the project require the conversion of lands currently in agricultural use to non-agricultural use? Does the project area contain prime or important agricultural soils that are greater than 25 acres in area?
Please see attachment.

Describe the environmental and social impacts of the proposed project. For example, impacts related to traffic, floodplains, natural resources/wetlands, endangered species, archeological resources, historical structures, neighborhoods, utilities, etc. *(If necessary, attach response in a separate document.)*
Please see attachment.

Is this project a phase of a larger plan? If yes, please attach additional information regarding the overarching, long-term plan.
Please see attachment.

Of the funding sources listed above, have all funds been secured to date? If all project funds have not been raised or secured, what is the anticipated source and timeline for remaining funds? If applicable, note any plans to apply for future STEAP funds for this project.

Please see attachment.

Please detail, what funds, if any, have been expended to date for this project?

Please see attachment.

Will this project move forward if the requested STEAP funds are not awarded or are awarded in part? Please explain.

Please see attachment.

Attach the following material:

1. Site location map
2. Real estate appraisals (if land acquisition is proposed)
3. Proposed project schedule
4. Project cost estimates supporting the request for funding (if available)
5. List of necessary local, state, and federal permits and approvals required for the project and the status of each
6. Environmental site assessments (if applicable)
7. Any town resolutions in support of the project

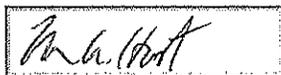
Please forward the items requested above with your application for STEAP assistance to:

Benjamin Barnes, Secretary
Attention: Barbara Rua
Office of Policy and Management
Budget and Financial Management Division
450 Capitol Avenue
Hartford, Connecticut 06106

This page must be read and signed by the chief executive official of the municipality in order for the municipality/ project to be considered for STEAP funding.

My signature below, as First Selectman, Mayor or Town Manager of the Town of Mansfield, indicates acceptance of the following and further certifies that:

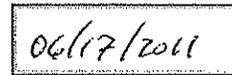
1. I will comply with any grant terms and conditions required by the administering agency;
2. I understand that should this grant application be approved I will be required to sign an assistance agreement with the assigned administering agency delineating the terms and conditions of this grant;
3. I understand that various permits may be required by the administering agency as required by either the Connecticut General Statutes or Connecticut regulations;
4. I understand that funding associated with this grant application is one-time in nature and that there is no obligation for additional funding from the Office of Policy and Management or the State of Connecticut;
5. I understand that if this project warrants a Connecticut Environmental Policy Act (CEPA) review pursuant to Sections 22a-1 through 22a-1h of the Connecticut General Statutes that I will comply with such an environmental assessment. Further, if a CEPA is required, I understand that there are costs associated with such a review and that the municipality is in a position to continue with the proposed project despite this cost;
6. I understand that this application will be examined by the Intergovernmental Policy Division of the Office of Policy and Management for consistency with the State Plan of Conservation and Development and that I may be contacted if additional information is required for that review; and
7. I understand that projects which convert twenty-five or more acres of prime farmland to a nonagricultural use will be reviewed by the Commissioner of Agriculture, in accordance with Section 22-6 of the General Statutes.



Applicant's Signature

Town Manager

Title



Date

TOWN OF MANSFIELD

Attachment to Application for 2012 Small Town Economic Assistance Program (STEAP)

Four Corners Water and Sewer Project

Project Overview

Provide a description of the project which includes the purpose of the project. Please be clear as to whether the funds you are requesting are for design, planning, site acquisition or construction. Please be as comprehensive as possible in the description of this project.

The Four Corners Water and Sewer Project encompasses a 500-acre area surrounding and extending north and west of the intersection of Routes 195 and 44 in northern Mansfield. This area has ground water contamination that has been monitored by the Connecticut Department of Environmental Protection (DEP) for the past 20 years, caused by a number of different leaks from gasoline stations as well as from failing septic systems. While these have been addressed, there is a continuing need to provide adequate clean drinking water and safe sewage disposal to this area that is limited by environmental constraints including a high groundwater table, inland wetlands and soils unsuitable for long-term use of on-site septic disposal systems.

The Town is proposing to develop public water and sewer systems for approximately 60 parcels in this area. Remediation of the environmental issues noted above requires a public sewer system while a public water source is needed to support sustainable redevelopment/development options that will increase the town's tax base and help eliminate blight in the area.

This area is important to Mansfield for several reasons. Four Corners is the primary "gateway" to Mansfield and the University of Connecticut. The Mansfield Plan of Conservation and Development identifies the Four Corners area as desirable for mixed higher density use. There has been a progressive deterioration of many buildings and landscapes in the area leading to a serious blighted appearance.

Sewers

The Four Corners Area Wastewater Facilities Plan completed by Earth Tech in 2008 found many properties' sewage disposal systems were limited by bad soils and a high water table. Several properties have use restrictions placed upon them by the Eastern Highlands Health District. Septic system failures and expensive repairs have been frequent. The study concluded that the most cost-effective solution to the wastewater problems of the area is public sewers with the sewage collected in pipes and pumped up to the UConn wastewater collection system, which has capacity to accommodate the additional sewage. The State legislature authorized UCONN to accept wastewater from the Four Corners area in 2009. The Town engineering staff is currently designing the

proposed sewer and water lines for the area. Weston and Sampson has been retained to design the necessary pump station.

Water

It was determined that without a public drinking water supply, the development/redevelopment of this area would not be feasible. In 2010, the Town retained Environmental Partners to identify potential water sources in the area. At the same time, the University of Connecticut was in the process of updating its water supply plan. As the entity that owns and maintains the public water system in Mansfield, it made sense for the Town and University to work together on addressing future water needs. Based on the University's Water Supply Plan and the initial water supply study conducted by the Town, it was determined that the next step is to evaluate water supply alternatives through an Environmental Impact Evaluation (EIE), as required by the Connecticut Economic Policy Act (CEPA). Potential alternatives include connecting to existing water systems such as Connecticut Water or Windham Water Works or developing new wells within town boundaries. The source(s) identified through the EIE would then be moved forward through the permitting process and ultimately design and construction.

The funding requested through this application would be used to complete the town's share of the EIE and design the resulting water supply system.

How will the completion of this project impact and benefit the community? Please include any projected economic impact and job creation or retention estimates.

While the primary purpose of the project is to provide a long-term solution to water supply and wastewater disposal problems, providing a sewer and water system will also help to eliminate blighted properties in this area while providing needed economic development in Mansfield. Several properties in the immediate area are abandoned and currently not able to be redeveloped cost-effectively due to septic and water system limitations.

The Four Corners Sewer and Water Advisory Committee and Town staff have identified 24 properties that have owners or agents that have shown considerable interest in having their properties developed as soon as water and sewer systems are available. These 20+ parcels total approximately 125 acres of which about 50 acres are truly developable (not limited by wetlands or other area constraints). Allowing for 15 to 20% building coverage (per PZC regulations), the potential for new or redeveloped building area for these properties is about 350,000 square feet. A preliminary lot-by-lot analysis of this potential development has been done which estimates that when water and sewer systems are available, this new building area, valued at about \$90 per square foot, is likely to add more than \$30M to the Town's real estate property values (Grand List) over the next 15 or 20 years. When discounting the cost of Town services these

properties will use, the net tax revenue to the Town is still estimated to be over \$4M over that same time period.

In addition to the environmental and economic benefits, new or redeveloped properties through this area will provide a much better "gateway" to UConn and northern Mansfield, including the new UConn Technology Park recently funded by the state legislature. Over the years, several public amenities have been proposed to help beautify this area as well including gateway plantings and stone wall in front of the CVS commercial area and continuing the sidewalk from the intersection of Routes 195 and 44 up Route 195 to the Holiday Mall.

What, if any, planning or design work has begun or been completed on this project?

The following table outlines the status of various project activities to date:

Action Step	Status
Four Corners Wastewater Facilities Plan	Complete
Designation of water and sewer service area	Complete
Special legislation to allow UCONN to accept sewage	Complete
Design of water distribution mains and sewer collection system	Underway
Design of sewer pump station	Underway
Initial identification of potential water sources	Complete
Adoption of new zoning and design regulations for the water and sewer service area	Expected 2011

Is the proposed project consistent with the State Conservation and Development Policies Plan?

Yes. The project area is identified as a Growth Area on the Locational Guidemap contained in the 2005-2010 Conservation and Development Policies Plan. The purpose of Growth Areas is to "Support staged urban-scale expansion in areas suitable for long-term economic growth that are currently less than 80% built up, but have existing or planned infrastructure to support future growth in the region." The extension of water and sewer service to this area will serve as a catalyst for redevelopment in accordance with the Growth Area designation.

Additionally, the proposed project is consistent with the following principles and policies:

- Redevelop and Revitalize Regional Centers and Areas with Existing or Currently Planned Physical Infrastructure
 - Revitalize the state's regional centers and neighborhoods by investing wisely and sufficiently in improvements to their human resources and

infrastructure systems to attract private investment. Promote reutilization of older and vacant buildings for mixed-income housing, mixed-use development, commercial and industrial development, as well as infill development on available urban property.

- Focus resources to promote and encourage the revitalization and reuse of town center main streets in rural community centers, regional centers and older suburban towns.
- Expand Housing Opportunities and Design Choices to Accommodate a Variety of Household Types and Needs
 - Promote housing mobility and choice across income levels utilizing current infrastructure and the preservation of existing residential neighborhoods and housing stock.
- Concentrate Development Around Transportation Nodes and Along Major Transportation Corridors to Support the Viability of Transportation Options
 - Promote compact, transit accessible, pedestrian-oriented mixed use development patterns around public transportation stations and along public transportation corridors.
 - Encourage energy-efficient patterns of development such as revitalized Regional Centers, higher densities around public transportation nodes and along corridors, and planned mixed-use development that provide convenient access to transit and enable more opportunities for bicycling and walking.
 - Support the introduction or expansion of public facilities or services only when there is a demonstrated environmental, economic, social, or general welfare concern and then introduce such services only at a scale which responds to the existing need without serving as an attraction to more intensive development. An exception may be made to assist municipalities in the provision of infrastructure to service a particular site when: a) there is a definite commitment from a firm to relocate to the site in the immediate future; b) substantial employment will result from the relocation; c) a feasible site is not available within a development area; d) a project plan is prepared which sets forth the costs and the anticipated economic, social, and environmental impacts including availability of affordable housing; and e) there is no overriding environmental condition or concern that would preclude such service.

- Conserve and Restore the Natural Environment, Cultural and Historical Resources, and Traditional Rural Lands
 - Promote coordinated and efficient water utility supply and delivery systems and service areas that conform to state and regional plans of conservation and development.

- Protect and Ensure the Integrity of Environmental Assets Critical to Public Health and Safety
 - Identify water supply resources sufficient to meet existing demand, to mitigate water shortages during droughts, and to meet projected growth and economic development over at least the next 50 years.
 - Promote coordinated and efficient water utility supply and delivery systems and service areas that conform to state and regional plans of conservation and development.

- Promote Integrated Planning Across all Levels of Government to Address Issues on a Statewide, Regional and Local Basis

Will the project require the conversion of lands currently in agricultural use to non-agricultural use? Does the project area contain prime or important agricultural soils that are greater than 25 acres in area?

There are no active agricultural uses in the project area. According to the Connecticut Natural Resources Conservation Service map of prime farmland soils, the project area does contain over 25 acres of prime or important agricultural soils. However, much of this area has already been developed. Additionally, as shown on Attachment A, the Planned Development Area map from the Town's Plan of Conservation and Development, the Four Corners area is one of a few areas that the town has designated for future growth, allowing the rural character of the remainder of town to be preserved.

Describe the environmental and social impacts of the proposed project. For example, impacts related to traffic, floodplains, natural resources/wetlands, endangered species, archeological resources, historical structures, neighborhoods, utilities, etc.

- *Traffic Impacts*- The completion of the project is expected to improve traffic flow in the area as properties redevelop. The new design regulations include the elimination of curb cuts, requirements for vehicular connections between properties, and pedestrian walkways.
- *Wetlands* – The service area contains approximately 200 acres of wetlands. No development is proposed within the wetland areas. The Mansfield Inland

Wetland Agency will be responsible for approving any proposed work within 150 feet of the wetland boundaries.

- *Endangered Species* –The area generally located south of Route 195 and west of Route 44 is identified on the Department of Environmental Protection Natural Diversity Database map as potentially having endangered species or critical biological resources. This area was evaluated as part of the draft Environmental Impact Statement for the North Hillside Road extension prepared by Fuss and O’Neill in 2008. Excerpts from that analysis are included as Attachment B.
- *Archeological Resources* – A portion of the project area is identified in the Plan of Conservation and Development (POCD) of potentially having pre-historic site areas. In accordance with the POCD, any future development will be reviewed on a case by case basis to protect identified significant resources from adverse impact.
- *Historical Structures* – The Four Corners area is the location of a historic village, however, few historic structures remain, particularly along the northern and western extensions of Routes 195 and 44. The remaining historic homes along Route 195 South and Route 44 east are not included in the portion of the service area zoned for business use.
- *Utilities* – Other than existing electric utilities, there are no other public utilities in the Four Corners Area.

Is this project a phase of a larger plan? If yes, attach additional information regarding the overarching, long-term plan.

While the extension of sewer and water service to the Four Corners area is a stand-alone project, it is anticipated that these services will result in the long-term redevelopment of the area. As such, the Planning and Zoning Commission is in the process of adopting new zoning and design regulations to ensure that new development provides an attractive gateway to UCONN and Mansfield. A public hearing was held on May 16, 2011, and the Commission is expected to adopt regulations this summer.

Project Funding

Please complete the following table detailing project funding sources. Examples of the other sources include: other state grants (please specify which), federal grants (please specify which), past STEAP awards (please specify fiscal year), etc. Under uses please indicate estimated costs including, but not limited to, professional services, acquisition, construction, renovation, contingency, etc.

Funding Sources	Total
FY2012 STEAP Grant	\$ 425,000
Local (applicant) funds	\$ 2,402,000
Other Funds:	
Service Area Property Owner Assessments	\$ 4,100,000
Federal/State Grants	\$ 3,750,000
Total Project Funding	\$ 10,677,000
Uses (Project Budget)	
Design of distribution and collection systems	\$ 72,000
Design of pump station	\$ 80,000
Water Supply Environmental Impact Evaluation (Town Share)	\$ 75,000
Water Supply System Design	\$ 350,000
Water Supply Construction	\$ 5,000,000
Sewer System Construction	\$ 5,100,000
Total Project Cost	\$ 10,677,000

Of the funding sources listed above, have all funds been secured to date? If all project funds have not been raised or secured, what is the anticipated source and timeline for remaining funds? If applicable, note any plans to apply for future STEAP funds for this project.

Of the above listed funding sources, \$402,000 in local funds have been secured and are being used to fund design of the sewer system, including the pump station. The requested STEAP funds would allow us to complete the EIE in partnership with UCONN and design the water supply system design. We expect to fund construction of the system through a combination of town bonds, property owner assessments, and federal/state grants (including a possible future STEAP grant request). These funds would be secured during the permitting and water supply system design phases.

Please detail, what funds, if any, have been expended to date for this project.

The following funds have been expended or obligated for this project to date:

- \$72,000 In-kind contribution (Sewer collection and water distribution system design)
- \$330,000 Town Bond Issue

Will this project move forward if the requested STEAP funds are not awarded or are awarded in part. Please explain.

Given the severity of the environmental and blight issues in the project area, the Town is committed to completing this project. The award of STEAP funds will allow us to stay on an aggressive schedule to complete the EIE and water supply system design. If funds are not awarded or are awarded only in part, it is likely that the project schedule will be delayed.

Attach the following materials:

1. Site location map

Please see Attachment C.

2. Real estate appraisals (if land acquisition is proposed)

Until the EIE is completed, we will not know if any land acquisition is required. The town is intending to acquire easements for the water distribution and sewer collection systems.

3. Proposed project schedule

The following schedule assumes that a diversion permit will be required from the Department of Environmental Protection. If a general permit is needed, the permitting phase will be significantly shortened.

Project Phase	Timeframe
Water Supply EIE	September 2011-June 2012
Procurement/Partnership Administration	July 2012-September 2012
Environmental Permitting	October 2012-September 2013
Water Supply System Design	October 2013-June 2014
Construction Contract Bid/Award	July 2014-August 2014
Construction	September 2014-September 2015

4. Project cost estimates supporting the request for funding (if available)

The cost estimates used to develop the project budget were based on information from the following documents. We would be happy to provide additional detail if needed.

- Sewer facility construction: 2008 Wastewater Facilities Plan (Earth Tech)
- Pump Station Design: Executed design contract (Weston and Sampson)
- Water Supply System Design and Construction: 2011 Water Alternatives Study (Environmental Partners)

A firmer cost estimate for the Water Supply EIE will be available when responses to the forthcoming Request for Qualifications are received.

5. List of necessary local, state and federal permits and approvals required for the project and the status of each

- *Town of Mansfield*-Inland Wetland Agency approval for any work located in wetland boundaries
- *Connecticut Department of Environmental Protection*-The water supply source(s) identified in the EIE will determine the type of DEP permits that will be required for the project. Potential permits include diversion and inter-basin transfer. Approval of the sewer system will also be required.
- *Connecticut Department of Health*- The water supply source(s) identified in the EIE will determine the type of DPH permits that will be required for the project. Potential permits include well site and/or sale of excess water.
- *Connecticut Department of Transportation*-Encroachment permits will be required for the sewer collection and water distribution systems.

6. Environmental site assessments (if applicable)

The environmental assessment for the pump station is being done as part of the pump station design and is not yet complete. The EIE will include the necessary environmental assessment for the water supply system.

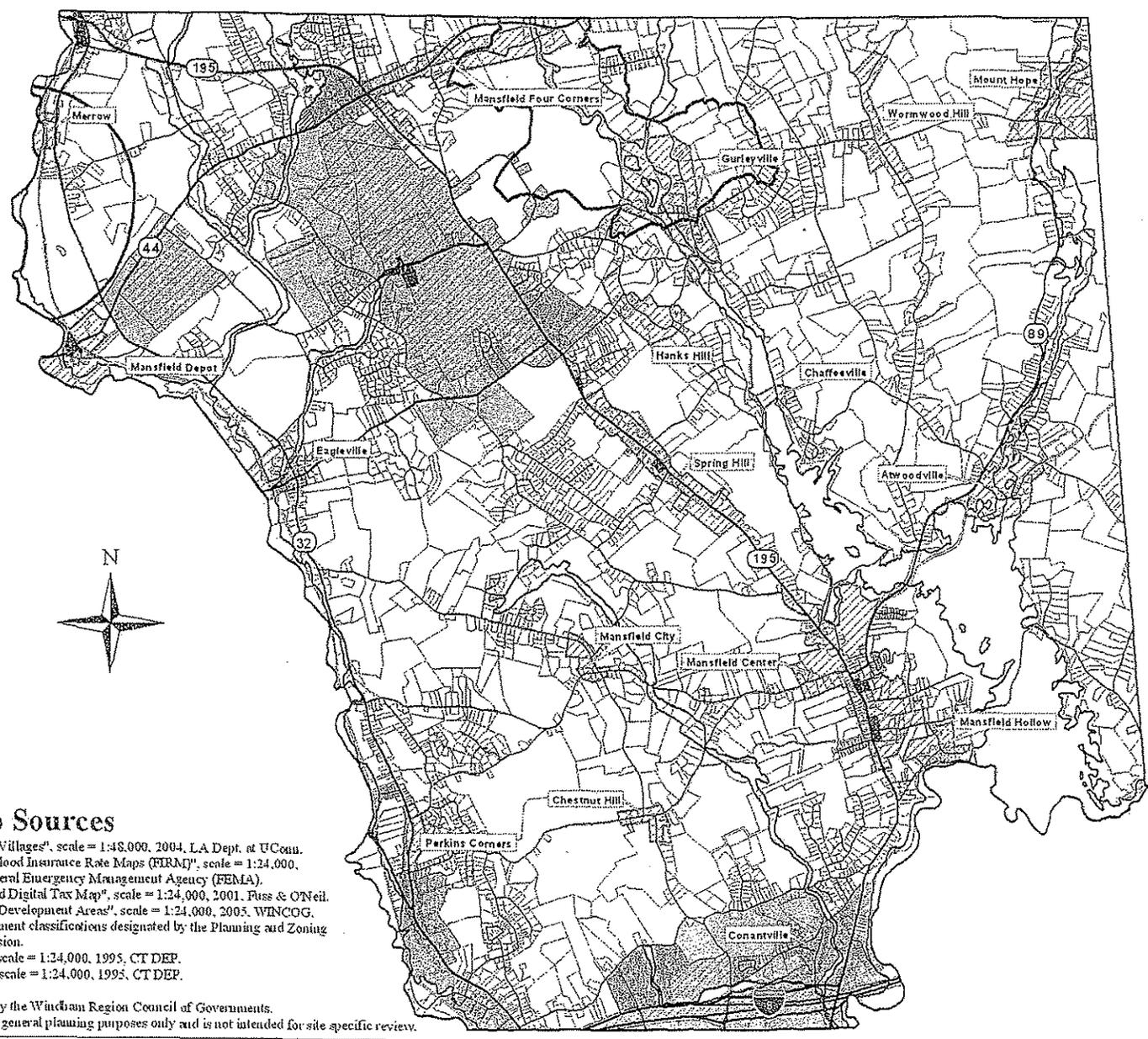
7. Any town resolutions in support of the project

The Mansfield Town Council approved a resolution in support of this grant application on June 13, 2011. (Attachment D)

Planned Development Areas

Legend

-  Historic villages or hamlets
-  Medium to High-Density Institutional/ Mixed-Use
-  Low Density Residential
-  Medium to High Density Age Restricted Residential
-  Medium to High Density Residential
-  Planned Business/Mixed Use
-  Planned Office/Mixed Use
-  Agriculture/Medium to High Density Residential/Open Space
-  Neighborhood Business/Mixed Use
-  Flood Hazard Zone (Depicted for Reference Purposes)



-149-

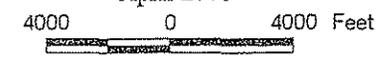
Map Sources

"Historic Villages", scale = 1:48,000, 2004, LA Dept. at UConn.
 "FEMA Flood Insurance Rate Maps (FIRM)", scale = 1:24,000, 1981, Federal Emergency Management Agency (FEMA).
 "Mansfield Digital Tax Map", scale = 1:24,000, 2001, Fuss & O'Neil.
 "Planned Development Areas", scale = 1:24,000, 2005, WINCOG. Development classifications designated by the Planning and Zoning Commission.
 "Roads", scale = 1:24,000, 1995, CT DEP.
 "Towns", scale = 1:24,000, 1995, CT DEP.

Prepared by the Windham Region Council of Governments.
 Map is for general planning purposes only and is not intended for site specific review.



Plan of Conservation and Development
 April 2006



Map 22

Attachment A



4.19 Threatened or Endangered Species

4.19.1 Methodology

The U.S. Fish and Wildlife Service maintains a listing of federally-recognized threatened and endangered plant and animal species. An "endangered" species is one that is in danger of extinction throughout all or a significant portion of its range. A "threatened" species is one that is likely to become endangered in the foreseeable future. In Connecticut, the Department of Environmental Protection Natural Diversity Database (NDDDB) contains a listing of endangered, threatened and special concern species in Connecticut. In Connecticut, the following definitions apply:

- "*Endangered Species*" means any native species documented by biological research and inventory to be in danger of extirpation throughout all or a significant portion of its range within the state and to have no more than five occurrences in the state, and any species determined to be an "endangered species" pursuant to the federal Endangered Species Act.
- "*Threatened Species*" means any native species documented by biological research and inventory to be likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range within the state and to have no more than nine occurrences in the state, and any species determined to be a "threatened species" pursuant to the federal Endangered Species Act, except for such species determined to be endangered by the Commissioner in accordance with section 4 of this act.
- "*Species of Special Concern*" means any native plant species or any native non-harvested wildlife species documented by scientific research and inventory to have a naturally restricted range or habitat in the state, to be at a low population level, to be in such high demand by man that its unregulated taking would be detrimental to the conservation of its population or has been extirpated from the state.

The 2001 EIE stated that no Federally-listed threatened and endangered species were known to occur in the project area, with the exception of occasional transient species of bald eagles and peregrine falcons. Note that the bald eagle (*Haliaeetus leucocephalus*) has since been delisted in the lower 48 states except for the Sonoran Desert and the American and Arctic peregrine falcon species (*Falco peregrinus anatum* and *Falco peregrinus tundrius*) were delisted in 1994 and 1999, respectively. The 2001 EIE identified State-listed species potentially present in the project area: the savannah sparrow (special concern), grasshopper sparrow (endangered), and vesper sparrow (endangered). While none of these species were observed during an October 12, 2000 field walk for the 2001 EIE, the 1994 EIE stated that these species were observed on the project site but have not been found breeding. The 2001 EIE concluded that a field investigation for protected grassland avian species be completed during the migrating (early May) and nesting (early to mid June) periods to determine possible presence on the project site. Subsequent comments from CT DEP during the DEIS scoping process (Fox, 2006) recommended a general bird survey be undertaken along the path of the proposed roadway and a survey of the entire development area for listed species to further investigate potential indirect impacts of the project.



Additional correspondence with CT DEP prior to the scoping process for this DEIS also identified three state-listed species that occur in the vicinity of the proposed project: savannah sparrow (special concern), the northern spring salamander (threatened), and the horned lark (endangered) (McKay, 2006). Subsequent correspondence with CT DEP (Fox, pers. comm., 2006) determined that since the report of the horned lark was longer than 50 years ago, the presence of the species was unlikely given the landscape changes in the intervening years, and the horned lark was not a concern for the project area.

Updated investigation of the project site relative to threatened and endangered species was performed in July and August, 2006 by Bird Conservation Research, Inc. (Craig, 2007) for inclusion in this DEIS. In addition, a general bird survey was performed in July 2006 (Craig, 2006). Reports describing the field methods used and the findings of these surveys are included in Appendix J and Appendix I, respectively.

4.19.2 Existing Conditions

The Bobolink was observed during the July/August 2006 listed species survey, which is state-listed special concern avian species. Other state-listed birds that are potentially present in the project area are the Grasshopper Sparrow (endangered), Vesper Sparrow (endangered), Savannah Sparrow (special concern), and Eastern Meadowlark (special concern). The listing of these species, each of which is a grassland species, refers to breeding populations. The 2006 field investigations indicate that grassland bird species do not appear to use the small grasslands present at the site as breeding habitat. Although cornfields are present at the North Campus, these areas serve principally as staging and migratory habitat for grassland-associated bird species.

The project area is also a potential habitat for the Northern Spring Salamander, which is state-listed in Connecticut. This finding is based on a historic collection by the Town of Mansfield. The presence of this species is unusual in northeastern Connecticut, which is at the southern limit of its range. Streams within the study area provide possible but unlikely habitat. The salamander was not observed during this survey, and “present evidence does not support the presence of the species in the project area” (Craig 2007). If this species was present, it is likely to inhabit primarily subterranean areas. Common stream salamanders were not observed during the survey either, likely as a result of the season. The Northern Spring Salamander was not observed during the vernal pool drift net study performed in the spring of 2004 (See Section 4.13) or during the vernal pool investigations performed in the spring and summer of 2007.

The July/August 2006 field survey did not detect the presence of any federally-listed species, and none are known to exist in the project area.

4.19.3 Potential Impacts

Under the No Action alternative, use of the project area by state listed species is likely to remain relatively low, and it is assumed that federally-listed species will not migrate to the area. Craig (2007) identified other areas on and near the UConn campus that these species appear to prefer as compared to the project site (areas include the Horse Barn Hill area, east of the project site, where Bobolink, Eastern Meadowlark, and Savannah Sparrow breed regularly). These species



may utilize cornfields in the project area as staging and migratory habitat, but prefer hayfields for breeding. The wetland areas and streams will remain available to the state-listed salamander.

Under scenarios that include construction of the North Hillside Road Extension and related developments, impacts to these species are anticipated to be relatively few. The loss of staging and migratory habitat for the listed grassland bird species is a potential concern. Unmitigated loss of woodlands is not expected to affect listed species. Wetland impacts for the build alternatives could result in loss of available habitat to the Northern Spring Salamander.

4.19.4 Mitigation

Measures that will mitigate potential loss of listed species habitat will result from mitigation for farmland impacts and wetland impacts (see [Section 4.2](#) and [Section 4.13](#), respectively). The farmland mitigation will include acre-for-acre replacement of lost prime farmland through preparation of additional farmland for active use. These measures will result in fields which will provide staging and migratory habitat for the state-listed grassland bird species similar to that which currently exists, and in similar quantities.

In addition, the 1994 and 2001 EIEs identified use of low-relief (buildings less than 4 stories in height) development as a mitigation measure to limit impact to grassland species that may continue to use open grassy and weedy fields that remain undeveloped after build out of the North Campus. In the EIEs, tall buildings were identified as a potential hazard to migrant birds that could accidentally strike such buildings. The current concept development plan does not include new construction of buildings over 4 stories.

Wetland mitigation will include preservation of wetland buffers on the project site, the conservation easement associated with the former UConn landfill, stormwater management measures, the use of amphibian crossings for the roadway extension, and creation of wetland resources of similar functions and values to those which will be lost, in a quantity greater than that which will be lost. These measures will mitigate any impact to potential habitat for the Northern Spring Salamander, although evidence does not support the presence of this species in the project area (Craig, 2007). Construction will also be performed outside of the amphibian migration periods (early spring and fall).

4.20 Historic and Archaeological Resources, Section 4(f) and Section 6(f)

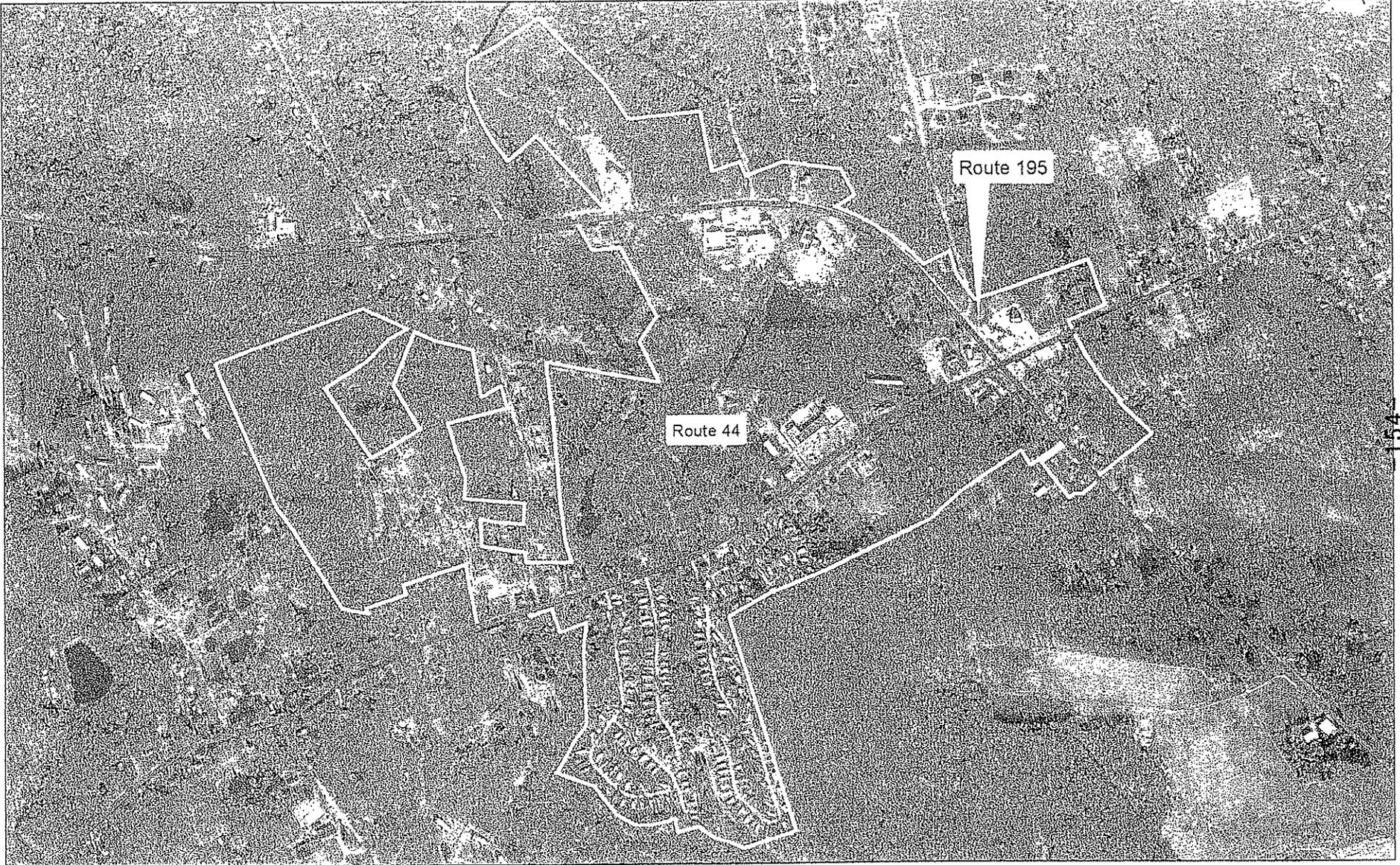
4.20.1 Methodology

Cultural, archaeological, and historical resources were evaluated for the 390-acre UCEPI property through a Phase 1A Archaeological Assessment Survey performed by the Public Archaeological Survey Team, Inc. (PAST) in 1987. This study is described in the 1994 and 2001 EIEs. As part of the North Hillside Road extension preliminary design, American Cultural Specialists, LLC (AMCS) was retained to perform Phase 1B and Phase 2 archaeological surveys (Lavin and Banks, 2005; Lavin, 2006) of the roadway corridor that was identified as the recommended alignment in the 2001 North Campus Master EIE. Both the Phase 1B and Phase 2 archaeological surveys were undertaken in accordance with the State Historic Preservation Office (SHPO) Environmental Review Primer for Connecticut's Archaeological

Table 4-21. Summary of Direct, Indirect, and Cumulative Impacts

Environmental Sector	Existing Conditions and Trends (Effect of Past and Present Actions)	Impacts from Other Foreseeable Future Actions (No Build Alternative)	Impacts of the Build Alternatives (Incremental Effects of Proposed Action)		Potential for Cumulative Impacts
			Direct Impacts (Roadway)	Indirect (Secondary) Impacts (North Campus)	
		which experience high development pressure. Natural forest succession will also alter the available habitat in some areas			habitat will not result in a substantial adverse cumulative impact to wildlife species that utilize wetland habitat.
Threatened or Endangered Species (Section 4.19)	Loss of habitat areas due to development and natural succession has impacted species throughout Connecticut.	Continued development in the region and natural succession of forested lands may result in loss of habitat for some species, although this will be limited by regulatory protection for federal- and state-listed species.	The roadway extension will not result in a loss of breeding habitat for state-listed avian species, although staging and migratory areas could be impacted. The loss of wetlands associated with the roadway crossing will reduce potential habitat for the state-listed Northern spring Salamander, but provision of a crossing area will minimize this.	The development of the North Campus will not result in a loss of breeding habitat for state-listed avian species, although staging and migratory areas could be impacted by farmland conversion. The loss of wetlands will reduce potential habitat for the state-listed Northern spring Salamander, however, the habitat function of vernal pools on the North Campus are not anticipated to be impacted.	Outside of natural succession resulting in loss of grassland habitat, the potential for substantial cumulative impacts to threatened and endangered species is low due to regulatory protection for the species as well as selected habitat types (i.e., wetland resources).

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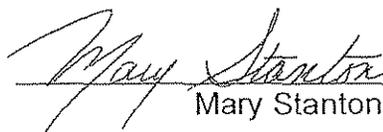
Proposed Four Corners Water and Sewer Service Area



Certified Resolution of the Town of Mansfield

I, Mary Stanton, Town Clerk of the Town of Mansfield certify that below is a true and correct copy of a resolution duly adopted by the Town of Mansfield at a meeting of its Town Council duly convened on June 13, 2011 and which has not been rescinded or modified in any way whatsoever.

6/14/2011
Date


Mary Stanton, Town Clerk

RESOLVED, That the Town Council of the Town of Mansfield, Connecticut, authorizes the submittal of 2011 STEAP grant application to the Connecticut Department of Economic and Community Development for both the Storrs Center development project and the Four Corners water and sewer project in the amount of \$500,000 and \$425,000 respectively, and that the prioritization of the two applications be Storrs Center (1) and Four Corners (2).

Mansfield, Connecticut Town Seal

PAGE
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900 Chapel St, 9th Floor, New Haven, CT 06510 • P. 203-498-3000 • F. 203-562-6314 • www.ccm-ct.org

CCM Analysis:

June 6, 2011

Adopted State Budget FY2012-FY2013: Impacts on Towns and Cities

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Appendix A: Breakdown of Municipal Aid

Appendix B: Minimum Budget Requirement

###

For more information on the state budget and how it impacts your community, visit the CCM website at www.ccm-ct.org.

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If you have any questions, please call George Rafael or Jim Finley of CCM at (203) 498-3000.

Impact on Municipalities: Overview

On May 3, 2011, the House and Senate passed a budget for the FY2012-FY2013 biennium. **The budget calls for combined General Fund and Transportation Fund expenditures of \$19.9 billion in FY2012.** This equates to an increase of \$751 million (3.9%) over the current budget.

Overall, municipal aid is increased by \$92.5 million (3.3%) in FY2012 compared to FY2011. The budget includes a \$37.6 million (1.5%) increase in education funding for FY2012 compared to the current year. **Non-education funding is increased by \$54.9 million (13.3%) next year versus FY2011.**

Municipal aid totals include both the PILOT for Manufacturing Machinery & Equipment and new municipal grants. These will be discussed later in this analysis.

Education Aid

The adopted budget includes education grants totaling \$2.47 billion in FY2012. There is increased funding for several programs over the current year: **OPEN Choice increased by \$5,374,064 (37.2%); School Breakfast Program increased by \$586,200 (35.9%); Vocational Agriculture increased by \$500,000 (11.0%). Interdistrict Cooperation was decreased by \$7,139,708 (64.2%);**

Below please find select statewide education grant totals for FY2012.

- **Adult Education:** \$21,032,980 (increase of \$438,609 from FY2011)
- **Education Cost Sharing:** \$1,889,609,057 (no change from FY2011)
- **Excess Cost-Student Based:** \$139,805,731 (no change from FY2011)
- **Magnet Schools:** \$215,855,338 (increase of \$41.7 million from FY2011)
- **Non-Public School Transportation:** \$3,595,500 (decrease of \$399,500 from FY2011)
- **Priority School Districts:** \$116,626,966 (decrease of \$610,222 from FY2011)
- **Transportation of School Children:** \$25,784,748 (decrease of \$2,864,972 from FY2011)

Please see Appendix A for information on additional education grants.

The adopted budget caps the following education grants to the appropriated amounts for two more years.

- Adult Education
- Bilingual Education
- Excess Cost-Student Based
- Health Services for Private School Children
- Interdistrict Magnet Schools
- Public and Non-Public School Transportation
- Regular Education Costs for State-Placed Children

The budget increases **OPEN Choice grant amounts to school districts that enroll students from other districts**. Instead of a flat \$2,500 grant for each out-of-district student, the receiving district will receive the following.

- \$3,000 per student for districts where Open Choice students are less than 2% of the district's total student population.
- \$4,000 per student for districts with 2% to 3% Open Choice enrollment.
- \$6,000 per student for districts with Open Choice enrollment of at least 3% of total enrollment.

Also, students who had been enrolled in private school will now be able to participate in the Open Choice program.

Non-Education Aid

Non-education grants total \$467.2 million in FY2012, which is an increase of \$54.9 million (13.3%) from FY2011. There are increases in several programs: **Capital City Economic Development** is increased by \$110,000 (1.8%); **Local and District Departments of Health** is increased by \$299,230 (7.0%); **Property Tax Relief Elderly Circuit Breaker** is increased by \$140,001 (0.7%).

The adopted budget reduces funding for several programs: **Community Services** is reduced by \$29,090 (25.0%); **Distressed Municipalities** is reduced by \$2.0 million (25.6%); **Housing/Homeless Services** is reduced by \$52,560 (7.7%); **Human Resource Development** is eliminated (\$31,034); **Human Resource Development-Hispanic Programs** is reduced by \$590 (10%); **Property Tax Relief Elderly Freeze Program** is reduced by \$170,000 (30.4%); and **Teen Pregnancy Prevention** is reduced by 726,726 (83.5%).

The budget eliminates the **Child Day Care grant**, which totaled \$5.3 million in FY2011. Funding for child day care will be moved under a single, current-expense account in the State Department of Education.

Non-education aid totals include both the **PILOT for Manufacturing Machinery & Equipment** and new municipal grants. More information can be found below.

Below please find select statewide non-education grant totals.

- **Pequot-Mohegan Fund:** \$61,779,907 each year (no change from FY2011)
- **PILOT Colleges & Hospitals:** \$115,431,737 each year (no change from FY2011)
- **PILOT State-Owned Property:** \$73,519,215 each year (no change from FY2011)
- **DECD Payment in Lieu of Taxes:** \$2,204,000 each year (no change from FY2011)
- **DECD Tax Abatement:** \$1,704,890 each year (no change from FY2011)

Please see the Appendix A for information on additional non-education grants.

New and Protected Municipal Grants/Revenue

The adopted state budget provides an estimated \$133 million in new and protected municipal grants and revenue.

Municipal Revenue Sharing Account (NEW)

The budget calls for new municipal revenue from a portion of the increased state Sales Tax (0.1%) and the entire increased portion of the state Real Estate Conveyance Tax (0.25%). That revenue will be pooled into a new Municipal Revenue Sharing Account. An estimated \$93 million would be generated in FY2012 from these new revenue sources, and will be used for the following two purposes:

- **PILOT for Manufacturing Machinery & Equipment (Funding Restored)**
The adopted budget protects funding for the PILOT MME reimbursement program. **Municipalities would receive in FY2012 the same grant amount they received in FY2011. Any municipality that did not receive a grant in FY2011 due to filing error would receive an amount equal to its FY2012 estimated payment.** The grants would total an estimated \$49 million statewide that, when taken from the \$93 million discussed above, would leave about \$44 million to be used for new Property Tax Relief grants.
- **Property Tax Relief Grants (New)**
The new Property Tax Relief (PTR) grants will be funded from any remaining revenue in the Municipal Revenue Sharing Account after the PILOT MME grants are paid. The amount is currently estimated to be about \$44 million. **All municipalities will receive a grant, and the distribution will be through a combination of the Local Property Tax Relief Trust Fund formula (50%) and the population in each municipality (50%).** These new grants are expected to be paid quarterly.

Regional Performance Incentive Grants (New)

New Regional Performance Incentive (RPI) grants will be funded through an increase in the hotel (1.0%) and car rental (1.0%) taxes and **available to RPOs and municipalities on a competitive basis for regional projects.** This is separate from the \$93 million mentioned above, and the funds will go into a new Regional Incentive Performance Account. That revenue is estimated to be about \$7.2 million statewide in FY2012.

Intertown Capital Equipment Purchase Incentive Program (New)

This new \$10 million grant program is intended to help municipalities jointly buy or lease vehicles or capital equipment. Grants will pay 50% or \$250,000, whichever is less, of the cost of buying or leasing (1) a maintenance vehicle, pickup truck, tractor, truck tractor, utility trailer, or similar vehicle or (2) any other equipment, including data processing equipment with a unit price under \$1,000, that has an expected remaining useful life of at least five years from the purchase or lease date.

The program will be bond-funded in FY2012, and OPM will develop guidelines by September 1.

Voluntary Regional Consolidation Bonus Pool Program (New)

This new program will provide a bonus payment to certain regional planning organizations that request consolidation into a redesignated planning region. The bonus payment is in addition to the annual payment each regional planning organization receives under existing law. It provides a bonus payment to any two or more RPAs, COGS, CEOs, or any combination of these, that meet the following requirements.

- Vote to merge, forming a new regional COG or CEO within a proposed or newly redesignated planning region boundary.
- Submit a request for redesignation to the OPM secretary as authorized under existing law.

The OPM secretary must review and approve each proposed consolidation before issuing any bonus pool payment. Funds will be on a first-come, first-served basis and details on the amount of the bonus and application procedures are pending clarification from OPM.

Additional Local Revenue (Old & New)

The adopted budget makes the current municipal rates of the real estate conveyance tax permanent, thereby protecting \$22 million in municipal revenue. The rates were scheduled to sunset on July 1. The base rate would remain at 0.25% for 151 towns and cities. The current 0.50% rate for the 18 distressed municipalities also remains in place.

There is also an increase in fines for failing to register a motor vehicle in the proper state. The fine will increase from \$150-\$300 to \$1,000 and generate about \$800,000 statewide. The State will remit the fine to the municipality in which the violation occurred.

The proposed property tax on boats and aircraft was not included in the adopted budget. Also, the new Cabaret Tax included in the budget was subsequently eliminated in an implementer bill.

Minimum Budget Requirement

There are some changes to the Minimum Budget Requirement (MBR). For FY2012, the MBR will be the FY2011 municipal appropriation for education plus any federal ARRA amount sent directly to the board of education. The MBR can be reduced for districts that have a reduction in enrollment, as long as the total budget is not reduced by more than 0.5% of FY2011 budget. The reduction amount would be \$3,000 times the decrease in the number of students. Districts that have not made adequate yearly progress (AYP) cannot reduce the MBR.

In addition, a district that permanently closes one or more schools may reduce its MBR in addition to the reduction from lower enrollment numbers. The State Commissioner of Education must approve the amount of the reduction.

Please see Appendix B for the latest overview of the MBR.

School Construction

The budget includes bond authorizations of \$536.4 million for school construction in FY2012.

The reimbursement rates for new school construction are reduced. The range of reimbursement rates are lowered from 20-80% to 10-70%, unless new construction is shown to be less expensive than renovation. The rate for school renovations would remain at 20-80%.

There is also a reduction in the reimbursement level for magnet schools to 80% from the current 95%. By court order, the reimbursement rate for magnet schools in Hartford is 100%.

Construction costs would be set on a per-square-foot basis by county and any reimbursement application exceeding the cost would be rejected.

Starting July 1, 2012, previously approved projects are only able to request one legislative reauthorization for a change in cost greater than an amount determined by the State (current law allows two reauthorizations). Regional vocational-technical school projects are exempt from this requirement. A district may submit a second reauthorization only if it can demonstrate a hardship.

Grant commitments made before July 1, 2010, would be canceled for projects that do not begin construction by April 30, 2015. Towns and districts would have to reapply for a grant.

Other Programs and Funding

Town Aid Road (TAR) and LoCIP grants will each be funded at \$30 million in FY2012, the same as in FY2011. TAR was bond-funded for this current year, but the adopted budget calls for a straight appropriation for the program through the Transportation Fund. LoCIP will remain bond-funded.

There will be \$20 million in bond funds for STEAP grants in FY2012, the same as in FY2011.

Urban Act grants are bond-funded at \$50 million in FY2012. There was no funding for the program in FY2011.

The budget calls for increased funding for the Clean Water Fund. General obligation bonds will total \$92.6 million in FY2012. FY2011 funding was \$15 million. Revenue bonds will be increased from \$120 million this year to \$233.4 million in FY2012.

The adopted budget calls for **municipalities to pay 100% of overtime costs associated with the Resident State Trooper Program**. This is estimated to cost participating towns \$840,000, unless they find ways to manage such costs.

The budget authorizes **municipalities and other taxing districts that notify the DMV commissioner of unpaid taxes or parking tickets to issue temporary motor vehicle registrations** for vehicle owners who are denied registration but later pay the amounts. The taxing district would issue **the temporary registrations and retain the statutory fee of \$20 for each 10-day registration, or portion thereof**. The DMV commissioner will adopt regulations for the process.

New Task Forces and Studies

There will be a **new task force to study the distribution of state funds to municipalities**. A 10-member task force will examine the following programs:

- PILOTs
- Pequot-Mohegan Fund
- Education Cost Sharing (ECS)
- Public and Nonpublic School Transportation

The task force must **evaluate the equity, efficiency, and continued viability of these funds' distribution and report its findings and recommendations to the Appropriations Committee by January 1, 2012**.

There is also a new task force to study ECS and school finance issues. A **12-member task force will look at the ECS formula and consider (1) state grants to interdistrict magnet schools and regional agricultural science and technology centers and (2) special education costs for the state and municipalities**.

The task force must **submit an initial report on its findings and recommendations by January 2, 2012 and its final report by October 1, 2012**. Both reports go to the Governor and the Education and Appropriations committees.

The budget **establishes a 15-member task force to study the finances, management, and enrollment structure of the vocational-technical (V-T) school system**. The study must provide a cost-benefit analysis of (1) maintaining and strengthening the existing system; (2) developing stronger articulation agreements between the V-T schools and community colleges; (3) transferring control of schools to RESCs, local or regional school districts, or community colleges; and (4) maintaining or transferring V-T adult programs. It must also consider what effect maintaining the existing system or transferring control would have on the system's facilities, equipment, and personnel.

The task force must **report its recommendations to the Governor and the Education Committee by January 15, 2012**.

###

If you have any questions, please call George Rafael or Jim Finley of CCM at (203) 498-3000.

APPENDIX A: Breakdown of Municipal Aid
Adopted State Budget
FY2012-FY2013

Total Education and Non-Education Aid

	Current Year FY2011	Adopted FY2012	Adopted v. Current Year	
			Change:	
			\$	%
Education and Non-Education Aid	\$2,865,811,680	\$2,958,278,318	\$92,466,638	3.2%

Note: Totals do not include the increase in fines for improperly registered motor vehicles (\$800,000). Also, an estimated \$22 million would have been lost if a portion of the Real Estate Conveyance Tax had been allowed to sunset in FY2012, as scheduled.

Education Aid

	Current Year FY2011	Adopted FY2012	Adopted v. Current Year	
			Change:	
			\$	%
Adult Education	\$20,594,371	\$21,032,980	\$438,609	2.1%
After School Program	\$4,500,000	\$4,500,000	\$0	0.0%
Bilingual Education	\$1,916,130	\$1,916,130	\$0	0.0%
Education Cost Sharing	\$1,889,609,057	\$1,889,609,057	\$0	0.0%
Excess Cost - Student Based	\$139,805,731	\$139,805,731	\$0	0.0%
Health Serv for Pupils Private Schools	\$4,297,500	\$4,297,500	\$0	0.0%
Interdistrict Cooperation	\$11,127,369	\$3,987,661	-\$7,139,708	-64.2%
Magnet Schools	\$174,131,395	\$215,855,338	\$41,723,943	24.0%
Non-Public School Transportation	\$3,995,000	\$3,595,500	-\$399,500	-10.0%
OPEN Choice Program	\$14,465,002	\$19,839,066	\$5,374,064	37.2%
Priority School Districts	\$117,237,188	\$116,626,966	-\$610,222	-0.5%
School Based Health Clinics	\$10,440,646	\$10,440,646	\$0	0.0%
School Breakfast Program	\$1,634,103	\$2,220,303	\$586,200	35.9%
School Readiness Quality Enhancement	\$1,158,608	\$1,100,678	-\$57,930	-5.0%
School to Work Opportunities	\$213,750	\$213,750	\$0	0.0%
Transportation of School Children	\$28,649,720	\$25,784,748	-\$2,864,972	-10.0%
Vocational Agriculture	\$4,560,565	\$5,060,565	\$500,000	11.0%
Young Parents Program	\$229,330	\$229,330	\$0	0.0%
Youth Service Bureaus	\$2,947,268	\$2,947,268	\$0	0.0%
Total Education Aid	\$2,431,512,733	\$2,469,063,217	\$37,550,484	1.5%

Non-Education Aid

	Current Year FY2011	Adopted FY2012	Adopted v. Current Year	
			Change:	
			\$	%
Capital City Economic Development	\$6,190,000	\$6,300,000	\$110,000	1.8%
Child Day Care	\$5,263,706	\$0	-\$5,263,706	-100.0%
Community Services	\$116,358	\$87,268	-\$29,090	-25.0%
DECD Payment in Lieu of Taxes	\$2,204,000	\$2,204,000	\$0	0.0%
DECD Tax Abatement	\$1,704,890	\$1,704,890	\$0	0.0%
Distressed Municipalities	\$7,800,000	\$5,800,000	-\$2,000,000	-25.6%
Housing/Homeless Services	\$686,592	\$634,026	-\$52,566	-7.7%
Human Resource Development	\$31,034	\$0	-\$31,034	-100.0%
Human Resource Development- Hispanic Pgms	\$5,900	\$5,310	-\$590	-10.0%
Intertown Capital Purchase Incentive	\$0	\$10,000,000	\$10,000,000	--
Local Capital Improvement Program	\$30,000,000	\$30,000,000	\$0	0.0%
Local & District Departments of Health	\$4,264,470	\$4,563,700	\$299,230	7.0%
Pequot-Mohegan Fund	\$61,779,907	\$61,779,907	\$0	0.0%
PILOT: Colleges & Hospitals	\$115,431,737	\$115,431,737	\$0	0.0%
PILOT: Manufacturing Machinery/Equipment	\$47,895,199	\$48,935,835	\$1,040,636	2.2%
PILOT: State-Owned Property	\$73,519,215	\$73,519,215	\$0	0.0%
Prop Tax Relief Elderly Circuit Breaker	\$20,365,899	\$20,505,900	\$140,001	0.7%
Prop Tax Relief Elderly Freeze Program	\$560,000	\$390,000	-\$170,000	-30.4%
Property Tax Relief for Veterans	\$2,970,099	\$2,970,098	-\$1	0.0%
Property Tax Relief Grants (est.)	\$0	\$44,400,000	\$44,400,000	--
Regional Incentive Grants (est.)	\$0	\$7,200,000	\$7,200,000	--
Reimb Property Tax-Disability Exempt	\$400,000	\$400,000	\$0	0.0%
Services to the Elderly	\$44,405	\$44,405	\$0	0.0%
Teen Pregnancy Prevention	\$870,326	\$143,600	-\$726,726	-83.5%
Town Aid Road	\$30,000,000	\$30,000,000	\$0	0.0%
Venereal Disease Control	\$195,210	\$195,210	\$0	0.0%
Total Non-Education Aid	\$412,298,947	\$467,215,101	\$54,916,154	13.3%

Note: Totals do not include the increase in fines for improperly registered motor vehicles (\$800,000). Also, an estimated \$22 million would have been lost if a portion of the Real Estate Conveyance Tax had been allowed to sunset in FY2012, as scheduled.

APPENDIX B: Minimum Budget Requirement

	Current MBR	HB 6651
MBR Language	For the fiscal years ending June 30, 2010, and June 30, 2011, the budgeted appropriation for education shall be no less than the budgeted appropriation for education for the fiscal year ending June 30, 2009, minus any reductions made pursuant to section 19 of public act 09-1 of the June 19 special session, except that for the fiscal year ending June 30, 2010, those districts whose number of resident students for the school year commencing July 1, 2009, is lower than such district's number of resident students for the school year commencing July 1, 2008, may reduce such district's budgeted appropriation for education by the difference in number of resident students for such school years multiplied by three thousand.	For the fiscal year ending June 30, 2012, the budgeted appropriation for education shall be not less than the budgeted appropriation for education for the fiscal year ending June 30, 2011, plus any reductions made pursuant to section 19 of public act 09-1 of the June 19 special session, except that for the fiscal year ending June 30, 2012, any district with a number of resident students for the school year commencing July 1, 2011, that is lower than such district's number of resident students for the school year commencing July 1, 2010, may reduce such district's budgeted appropriation for education by the difference in number of resident students for such school years multiplied by three thousand, provided such reduction shall not exceed one-half of one per cent of the district's budgeted appropriation for education for the fiscal year ending June 30, 2011. A town shall not be eligible to reduce its budgeted appropriation for education pursuant to this subdivision if the school district for the town is in its third year or more of being identified as in need of improvement pursuant to section 10-223e, and (A) has failed to make adequate yearly progress in mathematics or reading at the whole district level, or (B) has satisfied the requirements for adequate yearly progress in mathematics or reading pursuant to Section 1111(b)(2)(I) of Subpart 1 of Part A of Title I of the No Child Left Behind Act, P.L. 107-110, as amended from time to time.
Language Allowing for Reduction Related to School Closing	None	Notwithstanding the provisions of subdivisions (1) and (2) of this subsection, the Commissioner of Education may permit a district to reduce its budgeted appropriation for education for the fiscal year ending June 30, 2012, or June 30, 2013, in an amount determined by the commissioner if such district has permanently ceased operations and closed one or more schools in the district due to declining enrollment at such closed school or schools in the fiscal year ending June 30, 2011, June 30, 2012, or June 30, 2013.
Reduction for Enrollment Decline	None for Current Year (FY2011)	\$3,000 x difference in enrollment from previous year (FY2011); this is a separate provision than the one identified above allowing a reduction for school closings
Reduction Cap	N/A	0.5% of previous year's budget for reductions related to enrollment declines; reductions related to school closings are not affected by the cap
Adequate Yearly Progress (AYP) Requirement	None	No reduction allowed for districts that don't meet AYP
Appropriation Baseline	FY2009	FY2011

CCM, 2011

CCM – THE STATEWIDE ASSOCIATION OF TOWNS AND CITIES



The Connecticut Conference of Municipalities (CCM) is Connecticut's statewide association of towns and cities. CCM is an inclusionary organization that celebrates the commonalities between, and champions the interests of, urban, suburban and rural communities. CCM represents municipalities at the General Assembly, before the state executive branch and regulatory agencies, and in the courts. CCM provides member towns and cities with a wide array of other services, including management assistance, individualized inquiry service, assistance in municipal labor relations, technical assistance and training, policy development, research and analysis, publications, information programs, and service programs such as workers' compensation, liability-automobile-property insurance, risk management, and energy cost-containment. Federal representation is provided by CCM in conjunction with the National League of Cities. CCM was founded in 1966.

CCM is governed by a Board of Directors, elected by the member municipalities, with due consideration given to geographical representation, municipalities of different sizes, and a balance of political parties. Numerous committees of municipal officials participate in the development of CCM policy and programs. CCM has offices in New Haven (the headquarters) and in Hartford.

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THE VOICE OF LOCAL GOVERNMENT

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CCM LEGISLATIVE UPDATE

on KEY BILLS

June 15, 2011

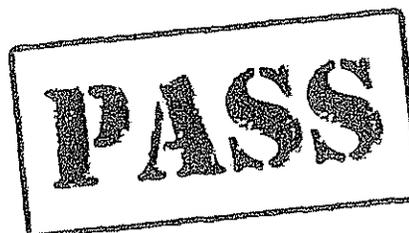
The following is a brief re-cap of key bills tracked and reported on by CCM, on behalf of towns and cities, during the 2011 Legislative Session.

 A comprehensive report on the 2011 General Assembly Session will be forthcoming. For more information on these particular bills, follow the bill hyperlink -or- please visit CCM's Legislative Action Center at:

www.ccmlac.org

Bill#	Bill Title	Outcome
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HB 5326	<u>AN ACT REQUIRING THE PRESENCE OF CARBON MONOXIDE DETECTORS IN ALL PUBLIC SCHOOLS.</u>	
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CARBON MONOXIDE DETECTORS IN SCHOOLS

Mandates that all school buildings be equipped with carbon monoxide (CO) detectors.

HB 5332 AN ACT REQUIRING A STUDY OF WAYS IN WHICH MUNICIPALITIES MAY PROVIDE PROPERTY TAX RELIEF.

FAIL

PROPERTY TAX RELIEF TASK FORCE

Would have established a task force to "study of ways in which municipalities provide property tax relief. Such study would have included, without limitation, an analysis of (1) how regionalism efforts may be used to reduce property taxes, and (2) alternative revenue sources for municipalities."

HB 5465 AN ACT CONCERNING FAMILY AND MEDICAL LEAVE BENEFITS FOR CERTAIN MUNICIPAL EMPLOYEES.

FAIL

MANDATED FMLA BENEFITS FOR PARAPROFESSIONALS

Would have mandated that towns and cities provide municipal paraprofessionals benefits in accordance with the federal Family Medical Leave Act -- and would have mandated a new, lower eligibility threshold for such employees.

The Office of Fiscal Analysis had labeled this is a new "STATE MANDATE" on municipalities.

HB 5618 AN ACT CONCERNING THE ESTABLISHMENT OF A COUNCIL TO PROMOTE ENHANCED COMMUNICATION BETWEEN STATE AND LOCAL PUBLIC HEALTH OFFICIALS.

FAIL

PUBLIC HEALTH ADVISORY COUNCIL

Would have created an advisory council within the Department of Public Health (DPH) for the purpose of improving communication and collaboration among DPH, municipal health departments and local health districts.

HB 5727 AN ACT CONCERNING POST-ELECTION AUDIT PROCEDURES.

FAIL

LIABILITY MOVED TO TOWN

Would have removed liability from the registrars of voters for fines for failure to comply with audit procedures and placed such burden on the town.

HB 6103 AN ACT CONCERNING A REVIEW OF THE COST TO MUNICIPALITIES OF STATE-MANDATED SPECIAL EDUCATION REQUIREMENTS.

PASS

REVIEW OF SPECIAL EDUCATION MANDATES

Requires a comprehensive review of state-mandated special education requirements.

HB 6221 AN ACT CONCERNING THE ELIMINATION OF CERTAIN SUNSET DATES.

PASS

SUNSET DATES

Eliminates the sunset clause on the tax increment financing (TIF) mechanism.

HB 6250 AN ACT CONCERNING THE SITING COUNCIL.

PASS

SITING OF CERTAIN FACILITIES

Among other things, (1) requires that telecommunications tower developers begin consulting with potentially affected municipalities 90 rather than 60 days before.

applying for a Siting Council certificate, (2) limits the circumstances in which the council can approve a tower proposed for installation located within 250 feet near a school or commercial day care center unless (i) the location is acceptable to the municipality's chief elected official or (ii) the council finds that the tower will not have a substantial adverse effect on the aesthetics or scenic quality of the neighborhood where they are located, and (3) requires certificate applicants, other than applicants for telecommunications towers, to pay municipal participation fees of up to \$ 25,000 and requires the fees to be deposited in a non-lapsing "municipal participation account" in the General Fund.

HB 6263

AN ACT CONCERNING THE
TRANSITION FROM THE TEN MILL
PROGRAM.

PASS

ASSESSMENT OF CERTAIN FOREST LANDS

Allows properties currently in the 10 mil Preservation Program for forest lands to convert to PA 490 for assessment purposes.

HB 6292

AN ACT CONCERNING THE PAYMENT
OF PERSONAL PROPERTY TAXES BY
CERTAIN TELECOMMUNICATIONS
COMPANIES.

PASS

WIRELESS TELECOMMUNICATION PERSONAL PROPERTY

A compromise to fix the "gap" in property tax payments for certain wireless companies this year: 50% of the statutory payments to certain towns and cities, that are scheduled to be paid July 2011, will be paid by June 30, 2011. The remaining 50% of the statutory payments scheduled for July 2011, will then be paid in July 2011. Thereafter July 2011 (i.e. starting July 2012) - the affected municipalities shall receive 100% of the PILOT payments from these 3 companies every July.

HB 6294

AN ACT CONCERNING THE
CONSOLIDATION OF
NONEDUCATIONAL SERVICES.

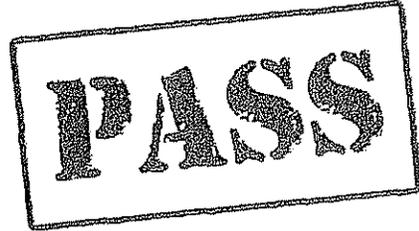
FAIL

LOCAL LEGISLATIVE BODY REVIEW OF BOE NONEDUCATIONAL
SERVICES

Would have allowed local legislative bodies the ability to make spending

recommendations and suggestions to boards of education concerning ways to "consolidate non-educational services" and "realize financial efficiencies".

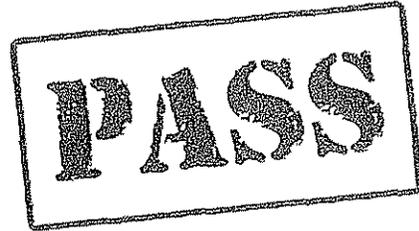
HB 6330 AN ACT CONCERNING TECHNICAL AND MINOR REVISIONS TO ELECTIONS RELATED STATUTES.

A rectangular stamp with a double border containing the word "PASS" in a bold, serif font.

ELECTION MANDATE REFORM

Allows local registrars or voters the option to appoint (1) one or two official checkers, instead of requiring two, and give them the same discretion concerning ballot clerks; and, (2) a single certified moderator per polling place when more than one political party holds a primary on the same day.

HB 6344 AN ACT CONCERNING EYEWITNESS IDENTIFICATION.

A rectangular stamp with a double border containing the word "PASS" in a bold, serif font.

EYEWITNESS IDENTIFICATION

Alters the process for police department line-up eyewitness identification of suspects. Requires municipal police departments to comply with certain eyewitness identification procedures as prescribed in the bill, including detailed "photo lineup" or "live lineup" protocols.

HB 6400 AN ACT CONCERNING LICENSURE OF STORMWATER PROFESSIONALS.

A rectangular stamp with a double border containing the word "FAIL" in a bold, serif font.

STORMWATER PROFESSIONALS

Would have created a new licensing program for stormwater professionals and a procedure for self-certification of both state and local regulatory programs concerning stormwater, erosion and sediment controls. The new procedures outlined in the bill sought to, (1) bypass local regulations by invalidating newly adopted stormwater programs that were developed at considerable expense to municipalities and (2) reduce the local control over stormwater and drainage creating a potentially huge liability for municipalities.

HB 6410 AN ACT CONCERNING THE REVISION
OF MUNICIPAL CHARTERS.

PASS

MUNICIPAL CHARTER REFORM

Removes some of the gridlock associated with charter reform by allowing towns to update specific parts of their charters without opening it up to wholesale re-write.

HB 6429 AN ACT CONCERNING STORAGE OF
STOLEN PROPERTY.

FAIL

MANDATED STORAGE OF STOLEN PROPERTY

Would have amended the state-mandated threshold that requires local police officials seize and store (as evidence) stolen property -- from a current value of over \$250 to a proposed value of over \$750.

HB 6489 AN ACT REQUIRING DNA TESTING OF
PERSONS ARRESTED FOR THE
COMMISSION OF A SERIOUS FELONY.

PASS

DNA TESTING MANDATE

Requires that persons arrested on serious felony charges submit to DNA testing.

HB 6498 AN ACT CONCERNING
IMPLEMENTATION DATES FOR
SECONDARY SCHOOL REFORM,
EXCEPTIONS TO THE SCHOOL
GOVERNANCE COUNCIL
REQUIREMENT AND THE INCLUSION
OF CONTINUOUS EMPLOYMENT IN A
COOPERATIVE ARRANGEMENT AS
PART OF THE DEFINITION OF
TEACHER TENURE.

PASS

MANDATE RELIEF - HIGH SCHOOL REFORM

Provides some relief from the High School Reform mandate set forth by Public Act

10-111 by postponing the implementation dates and establishes a task force to "examine issues related to the changes to the high school graduation requirements."

HB 6505 AN ACT CONCERNING STREAM FLOW REGULATIONS.

FAIL

INCLUSION OF GROUNDWATER IN STREAMFLOW REGS

Would have restarted the clock on stream flow regulations by requiring DEP to include groundwater withdrawals in the scope of the regulations.

HB 6555 AN ACT CONCERNING CIVIL ACTIONS AGAINST THE STATE AND MUNICIPALITIES FOR THE SEXUAL ASSAULT OF CHILDREN.

FAIL

CIVIL ACTIONS AGAINST THE STATE AND MUNICIPALITIES FOR THE SEXUAL ASSAULT OF CHILDREN

Would have increased municipal liability exposure by allowing families to bring actions against municipalities and the State for the sexual abuse or sexual exploitation of minors by employees or agents.

HB 6557 AN ACT CONCERNING LIABILITY FOR THE RECREATIONAL USE OF LANDS.

PASS

RECREATIONAL LAND USE

Provides some liability relief to municipalities for certain cases involving injuries as a result of recreational activities on certain lands made available as open space. Provides liability relief for certain undeveloped land.

HB 6585

AN ACT CONCERNING THE HIGH SCHOOL DROPOUT AGE AND NOTIFICATION OF FAILING STUDENTS.

FAIL

STAY IN SCHOOL UNTIL AGE 18

Would have mandated that all individuals remain in school until the age of 18, unless graduated, by removing the ability of the parent or legal guardian to consent to their withdrawal at age 17.

While well intended, this could have cost towns and cities as much as \$40 million statewide. Statistics show that there are approximately 3,000 dropouts in a given year. Using the current net expenditure per pupil for FY2010 of roughly \$13,500, the \$40 million cost would have cripple certain communities.

HB 6629

AN ACT CONCERNING DOMESTIC VIOLENCE.

PASS

POLICE: NEW FAMILY VIOLENCE GUIDELINES

Requires that police departments "duly" promulgate new guidelines regarding "arrest polices in family violence incidents." Requires updating procedures and manuals.

HB 6642

AN ACT CONCERNING THE RECOMMENDATIONS OF THE NATIONAL PRISON RAPE ELIMINATION COMMISSION.

PASS

COMPLIANCE WITH NATIONAL PRISON RAPE ELIMINATION COMMISSION RECOMMENDATIONS

Requires that municipalities, the State and private providers comply with the National Prison Rape Elimination Commission-recommended standards regarding "prevention, detection and monitoring of, and response to, sexual abuse in adult prisons and jails, community correction facilities, juvenile facilities and lockups."

SB 96

AN ACT CONCERNING TERMINATION
WITHOUT CAUSE FOR CERTAIN
OFFICERS IN MUNICIPAL POLICE
DEPARTMENTS.

FAIL

SPECIAL "JUST CAUSE" PROVISION FOR ASSISTANT CHIEFS

Identical to a defeated state mandate proposed during the 2010 session (SB 170), would have mandated that local assistant chiefs of police be granted special protection under a "just cause" provision.

SB 384

AN ACT CONCERNING THE NUMBER
OF POLLING PLACES AND
MODERATORS FOR PRIMARIES.

FAIL

POLLING PLACE RELIEF

Would have allowed registrars of voters to designate fewer polling places and moderators for primaries.

There are large expenses associated with each polling place that has to be opened for voting - programming of machines, staff, etc. Historically, fewer voters turn out for primaries and this option would allow local election officials to make decisions most appropriate for their community.

SB 392

AN ACT CONCERNING ELECTION
NOTICES PLACED JOINTLY BY
TOWNS.

FAIL

LEGAL NOTICE COST RELIEF

Would have relieved towns and cities from the mandate to pay exorbitant fees for posting certain notices in newspapers, and would have provided mandate relief to local government in excess of \$2 million statewide.

CCM urged the General Assembly to pioneer a new era of government transparency by allowing municipalities to post legal notices on their websites.

SB 452

AN ACT CONCERNING STATE MANDATES.

FAIL

UNFUNDED AND UNDERFUNDED MANDATE PROTECTION

Would have enacted a statutory prohibition to prohibit the passage of unfunded or underfunded state mandates without a 2/3 vote of both chambers of the General Assembly. This would have ensured that thoughtful and open debate on the merits of mandates occur prior to them being foisted on property-taxpayers.

Local governments are continually seeking protection from new unfunded state mandates. There are many good ideas for new services, property tax exemptions, and increased benefits. However, if the State doesn't pay for them, it only exacerbates the current dependence on the property tax--further straining the ability of local government to provide the services that best suit the demands of their communities.

SB 487

AN ACT PROHIBITING LOCAL BUILDING STANDARDS.

FAIL

LIMITATIONS ON MUNICIPAL BUILDING CODES

Would have prohibited zoning commissions from enacting construction standards or building code regulations that exceeded the State Building Code.

SB 706

AN ACT CONCERNING MUNICIPAL AUTOMATED TRAFFIC CONTROL SAFETY DEVICES AT CERTAIN INTERSECTIONS.

FAIL

RED LIGHT TRAFFIC CAMERAS

Would have allowed towns and cities with a population greater than 60,000, the option of using automated traffic control signal enforcement devices (i.e., cameras) at local intersections for the purposes of enforcing red light violations. Simply put, enabling municipalities with the option to use cameras to prevent and enforce traffic violations would have (1) improved the quality of life in our communities, and (2) produced an untapped revenue source. Current law should have been

amended to offer these hometowns the option to decide for themselves whether their communities could benefit from the use of cameras at red light intersections.

SB 838

AN ACT CONCERNING WILDLIFE
MANAGEMENT AND LANDS
CLASSIFIED AS FARM LANDS.

FAIL

NEW PROPERTY TAX EXEMPTION

Would have provided special property tax treatment for certain properties that engage in wildlife management.

SB 862

AN ACT CONCERNING LIABILITY OF
ZONING ENFORCEMENT OFFICERS.

FAIL

TREBLE DAMAGES AGAINST ZONING ENFORCEMENT OFFICIALS

Would have, among other things, eliminated treble damage penalties for zoning enforcement officers.

SB 888

AN ACT EXEMPTING CERTIFIED
POLICE OFFICERS FROM
TELECOMMUNICATOR TRAINING.

PASS

TRAINING EXEMPTIONS FOR CERTAIN PUBLIC SAFETY
PERSONNEL

Allows certain public safety personnel to be exempt from emergency medical dispatch training (1) if such PSAPs contract with another entity to provide local emergency medical dispatch services (i.e., medical interrogation, dispatch prioritization, and pre-arrival instructions); or (2) if the police officer is certified through POST.

SB 913

AN ACT MANDATING EMPLOYERS
PROVIDE PAID SICK LEAVE TO
EMPLOYEES.

PASS

PAID SICK LEAVE MANDATE

Mandates that municipalities provide paid sick days to service employees.

SB 930

AN ACT CONCERNING THE SCHOOL
ENTRANCE AGE.

FAIL

SCHOOL ENTRANCE AGE

Would have required children to begin school no later than age six, unless the child meets certain criteria. The Office of Fiscal Analysis labeled this proposal a STATE MANDATE that could have cost as much as \$200,000 statewide.

SB 941

AN ACT IMPLEMENTING NO-EXCUSE
ABSENTEE VOTING.

FAIL

NO EXCUSE ABSENTEE BALLOTS

Would have expanded the absentee ballot eligibility to anyone interested in voting prior to elections. Would have placed a huge administrative and financial burden on local government, primarily in town clerk offices. Instead of creating a new costly mandate on towns and cities, careful consideration should have been given to the many different mechanisms being used across the country to expand voter access, without hampering the integrity of the system.

SB 954

AN ACT CONCERNING THE
ELECTRONIC RECORDING OF
CUSTODIAL INTERROGATIONS.

PASS

ELECTRONIC RECORDING OF POLICE INTERROGATIONS

Mandates that law enforcement agency interrogations for capital felony A or B crimes be inadmissible in court, unless such interrogations are recorded electronically. CCM succeeded in defeating an adopted amendment that would have provided "just cause" dismissal protection to deputy and assistant police chiefs.

SB 962

AN ACT CONCERNING SERVICE OF
PROCESS BY CONSTABLES.

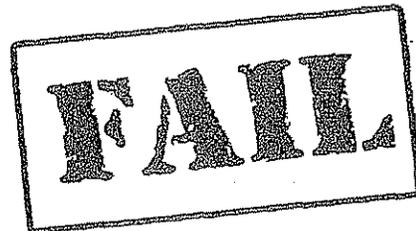


CONSTABLES: EXTRAJURISDICTION

Would have allowed municipal constables the ability to do process of service throughout the State and beyond the current scope under which they operate. CCM was concerned about the increased liability exposure to municipalities, as they insure constables. The bill contained no requirement that constables have their own insurance, and there are no training requirements for constables.

SB 986

AN ACT CONCERNING ADDITIONAL
REQUIREMENTS FOR AN EMPLOYER'S
NOTICE TO DISPUTE CERTAIN CARE
DEEMED REASONABLE FOR AN
EMPLOYEE UNDER THE WORKERS'
COMPENSATION ACT.



NEW WORKERS' COMPENSATION BENEFITS MANDATE

Among other things, would have mandated that municipalities obtain written approval from the Workers' Compensation Commissioner before discontinuing, reducing, or denying benefits that are deemed reasonable by a physician -- and would have allowed employees to choose the course of medical care when employers seek to change claimants' care.

According to OFA (File No. 64) -- this bill would have been a "STATE MANDATE" on municipalities that would have "resulted in potential significant impact" on local budgets, "as it increased the number or routine examinations and treatments required to be covered and created additional requirements for employers [towns and cities] to dispute such treatments".

SB 1020

AN ACT CONCERNING WATER
RESOURCES AND ECONOMIC
DEVELOPMENT.

FAIL

STREAM FLOW REGULATIONS

CCM continues to have significant concerns about the impact the DEP proposed Stream Flow Regulations would have on local government. It is important that the protection of the environment be balanced with other critical needs, including the need to sustain critical municipal services and the need to refrain from imposing costly financial burdens on towns and cities.

In addition, CCM continues to have concerns that the proposed stream flow regulations would impose costly burdens on towns and cities and be yet another unfunded mandate by increasing water rates and diminishing opportunities to broaden municipal revenue bases. This is of particular concern to those towns served by municipal water departments which will be required to make costly infrastructure changes to dams and water distribution systems and, in some cases, develop new sources of water supply. These changes would be on top of the many existing mandates water and wastewater systems already must comply with, not to mention new ones being pushed forward - such as phosphorous and manganese removal.

This bill would have helped address some of the concerns outlined above, by ensuring that reservoir releases do not jeopardize those water supplies that are also needed to meet a community's economic development needs. It would have also protected communities where compliance may not be feasible, given the limitations and costs associated with developing new water supplies facing such communities.

In addition, the bill would have ensured that stream flow issues be addressed in the most comprehensive manner by requiring all applicable agencies - including DPH, DEP, DECD and DOA - to work together to craft a plan that works best for the state as a whole.

SB 1138

AN ACT CONCERNING THE
STRENGTHENING OF SCHOOL
BULLYING LAWS.

PASS

NEW EDUCATION MANDATE: TRAINING FOR UNCERTIFIED
SCHOOL EMPLOYEES

Requires that certain uncertified school employees be trained in bullying

prevention.

SB 1167

AN ACT CONCERNING THE MID-CONNECTICUT TRASH TO ENERGY FACILITY.

FAIL

CONNECTICUT RESOURCE RECOVERY AUTHORITY (CRRA)

Would have impacted the management and operations of CRRA and the Mid Connecticut Project, which services 70 municipalities. Municipalities had raised a number of concerns about this bill and opposed legislation that would mandate a change in the current ownership and/or operation of CRRA and its assets.

SB 1170

AN ACT CONCERNING THE MEMBERSHIP OF THE CONNECTICUT RESOURCES RECOVERY AUTHORITY'S BOARD OF DIRECTORS.

FAIL

CONNECTICUT RESOURCE RECOVERY AUTHORITY (CRRA)

Would have impacted the management and operations of CRRA and the Mid Connecticut Project, which services 70 municipalities. Municipalities had raised a number of concerns about this bill and opposed legislation that would mandate a change in the current ownership and/or operation of CRRA and its assets.

SB 1206

AN ACT CONCERNING THE RECORDING OF POLICE ACTIVITY BY THE PUBLIC.

FAIL

CRIME SCENE PHOTOS

Would have allowed persons to sue police officers if such officers prevent the taking of pictures, under certain circumstances.

This bill did not differentiate between a grizzly crime scene and a simple traffic violation. There are circumstances under which outside photos may compromise a crime scene, as well as circumstances when victims' families have not been notified of deaths. This bill would have been an invitation for persons to try to get at the perceived "deep pockets" of communities.

SB 1230 AN ACT CONCERNING TRAFFIC STOP INFORMATION.

FAIL

TRAFFIC STOPS

While CCM appreciates the intent behind this proposal, it would have imposed requirements that police officers comply with yet-to-be adopted traffic stop standards developed by the Office of Policy and Management and the Criminal Justice Information System Governing Board.

SB 1231 AN ACT CONCERNING NOTICE OF AN ACTION REGARDING A DEFECTIVE HIGHWAY, BRIDGE, SIDEWALK, ROAD OR RAILING.

FAIL

LIABILITY EXPOSURE: DEFECTIVE HIGHWAYS

Would have increased municipal liability exposure by extending the defective highway notice period to 180 days and start the clock ticking after completion of a police investigation.

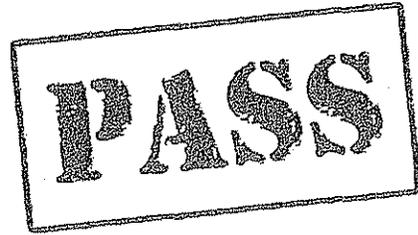
SB 1232 AN ACT CONCERNING MUNICIPAL IMMUNITY FOR THE NEGLIGENT ACTS OR OMISSIONS OF EMPLOYEES, OFFICERS AND AGENTS.

FAIL

LIABILITY EXPOSURE INCREASE: MUNICIPAL EMPLOYEES

Would have limited governmental immunity to discretionary acts made at a planning or decision-making level as opposed to an operational level.

AN ACT CONCERNING THE
ESTABLISHMENT OF THE
DEPARTMENT OF ENERGY AND
ENVIRONMENTAL PROTECTION AND
PLANNING FOR CONNECTICUT'S
ENERGY FUTURE.



ENERGY EFFICIENCY

Among other things, (1) allows municipalities to establish a loan program to finance energy efficiency and renewable energy projects, (2) allows municipal customers of electric companies to share net metering credits among buildings the municipality owns (virtual net metering), (3) requires utilities that cut and permanently patch a public highway in the course of repairs or installations to, one year after the permanent patch is made (i) inspect the patch, (ii) make any additional repairs as may be necessary, and (iii) certify to the municipality where it is located that it meets generally accepted standards of repair, (4) authorizes state agencies and municipalities to enter into energy saving performance contracts, and (5) requires the Energy Conservation Management Board to develop standardized performance contracting procedures, and authorizes municipalities to use these procedures or ones they develop themselves.

If you have questions concerning this State Capitol Report or on any state-local issues, please contact CCM's Public Policy & Advocacy Team:

- Jim Finley, Jr., Executive Director and CEO
 - Ron Thomas, Manager of State and Federal Relations
 - Kachina Walsh-Weaver, Senior Legislative Associate
 - Robert Labanara, Senior Legislative Associate
 - Donna Hamzy, Legislative Associate
 - Mike Muszynski, Legislative Analyst
 - Kevin Maloney, Member & Public Relations Director
 - George Rafael, Government Finance Analyst
 - Quanette Rhodes, Executive Services Administrator
 - Carolyn Ryan, Public Policy & Advocacy Administrative Associate
- ...or via phone at (203) 498-3000.

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CCM MANDATES REPORT

June 15, 2011

2011, Issue 20

UNFUNDED MANDATES AND THE 2011 GENERAL ASSEMBLY SESSION

Currently, there are over 1,200 state mandates imposed on Hometown Connecticut and their residential and business property taxpayers. CCM has continuously emphasized that relief from current mandates is important to the recovery of municipalities during this unprecedented fiscal crisis, not to mention the ability of local governments to continue to meet local needs and demands.

CCM's Public Policy Report "*Do The Math: No State Mandates Relief for Your Hometown = Increases in Your Property Taxes*" was published early this year to provide guidance and a better understanding of the impact of state mandates and what could and should be done about them.

Local government supports the objective of many mandates -- but opposes the State's failure to pay for them.

At a time when towns and cities are struggling mightily to continue to provide needed services to residents and businesses, immediate - not only future - mandates relief should have been a priority for the 2011 General Assembly, not imposing new ones. However, as CCM's 2011 Mandates Reports have illustrated, many new mandates were proposed this year (147 to be exact), and some passed - although CCM staff successfully killed most of them. Unfortunately, very few relief bills were proposed and none of any significance passed.

Below is select list of bills that included new unfunded mandates and their outcome.

PROPOSED NEW UNFUNDED MANDATES - WHAT PASSED AND WHAT FAILED -

HB 5032

PASS

NEW HEALTH INSURANCE MANDATES: BONE MARROW TREATMENTS

Mandates that all health insurance policies cover certain testing procedures for bone marrow transplants.

HB 5056

FAIL

MANDATED EDUCATION STANDARDS FOR LOCAL POLICE OFFICERS

Would have mandated that police officers obtain an associate degree no later than five years after they are hired. This proposal was unclear whether it applies to "all" or "new" officers.

HB 5326

PASS

CARBON MONOXIDE DETECTORS IN SCHOOLS

Mandates that all school buildings be equipped with carbon monoxide (CO) detectors.

HB 5433

FAIL

AN ACT CONCERNING NOTICE OF CHILD NEGLECT BY A SCHOOL EMPLOYEE

This bill would have, among other things, mandated additional training for school employees with regard to identification and reporting of child abuse and neglect cases. While this proposal is well-intended, there are concerns about the administrative and fiscal burden to towns and cities.

HB 5438

FAIL

NEW HEALTH INSURANCE MANDATE: CHIROPRACTIC SERVICES

Would have prohibited local health plans from implementing copayments in excess of 50% of certain covered chiropractic procedures. OFA concluded that this would have been a new "STATE MANDATE" on municipal health insurance policies that could "increase costs to certain fully insured municipal plans..."

HB 5445

FAIL

Rx DRUG MANDATE

Would have mandated health insurance policies expand prescription drug coverage to provide coverage for a ninety-day supply of such drugs.

HB 5465

FAIL

MANDATED FMLA BENEFITS FOR PARAPROFESSIONALS

Would have mandated that towns and cities provide municipal paraprofessionals benefits in accordance with the federal Family Medical Leave Act -- and would have mandated a new, lower eligibility threshold for such employees

Although well-intended, the Office of Fiscal Analysis had labeled this is a new "STATE MANDATE" on municipalities. Given the fact that hometowns have already faced - and will probably face more - budget cuts, layoffs, and concessions, this was not the time to establish new precedents, nor enact new mandated administrative burdens on local governments.

HB 5470

LOCAL PLANS OF CONSERVATION & DEVELOPMENT

FAIL

Would have required that local plans of conservation and development recommend ways to preserve agricultural land resources.

HB 5471

LOCAL PLANNING AND ZONING REGULATIONS

FAIL

Would have required that zoning regulations encourage the preservation of farm land, forest land, and open space.

HB 5603

MUNICIPAL PENSION MANDATE

FAIL

Would have prohibited towns from granting "any elected municipal official any benefit changing such officials' benefit plan" within 120 days preceding an election.

HB 5610

NEW HEALTH INSURANCE MANDATE: BRAND NAME
EPILEPTIC PRESCRIPTIONS

FAIL

Would have disallowed generic substitution medications used in the treatment of Epilepsy or the prevention of seizures, unless the prescribing physician for a medication has expressly stated the substitution can be made. OFA cited that this provision may increase costs to certain municipal plans that currently require generic substitution requirements.

HB 5727

LIABILITY MOVED TO TOWN

FAIL

Would have removed liability from the registrars of voters for fines for failure to comply with audit procedures and place such burden on the town.

HB 5847

CONTRACTS TO SELL ENERGY AND CAPACITY

FAIL

Would have imposed an administrative burden on an electric public service company, municipal electric energy cooperative or municipal electric utility that has received a contract proposal from a person, firm, or corporation seeking to sell energy and capacity as a private power producer, to inform within 90 days after receiving such contract proposal, such a person, firm or corporation of the reasons why such contract proposal was rejected.

HB 5941

ELECTRIC SCHOOL BUSES

FAIL

Would have required that all newly-purchased school buses be electric

HB 6226

CROSS-REPORTING OF CHILD ABUSE AND ANIMAL CRUELTY

PASS

Among other things, requires animal control officers to file a detailed written report when observing animal abuse or neglect.

HB 6260

JEOPARDY TAX MANDATE

FAIL

Would have required municipal tax collectors to provide written notice to persons subject to a jeopardy tax, explaining why such tax collection is necessary. Such notice must contain a "detailed explanation." Would have provided a statewide solution to a town-specific problem.

HB 6263

ASSESSMENT OF CERTAIN FOREST LANDS

PASS

Allows properties currently in the 10 mil Preservation Program for forest lands to convert to PA 490 for assessment purposes.

HB 6344

EYEWITNESS IDENTIFICATION

PASS

Alters the process for police department line-up eyewitness identification of suspects. Requires municipal police departments to comply with certain eyewitness identification procedures as prescribed in the bill, including detailed "photo lineup" or "live lineup" protocols.

HB 6349

NEW HEALTH INSURANCE MANDATES: PRESCRIPTION DRUGS

FAIL

Would have mandated that local health insurance plans make adjustments to certain prescription drug coverage regarding the treatment of chronic illnesses and the process for refilling such prescriptions. This proposal would have been a new state mandate on local health insurance plans.

The fiscal analysis (File No. 102) failed to recognize that there would be an impact on certain local health plans -- as not all municipalities are self-insured and therefore, this proposed mandate would have applied to certain towns and cities.

HB 6365

MUNICIPAL INSURANCE MANDATE

FAIL

Would have required insurance producers who sell, solicit, or negotiate insurance on an insurer's behalf with certain municipalities (populations of 50,000 or greater) to list his or her commission as a separate line item on insurance policy rate quotes.

- HB 6401 HEXAVALENT CHROMIUM IN DRINKING WATER
FAIL Would have required all public water systems to implement regulations regarding Hexavalent Chromium, established by the Department of Public Health.
- HB 6403 UTILITY TERMINATION
FAIL According to OFA, this bill would have resulted in an estimated cost of up to \$50,000 to municipalities by lengthening the time during which certain utility customers may not have their service disconnected.
- HB 6408 MANDATED COVERAGE FOR PTSD
FAIL Would have mandated that post-traumatic stress disorder be included as a compensable injury under the Workers' Compensation Act.
- HB 6420 SCHOOL FEES
FAIL Among other things, would have prohibited schools from charging "any fee" to a student "who demonstrates an inability to pay such fee."
- HB 6464 POSSESSIONS OF EVICTED TENANTS
FAIL Would have required towns to reimburse landlords for the cost of removing and delivering evicted tenant possessions from the proceeds of a sale at auction of such possessions.
- HB 6471 NEW HEALTH INSURANCE MANDATES: CONTRACTING
PASS Prohibits certain cost saving measures to be included in health insurance contracts.
- HB 6472 NEW HEALTH INSURANCE MANDATES: OSTOMY SUPPLIES
PASS Mandates the expansion of all health insurance policies by raising the threshold of covered costs of ostomy supplies.
- HB 6489 DNA TESTING MANDATE
PASS Requires that persons arrested on serious felony charges submit to DNA testing.
- HB 6555 CIVIL ACTIONS AGAINST THE STATE AND MUNICIPALITIES FOR THE SEXUAL ASSAULT OF CHILDREN
FAIL Would have increased municipal liability exposure by allowing families to bring actions against municipalities and the State for the sexual abuse or sexual exploitation of minors by employees or agents.

HB 6585

STAY IN SCHOOL UNTIL AGE 18

FAIL

Would have mandated that all individuals remain in school until the age of 18, unless graduated, by removing the ability of the parent or legal guardian to consent to their withdrawal at age 17.

HB 6629

POLICE: NEW FAMILY VIOLENCE GUIDELINES

PASS

Among other things, requires that police departments "duly" promulgate new guidelines regarding "arrest polices in family violence incidents" due to changes contained in this bill. It requires updating procedures and manuals.

HB 6634

JUVENILE DETENTION

PASS

Requires that police departments seek a court order to detail children in juvenile centers, and establishes standards and protocols regarding the treatment of juveniles.

HB 6641

CREDIT REPORTS ON EMPLOYMENT APPLICANTS

FAIL

Would have prohibited employers from obtaining credit reports on applicants, except under certain conditions.

HB 6642

COMPLIANCE WITH NATIONAL PRISON RAPE
ELIMINATION COMMISSION RECOMMENDATIONS

PASS

Requires that municipalities, the State and private providers comply with the National Prison Rape Elimination Commission-recommended standards regarding "prevention, detection and monitoring of, and response to, sexual abuse in adult prisons and jails, community correction facilities, juvenile facilities and lockups."

SB 12

NEW HEALTH INSURANCE MANDATES: OUT OF POCKET COSTS

FAIL

Would have prohibited municipal health insurance policies from implementing co-payments for various "preventive care services" such as for tobacco cessation programs, obesity training programs, and routine pre-natal and well-child care. According to OFA (File No. 14), this was a "STATE MANDATE" on municipalities that would increase costs to local health insurance plans.

SB 13

NEW HEALTH INSURANCE MANDATES: COPAYMENTS

FAIL

Would have prohibited individual health insurance policies and group medical contracts covering prescription drugs from imposing different co-payments for prescriptions based on where the prescription is filled (i. e., retail v. mail-order pharmacy). In a similar proposal from last year, OFA estimated that this mandate may increase costs to certain fully-insured municipal plans which offer discounted copayments for prescriptions filled through the mail-order pharmacy, in comparison to the local retail pharmacy such as the Municipal Employees Health

Insurance Plan (MEHIP). According to OFA (File No. 10), this bill is a "STATE MANDATE" on municipalities.

SB 17

HEALTH INSURANCE MANDATE

FAIL

Among other things, would have mandated all health insurance policies cover costs for such items as ostomy-related supplies, prosthetic devices, hearing aids, wigs, and bone marrow testing.

SB 21

NEW HEALTH INSURANCE MANDATES: CLINICAL TRIALS

PASS

Mandates all health insurance policies cover the costs associated with routine patient costs relating to clinical trials for the treatment of disabling, progressive or life-threatening medical conditions (i.e., cancer).

SB 96

SPECIAL "JUST CAUSE" PROVISION FOR ASSISTANT CHIEFS

FAIL

Identical to a defeated state mandate proposed during the 2010 session (SB 170), this year's version, would have mandated that local assistant chiefs of police be granted special protection under a "just cause" provision.

OFA has concluded that this is a "STATE MANDATE" on municipalities that could result in "potential costs by altering the dismissal process" (File No. 254).

SB 126

SPECIAL PROPERTY TAX EXEMPTIONS

FAIL

Would have mandated special property tax treatment for disabled veterans.

SB 312

NEW HEALTH INSURANCE MANDATES: SPECIALIZED FORMULAS

FAIL

Among other things, would have mandated that health insurance policies cover the costs of administering specialized formulas for people of any age. Current law requires certain policies to provide coverage for children up to age 12.

This bill had significant cost implications on limited local resources. According to OFA (File No. 42), this bill was a "STATE MANDATE" on municipalities that could have produced "increased costs."

SB 359

NEW ADMINISTRATIVE MANDATE FOR OVERTIME NOTICES

FAIL

Would have mandated that municipalities provide employees adequate notice of any mandatory overtime if such overtime will, on its own or cumulatively, exceed more than eight hours per pay period. Although well-intended this bill was a classic unfunded state mandate -- whereas

the State micro-manages municipalities by dictating how to conduct specific duties, while imposing unnecessary administrative burdens.

SB 396

PASS

NEW HEALTH INSURANCE MANDATES: PROSTATE
CANCER TREATMENTS

Mandates that all health insurance policies cover costs for the prevention and treatment of prostate cancer.

SB 466

FAIL

AFFORDABLE HOUSING

Would provide property tax abatements for units of affordable housing regardless of whether such units are new or owner-occupied.

SB 487

FAIL

LIMITATIONS ON MUNICIPAL BUILDING CODES

Would have prohibited zoning commissions from enacting construction standards or building code regulations that exceed the State Building Code.

SB 505

FAIL

PROPERTY TAXES ON CONSTRUCTION SITES

Would have prohibited municipalities from collecting property taxes on partially-completed construction sites.

SB 798

FAIL

FORCING MUNICIPALITIES TO PAY DOUBLE

Would have mandated that towns and cities automatically pay double the amount of an award as a result of a civil action decided in favor of an employee or labor union.

SB 838

FAIL

NEW PROPERTY TAX EXEMPTION

Would have provided special property tax treatment for certain properties that engage in wildlife management.

SB 846

FAIL

EDUCATION MANDATE: REPORTING DEADLINE

Would have, among other things, required school districts or state charter schools that receive a newly-enrolled student from a different district, to notify the student's prior district of the enrollment within two days after the student registers.

SB 848

FAIL

NEW HEALTH INSURANCE MANDATES: BREAST CANCER
SCREENINGS

Would have mandated all health insurance policies cover the full costs of breast ultrasound screening. There are significant cost implications on local budgets already dealing with increases in health insurance. According to OFA (File No. 12), this was a "STATE MANDATE" on municipalities that would have increased costs to certain local plans.

SB 860

SUBDIVISION ZONING

PASS

Among other things, devises a comprehensive revision of the fiscal and physical protections that towns rely on to allow development projects to proceed. It would not only addresses subdivision development, but also proposes revisions to zoning statues pertaining to these same protections, (b) prohibit a maintenance bond to ensure that such public improvements as new roads are in fact constructed properly and maintained for a reasonable period and to protect the town from inheriting responsibilities for deficient construction.

SB 879

NEW HEALTH INSURANCE MANDATES: EYE DROPS

FAIL

Would have mandated that all health insurance policies provide additional coverage for prescription eye drops for employees in certain situations.

This proposal had been identified by OFA (File No. 45) as a "STATE MANDATE" on municipalities that could "increase costs to certain fully insured municipal plans that currently do not provide the coverage mandated."

SB 896

SUBDIVISION ZONING MANDATE

FAIL

Would have, among other things, (a) require zoning commissions to designate an official and that official is then responsible for approving or denying site plan applications, (b) prohibit planning and zoning commissions from modifying or rejecting a subdivision plan, unless such a plan fails to comply with planning or inland wetland regulations, and (c) prohibit public hearings on subdivision proposals.

SB 913

PAID SICK LEAVE MANDATE

PASS

Among other things, mandates that municipalities provide paid sick days to employees.

SB 930

SCHOOL ENTRANCE AGE

FAIL

Would have required children to begin school no later than age six, unless the child meets certain criteria. The Office of Fiscal Analysis has labeled this proposal a STATE MANDATE that could cost as much as \$200,000 statewide.

SB 934

NON-CERTIFIED EDUCATIONAL EMPLOYEES
UNEMPLOYMENT MANDATE

FAIL

Would have expanded eligibility for unemployment benefits for certain education employees by changing the way their work history is examined. This could have significantly increased unemployment benefit costs for local boards of education.

SB 936

PASS

UNEMPLOYMENT EXTENDED BENEFIT MANDATE

Broadens the circumstances under which unemployed people can access unemployment extended benefits -- by lengthening the "look back period," from 2 to 3 years.

SB 941

FAIL

NO EXCUSE ABSENTEE VOTING

Would have expanded the absentee ballot eligibility to anyone interested in voting prior to elections. Would have placed a huge administrative and financial burden on local government, primarily in town clerk offices.

SB 954

PASS

ELECTRONIC RECORDING OF POLICE INTERROGATIONS

Mandates that law enforcement agency interrogations for capital felony A or B crimes be inadmissible in court, unless such interrogations are recorded electronically.

SB 983

PASS

EMERGENCY PLANNING MANDATE

Requires the Department of Emergency Management and Homeland Security to update its disaster plan to "address the needs of children during natural disasters, man-made disasters and terrorism". Towns and cities must comply with the new responsibilities.

SB 986

FAIL

NEW HEALTH CARE MANDATES: DENTAL COVERAGE

Among other things, would have mandated that municipalities obtain written approval from the Workers' Compensation Commissioner before discontinuing, reducing, or denying benefits that are deemed reasonable by a physician -- and allows employees to choose the course of medical care when employers seek to change claimants' care.

According to OFA (File No. 64) -- this bill is a "STATE MANDATE" on municipalities that would "result in potential significant impact" on local budgets, "as it increases the number or routine examinations and treatments required to be covered and creates additional requirements for employers [towns and cities] to dispute such treatments".

SB 998

FAIL

GUN REGISTRY MANDATE

Would have, among other things, mandated that local police departments (or resident state troopers or constables who perform law enforcement duties where there is no police department) establish and maintain a gun offender registry. This proposed new mandate on municipalities defined 33 gun offenses and also required

people convicted of any of them, on or after October 1, 2011, to register as gun offenders in the town where they live and update the information annually, unless their conviction is overturned or they are pardoned. The mandate would apply even if a gun offender's case is on appeal

SB 1038

NEW EDUCATION MANDATE FOR INDIVIDUAL EDUCATION PROGRAMS

FAIL

Would have placed new requirements on how and when student individual education programs are designed and carried out.

The Office of Fiscal Analysis labeled this a "STATE MANDATE" on local boards of education.

SB 1083

NEW HEALTH INSURANCE MANDATES: BRAND NAME PRESCRIPTION DRUGS

PASS

Prohibits local health insurance plans from requiring employees to use an alternative brand name prescription drugs or over-the-counter drugs before using brand name prescription drugs.

SB 1084

NEW HEALTH ARE MANDATES: OUT OF POCKET EXPENSES

FAIL

Would have prohibited health insurance plans from implementing out-of-pocket expenses (i.e. copayments) for nonpreferred brand name drugs. OFA (File No. 227) has concluded that this bill is a "STATE MANDATE" on municipalities that could "increase costs to certain fully insured municipal plans...".

SB 1138

SCHOOL BULLYING PREVENTION

PASS

Defines "bullying" and places new requirements on schools to prevent bullying.

SB 1178

EDUCATION MANDATE: STUDENTS WITH DIABETES

FAIL

Would have required that each local/regional school board implement a plan into their school system regarding the management of students with diabetes. It would have required that each local/regional school board provide training to any person who wishes to serve as a school-designated care aid, and that training include several issues dealing with diabetes management (checking glucose levels, recognizing signs and symptoms of hypoglycemia, etc.).

SB 1220

FAMILY VIOLENCE POLICE MANDATE

FAIL

Would have created an unfunded state mandate by requiring police departments to comply with "uniform protocols for investigating incidents of family violence" - protocols yet to be established by the Police Officer Standards and Training Council.

-over-

SB 1230

TRAFFIC STOPS

FAIL

Would have imposed requirements that police officers comply with yet-to-be adopted traffic stop standards developed by the Office of Policy and Management and the Criminal Justice Information System Governing Board.

SB 1231

LIABILITY EXPOSURE: DEFECTIVE HIGHWAYS

FAIL

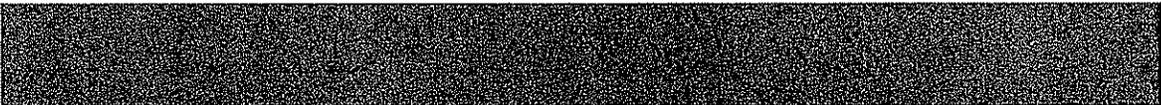
Would have increased municipal liability exposure by extending the defective highway notice period to 180 days and start the clock ticking after completion of a police investigation.

SB 1232

LIABILITY EXPOSURE INCREASE: MUNICIPAL EMPLOYEES

FAIL

Would have limited governmental immunity to discretionary acts made at a planning or decision-making level as opposed to an operational level.



If you have questions concerning this State Capitol Report or on any state-local issues, please contact CCM's Public Policy & Advocacy Team:

- Jim Finley, Jr., Executive Director and CEO
 - Ron Thomas, Manager of State and Federal Relations
 - Kachina Walsh-Weaver, Senior Legislative Associate
 - Robert Labanara, Senior Legislative Associate
 - Donna Hamzy, Legislative Associate
 - Mike Muszynski, Legislative Analyst
 - Kevin Maloney, Member & Public Relations Director
 - George Rafael, Government Finance Analyst
 - Quanette Rhodes, Executive Services Administrator
 - Carolyn Ryan, Public Policy & Advocacy Administrative Associate
- ...or via phone at (203) 498-3000.



Virginia Walton
Town of Mansfield
4 South Eagleville Road
Storrs Mansfield, CT 06268

May 27, 2011

Dear Virginia Walton,

Community Energy thanks you for your support of renewable energy in 2010! Enclosed is your Renewable Energy Certificate for your 2010 purchase. This certificate verifies the total megawatt-hours (MWh) of renewable energy delivered into electricity grids in the United States on your behalf.

Your purchase helps to build a clean energy future.

Our 2010 Supply & Demand Report is enclosed:

- 115,000 Community Energy residential and business customers ensured the delivery of more than 2.2 billion kilowatt hours of renewable energy into electricity grids in the United States through the purchase of Renewable Energy Certificates – this is up 47% over 2010! The environmental benefit of these purchases is equivalent to preserving approximately 9,400 acres of trees from deforestation or removing over 186,000 vehicles from the road each year!
- Community Energy customers received awards for their clean energy leadership including national awards for TD Bank and Carnegie Mellon University, and regional awards for Drexel University, Mercyhurst College, Aqua Pennsylvania, and World Resources Company.
- Community Energy Solar has moved forward on developing solar projects ranging in size from rooftop to utility-scale, and has hundreds of MWhs of solar projects in various stages of development.

Consider a regional renewable energy purchase to help Green YOUR Grid!

The benefits of renewable energy are many, including cleaner air, energy independence, and economic development – in addition to the carbon reduction value. Purchasing RECs from wind farms within your electric grid brings these additional benefits to the region where your organization is located. The cost of RECs from the Northeastern U.S. has declined dramatically in recent years, slowing the growth of renewable energy in the region. Now is a great time to buy RECs from the Northeast and jumpstart demand for new clean energy projects in the region.

We are also happy to assist you in communicating your wind energy commitment to your employees, customers or stakeholders. Please do not hesitate to reach out with marketing requests or for more information on any of our new initiatives. We look forward to supplying you with clean energy for years to come.

Sincerely,

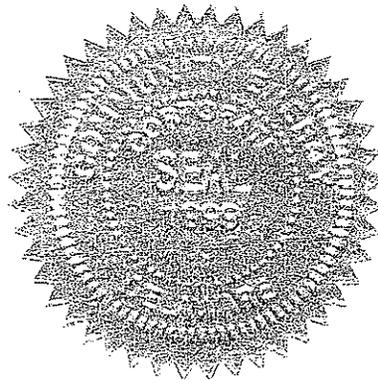
Jay Carlis, Vice President, Retail Division

RENEWABLE ENERGY CERTIFICATE

In satisfaction of 2010 purchases, this certificate verifies that wind and hydro generated electricity in the amount below was produced and delivered to the electric grids of the United States and further warrants that the Renewable Electricity Attributes to the extent such attributes exist or arise from and for such wind and hydro generated electricity have been or will be permanently retired on behalf of:

Town of Mansfield

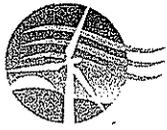
The Renewable Electricity Attributes in Community Energy, Inc.'s portfolio of supply includes those generated by wind and hydro generation facilities located throughout the United States. In witness whereof, Community Energy, Inc. has caused this certificate to be signed and sealed by its authorized agent.



Certificate No.
CEI-2010-127

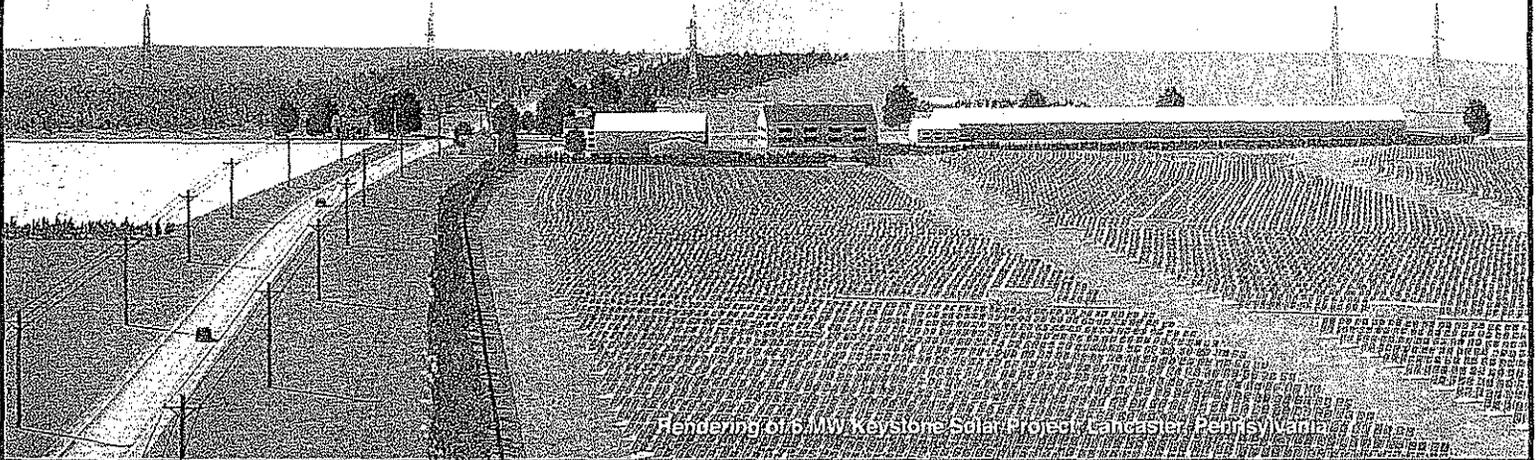
Purchase Amount
806 MWh

Purchase Period
January – December, 2010



**COMMUNITY
ENERGY®**

building a clean energy future



Rendering of 6 MW Keystone Solar Project (Lancaster, Penn.) via

2010 SUPPLY & DEMAND REPORT

Dear Renewable Energy Customers and Partners,

It was another successful year in 2010 for Community Energy and our mission of building a clean energy future. Our customers purchased more than 2.2 billion kilowatt-hours (kWh) of renewable energy, which is equal to over 950,000 metric tons of avoided carbon dioxide. That's equivalent to preserving approximately 9,400 acres of trees from deforestation or removing over 186,000 vehicles from the road each year!

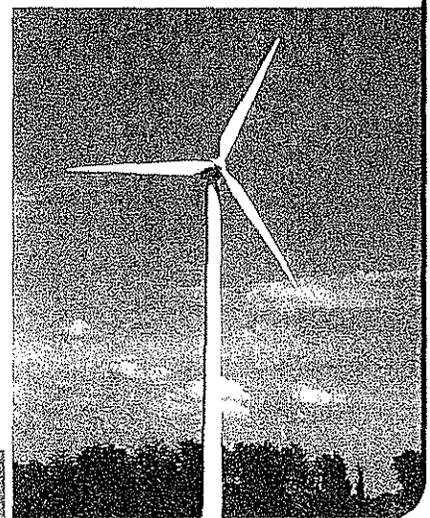
The first utility-scale solar project developed by Community Energy Solar, the 7 MW Vineland, NJ project, will be built this year by Constellation Energy. They are expected to break ground very soon. Also in the pipeline is a 6 MW solar project in Lancaster, PA which will be the largest utility-scale solar project in Pennsylvania. Community Energy Solar has hundreds of MWs of projects in various stages of planning.

Community Energy's retail marketing team had great success in 2010 as well. The year marked continued growth and a positive impact, greening electric grids across the Mid-Atlantic and Northeastern U.S. Once again, five Community Energy programs appeared in the National Renewable Energy Laboratory's Top Ten Green Power Programs list for 2010.

Thank you once again for a successful year in working to build a clean energy future. We look forward to engaging with you in 2011 on these exciting new initiatives!

Sincerely,

The Community Energy Team



we never ~~2011~~ out of energy

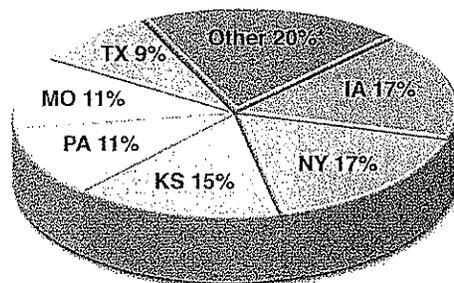
2010 RENEWABLE ENERGY SUPPLY

Community Energy sourced 2010 supply from 17 states across the U.S. Almost 93% came from wind, with approximately 7% from small-hydro, and less than 1% from solar.

RESIDENTIAL GREEN POWER PROGRAMS

Community Energy marketed green power programs in 20 utility territories across the U.S., including the newly added Granite State Electric program with National Grid. Total customers reached 115,000 in 2010 having the environmental benefit equivalent to removing over 49,000 vehicles from the road or planting more than 6.4 million tree seedlings that grow for ten years! Community Energy plays a critical role in marketing green power in five programs that received recognition on NREL's Top Ten Green Power Programs lists, which include: CTCleanEnergyOptions, National Grid's Green-up, Iberdrola USA's *Catch the Wind*, PECO Wind, and The City of Naperville Renewable Energy Program.

2010 RENEWABLE ENERGY SUPPLY BY SOURCE LOCATION

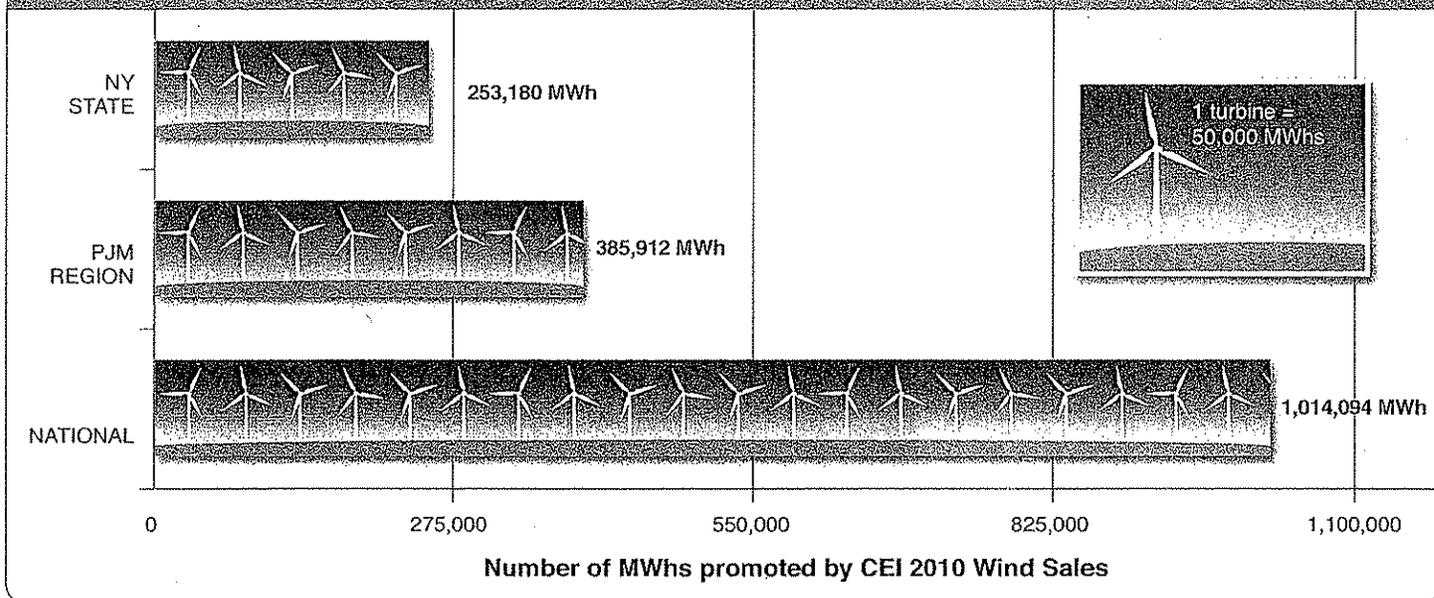


*The following states supplied 5% or less of our renewable energy portfolio: ND, WV, CT, NE, IL, NJ, VT, MA, VA, MN.

COMMERCIAL & INSTITUTIONAL CUSTOMERS

Commercial and Institutional Customers also contributed a great deal to 2010 success. The cumulative impact of these customers totaled over 1 million MWh of clean energy, the equivalent of avoiding the release of over 700,000 metric tons of carbon dioxide. This is the same as not burning over 3,800 railcars of coal or recycling almost 245,000 tons of waste rather than sending it to a landfill each year.

IMPACT OF COMMUNITY ENERGY 2010 WIND SALES BY REGION



NEW RETAIL INITIATIVES FOR 2011...

COMPETITIVE ELECTRICITY SUPPLY OFFERINGS

Community Energy recently announced two competitive electricity supply offerings in Pennsylvania's PECO territory and New Jersey's ACE, JCPL, and PSE&G territories. The product offerings are sourced entirely from wind within the region and are already serving customers in partnership with VerdeEnergy USA, a leading supplier in the Northeast. Find out more at www.CommunityEnergyInc.com/PAWind and www.CommunityEnergyInc.com/NJWind.

STAYING CONNECTED

In an effort to keep customers informed, Community Energy has introduced a new webpage dedicated to customer resources. Visit www.CommunityEnergyInc.com/Customers to access the page, or check us out on Facebook, Twitter, or LinkedIn for current news and industry updates.



COMMUNITY ENERGY
building a clean energy future

Green YOUR Grid...

Purchasing green power is an important part of your organization's sustainability initiatives. But if your purchase supports renewable energy projects on the other side of the country, you are missing the opportunity to have a real impact in your region.

When you purchase Renewable Energy Credits (RECs) from projects in your region, the benefits of that purchase accrue locally.

Regional RECs benefit your community through:

- Cleaner air and water
- Local economic development
- Regional energy security
- Protection against rising fossil fuel costs

Why Regional?

When you purchase National RECs, you are usually supporting renewable energy development in Texas and the Midwest. Because the electric grid functions regionally and the three major grid regions currently do not connect, most of the benefits of a national wind purchase stay in Texas and the Midwest.

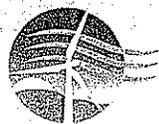
National and Regional RECs will both give you a carbon reduction, but only Regional RECs will bring the additional benefits of renewable energy to your community.

Make a Difference with Regional RECs

Ask for RECs from wind farms in your state or region. Costs of Regional RECs are near historic lows. Your commitment to Regional RECs kick starts demand for new renewable energy projects to make a difference where you live and work.

Contact your Community Energy sales representative to find out about Regional RECs for your organization.

Regional Grid System



**COMMUNITY
ENERGY®**

building a clean energy future



Three Radnor Corporate Center, Suite 300 • 100 Masonford Rd • Radnor, PA 19087

1-866-946-3123 • www.CommunityEnergyInc.com

CONTENT LABEL

This is a renewable energy certificate (REC) product. For every unit of renewable electricity generated, an equivalent amount of RECs is produced. The purchase of RECs supports renewable electricity generation, which helps reduce conventional electricity generation in the region where the renewable generator is located. You will continue to receive a separate electricity bill from your utility.

Product	MWh	Generation Location	Generation Facilities ¹	Green-e Energy Certified ²
National Wind	0	n/a	n/a	n/a
Regional Wind	403	WV	Mountaineer Wind	Yes
Hydroelectric	403	New England	Various CCEO Small-Hydro	No
TOTAL MWh	806			

1. Supply may include additional generation facilities not listed.

2. Green-e certified new renewables come from generation facilities that first began commercial operation on or after January 1, 1997.

For comparison, the average (2002-2006) mix of energy sources supplying the US includes: Coal (49%), Nuclear (20%), Oil (3%), Natural Gas (18%), Large Hydroelectric (7%), Other Fossil (1%), and Renewables (2%). (from U.S. Department of Energy/Energy Information Administration)

For specific information about this REC product, please contact Community Energy, 1.866.WIND.123 (1.866.946.3123), www.CommunityEnergyInc.com.



Energy
CERTIFIED

Green-e Energy certifies that NewWindEnergy® meets the minimum environmental and consumer protection standards established by the non-profit Center for Resource Solutions. For more information on Green-e Energy certification requirements, call 1-888-63-GREEN or log on to www.green-e.org.