



**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Town Manager *MH*  
**CC:** Maria Capriola, Assistant to Town Manager; Kevin Grunwald, Director of Human Services  
**Date:** July 25, 2011  
**Re:** Petition Regarding Assisted Living

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**Subject Matter/Background**

Per the request of the Council at the July 11, 2011 regular meeting, staff has placed this item on the agenda for discussion.

The following points may be pertinent to the Council's discussion:

- The Council has met several times in public session with Masonicare, the Town's preferred developer, to discuss the community's desires and concerns with respect to the independent/assisted living project. These issues include the construction schedule, the importance of the assisted living component, affordability and rental options, siting and water supply for the project. Masonicare has indicated its sensitivity to these issues and its desire to construct a facility that realizes the goals and needs of the community.
- Masonicare has completed its due diligence and purchased 40 acres of land on Maple Road, which is its preferred location for its Mansfield project. With the announcement of funding for water supply as part of the UConn Tech Park initiative, the developer and the Town should be able to access public water and wastewater service for the Maple Road site. The University and the Town have jointly commissioned an environmental impact evaluation to evaluate water supply options, with a goal to construct this infrastructure within two to three years.
- There is no guarantee that Masonicare or another developer could conduct its necessary due diligence, purchase and develop a site in another part of town, on a schedule that is more aggressive than that planned for Masonicare's Maple Road location.
- The Town Council has designated Masonicare as the Town's preferred developer of an independent/assisted living facility in Mansfield. However, this designation does not prohibit another developer from constructing an assisted living project in town.

**Attachments**

- 1) Assisted/Independent Living Project Petition
- 2) Council Minutes regarding Assisted/Independent Living Project (8/23/10, 10/25/10, 1/24/11, 2/28/11, 4/25/11)
- 3) Press Release re: Masonicare Purchases Property in Mansfield

Petition Regarding Assisted Living

Item #6

To the Mansfield Town Council,

We the undersigned have waited for many years to have independent/assisted living built by a private developer in the town of Mansfield. It would provide a necessary service to moderate income seniors and people with disabilities while supporting Mansfield's tax base. The Brecht Report, commissioned by the Mansfield Town Council in 2005, proved that there was a market for such a facility. Since then, such a facility has not been built, or even been planned. It is our opinion that the Mansfield Town Council needs to reopen the request for proposals and recruit a developer willing to move forward expeditiously.

<u>NAME</u>	<u>ADDRESS</u>	<u>Phone or Email (opt)</u>
Jane Ann Bobbitt	88 Atwoodville	429-7004
Meryl Kogan	13 Westwood Rd, Storrs	429-4602
Carol Phillips	12 Silo Rd W.	429-1409
Anne Smith	156 Hillgadden Storrs	429-0529
Lesley J Kirschman	42 Branchiff Rd	423-9590
Suzanne M. Thomas	16 Westwood Rd.	429-2522
Mary E. Thatcher	6 Westwood Rd.	429-2371
John J. Searney	5 Westwood St Storrs, CT	429-1498
Alain Booth	451 Wormwood Hill Rd. Mansfield Ct.	429-3448
Helen J. Collins	216 Greenwell Rd. Storrs	429-4557

Return petition to by April 15 to: Sharry Goldman, 187 Browns Rd. Storrs CT 06268

or Jane Ann Bobbitt, 88 Atwoodville Rd, Mansfield Center, CT 06250

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<u>NAME</u>	<u>ADDRESS</u>	<u>Phone or Email (opt)</u>
<u>Kenneth A. Doeg</u>	<u>60 Sycamore Drive, Storrs</u>	<u>Rdoeg6131@earthlink.net</u>
<u>DM Nolan</u>	<u>113 BEEN MAN. RD MANSFIELD CT 4561101</u>	
<u>John Aho</u>	<u>687 Middlefork STREET 06268</u>	
<u>Walter Kolega</u>	<u>140 Sycamore Dr. Storrs. 06268</u>	
<u>Carol Menditto</u>	<u>749 Storrs Rd. Mansfield CT</u>	
<u>Al Menditto</u>	<u>749 Storrs Rd " CT</u>	
<u>FR Traini</u>	<u>101 EAST ROAD STORRS CT 06268</u>	
<u>Frank J. J. J.</u>	<u>13 Costello Circle Storrs CT 06268</u>	
<u>Janet Atkins</u>	<u>572 Mansfield City Rd Storrs, CT 06268</u>	
<u>Nancy Rucker</u>	<u>6 Federal Square Mansfield Center, CT 06250</u>	

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<u>NAME</u>	<u>ADDRESS</u>	<u>Phone or Email (opt)</u>
<u>Frances Woody</u>	<u>43 Lynwood Rd, Storrs</u>	<u>860 429-7077</u>
<u>Jordan A. Morrison</u>	<u>37 Farmstead Rd, Storrs</u>	<u>860 429-1436</u>
<u>Eileen Metzger</u>	<u>36 Charter Oak Square</u>	<u>860-423-3163</u>
<u>Bettejane Kaines</u>	<u>353 N. Eagleville</u>	<u>429-5277</u>
<u>Darius Spague</u>	<u>538 Bassett Bridge Rd</u>	<u>401 447 4421</u>
<u>Haley Matthews</u>	<u>25 Storrs/Higgins Rd</u>	<u>860 429 1009</u>
<u>Nancy O'Neil</u>	<u>12 Forest St, Mansfield</u>	<u>860-450-<del>806</del><sup>806</sup></u>
<u>Joan Buck</u>	<u>6 Summer St., Storrs</u>	<u>860-429-<del>1</del></u>
<u>YUTZEY Martha Yutze</u>	<u>64 Brookside Lane, Mans Ct</u>	<u>(860) <del>429-92</del><sup>429-92</sup></u>
<u>Jacqueline Daniels</u>	<u>304 Garsbyville Rd, Storrs</u>	<u>860-429-68</u>

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<u>NAME</u>	<u>ADDRESS</u>	<u>Phone or Email (opt)</u>
<u>Charles A. McLaughlin</u>	<u>11 B Sycamore Dr., Storrs, CT</u>	<u>429-2863</u>
<u>Gessie B. Daniels</u>	<u>8A " " "</u>	<u>429-5987</u>
<u>Willard H. Daniels</u>	<u>8A " "</u>	<u>" "</u>
<u>Margaret Taylor</u>	<u>7 B Sycamore Drive</u>	<u>429-6592</u>
<u>Bill Wickless</u>	<u>13 C Sycamore Drive</u>	<u>429 0416</u>
<u>Cynthia Wickless</u>	<u>13 C Sycamore Drive</u>	<u>"</u>
<u>Eileen Stock</u>	<u>12 B Sycamore Drive</u>	<u>429-2535</u>
<u>Catharina Melehy</u>	<u>10 C " "</u>	<u>487 3966</u>
<u>Carole Boston</u>	<u>8 B Sycamore Dr</u>	<u>477-0039</u>
<u>Cheryl Boston</u>	<u>8 B Sycamore Dr</u>	<u>477-0039</u>

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<u>NAME</u>	<u>ADDRESS</u>	<u>Phone or Email (opt)</u>
<u>Betty News</u>	<u>29 RIDGE RD Storrs, CT</u>	<u>860-429-62</u>
<u>Marlene Holes</u>	<u>46 Samuel Lane Mansfield Ctr</u>	<u>860-423-</u>
<u>Crompton Rees</u>	<u>359 Spring Hill Road, Storrs</u>	<u>860-423-</u>
<u>Bryony Carter</u>	<u>(Coventry resident)</u>	<u>860-498-02</u>
<u>Mollie Krouse</u>	<u>8 Mansfield Hollow Rd Ext, Mansfield Center</u>	<u>860-456-1525</u>
<u>Anita Zoe Lubowitz</u>	<u>28 Willowbrook Rd, Storrs</u>	<u>860-42-</u>
<u>Rita Pollack</u>	<u>110 Timber Dr Storrs</u>	<u>860 429-9412</u>
<u>Jeanne News</u>	<u>180 Puddin Lane Mansfield Ctr, CT</u>	<u>860.423-88</u>
<u>Wanda Ann</u>	<u>388 Chatterville Rd, Storrs</u>	<u>860 429-1972</u>
<u>Ben Sachs</u>	<u>304 Gurleyville Rd, Storrs</u>	<u>860-429-6838</u>

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<u>NAME</u>	<u>ADDRESS</u>	<u>Phone or Email (opt)</u>
<u>Charmy Ruckar</u>	<u>6 Federal Sq Mansf. Ctr</u>	<u>423-8810</u>
<u> Joyce Tremblay</u>	<u>20 Fox Ironwood Mansf. Ctr</u>	<u>423-8725</u>
<u>Barbara Franson</u>	<u>32 Samuel Lane Mansfield</u>	<u>456-8412</u>
<u>Vinnie Jackson</u>	<u>82 Independence Dr. Mansfield Ctr.</u>	<u>Pho 423-916</u>
<u>Mary Jukis</u>		<u>mpt91@hotmail.com</u>
<u>KEN TREMBLAY</u>	<u>20 FT GRISWOLD RD MANSFIELD</u>	<u>423-8725</u>
<u>Alexis Baldwin</u>	<u>3 Charter Oak Sq. Mansfield Center</u>	<u>456-3947</u>
<u>Julia R...</u>	<u>22 CHARTER OAK SQ; Mansfield, CT.</u>	
<u>Anne R...</u>	<u>35 Samuel Lane Mansfield</u>	<u>860 456 1600</u>
<u>Mary W...</u>	<u>2 Nutmeg St. Mans. Ctr., CT</u>	<u>860-450-0051</u>

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<u>NAME</u>	<u>ADDRESS</u>	<u>Phone or Email (opt)</u>
<u>Ursula Beshler</u>	<u>38 Hillcrest Dr - Storrs</u>	<u>487-2682</u>
<u>Ferne MacDonald</u>	<u>202 Forest Rd Storrs</u>	<u>860-429-6486</u>
<u>Anne Elsher</u>	<u>44 Meadowood Rd Storrs</u>	<u>860-20866</u>
<u>Elizabeth Tucker</u>	<u>26 Fort Griswold Lane Mansfield Ctr.</u>	<u>860-429-2121</u>
<u>Yvonne Wilford</u>	<u>149 Dog Lane Storrs CT 06268</u>	
<u>Ruth Under</u>	<u>441 Meadowood Rd. Storrs, CT. 06268</u>	
<u>James Franklin</u>	<u>4 Bayliner Rd. Storrs, CT 06268</u>	
<u>Ami TAJUDEEN</u>	<u>37 STORRS HEIGHTS RD. STORRS, CT 062</u>	
<u>Edie Cery</u>	<u>96 Nvt Hope Rd Mansfield Ct 06250</u>	
<u>Alice Spencer</u>	<u>39 Meadowood Rd Storrs CT 06268</u>	

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<u>NAME</u>	<u>ADDRESS</u>	<u>Phone or Email (opt)</u>
<u>JOSEF GUGLER</u>	<u>53 Monticello lane</u>	<u>860.429.3417</u>
<u>Joan Webster</u>	<u>73 Southwood Rd.</u>	<u>860-429-6836</u>
<u>Joan Walker</u>	<u>421 So. Eagleville Rd.</u>	<u>860-487-0441</u>
<u>Mary Gawlicka</u>	<u>132 Lorraine Drive East</u>	<u>860-429-0887</u>
<u>PAT Michalak</u>	<u>67 Charles Lyne Storr E.</u>	<u>860-429-4864</u>
<u>Nancy Wengel</u>	<u>10-A Sycamore Dr.</u>	<u>860-429-7646</u>
<u>Lynell Polerski</u>	<u>5C Sycamore Dr, Storrs</u>	<u>860-429-3206</u>
<u>Fran Chesko</u>	<u>4B Sycamore Dr Storrs</u>	<u>860 429-1826</u>
<u>Jennifer Nash</u>	<u>P.O. Box 662, Mansfield Center</u>	<u>860 423 5463</u>
<u>Cynthia Johnson</u>	<u>507 Alder Lane, Storrs</u>	<u>860 429 5982</u>

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<u>Jane Blanshard</u>	<u>13 D Sycamore Dr, Storrs</u>	<u>860-429-4900</u>
<u>Francis Nichols</u>	<u>105 Wildwood Rd Storrs</u>	<u>860 429-1158</u>
<u>Janine <del>XXXX</del> GUGLER</u>	<u>53 Monticello Lane Storrs</u>	<u>860.429.3417</u>
<u>Oscar Lott</u>	<u>339 Chaffeeville Rd</u>	<u>860 429-9147</u>
<u>Roberta Petroff</u>	<u>'</u>	<u>'</u>
<u>Alma E. Maldonado Cordner</u>	<u>6 Edgewood Lane, Mansfield Center</u>	<u>860-456-2</u>
<u>John Gillman</u>	<u>68 Sycamore Dr Storrs</u>	
<u>Joseph Chasin</u>	<u>52 Constitution St Mansfield Ctr</u>	
<u>Jean Terry</u>	<u>40 Sycamore Dr Storrs</u>	<u>joanxterry@aol.com</u>
<u>Barbara</u>	<u>11 C SYCAMORE DR STORRS</u>	<u>860 47705</u>

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<u>NAME</u>	<u>ADDRESS</u>	<u>Phone or Email (opt)</u>
<u>Joseph T. Konecny</u>	<u>13 B Sycamore Dr. Storrs</u>	<u>860-429-4856</u>
<u>[Signature]</u>	<u>67 Charles Lane Storrs</u>	<u>860-429-4864</u>
<u>Connie Monusette</u>	<u>14B Sycamore Dr. Storrs CT</u>	<u>860-429-0041</u>
<u>Donald Monusette</u>	<u>14B Sycamore Dr Storrs, CT</u>	<u>860-429-0041</u>
<u>Bailey Blanshark</u>	<u>13-D Sycamore Drive Storrs, CT</u>	<u>860-428-8192</u>
<u>Kenneth Forman</u>	<u>13-A Sycamore Dr Storrs</u>	<u>Camilleforman9@gmail.com</u>
<u>Camille Forman</u>	<u>13-A Sycamore Dr. Storrs</u>	<u>" "</u>
<u>Kathy Weigold</u>	<u>497A Storrs Rd. Mansfield Ctr.</u>	
<u>Juli Wright</u>	<u>14A Hickory Dr. Storrs CT</u>	<u>860 497 1441</u>
<u>Jessan Binsthalmanew</u>	<u>302 S. Engleville Rd.</u>	<u>" "</u>

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Eileen Kennedy	49 Farrell Rd., Storrs Ct	429-4598
Jeanne Alford	180 Pudding Ln Mansfield Ct	jcannc@aol.com or 860 560 9100
Jacqueline B Bopp	533 Warmwood Hill Road	
Jayne Nolan	113 Beech Mountain Road	dnolan@xnet.net
Marian Brazzil	42 Beech Mtn. Rd., Mansfield Ct	mbrazzil@sne
Andrea A Morrison	37 Farmstead Rd, Storrs	860-429-1436
Clare B. Tate	14 Ridge Circle, Storrs	
Anita Z. Lubowitz	28 Willowbrook Rd, Storrs	429-0718 860
Sander C. Felle	31 Atwoodville Lane, Mansfield Ctr, CT	29
Jane S. Secker	15 Agronomy Rd. Storrs.	487-0296 JLSecker2861@SBC 960 11

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<u>NAME</u>	<u>ADDRESS</u>	<u>Phone or Email (opt)</u>
<u>Jim Deleger Sidney</u>	<u>74 Lynwood Rd.</u>	<u>860-429-7274</u>
<u>Kimberly Tanner</u>	<u>563 Mansfield City Rd</u>	<u>800-450-0531</u>
<u>Stuart Jay Sidney</u>	<u>74 Lynwood Rd.</u>	<u>860-429-7271</u>
<u>Donna Joffe Nell</u>	<u>64 Birchwood Hts</u>	<u>860/429.6580</u>
<u>Ami TARDUEN</u>	<u>37 Storrs Heights rd.</u>	<u>429-9365</u>
<u>Crystal Wad. Holed</u>	<u>149 Dog Lane Storrs</u>	<u>429 4467</u>
<u>DAVID MICHAELS</u>	<u>149 DOG LN, STORRS</u>	<u>429 4467</u>
<u>Michelle Palmer</u>	<u>32 Ellise Rd, Storrs</u>	<u>429-1474</u>
<u>Michael Palmer</u>	<u>32 Ellise Rd, Storrs</u>	<u>429-1474</u>
<u>Harlyn Eskin</u>	<u>Kaya Lane, Mansfield Ctr</u>	

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from town

Petition Regarding Assisted Living

Dead lock

To the Mansfield Town Council,

Carol

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<u>NAME</u>	<u>ADDRESS</u>	<u>Phone or Email (opt)</u>
<u>Carol McMillan</u>	<u>100 Waverneville Rd Mc</u>	<u>860 423-3774</u>
<u>Eva Eaton</u>	<u>24 Silo Rd. W Storrs</u>	<u>860 429-4638</u>
<u>Kathleen Moriarty</u>	<u>137 Courtyard Lane, Storrs</u>	<u>860-429-7692</u>
<u>Ann Kowaty</u>	<u>98 Fern Rd</u>	<u>860-423-2975</u>
<u>Audrey Barber</u>	<u>45 Farrell Rd STORRS</u>	<u>860.429-9679</u>
<u>Britchen O. Hall</u>	<u>62 Crane Hill Rd., Storrs</u>	<u>860-456-1027</u>
<u>Gloria S. Burt</u>	<u>97 Mansfield Hollow Rd. Mansfield Center</u>	<u>860-423-8208</u>
<u>Julia Sherman</u>	<u>43 Pinewoods Lane Mansfield Ct</u>	<u>860-423-8111</u>
<u>Carol Fricout</u>	<u>159 Conantville Rd Mans. Ctr</u>	<u>452-2719</u>
<u>Ann Bailey</u>	<u>75 Crane Hill Rd. Storrs/Mansfield</u>	<u>860-423-2136</u>
<u>Pamela Budgeford</u>	<u>112 Bessette Budge Rd, Mansfield Ctr.</u>	<u>860-451-1055</u>

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<u>Carol Keck</u>	<u>400 Eastbrook Hgts</u>	<u>860 450-0734</u>
<u>Elizabeth Peterson</u>	<u>577 MANSFIELD CITY RD</u>	<u>860-423-9632</u>
<u>Lisa Peterson-Dian</u>	<u>577 Mansfield City Rd</u>	<u>860 377-6132</u>
<u>Betty Pietras</u>	<u>18 Blake Lane Storrs</u>	
<u>Catherine Connolly</u>	<u>37 Davis Rd. Storrs, CT</u>	
<u>Anne Brath</u>	<u>20 Liberty Dr. Mansfield CT</u>	<u>860-336-75</u>
<u>Lenyidollis</u>	<u>Pl Orchard Hill Ln Storrs</u>	
<u>Kathy LaPerre</u>	<u>322 Main St. Willimantic, Ct</u>	
<u>Guia Mangano</u>	<u>532 Rt 82 Columbia, Ct</u>	

Return petition to: Sharry Goldman, 187 Browns Rd. Storrs CT 06268  
or Jane Ann Bobbitt, 88 Atwoodville Rd, Mansfield Center, CT 06250

the Mansfield Town Council,

the undersigned have waited for many years to have independent/assisted living built by a private developer in the town of Mansfield. It would provide a necessary service to moderate income seniors and people with disabilities while supporting Mansfield's tax base. The Brecht Report, commissioned by the Mansfield Town Council in 2005, proved that there was a market for such a facility. Since then, such a facility has not been built, or even been planned. It is our opinion that the Mansfield Town Council needs to reopen the request for proposals and recruit a developer willing to move forward expeditiously.

<u>NAME</u>	<u>ADDRESS</u>	<u>Phone or Email (opt)</u>
Anthony Rush	35 Somers Ln	06250-7557 - 860-456-1600
John P. Wood	2 Nutmeg Ct	Mansfield Conn Ct 860.450-0035
Patricia M White	1 Ft. Griswold La	Mansfield ctr. ct <sup>06250</sup> <del>06</del> <sup>860 923</sup> 6727
Sylvia Corcoran	3 Ft Griswold	S. Corcoran@snhs

Return petition to by April 15 to: Sharry Goldman, 187 Browns Rd. Storrs CT 06268

or Jane Ann Bobbitt, 88 Atwoodville Rd, Mansfield Center, CT 06250



(d) That, in their discretion, the Town Clerk is authorized to prepare a concise explanatory text regarding the resolution and the Town Manager is authorized to prepare additional explanatory materials regarding the resolution, such text and explanatory material to be subject to the approval of the Town Attorney and to be prepared and distributed in accordance with Section 9-369b of the General Statutes of Connecticut, Revision of 1958, as amended.

Motion passed with all in favor.

Mr. Haddad moved and Mr. Paulhus seconded to recess as the Town Council and convene as the Mansfield Resource and Recovery Authority.

Motion passed unanimously.

3. MRRA, Amendments to Solid Waste Regulations/Pilot Litter Control Program  
Director of Public Works Lon Hultgren reviewed the clarifications to the proposed regulations as requested by the Council.

Mr. Haddad moved and Mr. Ryan seconded to adopt the proposed amendments to the solid waste regulations, which amendments shall be effective November 1, 2010.

Motion passed unanimously.

Mr. Haddad moved and Mr. Paulhus seconded to adjourn as the Mansfield Resource and Recovery Authority and reconvene as the Town Council.

Motion passed unanimously.

## VII. NEW BUSINESS

\* 4. Status Report on Assisted/Independent Living Project  
Director of Human Services Kevin Grunwald, President of Masonicare Steve McPherson, Director of Planning Gregory Padick and Advisory Committee member Susanna Thomas provided updates on the Assisted/Independent Living Project to the Council. The term preferred developer was described as a company who is willing to work collaboratively with the Town to provide a project which will address the needs of seniors in Mansfield without undermining existing senior services.

Mr. McPherson explained that due to the economic downturn a number of projects have been put on hold. He expects to have a more definitive answer on the Mansfield Project once the Masonicare Board meets which will be within the next 45 to 60 days. To date the company has conducted an independent market study which supported the results of the Brecht study and has identified a property on Maple Road for which they have the right of first refusal until the end of the year.

Mr. Ryan moved and Mr. Paulhus seconded to maintain the status quo and revisit the situation at the October 25, 2010 Town Council meeting. At that time the Council will decide whether a reaffirmation of Masonicare as the preferred developer is warranted or not.

The motion passed unanimously.

5. Presentation on Region 19 Track and Athletics Field Renovation

\* August 23, 2010

Ms. Keane reported State Senator Don Williams spoke in support of reentry programs at the last meeting of the Reentry Round Table. Mansfield has one of the highest numbers of prison reentries in the State. The next meeting will be on December 3, 2010 and all Council members are welcome.

## VII. OLD BUSINESS

- \* 2. Status Report on Assisted/Independent Living Project  
Director of Human Services Kevin Grunwald updated Council members on the recent actions of Masonicare with whom he and the Town Manager have been meeting. The Masonicare Board has endorsed and funded the Mansfield project and the company has engaged an engineering firm to begin to look at the potential site.  
The company has also begun a new marketing study.

Council members discussed the role of the preferred developer, how many companies submitted RFQs, the need for a facility and the desire of citizens to have both rentals and buy-in opportunities.

3. Community Water and Wastewater Issues/Four Corners Water and Sewer Project  
Environmental Partners has been selected to conduct the water source study, permitting and design for the Four Corners water and sewer project.

## VIII. NEW BUSINESS

4. Capital Improvement Program Closeouts/Adjustments  
Mr. Ryan moved and Mr. Paulhus seconded, effective October 25, 2010, to approve the adjustments to the Capital Projects fund, as presented by the Director of Finance in her correspondence dated October 12, 2010.

The Finance Committee has reviewed the adjustments and recommends its approval.  
Motion passed unanimously.

5. Classification of Budget Analyst and Accounting Manager Positions  
Mr. Paulhus moved and Ms. Keane seconded, effective October 25, 2010, to set the pay grade for the budget analyst position at grade 18 and the accounting manager position at grade 21 of the town administrator pay plan.

The position of Treasurer will be assigned to the Accounting Manager.  
Motion passed unanimously.

## IX. DEPARTMENTAL AND COMMITTEE REPORTS

Ms. Keane noted the Communication Advisory's Committee's comments (Page 71) regarding the website and asked if steps have been taken to address their concerns. Town Manager Matt Hart referred Council members to Item 8 on the

\* October 25, 2010

Howard Raphaelson, Timber Drive, noted that many times the efforts of citizens, like those of Tim Quinn, are not recognized and thanked the Councilors for all their efforts and dedicated service. Mr. Raphaelson has spoken to many citizens who do not feel the need to express their opinions regarding the operation of Town government because they are happy with the way the Town is being managed.

#### IV. REPORT OF TOWN MANAGER

Report attached.

Town Manager Matt Hart welcomed Councilor Shapiro. Mr. Hart also announced the retirement plans of Director of Planning Greg Padick.

Mr. Hart reported that the issues with the septic system at Jensen's still exists, it was the issue with the water that has been addressed.

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

Mayor Paterson announced that Ms. Moran will chair the Personnel Committee and Mr. Shapiro will chair the Committee on Committees. The Mayor requested the Republican members of the Council let her know if they have any suggested changes for their assignments.

Ms. Moran announced the letter presented at the last meeting regarding public discourse has been amended and sent to the Chronicle as a personal letter.

#### VI. OLD BUSINESS

- \* 1. Status Report on Assisted/Independent Living Project  
Councilor Shapiro recused himself from the discussion as he is the Chairman of the Board of New Samaritan, a company with similar business interest. John Paul Venoit, Senior Vice President of Residential Services of Masonicare, updated the Council on the proposed independent/assisted living project. The main challenge yet to be addressed is a water source for the project. The company has a meeting with UConn on February 4, 2011 to discuss the possibility of a water connection. If that is not possible, Masonicare will look at other locations in Town. Staff will attend the meeting on February 4<sup>th</sup> and will report back to the Council.

#### 2. Community Water and Wastewater Issues

Director of Public Works Lon Hultgren and Four Corners Water and Sewer Advisory Committee Chair Gene Nesbit updated the Council on the preliminary findings outlined in the draft Water Source Study prepared by Environmental Partners. The site identified with the most potential is in the Eagleville Lake area. The Committee requested the report be put on the Town's website and distributed to committees who might have an interest in the subject. Town Manager Matt Hart has had initial conversations with the Town Manager in Coventry regarding the possibility of a joint venture.

#### VII. NEW BUSINESS

- 3. Appointment of Council Member  
See Above

- 4. Meet with State Legislators

\* January 24, 2011

stated that the agenda for the Personnel Committee was posted outside the Town Clerk's office but was not on the website.

Ms. Moran moved and Mr. Schaefer seconded to move Item 3, Status Report on Independent/Assisted Living Project, as the next item of business. The motion passed unanimously.

V. REPORT OF TOWN MANAGER

Report attached.

The Town Manager reported that the rating presentation with Moody's, conducted earlier in the day, went very well and he does not anticipate any changes in the Town's rating status.

The Manager will provide a history of fee setting at the Community Center and additional details regarding the cost of refilling and heating the Community Center pool for the next meeting.

VI. REPORTS AND COMMENTS OF COUNCIL MEMBERS

Mr. Ryan noted the proposed Region 19 budget is the Superintendent's budget which will be reduced during the budget process and that the proposed budget includes only ten potential students from Columbia.

Mr. Kochenburger corrected a statement made during public comment regarding the percentage of town residents who are members of the Community Center. His statement, as presented at an earlier meeting, was that of all the Town services offered the Community Center probably has the highest percentage of Town residents participating.

Mr. Schaefer moved and Ms. Moran seconded to add Item 7A, MMA Fuel Conversion Project – Resolution of October 26, 2009, to the agenda.

The motion passed unanimously.

VII. OLD BUSINESS

2. Amendment to Fee Waiver Ordinance – Senior Center Program

Mr. Shapiro moved and Mr. Ryan seconded adoption of the proposed February 14, 2011 amendment to the Fee Waivers Ordinance which would add senior center fees as a fee that may be waived.

Mr. Kochenburger requested a statement indicating that the amendment shall be effective 21 days after publication in a newspaper having circulation within the Town of Mansfield be added to the motion.

Agreed to by the maker and seconder of the motion the amendment as revised was approved by all.

\* 3. Status Report on Independent/Assisted Living Project  
Mr. Shapiro recused himself from the discussion.

John Paul Venoit, Senior Vice President of Residential Services of Masonicare, reiterated that Masonicare would like to pursue the assisted/independent living project in Mansfield at the Maple Road location but lacks the necessary water to

\* February 28, 2011

move forward. Mr. Venoit stated that assurances of support from the Town Council to the Board of Directors would be helpful. Council members established that a letter of support would be a commitment to work collaboratively with Masonicare to procure water but would not be a commitment of funds or bonding.

Mr. Kochenburger moved and Ms. Moran seconded, effective February 28, 2011, to authorize the Mayor to issue a letter to the Board of Directors of Masonicare, conveying the Town Council's support and commitment to working collaboratively with the appropriate parties to secure water and wastewater service for Masonicare's independent/assisted living project in Mansfield.

The motion passed with all in favor except Mr. Shapiro who abstained.

#### 4. Community/Campus Relations

Ms. Moran, Chair of the Community Quality of Life Committee, reported the Committee is discussing an ordinance regarding large gatherings. The Town Manager also reported on a meeting held with the State Police to discuss the implementation of the proposed nuisance ordinance. The Troopers had a few language suggestions but are in support of the efforts and are willing to enforce the criminal portion of the ordinance.

### VIII. NEW BUSINESS

#### 5. Meeting with Senator Williams

State Senator Don Williams outlined the difficult budget situation faced by the State and answered questions from Council members. Senator Williams expects the Governor's proposal regarding the reduction of state reimbursement for school projects to be upheld or even further reduced and is confident the budget process will be completed by the beginning of May. The Senator will also explore the possibility of allowing an increase in the employee contributions to the MERS retirement system to be a subject of collective bargaining.

#### 6. Public Information Meeting – Storrs Road Enhancement Project

Mr. Schaefer moved and Mr. Shapiro seconded, effective February 28, 2011, to schedule for 7:15 p.m. at Town Council's regular meeting on March 28, 2011, a public information session regarding the Storrs Road Enhancement Project. Motion passed unanimously.

#### 7. Small Cities (Community Development Block Grant) Public Hearing – Housing Rehabilitation

Mr. Ryan moved Mr. Shapiro seconded, effective February 28, 2011, to schedule a public hearing for 7:30 p.m. at the Town Council's regular meeting on March 28, 2011, to solicit public comment regarding the proposed application to the State Department of Economic Community Development for funds under the Small Cities Program. Motion passed by all.

#### 7a. MMS Fuel Conversion Project – Resolution of October 26, 2009

Director of Finance Cherie Trahan stated this motion is a clarification of the resolution approved by the Council on October 26, 2009.

February 28, 2011

Mayor Paterson thanked Mr. Saddlemire for the efforts of the University to make Spring weekend a non-event and for all the help and cooperation provided.

IV. REPORT OF TOWN MANAGER

Town Manager Matt Hart outlined the history of the Town's involvement with the abandoned bus garage on Fern Road and noted that staff is reviewing possible environmental issues and options. A report will be forthcoming.

The Town Manager suggested the issues raised by Ms. Kucharski regarding the use of dirt bikes and ATVs be referred to the Community Quality of Life Committee and will also be reviewed at a staff level.

Ms. Hilding's concerns as outlined in her letter will also be reviewed at a staff level and feedback will be provided to the Council at the next meeting.

V. REPORTS AND COMMENTS OF COUNCIL MEMBERS

Council members reviewed the factors that contributed to Spring Weekend being a non event this year including the actions of the apartment managers, the elimination of guest privileges in the dorms, the parking bans, the enforcement of ordinances and the timing of the weekend.

Mr. Ryan moved and Ms. Keane seconded to add an examination of the use of ATVs and dirt bikes in Town to the agenda. The motion passed unanimously.

Mr. Kochenburger moved and Mr. Shapiro seconded to add the appointment of a member of the Town Council to the Regionalization Committee. The motion passed unanimously.

VI. OLD BUSINESS

\* 1. Status Report on Independent/Assisted Living Project

Mr. Shapiro recused himself from the discussion.

John Paul Benoit and Stephen McPherson of Masonicare discussed the reasons for the delay in the project including the worldwide financial collapse; the amenities to be offered; the site location; and the "aging in place" philosophy of the company.

2. Draft UConn Water Supply Plan

Mr. Schaefer moved and Mr. Paulhus seconded, effective April 25, 2011, to authorize the Mayor to co-endorse with the PZC Chairman Town comments on the University of Connecticut's May 2011 Water Supply Plan.

Motion passed unanimously.

3. Small Cities (Community Development Block Grant) Public Hearing – Housing Rehabilitation

Mr. Paulhus moved and Ms. Moran to schedule a public hearing for 7:30 p.m. at the Town Council's regular meeting on May 9, 2011, to solicit public comment regarding the proposed application to the State Department of Economic Community Development for funds under the Small Cities Program.

Motion passed unanimously.

VII. NEW BUSINESS

4. Fair Housing Policy and Resolution

Ms. Moran moved and Mr. Kochenburger seconded, effective April 25, 2011, to adopt the attached Fair Housing Policy Statement, to adopt the attached Fair Housing Resolution, and to adopt the attached Compliance with Title VI of the Civil Rights Act of 1964 Policy.

Motion to approve passed unanimously.

\* April 25, 2011

# **NEWS FROM MASONICARE**

## ***FOR IMMEDIATE RELEASE***

Contact: Margaret Steeves  
203-678-7740  
msteeves@masonicare.org

### **Masonicare Purchases Property in Mansfield**

**Wallingford, CT, July 13, 2011** ..... Nearly three years after being selected by the Mansfield Town Council to be its preferred developer of a senior community, Masonicare has purchased a 40-acre parcel of land on Maple Road.

“This is a major step forward in our plans,” said Masonicare CEO Stephen B. McPherson, following the closing on June 30. The non-profit senior living and healthcare organization envisions a 100-unit retirement community to start, featuring apartments that can accommodate both independent living services, particularly assisted living, to allow seniors to “age in place.” The property’s proximity to the University of Connecticut, town services such as the senior center, and to Mansfield Center for Nursing and Rehabilitation also make it ideally suited for a retirement community. In addition, Windham Hospital is just 8 miles from the site.

While the exact timeline for groundbreaking is dependent on the establishment of a reliable water supply, there is a state bonding project underway to bring water to the area. “It could be two to three years out, but our plans are to integrate the new community into

Continued ...

the fabric of the town and the university environment,” Mr. McPherson added. “We are appreciative of the confidence and support of the town, especially Mayor Paterson, Director of Human Services Kevin Grunwald and Town Manager Matthew Hart. With the construction of the Storrs Center project and the continuation of UConn’s 21<sup>st</sup> Century building program, there are great things going on in Mansfield. We look forward to being an integral part of that excitement and growth.”

“The acquisition of the land represents an important step and demonstrates Masonicare’s commitment to moving the project forward,” said Hart. “We look forward to a continued partnership with Masonicare as we work to bring this project to fruition.”

Founded in 1889, Masonicare is Connecticut’s largest provider of senior services with a continuum that includes independent and assisted living, home health care and hospice, rehabilitation and physician services.

# # #

PAGE  
BREAK



Committee on Committee  
Special Meeting – June 14, 2011

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. APPROVAL OF MINUTES

Mr. Ryan moved and Mr. Shapiro seconded approve the minutes of the March 23, 2011 meeting as presented. Motion passed with all in favor except Ms. Lindsey who abstained. Ms. Lindsey moved and Mr. Ryan seconded to approve the minutes of the March 21, 2011 meeting as presented. The motion passed unanimously.

3. OPPORTUNITY FOR PUBLIC COMMENT

No comments were offered.

4. PARKS ADVISORY COMMITTEE

Parks Coordinator Jennifer Kaufman was present to discuss the proposed changes to the charge for the Parks Advisory Committee. By consensus the Committee agreed to change Item g to read as follows, "Provide input to staff regarding potential budget needs concerning Town parks, preserves and natural areas." Mr. Ryan moved and Ms. Lindsey seconded to recommend to the Council the adoption of the proposed charge for the Parks Advisory Committee. Motion passed unanimously.

5. COMMITTEE VACANCIES/APPLICATIONS

Mr. Ryan moved and Mr. Shapiro seconded to recommend the appointments of Ellen Tulman, Janice Boltseridge and Yujin Kim to the Mansfield Advocates for Children Committee. The motion passed with Mr. Ryan and Mr. Shapiro in favor and Ms. Lindsey in opposition. Members discussed the advisability of appointing volunteers who do not live in Town to the Town's advisory committees. A quick review of the Mansfield Code identified a residency requirement only for members of the Board of Ethics. Chairman Shapiro will raise the issue as part of his report to the Council.

Mr. Shapiro will contact Patricia Hempel regarding a vacancy on the Human Service Advisory Committee.

Ms. Lindsey moved and Mr. Ryan seconded to recommend the appointment of William Lennon to the Four Corners Water and Sewer Advisory Committee. The motion passed unanimously. Ken Rawn, the Chair of the Advisory Committee will contact Noah Lerman.

Mr. Ryan moved and Ms. Lindsey seconded to recommend the appointment of Meredith Poehlitz to the Agricultural Committee. The motion passed unanimously.

Mr. Ryan moved and Ms. Lindsey seconded to recommend the appointment of James Raynor to the Board of Ethics. The motion passed unanimously. Mr. Shapiro will contact John DeWolf to ascertain his interest in serving on the Board.

Mr. Ryan moved and Ms. Lindsey seconded to recommend the reappointments of Isabelle Atwood, Barry Burnham, Rudy Favretti and Winston Hawkins to the Cemetery Committee. The motion passed unanimously. Mr. Shapiro will contact Keith Wilson to ascertain his interest in serving on the Committee.

6. COMMITTEE COMMUNICATIONS

Mr. Shapiro offered to call potential volunteers for the Arts Advisory Committee including Joseph Tomanelli and David Vaughan.

Ms. Lindsey moved and Mr. Ryan seconded to change the commencement date for the terms of the members of the Commission on Aging from September 30<sup>th</sup> to September 1<sup>st</sup>. Motion passed unanimously.

7. ADJOURNMENT

Ms. Lindsey moved and Mr. Ryan seconded to adjourn the meeting at 4:20 p.m.

Respectfully submitted,

Mary Stanton, Town Clerk



Committee on Committee  
Special Meeting – June 17, 2011

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. APPOINTMENT TO THE BOARD OF ETHICS

Mr. Ryan moved and Ms. Lindsey seconded to recommend the appointment of John DeWolf to the Board of Ethics contingent on his resignation from the Advisory Committee on Persons with Disabilities. Mr. DeWolf will be filling the term currently held by David Ferraro, which term expired on June 30, 2009. The motion passed unanimously.

3. ADJOURNMENT

Ms. Lindsey moved and Mr. Ryan seconded to adjourn the meeting at 9: 10 a.m. Motion passed unanimously.

Respectfully submitted,

Mary Stanton, Town Clerk

To: Town Council/Planning & Zoning Commission  
 From: Curt Hirsch, Zoning Agent   
 Date: July 13, 2011

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

Activity	This month	Last month	Same month last year	This fiscal year to date	Last fiscal year to date
Zoning Permits issued	14	12	12	104	143
Certificates of Compliance issued	12	10	14	104	112
Site inspections	33	43	56	406	519
Complaints received from the Public	3	3	6	44	42
Complaints requiring inspection	3	3	5	37	33
Potential/Actual violations found	0	2	3	27	49
Enforcement letters	5	6	15	104	134
Notices to issue ZBA forms	0	1	0	3	9
Notices of Zoning Violations issued	5	2	2	20	36
Zoning Citations issued	0	0	0	39	47

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

TOWN OF MANSFIELD  
Sustainability Committee  
Minutes of the Meeting  
June 9, 2011

Present: Stoddard (chair), Sherman, Loxsom, Hart, Miller, Matthews, Miriam Kurland (guest), Keri Rowley (guest), Linda Painter (guest), Virginia Walton (staff)

Stoddard called the meeting to order at 5:06 pm.

The minutes from the May 14, 2011 meeting were approved on a motion from Miller/Hart.

Hart reported that the back of Jensen's property has been identified as the preferred site for a sewer system pump station to serve the development around the Four Corners area. Bill Lennon is being appointed to serve on the Four Corners Advisory Committee. Miller added that state funding allocated for UConn's Tech Park includes money to build a water supply system for the Four Corner development. A scoping meeting for additional water supply sources will be held on June 28 at 7 pm in room 104 of the UConn Student Union. The committee discussed attending and submitting written comment by the July 7, 2011 deadline.

Walton reported on a successful local launch of the Neighbor to Neighbor energy challenge. Mansfield has been challenged to increase the number of households to receive a free bulb retrofit to 30 by the end of June (to date 14 have been done). Walton will send the bulb retrofit flyer to committee members so that they can promote it. Sherman will publicize to the EO Smith High School community. Matthews will hand out the flyer in her neighborhood.

The committee reviewed municipal buildings energy graphs that included the energy use per square foot and energy use per square foot per hours of building occupancy. The committee identified next steps: 1) keeping data updated, 2) asking Bill Hammon, Director of Maintenance, to analyze the data and attend the August meeting, 3) filling in details of each building's energy history and 4) better data tracking, especially school bus fuel usage. Ultimately this information will be used to create a climate action plan.

Rowley reported on the Mansfield Hollow hydro project. She stated that although there is no longer qualified energy conservation bond (QECB) money available, more money may be allocated to this type of bond. The Town's financial advisor and town bond attorney are reviewing the Mansfield Hollow hydro project. If the project qualifies for a QECB and money is available, then bond funding will need to go through the referendum process. Hart will contact the Shifrins about making a presentation to the Town Council. The Committee will submit a letter of support if Hart deems it necessary. Hart will find out if the Shifrins are still interested in a purchase power agreement should bonding not work out. Walton will reschedule a tour of the Kirby Mill.

Walton announced two upcoming programs - home energy basics on June 28, 2011 at 7 pm in the Community Center and an introduction to transition towns on July 26, 7 pm at the Mansfield Town Hall. Flyers were circulated.

Miller gave a report on UConn's sustainability activities. A pre-bid conference was held earlier in the week as part of a joint Town and UConn effort to bring car sharing to the area. The RFP states that at

least one of the car sharing vehicles should be all electric. Both the Town and UConn are installing an electric car charging station donated from CL&P. UConn also received a DOT grant to get an electric van. Miller is working on a purchase power agreement with UTC for a hydrogen fuel cell at the Depot campus, which will take the campus off the grid and provide heat for many of the facilities. UConn is in the midst of retro-commissioning 34 buildings with an expected savings of \$500,000 per year.

The next meeting is scheduled for July 14, 2011. The meeting was adjourned 6:40 pm.

Respectfully Submitted,

Virginia Walton

**MANSFIELD DOWNTOWN PARTNERSHIP  
ADVERTISING AND PROMOTION COMMITTEE  
Mansfield Downtown Partnership Offices  
Tuesday, March 22, 2011  
5:00 pm**

**MINUTES**

Present: David Woods, Andrew Ewalt, Dee Goodrich, Janet Jones, and Kristin Schwab

Staff: Cynthia van Zelm and Kathleen Paterson

**1. Call to Order**

David Woods called the meeting to order at 5:05 pm.

**2. Public Comment**

There was no public comment.

**3. Approval of Minutes from November 17, 2010 and February 10, 2011**

Kristin Schwab moved to approve the Minutes as presented.

Andrew Ewalt seconded the motion.

The motion passed unanimously.

**4. Update on Storrs Center project including communications**

Cynthia van Zelm reported that the Storrs Center project is moving ahead. She said that she and representatives from the Town, LeylandAlliance, and EDR would provide a public update on April 26 at 7:00 pm in the Bishop Center. She added that the presentation would be similar to the updates done in previous years.

Janet Jones asked about the status of 13 Dog Lane.

Ms. van Zelm explained that LeylandAlliance had bought the building and is working with the tenants. She said that Leyland also bought the former Phil's building and is renovating the downstairs space to accommodate Select Physical Therapy until Phase 1A is ready for tenants.

Ms. Schwab commented that she is often asked what the rents will be for the apartments. She asked if that would be announced before leasing begins.

**Ms. van Zelm will ask Susan Jennings from EDR.**

## **5. Update on spring newsletter**

Kathleen Paterson reported that *the Chronicle* had sold more ads than usual for this issue and so the size of the newsletter has increased from eight pages to twelve. She said the newsletter will be published April 5.

Ms. Jones suggested including photos of the properties that Leyland has purchased.

## **6. Discuss Annual Report**

Ms. van Zelm explained that the Partnership had decided to work with *the Chronicle* for the 2010-2011 Annual Report.

Ms. Paterson noted that the format will be a catalogue style, similar to the Parks and Recreation brochures.

## **7. Discuss construction communications plan**

Ms. Paterson reviewed the draft construction communications plan. She said that the goal is to help residents and visitors stay informed about the progress in a cohesive manner. Ms. Paterson added that a key component will be the construction blog, which will be linked from the Partnership's, Town's, Storrs Center's websites and potentially from UConn's and E.O. Smith's sites.

Mr. Ewalt asked about how frequently the blog would be updated.

Ms. Paterson said it could be updated weekly and noted that is an issue to decide prior to launching the blog.

Dean Woods suggested linking to the CRT and von der Mehden websites.

**Ms. Paterson will work with Dean Woods to communicate with the performing venues to anticipate when traffic may be slowed.**

Ms. Goodrich suggested looking for ways other than through *UConn Today* and *The Daily Campus* to reach the campus community. She said campus-wide emails were more effective.

Dean Woods suggested providing alternate routes to campus.

Ms. Schwab thought any suggestions should be general and not directing visitors to travel through specific neighborhoods.

Ms. Jones asked if there were plans for an ombudsman or hotline to handle questions from the public.

**Ms. van Zelm will talk to the general contractor to find out how questions are handled on other projects.**

Ms. Goodrich suggested talking to Cara Workman about adding a message about construction to any invitations that go out through her office.

### **8. Update on *Festival on the Green***

Dean Woods explained that the *Festival on the Green* will be later in September than in past years because it will be anchoring a weekend of events that the School of Fine Arts (SFA) will be hosting to commemorate its 50<sup>th</sup> anniversary. He reviewed preliminary plans for some of SFA's events, which will take place from Thursday, September 22 through Saturday, September 24.

Ms. Paterson said that the Celebrate Mansfield Weekend events would take place in the same order but with the different dates. She added that there are no scheduling conflicts with Vintage Mansfield, Picnicpalooza!, the Celebrate Mansfield Parade, and the *Festival*. She said that the League of Women Voters of Mansfield had decided to keep to the previous schedule and will hold the Know Your Towns Fair on September 10.

The committee expressed enthusiasm for the planned events.

### **9. Other**

Ms. Schwab introduced the idea of a plan or a set of tools to identify green spaces in the new downtown and surrounding areas, which she believes will be an attraction for both residents and visitors.

### **10. Adjourn**

Ms. Goodrich moved to adjourn the meeting.

Ms. Schwab seconded the motion.

The meeting adjourned at 6:00 pm.

*Minutes prepared by Kathleen M. Paterson*

TOWN OF MANSFIELD  
Solid Waste Advisory Committee  
Minutes of the Meeting  
January 13, 2011

Present: Knox (chair), Roberts, Smith, Milius, Walton (staff), Hultgren (staff), Andrew Graves (guest)

The meeting was called to order at 7:35 p.m.

The minutes of the October 28, 2010 meeting were accepted.

Andrew Graves, from BL Companies, discussed the waste management plan for the first phase of the Storrs Center buildings. Under this proposal, the commercial waste will be combined with the multi-family waste, the collection of trash and recycling will be multiple times per week, and there will be trash and recycling carts on each residential floor in which the management company will be responsible for moving and emptying into the dumpsters. Roberts raised the concern of easy truck access to the dumpsters near building DL-1. Walton suggested that carts smaller than 95 gallons be used on the floors to make it easier to empty into the dumpsters. Having found no other issues, the committee thought that the Storrs Center trash/recycling service should be incorporated into the multi-family contract.

Walton did more investigating about automated service. Willimantic Waste Paper charges \$7 to \$9 per household per month in surrounding towns for automated trash and recycling service. There are vendors selling 20 gallon automated carts, so the Town could switch to automated service without discontinuing its current service levels. Mayo & Sons indicated that their future plans does not include offering automated service.

Walton stated that two trash containers were purchased for the Hunting Lodge Road walkway. When the weather warms, a concrete base will be constructed and the cans will be secured. There is one outstanding recycling citation along Hunting Lodge Road.

Walton reported that the State has delayed instituting the electronics recycling law again, but the Town's vendor, WeRecycle!, stopped charging for electronics. As of November 15, 2010, America Recycles Day, residents are no longer being charged for electronics at the transfer station.

Hultgren reviewed the solid waste budget. Last year's budget balanced with a \$33,000 gain. The solid waste fund has a balance of \$200,000. The revenue for recyclables ranged from \$5 to \$17 per ton, depending on the market, for 2009/2010. The Town discontinued revenue sharing for recyclables in 2009; however, the revenue for recyclables was approximately the same under the new agreement.

Hultgren reported that there are certain items at the transfer station that are disappearing because of their market value – car batteries, propane tanks, aluminum, copper, brass and Freon containing appliances. Of particular concern are the refrigerant-containing appliances. They are taken for the copper coil which are cut from the appliances, venting chlorofluorocarbons into the air. Locking the appliances or moving them away from the back gate is being explored.

Walton stated that Holinko Estates is participating in a pilot using a uniquely painted recycling dumpster. After the first week, although the volume of recycling has not changed, it is a clean sort. If this pilot is deemed successful, it may be worth trying out at other multi-family residences.

The next meeting is scheduled for March 10, 2011.

The meeting was adjourned at 9:15 pm.

Respectfully Submitted,

Virginia Walton  
Recycling/Refuse Coordinator

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

**ARTS ADVISORY COMMITTEE**  
 Meeting of Tuesday, 07 June 2011  
 Mansfield Community Center (MCC) Conference Room

MINUTES

1. The meeting was called to order at 7:02pm by Kim Bova. *Members present:* Kim Bova, Tom Bruhn, Blanche Serban. *Members absent:* Scott Lehmann. *Others present:* Jay O'Keefe (staff).

2. The minutes of the 03 May 2011 meeting were approved as written, except that the Festival on the Green is on 9/25.

3. **Membership.** Jay Ames's letter of resignation was acknowledged. Now the Committee has at least two openings.

**5. MCC exhibits.**

- a. Jay Ames's exhibition was approved. Jay O'Keefe will contact him.
- b. Heart Gallery is proposing to display adoption photos to go on display in 2012. Exhibition time can be reserved for September 1st through October 15th. Jay O'Keefe will email the organization to find out if this is a good option.
- c. **Murray Wachman** would like to apply again for a show. His exhibition can be tentatively scheduled to start on October 15th.
- d. Kim Bova will submit an application to exhibit her "Portraits" (photography printed on canvas).
- e. Blanche will contact **Reneé Raucci** to find out when she plans to bring in the artwork. In case Renee cannot put up the show, Tom can bring in watercolors from an estate donation, now in the possession of Benton Museum.
- f. **James Gabianelli** applied for a show, and images of his work can be seen on his website at: [www.machineartbyJim.com](http://www.machineartbyJim.com). The committee needs more details about his proposed exhibition.

Exhibit Period	Entry cases		Sitting room		Hallway	
	Double-sided	Shelves	Upper (5)	Lower (3)	Long (5)	Short (2)
15 Apr – 31 May	<i>Mansfield School Art</i>					
01 Jun – 15 Aug	<i>Storrs Puppet Theatre items?</i>		<i>Reneé Raucci? (watercolors)</i>		<i>Helen Dewey (watercolors)</i>	
15 Aug – 15 Oct	<i>Festival advertising Art show winners</i>					

5. **Downtown Partnership.** Jay O'Keefe brought to attention a report about public spaces. There will be a meeting discussing public spaces on June 22nd, 7 pm, at the town hall. Kim is planning to attend.

6. **Adjourned** at 7:35pm. Next meeting: 7:00pm, Tuesday, 05 July 2011.

Blanche Serban, Secretary

Town of Mansfield  
Energy Education Team  
Minutes of Meeting  
June 14, 2011

Present: Coleen Spurlock (acting chair), Dennison Nash, Pene Williams, Sally Milius, Virginia Walton (staff)

The meeting was called to order at 7:04 pm by acting chair Coleen Spurlock.

The minutes of the May 17, 2011 were reviewed and accepted.

Walton reported on the EO Smith ribbon cutting on May 19 for the additional 3 kilowatt rooftop solar panels earned through CleanEnergyOptions sign ups.

The Neighbor to Neighbor local launch was on May 21. Mansfield was challenged by the Town of Windham to increase the number of household bulb retrofits from 14 to 30 by the end of June. The team decided to have a table outside of the Mansfield Community Center on a Saturday morning, probably July 9, 2011. Sally will arrange the details and Coleen offered to help that day. Walton will find out if there is internet access immediately outside of the Community Center.

Coleen reported that there were about 40 people at the DIY Solar presentation on June 6. About half of the attendees were from other communities. The presenter, Martin Fox, plans to offer an 8 to 10 week class through the Community Center on how to build a solar system. It was suggested that Dr. Fox be asked to present the Introduction to DIY Solar again.

Sally stated that resident Peter Governale has offered to facilitate do-it-yourself energy efficiency classes through the Community Center.

Walton reported that there is \$303.43 left in the Community Innovations grant to allocate to an organization who will promote CleanEnergyOptions. Sally volunteered to approach the community service club at the Community Center. Using a successful idea from another town, the community service club might ask residents to sign up for CleanEnergyOptions and in return donate \$10 to a charity of their choice.

Pene gave a report on upcoming meetings that have been posted through the 20by2010 clean energy google group. Walton will be attending the Connecticut Municipal Climate Network Workshop on Monday, June 20, 2011.

Sally asked if the team would be interested in participating in Moving Planet on Sept 24 – a day dedicated to move beyond fossil fuels. September 24, 2011 coincides with the Celebrate Mansfield weekend. Some ideas included offering bicycle taxis during the weekend, making hand cranked ice cream, or pressing cider. Biking as an alternative mode of transportation could have a presence during the Festival parade. These ideas will be revisited at the next meeting.

Dan Britton is no longer available to attend the meetings. Coleen Spurlock volunteered to serve as the chairperson.

Walton presented a proposal from TitanEnergy, an energy broker, offering 100% "green" residential electrical service through Direct Energy (a competitor to CL&P). The green energy is from Texas wind power. Although the per kilowatt hour price is lower than CL&P, it was decided that participating in this agreement would be working against the CleanEnergyOptions program, which is dedicated to adding clean sources of power to the New England grid.

A Transition Towns program is scheduled for Tuesday, July 26, 2011. Flyers were distributed. Members were asked to promote it. Publicity and press releases have been sent out.

Coleen has formed an informal group called the FrackPack, focused on the issues related to natural gas hydrologic fracturing. She will keep the team abreast of their efforts.

It was suggested that Roger Smith be asked to attend a future meeting to talk about recruiting new members. Walton will follow up with him.

The next meeting is scheduled for July 12, 2011. The meeting was adjourned at 8:23 pm.

Respectfully Submitted,

Virginia Walton

Town of Mansfield Traffic Authority  
Minutes of the Meeting – May 24, 2011

Present: Hart, Hultgren, Meitzler, Jackman, Padick, Painter

There were no corrections to the minutes for the April 26, 2011 meeting.

Pedestrian awareness campaign – no response from UConn recently. Hultgren will try contacting William Went to see if there is any interest from a transportation perspective.

Safety improvements, 72 Mansfield City Road – No response from DOT on the request to make the signals at the frontage roads flash red instead of yellow – Hultgren will check with DOT to determine the status of this request. Meitzler handed out a plan for 90 feet of guardrail along Mansfield City Road just north of Meadowbrook Road. After some discussion, Meitzler agreed to extend the railing one section to the north, making the run 100 feet. With the understanding that the property owner of the corner property (along which this section of railing will run), members approved the installation.

Pedestrian safety along Route 32 – DOT was unwilling to do anything to increase pedestrian safety on Route 32 near the Windham Town line, but did say that the Towns could make the improvements on the state's right of way. Members felt that this area of 32 could serve many people from Pleasant Valley, Woods, Buckingham and Thornbush Roads and suggested these projects should be added to the Town's priority walkway planning document. Engineering staff will work up the data for the proposals and ask the Transportation Advisory Committee to consider adding it to the priority walkway list.

Hillyndale Road traffic concerns – no traffic data acquired as yet as the Town's traffic classifying equipment is being repaired. This is also the case for Baxter Road and Hanks Hill Roads.

Traffic concerns on Ravine Road – Questionnaires have not yet been sent to the property owners on Ravine Road asking for comment on both closing off the dirt section of the road and closing it in the winter months. Hultgren said that he had contact UConn facilities about a series of directional signs on Route 32 directing people up to North Eagleville Road to get to UConn, but needed a proposal to present to them. Meitzler said he would draft up a proposed series of signs for their consideration.

Storrs Center Parking Regulations -- Hultgren passed out proposed changes for the Town's parking regulations to deal with parking violations in and around the Storrs Center development. Discussion took place, but no action was taken. Hultgren will circulate an updated draft to Authority members prior to the June meeting.

Stop sign request, Hanks Hill Road at Stone Mill Road – this request was discussed but not action taken. Meitzler will review the intersection once again to see if any action is warranted.

Memorial Day Parade road closures – the closing of Route 195, Bassetts Bridge Road and Cemetery Road were approved for May 30<sup>th</sup>'s Memorial Day activities.

Tri-State Trek bicycle tour – approved for July 22-24, 2011 subject to the usual conditions (satisfaction of the Resident State Trooper, public notifications, etc.)

Storrs Center parking garage – The PZC Chairman's letter expressing concern over the intersection just south of the parking garage and intermodal center was discussed. No action was taken.

Respectfully submitted,

Lon Hultgren  
Director of Public Works

**MANSFIELD DOWNTOWN PARTNERSHIP  
FINANCE AND ADMINISTRATION COMMITTEE**

**THURSDAY, MAY 26, 2011**

**MINUTES**

Present: Chair Tom Callahan, Phil Barry, Harry Birkenruth, Mark Hammond, Phil Spak, and Frank Vasington

Staff: Cynthia van Zelm

Guest: Lon Hultgren

**1. Call to Order**

Phil Barry called the meeting to order at 3:08.

Chair Tom Callahan joined the meeting.

**2. Approval of Minutes from April 28, 2011**

Harry Birkenruth made a motion to approve the minutes. Phil Barry seconded the motion. The minutes were approved unanimously.

**3. Update on Storrs Center**

Cynthia van Zelm said that remediation of the former UConn Publications building is underway, prior to demolition.

Ms. van Zelm said the Storrs Center team is working on finalizing the required conditions from the CT State Traffic Commission requirements before it issues final approval. Director of Public Works Lon Hultgren joined the meeting and reviewed the required conditions with the Committee.

The Committee discussed continued interest in the retail strategy for Storrs Center.

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

Mr. Callahan said that State Senator Don Williams had expressed interest in determining what could be done to bring industry to the area with its accompanying jobs, and the discussion of focusing on the tech park emerged.

The University indicated that addressing the need for an additional water source would need to be part of the discussion. Senator Williams proposed \$18 million for the tech park which would include infrastructure related improvements such as water and road improvements. The goal would be to bring together a group of researchers similar to what has been done for the fuel cell industry in Connecticut. The second phase would a more substantial research building.

Mr. Callahan said the University and the Town will work jointly on a state required Environmental Impact Evaluation which would evaluate the possible water sources. The Four Corners water needs would be part of this evaluation.

Mr. Callahan said the King Hill Road area would be part of the scope of work.

#### **5. Update on Grants**

Ms. van Zelm said she was working with Mr. Hultgren and Town Planning and Development Director Linda Painter on CT Small Town Economic Assistance Program grant applications for Storrs Center and Four Corners.

#### **6. Adjourn**

The meeting adjourned at 4:05 pm.

*Minutes taken by Cynthia van Zelm*

**TOWN OF MANSFIELD  
PERSONNEL COMMITTEE**

**Monday, June 27, 2011  
Audrey Beck Municipal Building, Conference Room B  
Minutes**

Members Present: Deputy Mayor Toni Moran (Chair), Christopher Paulhus

Staff Present: Maria Capriola, Assistant to Town Manager, Matthew Hart, Town Manager

The meeting was called to order at 6:05 p.m.

**1. APPROVAL OF MINUTES**

The meeting minutes of 4/18/11 were moved as presented by Paulhus and adopted as presented by members present.

**2. ETHICS CODE**

The Committee continued reviewing the draft version of the Code and discussed the Ethics Board suggestions from May 5<sup>th</sup>. An overview of the discussion is as follows:

- Page 2, gift definition of "volunteer time" was discussed. The Committee opted to leave the definition as is.
- Page 5, 25-E. The Committee agreed to eliminate the last sentence.
- Page 5, 25-6C(1). Committee agreed to a few grammatical changes.
- Page 5, 25-6C(4). Discussion occurred. The Committee opted to leave the language as is.
- Page 5, 25-6(M). The Committee concurred to use the language recently recommended by the Town Attorney as follows, "No public official or employee may request, or authorize any other official or employee to request that a subordinate employee of the Town actively participate in an election campaign or make a political contribution. No public official or employee may engage in any political activity while on duty for the Town, or with the use of Town funds, supplies, vehicles or facilities."
- Page 9, 25-8(I). The Committee concurred with the Ethics Board recommendation to have it read, "No complaint may be made under this Code except within two years of the date of knowledge of the alleged violation, but no more than four years after the date of the alleged violation."
- The Committee thought it would be helpful to define "political activity." What does "political activity" include/not include? This will be referred to the Town Attorney.

The Committee plans to present the draft ordinance to Council as whole for consideration in July.

**3. TOWN MANAGER'S PERFORMANCE REVIEW PROCESS & TIMELINE**

The Committee reviewed a draft timeline, process, and performance review instrument. The Committee asked Ms. Capriola to forward a timeline and outline of the process along to Council members on behalf of the Committee.

**4. COMMUNICATIONS**

The Committee received a copy of the draft Human Resources Ordinance which is required by the Charter. No action was taken.

The meeting adjourned at 7:12 p.m.

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

## Sara-Ann Bourque

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**From:** Maria E. Capriola  
**Sent:** Monday, July 11, 2011 2:52 PM  
**To:** publicnotices  
**Subject:** adopted Ethics Minutes 3-7-11  
**Follow Up Flag:** Follow up  
**Flag Status:** Orange  
Ethics Board Minutes  
3/07/2011

Nesselroth chaired the meeting in absence of Chairwoman Stevens

Meeting called to order @ 6:10pm.  
Attendance Smith, Sikoski, Barry, Nesselroth

### I. Discussion of Ethics Draft

Nesselroth stated he would like to reverse the order of agenda No objections.

### II Reports of Board Members

No Reports

Discussion of Attorney O Brien's draft code comparing it to Boards draft code .  
Smith made motion to continue our discussion in an April meeting after everyone has had time to review differences. seconded by Barry, all in favor.  
Sikoski Made motion that Vice chair Nesselroth draft letter to Personnel Committee requesting our interest in having their revised draft returned to us for review. Seconded by Smith. all in favor.

### III Adjournment

Smith made motion to adjourn, seconded by Sikoski all in favor 6:30PM

As Reviewed and Edited by Saul Nesselroth, Vice Chair

**From:** Mike Sikoski [msikoski@sprynet.com]  
**Sent:** Friday, May 06, 2011 5:46 AM  
**To:** Maria E. Capriola  
**Subject:** Re: Ethics Board Packet - May meeting  
Minutes for 5/5/11 Ethics board meeting

Called to order at 4:30 pm  
Attendance Smith, Ferraro, Sikoski Nesselroth, Barry, Stevens  
OBrien, Capriola (staff)

I. Public comment

Ric Hossack spoke about changes to 25-6c4 Employer exclusions and 25-6G use of town assets

David Freudman spoke about same issues

II. Approval of Minutes Smith made motion to approve minutes of 3/3/11 with one change (Nesselroth's term not expiring) Sikoski Seconded all in favor.

Minutes of 3/7/11 were tabled till end of meeting. where discussion was had of when the meeting started, Sikoski made motion to accept minutes as presented by Vice chair Nesselroth, seconded by Smith, all in favor.

III. Communications

Report of FOI complaint 365 was accepted with no comments

Memo from personnel committee

IV. Discussion of personnel committee draft of ethics code.

Along with noted grammatical changes, discussion was had on 25-5 (political activities) 25-6C 4 (UCONN employees) 25-8I (Limited complaint time)

V, Adjournment Sikoski made motion seconded by Stevens meeting adjourned at 5:50 pm

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

**From:** Maria E. Capriola

**To:** David Ferrero ; Philip & Lena Barry ; Mike Sikoski ; Nora Stevens ; Saul Nesselroth ; Winthrop Smith

**Sent:** Monday, May 02, 2011 11:05 AM

**Subject:** Ethics Board Packet - May meeting

Attached are your packet materials for the May meeting. Hard copies will be available for you at the meeting on Thursday.

Maria

Maria E. Capriola, M.P.A.

Assistant to Town Manager

Town of Mansfield

[maria.capriola@mansfieldct.org](mailto:maria.capriola@mansfieldct.org)

860-429-3336

4 So. Eagleville Rd., Mansfield, CT 06268

**MANSFIELD DOWNTOWN PARTNERSHIP  
MEMBERSHIP DEVELOPMENT COMMITTEE MEETING  
Mansfield Downtown Partnership Offices  
May 9, 2011  
8 AM**

**MINUTES**

Present: Frank McNabb (Chair), Jim Hintz

Guest: Board member David Lindsay

Staff: Cynthia van Zelm

**1. Call to Order**

Frank McNabb called the meeting to order at 8:03 am.

**2. Approval of Minutes from April 7, 2011**

There was not a quorum to approve the minutes.

**3. Distribution of Membership Brochures**

Mr. McNabb will bring membership brochures to the Mansfield Public Library.

David Lindsay will bring brochures to the Lodewick Visitors Center, the UConn Student Union and the UConn Co-op.

Jim Hintz will bring brochures to the UConn Wilbur Cross building, the UConn Library and the Town Hall.

Cynthia van Zelm will bring brochures to the Willimantic Co-op.

**4. Update on Renewals**

Cynthia van Zelm passed out the list of members who had not yet renewed. Mr. McNabb suggested focusing on the major donors and sending them a follow-up letter. Ms. van Zelm will follow-up.

Ms. van Zelm said she was hopeful about a new member that would come in as a sponsor.

Mr. Hintz suggested that signage at the groundbreaking include the \$1,000 members.

**Mr. McNabb suggested sending a letter to tenants who sign leases to be members as well as those providing services such as Charter, CL&P, etc. Ms. van Zelm will follow-up.**

Ms. van Zelm reported that she had e-mailed the UConn Undergraduate Student Government (USG), the Graduate Student Government and the Honors Council about membership. She heard back from the USG and the Honors Council that they were interested in getting involved. **She will follow-up in the fall.**

Mr. Hintz recommended that the following organizations in addition to those above should be invited to the groundbreaking: SUBOG, Residence Hall Association, Inter-fraternity Council, Panhellenic Council, PIRG and the Athletics Council. **Mr. Hintz will get Ms. van Zelm the contact names.**

Mr. McNabb also suggested getting all the coaches involved. Several coaches are members already. **Ms. van Zelm will talk to UConn Athletic Director Jeff Hathaway about coach involvement.**

**Mr. Hintz will follow-up with Steve Rugens about upcoming conferences and how we can promote Storrs Center to the conference attendees.**

**Mr. McNabb suggested a permanent display of Storrs Center material at the Nafe Katter Theater and Jorgensen. He will discuss with Dean Woods.**

Mr. McNabb asked to check in at the next meeting on the following outstanding issues: letter of membership to the UConn Board of Trustees; membership from CL&P and Charter; letter to the UConn Deans re: membership (Mr. McNabb will follow-up with Dean Woods); info in Senior Sparks; and additional letters to businesses re: membership.

**The Committee discussed better ways to find the Partnership webpage off the Town's homepage. Ms. van Zelm will follow-up with Jaime Russell, the Town's Director of Information Technology (done).**

**Mr. Hintz suggested that various vendors for the apartments may want to get involved. He will follow-up with their web vendor.** How will vendors be advertised through the Partnership?

The Committee discussed its role going forward. Ms. van Zelm suggested reviewing the Committee's role in conjunction with the strategic planning that the full Board of Directors will undertake in the fall.

Mr. McNabb recapped what he had thought were successful outreach venues including having a table at the UConn Co-op, UConn basketball games at Gampel Pavilion, the UConn Off-Campus Housing Fair, UConn Open Houses, and the Mansfield Community Center. He suggested thinking about what to

undertake starting in the fall. Mr. Hintz said the best yield is to get in front of people with information.

Ms. van Zelm said that she and Special Projects Coordinator Kathleen Paterson also staff tables at the UConn freshmen orientation. They are committed to twice a week (vs. three times a week) because of staffing needs in the office. Mr. McNabb and Mr. Lindsay said they could help with days that Ms. van Zelm and Ms. Paterson cannot attend.

**Mr. McNabb will ask about the Partnership presence at the UConn Invention Convention.**

**Mr. Lindsay suggested a table at the UConn football games. Ms. van Zelm will talk to Jeff Hathaway.**

Mr. McNabb had reviewed UConn's events calendar and noted Alumni Association networking events. Mr. Lindsay thought that might be a venue for the Partnership. These ideas will be discussed at a future meeting.

#### **5. Next Meeting Date**

The next meeting date is June 13 at 8 am in Conference Room B in Town Hall. Ms. Hintz noted that he will not be able to make 8 am meetings starting in the fall. The Committee will review its meetings times at the June meeting.

#### **6. Adjourn**

The meeting adjourned at 9:05 am.

*Minutes taken by Cynthia van Zelm.*

**MANSFIELD DOWNTOWN PARTNERSHIP  
MEMBERSHIP DEVELOPMENT COMMITTEE MEETING  
Mansfield Downtown Partnership Offices  
April 11, 2011  
8 AM**

**MINUTES**

Present: Frank McNabb (Chair), Alexinia Baldwin, Bruce Clouette, Dennis Heffley, Jim Hintz, Betty Wexler

Guest: Board member David Lindsay

Staff: Cynthia van Zelm, Kathleen Paterson

**1. Call to Order**

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

**2. Approval of Minutes from March 14, 2011**

Alexinia Baldwin made a motion to approve the March 14, 2011 minutes. Bruce Clouette seconded the motion. The minutes were approved unanimously.

**3. Update on Renewals**

Cynthia van Zelm passed out the list of members who had not yet renewed. Ms. van Zelm said the SBM Charitable Foundation is no longer funding memberships. Mr. Clouette suggested working with First Niagara on its involvement in the Partnership (its predecessor NewAlliance is an active member).

Mr. Hintz and Mr. Clouette agreed that it is important to continue to understand the benefits of membership and visually recognize members in Storrs Center.

David Lindsay suggested that UConn student organizations who join be given the incentive that they can be present at the Storrs Center groundbreaking. Mr. Clouette agreed and suggested a role for students at the groundbreaking. **Ms. van Zelm will draft a letter to student organizations that Mr. Lindsay identifies (done).**

The current total of member is 319 for a total of \$16,582 in dues and donations.

**4. Discussion of Social Media**

Kathleen Paterson, Partnership Special Projects Coordinator, showed the Committee the updated Partnership website and the proposed construction blog for Storrs Center.

Ms. Paterson said the Partnership has been using Constant Contact for a year to send monthly updates to its database. It allows for photos and links to be included. A person can sign up and also delete him or herself off the database.

Ms. Paterson said the new website was launched last week.

She noted that the "Become a Member" section is located on the homepage. She said that it has proven cost prohibitive to set up a pay on-line system. **Mr. Clouette asked about the Pay Pal system. Ms. Paterson will follow-up with the IT Department at the Town to see if this is possible.**

**Ms. Paterson said that she will add that the newsletter is a benefit of membership in the membership benefit section.**

She showed that the list of members are now on the website with a link to member businesses' websites, where available.

The "Contact Us" link goes to Cynthia van Zelm's e-mail.

Ms. Paterson said the Partnership has had a facebook page since December 2009. She showed the Committee the page. With facebook as much information as desired can be posted. The public can see the facebook page but you need to have a facebook account to comment.

Mr. Clouette asked if it is easier to update the website or the facebook page. Ms. Paterson said it is easier to update the facebook page right now but that will change when she begins to update the website directly. Currently, the Partnership sends information to the IT Dept. to update.

Dennis Heffley suggested adding links to the summer conferences. **Jim Hintz will talk to Steve Rugens about getting a list of the conferences so links can be established.**

Ms. Paterson said there will be a link for the new Storrs Center construction blog. She showed the blog and indicated that it will be the primary means of communication. The goal is for the Town, master developer LeylandAlliance, UConn and E.O. Smith to link to the blog. She said the construction team will give her info on a weekly basis to update the blog. The focus will be on letting people know what type of traffic issues might ensue in the next week.

Ms. Paterson showed as an example the Storrs Farmers Market twitter account. She said it is essentially a condensed version of the facebook Wall. However,

one can only write 140 characters at a time. She said she does not see an advantage to twitter for the Partnership.

Mr. McNabb asked if there was a web page on housing. Ms. van Zelm referenced the Storrs Center page. Mr. Hintz advocated that a housing and business link appear on the home page. He suggested that with respect to housing that there could be a placeholder with general information about housing and an indication that more information is forthcoming. He expressed concern that it is not intuitive for people to go to the Storrs Center page. Ms. Paterson and Ms. van Zelm said there is the continuing challenge of distinguishing the Partnership from Storrs Center, as the Partnership has a more comprehensive mission than Storrs Center.

The Committee thanked Ms. Paterson for her efforts.

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

Ms. van Zelm said she has a conflict with the UConn Open House on Saturday. Ms. Paterson offered to staff the Open House.

Mr. Heffley and Mr. Clouette suggested that UConn stand out more on the Storrs Center maps because people know where UConn is and can use it as a reference point.

Mr. Hintz also reiterated that idea of adding "new downtown" where Storrs Center is referenced as some people do not know the term Storrs Center.

Mr. McNabb recommended holding off on any new articles until groundbreaking. Ms. Paterson said she had submitted an article to Horizons in February but did not know if it had appeared.

Mr. McNabb suggested an informational session with E.O. Smith High School. **Ms. van Zelm said she will talk to Lon Hultgren about doing this in the context of coordinating on construction issues with the High School.**

The Committee discussed distribution of membership brochures. Mr. Clouette volunteered to do this at the Library while Mr. Hintz volunteered to distribute at the Student Union, Lodewick Visitors Center, UConn Co-op and Wilbur Cross. Ms. van Zelm will keep brochures up to date at the Community Center and the Town Hall. Mr. Heffley also suggested the Willimantic Co-op. Betty Wexler asked if brochures could be left at Bradley Airport. **Ms. van Zelm will check with Candice Corcione at the Tolland County Chamber of Commerce if this is feasible. Ms. van Zelm will have brochures ready for distribution at the next meeting.**

Ms. van Zelm said she had sent a letter to the President of Joshua's Trust suggesting a meeting to update them on Storrs Center but had not heard from them.

**6. Next Meeting Date**

The next meeting date is May 9 at 8 am.

**7. Adjourn**

Ms. Baldwin made a motion to adjourn. Ms. Wexler seconded the motion. The motion was approved unanimously. The meeting adjourned at 9:25 am.

*Minutes taken by Cynthia van Zelm.*

MANSFIELD ZONING BOARD OF APPEALS – FIELD TRIP  
MINUTES  
JUNE 30, 2011

Chairman Pellegrine called the meeting to order at 11:00 a.m. at Natchaug Hospital, 173 Storrs Rd, Mansfield Center.

Present: Members – Gotch, Katz, Pellegrine, Singer-Bansal

Alternate – Accorsi, Clauson

Absent: Members – Fraenkel

Alternate – Scruggs

**MIKE STRYCHARZ (CONTINUANCE) – 11:00 A.M.**

An existing building will be torn down and replaced by a wider building, 10' closer to the road, and would be in alignment with the building next door. Two garage doors, 10' x 10' would be on south side where delivery trucks will enter to make their deliveries and then go out a separate exit (presently trucks exit through the entryway).

Drawings were provided. The roof line will be lower in the front and designed to blend into the area, matching other existing structures. The interior will have 6 offices, 2 bathrooms, a break area and a copy room. This building will be used by staff only.

**BUSINESS MEETING**

Accorsi acted as a voting member of the Board for this hearing.

Accorsi made a motion to approve the application of Mike Strycharz for a Variance of Art VIII, Sec A to construct a 4,100 sq ft warehouse structure and associated parking requiring a front yard variance of 55' where 100' is required at 173 Storrs Rd, as shown on submitted plan.

In favor of approving application: Accorsi, Gotch, Katz, Pellegrine

Reasons for approving application:

- establishing separate entrance and exit lanes creates an improvement of traffic patterns and alleviates some safety issues

- hospital property has unique considerations (need for playing fields, etc. are better in the rear of the property)
- layout of property
- use of available rear land would be disruptive to residential neighborhood creating more dangerous traffic patterns

Opposed to approving application: Singer-Bansal

Reasons for opposing application:

- no demonstrated hardship

Application was approved.

**ADJOURNMENT**

Meeting was adjourned at 11:30 a.m.

Respectfully Submitted,

Sarah Accorsi  
Secretary

MANSFIELD ZONING BOARD OF APPEALS – REGULAR MEETING  
MINUTES  
JUNE 8, 2011

Chairman Pellegrine called the meeting to order at 7:00 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building.

Present: Members – Gotch, Katz, Pellegrine, Singer-Bansal

Alternate – Accorsi, Clauson

Absent: Members – Fraenkel

Alternate – Scruggs

**JON KNOWLTON – 7:00 PM**

To hear comments on the application of Jon Knowlton for a Variance of Art VIII, Sec A to construct a single-family residence with detached garage which will replace a former non-conforming residence, requiring an approx front-yard variance of 22.5' where 60' is required and an approx side-yard variance of 15' where 35' is required at 523 Woodland Rd.

Mr. Knowlton removed the old house from the property and would like to construct a single-family, 2-bedroom cape with detached garage in a new location that would allow him to utilize the existing septic system, well and driveway and allow a walk-out basement.

A letter was received from Donna Wrubel, an abutter who expressed her concerns about water drainage. Mr. Knowlton doesn't see that there would be any additional problems caused by the construction and stated that the town is in the process of correcting this area wide problem.

A Neighborhood Opinion Sheet was submitted showing no objections from abutters and certified receipts from mailings were received.

**BUSINESS MEETING**

Singer-Bansal made a motion to approve the application of Jon Knowlton for a Variance of Art VIII, Sec A to construct a single-family residence with single story, stick construction detached garage which will replace a former non-conforming residence, requiring an approx front-yard variance of 22.5' where 60' is required and an approx

side-yard variance of 15' where 35' is required at 523 Woodland Rd, as shown on submitted plan.

Clauson acted as a voting member of the Board for this hearing.

In favor of approving application: Clauson, Gotch, Katz, Pellegrine, Singer-Bansal

Reasons for approving application:

- location of existing septic system, well & driveway
- topography
- improvement to property

Application was approved.

**BRUCE FREEMAN – 7:30 PM**

To hear comments on the application of Bruce Freeman for a Variance of Art VIII, Sec A to construct a 24' x 30' garage requiring a front yard variance of 3' where 43' is required and side-yard variance of 20' where 21' is required at 727 Browns Rd.

A Neighborhood Approval Sheet was submitted, showing no objections from abutters.

Mr. Freeman is proposing to construct a 2-car, 24' x 30' garage with storage area for wood pellets. He feels the location of his septic system creates a hardship.

Pellegrine stated that she felt the garage would be much too close to property lines. Other Board members agreed.

Hearing was continued until July 13, 2011 regular meeting to allow applicant time to revise plans for garage and provide drawings.

**MIKE STRYCHARZ – 8:00 PM**

To hear comments on the application of Mike Strycharz for a Variance of Art VIII, Sec A to construct a 4,100 sq ft warehouse structure and associated parking requiring a front yard variance of 55' where 100' is required at 173 Storrs Rd.

Mr. Strycharz is proposing to construct a 4,100 sq ft warehouse structure with associated parking at Natchaug Hospital. The garage would replace small house and be a metal building, 12' to 16' high. The hospital has no storage space or delivery area for the large

tractor trailer trucks that make deliveries. The area selected was chosen so that trucks would enter from Rte 195 and not the residential road behind the property.

Board members requested a field trip to the property and a site map that included surrounding buildings on the property.

Certified receipts from neighbor notification were received.

**APPROVAL OF MINUTES FROM MAY 11, 2011**

Singer-Bansal moved to approve the minutes as presented. Gotch seconded the motion. All in favor.

**ADJOURNMENT**

Meeting was adjourned at 8:40 p.m.

Respectfully Submitted,

Sarah Accorsi  
Secretary

19 July 2011

Town Clerk  
Mansfield Municipal Building  
4 South Eagleville Road  
Mansfield CT 06268

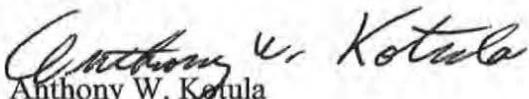
Dear Mary Stanton:

In his letter of 16 July 2011, the Town Manager, Mr. Matthew Hart, indicated that at the Public Hearing on 25 July, each person will be allowed five minutes to speak to the Town Council. The number of individuals who have enthusiastically supported the sale of Parcel A would require in excess of two hours to show their support for the sale.

We chose not to burden the Town Council with numerous Mansfield citizens saying they support the sale of Parcel A to Anthony and Joan Kotula. Therefore, we have elected not to ask individuals to appear, but rather to provide letters of support for the sale. We are herewith submitting 31 signatures of individuals on 27 letters, indicating their support for the sale of Parcel A to the Kotula family. You will note the signatures were obtained from business owners, general public, and farmers who sell produce at the Storrs Farmer's Market. This cross section of individuals is indicative of the importance placed on even small farms by the citizenry. It is also indicative of the willingness of the Town citizens to assist even a small farmer who needs their help. Thus we entrust to you the original copy of each of the letters and request they be made available in the usual manner to the Town Council and the public.

Kindly include this letter to you, for the Town Council and the public to view.

Sincerely,

  
Anthony W. Kotula  
135 Maple Road  
Mansfield, CT 06268

July 18, 2011

Mansfield Town Council  
4 South Eagleville Road  
Mansfield, CT 06268

Dear Council Members:

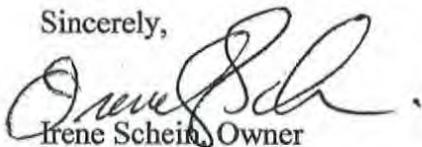
I served a goodly number of years on the Chaplin Planning and Zoning Commission so I feel qualified to provide my opinion about the proposed sale of 0.1548 acres, designated Parcel A, to Tony Kotula. I am a firm believer in large, small, and even backyard farms. Therefore, without reservations, I support the sale to Tony.

In Chaplin, we supported the transfer of unused town property to citizens who had a desire to utilize the land to their own benefit and that of the town. After the extensive efforts by Town subcommittees to deny the sale, the Mansfield Planning and Zoning Commission had an extensive hearing that led to their recommendation that the Town Council proceed with the sale to Tony. I applaud their decision.

It is my understanding that Tony has been trying to purchase this parcel for many years, but obstacles were placed in the way. May I recommend that because of the delays and obstacles, that the Town of Mansfield pay all of the conveyance fees AND present the land to Tony without cost. We have done that numerous times in Chaplin on small unusable plots for the betterment of the citizens and the Town Grand List.

Further, the idea that a conservation easement should be placed on Tony's 5.24 acres as a condition of the sale is unreasonable on such a small parcel. The Town is well aware conservation easements reduce the value of the property, especially for resale. The Town has NO claim to his 5.24 acres. That is his to enjoy, pass on to his daughter Kathy, and future generations without any confiscation of value by the Town.

Sincerely,



Irene Schein, Owner  
Storrs Automotive  
4 Dog Lane  
Storrs, CT 06268

18 July 2011

Dear Members of the Mansfield Town Council:

Tony Kotula gave me a start of his rhubarb cultivar some years ago. It grows magnificently and I have separated my plants several times. I have visited his farm and have seen his plants. Both his and my plants are considered exceptional.

You will recall that on 27 June 2011 Tony brought in a sample of his rhubarb and you were awe stricken. If you compare the rhubarb that Tony showed you, and the rhubarb shown on the attached photo from the National Geographic Magazine, you will be hard pressed to determine which is larger.

We should encourage small farms. I add my voice to others who support agriculture and encourage the Council approve the sale of Parcel A to Tony Kotula.

Sincerely,

A handwritten signature in cursive script that reads "Michael Geragotelis".

Mike Geragotelis  
Storrs Automotive  
4 Dog Lane  
Storrs, CT 06268



**Stalk King** Alaskans may grow little produce, but some of that little grows big. The long days of summer sunlight there help some rhubarb plants—the first of which were likely introduced to the region by Russian traders in the 1700s—reach heights of five feet or more.

In the early 20th century Henry Clark (above, in 1921) of Skagway, Alaska, was known as the Rhubarb King for his monster crop. Rhubarb stalks (and only stalks—the leaves and roots are toxic) like his provided vitamins, fiber, and flavor to Klondike gold rush hopefuls who had few other options for fresh produce that far north. Today descendants of Clark's rhubarbs still thrive for Skagway resident Charlotte Jewell, who runs a garden business on the site of his old farm. "Our town became famous for its rhubarb," she says, "and Henry Clark started it all." —Margaret G. Zackowitz

Flashback Archive Find all the photos at [ngm.com](http://ngm.com).

PHOTO: ASAHEL CURTIS, NATIONAL GEOGRAPHIC STOCK

NATIONAL GEOGRAPHIC (ISSN 0027-9398) PUBLISHED MONTHLY BY THE NATIONAL GEOGRAPHIC SOCIETY, 1145 17TH ST. NW, WASHINGTON, DC 20036. ONE YEAR MEMBERSHIP: \$34.00 U.S. DELIVERY, \$38.00 TO CANADA, \$49.50 TO INTERNATIONAL ADDRESSES. SINGLE ISSUE: \$7.00 U.S. DELIVERY, \$10.00 CANADA, \$15.00 INTERNATIONAL. (ALL PRICES IN U.S. FUNDS; INCLUDES SHIPPING AND HANDLING.) PERIODICALS POSTAGE PAID AT WASHINGTON, DC, AND ADDITIONAL MAILING OFFICES. POSTMASTER: SEND ADDRESS CHANGES TO NATIONAL GEOGRAPHIC, PO BOX 63002, TAMPA, FL 33663. IN CANADA, AGREEMENT NUMBER 40063649. RETURN UNDELIVERABLE ADDRESSES TO NATIONAL GEOGRAPHIC, PO BOX 4412 STN. A, TORONTO, ONTARIO M5W 3W2. UNITED KINGDOM NEWSSTAND PRICE £4.99. JEPI, EN FRANCE: EMD FRANCE SA, BP 1029, 59011 LILLE CEDEX; TEL. 320.300.302; CPPAP 0710UB9037; DIRECTEUR PUBLICATION: D. TAGSINARI DIR. RESEP, ITALY: RAPP IMD SRL, VIA G. DA VELATE 11, 20162 MILANO; AUT. TRIB. MI 286 29/5/94 POSTE ITALIANE SPA; SPED. ABB. POST. DL 352/2003 (CONV. L. 27/02/2004 N.48) ART. 1 C, 1 DCB MILANO STAMPA GIADGRAPHICS, MARTINSBURG, WV 25401. MEMBERS: IF THE POSTAL SERVICE ALERTS US THAT YOUR MAGAZINE IS UNDELIVERABLE, WE HAVE NO FURTHER OBLIGATION UNLESS WE RECEIVE A CORRECTED ADDRESS WITHIN TWO YEARS.

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13 July 2011

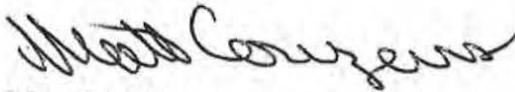
Town Council  
Mansfield, CT  
4 South Eagleville Road  
Mansfield, CT 06268

Dear Town Council:

Hopefully you will accept my letter and my comments therein, because I am unable to appear in person before you. I support the sale of .1548 acres of land to Anthony Kotula.

I have been selling Mr. Kotula's rhubarb at my orchard, Horse Listener's Orchard, formerly Crook's Orchard, for several years. My rhubarb plants, which he provided, are not yet adequately mature for sale in the quantities that I require. I also sell other agricultural products at my orchard that are provided by Mr. Kotula. He is contributing to Sustainable Agriculture and his efforts should be supported.

Sincerely,



Matt Couzens  
Horse Listeners Orchard  
317 Bebbington Road  
Ashford, CT 06278  
Phone: 860-429-5336

15 July 2011

Town Council  
Mansfield, CT  
4 South Eagleville Road  
Mansfield, CT 06268

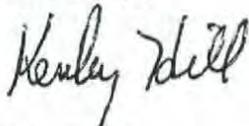
Dear Town Council:

I am the proprietor of Mike's Fruit and Vegetable Stand at Four Corners. I wish to lend my support for the sale of .15 acres of land to Mr. Anthony Kotula.

I have recently begun selling some of Mr. Kotula's agricultural products. We depend on small farmers like him to supplement the agricultural products that we grow on our farm.

The citizens of Mansfield have benefited because of the availability of the fresh produce that we sell at our stand at a reasonable price.

Sincerely,

A handwritten signature in cursive script that reads "Ken Hill".

Ken Hill  
Mike's Stand  
Four Corners  
Storrs, CT

July 15, 2011

Town Council  
Town of Mansfield, CT

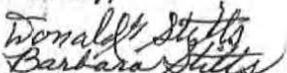
Dear Councilors,

As a long time recipient of the produce from the Kotulas' Farm, including rhubarb, I strongly endorse the sale of 0.15 acres to Tony Kotula so that he can expand his agricultural endeavors.

This piece of land is accessible only to the Kotulas because of the stone wall on the Maple and Bennett Road sides, and does not have a proper site line that would allow access to it even if the stone wall were not there. It would be sad to allow this piece of land to remain fallow and unused when Tony Kotula could use it effectively and sustainably to plant his delicious rhubarb.

Please sell this piece of land to Tony Kotula.

Sincerely,

  
Donald and Barbara Stitts  
55 Beech Mountain Road  
Mansfield, CT 06250

July 16, 2011

Town Council  
Town of Mansfield, CT

Dear Councilors,

This letter is to support the sale of Parcel A to Anthony Kotula.

I have visited and walked Tony's Farm and seen the 0.15 acres plot which he wishes to purchase.

It is obvious that this small plot was cut out of his lot, and should be returned to it. Tony has planned his farm well and return of this small portion (Parcel A) will enhance his agricultural efforts.

Sincerely,



Mary Rayappan, Ph.D., MBA  
90 Jonathan Lane  
Storrs, CT 06268

Date:

Town Council of Mansfield CT  
4 South Eagleville Road  
Mansfield, Ct 06268

Dear Town Council Members:

I am very supportive of farmers. Concerning the desire of Mr. Kotula to purchase Parcel A on Maple Road, I note the following.

Mr. Kotula has agreed to the placement of a conservation easement on the 0.1548 acre piece of land, designated Parcel A, thus restricting its use to agricultural purposes.

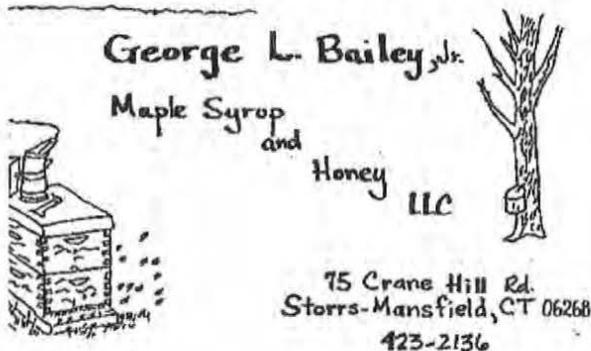
The Planning and Zoning Commission, after considerable discussion noted:

1. The 0.1548 acre area is not acceptable for a parking lot, for which it was set aside.
2. An existing irregular lot configuration would be made uniform by this conveyance. (Parcel A was cut from Lot 7 A, see Enclosure #1.)
3. The existing stonewall should not be disturbed.
4. The land should be used only for agricultural purposes.
5. The Planning and Zoning Commission then recommended "that the Town Council authorize Mr. Anthony Kotula's proposed acquisition of a .15 acre portion of existing Town Open Space land".

I agree with the Planning and Zoning Commission. I support the sale of the land, designated as Parcel A to Anthony Kotula, without any further limiting conditions or delay.

Sincerely,

*George Bailey*



Date:

Town Council of Mansfield CT  
4 South Eagleville Road  
Mansfield, Ct 06268

Dear Town Council Members:

I am very supportive of farmers. Concerning the desire of Mr. Kotula to purchase Parcel A on Maple Road, I note the following.

Mr. Kotula has agreed to the placement of a conservation easement on the 0.1548 acre piece of land, designated Parcel A, thus restricting its use to agricultural purposes.

The Planning and Zoning Commission, after considerable discussion noted:

1. The 0.1548 acre area is not acceptable for a parking lot, for which it was set aside.
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I agree with the Planning and Zoning Commission. I support the sale of the land, designated as Parcel A to Anthony Kotula, without any further limiting conditions or delay.

Sincerely,



*Charles and Nancy Bradley  
Mansfield Center, Ct 06250  
860-429-5621  
Windhoverfarm@gmail.com*

*Heritage Breed Swine, Cattle, Sheep  
Specializing in Large Black Pigs  
Quality Local Pork and Lamb  
Raised naturally in open fields and woods*



Date:

Town Council of Mansfield CT  
4 South Eagleville Road  
Mansfield, Ct 06268

Dear Town Council Members:

I am very supportive of farmers. Concerning the desire of Mr. Kotula to purchase Parcel A on Maple Road, I note the following.

Mr. Kotula has agreed to the placement of a conservation easement on the 0.1548 acre piece of land, designated Parcel A, thus restricting its use to agricultural purposes.

The Planning and Zoning Commission, after considerable discussion noted:

1. The 0.1548 acre area is not acceptable for a parking lot, for which it was set aside.
2. An existing irregular lot configuration would be made uniform by this conveyance. (Parcel A was cut from Lot 7 A, see Enclosure #1.)
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4. The land should be used only for agricultural purposes.
5. The Planning and Zoning Commission then recommended "that the Town Council authorize Mr. Anthony Kotula's proposed acquisition of a .15 acre portion of existing Town Open Space land".

I agree with the Planning and Zoning Commission. I support the sale of the land, designated as Parcel A to Anthony Kotula, without any further limiting conditions or delay.

Sincerely,

*Bryan Ottara*  
Bryan Ottara  
farmer / storrs farmers market  
Tobacco Road Farm  
Lebanon CT

Date:

Town Council of Mansfield CT  
4 South Eagleville Road  
Mansfield, Ct 06268

Dear Town Council Members:

I am very supportive of farmers. Concerning the desire of Mr. Kotula to purchase Parcel A on Maple Road, I note the following.

Mr. Kotula has agreed to the placement of a conservation easement on the 0.1548 acre piece of land, designated Parcel A, thus restricting its use to agricultural purposes.

The Planning and Zoning Commission, after considerable discussion noted:

1. The 0.1548 acre area is not acceptable for a parking lot, for which it was set aside.
2. An existing irregular lot configuration would be made uniform by this conveyance. (Parcel A was cut from Lot 7 A, see Enclosure #1.)
3. The existing stonewall should not be disturbed.
4. The land should be used only for agricultural purposes.
5. The Planning and Zoning Commission then recommended "that the Town Council authorize Mr. Anthony Kotula's proposed acquisition of a .15 acre portion of existing Town Open Space land".

I agree with the Planning and Zoning Commission. I support the sale of the land, designated as Parcel A to Anthony Kotula, without any further limiting conditions or delay.

Sincerely,



DOUGLAS J CRANE  
DRAGON BLOOD ELIXIR  
SOUTH FARMERS MARKET  
860 974 1502

Date:

Town Council of Mansfield CT  
4 South Eagleville Road  
Mansfield, Ct 06268

Dear Town Council Members:

I am very supportive of farmers. Concerning the desire of Mr. Kotula to purchase Parcel A on Maple Road, I note the following.

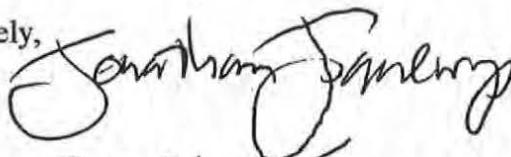
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4. The land should be used only for agricultural purposes.
5. The Planning and Zoning Commission then recommended "that the Town Council authorize Mr. Anthony Kotula's proposed acquisition of a .15 acre portion of existing Town Open Space land".

I agree with the Planning and Zoning Commission. I support the sale of the land, designated as Parcel A to Anthony Kotula, without any further limiting conditions or delay.

Sincerely,



Sweet Acre Farm  
Mansfield, CT

Date:

Town Council of Mansfield CT  
4 South Eagleville Road  
Mansfield, Ct 06268

Dear Town Council Members:

I am very supportive of farmers. Concerning the desire of Mr. Kotula to purchase Parcel A on Maple Road, I note the following.

Mr. Kotula has agreed to the placement of a conservation easement on the 0.1548 acre piece of land, designated Parcel A, thus restricting its use to agricultural purposes.

The Planning and Zoning Commission, after considerable discussion noted:

1. The 0.1548 acre area is not acceptable for a parking lot, for which it was set aside.
2. An existing irregular lot configuration would be made uniform by this conveyance. (Parcel A was cut from Lot 7 A, see Enclosure #1.)
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4. The land should be used only for agricultural purposes.
5. The Planning and Zoning Commission then recommended "that the Town Council authorize Mr. Anthony Kotula's proposed acquisition of a .15 acre portion of existing Town Open Space land".

I agree with the Planning and Zoning Commission. I support the sale of the land, designated as Parcel A to Anthony Kotula, without any further limiting conditions or delay.

Sincerely,



DAVID ALLEN FEIL  
MANSFIELD, CT

Date:

Town Council of Mansfield CT  
4 South Eagleville Road  
Mansfield, Ct 06268

Dear Town Council Members:

I am very supportive of farmers. Concerning the desire of Mr. Kotula to purchase Parcel A on Maple Road, I note the following.

Mr. Kotula has agreed to the placement of a conservation easement on the 0.1548 acre piece of land, designated Parcel A, thus restricting its use to agricultural purposes.

The Planning and Zoning Commission, after considerable discussion noted:

1. The 0.1548 acre area is not acceptable for a parking lot, for which it was set aside.
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I agree with the Planning and Zoning Commission. I support the sale of the land, designated as Parcel A to Anthony Kotula, without any further limiting conditions or delay.

Sincerely,

Riverview Farm Mansfield Farmers Market  
Anna Boyer  
Nora K. Claus

Date:

Town Council of Mansfield CT  
4 South Eagleville Road  
Mansfield, Ct 06268

Dear Town Council Members:

I am very supportive of farmers. Concerning the desire of Mr. Kotula to purchase Parcel A on Maple Road, I note the following.

Mr. Kotula has agreed to the placement of a conservation easement on the 0.1548 acre piece of land, designated Parcel A, thus restricting its use to agricultural purposes.

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I agree with the Planning and Zoning Commission. I support the sale of the land, designated as Parcel A to Anthony Kotula, without any further limiting conditions or delay.

Sincerely,

*Samie L. Hull*  
264 clover mill rd.  
(FARMERS MKT!)

Date:

Town Council of Mansfield CT  
4 South Eagleville Road  
Mansfield, Ct 06268

Dear Town Council Members:

I am very supportive of farmers. Concerning the desire of Mr. Kotula to purchase Parcel A on Maple Road, I note the following.

Mr. Kotula has agreed to the placement of a conservation easement on the 0.1548 acre piece of land, designated Parcel A, thus restricting its use to agricultural purposes.

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I agree with the Planning and Zoning Commission. I support the sale of the land, designated as Parcel A to Anthony Kotula, without any further limiting conditions or delay.

Sincerely,



for La Petite France @ Starrs Farmers Market.

Date:

Town Council of Mansfield CT  
4 South Eagleville Road  
Mansfield, Ct 06268

Dear Town Council Members:

I am very supportive of farmers. Concerning the desire of Mr. Kotula to purchase Parcel A on Maple Road, I note the following.

Mr. Kotula has agreed to the placement of a conservation easement on the 0.1548 acre piece of land, designated Parcel A, thus restricting its use to agricultural purposes.

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I agree with the Planning and Zoning Commission. I support the sale of the land, designated as Parcel A to Anthony Kotula, without any further limiting conditions or delay.

Sincerely,

*Charles J. ...*  
*attorney at law*

Date:

Town Council of Mansfield CT  
4 South Eagleville Road  
Mansfield, Ct 06268

Dear Town Council Members:

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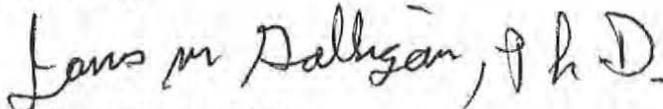
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4. The land should be used only for agricultural purposes.
5. The Planning and Zoning Commission then recommended "that the Town Council authorize Mr. Anthony Kotula's proposed acquisition of a .15 acre portion of existing Town Open Space land".

I agree with the Planning and Zoning Commission. I support the sale of the land, designated as Parcel A to Anthony Kotula, without any further limiting conditions or delay.

Sincerely,



James Galligan, Ph.D.  
144 Maple Road  
Mansfield, CT 06268

Date:

Town Council of Mansfield CT  
4 South Eagleville Road  
Mansfield, Ct 06268

Dear Town Council Members:

I am very supportive of farmers. Concerning the desire of Mr. Kotula to purchase Parcel A on Maple Road, I note the following.

Mr. Kotula has agreed to the placement of a conservation easement on the 0.1548 acre piece of land, designated Parcel A, thus restricting its use to agricultural purposes.

The Planning and Zoning Commission, after considerable discussion noted:

1. The 0.1548 acre area is not acceptable for a parking lot, for which it was set aside.
2. An existing irregular lot configuration would be made uniform by this conveyance. (Parcel A was cut from Lot 7 A, see Enclosure #1.)
3. The existing stonewall should not be disturbed.
4. The land should be used only for agricultural purposes.
5. The Planning and Zoning Commission then recommended "that the Town Council authorize Mr. Anthony Kotula's proposed acquisition of a .15 acre portion of existing Town Open Space land".

I agree with the Planning and Zoning Commission. I support the sale of the land, designated as Parcel A to Anthony Kotula, without any further limiting conditions or delay.

Sincerely,

Jo Fox

34 Westgate Lane  
Storrs, CT

Date:

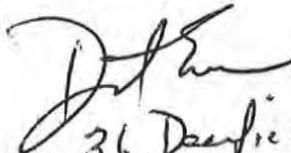
Town Council of Mansfield CT  
4 South Eagleville Road  
Mansfield, Ct 06268

Dear Town Council Members:

I am very supportive of farmers.

I agree with the Mansfield Planning and Zoning Commission. I support the sale of the land, designated as Parcel A to Anthony Kotula, without any further limiting conditions or delay.

Sincerely,

  
36 Deepfield Lane  
Storrs

Date:

Town Council of Mansfield CT  
4 South Eagleville Road  
Mansfield, Ct 06268

Dear Town Council Members:

I am very supportive of farmers. Concerning the desire of Mr. Kotula to purchase Parcel A on Maple Road, I note the following.

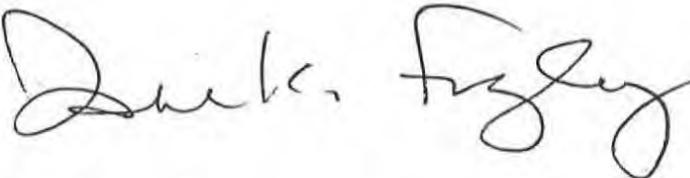
Mr. Kotula has agreed to the placement of a conservation easement on the 0.1548 acre piece of land, designated Parcel A, thus restricting its use to agricultural purposes.

The Planning and Zoning Commission, after considerable discussion noted:

1. The 0.1548 acre area is not acceptable for a parking lot, for which it was set aside.
2. An existing irregular lot configuration would be made uniform by this conveyance. (Parcel A was cut from Lot 7 A, see Enclosure #1.)
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4. The land should be used only for agricultural purposes.
5. The Planning and Zoning Commission then recommended "that the Town Council authorize Mr. Anthony Kotula's proposed acquisition of a .15 acre portion of existing Town Open Space land".

I agree with the Planning and Zoning Commission. I support the sale of the land, designated as Parcel A to Anthony Kotula, without any further limiting conditions or delay.

Sincerely,

  
73 Jonathan Lane  
Stam, CT

Date:

Town Council of Mansfield CT  
4 South Eagleville Road  
Mansfield, Ct 06268

Dear Town Council Members:

I am very supportive of farmers. Concerning the desire of Mr. Kotula to purchase Parcel A on Maple Road, I note the following.

Mr. Kotula has agreed to the placement of a conservation easement on the 0.1548 acre piece of land, designated Parcel A, thus restricting its use to agricultural purposes.

The Planning and Zoning Commission, after considerable discussion noted:

1. The 0.1548 acre area is not acceptable for a parking lot, for which it was set aside.
2. An existing irregular lot configuration would be made uniform by this conveyance. (Parcel A was cut from Lot 7 A, see Enclosure #1.)
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I agree with the Planning and Zoning Commission. I support the sale of the land, designated as Parcel A to Anthony Kotula, without any further limiting conditions or delay.

Sincerely,

Carol Schiavo Elder  
1017 Warrenville Road  
Mansfield Center, CT  
06250

Date:

Town Council of Mansfield CT  
4 South Eagleville Road  
Mansfield, Ct 06268

Dear Town Council Members:

I am very supportive of farmers. Concerning the desire of Mr. Kotula to purchase Parcel A on Maple Road, I note the following.

Mr. Kotula has agreed to the placement of a conservation easement on the 0.1548 acre piece of land, designated Parcel A, thus restricting its use to agricultural purposes.

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4. The land should be used only for agricultural purposes.
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I agree with the Planning and Zoning Commission. I support the sale of the land, designated as Parcel A to Anthony Kotula, without any further limiting conditions or delay.

Sincerely,

Lee Westinghouse  
Freedom Green  
813 Heritage Sq.  
MANSFIELD, CT  
06250

Date:

Town Council of Mansfield CT  
4 South Eagleville Road  
Mansfield, Ct 06268

Dear Town Council Members:

I am very supportive of farmers.

I agree with the Mansfield Planning and Zoning Commission. I support the sale of the land, designated as Parcel A to Anthony Kotula, without any further limiting conditions or delay.

Sincerely,

*Paul DeAngelis*

*Eric L. Musy*

3 Patriots Sq.  
Mansfield, CT 06250

Date:

Town Council of Mansfield CT  
4 South Eagleville Road  
Mansfield, Ct 06268

Dear Town Council Members:

I am very supportive of farmers.

I agree with the Mansfield Planning and Zoning Commission. I support the sale of the land, designated as Parcel A to Anthony Kotula, without any further limiting conditions or delay.

Sincerely,

*Richard P. Long*  
*Mary Elizabeth Long*

*31 Westgate Lane*  
*Storrs, CT 06268*

Date:

Town Council of Mansfield CT  
4 South Eagleville Road  
Mansfield, Ct 06268

Dear Town Council Members:

I am very supportive of farmers.

I agree with the Mansfield Planning and Zoning Commission. I support the sale of the land, designated as Parcel A to Anthony Kotula, without any further limiting conditions or delay.

Sincerely,

*John W. Bova*  
80 Cedar Swamp Road  
Stones-Mansfield 06268

Date:

Town Council of Mansfield CT  
4 South Eagleville Road  
Mansfield, Ct 06268

Dear Town Council Members:

I am very supportive of farmers.

I agree with the Mansfield Planning and Zoning Commission. I support the sale of the land, designated as Parcel A to Anthony Kotula, without any further limiting conditions or delay.

Sincerely,

Anne-Marie Campbell  
Raymond Campbell  
c/o Castello Cu L Stors

Date:

Town Council of Mansfield CT  
4 South Eagleville Road  
Mansfield, Ct 06268

Dear Town Council Members:

I am very supportive of farmers. Concerning the desire of Mr. Kotula to purchase Parcel A on Maple Road, I note the following.

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I agree with the Planning and Zoning Commission. I support the sale of the land, designated as Parcel A to Anthony Kotula, without any further limiting conditions or delay.

Sincerely,

*Bernice D. Smith*  
174 Ravine Rd  
Storrs, Ct 06268

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## Quiet Corner Camera Club

President: Liz Ostwald

V. President: Dave Westlake

Secretary: Sue Audette

Treasurer: Scott Yeomans

NECCC- Joe Peters and Tom Nanos

Website: <http://syeomans.homestead.com>

June 15, 2011

Louise Bailey, Director  
Mansfield Public Library  
54 Warrenville Road  
Mansfield Center, CT 06250

Dear Louise:

On behalf of the Quiet Corner Camera Club, I would like to thank you for all your help in the past year. It was so wonderful to have a venue for our meetings that met all of our needs. Many of our guests spoke highly of the library and we were happy to hear it. Your staff was always gracious in meeting our requests for equipment and whatever may have come up unexpectedly. We look forward to continuing our partnership in the future and hope that you will accept this check for \$150.00 as a token of our appreciation.

Thank you so much again,

  
Susan Audette, Secretary

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

Matthew Hart  
9 Deerfield Lane  
Storrs, CT 06268



AUDREY P. BECK BUILDING  
FOUR SOUTH EAGLEVILLE ROAD  
MANSFIELD, CT 06268-2599

July 14, 2011

**Re: Bergin C.I. Community Notification System**

Dear Mansfield Resident:

You are currently on the call list to notify you in the possibility of an escape at the Donald T. Bergin Correctional Institution located on Route 44 in Mansfield. Bergin Correctional Institution will no longer house inmates as of August 5, 2011 and will be closed as of August 12, 2011. The Department of Correction will continue to maintain and monitor the property.

As you know, in recent years we have been testing the community notification system during the month of August. As a result of the upcoming closure of Bergin, the system will not be tested this August. The system will no longer be in use upon closure of the facility.

Sincerely,

*Maria E. Capriola*

Maria E. Capriola  
Assistant to Town Manager

C: Matthew Hart, Town Manager  
Mansfield Town Council  
Warden Monica Rinaldi, Bergin Correctional Institution  
Mansfield Public Safety Committee  
Sgt. James Kodzis, Resident State Trooper, Connecticut State Police

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**COUNCIL ON ENVIRONMENTAL QUALITY**

Barbara C. Wagner  
*Chair*

M. Howard Beach

Janet P. Brooks

Liz Clark

Bruce R. Fernandez

Karyl Lee Hall

Richard Sherman

Norman VanCor

Karl J. Wagener  
*Executive Director*

NEWS RELEASE

NEWS RELEASE

Contact: Karl Wagener  
860-424-4000

FOR IMMEDIATE RELEASE  
July 8, 2011

**STATE COUNCIL ON ENVIRONMENTAL QUALITY INVITES PUBLIC  
AND LOCAL OFFICIALS TO SPEAK AT FORUM IN MANSFIELD**

HARTFORD -- The Council on Environmental Quality is inviting everyone with an interest in environmental affairs to say what's on his or her mind at a public forum on **Wednesday July 27, 2011 at 5:30 PM** in the Council Chambers of the Audrey P. Beck Municipal Building, 4 South Eagleville Road (Route 275) in Mansfield.

"We hold these public meetings to provide an opportunity for the public to bring up environmental topics of concern. Often at these sessions we will hear innovative solutions to environmental problems. Sometimes we learn of problems that are not being addressed by our state government" said Barbara Wagner, Chair of the Council. "People can come and speak informally about what *they* think the state's environmental priorities should be. Comments cover many issues including: open space, enforcement of environmental laws, rivers, economic development, or the quality of life."

"This is an important way the Council fulfills its legislative responsibility to report to the Governor and the legislature on the status of Connecticut's

MORE

79 Elm Street, Hartford, CT 06106  
Phone: (860) 424-4000 Fax: (860) 424-4070  
<http://www.ct.gov/ceq>

environment, and make recommendations for new laws or improved programs where state environmental programs are found to be inadequate.”

Wagner, a resident of Glastonbury, explained that by having these meetings in different parts of the state the Council learns how problems or priorities vary regionally. The Council’s members are appointed by the Governor and leaders of the legislature.

The forum will be relatively informal. People will speak in the order in which they sign up. It is not necessary to register in advance to speak at the forum, but people who may need special arrangements, or have any questions about the forum, should call the Council’s staff at 860-424-4000 by July 22rd. Directions and more information can be found at the Council’s web site at [www.ct.gov/ceq](http://www.ct.gov/ceq). The forum will be preceded by the Council’s regularly scheduled monthly meeting (5:00 PM until about 5:20 PM) which is open to the public.

END



We're looking for you!

## Are You Pleased With the Condition of Our State's Environment?

### How Well Are State Environmental Programs Meeting Your Needs?

The Council on Environmental Quality invites you to its next meeting to say **what's on your mind**. We want to know what you think the state does well and what state environmental programs need improvement. Whether your concerns involve open space, DEP enforcement, water supplies, economic development, or quality of life, we want to know what you think the state's environmental priorities should be.

**WHEN:** Wednesday July 27, 2011  
5:30 PM until conclusion (no later than 7:30 PM)

At 5:00 PM the Council will hold with a brief meeting. Then we hope to hear from you.

**WHERE:** Council Chambers Room  
Audrey P. Beck Building  
4 South Eagleville Road  
Mansfield, CT

**FORMAT:** Informal hearing. There will be a sign-up sheet for people wishing to speak. People will be invited, in the order in which they sign up, to come to the front and address the Council. The exact amount of time you will have depends on the number of people who sign up to speak, but normally people get about five minutes to make their points. You can prepare a statement in advance and hand it in, or speak off the cuff. The Council will be holding its regular monthly meeting, which is open to the public, from 5:00 until about 5:20 PM. **The public forum portion will begin at the conclusion of the brief Council meeting.**

**WHO WE ARE:**



The Council on Environmental Quality is the state agency that reports to the Governor and the legislature on the status of Connecticut's environment. Its widely-read annual report to the Governor, *Environmental Quality in Connecticut*, identifies the important trends in the state's environment. The Council evaluates the success of existing state environmental programs, and recommends improvements to programs or new laws where shortcomings are apparent.

If you have any questions or wish to request special arrangements please contact the Council staff at 860-424-4000 by July 22nd.

More information is available on the CEQ website: [www.ct.gov/ceq](http://www.ct.gov/ceq)

## **Directions**

**Town Hall  
Audrey P. Beck Building  
4 South Eagleville Rd. (Route 275)  
Mansfield, CT 06268**

### **From NORTH OF HARTFORD**

Follow I-91 South toward Hartford. In Windsor, take Exit 35a onto I-291 East. Go about 6 miles and take exit for I-84 East. Take I-84 to Exit 68, get on Route 195 South. Take Route 195 South for about 7 miles. (You will cross Route 32 and Route 44 and drive through the University of Connecticut campus.) South Eagleville Road will be your first right after the campus; the Town Hall (Audrey P. Beck Building) is the first driveway on your right.

### **From SOUTH OF HARTFORD**

Follow I-91 North to Hartford and take Exit 29. After about 1.5 miles, merge onto I-84 East. Continue on I-84 East to Exit 68 and follow directions above.

### **From the WEST**

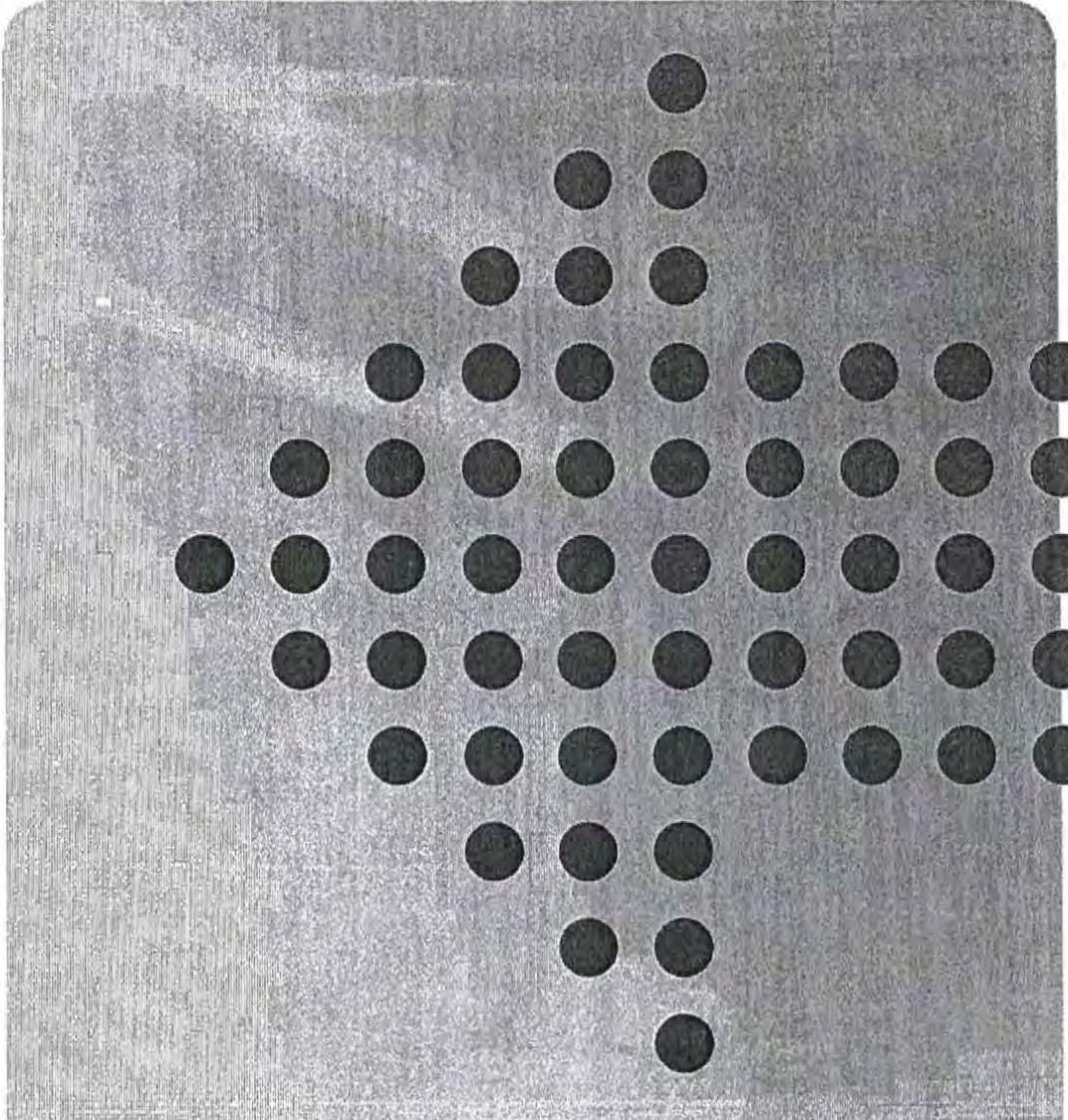
Take I-84 East to Exit 68 and take directions above.

### **From NORTHEASTERN CONNECTICUT**

Take Route 44 West to intersection with Route 195. Turn left onto Route 195 South. South Eagleville Road will be your first right after the University of Connecticut campus; the Town Hall (Audrey P. Beck Building) is the first driveway on your right.

### **From SOUTHEASTERN CONNECTICUT**

Take Route 32 to Willimantic. At Willimantic, follow the signs for Route 195 North. Take Route 195 North for about 6 miles into Mansfield. South Eagleville Road is on your left, just before the campus of the University of Connecticut. The Town Hall (Audrey P. Beck Building) is the first driveway on your right.



# Strengthening the Region's Electric Grid



**Connecticut  
Light & Power**  
A Northeast Utilities Company



Interstate  
Reliability Project



## Planning for Your Future Electric Needs

Throughout New England and in Connecticut, many improvements are under way to maintain reliable electric service and to meet new, more stringent and mandatory reliability standards. Major portions of New England's transmission system were constructed in the 1960s and early 1970s. Since that time we have seen significant growth in peak electric demand in New England and Connecticut, stretching the capabilities of the bulk power grid. We have been actively working toward solutions that enhance the region's infrastructure and provide benefits to customers.

CL&P is working with National Grid, an electric utility serving portions of Massachusetts and Rhode Island, to propose improvements to the transmission system as part of the New England East-West Solution (NEEWS). NEEWS is a group of transmission projects designed to strengthen the reliability of the region's power grid and enhance the interstate transfer of electricity. The Interstate Reliability Project, part of NEEWS, is one piece of the region's long-term reliability solution.

Increased demand means that some paths on the transmission system need higher capacity, and now limit access to readily-available lower-cost and renewable sources of generation. Connecticut Light & Power (CL&P) is committed to upgrading those system constraints to make sure power can get to you when you need it. By expanding the system's capacity now to meet growing demand, the quality and reliability of CL&P's service to the area may be assured for the future.



## New England's Demand for Power Continues to Climb

Electricity usage continues to rise across New England. This is particularly true on the coldest and hottest days of the year when demand for electricity is at its highest. Demand continues to grow even though utility companies like CL&P, businesses and homeowners have worked hard to conserve electricity.

Some of this demand is weather-related; for example, high air-conditioning use on 100° days. The bulk of the increase, however, is fueled by today's digital age, with its advanced appliances and new technologies.

**New England Peak Electricity Use – an 87% Increase Since 1980**



Source: ISO New England, Inc.



## Everyone Benefits From Transmission Reliability

The Interstate Reliability Project provides direct reliability benefits to Connecticut electricity customers by creating another path for moving power among Connecticut, Rhode Island and Massachusetts from other New England states; and by improving the east-west/west-east power flows in southern New England. Here are some additional ways that everyone benefits from transmission reliability:

- ➊ Reliable power makes New England more attractive to business.
- ➋ Robust transmission systems enhance competition in wholesale electricity markets, and the level of competition influences the prices that customers pay for electricity.
- ➌ A stronger transmission system increases the location options for power plants and enables broader access to clean, renewable energy sources located in northern New England.

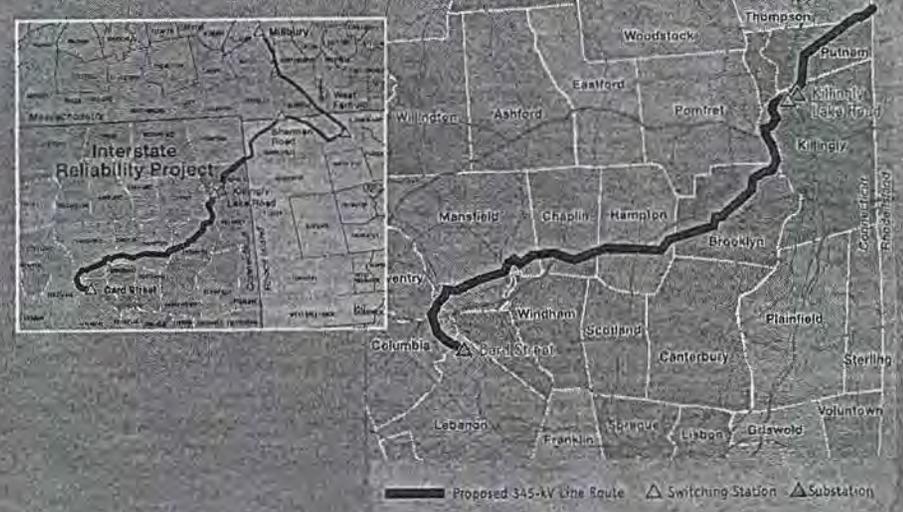
## The Interstate Reliability Project

The proposed Interstate Reliability Project is a 345-kilovolt (kV) transmission line to strengthen the interstate transfer of electricity among Connecticut, Massachusetts and Rhode Island, and enhance the reliability of the high-voltage transmission network that serves Connecticut and the region.

Several years ago, the need for upgrades was identified in a transmission study conducted by ISO New England (ISO-NE) and follow-up studies conducted by CL&P, National Grid and ISO-NE. ISO-NE is the independent, non-profit organization that plans and operates New England's bulk electrical system, administers the region's wholesale electricity markets and oversees regional system planning.

ISO-NE recently conducted an updated need assessment and reaffirmed Connecticut's immediate need for the Interstate Reliability Project. CL&P has since resumed the permitting and siting process for the Project.

The proposed location of the new 345-kV line is shown on the map below. The project will span both CL&P and National Grid's service areas. The proposed CL&P route begins in Lebanon and continues through Columbia, Coventry, Mansfield, Chaplin, Hampton, Brooklyn, Pomfret, Killingly, Putnam and Thompson, ending at the Connecticut/Rhode Island border. The route would then continue through National Grid's service areas in Rhode Island and Massachusetts, ending in Millbury, MA.





As part of the Connecticut siting process, CL&P will propose to state regulators that this new transmission line be located in an existing electric utility right-of-way, which is currently occupied by an overhead transmission line. This will minimize cost and the impact on residents and businesses, properties and the environment.

Also as part of the siting process, CL&P will provide alternative routes for the Connecticut Siting Council's consideration. These alternatives are located primarily in the same towns as the proposed route, with the exception of an alternative located in Windham, Connecticut.

In 2011, we are reaching out to neighbors living along the proposed route with the goal of getting feedback on the Project. We will also file our siting application with the Connecticut Siting Council. The public has the opportunity to participate in the siting process. (To learn more, visit our website [www.NEEWSprojects.com](http://www.NEEWSprojects.com).) Construction is expected to begin in late 2013/early 2014.



## Learn More About It



# Visit

[www.NEEWSprojects.com](http://www.NEEWSprojects.com)

We want to be sure that the lines of communication are open so that you are kept informed about the Project every step of the way. You can learn more about the Project by calling 1.866.99NEEWS (1.866.996.3397) or by visiting [www.NEEWSprojects.com](http://www.NEEWSprojects.com). Your comments are important to us and will help us and state regulators determine the final details of the Project.



**Connecticut  
Light & Power**

A Northeast Utilities Company

PO Box 270

Hartford CT 06141-0270

Address Correction Requested

CONTINUALLY WORKING TO SERVE YOU BETTER

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