



**TOWN OF MANSFIELD
TOWN COUNCIL MEETING
MONDAY, August 22, 2011
COUNCIL CHAMBERS
AUDREY P. BECK MUNICIPAL BUILDING
7:30 p.m.**

AGENDA

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CALL TO ORDER	
ROLL CALL	
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FUTURE AGENDAS

EXECUTIVE SESSION

ADJOURNMENT

SPECIAL MEETING – MANSFIELD TOWN COUNCIL
WORKSHOP
July 25, 2011
DRAFT

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

I. ROLL CALL

Present: Keane (7:20 p.m.), Kochenburger, Lindsey, Moran, Paterson, Paulhus, Ryan, Schaefer, Shapiro

Board of Education members present: Martha Kelly, Min Lin, Holly Matthews, Ed Neumann, Katherine Paulhus, Randall Walikonis

II. SHARED LIBRARY SERVICES – TOWN AND MANSFIELD PUBLIC SCHOOLS

Mayor Paterson welcomed those in attendance. Town Manager Matt Hart and Superintendent of Schools Fred Baruzzi presented their preliminary ideas regarding the possibility of sharing some library services. The Town and Board of Education have a successful history of shared services and given some key personnel changes would like to explore the possibility of additional collaborations which might strengthen both programs. In order to explore this idea the Town Manager and Superintendent of Schools plan to ask staff to critically evaluate the ideas; review these findings and seek input from the Library Advisory Board; and seek additional input from the Friends of the Library and the Community at-large.

Sheila Clark, Chair of the Library Board, asked staff to investigate issues of dual certification, the role of the principal in staff evaluation, the need for onsite administration and the different charges inherent in the building of separate collections.

Linda Robinson, Mansfield Middle School Librarian, supports having the shared services concept explored further.

By consensus members agreed to authorize Mr. Hart and Mr. Baruzzi to move forward with reviewing shared library services.

Mayor Paterson thanked those in attendance for their contributions.

ADJOURNMENT

Mr. Paulhus moved and Ms. Lindsey seconded to adjourn the meeting at 7:28 p.m.

Elizabeth Paterson, Mayor

Mary Stanton, Town Clerk

SPECIAL MEETING – MANSFIELD TOWN COUNCIL
WORKSHOP
July 28, 2011
DRAFT

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

I. ROLL CALL

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

Also Present: Mansfield Downtown Partnership Members Steve Bacon, Harry Birkenruth and Kristin Schawb; Macon Toledano of Storrs Center Alliance; Howard Kaufman of Leyland Alliance; Christine Richards of Education Realty Trust Co; and Town Manager Matt Hart

II. RESIDENTIAL LEASING FOR STORRS CENTER

Mayor Paterson introduced Christine Richards, Senior VP of Operations for Education Realty Trust who reviewed the layouts and amenities provided in the apartments. Ms. Richards described the marketing approach to be used and reviewed plans for outreach to the community. The plan is to begin the marketing program in August with the Storrs Center Office to be opened on August 15, 2011. Arrangements will be made to have the Community Manager meet with the Town Council at their next meeting.

Those present discussed the brochure and asked that the front cover be changed to reflect an older more serious clientele. It was also suggested the picture on the back cover be of a more mature couple. Members suggested additional venues for outreach and local items to highlight.

ADJOURNMENT

Mr. Paulhus moved and Mr. Shapiro seconded to adjourn the meeting at 7:43 p.m.

Elizabeth Paterson, Mayor

Mary Stanton, Town Clerk

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REGULAR MEETING – MANSFIELD TOWN COUNCIL
July 25, 2011

DRAFT

Mayor Elizabeth Paterson called the regular meeting of the Mansfield Town Council to order at 7:30 p.m. in the Council Chambers of the Audrey P. Beck Building.

I. ROLL CALL

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

II. APPROVAL OF MINUTES

Ms. Moran moved and Mr. Ryan seconded to approve the minutes of the July 11, 2011 with a correction. Motion passed unanimously.

III. PUBLIC HEARING

1. Sale of Town-Owned Property on Maple Road

Director of Planning and Development Linda Painter presented information on the current policy regarding the sale of Town-owned land and a history of the Maple Road parcel process to date.

Kathy Kotula, Maple Road, presented an opening statement in support of her family's efforts to purchase 0.1548 acres of land. (Statement attached)

Peter Plante, a PZC member speaking as an individual, spoke in favor of the purchase noting the PZC recently updated their agricultural regulations in support of small farms.

Jim Morrow, Chair of the Open Space Advisory Committee, outlined the Committees objections to the purchase including the concern that the sale of an open space designated parcel would set a precedent and the fact that the clearing of the land for agricultural use would not be in compliance with the parcel's designation as an interior forest tract. Mr. Morrow also read an excerpt from the Conservation Commission's July 11, 2011 meeting which stated objections to the proposed purchase. (Statements attached)

Ed Waser, a member of the Agricultural Committee speaking as an individual, spoke in opposition to the sale noting the land in question has very little agricultural value and would provide Mr. Kotula with enough additional frontage to subdivide his property. (Statement attached)

Betty Wassmundt, Old Turnpike Road, asked the Council not to facilitate the creation of an additional building lot. (Statement attached)

David Freudmann, Eastwood Road, disagreed that the sale of the land would establish a precedent and believes the Agriculture Committee should support agriculture.

Henry Cerwinski, Gurleyville Road, commented that on WTIC's Church and State Program it was mentioned that Mansfield is not business friendly. He feels that the Town should support the expansion of business.

Rudy Favretti, PZC Chair speaking as an individual, expressed concerns about a potential break with the public trust if the Town sells this designated open space parcel. Mr. Favretti is a life long supporter of agriculture but feels this sale does not establish a clear benefit to the Town as required. (Statement attached)

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Martin Sommer, Warrenville Road, questioned the actual purpose of the tract of land if it is not to be used as a parking area. Mr. Sommer believes the decision's role as a precedent will be viewed within the context of situation.

Ken Feathers, a member of the Open Space Advisory Committee speaking as an individual, questioned the level of protection for open space dedications if this purchase is approved. Mr. Feathers noted that rhubarb needs sun to grow and this area is near the woods which also makes it more susceptible to vandals.

Vicki Wetherell, a member of the Open Space Advisory Committee speaking as an individual, presented Council members with a number of photos including an aerial depiction of the land showing much of Mr. Kotula's land is not currently being used for agriculture and a photo showing all the trees on and around the parcel under consideration. Ms. Wetherell also presented a history of the parcel and future uses for the parcel under consideration by the Committee. (Statement attached)

Mike Sikoski commented that this is a little piece of land that the Town has no use for and that by setting the precedent by selling this piece, the Town will be able to begin to sell similar pieces of land all over Town.

Ric Hossack, Middle Turnpike, suggested leasing the land to Mr. Kotula for a dollar.

Mr. Kotula, Maple Road, summarized his reasons in support of this sale. Mr. Kotula stated that he is not out to make money and that he wants the land for perpetuity. (Statement attached)

IV. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Betty Wassmundt, Old Turnpike Road, spoke to her objections regarding Section 25-6.C.4 of the proposed Ethics Ordinance which addresses conflicts of interest and affiliations with the University of Connecticut. Ms. Wassmundt also requested answers to her questions concerning the terms of appointment for the Board of Ethics. (Statement attached)

Mike Sikoski, a former member of the Board of Ethics, stated the proposed Ethics Ordinance is not what the Board of Ethics proposed. Mr. Sikoski also urged the Council to schedule office hours.

Ric Hossack, Middle Turnpike, stated his belief that exempting affiliations with UConn from the Ethics Ordinance is unthinkable.

V. REPORT OF TOWN MANAGER

In addition to the written information the Town Manager reported that he and the Mayor will be meeting with UConn President Herbst to discuss a variety of issues. Mr. Hart also reported that discussions with stakeholders regarding the Police Services Study are ongoing.

VI. REPORTS AND COMMENTS OF COUNCIL MEMBERS

Mayor Paterson recently read an article about a young lady who has been raising money for charities and would like the Council to recognize her efforts. Ms. Paterson will provide additional information at the next meeting.

VII. OLD BUSINESS

2. Sale of Town-Owned Property on Maple Road

Members discussed the proposed sale of property on Maple Road including the role a sale would play in the setting of a precedent for future requests; whether or not the sale would be a "clear benefit to the Town" as required; the future ability to subdivide the land

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with the added frontage; the desirability of increased agriculture ventures; and the possibility of a conservation easement or other additional restrictions on the land. The Town Attorney will provide an opinion as to whether a statement indicating that the parcel could not be used toward the frontage requirement could be added to the deed. The item will be added to the next meeting agenda

3. Revisions to Ethics Ordinance

Toni Moran, Chair of the Personnel Committee, spoke to the process leading to the current July 22, 2011 draft Ethics Ordinance. Ms. Moran stated the Personnel Committee asked the Town Attorney to reorganize and review the draft proposed by the Ethics Board. Ms. Moran stated the Committee revised the language with regards to conflicts and affiliations with UConn and discarded the concept of personal conflicts. Members discussed the number of meetings already held to discuss the proposed Ordinance and the need to compare the July 22, 2011 version with the version originally submitted by the Ethics Board section by section. By consensus the Council agreed to schedule a work session on the Ethics Ordinance at 6:00 p.m. on September 12, 2011. Staff will arrange, if possible, to have the workshop televised.

Ms. Moran moved and Ms. Keane seconded to rescind the motion of the July 11, 2011 meeting scheduling the public hearing for September 12, 2011. The motion passed unanimously.

4. UConn Landfill, Long-Term Monitoring Program

Ms. Lindsey requested the tables and appendixes for UConn Landfill Long Term Monitoring Plan be posted on the website.

VIII. NEW BUSINESS

5. Safe Routes to School Grant Application

Mr. Schaefer abstained from participating as the proposed route includes his daughter's land.

Ms. Moran moved and Ms. Lindsey seconded, effective July 25, 2011, to authorize the Director of Public Works to submit the Safe Routes to Schools Grant Application to the Connecticut Department of Transportation and the Town Manager to submit a letter of support on behalf of the Town. Motion passed by all those voting.

6. Transit-Oriented Development Grant Application

Ms. Moran moved and Ms. Keane seconded to approve the following resolution:
WHEREAS, the Towns of Mansfield, New London, Norwich and Windham have met to discuss collaboration on a Transit-Oriented Development (TOD) Grant opportunity, and

WHEREAS, these and other towns, as well as universities and a tribal nation would benefit from transit-oriented development along an enhanced rail line from New London, Connecticut to Brattleboro, Vermont, and

WHEREAS, the Connecticut Office of Policy and Management (OPM) has advertised a grant opportunity for funding a feasibility study of transit-oriented development.

Now, therefore, the Town Council of Mansfield, Connecticut, HEREBY RESOLVES, effective July 25, 2011 that Town Manager Matthew W. Hart is authorized on behalf of the Town of Mansfield to:

Work with other affected towns to prepare, sign and submit a joint application containing a planning grant proposal in accordance with the OPM TOD Pilot Program Request for Applications;

Enter into, and if necessary, amend a Memorandum of Understanding (MOU) with Windham Council of Governments), SCCOG (Southeastern Connecticut Council of Governments) or any successor organization, which incorporates the requirements outlined in the TOD Pilot Program Request for Applications; and

Do such acts as are necessary and appropriate to obtain and expend TOD grant funds from OPM.

Motion passed unanimously.

7. Petition Regarding Assisted Living

Mr. Shapiro recused himself from this discussion.

Mr. Schaefer requested the inclusion in the record of a 2006 communication from the UConn Chapter of the American Association of University Professors to Town Manager Marty Berliner and UConn Special Assistant to the President Tom Callahan in support of an assisted living facility

Council members discussed the timing of the expected availability of water for the Masonicare project; the original expectations regarding the potential range of costs of the units; and the lack of interest to date expressed by any other developer.

Town Manager Matt Hart will prepare a motion for the next meeting expressing the Council's appreciation for the comments made in the petition and outlining the progress the Town is making in addressing those concerns.

Ms. Moran moved and Mr. Schaefer seconded to add Item 7a, August Meeting Schedule, to the agenda. The motion passed unanimously.

7a. August Meeting Schedule

Mr. Ryan moved and Mr. Paulhus seconded to cancel the August 8, 2011 meeting unless Connecticut Light and Power is unable to reschedule their presentation on the Interstate Reliability Project to a later date.

Motion passed unanimously.

IX. DEPARTMENTAL AND COMMITTEE REPORTS

No comments offered

X. REPORTS OF COUNCIL COMMITTEES

Mr. Shapiro, Chair of the Committee on Committees, moved the following recommendations to the Arts Advisory Committee: David Vaughan to replace Jay Ames and Joseph Tomanelli to replace Kelly Kochis. Both of these terms will expire on March 1, 2013. The motion passed unanimously.

Mr. Shapiro, Chair of the Committee on Committees, moved the recommendation of Keith Wilson to the Cemetery Committee for a term ending July 1, 2014. Mr. Wilson replaces Mary Landeck on the Committee. The motion passed unanimously.

Mr. Shapiro, Chair of the Committee on Committees, moved the recommendation of Beverly Korba to the Commission on Aging for a term ending September 1, 2014. Ms. Korba replaces Mary Thatcher on the Committee. The motion passed unanimously.

Mr. Shapiro, Chair of the Committee on Committees, moved the recommendation of William Thompson to the Four Corners Water and Sewer Advisory Committee. Mr. Thompson is filling a citizen member vacancy on the Committee. The motion passed unanimously.

Mr. Shapiro, Chair of the Committee on Committees, moved the

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recommendation of Kathleen Ward to the Mansfield Housing Authority for a term ending October 31, 2011. Ms. Ward replaces Joan Christison-Lagay on the Authority. The motion passed unanimously.

Mr. Shapiro, Chair of the Committee on Committees, reported that the Committee reviewed the qualifications of the three potential volunteers for the Mansfield Advocates for Children, recommended at the last Council meeting, with Staff member Sandy Baxter. Ms. Baxter explained the value of having these three volunteers even though two of them do not live in Mansfield. All three candidates represent a different preschool entity in Town. Mr. Shapiro moved the recommendation of Ellen Tullman, Janice Bolteridge and Yujin Kim to the Mansfield Advocates for Children for terms ending June 30, 2014. The motion passed unanimously.

Town Clerk Mary Stanton explained a technical error which incorrectly identified Mr. Dewolf's term on the Ethics Board as terminating June 30, 2014. The correct term expiration date is June 30, 2012. Mr. Shapiro moved to correct the expiration date. The motion passed unanimously.

Ms. Moran, Chair of the Personnel Committee, asked members to email any changes they would like to see in the Town Manager's evaluation form to either herself or Maria Capriola. The Mayor will redirect the email to Mr. Schaefer's temporary address.

XI. PETITIONS, REQUEST AND COMMUNICATIONS

8. Citizen Letters re: Sale of Town-Owned Property on Maple Road
9. Quiet Corner Camera Club re: Thank you
10. M. Capriola re: Bergin C.I. Community Notification System – Mr. Paulhus reported that residents in the area of the prison were notified that the prison is closing.
11. State of Connecticut Council on Environmental Quality re: Forum in Mansfield - Ms. Lindsey requested this meeting be listed on the Town's website if it is not already.
12. CL&P: Strengthening the Region's Electric Grid

XII. FUTURE AGENDAS

No additions

XIII. ADJOURNMENT

Mr. Paulhus moved and Mr. Ryan seconded a motion to adjourn the meeting at 10:35 p.m.
Motion passed unanimously.

Elizabeth Paterson, Mayor

Mary Stanton, Town Clerk

July 25, 2011

25 July 2011 **Opening Statement**

Good evening! I am Kathy Kotula, and I am here with my Dad, Anthony Kotula. We live at 135 Maple Road with my Mom, Joan. Dad and Mom wish to purchase 0.1548 acres of land designated Parcel A.

I have our opening statement, Dad and I will answer question, and Dad would like to read a closing statement.

The Planning and Zoning Commission, which is the state's legal authority in such matters, has **recommended** on March 21, 2011 that the Town Council sell Parcel A to the Kotula family. The only criteria they listed were:

1. The land of Parcel A shall be used for agricultural purposes.
2. The existing stone wall should not be disturbed.

We agree with these criteria.

Town of Mansfield citizens, business owners, and farmers at the Storrs Farmers' Market enthusiastically support the sale of Parcel A to the Kotulas. These letters agree with the Planning and Zoning Commission, and can be found in the packet, together with the supplemental letters provided to the Town Council tonight.

According to the Town of Mansfield "Planning, Acquisition, and Management Guidelines"* , regarding the Agricultural Land: "The policy goals of the Town 2006 POCD encourage sustainable agricultural resources (p.4). For this reason, when the Town acquires farmland or land with prime agricultural soils, it is Town policy that this land be actively farmed."

This is exactly what we are asking the Town Council to do.

These Guidelines also indicate that when land is "transferred to private ownership, clear benefit to the Town must be demonstrated."

A reading of the report of the Planning and Zoning Commission and the support letters submitted to the Town Council provides adequate examples that citizens, business owners, and farmers at the Storrs Farmers' Market see that there will be **a clear benefit to the Town** when Parcel A is transferred to the Kotulas in that:

- The land will be used for agriculture (in keeping with Town Guidelines, and Plan of Conservation and Development),
- There will be more rhubarb available in a Town were rhubarb is enthusiastically enjoyed,
- The land would not be turned into a parking lot, so
 - the beautiful stone wall will not be disturbed, and
 - there would be no chance of accidents due to the insufficient sight line,
- Parcel A will be returned to the Lot 7A from which it was originally cut, therefore an irregular lot configuration would be made uniform,

-The wishes of the Town Planning and Zoning Commission, citizenry, farmers, and businesses will be carried out.

Quoting from the Town of Mansfield website:

The Town of Mansfield is committed to preserving and encouraging local agriculture. During the creation of Mansfield 2020: A Unified Vision, the Town identified preserving "existing farms in Mansfield while increasing the number of farms and farming opportunities" as a priority for the community.

[<http://www.mansfieldct.gov/content/5168/5343/default.aspx>]

Please allow us to help the Town, its citizenry, other farmers, and businesses to benefit from 0.1548 acres of additional farm land.

Please approve the sale of Parcel A to the Kotulas.

Thank you.

Kathryn L. Kotula
135 Maple Road
Mansfield, CT 06268

References and Notes:

*Town of Mansfield "Planning, Acquisition, and Management Guidelines, Mansfield Open Space, Park, Recreation, Agricultural) Properties and Conservation Easements" Approved by the Mansfield Town Council November 13, 1995, revision approved August 25, 1997 and August 24, 2009

POCD=Plan of Conservation and Development

From the Mansfield Plan of Conservation and Development, 2006:

"Around mid-century, two institutions were formed to aid poor and needy townspeople. From 1861 to 1922, the town supported a poor farm (called the Mansfield Poor House) on Maple Road, run by the Barrows and Gardiner families. The farm supplanted the town's previous measures for providing for the poor, whose care and concerns, according to Town Meeting Minutes, were met as early as 1719."

[http://www.mansfieldct.gov/filestorage/1904/1932/2043/20060415_final_pocd.pdf, Appendix A, page 66, first full paragraph]

OPEN SPACE PRESERVATION COMMITTEE

Comments on Kotula Request

March 15, 2011

To: Mansfield Town Council:

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

COMMENTS

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

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

Additional notes:

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

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

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

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

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

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

The following is an excerpt taken from the minutes of the July 20, 2011 Conservation Commission meeting for inclusion in the Town Council July 25, 2011 meeting minutes:

5. Open Space Sale? Anthony Kotula is asking the Town to sell him 0.15 acres of land on Maple Rd. so that he can grow rhubarb on it. Perhaps not entirely coincidentally, the sale would also give Mr. Kotula enough frontage to split off a building lot. The parcel, part of the Maplewoods subdivision open-space dedication, was to provide parking for walking on Old Bennett Road, but the sightline to the northwest is poor. After some discussion, the Commission agreed that selling this parcel to Mr. Kotula would set a bad precedent, encouraging other attempts to convert Town open space to private property. It would be preferable to retain the land but grant Mr. Kotula an agricultural easement on it. However, he appears to have plenty of unshaded space on his own property for a rhubarb plantation.

=====

Edward Wazer
253 Maple Road
Mansfield, CT 06268
860-429-0695

Town Council Members,

My name is Edward Wazer, I am a farmer, and I support others that wish to pursue agriculture. To that end, I serve on the Agricultural Committee in Mansfield because I believe it is extremely important to have food grown locally. Please note that I am not here representing the Agricultural Committee, but I am here as a private citizen.

I recently had the opportunity to discuss this proposed sale with Mr. Kotula; he visited many of the farmers at the Storrs Farmers Market on Saturday, July 16, 2011. From that conversation and documents he has provided to the Agricultural Committee, I have the following comments:

1. The sale of the town land would give Mr. Kotula greater than 400' of frontage. This will allow him the option of subdividing the combined lots. He stated the 0.15 acre town piece will have a conservation easement on it, but that would mean only that the 0.15 acre piece is protected from having a driveway run through it; he will have the required road frontage for two lots. Regardless of Mr. Kotula's intent, selling town land that will substantially increase the value of a property owner's land should be taken into account.
2. The parcel in question has little agricultural value. Unless Mr. Kotula cuts down trees on his own piece and on Town land, the piece will remain heavily shaded. Secondly, the agricultural and economic value for crops on 0.15 acres, even less than that when the portion outside the stonewall is excluded, is minimal. If a high value crops were grown, after the trees were cut down, possibly a few thousand dollars sales could be obtained annually, with very intensive management. Mr. Kotula stated in his letter dated February 16, 2011 that his total production in 2010 was \$2,164.31. The addition of 0.15 acres will have far less economic benefit to Mr. Kotula. Such a small pursuit is not a farming operation, but a hobby farm. The Council should ask itself what the benefit is of selling town land to a small hobby farm.
3. I asked Mr. Kotula why he doesn't expand his plantings on his own property and he states he doesn't want to cut down trees because the trees are ash and they can be used for baseball bats and furniture. Selling town land so that a private owner can avoid cutting down trees for his or her own future financial gain does not seem appropriate.
4. Lastly, the risk associated with setting precedent for selling Town land does not seem fitting for this piece. There is no gain for the town, at the Town's expense of setting an unhealthy precedent.

In conclusion, I would recommend the town offer a long term lease on the property for agricultural purposes only. This will allow Mr. Kotula to do what he states is his intent: to farm. Although he emphatically states he does not desire this option, I believe it gives the town and Mr. Kotula what they openly state are their goals:

For the Town: not setting precedent of selling its land, especially without any gain;

For Mr. Kotula: to farm.



Edward Wazer

July 25, 2011

To: Town Council
From: Betty Wassmundt, Storrs

RE: Public Hearing

It is noted in the information provided that this proposed sale would provide road frontage so as to allow the owners to create an additional building lot. It is my opinion that the Council should not facilitate such a potential re-subdivision. If you agree to the land sale, please place whatever legal restriction is required so as to prevent any future subdivision of the Kotula property. Thank you.

RUDY J. FAVRETTI
1066 Middle Turnpike
P.O. Box 403
Storrs, Connecticut 06268

TO: Mansfield Town Council

I am writing to recommend that you not approve the sale of a piece of the town's open space to Mr. Anthony Kotula. I am in full agreement with the Conservation Commission, the Open Space Committee, and the Agricultural Committee of the town of Mansfield in recommending that the parcel in question should not be sold because it sets a bad and dangerous precedent that sends a message that the town is willing to sell off pieces of open space upon request.

When I was still practicing landscape architecture and site planning, I had to sit through many meetings of various agencies/commissions in towns throughout the state while waiting to make my own presentation. I observed that once the precedent is set, regardless of the reason, the citizens of the town then expect that open space land will be sold for any reason. This causes severe conflicts and problems, as well as lack of trust in the town on the part of the citizenry who have voted to purchase that open space for the town in the first place.

I appreciate Mr. Kotula's agricultural interests, and these interests should be encouraged, but not by selling off the town's open space. If I remember correctly, Mr. Kotula possesses five acres of land all of which is not fully farmed at this time, and he has ample space on which to grow his exotic rhubarb.

Sincerely,

Rudy J. Favretti

July 21, 2011

Date: April 6, 2011

To: Mansfield Town Council

From: Mansfield Agriculture Committee

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

Mr. Kotula presented his request to the committee at their April 5, 2011, meeting. The committee reviewed Mr. Kotula's presentation and materials. After discussion, the committee recommended to the Town Council that they not approve Mr. Kotula's request to purchase 0.15 acres from the Town. The committee voted unanimously in favor of the following motion:

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

Comments for Town Council public hearing, July 25, 2011 re: Kotula proposal

In March the Open Space Preservation Committee (OSPC) recommended for a second time against this sale citing the Town's policy of not converting Town property to private ownership. There are also pragmatic issues:

LOCATION In their original letter to the Town in June 6, 2007, the Kotulas noted their concern "that a large parking lot in this area would cause our fruit trees to be irresistible to vandals." In more recent letters, the Kotulas have not expressed concern about a parking lot next to them because it is not feasible. However, transferring the parcel to the Kotulas would not address their original concern about a possible source of damage to their property from adjacent Town land with public access. If they owned the parcel they requested, their gardens would then abut the public trail corridor. When this trail is developed, these concerns would still be an issue.

A benefit to Town of keeping this parcel is that it would be to provide a buffer between the trail corridor and the Kotulas or future owners of their property. This would reduce concerns about public use of the trail corridor.

LONG-TERM PERSPECTIVES 1) The Town intentionally acquired the parcel and adjoining land to provide a trail corridor for access from Maple Road to Dunhamtown Forest. This trail is one piece in a long-term project to create a town-wide trail system providing access to Town parks from neighborhoods and connections between parks (see map). This type of easy access is one of the open space goals in the Town Plan. Creating these connections takes many years, and the trail from Maple Road will eventually be developed as part of this long-term project to make Mansfield a "walkable community." It is important to take the long view and keep this trail corridor viable by owning buffer areas for the trail.

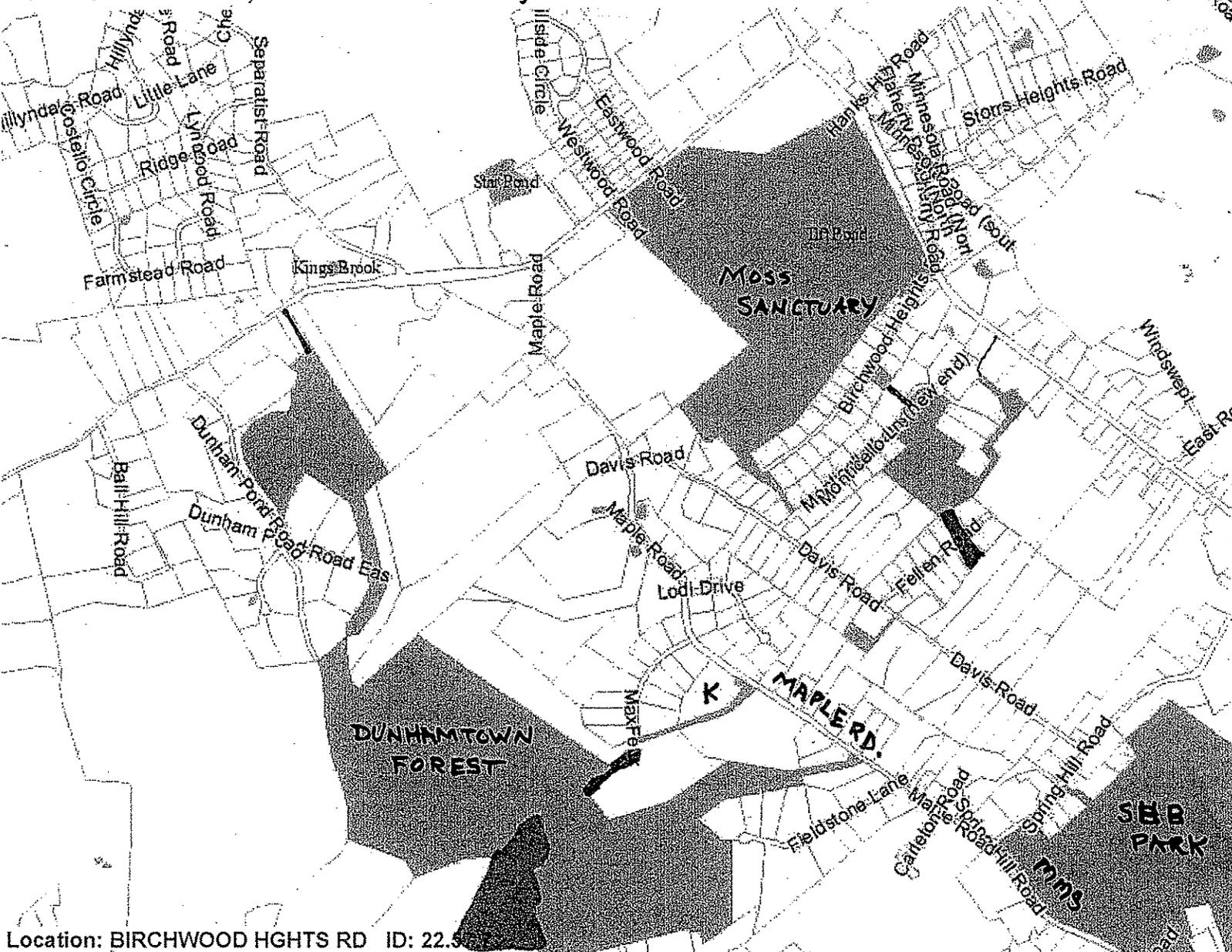
2) Another long-term perspective is that the specific parcel being discussed may have other benefits to the Town that we can't predict right now. Just as the Town Hall was originally built for a school, so this parcel could be used for other open space purposes than a parking lot. The wise approach is to keep our eye on the future and keep our options open.

I respectfully request that the Town continue to own this parcel for the policy reasons discussed previously and for pragmatic reasons: to serve as a buffer for the trail and to keep options open for future benefits to the Town.



Vicky Wetherell, OSPC member

Town of Mansfield, CT - Moss Sanctuary/Dunhamtown Forest Connections



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



1 in = 1480.01 ft

Printed:
7/14/2011



Location: BIRCHWOOD HGHTS RD ID: 22.50

MainStreetGIS, LLC - www.mainstreetgis.com / info@mainstreetgis.com

Disclaimer: This map is for assessment purposes only. It is not valid for use as a survey or for conveyance

Town of Mansfield, CT



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



1 in = 196.61 ft

Printed:
7/20/2011



Location: 287 MAPLE RD ID: 21.55.11

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Disclaimer: This map is for assessment purposes only. It is not valid for use as a survey or for conveyance

25 July 2011

Closing Statement

Thank you for having this Public Hearing on the proposed sale of Parcel A to the Kotula family.

The letters in the packet and the supplemental letters provided to the Council tonight demonstrate enthusiastic public support and encouragement for the Council to sell Parcel A to the Kotula family. The letters of support were obtained from a cross section of Mansfield, business owners, citizens, and farmers at the Storrs Farmers' Market.

The Planning and Zoning Commission, which is the state's legal authority for advising the Town Council in such matters pursuant to Section 8-24 of the Connecticut General Statutes, has recommended, after extended discussion, that the Town Council sell Parcel A to the Kotula family. The only requirements they set are:

1. The land of Parcel A shall be used for agricultural purposes.
2. The existing stonewall should not be disturbed.

They did not request any other restrictions, as a condition of the sale. They were not concerned about future subdivision of the property, and the Town Council might be encouraged to do likewise.

In a meeting on 19 July 2011, with staff of Planning and Zoning, we were told "that the issue of future subdivision is up to the Town Council, and if they are not concerned, then Planning and Zoning is not concerned."

Clear benefits will accrue to the Town and its citizens, when the Town Council approves the sale of Parcel A to the Kotula family.

1. The Town Council will demonstrate their commitment to having farmland actively farmed, as stated in the Town goals.
2. The sale will ensure that the beautiful stonewall, that surrounds the Maple Road and Bennet Road sides of Parcel A, and is of such great concern, will remain intact in perpetuity.
3. The sale will turn fallow land into productive farmland.
4. The sale will increase the availability of rhubarb to the Mansfield residents.
5. Mansfield citizens will experience a greater comfort level when they are able to purchase produce from local farmers they know.
6. The sale of Parcel A will make uniform the irregular configuration of Lot 7A that resulted from the separation of Parcel A from that farmland.
7. Locally produced fruits and vegetables are less likely to contain *Escherichia coli* 0157-H7, *Toxoplasma gondii*, and other potentially pathogenic microorganisms.
8. A local supply of food is very desirable in the event of major storms or other calamities.
9. Locally produced and sold food supports the local economy.
10. Locally grown food can be harvested and consumed at its peak of flavor.
11. Locally grown produce costs less to transport to Mansfield citizens.
12. Locally grown food is much less likely to be sprayed with compounds intended to extend shelf life.
13. The recommendations and wishes of the Planning and Zoning Commission, as well as the Mansfield citizenry, businesses, and the Storrs farmers, will be realized by the sale of Parcel A to the Kotula family.

We appreciate your service to Mansfield.

Anthony W. Kotula

Mary L. Stanton

From: Jessie L. Shea
Sent: Monday, July 25, 2011 1:55 PM
To: Mary L. Stanton
Subject: FW: Proposed Sale of Town-Owned Property on Maple Road

For tonights public hearing.

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

From: Michael M Taylor [mailto:tmcorp@tmcorp.info]
Sent: Monday, July 25, 2011 1:55 PM
To: Jessie L. Shea
Cc: desiato54@hotmail.com
Subject: Proposed Sale of Town-Owned Property on Maple Road

Town Council; Mansfield, CT
C/O Mary Stanton
Via Email - sheajl@mansfieldct.org

Dear Council,

I am writing to state the concerns of Phil DeSiato and myself (Depot Associates), as the original owners of the property in question, in the above-referenced matter.

This land was donated to the Town for the purpose of providing convenient parking to access an inter-connected trail system. This land was donated far and above the open space required for our sub-division. Therefore, along with the fact that we still own a nearby lot (Maple Woods Sub-division Section II, Lot 17) on Maple Road, we feel our voices should be heard in this matter.

We do not wish to weigh in on the greater issue confronting the Council, regarding whether or not the Town should transfer open space dedications in general. This is a matter for the Town Council to decide. However, we strongly object to this transfer without a strict and permanent restriction against allowing this land to be used to meet frontage requirements for a possible future sub-division of this lot.

The owner and the likely subsequent owner have suggested they have no present intention of sub-dividing the property. However, per Matt Hart's June 27, 2011 memo "This increase would give Mr. Kotula or future owners the frontage needed to create an additional lot, whereas currently the frontage is insufficient." Allowing such a transfer could strongly deter future property gifts to the Town. Case in point being, but for our donation of this parcel, Depot Associates itself might have obtained an additional lot. Such potential for transfer could set a precedent, which might disturb the rigorous engineering and planning of future sub-divisions. We feel if allowed, it may do so to ours.

Although we are unable to attend tonight's meeting, either of us would be glad to discuss this matter further should the Council have any questions or require further information.

Taylor Management Corporation
PO Box 476
Storrs, CT 06268
Phone: 860-429-8891
Fax: 860-429-6857
Email: tmcorp@tmcorp.info

25 July 2011

Town Council
4 South Eagleville Road
Mansfield, Ct 0668

Dear Council Members:

Additional letters of support, recommending that the Town Council sell Parcel A to the Kotula family have been received and are hereby submitted to you. One can discern by this outpouring of support that the citizens, business owners, and farmers of the Storrs Farmer's Market, a good cross section of Mansfield, wish the Town Council to approve the sale. We encourage the Council Members to take seriously, and be responsive to, the recommendations of the Planning and Zoning Commission and individuals who, by their letters have expressed their desire that Parcel A be sold to the Kotula family.

Also enclosed is a photo taken by Kathy some years ago showing the curved stonewall on the corner of Maple Road and Old Bennet Road. We treasure this wall, and believe it is almost as beautiful as the outstanding stonewall on Brown's Road. The Planning and Zoning Commission expressed their desire to preserve this stonewall in perpetuity. We agree with their determination that the Parcel A stonewall depicts an era of farm life in Mansfield that is close to the heart of many of the citizens of Mansfield. We are anxious to be given the opportunity to help protect the Parcel A stonewall in perpetuity. We need only to have the Town Council approve the sale of Parcel A to the Kotula family.

Clear benefits will accrue to the Town and its citizens, when the Town Council approves the sale of Parcel A to the Kotula family.

1. The Town Council will demonstrate their commitment to having farmland actively farmed, as stated in the Town goals.
2. The sale will ensure that the beautiful stonewall, that surrounds the Maple Road and Bennet Road sides of Parcel A, and is of such great concern, will remain intact in perpetuity.
3. The sale will turn fallow land into productive farmland.
4. The sale will increase the availability of rhubarb to the Mansfield residents.
5. Mansfield citizens will experience a greater comfort level when they are able to purchase produce from local farmers they know.
6. The sale of Parcel A will make uniform the irregular configuration of Lot 7A that resulted from the separation of Parcel A from that farmland.
7. Locally produced fruits and vegetables are less likely to contain *Escherichia coli* 0157-H7, *Toxoplasma gondii*, and other potentially pathogenic microorganisms.
8. A local supply of food is very desirable in the event of major storms or other calamities.
9. Locally produced and sold food supports the local economy.

July 19 2011

Town Council
Town of Mansfield, CT

Dear Councilors,

I am writing to support the sale of Parcel A to Anthony Kotula. I have visited the Kotulas' farm on a number of occasions, walked the farm, and seen the small piece of land designated Parcel A. As I understand, Parcel A was originally cut from the Kotulas' lot. Return of it would make the existing irregular lot configuration uniform and would enable them to optimize cultivation of their produce.

Originally, the Town had intended to use Parcel A as a parking lot for the Old Bennet Road trail. However, the Planning and Zoning Commission noted that the 0.1548 acre area is not acceptable for a parking lot. The reasons provided include the following:

- 1) The site line on Maple Road would not be sufficient for cars to safely access Parcel A.
- 2) A lovely curved stone wall would be destroyed, at least in part, and this would be contrary to Town policy to save stone walls.
- 3) There is adequate safe parking for the Old Bennet Road trail at the other end of the trail: the MaxFelix Road cul-de-sac.

Since Parcel A has no access except via the Kotulas' property, its use by others becomes non-existent. The Kotulas' have expressed an interest in Parcel A for the purpose of continuing to grow produce and are firmly opposed to subdivision of their property. Rather, they value the land as integral to preserving farm acreage. In view of this collective information, Anthony Kotula's proposal to purchase Parcel A is a reasonable one and worthy of consideration

Sincerely,

Mary Bruno

Mary Bruno
24 Charles Lane
Storrs, CT 06268

98 Summit Road
Storrs Mansfield, CT 06268
July 20, 2011

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

Dear Members of the Council,

I am writing in support of the sale of Parcel A at 135 Maple Road in Storrs to Anthony Kotula. The Planning and Zoning Board have approved the sale of this small parcel, 0.1548 acre cut from his lot originally.

While this may be sufficient reason to endorse the sale, the fact that Mr. Kotula intends to raise rhubarb on the parcel makes the sale even more sensible. We are living in a time when our society recognizes the value of eating locally grown food, for reasons including better health, economic viability and environmental protection. A growing number of Mansfield residents make the effort to support sustainable agriculture in our community; the Kotulas support that effort by growing local, high quality produce that has a market here, and contributes to the quality of life in our community.

I heartily endorse the sale of this parcel to Mr. Kotula.

Sincerely yours


Judith McChesney

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,

Donald J. Feld
321 Wormwood Hill Rd.
Mansfield Ctr. 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,


STORRS FARMERS MARKET

July 25, 2011

To: Town Council
From: Betty Wassmundt, Storrs

RE: Proposed Code of Ethics

Please refer to your proposed Code of Ethics under 25 – 6 Rules, section C(4). This is the one where University of Connecticut employees who are public officials are allowed to vote on matters involving the University.

I'd like to point out to you that 5 of the 9 of you make a majority vote. Now, 3 of you are retired from the University. Of these 3, at least one is known to be on the University payroll. A 4th one of you is actively employed by the University and a 5th's husband, now deceased, was a University professor. So, 5 of you have affiliation with the University yet, this council is going to vote on a Code of Ethics which exempts University employees from conflict of interest when dealing with University issues. Do you see something wrong with this picture? Or, will all 5 of you recuse yourselves when the vote on this ordinance is taken? Do you understand conflict of interest? Do you understand that the public wants their government to operate so there is no semblance of impropriety? When I read 25 – 6 C (4), I can only think: if this weren't so pathetic, it would be laughable.

I've asked you in the past to have an open discussion as to what you expect and want from a code of ethics. I ask that again and ask you to do so before proceeding further with any new Code.

Also, I still have no answers to the questions I brought up at last meeting regarding procedural changes to Board of Ethics appointments. Councilor Moran, when she was Chair of the Committee on Committees, defended the changes by saying the council created the committee and can change the rules. I submit to you, that is not true of the Board of Ethics. This Board was created at the direction of the Town Charter and is controlled by the ordinance known as the Code of Ethics. It is not a committee which serves at the whim of the Council. If I am incorrect, surely, one of you can explain why.

Thank you.

April 4, 2006

Mr. Martin Berliner, Town Manager
Town of Mansfield
Four East Eagleville Rd.
Storrs, CT 06268

Mr. Thomas Callahan
Special Assistant to the President
University of Connecticut
U-2048

Dear Marty and Tom:

The UConn Chapter of the American Association of University Professors is delighted that the Town and the University have moved so far and so successfully toward assisted living. As you know, UConn AAUP has strongly supported an assisted living facility, support culminating in a fact-finding trip to the University of Virginia and its facility by Marth and Schaefer, and the subsequent strong endorsement of assisted living by the Chapter's Executive Council in the fall of 1999, and, of course, one of the founders of the Chapter, Bill Rosen, as an individual and a member of the Mansfield Town Council, worked long and hard towards this goal.

Assisted living will be of great benefit to current faculty and to retired faculty, and therefore both to the University and to the Town by helping to attract and, after retirement, to retain an educated and cultured population.

Assisted living will be benefit in recruiting faculty, in the planning for some existing faculty, and our retired colleagues. The University and Town mutually benefit from having a population that can continue with the varying degrees of assistance that such living affords, to contribute to the quality of the town's changing demographic and physical dimensions, and to many of the University's programs, either as audience or contributors, as retirees do now. This is truly a "win-win."

Yours,

Carl W. Schaefer
President

Edward C. Marth
Executive Director



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant to Town Manager; Linda Painter, Director of Planning and Development; Jennifer Kaufman, Parks Coordinator
Date: August 22, 2011
Re: Request to Purchase Town-Owned Property (Anthony Kotula)

Subject Matter/Background

On July 25, 2011, the Town Council held a public hearing regarding the proposed sale of a 0.15 acre open space parcel to Anthony and Joan Kotula, which parcel is adjacent to their property on Maple Road. In addition to Anthony and Kathy Kotula, twelve residents spoke regarding the proposed land sale. Over forty residents provided input on the proposed sale through submission of letters to the Town Council (more specific detail regarding the comments received can be found in the minutes of the public hearing). A general summary of comments received in support and opposition to the proposed sale is provided below.

Comments in support of the proposed sale:

- The sale would support local agriculture efforts and a small local business; the support of local agriculture and small business are both Council priorities
- The original plan for the parcel was for development of a parking area for Dunhamtown Forest; parking access to the forest was subsequently developed in another location
- Question as to the Town's need, purpose or plan for this parcel since it is no longer proposed to be used for parking
- Precedent should not be a concern because each land sale has its own context
- Potential to increase property tax revenue by converting public to private land

Comments in opposition to the proposed sale:

- Concern with precedent for sale of land received through the open space dedication requirements of the subdivision process and the impact the decision would have on the level of protection for other open space dedications
- Concern that the sale of the land would increase the frontage of the Kotula's existing property, potentially allowing for a future subdivision
- Clearing of the property for agricultural use would not be consistent with its designation as part of an interior forest tract
- Question as to the actual agricultural value of the parcel and availability of other land on the Kotula property for expanding crop areas

- o Consideration of future trail development along the south side of the parcel as part of a town-wide trail network.
- o Function of the parcel as a buffer between trail and agricultural activity
- o Potential deterrent to future property gifts to the Town, particularly open space dedications as part of the subdivision process. Developers may be less inclined to dedicate significant open space if it reduces the number of lots they are allowed to develop based on the concern that the open space may be sold in the future for development, providing a benefit to the Town and a future owner that the developer was denied.

Applicable Policies

Section II.C of the Planning, Acquisition and Management Guidelines for Mansfield Open Space, Park, Recreation, Agricultural Properties and Conservation Easements¹ addresses the sale of Town-owned properties:

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

As there is no deed restriction on the subject parcel preventing its sale to a private individual, the request falls under the "unusual circumstances" clause of the above policy, which requires that a clear benefit to the Town be demonstrated. In making its decision on whether to sell the property to the Kotulas, the Council must determine what constitutes a clear benefit to the Town.

Financial Impact

There are various expenses associated with land sales, including legal, survey and appraisal fees. If the Council should decide to pursue sale of this property to Mr. and Ms. Kotula, the applicants should be responsible for bearing these costs. Due to the small size of the parcel in question and the proposed agricultural use, the increase in property tax revenue is expected to be nominal.

It should be noted that the value of the parcel (as well as potential property tax revenue) would presumably be affected by whether its sale to the Kotula family would enable the future subdivision of their existing lot. If the Council decides to sell the parcel, the potential for creation of another lot should be considered when determining fair market value.

¹ The guidelines were adopted by the Town Council on November 13, 1995 and subsequently revised on August 25, 1997 and August 24, 2009

Legal Review

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

At the July 25, 2011 meeting, the Council requested further clarification as to whether the sale of the parcel to the Kotulas could contain a restriction prohibiting the parcel from being used to calculate overall lot frontage as defined in the Zoning Regulations. As of the date this memo was prepared, Mr. O'Brien had not yet finalized a formal opinion as to whether the town had the statutory authority to impose such a condition. His preliminary research indicated that such a restriction might not be enforceable. A formal opinion will be provided to the Council when it is available.

Recommendation

If the Council decides that there would be a clear benefit to the Town obtained through the sale of the land, the Council can authorize the Town Manager to negotiate a purchase and sales agreement for the parcel, which agreement should address the following issues:

- Limit use of the property to agriculture through an easement or other mechanism identified by the Town Attorney
- Require the stone wall be retained
- Place a restrictive covenant prohibiting parcel from being joined to the Kotulas' property (if determined to be within statutory authority by the Town Attorney and desired by the Council)
- Determine fair market value of the Town's property, taking into consideration potential for future subdivision of the Kotula's existing lot, restriction of the parcel to agricultural uses and retention of the stone wall.
- Assignment of conveyance costs

If the Council determines that sale of the property would not provide a clear benefit to the Town, the following alternatives are available to guide future use of the property:

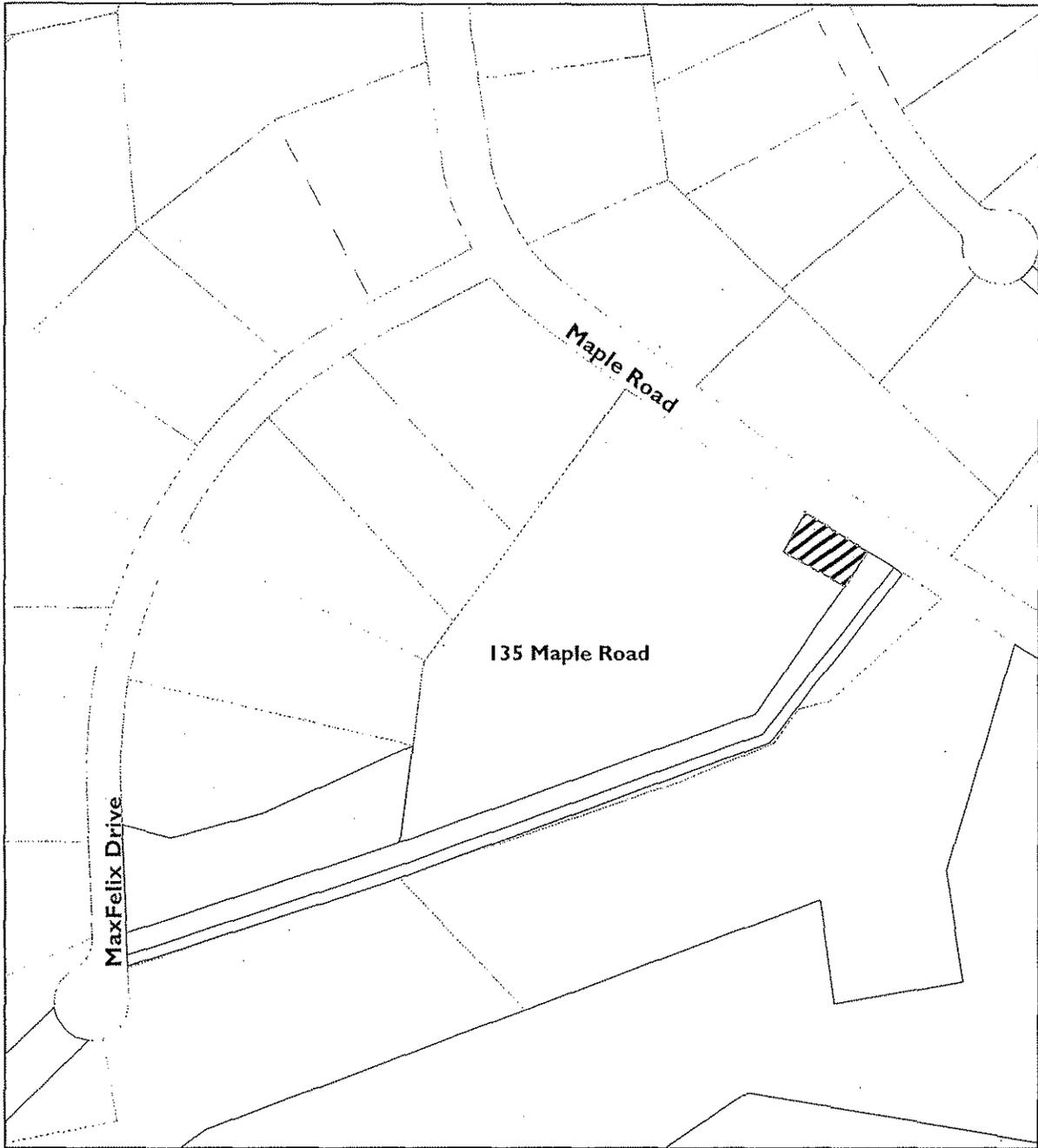
1. *Standard agricultural lease.* The Town currently leases seven parcels to various agricultural operations. The standard lease term is five years, with the option for renewal at the end of each term at the discretion of the Town. Pursuant to Section II(D) of the Planning, Acquisition and Management Guidelines, the Town puts all proposed agricultural leases out to bid through a formal "Request for Agricultural Services." Given the small size of this property, its location and accessibility, the Council could waive the formal bidding process and authorize the Town Manager to execute a standard lease with the Kotulas to allow the parcel to be used for agricultural production.
2. *Rolling agricultural lease.* The Town could develop a rolling lease for an initial term. Under this lease, the Town would make a determination on an annual basis as to whether it wished to renew the lease. If the Town were to decide that it did not wish to renew, it would need to provide the lessee with a lengthy notice period (e.g. 3-5 years). The reason for the lengthy notice period would be to

make sure the lessee has some opportunity to recoup his/her investment in the parcel.

3. *Extended agricultural lease.* In lieu of the standard five-year term, the Council could authorize the Town Manager to negotiate an extended lease term with the Kotulas. Depending on the final lease term, renegotiation of other agricultural leases may be warranted.
4. *Open space management plan.* Pursuant to Section III of the Planning, Acquisition and Management Guidelines, the Council could direct the preparation of a management plan for the parcel as part of the larger Dunhamtown Forest Tract to address important site characteristics, concerns, goals for use of the property, management and monitoring actions.

Attachments

- 1) Maps of subject property
- 2) Map showing history of subdivision
- 3) 8/13/11 Letter from K. Kotula re: The transfer of 0.1548 acres of unused land (Parcel A) to Anthony and Joan Kotula of 135 Maple Road, Mansfield)
- 4) 7/20/11 Memo from the Conservation Commission
- 5) 4/6/11 Memo from the Mansfield Agricultural Committee
- 6) 3/23/11 Memo from the Planning and Zoning Commission
- 7) 3/15/11 Memo from the Open Space Preservation Committee
- 8) 2/27/08 Letter from M. Hart to A. Kotula re: Open Space Preservation Committee recommendation
- 9) 12/14/07 Letter from Attorney D. O'Brien re: Sale of Town Land acquired by Open Space Dedication
- 10) Letters of Support dated 7/13/11 through 7/20/11
- 11) Letter of Opposition dated 7/21/11 through 7/25/11

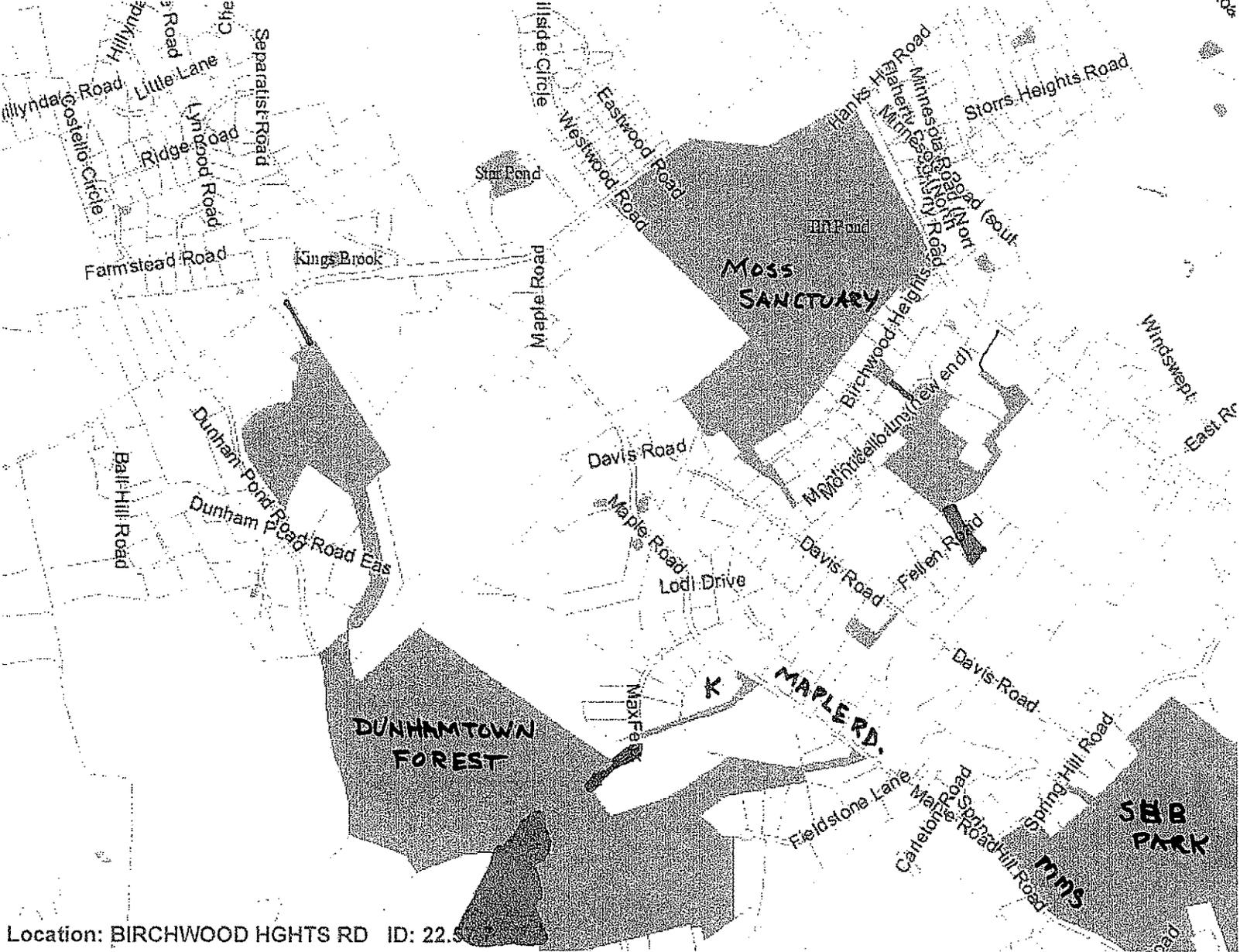


Legend

-  Proposed Sale of Town Owned Land
-  OpenSpace
-  Parcels



Town of Mansfield, CT - Moss Sanctuary/Dunhamtown Forest Connections



- MapGrid
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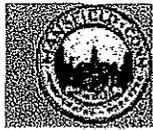


Location: BIRCHWOOD HGHTS RD ID: 22.56

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Town of Mansfield, CT



- N MapGrid
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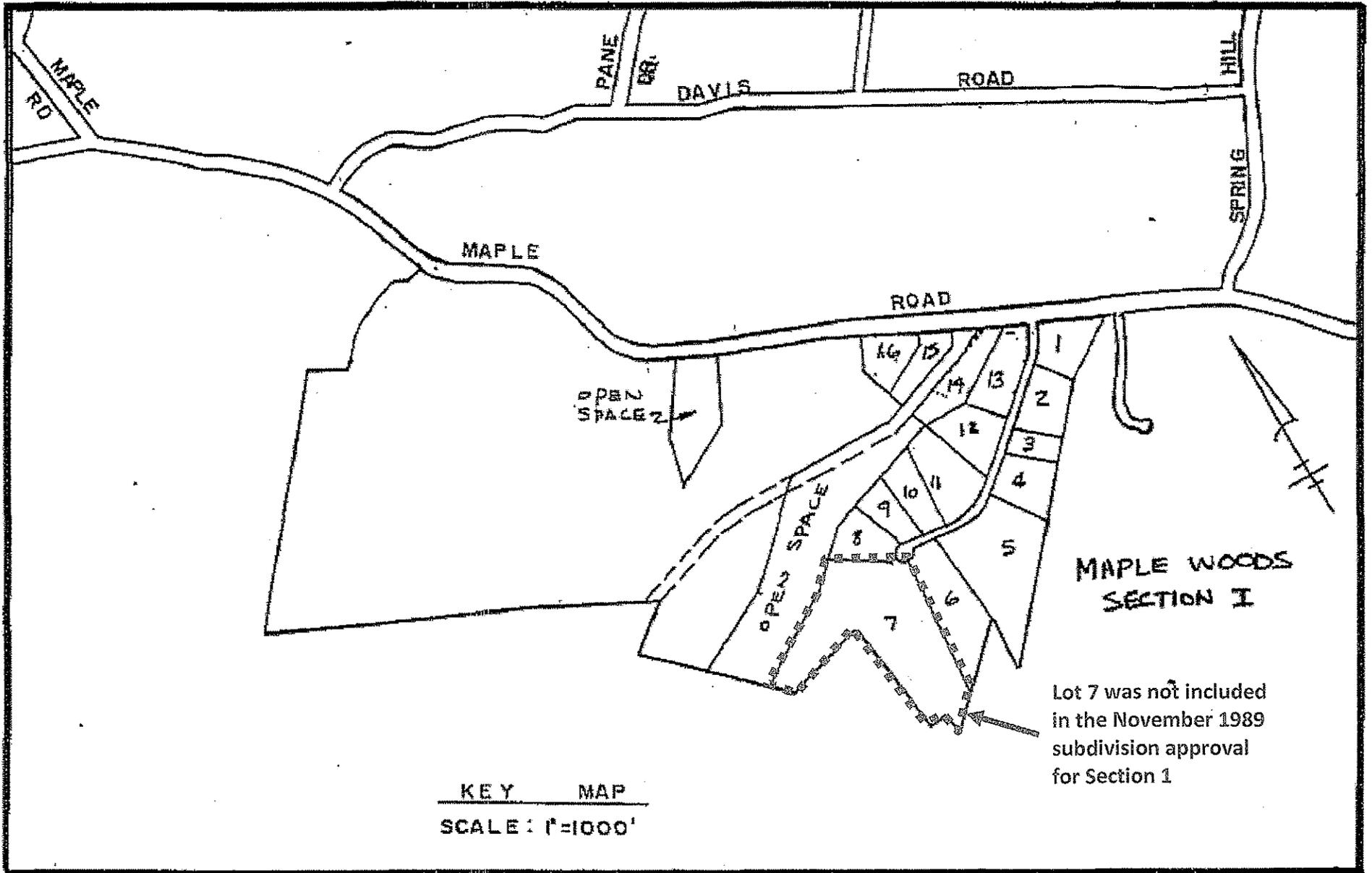
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Location: 287 MAPLE RD ID: 21.55.11

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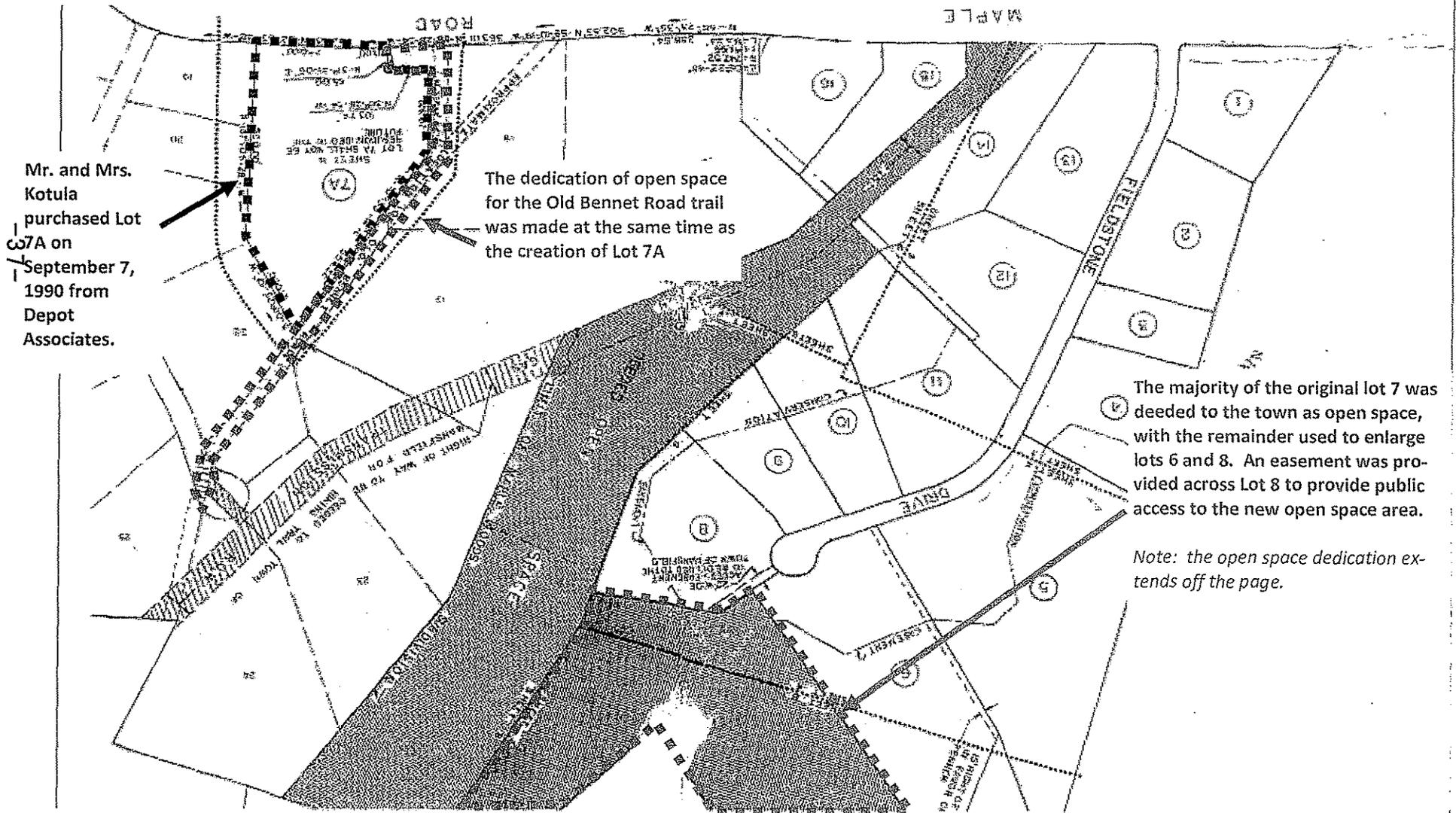
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Maplewoods Section 1: The map below depicts the subdivision as originally proposed in August 1989. The PZC approved the subdivision in November 1989 with the exception of Lot 7. The developers, Depot Associates (Michael Taylor, Lawrence Ross and Philip DeSiato), filed an appeal in Superior Court requesting that the PZC be directed to modify its approval to include Lot 7.



To avoid a protracted legal battle over Lot 7, Depot Associates proposed two alternative designs to the PZC, one of which was to exchange the 3.9 acre open space parcel on Maple Road for a new open space parcel in the location of the original lot 7, something that was apparently suggested by some of the PZC members. The map below depicts the final approved subdivision plan for Section 1. The revised plan reflects the following changes:

- Original Lot 7 was removed from the plan. Lots 6 and 8 were enlarged slightly and the remainder was dedicated to the Town for open space.
- The original 3.9 acre open space dedication on Maple Road (shown in the map above) was enlarged to create a new Lot 7A, containing 5.24 acres and having 320 feet of frontage. The following restriction was applied to Lot 7A: "Lot 7A shall not be resubdivided in the future." The file does not indicate why this restriction was attached to the Lot.
- The dedication of open space for the Old Bennet Road hiking trail (not shown in the prior map) was extended to Maple Road and included an additional section along Maple Road to provide for a potential hiking trail.



13 August 2011

Regarding: The transfer of 0.1548 acres of unused Town land (Parcel A) to Anthony and Joan Kotula of 135 Maple Road, Mansfield.

After the Open Hearing on July 25, 2011, the Mansfield Town Council raised several points about which they seemed to need more information. We hope to answer their questions and/or concerns here. (If I have missed an issue of interest, please let me know and I will address it.)

Town Council mandates

Clear Benefits to the Town

According to the Town of Mansfield "Planning, Acquisition, and Management Guidelines"*: when land is "transferred to private ownership, clear benefit to the Town must be demonstrated."

The benefits to transferring Parcel A to the Kotulas includes, but is not limited to:

1. The land will be used for agriculture (in keeping with Town Guidelines, and Plan of Conservation and Development).
2. The recommendations and wishes of the Planning and Zoning Commission, as well as the Mansfield citizenry, the town businesses, and the Storrs farmers, will be realized by the sale of Parcel A to the Kotula family.
3. The land would not be turned into a parking lot, therefore:
 - a. the beautiful stone wall will not be disturbed, and
 - b. there would be no chance of accidents due to the insufficient sight line,
 - c. there is sufficient safe parking in the Max Felix Drive cul-de-sac.
4. The Town Council will demonstrate their commitment to having farmland actively farmed, as stated in the Town goals.
5. The sale will turn fallow land into productive farmland.
6. Parcel A as farmland will be used in the same sustainable agriculture program as the rest of the existing farm.
7. Invasive plant species will not have the opportunity to find a safe haven in this spot.
8. If the Town retains Parcel A, then it must maintain Parcel A. This would include removal of invasive weeds, and removal of any tree that might fall across it, and whatever else might need attention. If we own Parcel A, we will maintain it. This is a clear benefit to the Town, saving time, funding, and other resources.
9. We will be able to expand our charitable donations to include additional rhubarb. Charitable donations are a not only a clear benefit to those who receive them, but also for the reputation of the Town of Mansfield.
10. Maple Road is well travelled because of the Senior Center and Middle School, and is well known for being scenic. An additional piece of farmed land will help off-set the developments and subdivisions that have appeared in recent years.
11. The transfer will provide a tangible example that the Town is "business friendly".

12. The transfer will increase the availability of rhubarb to the Mansfield residents, many of whom enjoy it enthusiastically.
13. Mansfield citizens experience a greater level comfort when they are able to purchase produce from local farmers they know.
14. The transfer will make uniform the irregular configuration of Lot 7A that resulted from the separation of Parcel A from that farmland.
15. Locally produced fruits and vegetables are less likely to contain *Escherichia coli* 0157:H7, *Toxoplasma gondii*, and other potentially pathogenic microorganisms.
16. A local supply of food is very desirable in the event of major storms or other calamities.
17. Locally produced and sold food supports the local economy.
18. Locally grown food can be harvested and consumed at its peak of Quality.
19. Locally grown produce costs less to transport to Mansfield citizens.
20. Locally grown food is much less likely to be sprayed with substances to extend shelf life.
21. Local farms add to the local flavor of our Town.
22. Local farms teach school children first hand that food comes from farms, not just appearing in grocery stores.

Consistency with Town Policy

Transfer of Parcel A to the Kotulas is consistent with Town Policy.
(Multiple benefits to the Town of Mansfield, were listed above.)

Published Town Policies:

- According to the Town of Mansfield "Planning, Acquisition, and Management Guidelines"*, regarding the Agricultural Land: "The policy goals of the Town 2006 POCD encourage sustainable agricultural resources (p.4). For this reason, when the Town acquires farmland or land with prime agricultural soils, it is Town policy that this land be actively farmed."

This is exactly what we are asking the Town Council to do.

- Quoting from the Town of Mansfield website:

The Town of Mansfield is committed to preserving and encouraging local agriculture. During the creation of Mansfield 2020: A Unified Vision, the Town identified preserving "existing farms in Mansfield while increasing the number of farms and farming opportunities" as a priority for the community.
[<http://www.mansfieldct.gov/content/5168/5343/default.aspx>]

- Quoting from the Mansfield Plan of Conservation and Development (Section 4. Agricultural and Forestry Resources, pp14-15):

"The preservation of existing and potential farmland and forest land has increasingly become a conservation priority. Local farms, including tree farms, provide scenic character and specialized plant and wildlife habitats, product high-quality products and help mitigate rising prices associated with transportation costs. Local farms contribute to Mansfield's diversity and economy and help reserve an important link to the

agricultural history and economy of the town and region. In the last two decades, a number of open field areas previously used for farming purposes have been subdivided and developed within Mansfield. These areas have been permanently lost for agricultural uses. A continuation of this pattern would have a serious and increasingly detrimental effect on Mansfield's economy and character."

- Two quotes from "Mansfield 2020: A Unified Vision":

"Action Plan Vision Point: Historic and Rural Character, Open Space and Working Farms

Action Item: Preserve existing farms in Mansfield while increasing the number of farms and farming opportunities" (p. 20)

"Action Plan Vision Point: Historic and Rural Character, Open Space and Working Farms

Action Item: Protect and maintain Mansfield's cultural history, including its historic structures and villages, scenic roads and views, stonewalls, and burial grounds." (p. 21)

- **The Planning and Zoning Commission**, which is the state's legal authority in such matters of planning and zoning, and is the advisory body for the Town Council in matters of planning and zoning, has **recommended** on March 21, 2011 that the Town Council sell Parcel A to the Kotula family. The only criteria they listed were:

1. The land of Parcel A shall be used for agricultural purposes.
2. The existing stone wall should not be disturbed.

We agree with these criteria.

Issues to be addressed

Multiple issues have been raised during the process of this request. They are addressed here.

Precedent

Concern has been expressed by some individuals that the sale of Parcel A would "set a precedent" for selling Open Space. Correspondence from the Town Planner's Office has repeatedly referred to Parcel A as "the proposed parking lot", and that is what it should have been designated. Calling Parcel A part of Durham Forrest is equally incorrect because Parcel A is part of the Gardiner Farm. The Planning and Zoning Commission recognized that Parcel A had been cut from what is now Lot 7A. Thus, sale of Parcel A would be selling a proposed parking lot. The Planning and Zoning Commission indicated the sale would make uniform an existing irregular lot configuration. Town Staff and the Planning and Zoning Commission have "noted the subject .15 acre area is not acceptable for parking for an old Bennet Road trail due to sightline problems".

As one Town Council member so eloquently phrased it on July 25, 2011 "If we have another instance where there is a .15 piece of land that's going to make an irregular lot regular and is going to be used as part of an already established agricultural venture, then we have a precedent

that we might have to apply. But, otherwise I don't see that that is going to be anything relevant to worry about."

Transferring Parcel A to us would not change the long standing authority of the Town Council, and the Planning and Zoning Commission, to approve or disapprove any and all future requests that may come their way regarding selling of Town land.

Conservation Easement

For years we have agreed with the placing of a Conservation Easement on Parcel A, as a condition of its sale, in order to designate Parcel A for agricultural purposes. *We were mistaken in our understanding of the definition of a Conservation Easement*, and we had used that term to mean using the land for Agriculture. However, we were recently shocked to discover the true definition and the full magnitude of control of activities that Conservation Easement would impose on properties. Covenants described in the Mansfield's "Model Conservation Agreement", include restrictions such as, there shall be no filling of topsoil, loam, peat, no use of fertilizers, no removal of dead trees, no pruning and thinning of live trees and brush, no tilling, etc. Such covenants would not allow Parcel A to be utilized for farming.

Item 2, of Miscellaneous Notes, of the Model Conservation Agreement, does state "The covenants on Section II must be revised if an active agricultural use exists or is proposed in a Conservation Easement Area", however no one even mentioned the Model Conservation Agreement, its implications, nor its possible exclusions. Conservation Easements decrease the value of the entire properties. If we had not found a copy of the Model Conservation Agreement we might have given away all of our property rights. We asked many questions from anyone who would listen, but answers were not forthcoming. We cannot trust any Conservation Easement. Therefore, we suggest the Town Council and the Kotula family rely on the state recognized authority and the Town Council's authoritative group in matters of planning and zoning: The Mansfield Planning and Zoning Commission, to ensure Parcel A be used for agricultural purposes, without a conservation easement being used for any purpose.

Requiring such a conservation easement, even if limited to Parcel A, could make this entire farm useless. It could not be sold by my nieces, or potential grand nieces or nephews, if the economy does not recover and they need money because of a financial depression. Who would put their family in such a precarious situation?

Lot 17, also in the Maplewoods Subdivision, and just across Bennet Road from our Lot 7A, consists of 14 acres, 12 of which are under a Conservation Easement. Lot 17 has been on the market since about 2002, and has not been sold. In 2008, in an effort to help Depot Associates dispose of Lot 17, Dad wrote to the Town manager requesting Lot 17 be purchased by the Town as Open Space. They declined with the explanation, "Our reasoning is based primarily upon the fact 12 of the 14-acres of this lot are presently protected by a conservation easement, which obviates the need to purchase this parcel".

The Weiss family requested the Conservation Easement on their Lot be removed to expedite a sale. The Conservation Easement, for what ever reason, was not removed. We cannot have our

descendants and future generations suffer because Dad surrendered their freedoms with a Conservation Easement.

Quoting from a letter from an individual who served on the Planning and Zoning Commission in another town: "Further, the idea that a conservation easement should be placed on Tony's 5.24 acres as a condition of 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 confiscation of value by the Town."

Subdivision

The bottom line is that we do not want to subdivide. We do not want to break up our farm. We do not want to lose our fruit and nut trees, berry bushes, and other crops that would be lost if the land were subdivided. More detail and background follows:

One concept that was mentioned, but left up to the discretion of the Town Council, stated "While there is a prohibition against future subdivision of Mr. Kotula's property that was applied when the lot was originally created, there is nothing preventing Mr. Kotula or a future owner from requesting that the PZC remove that restriction. This should be considered when determining value of the parcel to be sold unless a conservation easement is applied to the entirety of Mr. Kotula's property."

Ms. Linda Painter, during the 25 July 2011 Town Council meeting, reiterated that the plat of our lot 7A has on it a note that "This lot shall not be resubdivided in the future". She also stated that many of the lots in the Maplewoods subdivision do not have this statement.

Some have hypothesized that some time in the future, if we have Parcel A, we could ask the Town to allow us to subdivide. First, we could make this request even if we do not have Parcel A and therefore additional frontage. Secondly, and most importantly, we do not want to subdivide. Thirdly, the Planning and Zoning Commission and the Town Council retain their authority to say "No" to subdivision of anyone who asks.

We can find no Town regulation mandating a deed restriction against potential subdivision as a prerequisite to the transfer of any land.

During a meeting with the Director of Planning and Zoning on 19 July 2011, Dad and I were told that the issue of subdivision is up to the Town Council. If they are not concerned, then Planning and Zoning is not concerned.

If one looks at the long term plantings we have, specifically fruit trees, nut trees, blueberry bushes, raspberry bushes, rhubarb, and raised beds, you will see that there is no place to split off a potentially buildable lot.

Transferring Parcel A to us would not change the long standing authority of the Town Council, and the Planning and Zoning Commission, to approve or disapprove any and all future requests that may come their way regarding subdivision requests.

The Planning and Zoning Commission, which is the state's legal authority in such matters, and the Town Council's advisory body in matters of planning and zoning, has recommended that the Town Council sell Parcel A to the Kotula family. The only requirements they set are:

1. The land of Parcel A shall be used for agricultural purposes.
2. The existing stonewall should not be disturbed.

They did not request any other restrictions, as a condition of the sale. They were not concerned about future subdivision of the property, and the Town Council might be encouraged to do likewise. In a meeting on 19 July 2011, with staff of Planning and Zoning, we were told "that the issue of future subdivision is up to the Town Council, and if they are not concerned, then Planning and Zoning is not concerned." We have asked many questions and find no legal requirement stating, private land shall not be subdivided, if and when approved by the Planning and Zoning Commission, and the Town Council. We love our descendants dearly, and we do not wish to do anything that might restrict their use of the farm and negatively impact their enjoyment of the farm life that they will experience on the Maple Crest Farm, once it belongs to them.

Leasing

As we have said before, we are opposed to renting. Dad has said: "What is mine is mine, and what is yours I will not touch." I also believe that. You will note that many of the crops we have are perennial: fruit trees, nut trees, blueberries, raspberries, horseradish, rhubarb, etc. Although we do have some annual crops (beans, squash, cucumbers, tomatoes), our emphasis is on long term, sustainable farming.

At the age of 82, Dad does not want to spend time putting in and maintaining a long term crop knowing that it could be taken away. He does not have the time to start over. I also promote perennial, long term plants. Now is the best time to plant the rhubarb, while Dad and I can work together on this project.

Love of the Land

Land is a blessing. Not only do we value land, but it is ingrained in us by our parents, grandparents, and great-grandparents that land is a blessing, so must be stewarded, and improved. These philosophies were further ingrained during our many years as students in Colleges of Agriculture at Land Grant Universities, and many, many years as working professionals in the field of agriculture. Between Dad and I, we have 93 years of experience in basic and applied Agriculture. The philosophy of love and stewarding of the land, and sustainable agriculture is the philosophy we have for our home and our farm.

One of the speakers in favor of the sale of Parcel A is a man whom we had not previously known to talk with, but who has run along Maple Road and in front of our property 3 times a week for

10 years. He commented to us, in the hall, after the Town Council meeting of 25 July 2011 that he had seen for himself the great improvements we have made in the land in those 10 years.

We will be good stewards of Parcel A, just as we have been, and will continue to be, of Lot 7A.

Credentials

There seems to be a question as to whether or not we know what we are doing. Indeed we do. All three of my three University degrees are in Agriculture, Two of Dad's three University degrees are in Agriculture. We each have a B.S., M.S., and Ph.D. All six degrees are in Science, and all are from Land Grant Universities (University of Massachusetts – Amherst, University of Maryland, Cornell University). (A Land Grant University is one which was formed using land granted by the government to form a University that would teach (and research) Agriculture, in its many topics and degrees. These are the institutions that also have cooperative extension programs for outreach to the agricultural and consuming communities.)

After his service in the Air Force, and being stationed in Korea during that war, Dad worked for 38 years for the Agricultural Research Service of the United States Department of Agriculture. The author of over 130 peer reviewed scientific papers, Dad's research has been the basis for improved production and processing methods throughout the United States and the World. His research has also been used as the scientific basis for significant regulations in the United States Code of Federal Regulations (Title 9). And, his research has led to food products with improved nutrition, and greater safety from chemical and microbial contamination.

I have worked as a professor at the University of Delaware (a Land Grant University), then started my consultancy, also in the field of Agriculture, to be with family and to help Dad work the farm. My degrees, research, and consulting span the Farm to Table continuum, emphasizing food safety and quality.

Dad and I have both worked on farms other than our own. Dad in Massachusetts, and I in Maryland.

You have previously received details of our backgrounds, including education, experience, accomplishments, and awards and honors in our fields of agriculture. We can provide you with our curriculum vita and additional information, if you so desire.

Usage of our land for planting

There were a number of people who have made sweeping comments about the relative values of the crops on our farm, the appropriateness of our decision to grow them, and our land usage. None of these people have ever actually walked our farm. An aerial photograph is not at all sufficient, particularly if the aerial photograph is taken outside the growing season, when plants are dormant, as most published aerial photographs are.

The aerial photograph of our land handed into the Town Council on July 25 is not a true representation of our farm. First it was taken many years ago. It does not show the expansion of

the raspberry patch. It does not show most of the first 2 orchards as the trees were still quite small. It does not show the last 3 orchards. It does not show other fruit and nut trees that have been worked into the landscape. And it does not mark the areas which would be inappropriate for planting (listed immediately below).

There are areas of our land which have not been planted. Each of these has not been planted because of a specific reason:

- We should not and will not plant near the well to avoid contamination of the water source for not only us, but others using the same aquifer.
- We should not and will not plant over the septic tank, although blueberry bushes are planted around the edges.
- We should not and will not plant over the leach field or reserve leach field of the septic tank, although fruit and nut trees are planted around the edges.
- We should not and will not cut down mature trees, mainly because they live on a slope that is too steep for agriculture. Terracing takes many years, and hard labor (not appropriate for an 82 year old man). In the meantime, because of the slope of the land, the soil would be in jeopardy of great erosion if the trees were removed.
- We should not and will not plant in areas where the actual soil depth is very shallow because of the bedrock (ledge): between 0 and 12 inches below the soil level. While this is fine for "lawn", it is not acceptable for crops. (Note: While most people have a grass lawn, our lawn is composed primarily of "mowable weeds", composed of clover, violets, plantain, dandelions, bird's foot trefoil, and other indigenous short green mowable plants, with a little grass mixed in. The clover was planted by us to enrich the soil with its nitrogen fixing nodules. The grass that is there is mostly wide leaved native grasses, rather than the narrow leaved grass that is found in most suburban lawns.)

A comment was made that our land is too stony for agricultural use. Has that person sampled our soil? Even if our soil is considered "stony", we have enriched the planting areas of our land with compost. Large stones are removed from the ground and used for new stone walls, and the repair of old stone walls.

Our decisions regarding land usage are based on sustainable agriculture practices. We are in this for the long haul.

Appropriateness of Parcel A to grow Rhubarb cultivar: Sheldon

Some have said that Parcel A is not an appropriate place to grow our rhubarb cultivar (Sheldon), or anything else. We have 15 years personal experience with this rhubarb cultivar, and the people from whom we received it have at least an additional 75 years with it, probably longer. Over the first 10 years after acquiring the rhubarb, we have tried planting this cultivar of rhubarb in different areas including full sun, and morning sun with afternoon shade, and found that it is not happy in those situations.

Sheldon rhubarb thrives on early morning shade, noon and afternoon sun, and plenty of moisture. This is exactly what Parcel A provides. The trees along the stone wall are an asset, not a hindrance, to this cultivar of rhubarb.

Conflicts of interest

With the number of people who stated that they came to speak as individuals, but are also members of the Agriculture Committee and Open Space Committee, one has to wonder if the decisions these committees made were based on their committee goals and guidelines, or whether the decisions were a reflection of those individuals' personal viewpoints. The latter seems to be true.

In fact the first charge of the Agriculture Committee is "To foster agriculture viability and preservation of agricultural land in Mansfield." Voting against transferring Parcel A to us, and therefore keeping Parcel A as a proposed parking lot, is not consistent with this charge. Similarly, the other charges of the Agriculture Committee 'advocate for agriculture', not for proposed parking lots.

One also has to wonder about the motivation of the Conservation Commission. The matter of Parcel A was discussed by the Conservation Commission on July 20, 2011. HOWEVER, we were not notified that Parcel A was to be discussed that evening or we certainly would have been present; and the issue was not listed on their agenda, so again we had no knowledge that Parcel A was to be discussed by them, nor did we have any method for determining this on our own. There seems to have been a concerted effort to address the issue of Parcel A without the benefit of our presence. The minutes state that they had "some discussion" on this topic. However we were not given the slightest opportunity to refute the apparent plethora of misinformation that has been circulating about our motivations and our Farm. Had we been there we could have addressed the 2 issues that are listed as reasons to deny our request (and many others): 1) precedent, and 2) availability of "unshaded space on his own property". Both of which have been addressed by us vocally, and above in this document (section: "Precedent"; sections: "Usage of our land for planting", "Appropriateness of Parcel A to grow Rhubarb cultivar: Sheldon").

Heritage

Our lot 7A and Parcel A were originally part of the Gardiner Farm, also known as the Poor Farm. The Poor Farm has a long and interesting history of doing good for individuals and the Town. Most of the Poor Farm has been turned into subdivisions. However, Lot 7A, our lot, is a farm -- Maple Crest Farm, and we ask that Parcel A be returned to it.

One may ask that if it is so easy to turn farmland into developments and subdivisions, why is it so difficult to let a tiny piece of land revert to the farmland it once was? There is no restriction to that happening, and there are many benefits to the Town as outlined above.

Farm proceeds

In 2010 we donated \$2,164.31 of product from our farm to worthy individuals and causes. (We sold \$941 of additional product.)

In 2011, to date, we have donated \$1,054.82 worth of product. (We have sold \$569 worth of additional product to date.)

Currently, we are pleased with the two to one ratio. We will continue donating products because helping others is important to us.

As you can see by these figures, having additional sales of rhubarb – an estimated \$6,000 within a few years, will greatly increase our farm proceeds – and donations. In addition to local residents and donations, we have already located 2 local wholesale markets for our rhubarb, between which we should be able to sell the balance of what we produce.

Farm Status

While we are a small farm, we do have farm status according to the 1) United States government, 2) the State of Connecticut, and 3) the Town of Mansfield. We have an “Employer Identification Number” with the Internal Revenue Service (IRS), Department of Treasury, and fill out the 24 page “United States Census of Agriculture” every 5 years, as required by law. We received a “Farmer Tax Exemption Permit” issued from the Department of Revenue Services, State of Connecticut. We have a letter from the Mansfield Town Assessor, from 2000, verifying that our property “has been classified and approved by the Assessor for 4.24 acres of farmland.” Additionally, we have been granted a permit by the Town of Mansfield and the State of Connecticut to sell our products from a stand at the front of our property.

We are not a garden, and we are not a hobby farm. We are truly a real and legal farm.

Security

One individual who spoke, stated that he feels that Parcel A is remote from our home, so may have security issues for us. In actuality it is not far at all for someone who is used to walking our property routinely, as we are. Parcel A is just a slightly longer walk from our front door than the mail and newspaper boxes.

Fruit trees are an obvious attractive source of food for passers-by. However, most people who might be tempted by fruit on fruit trees would not be tempted by rhubarb which is extremely tart, and not prominently displayed on eye-level branches. With that said, we have found by experience that our fruit trees, and other crops have not been vandalized.

It was suggested that we would benefit by having a larger wooded buffer between the trail and our plantings. However, the side of Parcel A, along Old Bennet Road trail, is only 65 feet. If a buffer has not been necessary for the other areas of our property adjacent to Old Bennet Road trail which are not far from blueberry bushes and fruit trees, why would a buffer be necessary for rhubarb?

Alleged plans for a trail

One person, who is a member of both the Open Space Committee and the Agriculture Committee, in the 6th and 7th minutes of her address to the Town Council during the Open Hearing on 25 July 2011, stated that the Open Space Preservation Committee wanted to maintain control of Parcel A as part of the Bennet Road trail project on which they are working.

Having reviewed all of the Minutes of the Open Space Preservation Committee that are on the Town of Mansfield website and span from September 15, 2009 to the present (July 19, 2011) there is NO mention of the Old Bennet Road trail. The only mention of trails were all regarding the Dorwart Property on 3 occasions: November 17, 2009: "trails of the Dorwart Property"; March 16, 2010: "Dorwart Property: The committee will rough out a trail..."; and July 20, 2010: "Dorwart Trail and connection to Nipmuck Trail...". None of these is Old Bennet Road.

Therefore, there is no public recorded history of plans for the Old Bennet Road trail by the Open Space Preservation Committee.

Trail head

Because of the lack of sight line, the Maple Road end of the Bennet Road trail is not a "trail head". It is the end of a trail, at which point the people walking it must turn around and go back, otherwise risk being hit by a car if they proceed onto Maple Road. Therefore, a wider area to the trail at this location is not necessary.

Additionally, because of the beautiful curved stone wall that surrounds Parcel A on the Maple and Bennet Road sides, there is no way for the public to access Parcel A.

However, if one would really like a "trail head" there is land deeded to the Town on the east side of old Bennet Road trail at Maple Road, between the current old Bennet Road trail and the historic entrance to old Bennet Road. But, keep in mind that there still is nowhere to park on Maple Road near the trail because of the poor sight line.

Using the map supplied to the Town Council on July 25, 2011 by a member of the Open Space Conservation Committee, one can see that there are no other trails close to the Maple Road end of Old Bennet Road trail. To link to other open space would require extensive seizure of private property and/or an expansive sidewalk system.

Current plant growth on Parcel A

As we have shown in our photos, Parcel A is non-forested. There are a few trees along the stone wall, but not in the Parcel A proper. Parcel A, at this time, is populated by weeds. It is fallow and unused, and therefore wasted. We would prefer to be consistent with the Town documents and publicized goals, and populate Parcel A with agricultural products.

If Parcel A is not maintained, it is at great risk from invasive weeds. Knotweed (Korean bamboo) is already on its door step. Bittersweet is also in the area. Stinging nettle and poison ivy, though not introduced nuisances, none the less can be very invasive. And while frequently just annoying, in some cases, encounters with either these two noxious weeds requires medical attention.

If the amount of invasive weeds along roadsides in Mansfield is any indication, the weeds are winning over the Town. Let us have the opportunity to battle them on Parcel A.

Conclusion

Having shown many Clear Benefits to the Town of Mansfield of the transfer of Parcel A to the Kotulas, and having addressed each of the issues that were raised as possible impediments to the transfer of Parcel A, we request that the Mansfield Town Council vote FOR the return of Parcel A to Lot 7A from which it was cut.

This positive action will be in keeping with the Town of Mansfield's goals, and documentation, to promote agriculture and small business.

This positive action will ensure that Parcel A is husbanded as part of the farm from whence it was cut, and which emphasizes sustainable agriculture.

This positive action will also allow us to provide to the Town, through sales and donations, a local crop of rhubarb which is fresh, wholesome, and requested by the citizenry.

This positive action will be consistent with the recommendation of the Planning and Zoning Commission.

One last thought:

Finally, we leave you with a quote for your consideration. The individual who served many years on the Planning and Zoning Commission in a neighboring town wrote "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."

Thank you,



Kathryn L. Kotula, Ph.D.
135 Maple Road
Mansfield, CT 06268

References and Notes:

*Town of Mansfield "Planning, Acquisition, and Management Guidelines, Mansfield Open Space, Park, Recreation, Agricultural) Properties and Conservation Easements" Approved by the Mansfield Town Council November 13, 1995, revision approved August 25, 1997 and August 24, 2009

POCD=Plan of Conservation and Development

From the Mansfield Plan of Conservation and Development, 2006:

"Around mid-century, two institutions were formed to aid poor and needy townspeople. From 1861 to 1922, the town supported a poor farm (called the Mansfield Poor House) on Maple Road, run by the Barrows and Gardiner families. The farm supplanted the town's previous measures for providing for the poor, whose care and concerns, according to Town Meeting Minutes, were met as early as 1719."

[http://www.mansfieldct.gov/filestorage/1904/1932/2043/20060415_final_pocd.pdf, Appendix A, page 66, first full paragraph]

Contents, and outline, of this letter

A. Town Council mandates

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One last thought

The following is an excerpt taken from the minutes of the July 20, 2011 Conservation Commission meeting for inclusion in the Town Council July 25, 2011 meeting minutes:

5. Open Space Sale? Anthony Kotula is asking the Town to sell him 0.15 acres of land on Maple Rd. so that he can grow rhubarb on it. Perhaps not entirely coincidentally, the sale would also give Mr. Kotula enough frontage to split off a building lot. The parcel, part of the Maplewoods subdivision open-space dedication, was to provide parking for walking on Old Bennett Road, but the sightline to the northwest is poor. After some discussion, the Commission agreed that selling this parcel to Mr. Kotula would set a bad precedent, encouraging other attempts to convert Town open space to private property. It would be preferable to retain the land but grant Mr. Kotula an agricultural easement on it. However, he appears to have plenty of unshaded space on his own property for a rhubarb plantation.

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Date: April 6, 2011

To: Mansfield Town Council

From: Mansfield Agriculture Committee

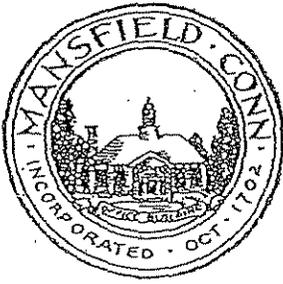
Re: Request of A. Kotula to acquire existing Town land on Maple Road

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

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

E. McLaughlin

PLANNING AND ZONING COMMISSION
TOWN OF MANSFIELD



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

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

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

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

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

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

OPEN SPACE PRESERVATION COMMITTEE

Comments on Kotula Request

March 15, 2011

To: Mansfield Planning and Zoning Commission, Greg Padick

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

COMMENTS

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

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

Additional notes:

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

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

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

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

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

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

TOWN OF MANSFIELD
OFFICE OF THE TOWN MANAGER



Matthew W. Hart, Town Manager

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

February 27, 2008

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

Dear Mr. Kotula and Ms. Kotula:

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

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

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

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

Sincerely,

Matthew W. Hart
Town Manager

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

December 14, 2007

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

Re: Sale of Town Land acquired by Open Space Dedication

Dear Matt:

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

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

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

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

Very truly yours,

Dennis O'Brien
Town Attorney

19 July 2011

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

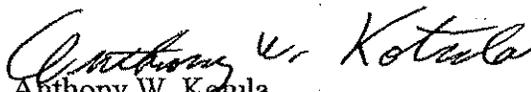
Dear Mary Stanton:

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:

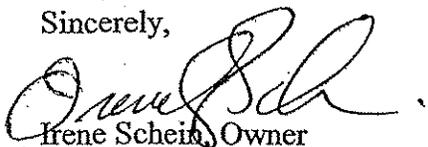
I served a goodly number of years on the Chaplin Planning and Zoning Commission so I feel qualified to provide my opinion about the proposed sale of 0.1548 acres, designated Parcel A, to Tony Kotula. I am a firm believer in large, small, and even backyard farms. Therefore, without reservations, I support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

July 2011



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.

PHOTO: ASAHEL CURTIS, NATIONAL GEOGRAPHIC STOCK

NATIONAL GEOGRAPHIC (ISSN 0027-9358) 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, \$48.50 TO INTERNATIONAL ADDRESSES. SINGLE ISSUE: \$7.00 U.S. DELIVERY, \$10.00 CANADA, \$16.00 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 83002, TAMPA, FL 33683. IN CANADA, AGREEMENT NUMBER 40063849, RETURN UNDELIVERABLE ADDRESSES TO NATIONAL GEOGRAPHIC, PO BOX 4412 STN. A, TORONTO, ONTARIO M5W 3W2. UNITED KINGDOM NEWSSTAND PRICE £4.99. REPR. EN FRANCE: EMD FRANCE SA, BP 1029, 69011 LILLE CEDEX; TEL. 320.300.392; CPPAP 0710U89037; DIRECTEUR PUBLICATION: D. TASSINARI DIR. RESP. ITALY: RAPP IMD SRL, VIA G. DA VELATE 11, 20162 MILANO; AUT. TRIB.: M 258 216/S/84 POSTE ITALIANE SPA; SPED. ABB. POST. DL. 359/2003 (CONV. L. 27/02/2004 N.48) ART. 1 C. 1 DCB MILANO STAMPA QUAD/GRAPHICS, 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.



When
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13 July 2011

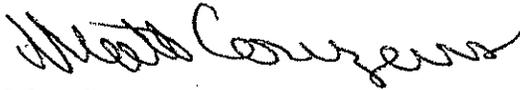
Town Council
Mansfield, CT
4 South Eagleville Road
Mansfield, CT 06268

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

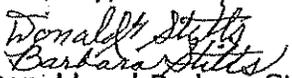
Dear Councilors,

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.

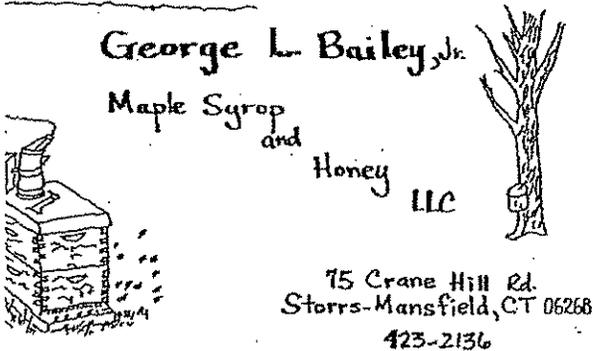
The Planning and Zoning Commission, after considerable discussion noted:

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



George L. Bailey, Jr.
Maple Syrup
and
Honey
LLC

75 Crane Hill Rd.
Storrs-Mansfield, CT 06268
423-2136

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,



*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*



5. New Food

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,

Bryan Ottara
Bryan Ottara
Farmer / stores farmers market
Whacco Road Farm
Leharon 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 B. CRANE

DRAGON BLOOD ELIXIR

SOLD BY FARMERS MARKET

860 977 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.

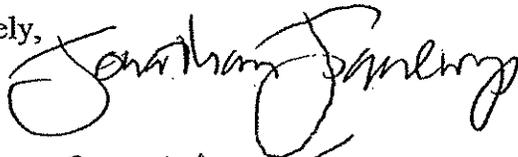
Mr. Kotula has agreed to the placement of a conservation easement on the 0.1548 acre piece of land, designated Parcel A, thus restricting its use to agricultural purposes.

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,



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.

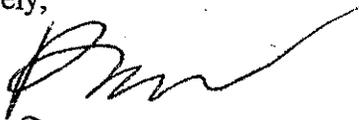
Mr. Kotula has agreed to the placement of a conservation easement on the 0.1548 acre piece of land, designated Parcel A, thus restricting its use to agricultural purposes.

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.)
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,


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.
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,

Riverview Farm Mansfield Farmers Market
Annun Boyer
Nota F. Clark

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,

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:

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,



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.

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,

Charles J. ...
at former meeting

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,



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 Deepfic 1/2 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.)
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,

Dwight Frazier
73 South Main 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.)
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,

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.

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,

Lee Westinghouse
Freedom Queen
83 Heritage Sq
MANFIELD, 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 Sawyer

Eric L. Sawyer

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
16 Castello Cir 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.)
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,

Bernice D Smith
174 Ravine Rd
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,


STORR'S FARMERS MARKET

Date:

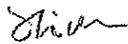
Town Council of Mansfield CT
4 South Eagleville Road
Mansfield, Ct 06268

Dear Town Council Members:

I am very supportive of farmers.

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,



Alice Rubin

Farmer

Storrs 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.

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,

Donald J. Fuld
321 Wormwood Hill Rd.
Mansfield Ct. 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.

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,

Catherine Kase

Chaplin Farms
392 Hampton Rd.
Chaplin, CT 06235
860 455-1100



98 Summit Road
Storrs Mansfield, CT 06268
July 20, 2011

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

Dear Members of the Council,

I am writing in support of the sale of Parcel A at 135 Maple Road in Storrs to Anthony Kotula. The Planning and Zoning Board have approved the sale of this small parcel, 0.1548 acre cut from his lot originally.

While this may be sufficient reason to endorse the sale, the fact that Mr. Kotula intends to raise rhubarb on the parcel makes the sale even more sensible. We are living in a time when our society recognizes the value of eating locally grown food, for reasons including better health, economic viability and environmental protection. A growing number of Mansfield residents make the effort to support sustainable agriculture in our community; the Kotulas support that effort by growing local, high quality produce that has a market here, and contributes to the quality of life in our community.

I heartily endorse the sale of this parcel to Mr. Kotula.

Sincerely yours


Judith McChesney

July 19, 2011

Dear Council Members:

Some years ago Tony Kotula gave me a start of his red raspberry plants. They have grown wonderfully, spread, and now provide us with very tasty raspberries, which our grandchildren are very pleased to pick and eat.

We encourage the Council to sell Tony the parcel of land he desires, so he can expand his small farm. In these times of economic concern, we need more local sources of agricultural commodities. Tony is trying to grow more rhubarb, but needs Parcel A to do so.

Sincerely,

Richard Kruscher
Maud Kruscher

Dick's Auto Care
644 Middle Turnpike
Storrs, CT 06268

IN TURN THIS PATCH HAS
BEEN THE START OF FIVE OR MORE
RASPBERRY PATCHES. - WE ALSO HAVE
RECEIVED RHUBARB FROM TONY &
ALSO HAS BEEN THE START OF OTHER
PEOPLES PATCHES.

SK

July 19 2011

Town Council
Town of Mansfield, CT

Dear Councilors,

I am writing to support the sale of Parcel A to Anthony Kotula. I have visited the Kotulas' farm on a number of occasions, walked the farm, and seen the small piece of land designated Parcel A. As I understand, Parcel A was originally cut from the Kotulas' lot. Return of it would make the existing irregular lot configuration uniform and would enable them to optimize cultivation of their produce.

Originally, the Town had intended to use Parcel A as a parking lot for the Old Bennet Road trail. However, the Planning and Zoning Commission noted that the 0.1548 acre area is not acceptable for a parking lot. The reasons provided include the following:

- 1) The site line on Maple Road would not be sufficient for cars to safely access Parcel A.
- 2) A lovely curved stone wall would be destroyed, at least in part, and this would be contrary to Town policy to save stone walls.
- 3) There is adequate safe parking for the Old Bennet Road trail at the other end of the trail: the MaxFelix Road cul-de-sac.

Since Parcel A has no access except via the Kotulas' property, its use by others becomes non-existent. The Kotulas' have expressed an interest in Parcel A for the purpose of continuing to grow produce and are firmly opposed to subdivision of their property. Rather, they value the land as integral to preserving farm acreage. In view of this collective information, Anthony Kotula's proposal to purchase Parcel A is a reasonable one and worthy of consideration

Sincerely,

Mary Bruno

Mary Bruno
24 Charles Lane
Storrs, CT 06268

15 July 2011

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

Dear Council Members:

Having spent my whole life in agriculture, providing fresh wholesome milk to the community, I am supportive of other small farmers who provide agricultural products. Though I personally don't like rhubarb, others in Mansfield do enjoy it. Therefore, I encourage the Town Council to sell the piece of land to Mr. Anthony Kotula.

Thank you,



Jim Stearns
Stearns Dairy
Stearns Road
Mansfield, CT

Edward Wazer
253 Maple Road
Mansfield, CT 06268
860-429-0695

Town Council Members,

My name is Edward Wazer, I am a farmer, and I support others that wish to pursue agriculture. To that end, I serve on the Agricultural Committee in Mansfield because I believe it is extremely important to have food grown locally. Please note that I am not here representing the Agricultural Committee, but I am here as a private citizen.

I recently had the opportunity to discuss this proposed sale with Mr. Kotula; he visited many of the farmers at the Storrs Farmers Market on Saturday, July 16, 2011. From that conversation and documents he has provided to the Agricultural Committee, I have the following comments:

1. The sale of the town land would give Mr. Kotula greater than 400' of frontage. This will allow him the option of subdividing the combined lots. He stated the 0.15 acre town piece will have a conservation easement on it, but that would mean only that the 0.15 acre piece is protected from having a driveway run through it; he will have the required road frontage for two lots. Regardless of Mr. Kotula's intent, selling town land that will substantially increase the value of a property owner's land should be taken into account.
2. The parcel in question has little agricultural value. Unless Mr. Kotula cuts down trees on his own piece and on Town land, the piece will remain heavily shaded. Secondly, the agricultural and economic value for crops on 0.15 acres, even less than that when the portion outside the stonewall is excluded, is minimal. If a high value crops were grown, after the trees were cut down, possibly a few thousand dollars sales could be obtained annually, with very intensive management. Mr. Kotula stated in his letter dated February 16, 2011 that his total production in 2010 was \$2,164.31. The addition of 0.15 acres will have far less economic benefit to Mr. Kotula. Such a small pursuit is not a farming operation, but a hobby farm. The Council should ask itself what the benefit is of selling town land to a small hobby farm.
3. I asked Mr. Kotula why he doesn't expand his plantings on his own property and he states he doesn't want to cut down trees because the trees are ash and they can be used for baseball bats and furniture. Selling town land so that a private owner can avoid cutting down trees for his or her own future financial gain does not seem appropriate.
4. Lastly, the risk associated with setting precedent for selling Town land does not seem fitting for this piece. There is no gain for the town, at the Town's expense of setting an unhealthy precedent.

In conclusion, I would recommend the town offer a long term lease on the property for agricultural purposes only. This will allow Mr. Kotula to do what he states is his intent: to farm. Although he emphatically states he does not desire this option, I believe it gives the town and Mr. Kotula what they openly state are their goals:

For the Town: not setting precedent of selling its land, especially without any gain;

For Mr. Kotula: to farm.



Edward Wazer

July 25, 2011

To: Town Council
From: Betty Wassmundt, Storrs

RE: Public Hearing

It is noted in the information provided that this proposed sale would provide road frontage so as to allow the owners to create an additional building lot. It is my opinion that the Council should not facilitate such a potential re-subdivision. If you agree to the land sale, please place whatever legal restriction is required so as to prevent any future subdivision of the Kotula property. Thank you.

RUDY J. FAVRETTI
1066 Middle Turnpike
P.O. Box 403
Storrs, Connecticut 06268

TO: Mansfield Town Council

I am writing to recommend that you not approve the sale of a piece of the town's open space to Mr. Anthony Kotula. I am in full agreement with the Conservation Commission, the Open Space Committee, and the Agricultural Committee of the town of Mansfield in recommending that the parcel in question should not be sold because it sets a bad and dangerous precedent that sends a message that the town is willing to sell off pieces of open space upon request.

When I was still practicing landscape architecture and site planning, I had to sit through many meetings of various agencies/commissions in towns throughout the state while waiting to make my own presentation. I observed that once the precedent is set, regardless of the reason, the citizens of the town then expect that open space land will be sold for any reason. This causes severe conflicts and problems, as well as lack of trust in the town on the part of the citizenry who have voted to purchase that open space for the town in the first place.

I appreciate Mr. Kotula's agricultural interests, and these interests should be encouraged, but not by selling off the town's open space. If I remember correctly, Mr. Kotula possesses five acres of land all of which is not fully farmed at this time, and he has ample space on which to grow his exotic rhubarb.

Sincerely,

Rudy J. Favretti

July 21, 2011

Comments for Town Council public hearing, July 25, 2011 re: Kotula proposal

In March the Open Space Preservation Committee (OSPC) recommended for a second time against this sale citing the Town's policy of not converting Town property to private ownership. There are also pragmatic issues:

LOCATION In their original letter to the Town in June 6, 2007, the Kotulas noted their concern "that a large parking lot in this area would cause our fruit trees to be irresistible to vandals." In more recent letters, the Kotulas have not expressed concern about a parking lot next to them because it is not feasible. However, transferring the parcel to the Kotulas would not address their original concern about a possible source of damage to their property from adjacent Town land with public access. If they owned the parcel they requested, their gardens would then abut the public trail corridor. When this trail is developed, these concerns would still be an issue.

A benefit to Town of keeping this parcel is that it would be to provide a buffer between the trail corridor and the Kotulas or future owners of their property. This would reduce concerns about public use of the trail corridor.

LONG-TERM PERSPECTIVES 1) The Town intentionally acquired the parcel and adjoining land to provide a trail corridor for access from Maple Road to Dunhamtown Forest. This trail is one piece in a long-term project to create a town-wide trail system providing access to Town parks from neighborhoods and connections between parks (see map). This type of easy access is one of the open space goals in the Town Plan. Creating these connections takes many years, and the trail from Maple Road will eventually be developed as part of this long-term project to make Mansfield a "walkable community." It is important to take the long view and keep this trail corridor viable by owning buffer areas for the trail.

2) Another long-term perspective is that the specific parcel being discussed may have other benefits to the Town that we can't predict right now. Just as the Town Hall was originally built for a school, so this parcel could be used for other open space purposes than a parking lot. The wise approach is to keep our eye on the future and keep our options open.

I respectfully request that the Town continue to own this parcel for the policy reasons discussed previously and for pragmatic reasons: to serve as a buffer for the trail and to keep options open for future benefits to the Town.



Vicky Wetherell, OSPC member

Mary L. Stanton

From: Jessie L. Shea
Sent: Monday, July 25, 2011 1:55 PM
To: Mary L. Stanton
Subject: FW: Proposed Sale of Town-Owned Property on Maple Road

For tonights public hearing.

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

From: Michael M Taylor [mailto:tmcorp@tmcorp.info]
Sent: Monday, July 25, 2011 1:55 PM
To: Jessie L. Shea
Cc: desiato54@hotmail.com
Subject: Proposed Sale of Town-Owned Property on Maple Road

Town Council; Mansfield, CT
C/O Mary Stanton
Via Email - sheajl@mansfieldct.org

Dear Council,

I am writing to state the concerns of Phil DeSiato and myself (Depot Associates), as the original owners of the property in question, in the above-referenced matter.

This land was donated to the Town for the purpose of providing convenient parking to access an inter-connected trail system. This land was donated far and above the open space required for our sub-division. Therefore, along with the fact that we still own a nearby lot (Maple Woods Sub-division Section II, Lot 17) on Maple Road, we feel our voices should be heard in this matter.

We do not wish to weigh in on the greater issue confronting the Council, regarding whether or not the Town should transfer open space dedications in general. This is a matter for the Town Council to decide. However, we strongly object to this transfer without a strict and permanent restriction against allowing this land to be used to meet frontage requirements for a possible future sub-division of this lot.

The owner and the likely subsequent owner have suggested they have no present intention of sub-dividing the property. However, per Matt Hart's June 27, 2011 memo "This increase would give Mr. Kotula or future owners the frontage needed to create an additional lot, whereas currently the frontage is insufficient." Allowing such a transfer could strongly deter future property gifts to the Town. Case in point being, but for our donation of this parcel, Depot Associates itself might have obtained an additional lot. Such potential for transfer could set a precedent, which might disturb the rigorous engineering and planning of future sub-divisions. We feel if allowed, it may do so to ours.

Although we are unable to attend tonight's meeting, either of us would be glad to discuss this matter further should the Council have any questions or require further information.

Taylor Management Corporation
PO Box 476
Storrs, CT 06268
Phone: 860-429-8891
Fax: 860-429-6857
Email: tmcorp@tmcorp.info

July 25, 2011

Town Council
Town of Mansfield
4 S. Eagleville Road
Mansfield, CT 06268

To the Council:

Please accept this letter for tonight's public hearing regarding the sale of Town-owned property on Maple Road as I am unable to attend.

I urge you to deny Mr. Kotula's request to purchase the Town-owned land. I am concerned that to allow the sale would be to set a precedent for other Town-owned properties that are set aside through the subdivision process to serve as open space. While I am sympathetic to efforts to increase agriculture in Mansfield, it is important to look at the Town as a whole and the possible implications of the sale of this property.

Mansfield has had great success in preserving lands for open space, recreation, and agricultural uses. Many of these lands could be used for other purposes, and of course, have neighboring property owners. However, they have been protected as part of a larger strategy to maintain open spaces for the enjoyment and benefit of all residents, current and future. To allow the sale of one property because a neighbor has made a compelling case for a popular cause would be to open other properties preserved through the sub-division regulations to similar requests. This would undermine the efforts of this Council, previous Councils, Town Committees, and residents to preserve the character of our town.

Another concern relates to the Open Space Preservation Committee's note that the property lies within the Dunham Forest interior forest tract. Should the sale be permitted and this piece of land cleared, the character of the entire forest tract will be altered. Space does not permit for a full explanation of forest fragmentation. As a quick summary: Clearing of one or more sections of forest affects the composition of the remaining forest. Plants and trees that thrive in shade are exposed to increased sun which results in loss of species and the opportunity for invasive species to quickly establish themselves. Animals and birds lose protective cover and are more susceptible to predators. The interior of the forest is reduced. For these reasons and others, it is imperative to maintain larger tracts of forest when possible and to avoid picking them apart, piece by piece.

I do appreciate Mr. Kotula's efforts to support local agriculture in Mansfield, but I am not convinced that the sale of this property would provide significant enough benefits to the Town to outweigh the greater concerns of the precedent it would set. Please deny the request to sell the property in question.

Sincerely,
Kathleen M. Paterson
Crystal Lane, Storrs

PAGE
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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MH*
CC: Maria Capriola, Assistant to Town Manager; Kevin Grunwald, Director of Human Services
Date: August 22, 2011
Re: Petition Regarding Assisted Living

Subject Matter/Background

Per the request of the Council at the July 25, 2011 regular meeting, staff has drafted a statement regarding the independent/assisted living project and to respond to the April 15, 2011 petition the Council had received concerning the project.

Recommendation

Move, effective August 8, 2011, to issue the following statement concerning the selection of a preferred developer for the Independent/Assisted Living project:

- The Council appreciates the interest expressed by the signers of the April 15, 2011 petition and acknowledges that many in the community have been waiting for several years for an independent/assisted living facility to be built in Mansfield.
- Representatives of Masonicare have heard the concerns expressed by Council members and other residents regarding the specifics of this facility, and have indicated a strong interest in offering services that will meet the needs of senior residents of Mansfield.
- Masonicare is an organization that has demonstrated an ongoing commitment to build a facility of this type, and their recent purchase of property on Maple Road serves to further solidify this commitment.
- The recent addition of state funds to support the development of additional municipal water sources makes it likely that water will be available to the property on Maple Road in a period of 24-36 months.
- The Request for Proposals that developers responded to and the Brecht report assumed that the independent/assisted living project would be a "market rate" facility, and that costs would not be subsidized in any way.
- Nothing in the Town's designation of Masonicare as the preferred developer of an independent/assisted living facility in Mansfield prohibits another developer from building an independent/assisted living facility in Town.

- The Council will periodically assess the status of the independent/assisted living project and maintain communications with Masonicare to ensure the project remains viable and to address community concerns.

Attachments

- 1) Excerpt from 08/11/2008 Town Council Minutes

Richard Pellegrine, Clover Mill Road, a member of the Town Council during initial discussions of the Community Center said that at the time planners assured them that the endeavor would be self-supporting. He suggested the Council explore the possibility of making the Center a regional facility supported in part by neighboring towns.

V. OLD BUSINESS

1. Assisted/Independent Living Project

Mr. Haddad moved and Mr. Clouette seconded, effective August 11, 2008, that the Mansfield Town Council recognizes Mansonicare as a "preferred developer" to develop, build and operate an assisted/independent living facility for seniors in the Town of Mansfield. This designation by the Town Council represents the Town's interest in working collaboratively with Mansonicare to facilitate the development of this project.

The motion passed with all in favor except Ms. Blair who abstained since she was not present for the Mansonicare presentation.

2. Community /Campus Relations

Town Manager Matt Hart reported that staff has met with the major landlords surrounding the campus to discuss their plans to respond to large parties. Community visits have also been planned. Mayor Paterson invited any Council Members who are interested in participating in these visits to contact John Jackman.

3. Community Water and Wastewater Issues

No report

4. Appointment of Special Legal Counsel

Ms. Koehn moved and Mr. Nesbitt seconded to direct the Town Manager to prepare a resolution relating to the appointment of Special Legal Counsel using the language that currently exist in the Town's Purchasing Rules and Regulations.

Mr. Haddad suggested the Council should consider adopting the policy as an ordinance.

Motion passed unanimously.

VI. NEW BUSINESS

5. Federal Transportation Grant for Storrs Road Improvements

Mr. Paulhus moved and Ms. Blair seconded to approve the following resolution: Resolved, by the Town Council of the Town of Mansfield, to accept the Federal Transportation 'earmark" grant for the improvements to Storrs Road (Route 195) in the amount of approximately \$2,500,000 and to provide the local 20 percent match (approximately \$625,000) at the appropriate time as required by the grant program administered by the Connecticut Department of Transportation. The Town Council further confirms its commitment to operate and maintain the

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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant to Town Manager
Date: August 22, 2011
Re: Ordinance Regarding the Administration of the Town's Human Resources Program

Subject Matter/Background

Section C602 of the Town Charter reads as follows:

Consistent with all applicable federal and state laws, the Town Council shall provide by ordinance for the establishment, regulation, and maintenance of personnel policies necessary for effective administration of the Town's departments, offices and agencies, including but not limited to classification and pay plans, merit systems, examinations, force reduction, removals, working conditions, provisional and exempt appointments, in-service training, grievances and relationships with employee organizations, including collective bargaining units.

To comply with this section of the Charter, the Personnel Committee, at its July 22, 2011 meeting, endorsed the attached draft Ordinance Regarding the Administration of the Town's Human Resources Program.

Legal Review

The Town Attorney has reviewed and discussed the draft ordinance with the Personnel Committee.

Recommendation

A public hearing is required for all ordinances. If the Town Council wishes to set a public hearing regarding the ordinance, the following motion is in order:

Move, effective August 22, 2011 to schedule a public hearing for 7:30 PM at the Town Council's regular meeting on September 12, 2011, to solicit public comment regarding the proposed Ordinance Regarding the Administration of the Town's Human Resources Program.

Attachments

- 1) Draft Ordinance Regarding the Administration of the Town Human Resources Program, dated July 22, 2011



**Town of Mansfield
Code of Ordinances**

An Ordinance Regarding the Administration of the Town Human Resources Program

July 22, 2011 Draft

Title

This chapter shall be known and may be cited as “An Ordinance Regarding the Administration of the Town Human Resources Program” or the “Human Resources Administration Ordinance.”

Legislative Authority

This chapter is enacted pursuant to certain provisions of Town Charter section C602.

Purpose

The purpose of this chapter is to provide by ordinance for the establishment, regulation and maintenance of human resources policies necessary for the effective administration of the Town’s departments, offices and agencies, as required by Town Charter section C602.

Administration of Human Resources Program

Consistent with the responsibility of the Town Manager to the Town Council per section C502 of the Charter of the Town of Mansfield for the supervision, direction and administration of all municipal departments, agencies and offices, the Town Manager is responsible for the establishment and maintenance of the comprehensive human resources program of the Town, in accordance with merit principles per Charter section C601, relevant state and federal requirements, and best practices. Components of the Human Resources Program include but are not limited to: classification and compensation; employee benefits administration; employee training and development; labor relations; policy development and compliance; recruitment and retention of employees; and risk management. Specific rules and regulations governing the human resources program are set forth in the Personnel Rules, collective bargaining agreements, and other personnel policies of the Town, as amended.



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant to Town Manager; Linda Painter, Director of Planning and Development; Curt Vincente, Director of Parks and Recreation; Jennifer Kaufman, Parks Coordinator; Cynthia van Zelm, Executive Director, Mansfield Downtown Partnership, Inc.
Date: August 22, 2011
Re: 2011 Recreational Trails Program Grant--Improving Public Access to Recreation and Natural Areas within and Adjacent to the Mansfield Downtown

Subject Matter/Background

Since the mid-1980s Mansfield has funded and managed an active open space acquisition program and created an extensive town-wide trail network. Because of these recreational and pedestrian features, the Town was selected in the 1990's as one of Connecticut's designated "trail towns."

The Town has also pursued smart growth opportunities. Since 2001, Mansfield and the University of Connecticut, through the Mansfield Downtown Partnership, Inc., have been working to develop a pedestrian-friendly downtown that would be attractive to residents, visitors and the University community. In May of this year, we broke ground on Storrs Center – a mixed-use development of housing, restaurants, offices, and shops and a Town Square. The Town Square area will serve as an active center of civic and retail activity. Sidewalks and outdoor terraces along the main street will create a pedestrian oriented environment characterized by landscaping, outdoor seating and outdoor displays. While providing a wonderful place to play, sit, convene and meet neighbors, the Town Square will also provide an important venue for civic activities ranging from festivals and markets to performances and exhibitions. The Town Square will contribute positively to the creation of a vital and sustainable recreational and commercial environment.

This urban development is adjacent to many public institutions, including the Town Hall, the University of Connecticut, E.O. Smith High School, the Mansfield Community Center and the Post Office. The Storrs Center project is also located close to parks and recreational facilities: the Mansfield Community Center and skateboard park; the high school's Farrell Fields, tennis courts and track; the Town's Moss Sanctuary; and Joshua's Conservation and Historic Trust's Whetten Woods.

An Urban Trail

With multiple recreational opportunities in close proximity, the Mansfield Downtown Partnership began working with the University of Connecticut's Landscape Architecture program in the spring of 2011 to develop a *Public Spaces Plan* for the Mansfield Downtown area that would link the developed areas, parks and recreational facilities. This green infrastructure plan: 1) maps the public spaces associated with the Mansfield Downtown; 2) promotes and advertises these public spaces; and 3) provides guidance for infrastructure and educational projects.

The *Public Spaces Plan* is focused on an urban trail that would link all the special places in the Mansfield Downtown area. This trail would begin and radiate out from the Town Square:

- To the east through the 30-acre Storrs Center Open Space (Town-owned) to existing trails in the Joshua's Trust 24-acre Whetten Woods;
- To the west to Town and high school recreation facilities;
- To the south to existing trails in the Town's 135-acre Moss Sanctuary.

Project Description

The Town of Mansfield, collaborating with the Mansfield Downtown Partnership, the University of Connecticut, and Joshua's Trust, proposes to improve public awareness of and access to the green spaces within and adjacent to the Mansfield Downtown. These improvements will:

- Develop an urban trail link to the existing 3.5 miles of trails within the adjacent Moss Sanctuary and Whetten Woods in addition to the public spaces associated with the Mansfield Community Center and E.O. Smith High School. (This trail would begin and radiate out from the Town Square.)
- Enhance connections to Mansfield's town-wide trail network providing more recreational and pedestrian walkway opportunities outside the downtown area
- Improve access to educational and physical activities for E.O. Smith and University of Connecticut students and faculty
- Promote an understanding of natural areas within and adjacent to the Mansfield Downtown
- Increase access to physical activity opportunities by encouraging pedestrian commuting to work and shopping along the urban trail
- Increase awareness of wheelchair accessible components of the trail network by highlighting handicapped accessible parking and accessibility along the urban trail

A map of the proposed Urban Trail is attached.

In order to develop and interpret an urban trail that will link the Storrs Center development with existing natural areas, Mansfield Parks and Recreation Department, together with its partners propose the following:

Develop urban trail and enhance existing trail network

- Develop a trailhead for the Storrs Center Open Space (Town-owned)

- Develop a trail through Storrs Center Open Space to the Whetten Woods trails and install six footbridges
- Make improvements to access to the Moss Sanctuary, including an additional trailhead with signage at the corner of South Eagleville and Storrs Road, augmenting the existing trail head that is accessed through the University of Connecticut's Mansfield Apartments
- Develop an urban trail with signage that educates users about the various historic, natural or other points of interest (handicapped parking will be available and all the town sidewalks being used for the actual urban trail will be built to be wheelchair accessible)
- Install gates or bollards at trailheads to prevent unauthorized vehicular traffic

Develop and install signage

- Install five wooden signs to delineate the links between the urban trail and natural areas within an area adjacent to the Storrs Downtown
- Install eight interpretive signs along the urban trail to educate users about the various historic, natural or other points of interest
- Develop and install emblems or trail markers to delineate the urban trail. These trail markers will be embedded into existing sidewalks.
- Design and install an information kiosk at the Town Square to inform the public about the urban trail and natural areas, as well as connections to the Town-wide trail network

Educational Materials and Event

- Develop an interpretive trail guide to highlight the trail's features and linkages; the trail guide and all educational materials will be posted on the Town website
- Host a dedication and educational walk to raise awareness and encourage use of the new trail network

**Handicapped parking and areas of universal access will be detailed on all educational materials and signage.

Financial Impact

The total cost of the proposed scope of work would not exceed \$77,500. The match would be funded through an existing development agreement between the Town of Mansfield, Storrs Center Alliance, and Education Realty Trust, Inc., that includes development of the Town Square.

Recommendation

If the Town Council supports the submittal of this grant application, the following motion is in order.

Move, effective August 22, 2011, to resolve to seek funds not to exceed \$77,500 from the Connecticut Department of Environmental Protection's Recreational Trails Program to improve Public Accessibility and Awareness of Green Infrastructure within and adjacent to the Mansfield Downtown.

Attachments

- 1) Map of the Proposed Urban Trail
- 2) Project Budget

Mansfield Downtown District Green Infrastructure

Urban Trail

Mansfield Community Segment

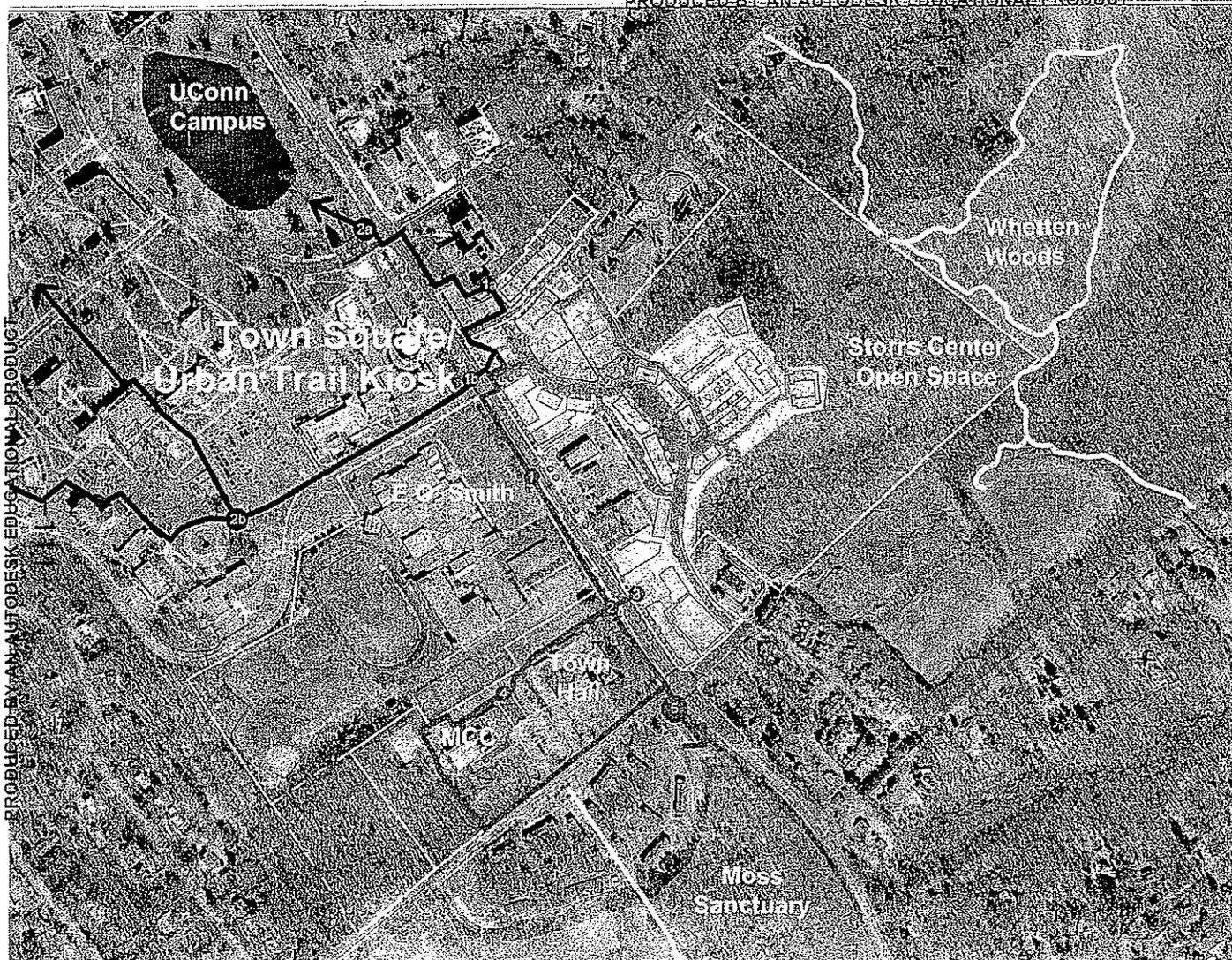
1. E.O Smith interpretative signage
2. Town Hall interpretive signage
3. Market Square interpretative signage
4. Community Center interpretative signage
5. Moss Sanctuary trailhead

Green Infrastructure Segment

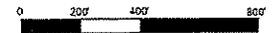
1. Green Roof signage
2. Multi-modal Transit Center signage
3. Stormwater Tree Pit signage
4. Storrs Center Open Space trailhead
5. Storrs Center Open Space trailhead
6. Whetten Woods trailhead
7. Storrs Center Open Space trailhead
8. Scenic Roads signage

University Segment

- 1a. Daily Campus interpretative signage
- 2a. University of Connecticut interpretative signage
- 1b. Fine Arts Complex (UConn History) interpretative signage
- 2b. Nathan Hale and University Building interpretative signage



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



Source:
Architectural Engineering Services 2009 April
September 2011



Department of Plant Science and Landscape Architecture | College of Agriculture and Natural Resources

DRAFT

Proposed Budget	
2011 Recreational Trails Program Grant--Improving Public Access to Recreation and Natural Areas within and Adjacent to the Mansfield Downtown	
Name of Grantee	Town of Mansfield
Item/Task	Cost
<i>Develop urban trail and enhance existing trail network</i>	
Develop a trailhead for the Storrs Center Open Space (Town-owned)	\$ 1,000.00
Develop a trail through Storrs Center Open Space to the Whetten Woods trails and install six footbridges	\$ 3,000.00
Make improvements to access the Moss Sanctuary, including an additional trailhead with signage added at the corner of South Eagleville and Storrs Road augmenting the existing trail head that is accessed through the University of Connecticut's Mansfield Apartments	\$ 5,000.00
Develop an urban trail with signage that educates users about the various historic, natural or other points of interest (handicapped parking will be available and all the town sidewalks being used for the actual urban trail will be built to be wheelchair accessible)	\$ 6,000.00
Install gates or bollards to prevent unauthorized vehicular traffic	\$ 3,000.00
Develop an urban trail that links to the public recreational and natural areas	\$ 5,000.00
<i>Develop and install signage</i>	
Develop and install five (5) wooden signs to delineate the links between the urban trail and the natural areas	\$ 15,000.00
Develop and install eight (8) wooden signs along the urban trail to educate users about the various historic, natural or other points of interest	\$ 16,000.00
Develop and install emblems or trail markers to delineate the urban trail	\$ 5,000.00
Design and install an information kiosk at the Town Square to inform the public about the urban trail and natural areas, as well as connections to the Town-wide trail network	\$ 15,000.00
<i>Educational Materials and Event</i>	
Develop an interpretive trail guide to highlight the trail's features and linkages. The trail guide and all educational materials will be posted on the Town website	\$ 2,500.00
Host a dedication and educational walk to raise awareness and encourage use of the new trail network	\$ 1,000.00
Total Project Costs	\$ 102,500.00
10% of of Town Square Development Cost	\$ 25,000.00
Grant Amount	\$ 77,500.00



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matthew Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant to Town Manager; Lon Hultgren, Director of Public Works, Cherie Trahan, Director of Finance
Date: August 22, 2011
Re: Capital Improvement Projects – Referendum for Bond Authorization

Subject Matter/Background

The FY 2011/12 Capital Improvement Plan includes the final design and permitting for the Four Corners Sewer project, and the redesign and construction of a walkway on South Eagleville Road, to be financed by the issuance of bonds in the amount of \$750,000. Section 407 of the Town Charter requires consecutive action of the Town Council and a referendum to authorize the issuance of bonds in excess of one percent of the Town's operating budget.

Financial Impact

The projected cost for the final design and permitting for the Four Corners Sewer project is \$350,000 and the projected cost for the South Eagleville walkway is \$400,000. General Obligation bonds would be issued when the projects were underway and the funds were needed. Staff would consult with our financial advisor as to the best time to go to the market in order to get the best interest rates possible. Attached for your information is a schedule of estimated debt payments on these projects.

Legal Review

The Town's bond attorney has outlined the procedures and resolutions to be taken by the Council, the Planning and Zoning Commission, the Town Clerk and Town voters at the referendum. The first three actions are outlined below.

Recommendation

Action #1

The Council is respectfully requested to refer the South Eagleville Walkway project to the Mansfield Planning and Zoning Commission for review and approval.

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

Move, effective August 22, 2011 to refer to the Planning and Zoning Commission for review and approval, the South Eagleville Walkway project included in the 2011/12 Capital Improvement Plan as outlined above.

Action #2

The Council is respectfully requested to enact the two attached resolutions appropriating a total of \$750,000 for costs associated with the above projects and further authorizing the issuance of bonds (see attachment labeled "Action #2")

Action #3

The Council is respectfully requested to enact the two attached resolutions calling for a Referendum to be held November 8, 2011 for the consideration of the above (see attachment labeled "Action #3").

Attachments

- 1) Estimated Debt Schedule: 2011/12 CIP Infrastructure Improvements
- 2) Action #2
- 3) Action #3

Estimated Debt Schedule
 2011/12 CIP Infrastructure Improvements
 S. Eagleville Walkway/4 Corners Sewer Design & Permitting

Principal \$ 750,000
 15 Year Payback
 Interest Rate 4.000%

Fiscal Year	Principal	Interest	Total Debt Service
1		15,000.00	15,000.00
2		15,000.00	15,000.00
3	53,000.00	15,000.00	68,000.00
4	53,000.00	13,940.00	66,940.00
5	53,000.00	12,880.00	65,880.00
6	53,000.00	11,820.00	64,820.00
7	53,000.00	10,760.00	63,760.00
8	53,000.00	9,700.00	62,700.00
9	54,000.00	8,640.00	62,640.00
10	54,000.00	7,560.00	61,560.00
11	54,000.00	6,480.00	60,480.00
12	54,000.00	5,400.00	59,400.00
13	54,000.00	4,320.00	58,320.00
14	54,000.00	3,240.00	57,240.00
15	54,000.00	2,160.00	56,160.00
	54,000.00	1,080.00	55,080.00
	750,000.00	240,960.00	990,960.00

Action #2

RESOLUTION APPROPRIATING \$400,000 FOR COSTS WITH RESPECT TO REDESIGN AND CONSTRUCTION OF A WALKWAY ON SOUTH EAGLEVILLE ROAD, AND AUTHORIZING THE ISSUE OF BONDS, NOTES AND TEMPORARY NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION.

RESOLVED,

(a) That the Town of Mansfield appropriate FOUR HUNDRED THOUSAND DOLLARS (\$400,000) for costs related to the redesign and construction of a walkway on South Eagleville Road between Sycamore Drive and Maple Road, eliminating the mid-block pedestrian crossing on South Eagleville Road. The appropriation may be spent for design, survey and engineering fees, construction, acquisition, installation, material and equipment costs related to such improvements, legal fees, net temporary interest and other financing costs, and other expenses related to the project and its financing. The Town Manager is authorized to determine the scope and particulars of the project and may reduce or modify the scope of the project; and the entire appropriation may be spent on the project as so reduced or modified.

(b) That the Town issue its bonds or notes, in an amount not to exceed FOUR HUNDRED THOUSAND DOLLARS (\$400,000) to finance the appropriation for the project. The amount of bonds or notes authorized shall be reduced by the amount of grants received by the Town for the project to the extent that such grants are not separately appropriated to pay additional project costs. The bonds or notes shall be issued pursuant to Section 7-369 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The bonds or notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

(c) That the Town issue and renew temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes or the receipt of grants for the project. The amount of the notes outstanding at any time shall not exceed FOUR HUNDRED THOUSAND DOLLARS (\$400,000). The notes shall be issued pursuant to Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended. The notes shall be general obligations of the Town and shall be secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes with respect to any notes that do not mature within the time permitted by said Section 7-378.

(d) The Town Manager, the Director of Finance and the Treasurer, or any two of them, shall sign any bonds, notes or temporary notes by their manual or facsimile signatures. The law firm of Day Pitney LLP is designated as bond counsel to approve the legality of the bonds, notes or temporary notes. The Town Manager, the Director of

Finance and the Treasurer, or any two of them, are authorized to determine the amount, date, interest rates, maturities, redemption provisions, form and other details of the bonds, notes or temporary notes; to designate one or more banks or trust companies to be certifying bank, registrar, transfer agent and paying agent for the bonds, notes or temporary notes to provide for the keeping of a record of the bonds, notes or temporary notes; to designate a financial advisor to the Town in connection with the sale of the bonds, notes or temporary notes; to sell the bonds, notes or temporary notes at public or private sale; to deliver the bonds, notes or temporary notes; and to perform all other acts which are necessary or appropriate to issue the bonds, notes or temporary notes.

(e) That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 and, if applicable, pursuant to Section 54A(d) of the Internal Revenue Code of 1986, as amended, that project costs may be paid from temporary advances of available funds and that the Town reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized above for the project. The Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds, notes or temporary notes authorized by this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

(f) That the Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to make representations and enter into written agreements for the benefit of holders of the bonds, notes or temporary notes authorized by this resolution to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds, notes or temporary notes.

(g) That the Town Manager, the Director of Finance, the Treasurer and other proper officers and officials of the Town are authorized to take all other action which is necessary or desirable to complete the projects and to issue bonds or notes and temporary notes and obtain grants, if available, to finance the aforesaid appropriation.

RESOLUTION INCREASING BY \$350,000 THE APPROPRIATION FOR COSTS WITH RESPECT TO DESIGN OF PORTIONS OF THE FOUR CORNERS AREA WATER AND SEWER SYSTEMS, AND AUTHORIZING THE ISSUE OF BONDS, NOTES AND OBLIGATIONS AND TEMPORARY NOTES AND OBLIGATIONS IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION.

RESOLVED,

(a) That the Town of Mansfield increase by THREE HUNDRED FIFTY THOUSAND DOLLARS (\$350,000) the prior appropriation of \$330,000 approved at Special Town Meeting and by Town Council June 28, 2010, for an aggregate appropriation of \$680,000 for costs related to the study, design and permitting of the sewer and water systems for the Four Corners area. The appropriation may be spent for design, survey, engineering and permitting fees, and other consultant fees related to such improvements, legal fees, net temporary interest and other financing costs, and other expenses related to the project and its financing. The Town Manager is authorized to determine the scope and particulars of the project and may reduce or modify the scope of the project; and the entire appropriation may be spent on the project as so reduced or modified.

(b) That the Town increase by THREE HUNDRED FIFTY THOUSAND DOLLARS (\$350,000) the bonds, notes or obligations to finance the appropriation for the project. The amount of bonds, notes or obligations authorized shall be reduced by the amount of grants received by the Town for the project and applied to pay project costs. The bonds or notes shall be issued pursuant to Section 7-259, Section 7-234 or Sections 22a-475 to 22a-483 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts, as applicable. The bonds or notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town. Due to the issuance of \$330,000 General Obligation Bonds, Issue of 2011, dated March 22, 2011, the aggregate amount of bonds, notes or obligations remaining authorized but unissued shall be \$350,000.

(c) That the Town increase by THREE HUNDRED FIFTY THOUSAND DOLLARS (\$350,000) the temporary notes or interim funding obligations to be issued from time to time in anticipation of the receipt of the proceeds from the sale of the bonds, notes, or obligations for the project and the receipt of project grants. Due to the issuance of \$330,000 General Obligation Bonds, Issue of 2011, dated March 22, 2011, the aggregate amount of notes or interim funding obligations outstanding at any time shall not exceed \$350,000. The notes shall be issued pursuant to Sections 7-264 and 7-378, or Sections 22a-475 to 22a-483 of the General Statutes of Connecticut, Revision of 1958, as amended. The notes or obligations shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a and 7-378b of the General Statutes with respect to any temporary notes if the notes do not mature within the time permitted by said Sections

7-264 or 7-378, and the Town shall comply with the provisions of Section 22a-479(c) with respect to any interim funding obligations.

(d) The Town Manager, the Director of Finance and the Treasurer, or any two of them, shall sign any bonds, notes or temporary notes by their manual or facsimile signatures. The law firm of Day Pitney LLP is designated as bond counsel to approve the legality of the bonds, notes or temporary notes. The Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to determine the amount, date, interest rates, maturities, redemption provisions, form and other details of the bonds, notes or temporary notes; to designate one or more banks or trust companies to be certifying bank, registrar, transfer agent and paying agent for the bonds, notes or temporary notes to provide for the keeping of a record of the bonds, notes or temporary notes; to designate a financial advisor to the Town in connection with the sale of the bonds, notes or temporary notes; to sell the bonds, notes or temporary notes at public or private sale; to deliver the bonds, notes or temporary notes; and to perform all other acts which are necessary or appropriate to issue the bonds, notes or temporary notes.

(e) That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 and, if applicable, pursuant to Section 54A(d) of the Internal Revenue Code of 1986, as amended, that project costs may be paid from temporary advances of available funds and that the Town reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized above for the project. The Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds, notes or temporary notes authorized by this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

(f) That the Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to make representations and enter into written agreements for the benefit of holders of the bonds, notes or temporary notes authorized by this resolution to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds, notes or temporary notes.

(g) That the Town Manager, the Director of Finance, the Treasurer and other proper officers and officials of the Town are authorized to take all other action which is necessary or desirable to complete the projects and to issue bonds or notes and temporary notes and obtain grants, if available, to finance the aforesaid appropriation.

Action #3

RESOLUTION ESTABLISHING A REFERENDUM FOR REDESIGN AND CONSTRUCTION OF A WALKWAY ON SOUTH EAGLEVILLE ROAD, AND AUTHORIZING THE ISSUE OF BONDS, NOTES AND TEMPORARY NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION.

RESOLVED,

(a) That pursuant to Sections 406 and 407 of the Town Charter the resolution adopted by the Council under Item 5 of this meeting, appropriating \$400,000 for redesign and construction of a walkway on South Eagleville Road, and authorizing the issue of bonds and notes and temporary notes to finance the appropriation, shall be submitted to the voters at referendum to be held on Tuesday, November 8, 2011 in conjunction with the election to be held on that date, in the manner provided by said Charter and the Connecticut General Statutes, Revision of 1958, as amended, including the procedures set out in Section 9-369d(b)(2) of said Statutes, and in accordance with "Ordinance Regarding the Right of Voters Who Are Not Electors to Vote at Referenda Held in Conjunction with an Election", adopted by the Mansfield Town Council on August 25, 1997.

(b) That the aforesaid resolution shall be placed upon the paper ballots or voting machines under the following heading:

"SHALL THE TOWN OF MANSFIELD APPROPRIATE \$400,000 FOR REDESIGN AND CONSTRUCTION OF A WALKWAY ON SOUTH EAGLEVILLE ROAD, AND AUTHORIZE THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO DEFRAID SAID APPROPRIATION?"

Voters approving the resolution will vote "Yes" and those opposing said resolution shall vote "No".

(c) That the Town Clerk shall publish notice of such referendum vote as part of the notice of the election to be held on November 8, 2011. Absentee ballots will be available from the Town Clerk's office.

(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.

RESOLUTION ESTABLISHING A REFERENDUM FOR THE DESIGN OF PORTIONS OF THE FOUR CORNERS AREA WATER AND SEWER SYSTEMS, AND AUTHORIZING THE ISSUE OF BONDS, NOTES AND OBLIGATIONS AND TEMPORARY NOTES AND OBLIGATIONS IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION.

RESOLVED,

(a) That pursuant to Sections 406 and 407 of the Town Charter the resolution adopted by the Council under Item 5 of this meeting, appropriating an additional \$350,000 for the study, design and permitting of the sewer and water systems for the Four Corners area, and authorizing the issue of bonds and notes and temporary notes to finance the appropriation, shall be submitted to the voters at referendum to be held on Tuesday, November 8, 2011 in conjunction with the election to be held on that date, in the manner provided by said Charter and the Connecticut General Statutes, Revision of 1958, as amended, including the procedures set out in Section 9-369d(b)(2) of said Statutes, and in accordance with "Ordinance Regarding the Right of Voters Who Are Not Electors to Vote at Referenda Held in Conjunction with an Election", adopted by the Mansfield Town Council on August 25, 1997.

(b) That the aforesaid resolution shall be placed upon the paper ballots or voting machines under the following heading:

"SHALL THE TOWN OF MANSFIELD INCREASE BY \$350,000 THE APPROPRIATION FOR THE DESIGN OF PORTIONS OF THE FOUR CORNERS AREA WATER AND SEWER SYSTEMS, AND AUTHORIZE THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO DEFRAY SAID APPROPRIATION?"

Voters approving the resolution will vote "Yes" and those opposing said resolution shall vote "No".

(e) That the Town Clerk shall publish notice of such referendum vote as part of the notice of the election to be held on November 8, 2011. Absentee ballots will be available from the Town Clerk's office.

(f) 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.

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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matthew Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant to Town Manager; Lon Hultgren, Director of Public Works, Cherie Trahan, Director of Finance
Date: August 22, 2011
Re: Capital Improvement Projects – Town Meeting for Bond Authorization

Subject Matter/Background

The FY 2011/12 Capital Improvement Plan includes heavy rolling equipment to be financed by the issuance of bonds in the amount of \$405,000. The rolling equipment purchases consist of a large frontline dump/plow truck (\$150,000) and a small dump truck (\$45,000) for public works, as well as an ambulance (\$210,000) for public safety. Section C407 of the Town Charter requires consecutive action of the Town Council and a Town Meeting to authorize the issuance of bonds that in aggregate total less than one percent of the Town's operating budget.

Financial Impact

General Obligation bonds would be issued when the projects were underway and the funds were needed. Staff would consult with our financial advisor as to the best time to go to the market in order to get the best interest rates possible. Attached for your information is a schedule of estimated debt payments on these projects.

Legal Review

The Town's bond attorney has outlined the procedures and resolutions to be taken by the Council, the Town Clerk and Town voters at the Town Meeting. The first two actions are outlined below.

Recommendation

Action #1

The Council is respectfully requested to enact the three attached resolutions appropriating a total of \$405,000 for costs associated with the above projects and further authorizing the issuance of bonds (see attachment labeled "Action #1").

Action #2

The Council is respectfully requested to enact the three attached resolutions calling for a Town Meeting to be held September 26, 2010 for the consideration of the above (see attachment labeled "Action #2").

Attachments

- 1) Estimated Debt Schedule: 2011/12 CIP Rolling Equipment Acquisitions
- 2) Action #1
- 3) Action #2

Estimated Debt Schedule
2011/12 CIP Rolling Equipment Acquisitions

Principal \$ 405,000
15 Year Payback
Interest Rate 4.000%

Fiscal Year	Principal	Interest	Total Debt Service
1		8,100.00	8,100.00
2		8,100.00	8,100.00
	28,000.00	8,100.00	36,100.00
3		7,540.00	7,540.00
	29,000.00	7,540.00	36,540.00
4		6,960.00	6,960.00
	29,000.00	6,960.00	35,960.00
5		6,380.00	6,380.00
	29,000.00	6,380.00	35,380.00
6		5,800.00	5,800.00
	29,000.00	5,800.00	34,800.00
7		5,220.00	5,220.00
	29,000.00	5,220.00	34,220.00
8		4,640.00	4,640.00
	29,000.00	4,640.00	33,640.00
9		4,060.00	4,060.00
	29,000.00	4,060.00	33,060.00
10		3,480.00	3,480.00
	29,000.00	3,480.00	32,480.00
11		2,900.00	2,900.00
	29,000.00	2,900.00	31,900.00
12		2,320.00	2,320.00
	29,000.00	2,320.00	31,320.00
13		1,740.00	1,740.00
	29,000.00	1,740.00	30,740.00
14		1,160.00	1,160.00
	29,000.00	1,160.00	30,160.00
15		580.00	580.00
	29,000.00	580.00	29,580.00
	405,000.00	129,860.00	534,860.00

Action #1

RESOLUTION APPROPRIATING \$210,000 FOR COSTS WITH RESPECT TO ACQUISITION OF AN AMBULANCE, AND AUTHORIZING THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION.

RESOLVED,

(a) That the Town of Mansfield appropriate TWO HUNDRED TEN THOUSAND DOLLARS (\$210,000) for costs with respect to the acquisition of an ambulance to replace Ambulance 607. The appropriation may be spent for acquisition costs, legal fees, net temporary interest and other financing costs, and other expenses related to the project and its financing. The Town Manager is authorized to determine the scope and particulars of the project and may reduce or modify the scope of the project; and the entire appropriation may be spent on the project as so reduced or modified.

(b) That the Town issue its bonds or notes in an amount not to exceed TWO HUNDRED TEN THOUSAND DOLLARS (\$210,000) to finance the appropriation for the project. The amount of bonds or notes authorized shall be reduced by the amount of grants received by the Town for the project and applied to pay project costs. The bonds or notes shall be issued pursuant to Section 7-369 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts, as applicable. The bonds or notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

(c) That the Town issue and renew its temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds, notes, or obligations for the project and the receipt of project grants. The amount of the notes outstanding at any time shall not exceed TWO HUNDRED TEN THOUSAND DOLLARS (\$210,000). The notes shall be issued pursuant to Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended. The notes or obligations shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes with respect to any temporary notes if the notes do not mature within the time permitted by said Section 7-378.

(d) The Town Manager, the Director of Finance and the Treasurer, or any two of them, shall sign any bonds, notes or temporary notes by their manual or facsimile signatures. The law firm of Day Pitney LLP is designated as bond counsel to approve the legality of the bonds, notes or temporary notes. The Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to determine the amount, date, interest rates, maturities, redemption provisions, form and other details of the bonds, notes or temporary notes; to designate one or more banks or trust companies to be certifying bank, registrar, transfer agent and paying agent for the bonds, notes or temporary notes to provide for the keeping of a record of the bonds, notes or temporary notes; to designate a financial advisor to the Town in connection with the sale of the

bonds, notes or temporary notes; to sell the bonds, notes or temporary notes at public or private sale; to deliver the bonds, notes or temporary notes; and to perform all other acts which are necessary or appropriate to issue the bonds, notes or temporary notes.

(e) That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 that project costs may be paid from temporary advances of available funds and that (except to the extent reimbursed from grant moneys) the Town reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized above for the project. The Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds, notes or temporary notes authorized by this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

(f) That the Town Manager, the Director of Finance, the Treasurer and other proper officers and officials of the Town are authorized to take all other action which is necessary or desirable to complete the project and to issue bonds, notes or temporary notes to finance the project.

RESOLUTION APPROPRIATING \$150,000 FOR COSTS WITH RESPECT TO ACQUISITION OF A FRONT-LINE DUMP/PLOW TRUCK, AND AUTHORIZING THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION.

RESOLVED,

(a) That the Town of Mansfield appropriate ONE HUNDRED FIFTY THOUSAND DOLLARS (\$150,000) for costs with respect to the acquisition of a front-line dump/plow truck. The appropriation may be spent for acquisition costs, legal fees, net temporary interest and other financing costs, and other expenses related to the project and its financing. The Town Manager is authorized to determine the scope and particulars of the project and may reduce or modify the scope of the project; and the entire appropriation may be spent on the project as so reduced or modified.

(b) That the Town issue its bonds or notes in an amount not to exceed ONE HUNDRED FIFTY THOUSAND DOLLARS (\$150,000) to finance the appropriation for the project. The amount of bonds or notes authorized shall be reduced by the amount of grants received by the Town for the project and applied to pay project costs. The bonds or notes shall be issued pursuant to Section 7-369 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts, as applicable. The bonds or notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

(c) That the Town issue and renew its temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds, notes, or obligations for the project and the receipt of project grants. The amount of the notes outstanding at any time shall not exceed ONE HUNDRED FIFTY THOUSAND DOLLARS (\$150,000). The notes shall be issued pursuant to Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended. The notes or obligations shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes with respect to any temporary notes if the notes do not mature within the time permitted by said Section 7-378.

(d) The Town Manager, the Director of Finance and the Treasurer, or any two of them, shall sign any bonds, notes or temporary notes by their manual or facsimile signatures. The law firm of Day Pitney LLP is designated as bond counsel to approve the legality of the bonds, notes or temporary notes. The Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to determine the amount, date, interest rates, maturities, redemption provisions, form and other details of the bonds, notes or temporary notes; to designate one or more banks or trust companies to be certifying bank, registrar, transfer agent and paying agent for the bonds, notes or temporary notes to provide for the keeping of a record of the bonds, notes or temporary notes; to designate a financial advisor to the Town in connection with the sale of the bonds, notes or temporary notes; to sell the bonds, notes or temporary notes at public or private sale; to deliver the bonds, notes or temporary notes; and to perform all other acts which are necessary or appropriate to issue the bonds, notes or temporary notes.

(e) That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 that project costs may be paid from temporary advances of available funds and that (except to the extent reimbursed from grant moneys) the Town reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized above for the project. The Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds, notes or temporary notes authorized by this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

(f) That the Town Manager, the Director of Finance, the Treasurer and other proper officers and officials of the Town are authorized to take all other action which is necessary or desirable to complete the project and to issue bonds, notes or temporary notes to finance the project.

RESOLUTION APPROPRIATING \$45,000 FOR COSTS WITH RESPECT TO ACQUISITION OF A SMALL DUMP TRUCK AND SANDERS, AND AUTHORIZING THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION.

RESOLVED,

(a) That the Town of Mansfield appropriate FORTY-FIVE THOUSAND DOLLARS (\$45,000) for costs with respect to the acquisition of a small dump truck and sanders. The appropriation may be spent for acquisition costs, legal fees, net temporary interest and other financing costs, and other expenses related to the project and its financing. The Town Manager is authorized to determine the scope and particulars of the project and may reduce or modify the scope of the project; and the entire appropriation may be spent on the project as so reduced or modified.

(b) That the Town issue its bonds or notes in an amount not to exceed FORTY-FIVE THOUSAND DOLLARS (\$45,000) to finance the appropriation for the project. The amount of bonds or notes authorized shall be reduced by the amount of grants received by the Town for the project and applied to pay project costs. The bonds or notes shall be issued pursuant to Section 7-369 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts, as applicable. The bonds or notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

(c) That the Town issue and renew its temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds, notes, or obligations for the project and the receipt of project grants. The amount of the notes outstanding at any time shall not exceed FORTY-FIVE THOUSAND DOLLARS (\$45,000). The notes shall be issued pursuant to Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended. The notes or obligations shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes with respect to any temporary notes if the notes do not mature within the time permitted by said Section 7-378.

(d) The Town Manager, the Director of Finance and the Treasurer, or any two of them, shall sign any bonds, notes or temporary notes by their manual or facsimile signatures. The law firm of Day Pitney LLP is designated as bond counsel to approve the legality of the bonds, notes or temporary notes. The Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to determine the amount, date, interest rates, maturities, redemption provisions, form and other details of the bonds, notes or temporary notes; to designate one or more banks or trust companies to be certifying bank, registrar, transfer agent and paying agent for the bonds, notes or temporary notes to provide for the keeping of a record of the bonds, notes or temporary notes; to designate a financial advisor to the Town in connection with the sale of the bonds, notes or temporary notes; to sell the bonds, notes or temporary notes at public or

private sale; to deliver the bonds, notes or temporary notes; and to perform all other acts which are necessary or appropriate to issue the bonds, notes or temporary notes.

(e) That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 that project costs may be paid from temporary advances of available funds and that (except to the extent reimbursed from grant moneys) the Town reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized above for the project. The Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds, notes or temporary notes authorized by this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

(f) That the Town Manager, the Director of Finance, the Treasurer and other proper officers and officials of the Town are authorized to take all other action which is necessary or desirable to complete the project and to issue bonds, notes or temporary notes to finance the project.

Action #2

RESOLUTION CALLING TOWN MEETING FOR COSTS WITH RESPECT TO ACQUISITION OF AN AMBULANCE, AND AUTHORIZING THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION.

RESOLVED, That pursuant to Sections 406 and 407 of the Town Charter, the resolution adopted by the Council under Item 6 of this meeting, appropriating \$210,000 for costs with respect to the acquisition of an ambulance and authorizing the issue of bonds and notes and temporary notes to finance the appropriation, shall be submitted to a Special Town Meeting to be held Monday, September 26, 2011, which Town Meeting the Town Council hereby authorizes the Mayor to call.

RESOLUTION CALLING TOWN MEETING WITH RESPECT TO COSTS FOR ACQUISITION OF A FRONT-LINE DUMP/PLOW TRUCK, AND AUTHORIZING THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION.

RESOLVED, That pursuant to Sections 406 and 407 of the Town Charter, the resolution adopted by the Council under Item 6 of this meeting, appropriating \$150,000 for costs with respect to acquisition of a dump truck and authorizing the issue of bonds and notes and temporary notes to finance the appropriation, shall be submitted to a Special Town Meeting to be held Monday, September 26, 2011, which Town Meeting the Town Council hereby authorizes the Mayor to call.

RESOLUTION CALLING TOWN MEETING WITH RESPECT TO COSTS FOR ACQUISITION OF A SMALL DUMP TRUCK AND SANDERS, AND AUTHORIZING THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION.

RESOLVED, That pursuant to Sections 406 and 407 of the Town Charter, the resolution adopted by the Council under Item 6 of this meeting, appropriating \$45,000 for costs with respect to acquisition of a small dump truck and authorizing the issue of bonds and notes and temporary notes to finance the appropriation, shall be submitted to a Special Town Meeting to be held Monday, September 26, 2011, which Town Meeting the Town Council hereby authorizes the Mayor to call.

**PAGE
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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant to Town Manager; Lon Hultgren, Director of Public Works; Cynthia van Zelm, Executive Director, Mansfield Downtown Partnership, Inc.; Timothy Veillette, Project Engineer
Date: August 22, 2011
Re: DOT Construction Agreements – Storrs Road and Dog Lane Improvement Projects

Subject Matter/Background

The CT Department of Transportation is the pass-through agency for the federal grants that the Town/Downtown Partnership have received for financing a portion of the costs for the improvements to Storrs Road and Dog Lane near the Storrs Center development. As such, the Town must execute construction agreements with the DOT in order for them to release the funds and reimburse the Town for the expenditures that fall within the scope of the grants.

Financial Impact

Both projects are being financed through a combination of federal grants, state grants and developer funds covered by the development agreement for Storrs Center. The Storrs Road and Dog Lane projects include on-street parking areas, new street trees, medians, wider and decorative sidewalks and colored bituminous crosswalks that will be the Town's responsibility to maintain, including those on Storrs Road. These costs are part of what the Town will incur in its maintenance of the new infrastructure in and around Storrs Center, and have been estimated previously in the economic study documents for the Center.

Legal Review

Both agreements are standard DOT issue that are similar to what the Town has executed for all of our federally funded, highway-related projects, so no legal review has been made.

Recommendation

According to the DOT information given to us at the time of the Council packet preparation, Council needs to authorize the Mayor and the Town Manager, by name, to execute the respective agreements. (The two agreements came from two different project managers at DOT, so they have different signatures -- this is only a procedural difference. We will address this with the DOT in the future, but since both project

managers are unavailable this week, changes could not be made in time for the Council meeting.) The two resolutions (in suggested DOT format) are as follows:

- A. *RESOLVED, that Elizabeth C. Paterson, Mayor, be, and hereby authorized to sign the agreement entitled: "Agreement between the State of Connecticut and the Town of Mansfield for the Construction, Inspection, and Maintenance of Storrs Road (Route 195) Utilizing Federal Funds under the Surface Transportation Program".*

- B. *RESOLVED, that Matthew W. Hart, Town Manager, be and hereby authorized to sign the agreement entitled: "Agreement between the State of Connecticut and the Town of Mansfield for the Construction, Inspection, and Maintenance of Dog Lane Utilizing Federal Funds under the Surface Transportation Program".*

Attachments

- 1) Excerpts from DOT Construction Agreement - Dog Lane
- 2) Excerpts from DOT Construction Agreement – Storrs Road (*Note: The excerpts from the Storrs Road agreement will be handed out at the Council meeting, as they were not received in time for inclusion in the meeting packet. They will be in the same format as the Dog Lane agreement.*)

"Excerpts from"
AGREEMENT
BETWEEN THE STATE OF CONNECTICUT
AND
THE TOWN OF MANSFIELD
FOR THE CONSTRUCTION, INSPECTION AND MAINTENANCE
OF
DOG LANE
UTILIZING FEDERAL FUNDS
UNDER
THE SURFACE TRANSPORTATION PROGRAM

State Project No. 77-227

Federal-Aid Project No. H181(001)

THIS AGREEMENT, concluded at Newington, Connecticut, this day of , 201 ,
by and between the State of Connecticut, Department of Transportation, James P. Redeker, Acting
Commissioner, acting herein by Thomas A. Harley, P.E., Bureau Chief, Bureau of Engineering and
Construction, duly authorized, hereinafter referred to as the "State", and the Town of Mansfield,
Municipal Building, 4 South Eagleville Road, Mansfield, Connecticut 06268, acting herein by Matthew
W. Hart, Town Manager, hereunto duly authorized, hereinafter referred to as the "Municipality", or
collectively referred to as the "Parties".

WITNESSETH, THAT,

WHEREAS, the required contract plans, specifications and estimates have been prepared for
the reconstruction of Dog Lane, and

WHEREAS, said reconstruction includes, but is not limited to, roadway improvements, utility
improvements, and streetscape and enhancement improvements on Dog Lane in the Town of
Mansfield, herein identified as State Project No. 77-227 and Federal-aid Project No. H181(001),
hereinafter referred to as the "Project", and

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

WHEREAS, the Safe, Accountable, Flexible, Efficient, Transportation Equity Act: A Legacy for
Users (SAFETEA-LU) provides funding authorization for "Federal-aid highways, highway safety
programs, and transit programs, and for other purposes," and

WHEREAS, the Project is eligible for funding under the Omnibus Appropriations Act, 2009,
Division I, Title I, Section 125, Surface Transportation Priorities of the Federal Surface Transportation
Program, and

WHEREAS, the State is exempt from any liability in conjunction with the subject Project
pursuant to Section 13a-153 of the Connecticut General Statutes, as revised, and

WHEREAS, Section 13a-165 of the Connecticut General Statutes, as revised, provides that the
Commissioner of Transportation is authorized... "(b) to apply for and to obtain moneys, grants, or other
benefits from the United States or any agency thereof in connection with roads, bridges or highways and

(c) to approve all programs, conclude all agreements, accept all deeds, make all claims for payment, certify all matters and do any and all other acts and things necessary or desirable to meet the requirements of and obtain such moneys, grants or benefits from the United States or other agency thereof.", and

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

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

DEFINITIONS:

The following definitions shall apply to this Agreement:

The term "Claims" as used herein is defined as all actions, suits, claims, demands, investigations and proceedings of any kind, open, pending or threatened, whether mature, unmatured, contingent, known or unknown, at law or in equity, in any forum.

The term "Municipality Parties" as used herein is defined as a Municipality's members, directors, officers, shareholders, partners, managers, principal officers, representatives, agents, servants, consultants, employees or any one of them or any other person or entity with whom the Municipality is in privity of oral or written contract and the Municipality intends for such other person or entity to perform under the Agreement in any capacity.

The term "Project" as used herein is defined as roadway improvements, utility improvements, and streetscape and enhancement improvements on Dog Lane in Mansfield.

The term "Records" as used herein is defined as all working papers and such other information and materials as may have been accumulated by the Municipality in performing the Agreement, including but not limited to, documents, data, plans, books, computations, drawings, specifications, notes, reports, records, estimates, summaries, memoranda and correspondence, kept or stored in any form.

The term "State" as used herein is defined as State of Connecticut, including the Department of Transportation ("Department"), and any office, department, board, council, commission, institution or other agency or entity of the State.

ARTICLE I. THE MUNICIPALITY SHALL:

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

(2) Issue an appropriate order to any utility to readjust or relocate in or remove its utility facility located within the municipal right-of-way and the Municipality shall take all necessary legal action provided under Section 7-148 of the Connecticut General Statutes, as revised, to enforce compliance with the issuance of such order.

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

(3) Incorporate, if applicable, the "Special Provisions, Disadvantaged Business Enterprises" requirements set forth in Exhibit A, Schedule 1 (attached herewith), dated February 26, 2009, as may be

The maximum amount of reimbursement to the Municipality under the terms of this Agreement is Five Hundred Fifty-two Thousand Dollars (\$ 552,000).

ESTIMATED CONSTRUCTION COSTS

State Project No. 77-227

Federal-aid Project No. H181(001)

A. Contract Items and Contingencies	\$ 492,000
B. Contract Items and Contingencies (non participating).....	\$ 1,213,000
C. Incidentals to Construction-Municipal Services	\$ 60,000
D. Incidentals to Construction-State Administrative Oversight & Audits.....	\$ 84,500
E. Incidentals to Construction-State Material Testing.....	\$ 31,000
F. Total Incidentals to Construction-State (D+E).....	\$ 115,500
G. Total Construction Cost (A+B+C+D+E)	\$ 1,880,500
H. Federal Proportionate Share of the Total Construction Cost (100 % of [A+C+F]).....	\$ 667,500
I. Municipal Proportionate Share of the Total Construction Cost (100 % of B)	\$ 1,213,000
J. Maximum Amount of Reimbursement to the Municipality (100 % of [A+C]).....	\$ 552,000
K. Amount to be deposited by the Municipality in accordance with Article I, Paragraph (15)(a) of this Agreement.....	\$ 0.00
L. Demand deposit required from the Municipality for depreciation reserve credit in accordance with Article I, Paragraph (15)(b) of this Agreement.....	\$ 0.00
M. Total Demand Deposit (K+L)	\$ 0.00

(45) That the State assumes no liability for payment under the terms of this Agreement until the Municipality is notified, in writing, by the State that said Agreement has been approved by the Attorney General of the State of Connecticut.

(46) The Agreement itself is not an authorization for the Municipality to begin the Project or begin performance in any way. The Municipality may begin the Project or begin performance only after it has received a written official notice to proceed order against the Agreement. A Municipality's commencement of the Project or commencing performance without a official notice in accordance with this Article III., Paragraph (46) does so at the Municipality's own risk.

The State shall issue a written official notice against the Agreement directly to the Municipality.

(47) That the sole and exclusive means for the presentation of any claim against the State arising from or in connection with this Agreement shall be in accordance with Chapter 53 of the Connecticut General Statutes (Claims against the State) and the Municipality further agrees not to initiate legal proceedings in any State or Federal Court in addition to, or in lieu of, said Chapter 53 proceedings.

(49) That the Parties deem the Agreement to have been made in the City of Hartford, State of Connecticut. Both parties agree that it is fair and reasonable for the validity and construction of the Agreement to be, and it shall be, governed by the laws and court decisions of the State of Connecticut, without giving effect to its principles of conflicts of laws. To the extent that any immunities provided by Federal law or the laws of the State of Connecticut do not bar an action against the State, and to the extent that these courts are courts of competent jurisdiction, for the purpose of venue, the complaint shall be made returnable to the Judicial District of Hartford only or shall be brought in the United States District Court for the District of Connecticut only, and shall not be transferred to any other court, provided, however, that nothing here constitutes a waiver or compromise of the sovereign immunity of the State of

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

WITNESSES:

STATE OF CONNECTICUT
Department of Transportation
James P. Redeker, Acting Commissioner

Name:

By _____ (Seal)
Thomas A. Harley, P.E.
Bureau Chief
Bureau of Engineering and
Construction

Name:

Date: _____

Town of Mansfield

Name:

By _____ (Seal)
Matthew W. Hart
Town Manager

Name:

Date: _____

APPROVED AS TO FORM:

Attorney General
State of Connecticut

Date: _____

TOWN OF MANSFIELD
FINANCE COMMITTEE MEETING
MINUTES OF JUNE 13, 2011

Members Present: W. Ryan, C. Schaefer, D. Keane

Other Council Members Present: M. Lindsey

Staff Present: C. Trahan

Guests: none

Meeting called to order at 6:00pm.

1. Minutes from 5/12/11 meeting approved as presented
2. Cherie Trahan reviewed the proposed amendment to the CIP budget for the Storrs Center Reserve. A line item budget was presented so that Council Member could see the fee revenues that were being appropriated along with what expenditures budgets were being included. The proposed budget is consistent with the fiscal analysis presented by AECOM last Fall.
3. First draft fund balance and debt management policies were distributed and discussed. Several suggestions were made & Cherie will include them in the next draft. Cherie will do further research regarding the debt limits that other communities are using and what is considered best practice. Committee members will review additional information from the GFOA regarding best practice that was also distributed. Discussion to continue at the next meeting.
4. Other Business/Future Agenda Items – continuation of financial management policies discussion. The next meeting is July 11, 2011 at 6:00pm.
5. Adjournment. The meeting adjourned at 6:50pm.

Motions:

Motion was made to accept the May 12, 2011 minutes by Carl Schaefer. Seconded by Bill Ryan. Motion so passed. One abstention.

Motion to recommend adoption of the proposed CIP adjustment for the Storrs Center Reserve account to the Town Council as presented was made by Denise Keane. Seconded by Carl Schaefer. Motion so passed.

Motion to adjourn.

Respectfully Submitted,
Cherie Trahan
Director of Finance

Town of Mansfield
Energy Education Team
Minutes of Meeting
July 12, 2011

Present: Coleen Spurlock (chair), Dennison Nash, Pene Williams, Madeline Priest (Neighbor to Neighbor), Virginia Walton (staff)

The meeting was called to order at 7:06 pm by chair Coleen.

The minutes of the June 14, 2011 were reviewed and accepted.

Coleen reported that the Home Energy Basics workshop, attended by 14 people including three committee members, covered useful, logical energy efficiency steps.

Coleen, Dennison, Sally's daughter and friends had a table outside the Mansfield Community Center on July 9, 2011 to recruit households for the free home bulb retrofit. Most everyone they talked to had already converted their homes to fluorescent bulbs. As a result of their efforts, two people signed up for the bulb retrofit and 37 people signed up for the Neighbor to Neighbor on-line newsletter. It was decided to send thank you notes to the five children who helped with the Neighbor to Neighbor table. Coleen will provide and write the cards.

Dennison wrote a thank you note for outgoing chair Dan Britton, which will be signed at the next meeting.

It was decided to pay Transition Towns facilitator, Tina Clarke, with the remainder of the Community Innovations grant, for a total of \$248.43. The Team decided that although the presentation is free to the public, all attendees will be asked to sign up for CleanEnergyOptions at the beginning of the presentation. The Energy Education Team would like to meet with the presenter prior to the program at 5:30 for a potluck dinner. Ginny will confirm this with Tina Clarke and invite the sustainability committee.

Ginny reported on Sally's progress with "Moving Planet" activities on the weekend of September 24, 2011. First, the Eastern Highland Health district has given their nod of approval to have a booth with hand cranked ice cream and cider pressed at the Festival on the Green on Sunday, September 25, 2011. As long as there is a hand washing station and Festival goers do not handle the food, the health department is okay with the idea. Madeline may have access to a hand cranked ice cream maker. Crooke's might have a hand press. Pene suggested displaying a reel mower. Members liked the ideas of having individuals in the Festival parade who bike to work or to school and developing a bike tour of the Mansfield bike paths on Saturday, September 24, 2011.

Madeline reported that the request for proposals for Home Energy Solutions vendors will be sent out in two weeks. Mansfield is ranked 8 out of the 14 Neighbor to Neighbor towns. To date, there have been 16 home energy audits in Mansfield. An energy advisor

is now on-line. In order to access it, individuals must fill out a release form, which is offered during the energy audit. Madeline will send the release form to Energy Education Team members. Madeline presented to the Town Council on July 11, 2011. She will follow-up with the town manager to have town council members sign up for the Neighbor to Neighbor newsletter – none have signed up yet. A Neighbor to Neighbor leadership workshop is scheduled for July 23, 2011 in Wethersfield as a way for towns to network and share creative ideas. Coleen and Ginny might attend. Madeline will be making a presentation to Mansfield teachers at the beginning of school. A Deeper Energy Savings workshop is scheduled for September 14, 2011 where residents who have had a home energy solutions audit can sit down one-on-one with a home energy solutions vendor to discuss next steps in retrofits. Neighbor to Neighbor will have a booth at the Festival on the Green.

Madeline will ask Roger if he can attend a future meeting to talk about member recruitment strategies.

Ginny announced that there will be a tour of the Kirby Mill hydro on July 14, 2011 at 4 pm if anyone would like to attend. The Northeast Organic Farming Association conference from August 12-14, 2011 in Amherst, MA will be offering a series of Transition Towns workshops.

The next meeting is scheduled for August 9, 2011. The meeting was adjourned at 8:30 pm.

Respectfully Submitted,

Virginia Walton

MANSFIELD ZONING BOARD OF APPEALS – REGULAR MEETING
MINUTES
JULY 13, 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 – Clauson

Absent: Members – Fraenkel

Alternate – Accorsi, Scruggs

BRUCE FREEMAN (CONTINUANCE) – 7:00 P.M.

Mr. Freeman presented revised plans for a proposed 24' x 30' garage which would eliminate the need for a front yard variance and require a side yard variance of 11' where 21' is required. It would be a 2-car garage with storage area. His stated hardship is the width of the lot and placement of the septic and well.

BUSINESS MEETING

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

Katz made a motion to approve the application of Bruce Freeman for a Variance of Art VIII, Sec A to construct a 24' x 30' garage requiring a side-yard variance of 11' where 21' is required at 727 Browns Rd, as shown on submitted plan.

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

Reasons for approving application:

- Applicant complied with request to revise plan
- Topography creates a hardship
- Request is reasonable

Application was approved.

APPROVAL OF MINUTES FROM JUNE 8, 2011 & JUNE 30, 2011

Gotch moved to approve the minutes of both meetings as presented. Katz seconded the motion. All in favor.

ADJOURNMENT

Meeting was adjourned at 7:28 p.m.

Respectfully Submitted,

Mary Stanton

TOWN/UNIVERSITY RELATIONS COMMITTEE
Tuesday, June 14, 2011
University of Connecticut
Bishop Center, Room 10

Minutes

Present: P. Barry, L. Chiappa, M. Hart, J. Hintz, A. Moran (*for Mayor Paterson*), C. Paulhus, J. Saddlemire, R. Schurin, N. Silander, W. Simpson, W. Wendt

Staff: M. Capriola, L. Painter (*Town*), A. Roe (*Uconn*), C. van Zelm (*MDP*),

1. Call To Order

Meeting was called to order at 4:02pm. Committee members and staff introduced themselves to the new student member of the Committee, Lindsay Chiappa (Undergraduate Student Government).

2. March 8, 2011 Meeting Minutes

Paulhus made the motion to approve the minutes as printed, seconded by Silander. Motion passed with one abstention (Moran).

3. May 10, 2011 Meeting Minutes

Paulhus made the motion to approve the minutes as printed, seconded by Hintz. Motion passed with one abstention (Moran).

4. Updates:

- a. *Mansfield Community Campus Partnership*: Silander provided an update on the Healthy Campus Grant Initiative, MCCP Spring Weekend debriefing, and the Celeron bike path/fencing plans.
- b. *Mansfield Downtown Partnership*: van Zelm provided an update on the Bishop Center parking construction, publication building demolition, and buildings on Dog Lane scheduled for demolition. The Storrs Center groundbreaking will be held on Wednesday, June 29th at 5pm followed by the Partnership's annual meeting.
- c. *Community Quality of Life Committee*: Moran provided an update on the nuisance house ordinance; the goal is for a public hearing to be held on the draft ordinance in July and for adoption of the ordinance to occur in August.
- d. *Police Services Study*: Hart provided an update. The draft report was submitted to Council May 9th. The Steering Committee is reviewing the draft with Connecticut State Police staff and UConn Police Department staff. During summer and early fall, the Steering Committee will seek feedback from four advisory committees: Town-University Relations, Public Safety, Mansfield Community-Campus Partnership, and Community Quality of Life. The Steering Committee will also provide a venue for the community-at-large to provide comments on the study and service delivery options.

5. Spring Weekend

Staff is working to schedule a Spring Weekend after-action review between the Town, Connecticut State Police, and UConn. USG received over 2,000 survey responses from students regarding Spring Weekend 2011; once the results are compiled, USG will report back to the Committee.

6. UConn Tech Park

Roe provided an update. The bond bill for 7/1/11 has \$18 million authorized for the project and the bond bill for 7/1/12 has \$154 million authorized for the project. The Trustees will be asked to grant authorization for the project next week. \$7.5 million of the authorized funding will be for additional water supply for the Town and UConn. A joint environmental assessment will be conducted by the Town and University; it is expected to take 9-12 months to complete. There is also funding for the extension of North Hillside Road. There will be a public hearing on the project June 27th at the Student Center.

7. Other Business/Announcements

Saddlemire reported on the retirement announcement of Chief Hudd; the University will look to the Town to participate in the search for a new Chief.

Saddlemire reported that the University is reviewing its processes and procedures to determine the impact of changes in law regarding marijuana possession.

Committee members are interested in a Four Corners water/wastewater update as a future agenda item. They are also interested in an update on the UConn water reclamation project as a future agenda item.

8. Opportunity for the Public to Address the Committee

None.

9. Adjournment

Meeting adjourned at 4:40 p.m.

Respectfully Submitted,
Maria E. Capriola, M.P.A.
Assistant to Town Manager, Town of Mansfield



MINUTES

MANSFIELD ADVOCATES FOR CHILDREN

June 1, 2011

Time: Teams Meet at 5:00-6:15PM * Large MAC meeting 6:15-7:30PM

PRESENT: K. Grunwald (staff), S. Anderson, J. Higham, J. Goldman, L. Dahn, S. Baxter (staff), R. Leclerc (staff), E. Soffer Roberts, A. Bloom, P. Braithwaite, E. Tullman, Yujin Kim (guest), MJ Newman, C. Guerreri,
REGRETS: J. Suedmeyer, S. Daly, G. Bent, J. Stoughton, V. Fry

ITEM	DISCUSSION	OUTCOME
<p>Call to Order</p>	<p>Welcome and Announcements – S. Baxter called the meeting to order at 6:33 PM. She called members' attention to the photo exhibit in the hallway. Sandy explained that the Vice-Chairs were both unable to attend today's meeting.</p> <p>Minutes of 5/4/11</p> <p>Sandy's Assistant: hiring update: S. Baxter reported that interviews will be taking place for three candidates on June 6 with Sandy, Kevin and Jessica Higham.</p> <p>S. Baxter announced that she will be retiring as of October 1. J. Goldman suggested that Sandy start developing a list of all of the things that she is responsible for.</p> <p>S. Baxter distributed information about the Summer Meal program in Windham and asked members to distribute the information.</p>	<p>Minutes were approved unanimously as written.</p> <p>Contact Sandy if you would like to be included in the interview process.</p> <p>Get ideas about job requirements, qualities, experience, etc. to S. Baxter or K. Grunwald to assist with developing a job description. Staff will send out the current job description and attachments.</p>
<p>Long Range Planning</p>	<p>S. Baxter facilitated a discussion re: the overall work of MAC, work of the Teams, infrastructure required to support this, and how this all serves the Plan. The School Readiness grant is also a responsibility of this Collaborative that needs to be addressed. There are specific requirements that need to be met for this grant.</p> <p>Each of the Teams are responsible for specific initiatives, that need to be clearly identified.</p>	

Infrastructure includes staff, membership & recruitment, bylaws, publicity data, and ad hoc committees. A. Bloom raised a concern as to whether or not the current structure supports the actual work that needs to be done; do we need to change the way that we meet, and why are there often members missing from the table? Is this the most productive way for us to be working? If requests for tasks came out when they were needed it might be a more efficient way of getting things done rather than trying to do all of the work in committees. J. Higham feel that there is validity to meeting less frequently, but we need to have people who are set up to do the work that needs to be done. E. Tullman said that as a new member it's important to understand the "big picture" before being able to figure out where and how they fit in to what needs to be done. E. Soffer Roberts said that it took her at least 3 meetings to begin to understand the work of MAC. C. Guerreri questioned whether or not that learning takes place in the large meeting, or does it happen through another member? A. Bloom said that she feels connected to the Team that she's involved with, but attendance at the large meeting feels less valuable. J. Higham feels that the Executive Council needs to take more responsibility for what the full group does. MJ Newman feels that we need more members to do the work of the collaborative, or perhaps we need to take on fewer things. We should concentrate on those things where we can really make an impact. S. Baxter would like to see members take on responsibility for orienting new members to MAC to address the reality of the learning curve. J. Goldman feels that this is a period of big change with Sandy leaving, and the collaborative will need to continue to meet monthly during this time of transition. A. Bloom feels that this should be decided by the Executive Council, but with input from the members. J. Higham feels that if we are considering making a change, then we need to look at making sure that we are supporting parent involvement, including looking at the time of the meeting. S. Anderson suggested that quarterly meetings would allow more flexibility for times when teams meet. C. Guerreri reminded us that we have TA funds to hire a consultant to assist us with addressing these issues. J. Higham pointed to the importance of the Executive Council to get feedback from members prior to making decision. C. Guerreri pointed out that the Graustein Fund definitely supports a community-decision making process. Several members spoke to the importance of orienting new team members, starting with a sheet of acronyms. J. Higham questioned how realistic it is to expect more work from the Center Directors. J. Goldman spoke to the importance of having members at special events, and

Contact Julie Suedmeyer to explore resources to provide technical assistance around these issues.

	<p>that we need more parents from all of the elementary schools to assist with these to get information out and recruit. K. Grunwald suggested that the Executive Council meet with a consultant over the summer and have this individual pull the entire MAC group together to refine this prior to the end of August.</p> <p>S. Baxter added that we need to look more closely at how we are using our partners and what is encompassed in our MOU's.</p>	<p>J. Goldman would like someone to work with her on the tri-fold brochure to assist with recruitment at special events.</p>
Community Conversation	<p>Involving volunteers from C. Conversation –match suggested initiatives with Teams and new priorities (facebook, webpage, social network):</p>	<p>No discussion.</p>
Community Consultant for social network	<p>Report about conversation with consultant: K. Grunwald reported that he has contacted an IT consultant who has developed a social networking tool for the Town that can be adapted to our uses. The consultant will be meeting with the Executive Council to discuss this on June 23.</p>	
ECE Photo Exhibit	<p>Opportunity for ECE Photo Exhibit Reception-Town Council Meeting on June 13th 7:15PM: S. Baxter announced that the photo exhibit needs to come down for the budget referendum on June 14, but can be put back after that. K. Grunwald and E. Soffer Roberts agreed to staff the reception for the Town Council on June 13. Sandy is attempting to get photos and quotes from Board of Ed. And Town Council members. C. Guerreri suggested adding the Results Statement to the display.</p>	<p>Contact S. Baxter if you would like to include a quote with the exhibit.</p>
Co-Chair Recruitment	<p>Terms 3 years- Term for present co-chairs up next year</p>	<p>No discussion.</p>
Celebration and Sharing Dinner	<p>Community Conversation Celebration and Sharing Dinner on Thursday, June 30, 2011 at 5:30 PM in Hamden at the Graustein Offices</p>	<p>No discussion.</p>
Announcements	<p>SRTS: K. Grunwald reported that as an element of the Safe Routes to Schools application, 104 parents from Southeast School responded to surveys regarding the perceived benefits and concerns re: walking to school. This is a very good rate of return, and the survey data will be used as a part of the application.</p>	
Adjournment/ Next Meetings	<p>Meeting adjourned at 7:43 PM. The next full MAC meeting will be <u>Wednesday, August 3, 2011, Town Hall –Council Chambers at:</u> <u>5:00PM</u> Team meetings <u>6:30PM</u> full MAC meeting Next Executive Council meeting June 23, 2011 at 1:15 in Conference Room B.</p>	<p>Agenda topics: please send to Sandy</p>

Respectfully submitted, Kevin Grunwald

**MANSFIELD DOWNTOWN PARTNERSHIP
MEMBERSHIP DEVELOPMENT COMMITTEE MEETING
Mansfield Town Hall, Conference Room B
June 13, 2011
8 AM**

MINUTES

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

Staff: Cynthia van Zelm

1. Call to Order

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

The Committee expressed their condolences on the passing of Committee member Corine Norgaard and will send a card to her husband Dick.

2. Approval of Minutes from April 11, 2011 and May 9, 2011

Betty Wexler made a motion to approve the April 11, 2011 and May 9, 2011 minutes. Alexinia Baldwin seconded the motion. The motion was approved unanimously.

3. Distribution of Membership Brochures

Ms. Wexler will bring membership brochures to the Mansfield Public Library.

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

Cynthia van Zelm will bring brochures to the Lodewick Visitors Center.

Ms. Baldwin will bring brochures to the UConn Co-op.

4. Follow-up on Outreach

Ms. van Zelm said the Partnership had submitted an article for the July issue of "Senior Sparks" and that she would also be speaking at the Senior Center on July 14 at 6:30 pm.

Ms. van Zelm said that Information Technology Director Jaime Russell had added links to the Partnership website off of the "About Us" and "Visitor" links on the Town of Mansfield website, among other links. The construction website is also prominent on the Town website.

Ms. van Zelm said the letter to major sponsors asking for renewal will go out this week.

Ms. van Zelm said she spoke to a representative from CL&P and they are evaluating their membership in chamber of commerce type organizations. The indication was that the sponsorship of events may be more palatable. Ms. van Zelm sent a *Festival on the Green* sponsorship letter to CL&P.

Mr. McNabb reported that the Partnership has 327 members with \$16,948 in membership dues.

Mr. McNabb suggested that the Partnership have a staffed table in the fall at the following locations: UConn Co-op; UConn Off-Campus Housing Fair; UConn basketball games; UConn Open Houses; Community Center; and UConn football games.

Ms. van Zelm said she needs to follow-up with UConn's Athletic Director Jeff Hathaway on participation at games. Mr. McNabb suggested the Sept. 1 or Sept. 10 games.

Mr. McNabb suggested that the Partnership have a table at a UConn basketball game earlier in the season.

Mr. Hintz said the UConn Off-Campus Housing Fair is scheduled for November 9 from approximately 11 am to 4 pm.

Mr. Hintz also suggested a table at the UConn Student Union during lunchtime in late Sept./early Oct.

Mr. McNabb said he met with UConn School of Fine Arts Dean David Woods and he agreed that information could be provided to the Connecticut Repertory Theater (CRT), von der Mehden and Jorgensen. **Ms. van Zelm will drop off brochures and look at more permanent brochure holders to accompany the brochures (information was left with CRT and von der Mehden in June/Jorgensen has no shows in the summer).**

5. **Next Meeting Date**

The next meeting date is August 8 at 8 am in Conference Room B in Town Hall. The Committee will continue to discuss its mission and a new membership brochure.

6. **Adjourn**

The meeting adjourned at 8:45 am.

Minutes taken by Cynthia van Zelm.

Town of Mansfield Traffic Authority
Minutes of the Meeting –July 7, 2011

Present: Hart, Hultgren, Meitzler, Painter

The site improvements to the Post Office Road were reviewed by the members present.
No concerns were expressed by Authority members with the plans for this road and its realignment.

Respectfully,

Lon Hultgren
Director of Public Works

Town of Mansfield Traffic Authority
Minutes of the Meeting – June 28, 2011

Present: Hart, Hultgren, Meitzler, Painter, Jackman

The minutes of the May 24, 2011 meeting were reviewed and no changes made.

Pedestrian awareness campaign – no progress.

Mansfield City Road safety improvements – Hultgren will determine the status of the flashing red request for the frontage road intersections. Meitzler will verify that the proposed guardrail will not be a problem for the adjacent land owner.

Pedestrian access along Route 32 at the Mansfield/Windham Town line – to be added to the walkway priority listing (TAC action).

Hillyndale Road, Baxter Road, Hanks Hill Road traffic calming requests – no progress, Town's traffic classifier is still being repaired.

Ravine Road traffic – Surveys to residents about partial or total closure of the dirt road have been sent out. Hultgren is still coordinating with UConn to place signs on Route 32 directing UConn traffic up to North or South Eagleville Road.

Stop sign request Hanks Hill/Stone Mill – members felt that a stop sign was not warranted here, but that the brush should be cut back for better sight distance. DPW will contact the owner and arrange to have the brush cut.

Request for Senior Center sign – to be referred to Kevin Grunwald for clarification of this request.

Request for streetlights on Westwood Road – this road does not meet the criteria for Town street lights; however, the DPW was asked to check to see if all the intersections on this road have streetlights.

Speed hump request and fast traffic complaints on Pleasant Valley Road – referred to Engineering for traffic data and the Resident State Trooper's Office for enforcement.

Tour de Mansfield, Steeple Chase Bike Tour, Hole in the Wall Gang Camp Ride, Tandem Bike Conference and Channel 3 Kids Camp Ride – all approved with the usual conditions.

Request to close Dog Lane on June 29th for the Storrs Center Ground Breaking – Approved.

Request to discontinue the easement across Celeron property from Hunting Lodge Road to UConn – discussed briefly. Members felt that access to the bike path was essential, but were not opposed to changing the path of the easement as long as this access was preserved. Painter will convey this to Celeron.

Respectfully submitted,

Lon Hultgren
Director of Public Works

MINUTES
Human Service Department Advisory Committee
Meeting
June 15, 2011
2:00-3:00

Present: Ethel Mantzaris, Youth Services Advisory Board, Sara Anderson, Mansfield Advocates for Children, Frank Perrotti, Member at Large, Joan Quarto, Mansfield Senior Center Association, Joan Terry, Commission on Aging, Dexter Eddy, Mansfield Housing Authority, Maria Capriola (staff), Kathy Ann Easley (staff), Kevin Grunwald (staff), Beverly Korba, (guest)

Regrets: Jane Blanshard, Advisory Committee on Persons with Disabilities; Victoria Nimirowski, Windham Area Interfaith Ministries.

- I. **Call to Order:** Meeting called to order by Chairperson Ethel Mantzaris at 2:00PM.
- II. **Approval of minutes:** **MOTION** was made by F. Perrotti, seconded by D. Eddy to approve the minutes of May 18, 2011 meeting with minor technical corrections. **MOTION APPROVED** unanimously.
- III. **Staff Presentations:**

Adult Services - Kathy Ann Easley, Adult Services Social Worker, informed the Committee of the various programs that the Adult Services provides. She qualifies applicants for homeowners and renters assistance programs and noted that applications for homeowner's assistance increased due to outreach efforts and the poor economy. The Special Needs Program provides chiefly financial assistance on a one time basis but cases must be prioritized because funds are limited. Awareness of services available in the larger community is necessary in order to refer clients in need of help that the Department does not provide. There are special giving programs for the holidays in which the department is very involved. The need for these programs has also increased substantially. Evaluations are made for those requesting reduction in various Town fees. Salvation Army grants are distributed. Short term counseling can be provided but long term counseling is referred to other sources.

- IV. **Advisory Committee and Departmental Goals: FY 12**

- After a long discussion about what might be included in any "Mission Statement" or "Goals Statement". The Committee decided to wait to compose these until after it completed its "education" phase and to communicate with the Council at a later date.

V. Ethics issues for Advisory Committees

- Maria Capriola, Assistant to the Town Manager, distributed copies of the Town Ethics Ordinance. She wanted to make the Committee aware of the ordinance and pointed out a few of its provisions having to do with conflicts of interest, use of influence, gifts, and disclosure of financial interests. She advised the Committee that any questions that come up in this area can be directed to the Town Manager's Office or to the Ethics Committee. Revisions to this ordinance are presently under consideration.

VI. Other - None

VII. Future Agenda Items/Adjournment

- Identify unmet needs in the community that the Department can or should be addressing.
- Look at prioritizing things you might want to see the Department do.
- Do services overlap? Are there things one part of the Dept can do for another?
- How often does Kathy or Youth Services refer out to other agencies?
- How can this Committee make the community aware of what we do, not just to inform about available services but also help and support the Department?
- Expanded Youth Services?
- How are undocumented aliens affecting the Town and can we help them?
- The Festival on the Green wants any group participating to have some kind of activity to be connected with their presentation. Scavenger hunt? Kite Flying?
- Should the Committee evaluate outside agencies request for funds?

Next Meeting July 20, 2011 at 2:00pm

Meeting Adjourned at 2:58 PM.

**Respectfully submitted,
Joan Quarto**

HOUSING AUTHORITY OF THE TOWN OF MANSFIELD
REGULAR MEETING MINUTES
Housing Authority Office
June 16, 2011
9:30 a.m.

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

The meeting was called to order at 9:30 a.m. by the Chairperson.

MINUTES

The Chairman declared, without objection, the acceptance of the minutes of the May 19, 2011 Regular Meeting and the June 1, 2011 Emergency Meeting.

COMMENTS FROM THE PUBLIC

Ms Fields received another request from Mr. Findley under the Freedom of Information. Mr. Long responded. Ms Fields stated that the documents are ready for review.

COMMUNICATIONS

Ms Fields reported that a written request from the Mansfield Advisory Committee on Persons with Disabilities was received requesting the Board review and revise its Gate Policy. After discussion, it was agreed that Mr. Long, on behalf of the Board, will respond to the concerns addressed in the request.

REPORTS OF THE DIRECTOR

Bills

A motion was made by Mr. Simonsen and seconded by Mr. Eddy to approve the April bills. Motion approved unanimously.

Financial Reports –A (General)

The Financials were not available.

Financial Report-B (Section 8 Statistical Report)

A motion was made by Mr. Eddy and seconded Ms Christison-Lagay to approve the April Section 8 Statistical Report. Motion approved unanimously.

REPORT FROM TENANT REPRESENTATIVE

Surveys

Mr. Eddy reported that over 60% of the surveys had been returned.

Bulky Waste Proposal

Mr. Eddy proposed a change to the Bulky Waste Policy. Prior to making any changes, it was requested that Ms Fields determine how much was spent on bulky waste last year, including the amount the Housing Authority paid and any amounts that were reimbursed by tenants.

Mailbox Change

Mr. Eddy reported that a resident was having difficulty reaching her mailbox due to a disability. Ms Fields said she would talk with a resident who has been assigned to a lower box and with the post office to see if a switch could be made.

Shrubs by the Curb Cut

Mr. Eddy reported that the shrubs located by the curb cut which crosses to the Senior Center have been destroyed by the winter plows and snow. Ms Fields agreed and will have them removed. Ms Fields suggested they not be replaced since they have also sustained damage in previous winters.

AD HOC COMMITTEE REPORTS

Holinko Paving and Landscaping Committee

Ms Fields requested Lenard Engineering reopen this project and set an appointment to review the plans on site on June 17, 2011 at 3:30. Any Board member wishing to attend is welcome.

Increasing Affordable Housing Committee

Ms Fields will call Chozick Realty to set up an appointment to view an apartment complex which is currently for sale.

Ms Fields met with Kevin Grunwald on June 7th to talk about putting together a forum on affordable housing and reenergizing the Home Connecticut conversation. Mr. Grunwald also provided Ms Fields with information on a Regional Forum for the Windham Region Council of Governments on June 10, 2011. Ms Fields was unable to attend due to prior commitments.

Policy Review Committee

Ms Fields reported that the committee has reviewed the following two policies for recommendation to the Board.

Freedom of Information Policy

The committee recommended the approval of a new Freedom of Information Policy, Request Form and Fee Schedule modeled after the Town of Mansfield's policy. The policy was distributed for review.

A motion was made by Mr. Simonsen and seconded by Mr. Eddy to approve the policy with changes, the request form and the fee schedule. Motion approved unanimously.

Hours of Operation Policy

The committee recommended the Office Hours Policy be renewed without change.

A motion was made by Mr. Simonsen and seconded by Ms Christison-Lagay to renew the Hours of Operation Policy without change. Motion approved unanimously.

Budget Committee

Ms Fields created a draft 2012 budget for review at the budget meeting. Mr Simonsen will create a 3 year budget from the 2012 budget with suggested rent increase, as necessary. It was suggested that we share the multi-year budget plan with our tenants to share with them the reasons for rent increases.

Capital budgets for 2012 were also discussed and the following items are recommended to the Board to consider for 2012 and the remainder of 2011.

Holinko Estates: Paving project which includes a bus stop, replacement of the steps to Building 5 and dumpster relocation; remodel of 4 units; and consider solar panels to power site lighting.

Wright's Village: Repair sidewalks, replace trash sheds, replace mower, and review the use of the clothes line enclosure and consider alternate uses.

UNFINISHED BUSINESS

ARRA Weatherization Program

Ms Fields reported that the heat pump installation and weatherization project will begin on June 20, 2011 and should be completed within a couple weeks. With the installation of the heat pumps for heating and cooling, the residents of Wright's Village should see a decrease in their electric bills of 30 to 50 percent.

Eslin v Mansfield Housing Authority

The verbal agreement reached at the February 17, 2011, was modified from the previous agreement due to new information obtained during the deposition of the plaintiff. Ms Fields provided a copy of the Agreement for the Board to review and approve. After review and discussion, a change was made and Ms Fields will forward the agreement to the attorney for signature.

A motion was made by Mr. Eddy and seconded by Ms Hall to approve the agreement as amended. Motion approved by Mr. Long, Ms Hall, Mr Eddy and Ms Christison-Lagay. Mr. Simonsen opposed.

NEW BUSINESS

Request for an Exception to the Unoccupied Unit Policy

Ms Fields received a request from a Tenant who has been absent from her unit since February of this year. She is not sure she will return prior to the August 1, 2011 deadline. Her doctor has stated she should be able to return home by the end of the summer. She is requesting an exception to the length of time she can be absent from the unit.

A motion was made by Mr. Simonsen and seconded by Ms Christison-Lagay to extend the tenant's absence from the unit to the end of the current lease. Motion approved unanimously.

Audit Contract

Ms Fields received a proposed contract from Roy & Associates for the next three years. There have proposed no increase for the next three years over this year's audit cost. Ms Fields recommends renewing the contract with Roy & Associates for the next three years.

A motion was made by Mr. Simonsen and seconded by Mr. Eddy to renew the three year contract with Roy & Associates. Motion approved unanimously.

CD Renewal

The Holinko Estates Certificate of Deposit at Peoples Bank is maturing on June 21, 2011. Ms Fields recommended renew it under the same terms and conditions.

A motion was made by Mr. Eddy and seconded by Ms Hall to renew the Certificate of Deposit under the same terms and conditions. Motion approved unanimously.

NEXT MEETING DATE

July Meeting Date

There will be no change to the July meeting date.

August Meeting Date

The August meeting date will be changed to August 25, 2011.

OTHER BUSINESS

Back Door Handles for Wright's Village

At the February 17, 2011 Regular Board meeting, the Board approved a motion to spend \$1,600.00 to add door handles to the back doors of all units. Ms Fields received a bid, under a state contract, from J & B Locksmith in the amount of 3,472.08 to add 34 handles and locks to the back doors. Ms Fields requested that the Board modify the previous motion to cover the cost of the bid.

A motion was made by Mr. Eddy and seconded by Mr. Simonsen to modify the previously motion and approve a cost of \$3,500. Motion approved unanimously.

ADJOURNMENT

The Chairperson declared the meeting adjourned at 11:55 a.m.

Dexter Eddy, Secretary

Approved:

Richard Long, Chairperson

Town of Mansfield
CONSERVATION COMMISSION
Meeting of 18 May 2011
Conference B, Audrey P. Beck Building
MINUTES

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

1. The meeting was **called to order** at 7:33p by Chair Quentin Kessel.
2. The draft **minutes of the 20 April 2011 meeting** were approved as written.
3. **IWA referral W1477 (Walker, Riverview Rd.)**. The applicants propose a free-standing photovoltaic system mounted on a frame supported by ten concrete piers. The proposed location – the only place on the property clear of shading trees – is about 50 ft from the Natchaug River. According to Meitzler, there is little danger of flooding along this stretch of the river, as it is below the Mansfield Hollow Dam. The Commission agreed unanimously (**motion:** Dahn, Buck) that no significant impact on the river is likely, provided construction is as specified in the application.
4. The Commission's comments on **UConn's Draft Water Supply Plan** (March 2011), composed by Kessel as authorized at the Commission's 20 April meeting, were included in the Town's 26 April letter to UConn. Kessel also attended the Willimantic River Alliance's 11 May forum on the draft, where he heard a presentation by a representative from Milone & MacBroom, UConn's consultants.
5. Kessel met **Linda Painter, Mansfield's new Town Planner**, at a reception on 16 May. He will invite her to the Commission's September meeting. Retiring Town Planner Greg Padick will be honored at a dinner on 08 June, but well-wishers will have to cough up \$25 to attend.
6. A bill to extend provisions of the **Recreational Land Use Statute** (CGS §§ 52-557f *et seq.*) to municipalities (and their agencies, such as Hartford's Metropolitan District, which supplies water to the city) has passed the General Assembly. This statute limits the liability of owners who permit recreational use of their land free of charge. The Connecticut Supreme Court quixotically ruled in *Conway vs. Wilson*, 238 Conn. 653 (1996), that municipalities do not qualify as land-owners under the statute; this bill would make clear that they do.
7. **Agronomy Farm**. Storrs Heights residents concerned about the impact of turf research at the Agronomy Farm on water quality and quantity met with the Dean of the College of Agriculture & Natural Resources on 21 April. Facchinetti reported that the Dean has agreed to two of their recent requests – engaging a hydrologist to evaluate Robbins' 2008 study of the impact of farm pumping on neighborhood wells, and supplying a map of the locations and concentrations of pesticide applications – but that this is as far as he is willing to go. (For details, see Facchinetti's report, attached.) The Neighborhood Association is now considering recommending that residents take individual action to monitor and treat well water.
8. **Adjourned** at 8:27p.

Scott Lehmann, Secretary, 23 May 2011; revised 27 May 2011; approved 20 July 2011.

Report to the Conservation Commission on the UConn Agronomy Farm Expansion

Neighbors to the farm met with the Dean of Agriculture on 21 April 2011, at which time he gave us his "final word" in response to our latest set of concerns:

1. He will not formally agree to a pumping limit. Last summer and fall during a dry period, pumping amounted to 21,600 gallons per day, but he said they are able to pump up to 50,000 gallons per day before encountering a DEP requirement for a permit.
2. He will not authorize the monitoring of private well levels; he said this would expose UConn to an unacceptable level of liability.
3. He did agree to hire a hydrogeologist to evaluate the 2008 study by Dr. Robbins, which was undertaken to evaluate the impact of farm pumping on private wells nearby. On 10 May 11, I met with Jason Coite, Steve Olsen and this new hydrogeologist, who holds a masters degree in environmental engineering from the University of New Haven and did graduate studies with Dr. Robbins. We had a frank discussion on the ethics of the situation, and I described, again, how the Robbins study was deficient in several respects: too brief, not enough water pumped, new production wells not in place, and conducted in an extremely wet period. The Dean has been informed about our objection to using a former graduate student of Dr. Robbins to review the Robbins study.
4. The Dean, Jason Coite, and the farm manager will not concede that their monitoring wells are inadequate for protecting our water levels and that the parameters are arbitrary for reducing and stopping pumping from the production wells, which are 15 and 25 feet respectively. These thresholds of 15 and 25 feet were not advocated in the Robbins report.
5. The Dean refuses to test for all pesticides used at the farm, even though nitrogen was detected in one shallow test well (3.4mg./L) which could indicate pesticide migration. After reviewing the Material Safety Data Sheets (MSDS) for the farm pesticides, we found that probable carcinogens are being used at the farm.
6. The Dean refuses to test for pesticides before and after the growing season. He will only test in the fall despite the possibility that the spring thaw could promote pesticide migration toward our private wells.
7. After repeated requests, the the Dean has agreed to provide us with a map detailing the locations and concentrations of pesticide applications, similar to a report the farm manager produced in 2007. We anticipate this report in the summer.
8. Recently we received an abbreviated list of current research projects at the farm.
9. We have not been able to obtain assurances from the Dean that recent budget cuts would not affect the implementation of safeguards at the farm. Necessary upgrades of monitoring for water levels and pesticide contamination cannot be guaranteed.
10. A tour of the pesticide storage facility at the farm revealed that upgrades are needed to improve fireproofing and spill containment.

Neil Facchinetti, 18 May 2011

**TOWN OF MANSFIELD
PERSONNEL COMMITTEE**

**Monday, July 11, 2011
Audrey Beck Municipal Building, Conference Room B
Minutes**

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

Other Council Members Present: Meredith Lindsey, Bill Ryan

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

The meeting was called to order at 6:10 p.m.

1. APPROVAL OF MINUTES

The meeting minutes of 6/27/11 were moved as presented by Paulhus and adopted as presented by members present (Paulhus, Moran).

2. HR ORDINANCE

The Committee reviewed and discussed the draft HR Ordinance. Two possible additions were discussed:

- Adding a sentence to identify major components to a HR Program such as recruitment and retention, employee benefits, risk management, labor relations, etc.
- Adding a summary of policy (Council) v administrative (Town Manager) duties and responsibilities in regard to human resources.

3. PERSONNEL RULES

The Committee completed its initial review of the draft revised personnel rules. More specifically, chapters 15-17 were reviewed (topics: retirement and insurance benefits).

4. TOWN MANAGER'S PERFORMANCE REVIEW PROCESS & TIMELINE

Deputy Mayor Moran provided an update regarding revisions to the performance review tool.

The meeting adjourned at 7:12 p.m. The Committee will meet again at 8am on July 22nd.

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

Animal Control Activity Report

REPORT PERIOD

2011/

2012

PERFORMANCE DATA	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	This FY to date	Last FY to date
Complaints investigated:														
phone calls	190												190	150
road calls	22												22	17
dog calls	93												93	57
cat calls	61												61	56
wildlife calls	15												15	8
Notices to license issued	2												2	4
Warnings to license issued	20												20	0
General warnings issued	4												4	3
Infractions issued	1												1	0
Notices to neuter issued	0												0	0
Dog bite quarantines	1												1	1
Dog strict confinement	0												0	0
Cat bite quarantines	0												0	0
Cat strict confinement	0												0	0
Dogs on hand at start of month	4												4	4
Cats on hand at start of month	12												12	16
Impoundments	23												23	27
Dispositions:														
Owner redeemed	10												10	6
Sold as pets-dogs	5												5	5
Sold as pets-cats	9												9	11
Sold as pets-other	0												0	0
Total destroyed	2												2	1
Road kills taken for incineration	0												0	1
Euthanized as sick/unplaceable	2												2	0
Total dispositions	26												26	23
Dogs on hand at end of month	7												7	1
Cats on hand at end of month	6												6	23
Total fees collected	\$995												\$995	\$ 852

Understanding a public library's role

By HAROLD ABRAMSON

In recent days (July 23 and July 28), the *Chronicle* published two separate news stories on the efforts of Mansfield Town Manager Matthew Hart and the Mansfield Superintendent of Schools Frederick Baruzzi, to explore changes in the operation of the Mansfield Public Library and the four libraries of the elementary and middle school system.

Hart and Baruzzi have proposed that a new office be established, with a new director to be in charge of both the Mansfield Public Library and all four school libraries for the grades of kindergarten through eight. They wish to take advantage of what they describe as a "unique relationship."

Their exploration of such an idea suggests, at best, their misunderstanding of the purposes of these very different libraries, and at worst, their ignorance of who uses each, of what is involved in each and why these libraries exist in the first place.

Mansfield has a gem in its public library, and over the past decades we have been most fortunate in having two successive directors (first Rita Braswell, and currently Louise Bailey) who both led the library to its excellence today. Their professional and full-time librarianships understood all the nuances of public libraries, from censorship issues and the privacy of patrons' usage, to the sponsorship of local gatherings and the library as a haven sometimes for the lonely and the homeless.

The public library exists as a free and vol-

Commentary

untary institution to serve everyone. It was first developed in the United States, largely supported by the immigrant-cum-philanthropist, Andrew Carnegie, to serve the public at no expense. The sheer diversity of the usage at the library is remarkable: all ages, all generations, all social class backgrounds, and all races, religions and ethnicities. We should also emphasize in these hard times: the retired, the employed and the unemployed; the homeless and the so-called pillars of the community; those with disabilities and those with none; those educated at all levels and the uneducated and illiterate as well.

And especially, we should appreciate that the public library serves all interests. Those of us who volunteer for the annual book sales at the Mansfield Public Library are well aware of the kaleidoscope of books of the library, its users and its readers.

One person once asked me what happened to the books that didn't sell or were left over, and I said they would be shipped to the different libraries of local prisons, hospitals and even abroad to poorer countries. She was glad to hear that because she was afraid, tearfully so, that they would be destroyed, and she was sure that there would be interests somewhere in all these books. The organization of the public library, she recognized, is the means of joining the book to its reader.

Sensitivity to all these concerns is what distinguishes the trained professional public librarian from librarians in other fields (such

as elementary school, legal, business, medical, corporate). The public library is the central focus of every American community, and its history is an important part of all times, both good and bad. Especially now, in a continuing recession, the library serves more vital purposes than one would think — information for employment, for housing, a place of free leisure and recreation. The public library is a destination for many of us, a place to frequent, to meet in, to be with others or to be alone in. As someone said at a recent Mansfield Town Hall meeting, the public library is "a community center with books," and we must remind ourselves that is free, public and voluntary.

This is not the time to diminish the Mansfield Public Library with a part-time director and an office staff who also attend to the important needs of students in the elementary and middle grades.

On the contrary, this is the time to increase the appreciation of what a public library does and expand its town and regional services. During the Depression of the 1930s, the public library in American towns was an anchor of life and activity in dealing with social and economic upheavals.

I would like to urge the Mansfield Town Council to keep the library positions separate, as they have been, so the school librarian can focus on her special tasks in the education of students, and the new director of the Mansfield Public Library can maintain the full scope of its mission to our community.

Abramson is the treasurer of the voluntary organization, the Friends of the Mansfield Library.

Where have all our leads

Please see that
all Town Council
members receive
a copy —

Thanks

Harold Abramson
214 Woodwood Hill
Mansfield Center

PAGE
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From: Sharry Goldman [mailto:bgoldman@snet.net]
Sent: Sunday, August 07, 2011 7:11 PM
To: Elizabeth Paterson; Toni Moran; Denise Keane; Peter Kochenburger; Meredith Lindsey; Paul M. Shapiro; Christopher R. Paulhus; Bonnie Ryan; Carl Schaefer (Gmail Email); MBOE_BOE
Cc: Town Clerk
Subject: Shared Public Library/School position

To the Mansfield Town Council and Board of Education:

I recently viewed on TV the presentation by Matt Hart and Fred Baruzzi to combine the supervisions of the Mansfield Public Library and that of the public school libraries of Mansfield. It was clear that the presentation was prompted by the pending retirement of our head librarian and the apparent willingness of our school librarian to assume the proposed position of joint administrator for the two library systems.

Others will no doubt speak to the issue of qualifications and training, which are very different for the two separate positions as they currently stand. A second and very major issue for me is the question of conflicts of interest. I would want the head school librarian to be directly responsible to school administrators, and I believe that the head public librarian should be directly responsible to town officials, with the latter open to input from library patrons. With the proposed joint position, how could the public and the schools be assured that the single supervisor was performing in a manner appropriate to their respective interests?

What I found remarkable about the presentation to the Council and BOE was that virtually all the points made for improvements via collaboration between public library and the schools referred to things that are already being done, at least to some extent. (For example, the public library runs a summer reading program for youth. Also, our children's librarian is a remarkable story-teller, and she recently displayed her talents in an evening session at the library that was well-attended by both children and adults. Unfortunately, the presentation to Council and BOE overlooked mention of relevant ongoing activities.) It seemed only that these things should be expanded or perhaps modified in ways that were not clearly specified. Also, virtually all the anticipated benefits were relevant to the schools, with no benefits indicated for the patrons of the public library, even though it is the public library that has the looming replacement.

I do not take comfort from knowing that the proposed new system is apparently used in only two municipalities in the U.S. I suspect that the idea may have occurred to many more town officials (or may even have been tried?) but was rejected in view of the problems that would be raised. Even more troubling is the suggestion by the presenters that this deal should be consummated by the end of September because our town librarian will retire that month (although her retirement date has been public knowledge for some time). As one councilor noted, the public library is for everyone (he could have added--- belongs to everyone). Making a major policy change based on the desire to fill a vacancy in an unorthodox manner deserves far more public discussion than the presenters appear to have in mind.

I very strongly oppose the proposal to establish a joint supervision of public and school libraries under one person. I do strongly support further and expanded programs at the public library that have specific value for our students. I see no reason why this cannot be accomplished within our current structure and without any threat to the overall functions of the library, so long as we ultimately select a head librarian who is favorable to such activities, as are carried out in so many other public libraries.

Sincerely yours,

Bruce Goldman

187 Browns Road

PAGE
BREAK

Sara-Ann Bourque

From: Ann Kouatly [AnnKouatly@charter.net]
Sent: Monday, August 08, 2011 3:13 PM
To: Town Mngr
Subject: FW: Proposal to combine public library director position with school library media specialist position

From: Ann Kouatly [mailto:AnnKouatly@charter.net]
Sent: Monday, August 08, 2011 2:46 PM
To: 'PatersonE@mansfieldct.org'; 'MoranT@mansfieldct.org'; 'DeniseKeane2009@gmail.com'; 'KochenburgerP@mansfieldct.org'; 'LindseyM@mansfieldct.org'; 'ShapiroPM@mansfieldct.org'; 'PaulhusCR@mansfieldct.org'; 'PaulhusCR@mansfieldct.org'; 'Carl.W.Schaefer.II@gmail.com'
Cc: 'HarttM@mansfieldct.org'
Subject: Proposal to combine public library director position with school library media specialist position

August 8, 2011

To the members of the Town Council:

I have over 40 years of experience in education as a parent volunteer, classroom teacher, library media specialist, and Mansfield Board of Education member. I also have almost 10 years experience in public library work. From my extensive experience I can tell you that the proposal to combine the school library position with the public library position will result in neither job being done adequately and will result in a decline in our children's education and a diminution of our public library.

As a currently practicing library media specialist at Windham High School, , I can attest that my responsibilities have increased with the advent of electronic technology. Not only am I still responsible for all the print and audio visual responsibilities (selecting, processing and teaching their use), but now I am teaching how to find authoritative, accurate information on the Internet, including subscription databases and evaluative directories. I teach entire classes as well as assist individual students and staff. Having to assume public library responsibilities would definitely sacrifice the quality of services to my students.

I would be very willing to talk with you further about this important matter. You are welcome to visit my school (Windham High School) to see in detail what a school library media specialist does. I am sure that you are all aware of the excellent work done at the Mansfield Public Library. Please let us keep it so.

Thank you for your careful consideration of this important matter to our quality of life and education.

Ann Kouatly

98 Fern Road
Storrs, CT 06268

860-423-2975

RECEIVED
AUG 04 2011

August 1, 2011

Mansfield Town Council
4 South Eagleville Road
Mansfield, CT 06268

Attn: Betsy Patterson

CC: Lon Hultgren

This is just a letter of appreciation for the courtesies extended to me during a recent trip to the town transfer station.

I inadvertently locked my car door with, naturally, my keys inside. Furthermore, it was almost closing time at the transfer station. What to do.....?

Fortunately for me, you have a couple of really terrific employees at the station. Not only did they stay after quitting time to help and provide a space for me to sit down but they wrestled with the car door until it reluctantly opened (not an easy task the way they build them these days).

At any rate I thought you should know about the great, above and beyond service these guys provided. Many thanks to you all.

Sincerely,



Richard P. Sallee
POB 651
Mansfield Center, CT
06250

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Friends of the Mansfield Library
Special Board Meeting
August 2, 2011

Present: Abramson, Biggs, Epling, Greineder, Goldman, Hamill, Johnson, McLaughlin, Phillips, Schimmelpfeng; Bailey, ex. Off.

A special meeting of the Friends of the Mansfield Library board, which was called for the purpose of discussing the town's proposal to combine administration of the school (K-8) and public libraries, was called to order by Betsy Hamill, president, at 7:00 p.m. on August 2.

A synopsis of the work session held by the town council and board of education (K-8) on July 25 was offered for members who could not attend. Members were presented with extensive information regarding the specific training, qualifications and expertise required of public librarians and school librarians. There are members of the Board of the Friends of the Mansfield Library who are trained, qualified and certified in both areas, current and retired. Some of them were present at this meeting. They offered advice based upon their experience and their state-level involvement in professional organizations. Recommendations from professors teaching library science at the post graduate level in three states were presented. Members who attended the work session indicated that it was acknowledged that no dollar savings would result from the merger, at least in the near term. Technology compatibility, administrative structures, missions and other issues were discussed.

On a motion by Richard Schimmelpfeng (Biggs second) the Board of the Friends of the Mansfield Library voted unanimously to oppose the proposal to merge the administration of the Mansfield Public Library and the Mansfield Public Schools (K-8). The group expressed their perception that the merger would be detrimental to the good of both groups and asked that the word "outrage" be used to express the strength of their feelings.

The meeting adjourned at 8:20 p.m.

Respectfully submitted,

Sharry L. Goldman, Secretary

Members note: a meeting of the Library Advisory Board will be held on Wednesday August 10, 7:00 p.m. in the library. It is open to the public, and Friends of the Mansfield Library are urged to attend.

Next meeting of the Friends of the Mansfield library board: September 6, 7:00 p.m.

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

Matthew W. Hart, Town Manager

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

July 26, 2011

Mr. Arthur A. Smith
74 Mulberry Road
Mansfield Center, CT 06250

Dear Mr. Smith:

I am in receipt of your letter dated June 28, 2011. In consideration of your concern regarding a potential bottle redemption and can drive site at the Mansfield Recycling/Waste Center to benefit the Boy Scouts, please note that staff, together with the Solid Waste Advisory Committee, has recommended against this practice. This recommendation is consistent with Mansfield's past practice regarding similar requests from other groups and non-profits. As such, the Boy Scouts' request has been denied.

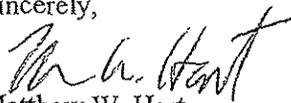
Mansfield's policy regarding the use of Town facilities (see Chapter A197 of the Mansfield Code) does not specifically address the ability of non-profits to access municipal facilities for fundraising. At some point in the future, staff will propose an amendment to the use of Town facilities policy to address this issue. Any amendments to the policy must be approved by the Town Council.

Regarding artwork at the Mansfield Community Center, the Arts Advisory Committee prepared and the Town Council subsequently reviewed and approved in February 2008 a Mansfield Community Center Art Display Policy as well as an Art Display Policy for Mansfield Town Buildings (see Chapter A201 of the Mansfield Code).

If after reading this letter you still require more information, please feel free to contact my office at 860-429-3336 ext. 5. For your reference, you may access the Mansfield Code of Ordinances via the Town's website, <http://www.mansfieldct.gov>.

I thank you for bringing this matter to our attention.

Sincerely,


Matthew W. Hart
Town Manager

Cc: Mansfield Town Council
Lon Hultgren, Director of Public Works

ARTHUR A. SMITH
74 Mulberry Street
Mansfield Center, Connecticut
(860) 429-6885

June 28, 2011

Attorney Matthew Hart, Town Manager
Audrey P. Beck Municipal Building (also sent via facsimile to 860-429-6863)
4 South Eagleville Road
Mansfield, Connecticut 06268

Re: Boy Scout Bottle Redemption and Can Drive Site at Mansfield
Recycling/Waste Center

Dear Attorney Hart:

I am writing to inquire about what process is in place in the Town of Mansfield to obtain approval to use the Mansfield Recycling/Waste Center for fundraising purposes? I have heard that the Mansfield Public Works Department, by directive of the Solid Waste Advisory Committee, may be allowing the Boy Scouts to use space, on a regular basis, to raise money for the Boy Scouts of America organization. If this information is accurate, I would like to know if the creation of public forums is considered a policy issue requiring Town Council review? I do not recollect that this issue has been before the Town Council for its consideration. If there is a process in place, that I am unaware of, that allows other 501 (c) (3) organizations to use the Mansfield Recycling/Waste Center to raise money for their causes, please direct me to that process. Also, it would appear to me, at first consideration, that allowing fundraising at this location may require additional town staffing to insure safety and would expose the town to additional liability. Has additional money been set aside for this purpose?

But, my larger concern is, as it was with the art work (anti-war sentiment) that was removed at the Mansfield Community Recreation Center, who decides whether an issue is policy based, in need of Town Council approval, or is not. Is there a town policy in place, as there should have been for the Community Center, regulating public forums once they have been created? (For example policies that insure equal time/ equal space to varying points of view, but not censoring issues because of their controversial nature.) And, in your opinion, is there a recent trend allowing a growing number of town policy issues to be considered non-policy and thereby decided outside of Town Council purview, creating increased discretion for non-elected employees who are under your supervision?

A same sex married couple living in Connecticut with a ten year old son could not be Scout troop leaders because of their sexual orientation. Mr. Burke from Boy Scouts of America, Texas, confirmed last week that this Scout policy has not changed. Many in Mansfield may feel that Town policy must provide equal time at the newly proposed public forum at the Mansfield Recycling/Waste Center to other varying points of view. I, for one, would. I look forward to hearing back from you.

Sincerely,



Arthur A. Smith

CC: V. Walton/ E. Paterson/ Town Council

TOWN OF MANSFIELD
OFFICE OF THE TOWN MANAGER



Matthew W. Hart, Town Manager

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

August 10, 2011

Mr. Neil Facchinetti
6 Storrs Heights Road
Mansfield, CT 06268

Re: Appointment to Mansfield Conservation Commission

Dear Mr. Facchinetti:

I am pleased to appoint you as a full member to the Mansfield Conservation Commission for an initial term to expire on August 31, 2014.

I trust that you find the work of the Commission to be rewarding, and I greatly appreciate your willingness to serve our community.

Please do not hesitate to contact me with any questions regarding your appointment.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew W. Hart".

Matthew W. Hart
Town Manager

Cc: Town Council
Mansfield Conservation Commission
Mary Stanton, Town Clerk

TOWN OF MANSFIELD
OFFICE OF THE TOWN MANAGER



Matthew W. Hart, Town Manager

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

August 9, 2011

Ms. Aline Booth
451 Wormwood Hill Road
Mansfield Center, CT 06250

Re: Appointment to Mansfield Conservation Commission

Dear Ms. Booth:

I am pleased to appoint you to the Mansfield Conservation Commission as an alternate for an initial term to expire on August 31, 2014.

I trust that you will find the work of the Commission to be rewarding, and I greatly appreciate your willingness to serve our community.

Please do not hesitate to contact me with any questions regarding your appointment.

Sincerely,

Matthew W. Hart
Town Manager

Cc: ✓ Town Council
Mansfield Conservation Commission
Mary Stanton, Town Clerk



TOWN OF MANSFIELD
DEPARTMENT OF PUBLIC WORKS

Lon R. Hultgren, P.E., Director

AUDREY P. BECK BUILDING
FOUR SOUTH EAGLEVILLE ROAD
MANSFIELD, CONNECTICUT 06268-2599
(860) 429-3331 TELEPHONE
(860) 429-6863 FACSIMILE

Item #15

August 1, 2011

Subject: Replacement of Stone Mill Road Bridge

Dear Property Owner:

As you are aware, the replacement of the Stone Mill Road Bridge has been in the planning for several years and is now proceeding under the State Local Bridge program.

This letter is to make you aware of the start of the construction of this project and the need to close the road for the duration of construct. There will be a signed detour around this work. It is anticipated that construction will continue through July 2012.

Mattern Construction Inc. will begin work on this project as of August 17, 2011. The Town of Mansfield will be doing the inspection of this work.

The Storrs Postmaster has been contacted and we will be working with the postal service to ensure that delivery is not interrupted.

If you have any questions please do not hesitate to contact me at (860) 429-3340.

Sincerely,

Timothy J. Veillette
Project Engineer

Cc: Lon R. Hultgren, Director of Public Works
Mathew W. Hart, Town Manager
Eric J. Ohlund, Clerk of the Works
file

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You Are Invited

Job Fair

Storrs Center Downtown Project Mansfield, Connecticut

- What:** Job Fair for people interested in potential job opportunities in the construction of the first phases of Storrs Center
- When:** Thursday, September 8, 2011
7 pm to 8:30 pm
- Where:** Mansfield Community Center at 10 S. Eagleville Road, Mansfield
- Inquiries:** Contact the Storrs Center job e-mail:
StorrsCenterInfo@erland.com

Storrs Center will be a mixed-use town center and main street corridor at the crossroads of the Town of Mansfield, Connecticut and the University of Connecticut. Located along Storrs Road adjacent to the University, the Town Hall, the regional high school, and the community center, Storrs Center will include a new town square across from the University's improved fine arts center. The new town center will occupy approximately 17 acres of the overall 47.7 acre site and will include a new Town Square and a smaller Market Square across from Town Hall. The remainder of the site will be preserved primarily for open space and conservation. The town plan will knit architecture, pedestrian-oriented streets, small lanes, and public spaces into a series of small neighborhoods that will make up the new fabric of the town center. Ground floor retail and commercial uses opening onto landscaped sidewalks and intimate streets will reinforce traditional street front activity and shared community spaces and will be supported by residences above and throughout the neighborhood. Storrs Center will combine retail, restaurant, and office uses with a variety of residence types including studios, town homes, condominium apartments, and rental apartments. Structured and surface parking will be provided.

For more information about Storrs Center, please visit the Storrs Center and Mansfield Downtown Partnership websites (www.storrscenter.com and www.mansfieldct.org/mdp).

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TOWN OF MANSFIELD
 LEGAL NOTICE OF RECEIPT OF CERTIFICATION OF
 PARTY-ENDORSED CANDIDATES FOR MUNICIPAL OFFICES
 INCLUDING NOTICE OF "UNDERENDORSEMENT" FOR SOME OFFICES

A certified list of Republican party-endorsed candidates for the Town of Mansfield for election as: Town Council, Board of Education- Full Term, Board of Education to fill a vacancy for two years, Board of Assessment Appeals, Planning and Zoning Commission, Planning and Zoning Commission Alternate to fill a vacancy for two years, Zoning Board of Appeals – Full Term, Zoning Board of Appeals to fill a vacancy for two years, Zoning Board of Appeals Alternate to fill a vacancy for two years, and Regional Board of Education is on file in my office at 4 South Eagleville Road, Mansfield CT, and copies thereof are available for public distribution.

The certified list as received includes fewer names of party-endorsed candidates than the party is entitled to nominate for some offices:

<u>OFFICE</u>	<u>NUMBER OF NAMES CERTIFIED</u>	<u>NUMBER ENTITLED TO BE NOMINATED</u>
Town Council	4	6
Regional Board of Education	0	2
Planning & Zoning Commission	1	2
Zoning Board of Appeals	1	2
Zoning Board of Appeals 2 Years	1	2
Board of Assessment Appeals	1	2

A Primary will be held September 13, 2011 if, for a particular office, the number of party-endorsed candidates plus the number of candidates filing petitions pursuant to Sections 9-382 to 9-450 of the Connecticut General Statutes exceeds the maximum number which the party is entitled to nominate for that office. Petitions must be filed not later than 4:00 p.m. of August 10, 2011. Petition forms, instructions and information concerning the procedure for filing of opposing candidacies, including schedules, may be obtained from: Beverly Mann Miela, Registrar of Voters, 4 South Eagleville Road, Mansfield, Conn. 06268.

Mary Stanton, Town Clerk of Mansfield

TOWN OF MANSFIELD
LEGAL NOTICE OF RECEIPT OF CERTIFICATION OF
PARTY-ENDORSED CANDIDATES FOR MUNICIPAL OFFICES
INCLUDING NOTICE OF "UNDERENDORSEMENT" FOR SOME OFFICES

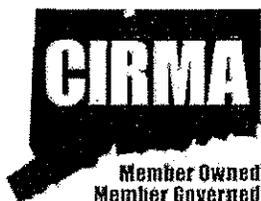
A certified list of Democratic party-endorsed candidates for the Town of Mansfield for election as: Town Council, Board of Education- Full Term, Board of Education to fill a vacancy for two years, Board of Assessment Appeals, Planning and Zoning Commission, Planning and Zoning Commission Alternate to fill a vacancy for two years, Zoning Board of Appeals – Full Term, Zoning Board of Appeals to fill a vacancy for two years, Zoning Board of Appeals Alternate to fill a vacancy for two years, and Regional Board of Education is on file in my office at 4 South Eagleville Road, Mansfield CT, and copies thereof are available for public distribution.

The certified list as received includes fewer names of party-endorsed candidates than the party is entitled to nominate for some offices:

<u>OFFICE</u>	<u>NUMBER OF NAMES CERTIFIED</u>	<u>NUMBER ENTITLED TO BE NOMINATED</u>
Board of Education – 2 Years	0	1

A Primary will be held September 13, 2011 if, for a particular office, the number of party-endorsed candidates plus the number of candidates filing petitions pursuant to Sections 9-382 to 9-450 of the Connecticut General Statutes exceeds the maximum number which the party is entitled to nominate for that office. Petitions must be filed not later than 4:00 p.m. of August 10, 2011. Petition forms, instructions and information concerning the procedure for filing of opposing candidacies, including schedules, may be obtained from: Andrea Epling, Registrar of Voters, 4 South Eagleville Road, Mansfield, Conn. 06268.

Mary Stanton, Town Clerk of Mansfield



Town of Mansfield and BOE receive Members' Equity Distribution check from CIRMA

New Haven, July 25th, 2011 – The Connecticut Interlocal Risk Management Agency presented Mayor Elizabeth Paterson from the Town of Mansfield with a \$19,199.00 check for their prorated share of CIRMA's \$3 million Members' Equity Distribution. A member-owned and governed organization, CIRMA is the state's largest municipal insurer, providing both Workers' Compensation and Liability-Auto-Property coverage to its 343 member municipalities and public schools.

The distribution of Members' Equity crowns a successful nine-year capitalization effort by CIRMA to build Members' Equity. Since 2002, CIRMA's Members' Equity has grown 150% to \$80 million, and total assets have grown 160% to \$290 million.

Bruce A. Wollschlager, President and Chief Executive Officer, noted, "We are very pleased to provide this distribution of equity to our members. This distribution is made possible by the commitment and collaboration of our members, our strong capital position, and our stable financial performance."

"This is an unrestricted distribution of equity made in the form of a check to the member, rather than a premium credit, so that each member can use it as they need," said Wollschlager. CIRMA's program is structured so that it does not subsidize insurance rates or disguise the true cost of insurance, thereby preserving the member's ability to accurately budget from year to year.

"The Members' Equity distribution is an extraordinary accomplishment built on CIRMA's sound financial management and its members' successful risk management efforts," said Frank Chiamonte, First Selectman of Harwinton, and CIRMA Chairman of the Board. "When so many towns are faced with reduced sources of funding, we're pleased that CIRMA is able to make this distribution."

Eligibility for the program requires that the member have continuous participation in any program that generated eligible contributions for the member throughout the following periods: a) the fiscal year under review 2009-2010; b) the fiscal year of declaration 2010-2011; and c) the fiscal year of distribution 2011-2012.

For more information about CIRMA's Members' Equity Distribution Program, please visit www.CIRMA.org/distribution.

Contact:

David Demchak, Senior Vice President Connecticut
Interlocal Risk Management Agency 203-498-3034 |
ddemchak@ccm-ct.org | www.CIRMA.org

About the Connecticut Interlocal Risk Management Agency

CIRMA was established as a service program of the Connecticut Conference of Municipalities (CCM) in 1980. A member-owned and governed agency, CIRMA provides quality coverage for municipalities, school districts, and local public agencies. CIRMA operates two risk pools, the Workers' Compensation and the Liability-Auto-Property pool. It also provides Heart & Hypertension claims services and claims administration and risk management services to self-insured municipalities. CIRMA is also a leading provider of risk management and safety training to its members; in 2010-11, it trained over 5,000 municipal and school employees on topics related to workplace safety and accident prevention.



PAGE
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TC

Connecticut Water Company
93 West Main Street
Clinton, CT 06413-1600
Office: 860.669.8636
Fax: 860.669.9326
Customer Service: 800.286.5700



Item #19

July 14, 2011

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

Dear Matthew:

I am forwarding you a copy of the *2010 Water Quality Report*. The report provides consumers with extensive information about their water supply, water quality test results based on more than 170,000 water quality tests, and source protection.

Tap water is so intricately part of our lives that we can hardly imagine a day without tap water. Our quality of life depends on a reliable supply of high quality drinking water. Communities are able to thrive when a robust water supply is available to support economic development, job creation, and broadening of the tax base.

Connecticut Water has a strong reputation and record of leadership in public health and regulatory compliance. We have been in the forefront in planning for current and future water supply needs and providing security measures and treatment technology to maintain water quality. Our employees, who hold a total of more than 120 state certifications in water treatment, distribution and cross connection inspection and testing, are highly qualified to operate and manage our water systems. They perform countless tests, apply the latest technology, and employ their knowledge and expertise to make sure we earn our customers' trust. We are proud of our record of water quality and service and our commitment to water quality.

I hope you find the report to be a useful resource, should you or your constituents have questions about the water quality. A copy of the report is available on our Web site, www.ctwater.com. If you have any questions, or want to meet in person to discuss this, please feel free to call me at 1-800-428-3985, ext. 3335.

Sincerely,

A handwritten signature in black ink, appearing to read "John J. Keefe Jr.".

John J. Keefe Jr.
Manager, Service Delivery
jkeefe@ctwater.com

2010 Annual Drinking Water Quality Report
**Connecticut Water Company -
Birchwood Heights Division**

Mansfield, CT
PWSID #CT0780121

We're pleased to present to you our Annual Drinking Water Quality Report, also known as the Consumer Confidence Report. This report, a requirement of the 1996 amendments to the Safe Drinking Water Act, is designed to inform you about the quality water and services we deliver to you every day. Our constant goal is to provide you with a safe and dependable supply of drinking water. We want you to understand the efforts we make to continually improve the water treatment process and protect our water resources. We are committed to ensuring the quality of your water.

Water Source

Our water source consists of four bedrock groundwater wells located on Birchwood Road. Our system serves a population of 50 residents through 20 service connections. Our certified lab was Phoenix Environmental Laboratories, Inc.

We do not require treatment at this time. Over the past year, our system underwent routine maintenance. At this time, we do not have any projects scheduled in the near future. We currently do not have any regularly scheduled meetings, however, if you have any questions about this report or concerning your water system, please contact Customer Service, Connecticut Water Company at mailing address 93 West Main Street, Clinton, CT 06413 or at telephone number 860-669-8630 or 800-428-3985. We want our valued customers to be informed about their water system.

Source Water Protection

Source water is untreated water from streams, rivers, lakes, or underground aquifers that is used to supply public drinking water. Preventing drinking water contamination at the source makes good public health sense, good economic sense, and good environmental sense. You can be aware of the challenges of keeping drinking water safe and take an active role in protecting drinking water. There are lots of ways that you can get involved in drinking water protection activities to prevent the contamination of the ground water source. Dispose properly of household chemicals, help clean up the watershed that is the source of your community's water, attend public meetings to ensure that the community's need for safe drinking water is considered in making decisions about land use. Contact our office for more information on source water protection, or contact the Environmental Protection Agency (EPA) at 1.800.426.4791. You may also find information on EPA's website at <http://cfpub.epa.gov/safewater/sourcewater/>.

A source water assessment report was recently completed by the Connecticut Department of Public Health, Drinking Water Division. The completed Assessment report is available for access on the Drinking Water Division's web site: http://www.ct.gov/dph/cwp/view.asp?a=3139&q=398262&dphNav_GID=1824. The assessment found that this public drinking water source has a low susceptibility to potential sources of contamination. Additional source water assessment information can be found at the Environmental Protection Agency's website: <http://cfpub.epa.gov/safewater/sourcewater/>.

Water Quality

Connecticut Water Company – Birchwood Heights Division routinely monitors for contaminants in your drinking water according to Federal and State laws. The following table shows any detection resulting from our monitoring for the period of January 1st to December 31st, 2010. It's important to remember that the presence of these contaminants does not necessarily pose a health risk.

The sources of drinking water include rivers, lakes, ponds and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and radioactive material and can pick up substances resulting from human or animal activity. All sources of drinking water are subject to potential contamination by substances that are naturally occurring or man made. Contaminants that may be present in source water include:

Microbial contaminants, such as viruses and bacteria, may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.

Inorganic contaminants, such as salts and metals, can be naturally occurring or result from urban storm water runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.

Pesticides and herbicides may come from a variety of sources such as agriculture, urban storm water runoff, and residential uses.

Organic chemical contaminants, including synthetic and volatile organic chemicals, are by-products of industrial processes and petroleum production, and can also come from gas stations, urban storm water runoff, and septic systems.

Radioactive contaminants can be naturally-occurring or be the result of oil and gas production and mining activities.

In order to ensure that tap water is safe to drink, U.S. Environmental Protection Agency (EPA) prescribes regulations which limit the amount of certain contaminants in water provided by public water systems. U.S. Food and Drug Administration (FDA) regulations establish limits for contaminants in bottled water which must provide the same protection for public health.

The table below lists all of the drinking water contaminants that were detected through out water quality monitoring and testing. The presence of contaminants in the water does not necessarily indicate that the water poses a health risk.

TEST RESULTS						
Unless otherwise noted, testing was done in 2010.						
Contaminant	Violation Y/N	Level Detected	Unit Measurement	MCLG	MCL	Likely Source of Contamination
Microbiological Contaminants						
Total Coliform Bacteria (2010)	N	0 positive	Highest monthly # of positive samples	0 positive	1 positive	Naturally present in the environment
Turbidity (2010)	N	0.2	ntu	n/a	TT	Soil runoff
Radioactive Contaminants						
Gross alpha (2010)	N	ND	pCi/l	0	15	Erosion of natural deposits
Uranium (2010)	N	ND	µg/l	0	30	Erosion of natural deposits
Inorganic Contaminants						
Barium (1/12/09)	N	0.002	ppm	2	2	Erosion of natural deposits
Copper* (8/21/09)	N	0.329	ppm	1.3	AL=1.3	Corrosion of household plumbing systems; erosion of natural deposits
Lead* (8/21/09)	N	3.0	ppb	0	AL=15	Corrosion of household plumbing systems, erosion of natural deposits
Nitrate (as Nitrogen) (2010)	N	0.73	ppm	10	10	Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits
* = Reported results are the 90 th percentile value (the value that 90% of all samples are less than).						
Unregulated Contaminants (contaminants with a health advisory)						
Contaminant	Level Detected	Unit Measurement	DWEL	Likely Source of Contamination		
Chloride (1/12/09)	15.0	ppm	250	Erosion of natural deposits, Storm water runoff containing road salt		

Sodium (1/12/09)	11.6	ppm	28	Erosion of natural deposits, urban storm runoff
Sulfate (1/12/09)	20.0	ppm	250	Erosion of natural deposits, urban storm runoff

Note: The state allows us to monitor for some contaminants less than once per year because the concentrations of these contaminants do not change frequently. Not all contaminants are tested for every year due to monitoring waivers and therefore we must use the most recent round of sampling. Some of our data is more than one year old, however, is limited to no older than 5 years.

Units:

Parts per million (ppm) or Milligrams per liter (mg/l) - one part per million corresponds to one minute in two years or a single penny in \$10,000.

Parts per billion (ppb) or Micrograms per liter - one part per billion corresponds to one minute in 2,000 years, or a single penny in \$10,000,000.

Picocuries per liter (pCi/L) - picocuries per liter is a measure of the radioactivity in water.

Micrograms per Liter (µg/l) - a measure of radioactivity in water.

Millirems per year (mrem/year) - a measure of radiation absorbed by the water.

Nephelometric Turbidity Unit (NTU) - nephelometric turbidity unit is a measure of the clarity of water. Turbidity in excess of 5 NTU is just noticeable to the average person.

Definitions:

Action Level (AL) - the concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.

Treatment Technique (TT) - A treatment technique is a required process intended to reduce the level of a contaminant in drinking water.

Million Fibers per Liter (MFL) - million fibers per liter is a measure of the presence of asbestos fibers that are longer than 10 micrometers.

Maximum Contaminant Level (MCL) - The MCL is the highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

Maximum Contaminant Level Goal (MCLG) - The MCLG is the level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

Drinking Water Equivalent Level (DWEL) - A lifetime exposure concentration protective of adverse, non-cancer health effects, that assumes all of the exposure to a contaminant is from a drinking water source.

Maximum Residual Disinfectant Level (MRDL) - The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

Maximum Residual Disinfectant Level Goal (MRDLG) - The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

Running Annual Average (RAA) - The average of all monthly or quarterly samples for the last year at all sample locations.

Non Detect (ND) - The contaminant was not detected.

Not Applicable, Not Established (N/A)

IMPORTANT INFORMATION:

Lead - Major Sources in Drinking Water: Corrosion of household plumbing systems; erosion of natural deposits.

Health Effects Statement: Infants and children who drink water containing lead in excess of the action level could experience delays in their physical or mental development. Children could show slight deficits in attention span and learning abilities.

Adults who drink this water over many years could develop kidney problems or high blood pressure.

Copper - Major Sources in Drinking Water: Corrosion of household plumbing systems; erosion of natural deposits; leaching from wood preservatives

Health Effects Statement: Copper is an essential nutrient, but some people who drink water containing copper in excess of the action level over a relatively short amount of time could experience gastrointestinal distress. Some people who drink water containing copper in excess of the action level over many years could, suffer liver or kidney damage. People with Wilson's Disease should consult their personal doctor.

Gross Alpha: If the results of this sample had been above 5 pCi/L, our system would have been required to complete additional testing for radium. Because the results were below 5 pCi/L, no testing for radium was required.

Lead/Copper: Action levels are measured at consumer's tap. 90% of the tests must be equal to or below the action level; therefore, the listed results above have been calculated and are listed as the 90th percentile.

Nitrate: Nitrate in drinking water at levels above 10 ppm is a health risk for infants of less than six months of age. High nitrate levels in drinking water can cause blue baby syndrome. Nitrate levels may rise quickly for short periods of time because of rainfall or agricultural activity. If you are caring for an infant you should ask advice from your health care provider.

Total Coliform Bacteria - Reported as the highest monthly number of positive samples, for water systems that take < 40 samples per month. Coliforms are bacteria which are naturally present in the environment and are used as an indicator that other, potentially-harmful bacteria may be present. Our tests have all been negative.

Turbidity: *Turbidity has no health effects. However, turbidity can interfere with disinfection and provide a medium for microbial growth. Turbidity may indicate the presence of disease-causing organisms. These organisms include bacteria, viruses, and parasites that can cause symptoms such as nausea, cramps, diarrhea, and associated headaches.*

As you can see by the table, our system had no violations. We're proud that your drinking water meets all Federal and State requirements. The EPA has determined that your water IS SAFE at these levels.

All drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline at 1-800-426-4791.

For most people, the health benefits of drinking plenty of water outweigh any possible health risk from these contaminants. However, some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/Center of Disease Control (CDC) guidelines on appropriate means to lessen the risk of infection by cryptosporidium and other microbiological contaminants are available from the Safe Drinking Water Hotline (800-426-4791).

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. We are responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for thirty (30) seconds to two (2) minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at <http://www.epa.gov/safewater/lead>.

We, at Connecticut Water Company – Birchwood Heights Division, work hard to provide top quality water to every tap. Water is a limited resource so it is vital that we all work together to maintain it and use it wisely. We ask that all our customers help us protect and preserve our drinking water resources, which are the heart of our community, our way of life, and our children's future. Please contact us with any questions. Thank you for working together for safe drinking water.

2010 Annual Drinking Water Quality Report
**Connecticut Water Company -
Crystal Springs Division**

Mansfield, CT
PWSID #CT0787011

We're pleased to present to you our Annual Drinking Water Quality Report, also known as the Consumer Confidence Report. This report, a requirement of the 1996 amendments to the Safe Drinking Water Act, is designed to inform you about the quality water and services we deliver to you every day. Our constant goal is to provide you with a safe and dependable supply of drinking water. We want you to understand the efforts we make to continually improve the water treatment process and protect our water resources. We are committed to ensuring the quality of your water.

Water Source

Our water source consists of two bedrock groundwater wells located on Route 32. Our system serves a population of 115 residents through 39 service connections. Our certified lab was Phoenix Environmental Laboratories, Inc.

We do not require treatment at this time. Over the past year, our system underwent routine maintenance. At this time, we do not have any projects scheduled in the near future. We currently do not have any regularly scheduled meetings, however, if you have any questions about this report or concerning your water system, please contact Customer Service, Connecticut Water Company at mailing address 93 West Main Street, Clinton, CT 06413 or at telephone number 860-669-8630 or 800-428-3985. We want our valued customers to be informed about their water system.

Source Water Protection

Source water is untreated water from streams, rivers, lakes, or underground aquifers that is used to supply public drinking water. Preventing drinking water contamination at the source makes good public health sense, good economic sense, and good environmental sense. You can be aware of the challenges of keeping drinking water safe and take an active role in protecting drinking water. There are lots of ways that you can get involved in drinking water protection activities to prevent the contamination of the ground water source. Dispose properly of household chemicals, help clean up the watershed that is the source of your community's water, attend public meetings to ensure that the community's need for safe drinking water is considered in making decisions about land use. Contact our office for more information on source water protection, or contact the Environmental Protection Agency (EPA) at 1.800.426.4791. You may also find information on EPA's website at <http://cfpub.epa.gov/safewater/sourcewater/>.

A source water assessment report was recently completed by the Connecticut Department of Public Health, Drinking Water Division. The completed Assessment report is available for access on the Drinking Water Division's web site: http://www.ct.gov/dph/cwp/view.asp?a=3139&q=398262&dphNav_GID=1824. The assessment found that this public drinking water source has a low susceptibility to potential sources of contamination. Additional source water assessment information can be found at the Environmental Protection Agency's website: <http://cfpub.epa.gov/safewater/sourcewater/>.

Water Quality

Connecticut Water Company – Crystal Springs Division routinely monitors for contaminants in your drinking water according to Federal and State laws. The following table shows any detection resulting from our monitoring for the period of January 1st to December 31st, 2010. It's important to remember that the presence of these contaminants does not necessarily pose a health risk.

The sources of drinking water include rivers, lakes, ponds and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and radioactive material and can pick up substances resulting from human or animal activity. All sources of drinking water are subject to potential contamination by substances that are naturally occurring or man made. Contaminants that may be present in source water include:

Microbial contaminants, such as viruses and bacteria, may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.

Inorganic contaminants, such as salts and metals, can be naturally occurring or result from urban storm water runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.

Pesticides and herbicides may come from a variety of sources such as agriculture, urban storm water runoff, and residential uses.

Organic chemical contaminants, including synthetic and volatile organic chemicals, are by-products of industrial processes and petroleum production, and can also come from gas stations, urban storm water runoff, and septic systems.

Radioactive contaminants can be naturally-occurring or be the result of oil and gas production and mining activities.

In order to ensure that tap water is safe to drink, U.S. Environmental Protection Agency (EPA) prescribes regulations which limit the amount of certain contaminants in water provided by public water systems. U.S. Food and Drug Administration (FDA) regulations establish limits for contaminants in bottled water which must provide the same protection for public health.

The table below lists all of the drinking water contaminants that were detected through out water quality monitoring and testing. The presence of contaminants in the water does not necessarily indicate that the water poses a health risk.

TEST RESULTS						
Unless otherwise noted, testing was done in 2010.						
Contaminant	Violation Y/N	Level Detected	Unit Measurement	MCLG	MCL	Likely Source of Contamination
Microbiological Contaminants						
Total Coliform Bacteria (2010)	N	0 positive	Highest monthly # of positive samples	0 positive	1 positive	Naturally present in the environment
Turbidity (2010)	N	0.14	ntu	n/a	TT	Soil runoff
Radioactive Contaminants						
Gross alpha (1/25/08)	N	4.0	pCi/l	0	15	Erosion of natural deposits
Uranium (6/5/08)	N	4.90	µg/l	0	30	Erosion of natural deposits
Inorganic Contaminants						
Barium (2/16/09)	N	0.008	ppm	2	2	Erosion of natural deposits
Copper* (8/21/09)	N	0.024	ppm	1.3	AL=1.3	Corrosion of household plumbing systems; erosion of natural deposits
Fluoride (2/16/09)	N	0.48	ppm	4	4	Erosion of natural deposits; water additive which promotes strong teeth
Lead* (8/21/09)	N	ND	ppb	0	AL=15	Corrosion of household plumbing systems
Nitrate (as Nitrogen) (2010)	N	0.31	ppm	10	10	Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits
* = Reported results are the 90 th percentile value (the value that 90% of all samples are less than).						
Unregulated Contaminants (contaminants with a health advisory)						
Contaminant	Level Detected	Unit Measurement	DWEL	Likely Source of Contamination		

Chloride (2/16/09)	4.3	ppm	n/a	Erosion of natural deposits, Storm water runoff containing road salt
Sodium (2/16/09)	12.1	ppm	n/a	Erosion of natural deposits, urban storm runoff
Sulfate (2/16/09)	17.0	ppm	250	Erosion of natural deposits, urban storm runoff

Note: The state allows us to monitor for some contaminants less than once per year because the concentrations of these contaminants do not change frequently. Not all contaminants are tested for every year due to monitoring waivers and therefore we must use the most recent round of sampling. Some of our data is more than one year old, however, is limited to no older than 5 years.

Units:

Parts per million (ppm) or Milligrams per liter (mg/l) - one part per million corresponds to one minute in two years or a single penny in \$10,000.

Parts per billion (ppb) or Micrograms per liter - one part per billion corresponds to one minute in 2,000 years, or a single penny in \$10,000,000.

Picocuries per liter (pCi/L) - picocuries per liter is a measure of the radioactivity in water.

Micrograms per Liter (µg/l) - a measure of radioactivity in water.

Millirems per year (mrem/year) - a measure of radiation absorbed by the water.

Nephelometric Turbidity Unit (NTU) - nephelometric turbidity unit is a measure of the clarity of water. Turbidity in excess of 5 NTU is just noticeable to the average person.

Definitions:

Action Level (AL) - the concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.

Treatment Technique (TT) - A treatment technique is a required process intended to reduce the level of a contaminant in drinking water.

Million Fibers per Liter (MFL) - million fibers per liter is a measure of the presence of asbestos fibers that are longer than 10 micrometers.

Maximum Contaminant Level (MCL) - The MCL is the highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

Maximum Contaminant Level Goal (MCLG) - The MCLG is the level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

Drinking Water Equivalent Level (DWEL) - A lifetime exposure concentration protective of adverse, non-cancer health effects, that assumes all of the exposure to a contaminant is from a drinking water source.

Maximum Residual Disinfectant Level (MRDL) - The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

Maximum Residual Disinfectant Level Goal (MRDLG) - The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

Running Annual Average (RAA) - The average of all monthly or quarterly samples for the last year at all sample locations.

Non Detect (ND) - The contaminant was not detected.

Not Applicable, Not Established (N/A)

IMPORTANT INFORMATION:

Lead - Major Sources in Drinking Water: Corrosion of household plumbing systems; erosion of natural deposits.

Health Effects Statement: Infants and children who drink water containing lead in excess of the action level could experience delays in their physical or mental development. Children could show slight deficits in attention span and learning abilities.

Adults who drink this water over many years could develop kidney problems or high blood pressure.

Copper - Major Sources in Drinking Water: Corrosion of household plumbing systems; erosion of natural deposits; leaching from wood preservatives

Health Effects Statement: Copper is an essential nutrient, but some people who drink water containing copper in excess of the action level over a relatively short amount of time could experience gastrointestinal distress. Some people who drink water containing copper in excess of the action level over many years could, suffer liver or kidney damage. People with Wilson's Disease should consult their personal doctor.

Gross Alpha: Certain minerals are radioactive and may emit a form of radiation known as alpha radiation. Some people who drink water containing alpha emitters in excess of the MCL over many years may have an increased risk of getting cancer.

Lead/Copper: Action levels are measured at consumer's tap. 90% of the tests must be equal to or below the action level; therefore, the listed results above have been calculated and are listed as the 90th percentile.

Nitrate: Nitrate in drinking water at levels above 10 ppm is a health risk for infants of less than six months of age. High nitrate levels in drinking water can cause blue baby syndrome. Nitrate levels may rise quickly for short periods of time because of rainfall or agricultural activity. If you are caring for an infant you should ask advice from your health care provider.

Total Coliform Bacteria - Reported as the highest monthly number of positive samples, for water systems that take < 40 samples per month. Coliforms are bacteria which are naturally present in the environment and are used as an indicator that

other, potentially-harmful bacteria may be present. Our tests have all been negative.

Turbidity: *Turbidity has no health effects. However, turbidity can interfere with disinfection and provide a medium for microbial growth. Turbidity may indicate the presence of disease-causing organisms. These organisms include bacteria, viruses, and parasites that can cause symptoms such as nausea, cramps, diarrhea, and associated headaches.*

Uranium: *The U.S. EPA adopted the new MCL standard of 30 µg/L (ppb), in December 2000. Water systems must meet this new standard by December 2003.*

As you can see by the table, our system had no violations. We're proud that your drinking water meets or exceeds all Federal and State requirements. The EPA has determined that your water IS SAFE at these levels.

All drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline at 1-800-426-4791.

For most people, the health benefits of drinking plenty of water outweigh any possible health risk from these contaminants. However, some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/Center of Disease Control (CDC) guidelines on appropriate means to lessen the risk of infection by cryptosporidium and other microbiological contaminants are available from the Safe Drinking Water Hotline (800-426-4791).

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. We are responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for thirty (30) seconds to two (2) minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at <http://www.epa.gov/safewater/lead>.

We, at Connecticut Water Company – Crystal Springs Division, work hard to provide top quality water to every tap. Water is a limited resource so it is vital that we all work together to maintain it and use it wisely. We ask that all our customers help us protect and preserve our drinking water resources, which are the heart of our community, our way of life, and our children's future. Please contact us with any questions. Thank you for working together for safe drinking water.

2010 Annual Drinking Water Quality Report
**Connecticut Water Company –
Pinewoods Lane Division**

Mansfield, CT
PWSID #CT0780081

We're pleased to present to you our Annual Drinking Water Quality Report, also known as the Consumer Confidence Report. This report, a requirement of the 1996 amendments to the Safe Drinking Water Act, is designed to inform you about the quality water and services we deliver to you every day. Our constant goal is to provide you with a safe and dependable supply of drinking water. We want you to understand the efforts we make to continually improve the water treatment process and protect our water resources. We are committed to ensuring the quality of your water.

Water Source

Our water source consists of one bedrock groundwater well located on Pinewoods Lane. Our system serves a population of 72 residents through 18 service connections. Our certified lab was Phoenix Environmental Laboratories, Inc.

We do not require treatment at this time. Over the past year, our system underwent routine maintenance. At this time, we do not have any projects scheduled in the near future. We currently do not have any regularly scheduled meetings, however, if you have any questions about this report or concerning your water system, please contact Customer Service, Connecticut Water Company at mailing address 93 West Main Street, Clinton, CT 06413 or at telephone number 860-669-8630 or 800-428-3985. We want our valued customers to be informed about their water system.

Source Water Protection

Source water is untreated water from streams, rivers, lakes, or underground aquifers that is used to supply public drinking water. Preventing drinking water contamination at the source makes good public health sense, good economic sense, and good environmental sense. You can be aware of the challenges of keeping drinking water safe and take an active role in protecting drinking water. There are lots of ways that you can get involved in drinking water protection activities to prevent the contamination of the ground water source. Dispose properly of household chemicals, help clean up the watershed that is the source of your community's water, attend public meetings to ensure that the community's need for safe drinking water is considered in making decisions about land use. Contact our office for more information on source water protection, or contact the Environmental Protection Agency (EPA) at 1.800.426.4791. You may also find information on EPA's website at <http://cfpub.epa.gov/safewater/sourcewater/>.

A source water assessment report was recently completed by the Connecticut Department of Public Health, Drinking Water Division. The completed Assessment report is available for access on the Drinking Water Division's web site: http://www.ct.gov/dph/cwp/view.asp?a=3139&q=398262&dphNav_GID=1824. The assessment found that this public drinking water source has a low susceptibility to potential sources of contamination. Additional source water assessment information can be found at the Environmental Protection Agency's website: <http://cfpub.epa.gov/safewater/sourcewater/>.

Water Quality

Connecticut Water Company – Pinewoods Lane Division routinely monitors for contaminants in your drinking water according to Federal and State laws. The following table shows any detection resulting from our monitoring for the period of January 1st to December 31st, 2010. It's important to remember that the presence of these contaminants does not necessarily pose a health risk.

The sources of drinking water include rivers, lakes, ponds and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and radioactive material and can pick up substances resulting from human or animal activity. All sources of drinking water are subject to potential contamination by substances that are naturally occurring or man made. Contaminants that may be present in source water include:

Microbial contaminants, such as viruses and bacteria, may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.

Inorganic contaminants, such as salts and metals, can be naturally occurring or result from urban storm water runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.

Pesticides and herbicides may come from a variety of sources such as agriculture, urban storm water runoff, and residential uses.

Organic chemical contaminants, including synthetic and volatile organic chemicals, are by-products of industrial processes and petroleum production, and can also come from gas stations, urban storm water runoff, and septic systems.

Radioactive contaminants can be naturally-occurring or be the result of oil and gas production and mining activities.

In order to ensure that tap water is safe to drink, U.S. Environmental Protection Agency (EPA) prescribes regulations which limit the amount of certain contaminants in water provided by public water systems. U.S. Food and Drug Administration (FDA) regulations establish limits for contaminants in bottled water which must provide the same protection for public health.

The table below lists all of the drinking water contaminants that were detected through out water quality monitoring and testing. The presence of contaminants in the water does not necessarily indicate that the water poses a health risk.

TEST RESULTS						
Unless otherwise noted, testing was done in 2010.						
Contaminant	Violation Y/N	Level Detected	Unit Measurement	MCLG	MCL	Likely Source of Contamination
Microbiological Contaminants						
Total Coliform Bacteria (2010)	N	0 positive	Highest monthly # of positive samples	0 positive	1 positive	Naturally present in the environment
Turbidity (2010)	N	<0.20	ntu	n/a	TT	Soil runoff
Inorganic Contaminants						
Barium (2010)	N	0.003	ppm	2	2	Erosion of natural deposits
Chromium (2010)	N	0.001	ppm	0.1	0.1	Erosion of natural deposits
Copper* (2010)	N	0.724	ppm	1.3	AL=1.3	Corrosion of household plumbing systems; erosion of natural deposits
Lead* (2010)	N	2	ppb	0	AL=15	Corrosion of household plumbing systems, erosion of natural deposits
Nitrate (as Nitrogen) (2010)	N	ND	ppm	10	10	Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits
* = Reported results are the 90 th percentile value (the value that 90% of all samples are less than).						
Disinfection By-Products						
Chlorine (2010)	N	0.11 single sample	ppm	MRDLG = 4	MRDL = 4	Water additive used to control microbes

Unregulated Contaminants (contaminants with a health advisory)				
Contaminant	Level Detected	Unit Measurement	DWEL	Likely Source of Contamination
Chloride (2010)	5	ppm	250	Erosion of natural deposits, Storm water runoff containing road salt
Sodium (2010)	4.65	ppm	28	Erosion of natural deposits, urban storm runoff
Sulfate (2010)	5.1	ppm	250	Erosion of natural deposits, urban storm runoff

Note: The state allows us to monitor for some contaminants less than once per year because the concentrations of these contaminants do not change frequently. Not all contaminants are tested for every year due to monitoring waivers and therefore we must use the most recent round of sampling. Some of our data is more than one year old; however, is limited to no older than 5 years.

Units:

Parts per million (ppm) or Milligrams per liter (mg/l) - one part per million corresponds to one minute in two years or a single penny in \$10,000.

Parts per billion (ppb) or Micrograms per liter - one part per billion corresponds to one minute in 2,000 years, or a single penny in \$10,000,000.

Picocuries per liter (pCi/L) - picocuries per liter is a measure of the radioactivity in water.

Micrograms per Liter (µg/l) - a measure of radioactivity in water.

Millirems per year (mrem/year) - a measure of radiation absorbed by the water.

Nephelometric Turbidity Unit (NTU) - nephelometric turbidity unit is a measure of the clarity of water. Turbidity in excess of 5 NTU is just noticeable to the average person.

Definitions:

Action Level (AL) - the concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.

Treatment Technique (TT) - A treatment technique is a required process intended to reduce the level of a contaminant in drinking water.

Million Fibers per Liter (MFL) - million fibers per liter is a measure of the presence of asbestos fibers that are longer than 10 micrometers.

Maximum Contaminant Level (MCL) - The MCL is the highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

Maximum Contaminant Level Goal (MCLG) - The MCLG is the level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

Drinking Water Equivalent Level (DWEL) - A lifetime exposure concentration protective of adverse, non-cancer health effects, that assumes all of the exposure to a contaminant is from a drinking water source.

Maximum Residual Disinfectant Level (MRDL) - The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

Maximum Residual Disinfectant Level Goal (MRDLG) - The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

Running Annual Average (RAA) - The average of all monthly or quarterly samples for the last year at all sample locations.

Non Detect (ND) - The contaminant was not detected.

Not Applicable, Not Established (N/A)

IMPORTANT INFORMATION:

Lead - Major Sources in Drinking Water: Corrosion of household plumbing systems; erosion of natural deposits.

Health Effects Statement: Infants and children who drink water containing lead in excess of the action level could experience delays in their physical or mental development. Children could show slight deficits in attention span and learning abilities.

Adults who drink this water over many years could develop kidney problems or high blood pressure.

Copper - Major Sources in Drinking Water: Corrosion of household plumbing systems; erosion of natural deposits; leaching from wood preservatives

Health Effects Statement: Copper is an essential nutrient, but some people who drink water containing copper in excess of the action level over a relatively short amount of time could experience gastrointestinal distress. Some people who drink water containing copper in excess of the action level over many years could, suffer liver or kidney damage. People with Wilson's Disease should consult their personal doctor.

Lead/Copper: Action levels are measured at consumer's tap. 90% of the tests must be equal to or below the action level; therefore, the listed results above have been calculated and are listed as the 90th percentile.

Nitrate: Nitrate in drinking water at levels above 10 ppm is a health risk for infants of less than six months of age. High nitrate levels in drinking water can cause blue baby syndrome. Nitrate levels may rise quickly for short periods of time because of rainfall or agricultural activity. If you are caring for an infant you should ask advice from your health care provider.

Total Coliform Bacteria - Reported as the highest monthly number of positive samples, for water systems that take < 40

samples per month. Coliforms are bacteria which are naturally present in the environment and are used as an indicator that other, potentially-harmful bacteria may be present. Our tests have all been negative.

Turbidity: *Turbidity has no health effects. However, turbidity can interfere with disinfection and provide a medium for microbial growth. Turbidity may indicate the presence of disease-causing organisms. These organisms include bacteria, viruses, and parasites that can cause symptoms such as nausea, cramps, diarrhea, and associated headaches.*

As you can see by the table, our system had no violations. We're proud that your drinking water meets or exceeds all Federal and State requirements. The EPA has determined that your water IS SAFE at these levels.

All drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline at 1-800-426-4791.

For most people, the health benefits of drinking plenty of water outweigh any possible health risk from these contaminants. However, some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/Center of Disease Control (CDC) guidelines on appropriate means to lessen the risk of infection by cryptosporidium and other microbiological contaminants are available from the Safe Drinking Water Hotline (800-426-4791).

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COUNCIL ON ENVIRONMENTAL QUALITY

RECEIVED
AUG 01 2011

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

July 29, 2011

The Honorable Betsy Paterson
Audrey P. Beck Municipal Building
4 South Eagleville Rd.
Mansfield, CT. 06268

Dear Mayor Paterson:

I am writing on behalf of the members of the Council on Environmental Quality to thank you for making the Council Chambers available to us for our Public Forum on Wednesday evening, July 27th, as well as for your remarks.

It was a very valuable meeting for the Council members. We were impressed with the turnout as well as the fact that everyone provided thoughtful and constructive information about their concerns. All who spoke and left a mailing address or e-mail address will be sent follow-up letters regarding what the Council will be able to do about the issues they raised.

It was a pleasure to meet you and I really appreciate the welcome you gave us. I also want to note the extraordinary helpfulness of your staff in arranging the forum. Please feel free to contact the Council should you think we could be of assistance with any environmental issues in your town.

Sincerely,

Barbara Wagner,
Chair

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Government Finance Officers Association
203 N. LaSalle Street - Suite 2700
Chicago, IL 60601

Phone (312) 977-9700 Fax (312) 977-4806

Item #21

July 22, 2011

Matthew W. Hart
Town Manager
Town of Mansfield
4 So. Eagleville Road
Storrs Mansfield CT 06268-2574

Dear Mr. Hart:

We are pleased to notify you that your comprehensive annual financial report for the fiscal year ended **June 30, 2010** qualifies for a Certificate of Achievement for Excellence in Financial Reporting. The Certificate of Achievement is the highest form of recognition in governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

The Certificate of Achievement plaque will be shipped to:

Cheryl A. Trahan
Director of Finance

under separate cover in about eight weeks. We hope that you will arrange for a formal presentation of the Certificate and Award of Financial Reporting Achievement, and that appropriate publicity will be given to this notable achievement. A sample news release is enclosed to assist with this effort. In addition, details of recent recipients of the Certificate of Achievement and other information about Certificate Program results are available in the "Awards Program" area of our website, www.gfoa.org.

We hope that your example will encourage other government officials in their efforts to achieve and maintain an appropriate standard of excellence in financial reporting.

Sincerely,
Government Finance Officers Association

Stephen J. Gauthier, Director

Technical Services Center

SJG/ds



Government Finance Officers Association
203 N. LaSalle Street - Suite 2700
Chicago, IL 60601

Phone (312) 977-9700 Fax (312) 977-4806

07/22/2011

NEWS RELEASE

For Information contact:
Stephen Gauthier (312) 977-9700

(Chicago)--The Certificate of Achievement for Excellence in Financial Reporting has been awarded to **Town of Mansfield** by the Government Finance Officers Association of the United States and Canada (GFOA) for its comprehensive annual financial report (CAFR). The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

An Award of Financial Reporting Achievement has been awarded to the individual(s), department or agency designated by the government as primarily responsible for preparing the award-winning CAFR. This has been presented to:

Cheryl A. Trahan, Director of Finance

The CAFR has been judged by an impartial panel to meet the high standards of the program including demonstrating a constructive "spirit of full disclosure" to clearly communicate its financial story and motivate potential users and user groups to read the CAFR.

The GFOA is a nonprofit professional association serving approximately 17,500 government finance professionals with offices in Chicago, IL, and Washington, D.C.

Nagasaki Peace Declaration

This March, we were astounded by the severity of accident at the Fukushima Daiichi Nuclear Power Station operated by the Tokyo Electric Power Company, Inc., after the occurrence of the Great East Japan Earthquake and ensuing tsunami. With some of the station's reactors exposed to the open air due to explosions, no residents are now to be found in the communities surrounding the station. There is no telling when those who have been evacuated because of the radiation can return home. As the people of a nation that has experienced nuclear devastation, we continued the plea of "No More Hibakusha!" How has it come that we are threatened once again by the fear of radiation?

Have we lost our awe of nature? Have we become overconfident in the control we wield as human beings? Have we turned away from our responsibility for the future? Now is the time to discuss thoroughly and choose what kind of society we will create from this point on.

No matter how long it will take, it is necessary to promote the development of renewable energies in place of nuclear power in a bid to transform ourselves into a society with a safer energy base.

Many people once believed the myth of the safety of nuclear power plants, from some moment in the past to the occurrence of the nuclear power station accident in Fukushima.

What about the more than 20,000 nuclear weapons in the world?

Do we still believe that the world is safer thanks to nuclear deterrence? Do we still take it for granted that no nuclear weapons will ever be used again? Now seeing how the radiation released by an accident at just a single nuclear power station is causing such considerable confusion in society, we can clearly understand how inhumane it is to attack people with nuclear weapons.

We call upon all people in the world to simply imagine how terrifying it would be if a nuclear weapon hundreds of times more powerful than the Hiroshima and Nagasaki atomic bombs were to be exploded in the sky above our cities.

While intense heat rays would melt human beings and anything else nearby, horrific blast winds would fling buildings through the air and crush them instantly. A countless number of charred bodies would be scattered among the ruins. Some people would hover between life and death, while others would suffer from their injuries. Even if there were survivors, the intense radioactivity would prevent any rescue efforts. Radioactive substances would be carried far away by the wind to all corners of the world, resulting in widespread contamination of the earth's environment, and in affecting people with a plague of health effects for generations to come.

We must never allow anyone in the future to experience such agony. Nuclear weapons are never needed. No reason can ever justify human beings possessing even one nuclear weapon.

In April 2009, President Barack Obama of the United States of America stated in his speech in Prague, the Czech Republic, that the U.S. will seek "a world without nuclear weapons." Such a concrete goal presented by the most powerful nuclear weapons state raised expectations all over the world. While some positive results have certainly been achieved, such as the conclusion of an agreement between the U.S. and Russia on the reduction of nuclear weapons, no significant progress has been observed since. In fact, there has even been a regressive trend, such as the implementation of new nuclear simulation tests.

We call for U.S. President Obama to demonstrate his leadership toward realizing "a world without nuclear weapons," and to never disappoint the people in the atomic-bombed cities or anywhere throughout the world.

The time has come for international society, including the nuclear weapons states of the U.S., Russia, the United Kingdom, France and China, to launch efforts toward the conclusion of the Nuclear Weapons Convention (NWC), which aims for complete abolishment of all nuclear weapons. As the government of the only nation to have endured atomic bombings, the Japanese government must strongly promote such efforts.

We urge once again that the Japanese government act in accordance with the ideals of peace and renunciation of war prescribed in the Japanese Constitution. The government must work on enacting the Three Non-Nuclear Principles into law and establishing the Northeast Asian Nuclear Weapon-Free Zone to ensure complete denuclearization of Japan, South Korea and North Korea. The Japanese government must also enhance relief measures that correspond with the reality for aging atomic bomb survivors.

This year, at the United Nations Office in Geneva, the city of Nagasaki will exhibit materials concerning the catastrophes of the atomic bombings, in cooperation with the United Nations, the Japanese government and the city of Hiroshima. We hope that many people around the world learn about the atrocity and cruelty of the devastation by the atomic bombings.

We encourage all of you who seek "a world without nuclear weapons" to also organize an atomic bombing exhibition, even if it is a small-scale event, in your own cities in cooperation with Nagasaki. We look forward to photography panels of the atomic bombings being exhibited in streets all over the world. It is our hope that you join hands with people from the atomic-bombed cities and extend the circle of peace so all people can live a humane life.

On August 9, 1945 at 11:02 a.m., Nagasaki was destroyed by an atomic bomb. From the ruins, we have accomplished our restoration as a city of peace. We hope that people in Fukushima will never give up and that people in the affected areas of eastern Japan never forget that across the world are friends who will always be behind them. We sincerely hope that the affected areas will be restored and that the situation with the nuclear power plant accident settles down as soon as possible.

We offer our sincere condolences on the deaths of all the victims of the atomic bombings and the Great East Japan Earthquake, and together with the city of Hiroshima, pledge to continue appealing to the world for the complete elimination of nuclear weapons.

Tomihisa Taue
Mayor of Nagasaki
August 9, 2011