At 7:15 p.m. in advance of the regular Council meeting, the Council will hold a ceremonial presentation to honor outstanding participation in the Neighbor to Neighbor Energy Challenge.

TOWN OF MANSFIELD
TOWN COUNCIL MEETING
Monday, July 23, 2012
COUNCIL CHAMBERS
AUDREY P. BECK MUNICIPAL BUILDING
7:30 p.m.

AGENDA

CALL TO ORDER — Page

ROLL CALL

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EXECUTIVE SESSION

ADJOURNMENT

REGULAR MEETING – MANSFIELD TOWN COUNCIL
July 9, 2012
DRAFT

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

I. ROLL CALL

Present: Freudmann, Keane, Kochenburger, Paterson, Paulhus, Schaefer, Shapiro
Excused: Moran, Ryan
Mayor Paterson thanked Councilors Freudmann, Kochenburger and Paulhus for the ceremonial presentation in honor of Independence Day conducted prior to the meeting.

II. APPROVAL OF MINUTES

Mr. Paulhus moved and Mr. Schaefer seconded to approve the minutes of the June 25, 2012 meeting with corrections. Motion passed.

III. PUBLIC HEARING

1. Proposed Revisions to Traffic and Parking Ordinance and Regulations
Director of Public Works Lon Hultgren and Town Attorney Dennis O'Brien presented an overview of the changes and additions to the proposed ordinance and regulations, including regulations for parking at Storrs Center.
Joe McLaughlin, Lorraine Drive, asked for clarification regarding an article in the Chronicle which stated there would be no on street parking. Mr. McLaughlin expressed his concern for the handicapped, if this is true.
Steve Rogers, Old Turnpike Road, also referencing the same article, stated on street parking is critical for the businesses in the area and asked that the midnight threshold for on street parking be modified.

IV. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Rudy Favretti, Middle Turnpike, spoke in favor of naming the green area at the top of Wormwood Hill Road in honor of the Atwood family. Mr. Favretti reviewed the history of the Atwood family in Mansfield and itemized some of the many contributions to the Town of one of the remaining members, Isabelle Atwood, has made.
Ric Hossack, Middle Turnpike, again requested the Mansfield Middle School renovations be separated from the elementary schools project and asked where the 20% local matching funds for the STEAP grant is coming from.
Betty Wassmundt, Old Turnpike Road, requested the public be allowed to ask questions and provide information at the upcoming meeting on water issues and questioned whether or not the bays at the new Storrs Automotive facility are too short. (Statement attached)

V. REPORT OF THE TOWN MANAGER

In addition to his written report, Town Manager Matt Hart discussed the scheduling of an update on the assisted/independent living project and the scheduling of a discussion of some issues being raised regarding the UConn Technology Park. By consensus the Council agreed to discuss the assisted/independent living project in September and the technology park in August and to include our State Representatives and Town Assessor in that discussion.
The Town Manager also responded to a number of questions raised in the public comments. The matching funds for the FTA grant will be provided by EDR via the abatement agreement. Initially there were concerns about the size of the bays at Storrs Automotive. These concerns have been addressed, the Town was not involved.

Mr. Hart extended his condolences to the family and friends of Richard Pellergrine, who recently passed away. Mr. Pellegrine served the Town in many capacities over the years

as a volunteer firefighter and a member of the Town Council. Mr. Hart will miss his conversations with Mr. Pellegrine.

VI. REPORTS AND COMMENTS OF COUNCIL MEMBERS

Mayor Paterson also offered condolences to the Pellegrine family. The Mayor worked with Richard Pellegrine in many venues and will always remember his wit and willingness to discuss issues. Mr. Pellegrine served the Town as a member of the Board of Education, the Town Council, the Republican Town Committee, the Public Safety Committee, and as an original member of the Communication Advisory Committee, to name a few. He was also a constable, volunteer fireman and a teacher. Mayor Paterson commented that both Dick and Carol Pellegrine have been wonderful citizens of the Town and he will be missed.

VII. OLD BUSINESS

2. Proposed Revisions to Traffic and Parking Ordinance and Regulations

Mr. Hultgren discussed the free on street parking being provided in the Storrs Center project and noted nothing in the regulations, other than snow removal, mentions an ending time. Council members discussed the wording for the snow removal provisions and the length of time in which fines are payable.

Mr. Shapiro moved and Mr. Schaefer seconded to suspend Rule 6(d) of the Town Council Rules of Procedures to allow the Town Council to vote on the Proposed Revisions to Traffic and Parking Ordinance and Regulations.

The motion passed unanimously.

Mr. Shapiro moved, effective July 9, 2012, to accept the proposed revisions to the Motor Vehicle Traffic and Parking Ordinance and the proposed revisions to the Motor Vehicle and Parking Regulations, which revisions shall be effective 21 days after publication in a newspaper having circulation within the Town of Mansfield.

Mr. Shapiro offered the following amendments:

- Section 182-3A and Section A-198-7– remove the period and add "whenever snow plowing is required."
- Section A-198-5a (A) – remove "the road to the post office (now or formerly known as the extension of South Eagleville Road)" and substitute "Charles Smith Way".
- Section A-198-5 a(A) – remove "the new Village Street" and substitute "Royce Circle/ Wilbur Cross Way"

Mr. Kochenburger offered the following additional amendment for consideration:

- Section A-198-5a (D) – after "entities" add "including consideration of being added as an "Additional Insured" under the requesting party's liability policy..." The proposed amendment by Mr. Kochenburger was accepted.

Mr. Paulhus seconded the motion to amend. The motion passed unanimously.

Mr. Shapiro moved and Mr. Paulhus seconded to approve the original motion as amended. The motion passed unanimously.

3. School Building Project

Mr. Schaefer moved and Mr. Paulhus seconded to refer to the Planning and Zoning Commission for a report in accordance with CGS§8-24, the conceptual school building project consisting of the following elements:

- Renovations to the Mansfield Middle School
- Construction of two new elementary schools on the Goodwin and Vinton sites, including demolition of the existing buildings and the acquisition of adjacent property if necessary
- Closure of Southeast Elementary school, the future use of which is undetermined at this time

Council members discussed the purpose of the motion which is to refer the issue back to the Planning and Zoning Commission for additional review under CGS§8-24.

The motion passed unanimously.

4. Storrs Center Update
The Town Manager updated members on the progress of the project and will provide an update on the garage cost overruns next month. The residential properties and most of the businesses are on schedule to open mid-August. The Director of Public Works updated members regarding street renovations and construction. Mr. Kochenburger requested the Mansfield Downtown Partnership update its website to reflect expected business openings and delays.

5. Community Water/Wastewater Issues
The water supply workshop to be held on July 12, 2012 will consist of representatives of both state and local agencies who will discuss a number of issues and take questions from the public.

VIII. NEW BUSINESS

6. Resolution to Approve $500,000 Small Town Economic Assistance Program (STEAP) Grant for Storrs Center Wilbur Cross Way/Royce Circle Streetscape
Mr. Paulhus moved and Mr. Shapiro seconded to approve the following resolution:
RESOLVED, That the Town Council of the Town of Mansfield, Connecticut, authorizes the submittal of the 2013 STEAP grant application to the Connecticut Department of Economic and Community Development for the Storrs Center development project in the amount of $500,000.
The motion to approve passed unanimously.

7. Naming of Wormwood Hill Green
Mr. Schaefer moved that those who do have or may have ownership rights to any part of the roughly triangular green just below Ms. Isabelle Atwood's home, between Wormwood Hill Road and Gurleyville Road, be asked if they have any objections to the green being called "The Atwood Green." And that this be done before the next Council meeting (July 23, 2012).
Mr. Schaefer read a statement in support of his proposal (Statement attached). The Public Works Department will send a notification letter to all abutters within 500' of the green.
Seconded by Mr. Paulhus the motion passed unanimously.

IX. DEPARTMENTAL AND COMMITTEE REPORTS
No comments

X. REPORTS OF COUNCIL COMMITTEES
At the next meeting, Mayor Paterson will appoint Councilor Freudmann to additional committee memberships formerly held by Meredith Lindsey.

XI. PETITIONS, REQUESTS AND COMMUNICATONS
8. P. Suprenant (6/25/12)
9. Commission on Aging re: Bus Stop and Shelter – referred to the Transportation Advisory Committee
10. Human Services Advisory Committee, Advisory Committee on the Needs of Persons with Disabilities, Mansfield Advocates for Children re: Public Transportation Plan
11. M. Hart/F. Baruzzi re: Policy for Meeting the Procurement and End-of-Life Management Requirements of the State Electronics Challenge
12. M. LaPlaca re: Code of Ethics – previously referred to the Personnel Committee
13. D. O'Brien re: Code of Ethics Revisions
14. L. Painter re: University of Connecticut Technology Park
15. Legal Notice: Notice of Primary
16. Legal Notice: Zoning Board of Appeals

17. Mansfield Minute – July 2012
18. L. Rhoden re: Heinz Hermann Trust
19. State of Connecticut Department of Agriculture re: Statement of Dog License Survey
20. State of Connecticut Library re: Historic Documents Preservation Grant
21. Connecticut Water re: University of Connecticut Water System 2011 Consumer Confidence Report
22. Important Information from CL&P about Work in Your Neighborhood

XII. FUTURE AGENDA

Council members will be polled regarding the possible cancellation of one of the August meetings.

Mr. Freudmann requested the Council add the subject of moving the Town's employee pension plan from MERS as a future agenda item. The Personnel Committee is currently reviewing the issue.

Mr. Schaefer requested the naming of the Wormwood Hill green be added to the next agenda.

XIII. ADJOURNMENT

Mr. Paulhus moved and Mr. Shapiro seconded to adjourn the meeting at 9:25 p.m. Motion passed unanimously.

Elizabeth Paterson, Mayor

Mary Stanton, Town Clerk

July 9, 2012

July 9, 2012

To: Town Council

From: Betty Wassmundt

Regarding the meeting about water issues scheduled for this coming Thursday, I request that Council modify its procedure so as to allow the public to ask questions of the speakers or, possibly, to provide additional information. I appreciate that Council needs to know what the professionals have to say but it is the case that some people in town have studied water issues extensively. Their questions and comments can be valuable to all of us, including the Council. Also, it is the public that raised the issues; I ask your consideration to allow participation of the public.

Next, I have been told that the Storrs Downtown building which now houses the Automotive facility was built so that the bays are too short by several feet. When the town manager reports on the Downtown, please address this issue. I would like to know who is responsible for this and who will pay to correct the problem. Thank you.

To Mary

I move that those who do have or may have ownership rights to any part of the roughly triangular green just below Ms Isabelle Atwood's home, between Wormwood Hill Road and Gurleyville Road, be asked if they have objections to the green being called "The Atwood Green." And that this be done before the next Council meeting (July 23, 2012).

The idea was conveyed to me by Gregory Anderson, and I think it is marvelous.

The Atwoods have been in Mansfield for most of its history and, in that history, have built homes, done and managed mill work, and pretty much all else in Mansfield. This continues today: Ms Isabelle Atwood is doing important work both at UConn, and on various Town committees.

Ms Atwood's grandfather built his home just above what I suggest we call The Atwood Green. The green itself, we assume, was built because going from Gurleyville to Wormwood Hill roads (or the reverse), in a carriage, one needed to make a gradual approach rather than a right-handed approach. And so the green was born, inside these approaches.

We must be clear: We are naming the green The Atwood Green because of what the entire Atwood lineage has done, for and about Mansfield. Finally, I might point out that Atwoodville is named for this family.

7/9/12 meeting packet
New page 104 (missing from original packet)

As authorized by the Act, UCHC is in the process of negotiating a 98-year ground lease with an independent research organization that is exempt from taxation under Section 501(c)(3) of the IRC. The leased premises will be comprised of 17 acres of land on the UCHC campus, title to which is held by the State of Connecticut. The tenant shall construct, own, and operate, with financial assistance provided by CI, the "research laboratory and office building operation" and related amenities, including, without limitation, parking (collectively, the "Project") contemplated by the Act.

Against this background, UCHC would like legal clarification as to whether the Project which (a) is to be constructed, owned and operated on the UCHC campus by an independent research organization exempt from taxation under Section 501(c)(3) of the IRC, and (b) will serve as anchor to a Connecticut bioscience cluster, in furtherance of the Act and in collaboration with UCHC, among others, is subject to any Town of Farmington zoning, subdivision, wetlands, building permit or other land use approvals or permits.

This office has consistently opined that in the absence of specific statutory authority, local zoning authorities have no jurisdiction over the construction of a building on state land, even if the building being constructed is owned by a private entity.

Relative to the zoning review, this office has consistently advised state agencies that local zoning regulations do not apply to such construction projects absent an explicitly articulated legislative intent. See Conn. Op. Atty. Gen. No. 86-63 (August 18, 1986) (Commercial property owned by University of Connecticut in Mansfield, Connecticut and leased to private businesses is not subject to local zoning); see also 26 Conn. Op. Atty. Gen. 98, 99 (Town of Windsor Locks lacks zoning authority over privately owned hotel at Bradley Field); and 33 Conn. Op. Atty. Gen. 38 (1963) (Lease out of state owned park property not subject to local zoning).

This is similarly true relative to local building requirements. Building permit statutes must be interpreted in light of established principles governing the State's sovereignty. See, Conn. Op. Atty. Gen. No. 85-027 (April 17, 1985): "The rule of statutory construction which governs your inquires [about the State Building Code] is that it is 'a universal rule in the construction of statutes limiting rights, that they are not to be construed to embrace the government or sovereignty unless by express terms or necessary implication such appears to have been the clear intention of the legislature, and the rights of the government are not to be impaired by a statute unless its terms are clear and explicit, and admit of no other construction.' " Id. (citations omitted). In

SPECIAL MEETING – MANSFIELD TOWN COUNCIL
July 12, 2012
DRAFT

Deputy Mayor Antonia Moran called the special meeting of the Mansfield Town Council to order at 6:00 p.m. in the Council Chamber of the Audrey P. Beck Building

I. ROLL CALL
Present: Freudmann, Kochenburger, Moran, Paulhus, Ryan, Shapiro
Excused: Keane, Paterson, Schaefer

II. PRESENTATION BY STATE AND LOCAL REGULATORS re: WATER SUPPLY ISSUES
Deputy Mayor Moran welcomed both the presenters and the public to the work session.
Lori Mathieu, Department of Public Health's Section Chief for the Drinking Water Section, Rob Hust, Connecticut Department of Energy and Environmental Protection's Assistant Director of Planning and Standards, Jack Betkoski, Connecticut Public Utility Regulatory Authority's Vice Chairman and Rob Miller, Eastern Highland Health District's Director discussed the regulatory and planning responsibilities of their organizations with respect to water resources.

III. QUESTION AND ANSWER SESSION
A question and answer session ensued.

Antonia Moran, Deputy Mayor

Mary Stanton, Town Clerk

LEGAL NOTICE
TOWN OF MANSFIELD
PUBLIC HEARING
"Right to Farm Ordinance and Municipal Tax Incentives for Farms"

The Mansfield Town Council will hold a public hearing at 7:30 PM at their regular meeting on July 23, 2012 to solicit public comments regarding the following proposed ordinances:

- An Ordinance Regarding the Right to Farm
- An Ordinance Regarding Farm Tax Abatements
- An Ordinance Providing an Additional Property Tax Exemption for Farm Machinery
- An Ordinance Providing a Property Tax Exemption for Farm Buildings

At this hearing persons may address the Town Council and written communications may be received. Copies of said proposals are on file and available at the Town Clerk's office: 4 South Eagleville Road, Mansfield, Connecticut. The proposed ordinances are also available on the Town's website (mansfieldct.org)

Dated at Mansfield Connecticut this 10th day of July, 2012.

Mary Stanton, Town Clerk

PAGE
BREAK

Town of Mansfield
Agenda Item Summary

To:	Town Council
From:	Matt Hart, Town Manager MWH
CC:	Maria Capriola, Assistant to Town Manager; Jennifer Kaufman, Parks Coordinator; Curt Vincente, Director of Parks and Recreation; Linda Painter, Director of Planning and Development; Irene Luciano, Assessor; Agriculture Committee
Date:	July 23, 2012
Re:	Right to Farm Ordinance and Municipal Tax Incentives for Farms

Subject Matter/Background

At Monday's meeting, the Town Council will conduct a public hearing regarding the proposed Right to Farm Ordinance and Municipal Tax Incentives for Farms. This item has been placed on the Council's agenda as old business to allow the Council to debrief the public hearing.

As you will recall, the Town Council referred the following proposed ordinances to the Ordinance Development and Review Subcommittee (ODRS for review:

- *An Ordinance Regarding the Right to Farm*
- *An Ordinance Regarding Farm Tax Abatements*
- *An Ordinance Providing an Additional Property Tax Exemption for Farm Machinery*
- *An Ordinance Providing a Property Tax Exemption for Farm Buildings*

The ODRS met four times to review the ordinances. The Town Attorney, members of the Agriculture Committee and Mansfield's Assessor attended the meetings (see attached minutes). The subcommittee did not make any changes to the farm machinery exemption or the farm buildings and structures exemptions.

The subcommittee did refer the Right-to-Farm Ordinance to the Conservation Commission. As a result of comments from the commission, the subcommittee added the following statement to Section 3. Findings and Purpose, "...while being respectful of the land and conscious of potential impacts on natural resources."

The subcommittee held lengthy discussions with the Assessor and the Assessor from Woodstock, CT concerning the Farm Tax Abatements Ordinance. Following these conversations, the subcommittee reversed sections 4 and 5 of the ordinance to improve clarity, added a qualifying financial threshold for farms, and added language to clarify that the abatement would apply to all properties that an individual entity is using for its farm operation. In addition, the subcommittee removed the term "nontraditional farm" as a type of farm that could qualify for the abatement. The subcommittee argued that, because the term "non-traditional farm," is not defined, the lack of clarity could create a situation for potential abuse and would make the ordinance difficult for the Assessor to administer.

The Planning and Zoning Commission, the Open Space Preservation Committee and the Sustainability Advisory Committee have submitted statements in support of the proposed legislation (see attached).

Financial Impact

See the attached spreadsheet titled "Assessed Property Eligible for Farm Tax Incentive," which provides the estimated financial impact of the proposed legislation, using the Town's current budget and mill rate.

Legal Review

The Town Attorney has assisted the ODRS in its review of the proposed ordinances.

Recommendation

Rule 6(d) of the Council Rules of Procedure provides that the Town Council may not amend, adopt or reject a proposed ordinance on the day the first public hearing is convened. The Council may suspend the rule by a majority vote.

Unless the public hearing raises any additional issues that we have not considered, or if the Town Council wishes to make further revisions, staff recommends that the Council adopt the proposed ordinances.

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

Move, effective _____, to accept the following proposed ordinances:

- *An Ordinance Regarding the Right to Farm*
- *An Ordinance Regarding Farm Tax Abatements*
- *An Ordinance Providing an Additional Property Tax Exemption for Farm Machinery*
- *An Ordinance Providing a Property Tax Exemption for Farm Buildings*

which ordinances shall be effective 21 days after publication in a newspaper having circulation within the Town of Mansfield.

Attachments

1) An Ordinance Regarding the Right to Farm – 5/3/12 Draft *(suggested additions underlined)*
2) An Ordinance Regarding Farm Tax Abatements – 5/24/12 Draft *(suggested deletions crossed out; suggested additions underlined)*
3) An Ordinance Providing an Additional Property Tax Exemption for Farm Machinery – 2/9/12 Draft *(no changes made)*
4) An Ordinance Providing a Property Tax Exemption for Farm Buildings – 2/9/12 Draft *(no changes made)*
5) Ordinance Development and Review Subcommittee Minutes (5/24/12, 5/3/12, 4/5/12, 3/8/12)
6) Information relating to the ordinances submitted to the Town Council at the February 14, 2012 meeting
7) Planning and Zoning Commission re: Right To Farm Ordinance and Municipal Tax Incentives for Farms (7/17/12)
8) Open Space Preservation Committee re: Right-to-Farm Ordinance and Farm Tax Incentives Ordinances (6/26/12)
9) Sustainability Committee re: Right To Farm Ordinance and Municipal Tax Incentives for Farms (7/23/12)
10) C. Hirsch re: Proposed "Right to Farm" Ordinance
11) Financial Impact Statement – "Assessed Property Eligible for Farm Tax Incentive"

Town of Mansfield
Code of Ordinances
"An Ordinance Regarding the Right to Farm"

May 3, 2012 Draft

Section 1. Title.
This chapter shall be known and may be cited as the "Right to Farm Ordinance."

Section 2. Legislative Authority.
This chapter is enacted pursuant to sections 1-1, 7-148 and 19a-341(a) and (c) of the Connecticut General Statutes.

Section 3. Findings and Purpose.
Agriculture plays a significant role in the heritage and future of the Town of Mansfield. The Town Council of the Town of Mansfield recognizes the importance of agriculture and farming to the quality of life, heritage, public health, scenic vistas, tax base, wetlands and wildlife, and local economy of the Town of Mansfield. This ordinance is intended to encourage the pursuit of agriculture and farming, promote agriculturally based economic opportunities, and protect farmland within the Town of Mansfield by allowing agricultural uses and related activities to function with minimal conflict with abutting property owners and Town of Mansfield agencies.

It is the declared policy of the Town of Mansfield to conserve, protect and encourage the maintenance and improvement of agricultural land for the production of food and other agricultural products and for its natural and ecological value, while being respectful of the land and conscious of potential impacts on natural resources. It is also determined that whatever the effect may be on others through generally accepted agricultural practices is offset and ameliorated by the benefits of local agriculture and farming to the neighborhood and to the people of the Town of Mansfield.

Section 4. Definitions.
The terms "agriculture and "farming" shall have all those meanings set forth in section 1-1(q), as amended, of the Connecticut General Statutes.

Section 5. Right to Farm.

Notwithstanding any general statute or municipal ordinance or regulation pertaining to nuisances to the contrary, no agricultural or farming operation, place, establishment or facility within the Town of Mansfield, or any of its appurtenances, or the operation thereof shall be deemed to constitute a nuisance, either public or private, due to alleged objectionable (1) odor from livestock, manure, fertilizer or feed, (2) noise from livestock or farm equipment used in normal, generally accepted farming procedures, (3) dust created during plowing or cultivation operations, (4) use of chemicals, provided such chemicals and the method of their application conform to practices approved by the Connecticut Commissioner of Energy and Environmental Protection or, where applicable, the Commissioner of Public Health, or (5) water pollution from livestock or

crop production activities, except the pollution of public or private drinking water supplies, provided such activities conform to acceptable management practices for pollution control approved by the Commissioner of Energy and Environmental Protection; provided such agricultural or farming operation, place, establishment or facility has been in operation for one year or more and has not been substantially changed, and such operation follows generally accepted agricultural practices. Inspection and approval of the agricultural or farming operation, place, establishment, or facility by the Commissioner of Agriculture or his designee shall be prima facie evidence that such operation follows generally accepted agricultural practices.

Section 6. Exceptions.

The provisions of this chapter shall not apply whenever a nuisance results from willful or reckless misconduct in the operation of any such agricultural or farming operation, place, establishment or facility, or any of its appurtenances.

Town of Mansfield
Code of Ordinances
"An Ordinance Regarding Farm Tax Abatements"

May 24, 2012 Draft

Section 1. Title.
This chapter shall be known and may be cited as the "Farm Tax Abatements Ordinance."

Section 2. Legislative Authority.
This chapter is enacted pursuant to sections 7-148 and 12-81m of the Connecticut general Statutes.

Section 3. Findings and Purpose.
The Town Council of the Town of Mansfield believes that agriculture and farming are vitally important to the quality of life, environment, and economy of the Town of Mansfield, and wishes to encourage farming in the Town.

Connecticut General Statutes §12-81m allows towns to abate up to fifty percent of the property taxes on any dairy farm, fruit orchard, vegetable, nursery, or nontraditional farm, including a vineyard for growing of grapes for wine, and to recapture abated taxes in certain circumstances in the event of a sale of the property.

The Town Council wishes to establish a mechanism whereby such tax relief may be granted to dairy farms, fruit orchards, vegetable, nurseries, or ~~nontraditional farms, including a~~ vineyards for growing of grapes for wine, as provided by law

Section 4. Property Tax Abatement.
Upon approval by the Tax Assessor and affirmative vote by the Town Council, the Town may abate up to fifty percent (50%) of the property taxes for any such dairy farm, fruit orchard, vegetable, nursery ~~or nontraditional farm,~~ or vineyard.

a. Any abatement shall continue in force for five years, or until such time as the dairy farm, fruit orchard, vegetable, nursery, or ~~nontraditional farm, including a~~ vineyard for growing of grapes for wine is sold, or until such time as the property ceases to be a dairy farm, fruit orchard, vegetable, nursery, or ~~nontraditional farm, including a~~ vineyard for growing of grapes for wine, or if any such business is deemed ineligible for an abatement based on a determination by the Tax Assessor that the beneficiary of the abatement has failed to show that they have derived at least fifteen thousand dollars in gross sales from such business or incurred at least fifteen thousand dollars in expenses related to such operation, with respect to the most recently completed taxable year of such business. Otherwise, any such abatement may be renewed for an additional five years by vote of the Town Council based on a proper reapplication made to the Office of the Tax Assessor at or near the end of the preceding five year term pursuant to the requirements for any initial application as set forth in this chapter.

b. The property owner receiving the abatement must notify the Tax Assessor and Town Council in writing within thirty (30) days of the sale of the property or the cessation of operations as a dairy farm, fruit orchard, vegetable, nursery, or ~~nontraditional farm, including a~~ vineyard for growing of grapes for wine.

Section 5. Application for Property Tax Abatement.

The Town of Mansfield may abate property taxes on dairy farms, fruit orchards, vegetable, nurseries, or ~~nontraditional farms, including a~~ vineyard for growing of grapes for wine, and recapture taxes so abated in the event of sale, in accordance with the following procedures and requirements:

a. Any action by the Town concerning the abatement of property taxes for dairy farms, fruit orchards, vegetable, nurseries, or ~~nontraditional farms, including a~~ vineyard for growing of grapes for wine, or the recapture of any taxes so abated, shall be done pursuant to Connecticut General Statutes §12-81m, as such statute may be amended from time to time.

b. Any request for an abatement must be made by application to the Office of the Tax Assessor of the Town of Mansfield by the record owner of the property, or a tenant with a signed, recorded lease of at least three years, which lease requires the tenant to pay all taxes on any dairy farm, fruit orchard, vegetable, nursery, or ~~nontraditional farm, including a~~ vineyard for growing of grapes for wine, as part of the lease.

c. In order for an abatement to apply for the tax year beginning July 1, 2013, the application must be submitted no later than October 1, 2012. For any tax year thereafter, the application must be submitted by October 1 of the preceding year.

d. An abatement is only available for dairy farms, fruit orchards, vegetable, nurseries, or ~~nontraditional farms, including~~ a vineyard for growing of grapes for wine. The applicant must provide the Assessor with evidence to support the status of the property as a dairy farm, fruit orchard, vegetable, nursery, or ~~nontraditional farm, including~~ a vineyard for growing of grapes for wine. In determining whether a property is a dairy farm, fruit orchard, vegetable, nursery, or ~~nontraditional farm, including~~ a vineyard for growing of grapes for wine, the Assessor shall take into account, among other factors: the acreage of the property; the number and types of livestock, vegetable production, fruit trees or bushes on the farm; the quantities of milk or fruit sold by the facility; the gross income of the farm derived from dairy, nursery, vegetable, or orchard related activities; the gross income derived from other types of activities; and, in the case of a dairy farm, evidence of Dairy Farm or Milk Producing Permit or Dairy Plant or Milk Dealer Permit, as provided by Connecticut General Statutes § 22-173. All residences and building lots are excluded, but any building for seasonal residential use by workers in an orchard which is adjacent to the fruit orchard itself shall be included.

e. In addition to the aforementioned evidence that must be submitted to the Assessor, the applicant must also provide a notarized affidavit certifying that the applicant derived at least fifteen thousand dollars in gross sales from such eligible business or incurred at least fifteen thousand dollars in expenses related to such operation, with respect to the most recently

completed taxable year of such business. *For purposes of this Chapter, such eligible business" shall cumulatively include all properties upon which an individual entity is doing business as a dairy farm, fruit orchard, vegetable, nursery, or ~~nontraditional farm, including~~ a vineyard for growing grapes for wine* Otherwise, any such abatement shall be denied.

Subsequently, in order to retain any such abatement, within thirty days of each annual assessment date in the Town of Mansfield, the applicant must provide such notarized affidavit certifying that the applicant derived at least fifteen thousand dollars in gross sales from such business or incurred at least fifteen thousand dollars in expenses related to such operation, with respect to the most recently completed taxable year of such business. Otherwise, any such abatement shall be terminated by the Assessor with notice to the Town Council.

Section 6. Recapture.

Upon sale of the property, and subject to the authority of the Town Council per this chapter to waive any such payment, the property owner must pay to the Town a percentage of the original amount of the taxes abated, pursuant to the following schedule:

Number of Years Sale Follows Abatement Percentage of Original Amount of Taxes Abated for Given Tax Year Which Must be Paid

More than 10 years, 0%
Between 9 and 10 10%
Between 8 and 9 20%
Between 7 and 8 30%
Between 6 and 7 40%
Between 5 and 6 50%
Between 4 and 5 60%
Between 3 and 4 70%
Between 2 and 3 80%
Between 1 and 2 90%
Between 0 and 1 100%

a. Upon affirmative vote by the Town Council, the Town may waive any of the amounts which would otherwise be owed pursuant to the foregoing recapture provision if the property continues to be used as "farm land," "forest land," or "open space," as those terms are defined in Section 12-107b of the Connecticut General Statutes, after the sale of the property.

b. The taxes owed to the Town pursuant to the recapture provisions of this chapter shall be due and payable by the record property owner/grantor to the Town Clerk of Mansfield at the time of recording of her/his deed or other instrument of conveyance. Such revenue received by the Town Clerk shall become part of the general revenue of the Town. No deed or other instrument or conveyance which is subject to the recapture of tax, as set forth herein, shall be recorded by the Town Clerk unless the funds due under the recapture provisions herein have been paid, or the obligation has been waived pursuant to the immediately preceding subsection herein.

c. The Tax Assessor shall file, not later than 30 days after abatement is approved by the Town Council, with the Town Clerk, a certificate for any such dairy farm, fruit orchard, vegetable, nursery, or ~~nontraditional farm or~~ vineyard land that has been approved for a tax abatement, which certificate shall set forth the date of initial abatement and the obligation to pay the recapture funds as set forth herein. Said certificate shall be recorded in the land records of the Town of Mansfield.

Section 7. Right of Appeal.
Any person claiming to be aggrieved by any action or inaction of the Tax Assessor of the Town of Mansfield regarding this chapter may appeal to the Board of Assessment Appeals of the Town of Mansfield in the manner set forth in Connecticut General Statutes section 12-111, as amended. Appeals from any decision of the Board of Tax Review may be taken to the Superior Court for the Judicial District of Tolland pursuant to Connecticut General Statutes section 12-117a, as amended.

Section 8. Effective Date.
Following its adoption by the Town Council, this Ordinance shall become effective on the twenty-first day after publication in a newspaper having circulation in the Town.

Town of Mansfield
Code of Ordinances
"An Ordinance Providing an Additional Property Tax Exemption for Farm Machinery"

February 9, 2012 Draft

Section 1. Title.
This Ordinance shall be known and may be cited as "An Ordinance Providing an Additional Property Tax Exemption for Farm Machinery."

Section 2. Legislative Authority.
This Ordinance is enacted pursuant to the provisions of Section 12-91(b) of the Connecticut General Statutes, as it may be amended from time-to-time.

Section 3. Findings and Purpose.
The Town Council of the Town of Mansfield finds that the preservation of farming and farmland is vitally important to retaining Mansfield's rural character and quality of life, as well as promoting economic and environmental sustainability. Therefore, pursuant to *Connecticut General Statutes* § 12-91(b), as amended, the Town of Mansfield seeks to protect, preserve and promote the health, welfare and quality of life of its people by providing an additional tax exemption for farm machinery.

Section 4. Applicability and Benefits.
(a) For a farmer who qualifies for the farm machinery exemption under **Connecticut General Statutes § 12-91**(a), any farm machinery as defined in said subsection 12-91(a) to the extent of an additional assessed value of one hundred thousand dollars ($100,000,00), subject to the same limitations as the exemption provided under said subsection (a), and further subject to the application and qualification process provided in subsection (b), below, shall be exempt from taxation to that extent..

(b) Annually, within thirty days after the assessment date, each individual farmer, group of farmers, partnership or corporation shall make written application to the Assessor for the exemption provided in subsection (a) of this section, including therewith a notarized affidavit certifying that such farmer, individually or as part of a group, partnership or corporation, derived at least fifteen thousand dollars in gross sales from such farming operation or incurred at least fifteen thousand dollars in expenses related to such farming operation, with respect to the most recently completed taxable year of such farmer prior to the commencement of the assessment year for which such application is made, on forms prescribed by the Commissioner of Agriculture. Failure to file such application in said manner and form within the time limit prescribed shall be considered a waiver of the right to such exemption for the assessment year. Any person aggrieved by any action of the Assessor shall have the rights and remedies for appeal and relief as are provided in the general statutes for taxpayers claiming to be aggrieved by the doings of the Assessor.

Town of Mansfield
Code of Ordinances
"An Ordinance Providing a Property Tax Exemption for Farm Buildings"

February 9, 2012 Draft

Section 1. Title.
This Ordinance shall be known and may be cited as "An Ordinance Providing a Property Tax Exemption for Farm Buildings."

Section 2. Legislative Authority.
This Ordinance is enacted pursuant to the provisions of Section 12-91(c) of the Connecticut General Statutes, as it may be amended from time-to-time.

Section 3. Findings and Purpose.
The Town Council of the Town of Mansfield finds that the preservation of farming and farmland is vitally important to retaining Mansfield's rural character and quality of life, as well as promoting economic and environmental sustainability. Therefore, pursuant to *Connecticut General Statutes* § 12-91(c), as amended, the Town of Mansfield seeks to protect, preserve and promote the health, welfare and quality of life of its people by providing a tax exemption for certain farm buildings.

Section 4. Applicability and Benefits.
(a) For a farmer who qualifies for the farm machinery exemption under **Connecticut General Statutes § 12-91**(a), any building used actually and exclusively in farming, as "farming" is defined in Section 1-1 of the Connecticut General Statutes, except for any building used to provide housing for seasonal employees of such farmer, upon proper application being made in accordance with this section, shall be exempt from property tax to the extent of an assessed value of one hundred thousand dollars.

(b) This exemption shall not apply to any residence of any farmer.

(c) Annually, within thirty days after the assessment date, each individual farmer, group of farmers, partnership or corporation shall make written application to the Assessor for the exemption provided in subsection (a) of this section, including therewith a notarized affidavit certifying that such farmer, individually or as part of a group, partnership or corporation, derived at least fifteen thousand dollars in gross sales from such farming operation or incurred at least fifteen thousand dollars in expenses related to such farming operation, with respect to the most recently completed taxable year of such farmer prior to the commencement of the assessment year for which such application is made, on forms prescribed by the Commissioner of Agriculture. Failure to file such application in said manner and form within the time limit prescribed shall be considered a waiver of the right to such exemption for the assessment year. Any person aggrieved by any action of the Assessor shall have the rights and remedies for appeal and relief as are provided in the general statutes for taxpayers claiming to be aggrieved by the doings of the Assessor.

TOWN OF MANSFIELD
ORDINANCE DEVELOPMENT AND REVIEW SUBCOMMITTEE
Thursday, May 24, 2012
Audrey P. Beck Municipal Building
Conference Room B
6:00 p.m.
Minutes-Draft

I. Call to Order/Roll Call Chair Carl Schaefer called the meeting to order at 6:05 p.m.
Present-Keane, Lindsey, Schaefer.
Staff: Jennifer Kaufman and Irene Luciano

II. Approval of May 3, 2012 minutes-*Lindsey moved to approve the minutes of May 3, 2012, Schaefer seconded. Motion passed. Keane abstained.*

III. Old Business

a. Right to Farm Ordinance and Municipal Tax Incentives for Farms

- Farm Property Tax Abatement – O'Brien made changes to the ordinance per the committee's comments at the 5/32012 meeting. The revised draft was circulated. Committee members asked Irene Luciano if she felt that ordinance as written would give her enough authority to implement the while preventing abuse by non-farmers. Irene reported that she felt that the implementation would be straightforward. She has discussed the abatement at length with the Woodstock assessor who has been implementing this ordinance for years. After analysis of all three farm tax incentive ordinances, she estimates that the uncollected revenue will be approximately $23,000 per year, or approximately .0009031% of the overall budget. The approximate additional taxes paid per year on a house valued at $200,000 would be $6.00. The committee agreed that including non-traditional farm made the ordinance too vague and suggested removal. *Schaefer moved "To send the Farm Property Tax Abatement to the Town Council for consideration, provided that the changes meet the approval of the Town Attorney and that non-traditional farms are removed from the ordinance." Lindsey seconded. Motion passed unanimously.*

b. Next Meeting Date: No future meeting date was scheduled.

IV. Public Comment-None

V. Adjourn-Lindsey motioned to adjourn the meeting at 6:50 pm. Keane seconded. Motion passed unanimously.

TOWN OF MANSFIELD
ORDINANCE DEVELOPMENT AND REVIEW SUBCOMMITTEE
Thursday, May 3, 2012
Audrey P. Beck Municipal Building
Conference Room B
6:00 p.m.
Minutes

I. Call to Order/Roll Call Chair Carl Schaefer called the meeting to order at 6:25 p.m.
Present- Lindsey, Schaefer, Moran
Also Present: Dennis O'Brien (Town Attorney), Charlie Galgowski, Agriculture Committee: Staff: Jennifer Kaufman

II. Approval of April 5, 2012 minutes-*Moran moved to approve the minutes of April 5, 2012, Lindsey seconded. Motion passed unanimously.*

III. Old Business

a. Right to Farm Ordinance and Municipal Tax Incentives for Farms

- **Right to Farm (RTF) Ordinance**- Attorney O'Brien circulated the revised ordinance, per the comments of the 4/5/2012 meeting. *Moran moved to send the Right-to-Farm ordinance to the Town Council for consideration. Lindsey seconded. Motion passed unanimously.*

- **Farm Property Tax Abatement** – O'Brien made changes to the ordinance per the committee's comments at the 4/5/2012 meeting. The revised draft was circulated and O'Brien walked the committee through the revised ordinance. (O'Brien left the meeting at 6:45 pm). Members of the committee suggested that sections 4 and 5 be reversed to make the ordinance clearer. Members felt that there needed to be a clear definition of which farms would be eligible so that the abatement would not be taken advantage of. Members made it clear that the intention of the ordinance should be to incentivize farm businesses. Jennifer agreed to solicit input from the Mansfield Assessor who would be administering the applications from farmers. In so far as possible, objective criteria should be developed and clearly stated in the abatement application. In addition, Kaufman agreed to seek guidance from Woodstock's assessor on how this town administers the abatement. Woodstock has had this abatement in place for several years now.

b. Next Meeting Date: The committee will meet on Thursday, May 24 to review the changes to the Farm Property Tax Abatement.

IV. Public Comment-None

V. Adjourn-Lindsey motioned to adjourn the meeting at 7:38. Moran seconded. Motion passed unanimously.

Adjournment

TOWN OF MANSFIELD
ORDINANCE DEVELOPMENT AND REVIEW SUBCOMMITTEE
Thursday, April 5, 2012
Audrey P. Beck Municipal Building
Conference Room B

6:00 p.m.
Minutes

Chair Carl Schaefer called the meeting to order at 6:05 pm

I. Call to Order/Roll Call
Present- Keane, Lindsey, Schaefer, Moran
Also Present: Dennis O'Brien (Town Attorney) Members of the Agriculture Committee: Al Cyr, Vicky Wetherell, Wes Bell (arrived at 8:15). Staff: Jennifer Kaufman

II. Approval of March 8, 2012 minutes-*Keane moved to approve the minutes of March 8, 2012, Lindsey seconded. Motion passed unanimously.*

III. Old Business

a. Right to Farm Ordinance and Municipal Tax Incentives for Farms

- **Right to Farm (RTF) Ordinance**- The subcommittee reviewed and discussed comments from the Conservation Commission's March meeting. After a great deal of discussion, the committee decided that the ordinance should still mirror the state statute, which states that farmers must follow generally accepted agricultural practices, state public health and DEEP regulations. Municipal ordinances must also be followed. The committee also agreed to add a statement in the "Findings and Purpose" section, second paragraph after ecological value stating "while being respectful of the land and conscious of potential impacts on natural resources." Kaufman will make the suggested changes for review by O'Brien. The committee will review the revised ordinance at the next meeting.
- **Farm Property Tax Abatement** – O'Brien walked the committee members through the CGS § 12-81m, which allows towns to abate up to 50 percent of the property taxes for several types of farm businesses. *Questions from the last meeting were reviewed and discussed by O'Brien.*
  1. The assessor can include clear standards and guidelines. The group agreed to add the $15K expenses or gross revenues. The assessor will be the one to determine whether the applicant is eligible for the abatement but the Town Council has ultimate approval.
  2. The abatement is shorter for leases than for property owners to allow flexibility for property owners.
  3. The abatement can be renewed after 5 years.
  4. Lindsey suggested that there be a provision in the ordinance that if an applicant were denied they could go to the board of assessment appeals for review.

Attorney O'Brien agreed to revise the ordinance per the discussion. The revised ordinance will be reviewed at the next meeting.

IV. Public Comment-None

V. Next Meeting Date-Jennifer will coordinate with Sara-Ann to schedule a meeting. Thursdays at 6 pm seemed to work for the group.

VI. Adjourn-Lindsey motioned to adjourn the meeting at 7:15. Moran seconded. Motion passed unanimously.

Adjournment

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TOWN OF MANSFIELD
ORDINANCE DEVELOPMENT AND REVIEW SUBCOMMITTEE
Thursday, March 8, 2012
Audrey P. Beck Municipal Building
Conference Room C

6:00 p.m.
Minutes

Chair Carl Schaefer called the meeting to order at 6:05 pm

I. Call to Order/Roll Call
Present- Keane, Lindsey, Schaefer, Moran
Also Present: Dennis O'Brien (Town Attorney) Members of the Agriculture Committee: Charlie Galgowski, Al Cyr, Kathleen Paterson, Vicky Wetherell. Staff: Jennifer Kaufman

II. New Business

a. Right to Farm Ordinance and Municipal Tax Incentives for Farms

- **Right to Farm (RTF) Ordinance**- The subcommittee discussed the Draft RTF- O'Brien stated that the ordinance mirrors the state Right to Farm Statute (CGS section 19a-341). Members of the Agriculture Committee explained that, while the state has a Right to Farm Statute, a local ordinance documents the importance of farming locally and may help protect farming operations by discouraging nuisance law suits. The subcommittee was generally in favor of the ordinance but would like to refer it to the Conservation Commission for input. *Moran motioned to refer the Draft RTF ordinance to the Conservation Commission for comment. Lindsey seconded. Motion passed* unanimously.
- **Farm Machinery** – The state allows exemption for up to $100,000 of assessed value for farm machinery and tools. Municipalities may vote to provide an *additional* exemption for farm machinery of up to $100,000 in assessed value (CGS § 12-91b). The assessor calculates the amount of exemption. This ordinance requires that the applicant provide an affidavit certifying that the farm business derived at least $15,000 in gross sales or incurred at least $15,000 in expenses. After discussion and input from the Agriculture Committee, the committee was generally in favor of this exemption. Keane stated that while, currently no farms would qualify for the additional $100,000 beyond what the state allows, this exemption may encourage some farmers to invest in their business and purchase additional machinery. *Keane moved to send the farm machinery ordinance to the Town Council for consideration. Moran seconded. Motion passed unanimously.*
- **Farm Buildings and Structures** –Municipalities have the option to provide an exemption from property tax for any building used exclusively for farming or that provides housing for seasonal employees, up to a value of $100,000 per building (CGS § 12-91c). The assessor calculates the

amount of exemption. Note that temporary structures, such as hoop houses, are exempt under state statute (CGS § 12-81). This ordinance requires that the applicant provide an affidavit certifying that the farm business derived at least $15,000 in gross sales or incurred at least $15,000 in expenses. Kaufman explained that the exemption was for buildings used "actually and exclusively for farming." *Keane moved to send the farm buildings exemption ordinance to the Town Council for consideration. Lindsey seconded. Motion passed unanimously.*

- Farm Property Tax Abatement – A municipality may reduce property taxes on farm businesses pursuant to CGS § 12-81m. This provision allows towns to abate up to 50 percent of the property taxes for several types of farm businesses, including dairy farms, fruit orchards, vineyards, vegetable farms, nurseries, tobacco farms, commercial lobstering businesses operated on maritime heritage land, and any farm that employs nontraditional farming methods, such as hydroponic farming. State law also allows municipalities to recapture abated taxes if the property is sold, provided such recapture shall not exceed the original amount of taxes abated and may not go back further than ten years. The tax collector calculates the amount of abatement. The subcommittee would like Attorney O'Brien to clarify the following:
    1. *Whether the ordinance could incorporate clear standards and guidelines for the assessor to determine which farms would qualify.*
    2. *Why the ordinance differentiates between farmers who own vs lease a property, abatement is different*
    3. *If we can add the 15K threshold as in the building and machinery exemption as a requisite for farms to qualify.*
    4. *Determine whether the abatement can be renewed after five years.*

  The Committee would like to meet in a few weeks with Attorney O'Brien to determine if the abatement ordinance could be revised to clarify the above points.

III. Public Comment-None

IV. Next Meeting Date-Jennifer will coordinate with Sara-Ann to schedule a meeting. Thursdays at 6 pm seemed to work for the group.

V. Adjourn-Keane motioned to adjourn the meeting at 7:05. Lindsey seconded. Motion passed unanimously.

Adjournment

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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; Jennifer Kaufman, Parks Coordinator; Mansfield Agriculture Committee
Date:	February 14, 2012
Re:	Right to Farm Ordinance and Municipal Tax Incentives for Farms

Subject Matter/Background

In March 2010 the Town Council asked the Agriculture Committee to review various measures designed to promote agriculture and farming in Mansfield. The committee has reviewed this subject in a thorough fashion by researching available options, learning about ordinances and regulations that other towns have enacted, attending relevant workshops and surveying farmers in Mansfield to determine how the Town could best serve farmers' needs. Based on its research, the Agriculture Committee is now recommending that the Town Council promulgate a Right to Farm Ordinance and adopt various municipal farm tax incentives. These measures are designed to support the viability of local farms, encourage today's farmers and make the Town attractive to new farmers.

In a presentation to the Town Council on September 22, 2010, Mansfield's Agriculture Committee highlighted the diversity and value of agriculture in our community. Some of the highlights include:

- Mansfield has at least 31 retail agricultural product and service providers selling a diversity of Mansfield-grown items including, honey, maple syrup, eggs, meat, fresh produce and nursery stock. The Town is home to three dairy farms owning or leasing 1800+ acres of land; five livestock farms using approximately 625 acres; and approximately 175 acres in hay production.

- Supporting agriculture is supporting smart economic development. It is estimated that agriculture in Mansfield provides jobs for upwards of 200 people. Mansfield's farm businesses are local businesses with a high local multiplier effect (hire local workers, buy local supplies, use local services). In relation to the Town's finances, farms bring in more revenue to the Town than it uses in services.

- According to Mansfield's 2006 Plan of Conservation and Development and Mansfield's Strategic Plan (*Mansfield 2020*) residents value the environmental and economic benefits of agriculture. Looking to the future, young farmers are participating in agriculture education program at all levels, including 4-H, the EO Smith Regional Agricultural Education Center and UConn's College of Agriculture and Natural Resources.

Right to Farm Ordinance

Connecticut General Statutes § 19a-341 states that "no agricultural or farming operation, place, establishment or facility, or any of its appurtenances, or the operation thereof, shall be deemed to constitute a nuisance," provided the operation is following generally accepted agricultural practices. Generally accepted agricultural practices are determined by the Commissioner of Agriculture.

Connecticut law also allows a municipality to adopt a local Right to Farm (RTF) ordinance. A RTF ordinance cannot be more restrictive than the state statute, but it serves as a statement that the municipality supports local farms and farm businesses, and views agriculture as a valued activity. Clearly stating what the town values may limit nuisance lawsuits or other farm and non-farm conflicts. Furthermore, a RTF ordinance may encourage farmers to reinvest in their farms and may bring new farmers into the community.

Several towns in Connecticut have recently passed local RTF ordinances, including Brooklyn, Canterbury, Colchester, Columbia, Eastford, Granby, Franklin, Hampton, Lebanon, Shelton, Suffield, Sprague, Thompson and Woodstock.

Farm Tax Incentives

Towns across Connecticut have enacted optional municipal farm tax incentives to support their existing farms and to encourage new farming operations to move into their communities. Municipal tax incentives build on those already allowed under state statute.

The State grants the following exemptions to active farm operations (a form has to be submitted each year):

- CGS §12-81 - Exemption for farming tools, farm produce, nursery products, temporary devices/structures for plant production and storage, livestock, including sheep, goats, swine, dairy and beef cattle, oxen, asses, mules and poultry

- CGS §12-91(a) - Exemption up to $100,000 of assessed value for farm machinery or horses used in farming (must provide annual affidavit that farm has $15,000 in gross sales or expenses to qualify)

- CGS §12-107 (PA 490) program - Value of property designated as farmland is based on sales data obtained, analyzed and recommended by the State. Recommended values are distributed to the towns every five years (last set in 2010). Rates vary according to the type of land, such as cropland, pasture, etc.

Enabling State Statues for Optional Municipal Tax Incentives
Three state statutes provide municipalities with the authority to enact optional municipal tax incentives.

1) CGS §12-81m, **Optional Property Tax Abatement** – this statute allows a municipality to abate up to 50-percent of the property taxes for several types of farm businesses, including dairy farms, fruit orchards, vineyards, vegetable farms, nurseries, tobacco farms, commercial lobstering businesses operated on maritime heritage land, and any farm that employs nontraditional farming methods, such as hydroponic farming. State law also allows municipalities to recapture abated taxes if the property is sold, provided such recapture shall not exceed the original amount of taxes abated and may not go back further than ten years. The municipal tax collector calculates the amount of abatement.

2) CGS §12-91(b), Farm Machinery – The state allows exemption for up to $100,000 of assessed value for farm machinery and tools. Municipalities may vote to provide an *additional* exemption for farm machinery of up to $100,000 in assessed value. The municipal assessor calculates the amount of exemption. The local ordinance must require that the applicant provide an affidavit certifying that the farm business derived at least $15,000 in gross sales or incurred at least $15,000 in expenses.

3) CGS §12-91(c), Farm Buildings and Structures – Municipalities have the option to provide an exemption from property tax up to a value of $100,000 per building, for any building used exclusively for farming or that provides housing for seasonal employees. The assessor calculates the amount of exemption. Note that temporary structures, such as hoop houses, are exempt under CGS §12-81. The local ordinance must require that the applicant provide an affidavit certifying that the farm business derived at least $15,000 in gross sales or incurred at least $15,000 in expenses.

The table below indicates the maximum uncollected revenue and the estimated number of farms in Mansfield that would qualify for the three local tax exemptiom options.

Optional Tax Abatement/Exemption	Estimated Abated/ Exempted Revenue	Estimated Number of Farms that would Qualify
CGS §12-81m, Property Tax Abatement – municipality may reduce property taxes on farm businesses up to 50%	$5,400-$9,650	Approximately 20 farms would qualify. Note: livestock farms do not qualify
CGS §12-91(b), Farm Machinery - allows additional exemption up to $100,000 in assessed value for farm machinery		Currently no farms in Mansfield would qualify. However, a local ordinance may encourage farmers to further invest in their farms.
CGS §12-91(c), Farm Buildings – provides exemption up to a value of $100,000 per building, for any building used exclusively for farming or that provides housing for seasonal employees	$10,800-$19,300.00	According to 2011 data, 6 farms would qualify

Financial Impact

There is no financial impact to the Town for the Right to Farm Ordinance. If the Town passed all three of the farm tax incentives the maximum uncollected revenue would be $28,950, based on current assessments.

Legal Review

The Town Attorney has assisted staff and the Agriculture Committee to develop these four proposed ordinances.

Recommendation

Staff recommends that the Town Council refer the proposed ordinances to an Ordinance Development and Review Subcommittee, established on an *ad hoc* basis and comprised of members of the Council. Alternatively, the Council could

schedule a public hearing at this point in the review process to solicit public input regarding the proposed ordinances.

Attachments

1) An Ordinance Regarding the Right to Farm – 2/8/12 Draft
2) An Ordinance Regarding Farm Tax Abatements – 2/9/12 Draft
3) An Ordinance Providing an Additional Property Tax Exemption for Farm Machinery – 2/9/12 Draft
4) An Ordinance Providing a Property Tax Exemption for Farm Buildings – 2/9/12 Draft
5) Misc State Statutes re agriculture
6) List of CT Towns that have adopted farm tax incentives
7) 9/27/10 Agriculture Committee presentation to Town Council

Town of Mansfield
Code of Ordinances
"An Ordinance Regarding the Right to Farm"

February 8, 2012 Draft

Section 1. Title.
This chapter shall be known and may be cited as the "Right to Farm Ordinance."

Section 2. Legislative Authority.
This chapter is enacted pursuant to sections 1-1, 7-148 and 19a-341(a) and (c) of the Connecticut General Statutes.

Section 3. Findings and Purpose.
Agriculture plays a significant role in the heritage and future of the Town of Mansfield. The Town Council of the Town of Mansfield recognizes the importance of agriculture and farming to the quality of life, heritage, public health, scenic vistas, tax base, wetlands and wildlife, and local economy of the Town of Mansfield. This ordinance is intended to encourage the pursuit of agriculture and farming, promote agriculturally based economic opportunities, and protect farmland within the Town of Mansfield by allowing agricultural uses and related activities to function with minimal conflict with abutting property owners and Town of Mansfield agencies.

It is the declared policy of the Town of Mansfield to conserve, protect and encourage the maintenance and improvement of agricultural land for the production of food and other agricultural products and for its natural and ecological value. It is also determined that whatever the effect may be on others through generally accepted agricultural practices is offset and ameliorated by the benefits of local agriculture and farming to the neighborhood and to the people of the Town of Mansfield.

Section 4. Definitions.
The terms "agriculture and "farming" shall have all those meanings set forth in section 1-1(q) of the Connecticut General Statutes.

Section 5. Right to Farm.
Notwithstanding any general statute or municipal ordinance or regulation pertaining to nuisances to the contrary, no agricultural or farming operation, place, establishment or facility within the Town of Mansfield, or any of its appurtenances, or the operation thereof shall be deemed to constitute a nuisance, either public or private, due to alleged objectionable (1) odor from livestock, manure, fertilizer or feed, (2) noise from livestock or farm equipment used in normal, generally accepted farming procedures, (3) dust created during plowing or cultivation operations, (4) use of chemicals, provided such chemicals and the method of their application conform to practices approved by the Connecticut Commissioner of Energy and Environmental Protection or, where applicable, the Commissioner of Public Health, or (5) water pollution from livestock or crop production activities, except the pollution of public or private drinking water supplies, provided such activities conform to acceptable management practices for pollution control

approved by the Commissioner of Energy and Environmental Protection; provided such agricultural or farming operation, place, establishment or facility has been in operation for one year or more and has not been substantially changed, and such operation follows generally accepted agricultural practices. Inspection and approval of the agricultural or farming operation, place, establishment, or facility by the Commissioner of Agriculture or his designee shall be prima facie evidence that such operation follows generally accepted agricultural practices.

Section 6. Exceptions.

The provisions of this chapter shall not apply whenever a nuisance results from willful or reckless misconduct in the operation of any such agricultural or farming operation, place, establishment or facility, or any of its appurtenances.

Town of Mansfield
Code of Ordinances
"An Ordinance Regarding Farm Tax Abatements"

February 9, 2012 Draft

Section 1. Title.
This chapter shall be known and may be cited as the "Farm Tax Abatements Ordinance."

Section 2. Legislative Authority.
This chapter is enacted pursuant to sections 7-148 and 12-81m of the Connecticut general Statutes.

Section 3. Findings and Purpose.
The Town Council of the Town of Mansfield believes that agriculture and farming are vitally important to the quality of life, environment, and economy of the Town of Mansfield, and wishes to encourage farming in the Town.

Connecticut General Statutes §12-81m allows towns to abate up to fifty percent of the property taxes on any dairy farm, fruit orchard, vegetable, nursery, or nontraditional farm, including a vineyard for growing of grapes for wine, and to recapture abated taxes in certain circumstances in the event of a sale of the property.

The Town Council wishes to establish a mechanism whereby such tax relief may be granted to dairy farms, fruit orchards, vegetable, nurseries, or nontraditional farms, including a vineyard for growing of grapes for wine, as provided by law.

Section 4. Property Tax Abatement.
The Town of Mansfield may abate property taxes on dairy farms, fruit orchards, vegetable, nurseries, or nontraditional farms, including a vineyard for growing of grapes for wine, and recapture taxes so abated in the event of sale, in accordance with the following procedures and requirements:

1. Any action by the Town concerning the abatement of property taxes for dairy farms, fruit orchards, vegetable, nurseries, or nontraditional farms, including a vineyard for growing of grapes for wine, or the recapture of any taxes so abated, shall be done pursuant to Connecticut General Statutes §12-81m, as such statute may be amended from time to time.

2. A request for an abatement must be made by application to the Office of the Tax Assessor of the Town of Mansfield by the record owner of the property, or a tenant with a signed, recorded lease of at least three years, which lease requires the tenant to pay all taxes on any dairy farm, fruit orchard, vegetable, nursery, or nontraditional farm, including a vineyard for growing of grapes for wine, as part of the lease.

3. In order for an abatement to apply for the tax year beginning July 1, 2013, the application must be submitted no later than October 1, 2012. For any tax year thereafter, the application must be submitted by October 1 of the preceding year.

4. An abatement is only available for dairy farms, fruit orchards, vegetable, nurseries, or nontraditional farms, including a vineyard for growing of grapes for wine. The applicant must provide the Assessor with evidence to support the status of the property as a dairy farm, fruit orchard, vegetable, nursery, or nontraditional farm, including a vineyard for growing of grapes for wine. In determining whether a property is a dairy farm, fruit orchard, vegetable, nursery, or nontraditional farm, including a vineyard for growing of grapes for wine, the Assessor shall take into account, among other factors: the acreage of the property; the number and types of livestock, vegetable production, fruit trees or bushes on the farm; the quantities of milk or fruit sold by the facility; the gross income of the farm derived from dairy, nursery, vegetable, or orchard related activities; the gross income derived from other types of activities; and, in the case of a dairy farm, evidence of Dairy Farm or Milk Producing Permit or Dairy Plant or Milk Dealer Permit, as provided by Connecticut General Statutes § 22-173. All residences and building lots are excluded, but any building for seasonal residential use by workers in an orchard which is adjacent to the fruit orchard itself shall be included.

Upon approval by the Tax Assessor and affirmative vote by the Town Council, the Town may abate up to fifty percent (50%) of the property taxes for any such dairy farm, fruit orchard, vegetable, nursery or nontraditional farm, or vineyard.

- Any abatement will continue in force for five years, or until such time as the dairy farm, fruit orchard, vegetable, nursery, or nontraditional farm, including a vineyard for growing of grapes for wine orchard or vineyard is sold, or until such time as the property ceases to be a dairy farm, fruit orchard, vegetable, nursery, or nontraditional farm, including a vineyard for growing of grapes for wine.

- The property owner receiving the abatement must notify the Tax Assessor and Town Council in writing within thirty (30) days of the sale of the property or the cessation of operations as a dairy farm, fruit orchard, vegetable, nursery, or nontraditional farm, including a vineyard for growing of grapes for wine

- Upon sale of the property, and subject to the provisions of Section 9 herein, the property owner must pay to the Town a percentage of the original amount of the taxes abated, pursuant to the following schedule:

Number of Years Sale Follows Abatement and Percentage of Original Amount of Taxes Abated for Given Tax Year Which Must be Paid:

More than 10 years:	0%
Between 9 and 10:	10%
Between 8 and 9:	20%
Between 7 and 8:	30%
Between 6 and 7:	40%
Between 5 and 6:	50%
Between 4 and 5:	60%
Between 3 and 4:	70%
Between 2 and 3:	80%
Between 1 and 2:	90%
Between 0 and 1:	100%

- Upon affirmative vote by the Town Council, the Town may waive any of the amounts which would otherwise be owed pursuant to the foregoing recapture provision if the property continues to be used as "farm land," "forest land," or "open space," as those terms are defined in Section 12-107b of the Connecticut General Statutes, after the sale of the property.

- The taxes owed to the Town pursuant to the recapture provisions of this chapter shall be due and payable by the record property owner/grantor to the Town Clerk of Mansfield at the time of recording of her/his deed or other instrument of conveyance. Such revenue received by the Town Clerk shall become part of the general revenue of the Town. No deed or other instrument or conveyance which is subject to the recapture of tax, as set forth herein, shall be recorded by the Town Clerk unless the funds due under the recapture provisions herein have been paid, or the obligation has been waived pursuant to the immediately preceding subsection herein.

The Tax Assessor shall file with the Town Clerk, not later than 30 days after abatement is approved by the Town Council, a certificate for any such dairy farm, fruit orchard, vegetable, nursery, or nontraditional farm or vineyard land that has been approved for a tax abatement, which certificate shall set forth the date of initial abatement and the obligation to pay the recapture funds as set forth herein. Said certificate shall be recorded in the land records of the Town of Mansfield.

Town of Mansfield
Code of Ordinances
"An Ordinance Providing an Additional Property Tax Exemption for Farm Machinery"

February 9, 2012 Draft

Section 1. Title.
This Ordinance shall be known and may be cited as "An Ordinance Providing an Additional Property Tax Exemption for Farm Machinery."

Section 2. Legislative Authority.
This Ordinance is enacted pursuant to the provisions of Section 12-91(b) of the Connecticut General Statutes, as it may be amended from time-to-time.

Section 3. Findings and Purpose.
The Town Council of the Town of Mansfield finds that the preservation of farming and farmland is vitally important to retaining Mansfield's rural character and quality of life, as well as promoting economic and environmental sustainability. Therefore, pursuant to *Connecticut General Statutes* § 12-91(b), as amended, the Town of Mansfield seeks to protect, preserve and promote the health, welfare and quality of life of its people by providing an additional tax exemption for farm machinery.

Section 4. Applicability and Benefits.
(a) For a farmer who qualifies for the farm machinery exemption under Connecticut General Statutes § 12-91(a), any farm machinery as defined in said subsection 12-91(a) to the extent of an additional assessed value of one hundred thousand dollars ($100,000,00), subject to the same limitations as the exemption provided under said subsection (a), and further subject to the application and qualification process provided in subsection (b), below, shall be exempt from taxation to that extent..

(b) Annually, within thirty days after the assessment date, each individual farmer, group of farmers, partnership or corporation shall make written application to the Assessor for the exemption provided in subsection (a) of this section, including therewith a notarized affidavit certifying that such farmer, individually or as part of a group, partnership or corporation, derived at least fifteen thousand dollars in gross sales from such farming operation or incurred at least fifteen thousand dollars in expenses related to such farming operation, with respect to the most recently completed taxable year of such farmer prior to the commencement of the assessment year for which such application is made, on forms prescribed by the Commissioner of Agriculture. Failure to file such application in said manner and form within the time limit prescribed shall be considered a waiver of the right to such exemption for the assessment year. Any person aggrieved by any action of the Assessor shall have the rights and remedies for appeal and relief as are provided in the general statutes for taxpayers claiming to be aggrieved by the doings of the Assessor.

Town of Mansfield
Code of Ordinances
"An Ordinance Providing a Property Tax Exemption for Farm Buildings"

February 9, 2012 Draft

Section 1. Title.
This Ordinance shall be known and may be cited as "An Ordinance Providing a Property Tax Exemption for Farm Buildings."

Section 2. Legislative Authority.
This Ordinance is enacted pursuant to the provisions of Section 12-91(c) of the Connecticut General Statutes, as it may be amended from time-to-time.

Section 3. Findings and Purpose.
The Town Council of the Town of Mansfield finds that the preservation of farming and farmland is vitally important to retaining Mansfield's rural character and quality of life, as well as promoting economic and environmental sustainability. Therefore, pursuant to *Connecticut General Statutes* § 12-91(c), as amended, the Town of Mansfield seeks to protect, preserve and promote the health, welfare and quality of life of its people by providing a tax exemption for certain farm buildings.

Section 4. Applicability and Benefits.
(a) For a farmer who qualifies for the farm machinery exemption under Connecticut General Statutes § 12-91(a), any building used actually and exclusively in farming, as "farming" is defined in Section 1-1 of the Connecticut General Statutes, except for any building used to provide housing for seasonal employees of such farmer, upon proper application being made in accordance with this section, shall be exempt from property tax to the extent of an assessed value of one hundred thousand dollars.

(b) This exemption shall not apply to any residence of any farmer.

(c) Annually, within thirty days after the assessment date, each individual farmer, group of farmers, partnership or corporation shall make written application to the Assessor for the exemption provided in subsection (a) of this section, including therewith a notarized affidavit certifying that such farmer, individually or as part of a group, partnership or corporation, derived at least fifteen thousand dollars in gross sales from such farming operation or incurred at least fifteen thousand dollars in expenses related to such farming operation, with respect to the most recently completed taxable year of such farmer prior to the commencement of the assessment year for which such application is made, on forms prescribed by the Commissioner of Agriculture. Failure to file such application in said manner and form within the time limit prescribed shall be considered a waiver of the right to such exemption for the assessment year. Any person aggrieved by any action of the Assessor shall have the rights and remedies for appeal and relief as are provided in the general statutes for taxpayers claiming to be aggrieved by the doings of the Assessor.

Right-to-Farm: *CGS § 19a-341*

http://www.cga.ct.gov/2011/pub/chap368m.htm#Sec19a-341.htm

§ 19a-341. Agricultural or farming operation not deemed a nuisance; exceptions. Spring or well water collection operation not deemed a nuisance. (a) Notwithstanding any general statute or municipal ordinance or regulation pertaining to nuisances to the contrary, no agricultural or farming operation, place, establishment or facility, or any of its appurtenances, or the operation thereof, shall be deemed to constitute a nuisance, either public or private, due to alleged objectionable (1) odor from livestock, manure, fertilizer or feed, (2) noise from livestock or farm equipment used in normal, generally acceptable farming procedures, (3) dust created during plowing or cultivation operations, (4) use of chemicals, provided such chemicals and the method of their application conform to practices approved by the Commissioner of Environmental Protection or, where applicable, the Commissioner of Public Health, or (5) water pollution from livestock or crop production activities, except the pollution of public or private drinking water supplies, provided such activities conform to acceptable management practices for pollution control approved by the Commissioner of Environmental Protection; provided such agricultural or farming operation, place, establishment or facility has been in operation for one year or more and has not been substantially changed, and such operation follows generally accepted agricultural practices. Inspection and approval of the agricultural or farming operation, place, establishment or facility by the Commissioner of Agriculture or his designee shall be prima facie evidence that such operation follows generally accepted agricultural practices.

(b) Notwithstanding any general statute or municipal ordinance or regulation pertaining to nuisances, no operation to collect spring water or well water, as defined in section 21a-150, shall be deemed to constitute a nuisance, either public or private, due to alleged objectionable noise from equipment used in such operation provided the operation (1) conforms to generally accepted practices for the collection of spring water or well water, (2) has received all approvals or permits required by law, and (3) complies with the local zoning authority's time, place and manner restrictions on operations to collect spring water or well water.

(c) The provisions of this section shall not apply whenever a nuisance results from negligence or wilful or reckless misconduct in the operation of any such agricultural or farming operation, place, establishment or facility, or any of its appurtenances.

Powers of Commissioner: *CGS § 22-4c*

http://www.cga.ct.gov/2011/pub/chap422.htm#Sec22-4c.htm

Sec. 22-4c. Powers of commissioner. Recording and transcription of hearings. Payment of related costs or expenses. (a) The Commissioner of Agriculture may:
(4) provide an advisory opinion, upon request of any municipality, state agency, tax assessor or any landowner as to what constitutes agriculture or farming pursuant to subsection (q) of section 1-1, or regarding classification of land as farm land or open space land pursuant to sections 12-107b to 12-107f, inclusive;

Definition of Agriculture: *CGS § 1-1(q)*
http://www.cga.ct.gov/2011/pub/chap001.htm#Sec1-1.htm

§ 1-1. Words and phrases. (q) Except as otherwise specifically defined, the words "agriculture" and "farming" shall include cultivation of the soil, dairying, forestry, raising or harvesting any agricultural or horticultural commodity, including the raising, shearing, feeding, caring for, training and management of livestock, including horses, bees, poultry, fur-bearing animals and wildlife, and the raising or harvesting of oysters, clams, mussels, other molluscan shellfish or fish; the operation, management, conservation, improvement or maintenance of a farm and its buildings, tools and equipment, or salvaging timber or cleared land of brush or other debris left by a storm, as an incident to such farming operations; the production or harvesting of maple syrup or maple sugar, or any agricultural commodity, including lumber, as an incident to ordinary farming operations or the harvesting of mushrooms, the hatching of poultry, or the construction, operation or maintenance of ditches, canals, reservoirs or waterways used exclusively for farming purposes; handling, planting, drying, packing, packaging, processing, freezing, grading, storing or delivering to storage or to market, or to a carrier for transportation to market, or for direct sale any agricultural or horticultural commodity as an incident to ordinary farming operations, or, in the case of fruits and vegetables, as an incident to the preparation of such fruits or vegetables for market or for direct sale. The term "farm" includes farm buildings, and accessory buildings thereto, nurseries, orchards, ranges, greenhouses, hoophouses and other temporary structures or other structures used primarily for the raising and, as an incident to ordinary farming operations, the sale of agricultural or horticultural commodities. The term "aquaculture" means the farming of the waters of the state and tidal wetlands and the production of protein food, including fish, oysters, clams, mussels and other molluscan shellfish, on leased, franchised and public underwater farm lands. Nothing herein shall restrict the power of a local zoning authority under chapter 124.

(73) Temporary devices or structures for seasonal production, storage or protection of plants or plant material. Temporary devices or structures used in the seasonal production, storage or protection of plants or plant material, including, but not limited to, hoop houses, poly houses, high tunnels, overwintering structures and shade houses;

Abatement of Property Tax: *CGS § 12-81m*

§ 12-81m. Municipal option to abate up to fifty per cent of property taxes of dairy farm, fruit orchard, vegetable, nursery, nontraditional or tobacco farm or commercial lobstering business operated on maritime heritage land. A municipality may, by vote of its legislative body or, in a municipality where the legislative body is a town meeting, by vote of the board of selectmen, and by vote of its board of finance, abate up to fifty per cent of the property taxes of any of the following properties provided such property is maintained as a business: (1) Dairy farm, (2) fruit orchard, including a vineyard for the growing of grapes for wine, (3) vegetable farm, (4) nursery farm, (5) any farm which employs nontraditional farming methods, including, but not limited to, hydroponic farming, (6) tobacco farms, or (7) commercial lobstering businesses operated on maritime heritage land, as defined in section 12-107b. Such a municipality may also establish a recapture in the event of sale provided such recapture shall not exceed the original amount of taxes abated and may not go back further than ten years. For purposes of this section, the municipality may include in the abatement for such fruit orchard any building for seasonal residential use by workers in such orchard which is adjacent to the fruit orchard itself, but shall not include any residence of the person receiving such abatement.

Property Tax Exemptions: *CGS § 12-91*

§ 12-91. Exemption for farm machinery, horses or ponies. Additional optional exemption for farm buildings or buildings used for housing for seasonal employees. (a) All farm machinery, except motor vehicles, as defined in section 14-1, to the value of one hundred thousand dollars, any horse or pony which is actually and exclusively used in farming, as defined in section 1-1, when owned and kept in this state by, or when held in trust for, any farmer or group of farmers operating as a unit, a partnership or a corporation, a majority of the stock of which corporation is held by members of a family actively engaged in farm operations, shall be exempt from local property taxation; provided each such farmer, whether operating individually or as one of a group, partnership or corporation, shall qualify for such exemption in accordance with the standards set forth in subsection (d) of this section for the assessment year for which such exemption is sought. Only one such exemption shall be allowed to each such farmer, group of farmers, partnership or corporation. Subdivision (38) of section 12-81 shall not apply to any person, group, partnership or corporation receiving the exemption provided for in this subsection.

(b) Any municipality, upon approval by its legislative body, may provide an additional exemption from property tax for such machinery to the extent of an additional assessed value of one hundred thousand dollars. Any such exemption shall be subject to the same limitations as the exemption provided under subsection (a) of this section and the application and qualification process provided in subsection (d) of this section.

(c) Any municipality, upon approval by its legislative body, may provide an exemption from property tax for any building used actually and exclusively in farming, as defined in section 1-1, or for any building used to provide housing for seasonal employees of such farmer. The municipality shall establish the amount of such exemption from the assessed value, provided such amount may not exceed one hundred thousand dollars with respect to each eligible building. Such exemption shall not apply to the residence of such farmer and shall be subject to the application and qualification process provided in subsection (d) of this section.

(d) Annually, within thirty days after the assessment date in each town, city or borough, each such individual farmer, group of farmers, partnership or corporation shall make written application for the exemption provided for in subsection (a) of this section to the assessor or board of assessors in the town in which such farm is located, including therewith a notarized affidavit certifying that such farmer, individually or as part of a group, partnership or corporation, derived at least fifteen thousand dollars in gross sales from such farming operation, or incurred at least fifteen thousand dollars in expenses related to such farming operation, with respect to the most recently completed taxable year of such farmer prior to the commencement of the assessment year for which such application is made, on forms to be prescribed by the Commissioner of Agriculture. Failure to file such application in said manner and form within the time limit prescribed shall be considered a waiver of the right to such exemption for the assessment year. Any person aggrieved by any action of the assessors shall have the same rights and remedies for appeal and relief as are provided in the general statutes for taxpayers claiming to be aggrieved by the doings of the assessors or board of assessment appeals.

Assessment of Farm and Forest Land: *CGS § 12-107 (PA 490)*

§ 12-107a. Declaration of policy. It is hereby declared (1) that it is in the public interest to encourage the preservation of farm land, forest land, open space land and maritime heritage land in order to maintain a readily available source of food and farm products close to the metropolitan areas of the state, to conserve the state's natural resources and to provide for the welfare and happiness of the inhabitants of the state, (2) that it is in the public interest to prevent the forced conversion of farm land, forest land, open space land and maritime heritage land to more intensive uses as the result of economic pressures caused by the assessment thereof for purposes of property taxation at values incompatible with their preservation as such farm land, forest land, open space land and maritime heritage land, and (3) that the necessity in the public interest of the enactment of the provisions of sections 12-107b to 12-107e, inclusive, 12-107g and 12-504f is a matter of legislative determination.

§ 12-107b. Definitions. When used in sections 12-107a to 12-107e, inclusive, and 12-107g:

(1) The term "farm land" means any tract or tracts of land, including woodland and wasteland, constituting a farm unit;

(2) The term "forest land" means any tract or tracts of land aggregating twenty-five acres or more in area bearing tree growth that conforms to the forest stocking, distribution and condition standards established by the State Forester pursuant to subsection (a) of section 12-107d, and consisting of (A) one tract of land of twenty-five or more contiguous acres, which acres may be in contiguous municipalities, (B) two or more tracts of land aggregating twenty-five acres or more in which no single component tract shall consist of less than ten acres, or (C) any tract of land which is contiguous to a tract owned by the same owner and has been classified as forest land pursuant to this section;

(3) The term "open space land" means any area of land, including forest land, land designated as wetland under section 22a-30 and not excluding farm land, the preservation or restriction of the use of which would (A) maintain and enhance the conservation of natural or scenic resources, (B) protect natural streams or water supply, (C) promote conservation of soils, wetlands, beaches or tidal marshes, (D) enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries or other open spaces,

Sample of Towns Which Have Adopted Enabling Tax Policies for Agriculture

If you town has adopted these policies and they are not listed, please contact us.

ASHFORD

-- Property Tax Abatement (*CGS § 12-81m*)

BETHLEHEM

-- $100,000 Exemption for Agricultural Structures (*CGS § 12-91*)

BOLTON

-- Property Tax Abatement (*CGS § 12-81m*)

COVENTRY

-- Property Tax Abatement (*CGS § 12-81m*)

CHESHIRE

-- $100,000 Exemption for Agricultural Structures (*CGS § 12-91*)

EAST HAMPTON

-- $100,000 Exemption for Agricultural Structures (*CGS § 12-91*)

EAST HARTFORD

-- $100,000 Exemption for Agricultural Structures (*CGS § 12-91*)

ELLINGTON

-- Additional $100,000 Exemption for Farm Machinery and Equipment (*CGS § 12-91b*)

From CTPlanningforAgriculture.com

GLASTONBURY

-- $100,000 Exemption for Agricultural Structures (*CGS § 12-91*)

GRISWOLD

-- $100,000 Exemption for Agricultural Structures (*CGS § 12-91*)

GUILFORD

-- $100,000 Exemption for Agricultural Structures (*CGS § 12-91*)

HAMPTON

-- $100,000 Exemption for Agricultural Structures (*CGS § 12-91*)

HEBRON

-- Additional $100,000 Exemption for Farm Machinery and Equipment (*CGS § 12-91b*)

KILLINGLY

-- $100,000 Exemption for Agricultural Structures (*CGS § 12-91*)

LEBANON

-- Additional $100,000 Exemption for Farm Machinery and Equipment (*CGS § 12-91b*)

MILFORD

-- $100,000 Exemption for Agricultural Structures (*CGS § 12-91*)

SOMERS

-- Additional $100,000 Exemption for Farm Machinery and Equipment (*CGS § 12-91b*)
-- $100,000 Exemption for Agricultural Structures (*CGS § 12-91*)

SPRAGUE

-- Additional $100,000 Exemption for Farm Machinery and Equipment (*CGS § 12-91b*)
-- $100,000 Exemption for Agricultural Structures (*CGS § 12-91*)

SUFFIELD

-- Property Tax Abatement (*CGS § 12-81m*)

UNION

-- Property Tax Abatement (*CGS § 12-81m*)

WALLINGFORD

-- $100,000 Exemption for Agricultural Structures (*CGS § 12-91*)

WASHINGTON

-- $100,000 Exemption for Agricultural Structures (*CGS § 12-91*)

WOODSTOCK

-- Property Tax Abatement (*CGS § 12-81m*)
-- Additional $100,000 Exemption for Farm Machinery and Equipment (*CGS § 12-91b*)
-- $100,000 Exemption for Agricultural Structures (*CGS § 12-91*)

PLANNING AND ZONING COMMISSION
TOWN OF MANSFIELD

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

To: Mansfield Town Council

From: JoAnn Goodwin, Chair Mansfield Planning and Zoning Commission

Date: July 17, 2012

Subject: Right To Farm Ordinance and Municipal Tax Incentives for Farms

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The Planning and Zoning Commission would like to express its strong support for the following ordinances currently under consideration by the Town Council:

- Ordinance Regarding the Right to Farm
- Ordinance Regarding Farm Tax Abatements
- Ordinance Providing an Additional Property Tax Exemption for Farm Machinery
- Ordinance Providing a Property Tax Exemption for Farm Buildings

One of the key policy goals contained in the Plan of Conservation and Development is the conservation and preservation of Mansfield's natural, historic, agricultural and scenic resources. While the Commission has implemented various land use regulation changes since the adoption of the Plan in 2006 to strengthen preservation of agricultural land and support expansion of agricultural enterprises, the proposed ordinances will provide financial incentives for the continued growth of local farms and further strengthen the message that Mansfield is a pro-agriculture community.

These proposed ordinances will support and have the potential to expand our agricultural community. Further, they assist in implementing key goals and objectives of the Plan of Conservation and Development. Accordingly, the Commission supports passage of these ordinances.

June 26, 2012

To: Town Council, Matt Hart

From: Open Space Preservation Committee

Re: Right-to-Farm Ordinance and Farm Tax Incentives Ordinances
Public Hearing, July 23, 2012

The Open Space Preservation Committee reviewed four proposed ordinances at their June 26, 2012 meeting: Right-to-Farm, Farm Tax Abatements, Property Tax Exemption for Farm Buildings, and Additional Property Tax Exemption for Farm Machinery.

The committee voted to support all of the ordinances and recommends that the Council adopt them to encourage local farms to stay in business. Without farming activity, the Town's agricultural lands would either become forests or be developed for residential use (most agricultural land is zoned RAR-90). Both of these outcomes would be difficult to reverse. In addition, residential replacements would require more Town services than farmland requires, and this could cause higher property taxes for everyone.

Preserving agricultural lands is a priority in the Town's Plan of Conservation and Development, as well as preserving the scenic vistas of farmland. The Town Plan's Policy Goal #2 has an Objective:

"To protect agricultural and forestry resources and to encourage retention and expansion of agricultural/forestry uses..."

One of the Recommendations to achieve this Objective is "Consider adoption of a municipal ordinance that supports and encourages agricultural uses..."

The committee views adoption of the four ordinances as an important action to meet this Objective. These ordinances would encourage agricultural businesses to continue their contributions to the Town's character, economy, and quality of life.

July 23, 2012

Mansfield Sustainability Committee
4 South Eagleville Road
Storrs, CT 06268

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

Dear Council Members:

The Town of Mansfield Sustainability Committee is writing in support of the proposed four ordinances that are currently under consideration for acceptance by the Council. Our consensus is that these ordinances are in agreement with the principles of sustainable practices for the Town. Local farms serve many purposes and should be considered 'productive open space'. The financial impact on the Town's revenues is minimal and would be offset by benefits such as providing jobs, recreational opportunities on farms, scenic vistas, improved wildlife habitats, food security and improved quality and freshness of produce for local residents. By preserving farms, we will incur less community service costs.

With regard to the Ordinance Regarding the Right To Farm: While the State of Connecticut already provides a 'right to farm' Statute (19a-341), the state law also allows municipalities to adopt a local Right to Farm Ordinance. Several towns in Connecticut have already done this. While the practice may seem redundant, it will underscore our commitment to local agriculture and would reassure farmers and potential farmers that pursuing agricultural business in our town will be supported by the community.

Ordinance Regarding Farm Tax Abatements: We support the proposal to institute up to a 50% tax abatement for farms, pursuant to the Connecticut General Statutes. Additional local tax relief for active farms would encourage Mansfield's farm production.

Ordinances Regarding Additional Property Tax Exemption for Farm Machinery and Providing a Property Tax Exemption for Farm Buildings: The Sustainability Committee supports the adoption of these two ordinances. As allowed by Connecticut State Statutes, towns have the option to provide additional tax exemptions for farm machinery and farm buildings. We encourage the Council to support this farming incentive.

Thank you for your consideration,

Julia Sherman

Representative, Mansfield Sustainability Committee

Town of Mansfield

CURT B. HIRSCH
ZONING AGENT
HIRSCHCB@MANSFIELDCT.ORG

AUDREY P. BECK BUILDING
4 SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2599
(860) 429-3341

To: Mansfield Town Council
From: Curt Hirsch, Zoning Agent
Date: July 19, 2012

Re: Proposed "Right to Farm" Ordinance
February 8, 2012 Draft

I have reviewed the proposed *Right to Farm Ordinance* under consideration for adoption by the Town Council with respect to its consistency with the 2006 Mansfield Plan of Conservation and Development, and the Mansfield Zoning Regulations.

The proposed Ordinance is consistent with Policy Goals #1 and #2 of Part II of the Plan of Conservation and Development; Land Use Goals, Objectives and Recommendations;

The proposed Ordinance is consistent with the intent and purposes of the Zoning Regulations. Specifically, Article X, Section T, Agricultural Uses. Section T.1, Statement of Purpose begins:

> The purpose of these regulations is to preserve existing agricultural uses, encourage new agricultural uses, and to maintain and promote a healthy and sustainable environment for people, livestock, plants and wildlife in the Town of Mansfield through the use of appropriate standards and permit processes.

I do not anticipate any conflicts between the proposed Ordinance and my ability to enforce the Zoning Regulations and applicable State Statutes.

Assessed Property Eligible for Farm Tax Incentive (updated 7/19/2012)					
	Land Used in Farming	**Farm Machinery**	**Farm buildings used exclusively in farming**		
Assessed Value	$ 523,530.00	$ 146,330.00	$ 405,790.00		
Optional Tax Abatement/Exemption	**Estimated Abated/Exempted Revenue**				
Property Tax Abatement – A municipality may further reduce property taxes on farm businesses pursuant to CGS § 12-81m by up to 50%.	$ 16,593.00				
Farm machinery --- An additional (beyond the $100,000 mandated by State) exemption of assessed value of up to $100,000 (CGS § 12-91b)	0				
Exemption from property tax for any building used exclusively for farming or that provides housing for seasonal employees, up to a value of $100,000 per building (CGS § 12-91).	$ 11,021.26				
Total Estimated Abated/Exempted Revenue	$ 27,614.26				
Percent of overall budget*	0.0010520				
**Percent of overall budget calculations based on town yearly budget of $26.6 million*					
***Additional taxes paid per year based on a mill rate of 27.16*					

Town of Mansfield
Agenda Item Summary

To: Town Council
From: Matt Hart, Town Manager
CC: Maria Capriola, Assistant Town Manager
Date: July 23, 2012
Re: Naming of Wormwood Hill Green

Subject Matter/Background
At the July 9, 2012 meeting, Council asked staff to contact those who do have or may have ownership rights to any part of the roughly triangular green just below Ms. Isabelle Atwood's home, between Wormwood Hill Road and Gurleyville Road, if they have any objections to the green being named "The Atwood Green." Staff has taken this action and has received one comment to date, which is in favor of naming the green for the Atwood family.

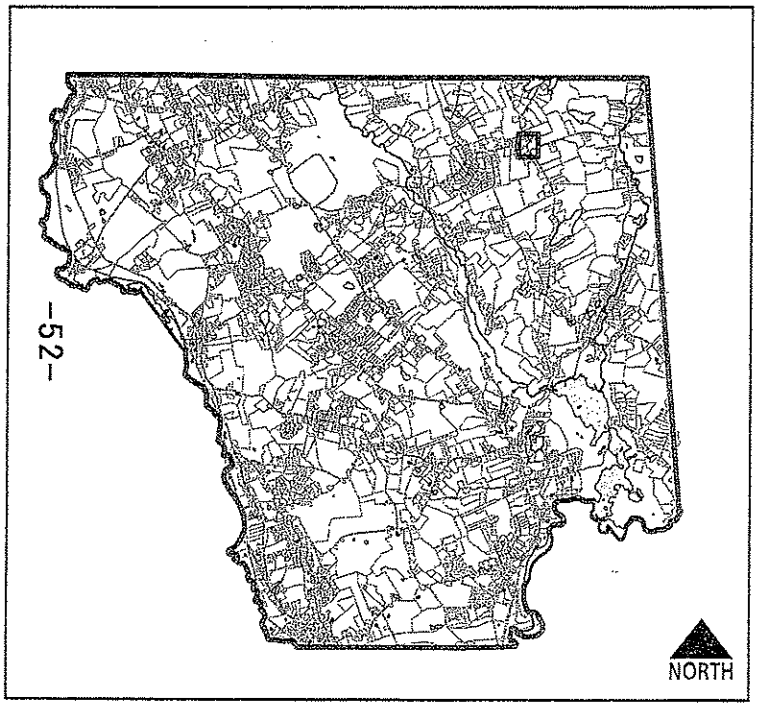
Recommendation
If the Town Council wishes to officially name the green for the Atwood family, the following motion would be in order:

Move, effective July 23, 2012, to name the green area between Gurleyville Road and Wormwood Hill Road, "The Atwood Green."

Attachments
1) Map – Wormwood Hill Green
2) M. Hart re: Naming the Green

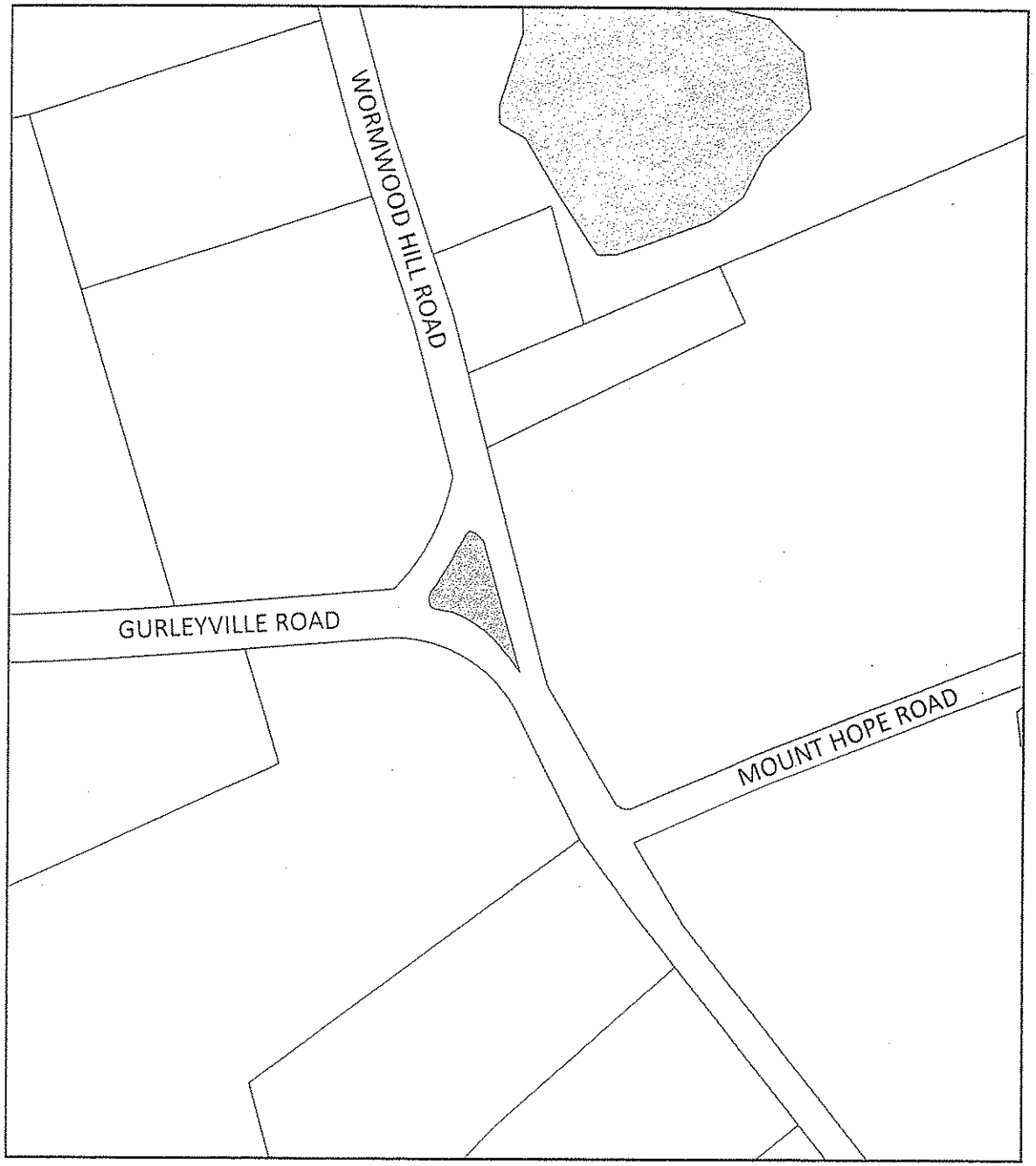
Town of Mansfield

WORMWOOD HILL GREEN



Wormwood Hill Green

WATER



200 100 0 200 Feet

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 12, 2012

RE: Naming the Green

Residents of Gurleyville/Wormwood Hill/Mount Hope Road and Surrounding Area:

The Mansfield Town Council is considering naming the green area between Gurleyville Road and Wormwood Hills Roads after the Atwood family.

Prior to taking this action, members of the Council would like to know from this area's residents if there is any objection to doing so.

Please reply to the Town Manager's Office prior to the July 23, 2012 Council meeting. I can be reached at 860-429-3336 ext. 5 or TownMngr@mansfieldct.org.

Sincerely,

Matthew W. Hart
Town Manager

Mailed 7·13·12

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

PAGE
BREAK

Town of Mansfield
Agenda Item Summary

To:	Town Council
From:	Matt Hart, Town Manager MWH
CC:	Maria Capriola, Assistant Town Manager; Sergeant Richard Cournoyer, Resident Trooper Supervisor; Michael Ninteau, Director of Building and Housing Inspection; Dennis O'Brien, Town Attorney
Date:	July 23, 2012
Re:	Amendment to Nuisance Ordinance

Subject Matter/Background

You will recall that on July 11, 2011, the Town Council enacted the "**Ordinance to Prevent Neighborhood Nuisances,**" The ordinance was developed by staff in consultation with the legal department of the State Police to address nuisance behavior in the community. As you know, we have had a history of nuisance activity in certain parts of town, including neighborhoods with student housing. This behavior has had a negative effect on occupants of nearby homes and other structures, impacting the quality of life of the neighborhoods. This condition is largely due to demographic circumstances present in few if any other towns statewide. The requirements set forth in this ordinance are designed to promote neighborhood peace and compatibility, and the general health, safety and welfare of the people of Mansfield.

Under the leadership of our resident trooper supervisor, in less than a year the **"Ordinance to Prevent Neighborhood Nuisances"** has been effectively and extensively enforced in successful pursuit of its quality of life goals in the best interests of the people of Mansfield. Very recently, however, a judge of the Superior Court in **Flahive v. Town of Mansfield** concluded that a tenant on whose premises a nuisance party has occurred may not be held responsible under our ordinance for failing to prevent others on the premises in which the tenant resides from engaging in nuisance behavior, even if the tenant is present at the scene. A copy of the Memorandum of Decision is attached hereto.

This omission from the ordinance noted by the court in the *Flahive* case is a loophole which must be closed if the Town of Mansfield is to continue to fairly and effectively enforce the subject ordinance in some situations. Though the ordinance clearly provides for sanctions that may be applied to any active perpetrator of nuisance behavior, no fine may be assessed against a tenant who passively allows their premises to be used for nuisance activity. Staff believes that often the fairest and most efficient and effective way to deter the kind of

nuisance behavior the ordinance is intended to prevent is to assess a fine against anyone who knowingly, if passively, enables any such disturbance.

Classes at the university will begin again soon. Our resident trooper supervisor and other staff, including the town attorney, have quickly developed a slight change to the definition of "Nuisance" in the "**Ordinance to Prevent Neighborhood Nuisances**" that they believe will legally, fairly and effectively address this omission in the ordinance revealed by the recent court decision. A copy of the proposed **"Amendment to the Definition of 'Nuisance' in Section 135-4 of the Ordinance to Prevent Neighborhood Nuisances,"** is also attached hereto. As this proposal is relatively brief and time is of the essence, the staff asks that the proposal be discussed and modified if need be at the July 23, 2012, meeting of the Town Council, and scheduled for a public hearing on August 27, 2012.

Financial Impact

This ordinance generates some funds based on the issuance of citations and collection of the assessed fines. If anything, this proposed amendment would increase the potential for receiving fine income, though the main purpose of the ordinance is of course to deter nuisance behavior.

Legal Review

At my request, the town attorney has fully participated in the development of the proposed **"Amendment to the Definition of 'Nuisance' in Section 135-4 of the Ordinance to Prevent Neighborhood Nuisances,"** and has determined that it is legally sound and may be implemented by Town staff.

Recommendation

As stated above, the staff asks that the Town Council schedule a public hearing to solicit public comment regarding the proposed **"Amendment to the Definition of 'Nuisance' in Section 135-4 of the Ordinance to Prevent Neighborhood Nuisances."**

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

Move, to schedule a public hearing for 7:30 PM at the Town Council's regular meeting on August 27, 2012, to solicit public comment regarding the proposed Amendment to the Definition of Nuisance in Section 135-4 of the Ordinance to Prevent Neighborhood Nuisances.

Attachments

1) Proposed "Amendment to the Definition of 'Nuisance' in Section 135-4 of the 'Ordinance to Prevent Neighborhood Nuisances'"
2) Memorandum of Decision in Flahive v. Town of Mansfield, Superior Court, July 10, 2012

Proposed Amendment to the Definition of *Nuisance* in Section 135-4 of the *Ordinance to Prevent Neighborhood Nuisances*

Article I. Prevention of Neighborhood Nuisances

[Adopted 7-11-2011, effective 8-8-2011]

§ 135-1. Title.

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

§ 135-2. Legislative authority

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

§ 135-3. Findings and purposes.

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

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

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

§ 135-4. Definitions

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

ADJACENT PREMISES

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

DWELLING UNIT

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

LANDLORD

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

NUISANCE

Any behavior which substantially interferes with the comfort or safety of other residents or occupants of the same or nearby buildings or structures. Conduct of a person or persons on any premises in a manner which is a violation of law, or which creates a disturbance of the quiet enjoyment of private or public property, may constitute a nuisance. Such behavior includes disorderly, indecent, tumultuous or riotous conduct. Unlawful conduct includes, but is not limited to, individually or in combination with other misbehavior, excessive pedestrian and vehicular traffic, obstruction of public streets by crowds or vehicles, illegal parking, the service of alcohol to underage persons, underage drinking, fights, creating a public disturbance, breach of the peace, trespassing, disorderly conduct, littering, simple assault, threatening, harassment, illegal burning or use of fireworks, urinating or defecating in public, lewdness, criminal mischief, crimes against property, or excessive noise. The knowing failure of any tenant to act responsibly to require any resident of the same premises or guest on their rented premises or adjacent premises with the consent of the tenant or their co-resident, to refrain from behavior constituting a nuisance under this Article, shall itself be a nuisance.

PREMISES

A tract of land, including buildings thereon, appurtenances, grounds, and any public right-of-way immediately adjacent to any such tract of land.

TENANT

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

§ 135-5. Applicability.

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

§ 135-6. Enforcement; penalties for offenses.

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

B. Warning; fine; notice of violation.

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

(2) Written notice of any such violation shall be hand delivered or sent via certified mail to the offender. Any fine shall be payable within 30 calendar days of the date of issuance of the notice. If any such offense was committed on the residential rental premises of a landlord by his or her tenant or by the guest of any such tenant of the landlord, a copy of such notice of

violation and a warning of the provisions of § 135-6C of this article shall be hand delivered or sent by certified mail to the landlord of any offending tenant or his or her guest.

C. If any police officer or other duly authorized Town official issues any notice of violation of this article by and pertaining to any tenants or any of their guests to any landlord of the same residential rental premises on more than two occasions in any six-month period, or more than three times within nine months, or more than four times within one year, as measured from the date of the first instance of nuisance, the Town Manager, or his designee, per Subsection A of this section, in his or her discretion, guided by the stated purposes of this article and the laws of this state and the Town of Mansfield, may hold the landlord of any tenant(s) or guest(s) who perpetrated such additional acts of nuisance legally responsible for a fine of $250 for each such additional instance of nuisance committed by any tenant of the landlord or guest of such tenant. Prompt notice of any such violation by a landlord shall be hand delivered or sent via certified mail to the landlord. The fine shall be payable within 30 days of the date of issuance of said notice.

D. In addition to any other remedy authorized by this article, if any such fine issued pursuant to this article is unpaid beyond the due date, the Town may initiate proceedings under the authority of C.G.S. § 7-152c and Chapter 129, Hearing Procedure for Citations, of the Code of the Town of Mansfield, to collect the fine.

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

§ 135-7. Appeals.

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

§ 135-8. Word usage.

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

DOCKET NO. TTD CV 12 5005633 S	:	SUPERIOR COURT
NEIL A. FLAHIVE	:	JUDICIAL DISTRICT OF TOLLAND
VS.	:	AT ROCKVILLE
TOWN OF MANSFIELD	:	JULY 10, 2012

MEMORANDUM OF DECISION

The petitioner, Neil Flahive, appeals to this court, under General Statutes § 7-152c(g), from the adverse decision of a municipal hearing official who assessed a $250 fine upon the petitioner for violating a provision set forth in Art. I. § 135-6 of the Mansfield ordinances which seeks to curb nuisance activity. Subsection 7-152c(g) affords judicial review of the assessment in the form of "a hearing in accordance with the rules of the judges of the Superior Court." Practice Book § 23-51 allows aggrieved persons to attack such an assessment at a hearing de novo. On July 6, 2012, the court held the de novo hearing.

The statutes, rules of practice, and caselaw supply no guidance as to the proper conduct of the de novo hearing. No burden of going forward or proof is specified. The one appellate decision involving § 7-152c(g), Fillion v. Harmon, 106 Conn. App. 745 (2008), deals only with the legal interpretation of a particular ordinance rather than procedure.

The statute, § 7-152c(g), and rule of practice, § 23-51, do refer to the process as an "appeal." Usually, the burden is upon the appellant to establish error. However, a de novo hearing implies

The decision was mailed 7-10-12 to:
Neal Flahive
Atty Dennis O'Brien
Reporter of Judicial Decisions

2012 JUL 10 P 2:06
SUPERIOR COURT
TOLLAND JUDICIAL
DISTRICT

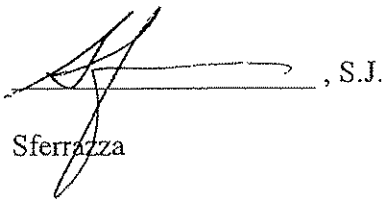
that the superior court conducts a proceeding which parallels that of the earlier, nonjudicial hearing. The court, therefore, assigns the burden of proof of a violation of the ordinance by the petitioner to the municipality, i.e. the party seeking to assess the civil penalty and enforce its ordinances. The standard is by a preponderance of the evidence because it is a civil penalty which is being sought.

As a threshold matter, the court determines that the petitioner is aggrieved because he is the person to whom the citation was issued and upon whom the fine was assessed.

The court also determines that the municipality has failed to prove that the petitioner engaged in nuisance activity. Under Art I., § 135-4, "nuisance" is defined to include "[c]onduct of a person or persons on any premises in a manner which is a violation of law, or which creates a disturbance of the quiet enjoyment of private or public property ... ." The allegation is that the petitioner was one of four tenants at a premises at which a large party occurred. The hosts charged a fee to enter the party and beer was available indiscriminately for guests. No permit to distribute beer was obtained nor did the hosts attempt to prevent underage drinking.

Such an operation was undoubtedly "nuisance activity" within the proscription of § 135-6.B.(1). However, no evidence was adduced that the petitioner hosted the party or participated in the activity in any manner. The ordinance only permits the municipal enforcement official to assess a fine against an "offender." There is no provision for strict liability or vicarious guilt. Merely being a cotenant at premises at which such nuisance activity occurs is insufficient to create an

inference of cooperation or participation in the untoward behavior. Consequently, the court rules in favor of the petitioner and against the municipality.



, S.J.

Sferrazza

Town of Mansfield
Agenda Item Summary

To:	Town Council
From:	Matt Hart, Town Manager MWH
CC:	Maria Capriola, Assistant Town Manager; David J. Dagon, Fire Chief; Erica Sledge, Administrative Analyst
Date:	July 23, 2012
Re:	Department of Homeland Security (DHS), Assistance to Firefighters Grant

Subject Matter/Background

The U.S. Department of Homeland Security (DHS) will once again fund the Assistance to Firefighters Grant (AFG) program for the 2012 Federal Fiscal Year. The AFG program objective is to provide funding directly to fire departments and nonaffiliated EMS organizations for the purpose of protecting the health and safety of the public and fire service personnel from fire and all other hazards. The department is interested in submitting a grant application for firefighter training, for which the grant provides funding.

Firefighter Training

The department is seeking funds in this category for qualified Firefighters / EMTs to attend three different training courses:

- Rescue Technician Core
- Rescue Technician Rope
- Pump Operator

Completion of the two rescue courses will bring fire department personnel up-to-date on current rescue standards, ensuring safe and effective rescue operations. The pump operator certification will result in safer fire suppression operations, by ensuring reliable water supply operations.

Financial Impact

The total cost for all three training courses, including books, expected overtime and volunteer stipends is $226,770. If the Mansfield Division of Fire and Emergency Services is awarded a grant under the AFG program, the fire department must provide a monetary match of five percent (5%) of the total amount of the award. The monetary match for this application totals $11,340; funds are available in the fire department's training budget to cover this expense.

Recommendation
Staff recommends that the Town Council authorize the Town Manager to execute the proposed application on behalf of the Mansfield Division of Fire and Emergency Services.

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

Move, to authorize Town Manager Matthew Hart to execute the proposed Fiscal Year 2012 Assistance to Firefighters Grant application which purpose is to support the provision of fire protection and emergency services within the Town of Mansfield.

Attachments
1) Department of Homeland Security (DHS), Assistance to Firefighters Grant Application

Applicant Information

EMW-2012-FO-06638
Originally submitted on 07/06/2012 by David Dagon (Userid: tomfd06268)

Contact Information:

Address: 4 South Eagleville Road
City: Mansfield
State: Connecticut
Zip: 06268
Day Phone: 8604293364
Evening Phone: 8604877628
Cell Phone: 8602085671
Email: dagondj@mansfieldct.org

Application number is EMW-2012-FO-06638

* Organization Name	Town of Mansfield Division of Fire and Emergency Services
* Type of Applicant	Fire Department/Fire District
* Type of Jurisdiction Served	Town
If other, please enter the type of Jurisdiction	
* Employer Identification Number	06-6002032
* What is your organization's DUNS Number?	083345884 (call 1-866-705-5711 to get a DUNS number)
Headquarters or Main Station Physical Address	
* Physical Address 1	4 South Eagleville Road
Physical Address 2	
* City	Mansfield
* State	Connecticut
* Zip	06268 - 2599 Need help for ZIP+4?
Mailing Address	
* Mailing Address 1	4 South Eagleville Road
Mailing Address 2	
* City	Mansfield
* State	Connecticut
* Zip	06268 - 2599 Need help for ZIP+4?

* Please describe all grants that you have received from DHS, for example, 2008 AFG grant for a vehicle or 2010 HSGP grant for exercises. (Enter N/A if Not Applicable).

The Town of Mansfield Division of Fire and Emergency Services was created by Town Ordinance in July of 2005 following a successful consolidation of two (2) independent nonprofit fire departments.

This department has received two prior grant awards:

• 2006 AFG grant for Operations and Firefighter Safety to upgrade existing Self Contained Breathing Apparatus (SCBA), a SCBA Refill Station, and Personal Protective Equipment (PPE) to meet NFPA standards.

• 2010 AFG grant for communication equipment (tone and voice pagers)

Department Characteristics (Part I)

* Are you a member of a Federal Fire Department or contracted by the Federal government and solely responsible for suppression of fires on Federal property?	No
* What kind of organization do you represent?	Combination
If you answered combination, above, what is the percentage of career members in your organization?	27 %
If you answered volunteer or combination or paid on-call, how many of your volunteer Firefighters are paid members from another career department?	0
* What type of community does your organization serve?	Rural
* Is your Organization considered a Metro Department?	No
* What is the square mileage of your first-due response area?	45
* What percentage of your response area is protected by hydrants?	5 %
* In what county/parish is your organization physically located? If you have more than one station, in what county/parish is your main station located?	Tolland
* Does your organization protect critical infrastructure of the state?	Yes
* How much of your jurisdiction's land use is for agriculture, wildland, open space, or undeveloped properties?	85 %
* What percentage of your jurisdiction's land use is for commercial and industrial purposes?	5 %
* What percentage of your jurisdiction's land is used for residential purposes?	10 %
* How many occupied structures (commercial, industrial, residential, or institutional) in your jurisdiction are more than three stories tall? Do not include structures which are not regularly occupied such as silos, towers, steeples, etc.	0
* What is the permanent resident population of your Primary/First-Due Response Area or jurisdiction served?	14465
* Do you have a seasonal increase in population?	Yes
If "Yes" what is your seasonal increase in population?	2500
* How many active firefighters does your department have who perform firefighting duties?	55
* How many ALS level trained members do you have in your department/organization?	0
* How many stations are operated by your organization?	3
* Is your department compliant to your local Emergency Management standard for the National	Yes

Incident Management System (NIMS)?

* Do you currently report to the National Fire Incident Reporting System (NFIRS)?	Yes
If you answered yes above, please enter your FDIN/FDID	03070
* What percent of your active firefighters are trained to the level of Firefighter I?	100 %
* What percent of your active firefighters are trained to the level of Firefighter II?	73 %
If you answered less than 100% to either question above, are you requesting for training funds in this application to bring 100% of your firefighters into compliance with NFPA 1001?	No

If you indicated that less than 100% of your firefighters are trained to the Firefighter II level and you are not asking for training funds in this application, please describe in the box below your training program and your plans to bring your membership up to Firefighter II.

Since 2005 the department has engaged a tiered approach to meeting its training goals based on the employment/membership status of individual firefighters.

Full-time career firefighters hired by the department must be certified as a Firefighter II at the time of their appointment or must attend a 14 week recruit firefighter training program during their probationary period. Recruit training provides, at a minimum, Firefighter I, Firefighter II, and HazMat Operational certifications.

Part-time Firefighter candidates must have, at a minimum, Firefighter I and HazMat Operational certifications. However, many candidates have Firefighter II certification. Firefighter II certification is encouraged and the department funds the training.

Volunteer members that join the organization without any professional qualification must complete Firefighter I certification within the first year of membership; the department reimburses the members upon successful completion or provides financial support if the member is unable to afford the training. Firefighter II certification is encouraged and is funded.

* What services does your organization provide?

Structural Fire Suppression
Wildland Fire Suppression
Emergency Medical Responder
Basic Life Support
Haz-Mat Operational Level
Rescue Operational Level
Occasional Fire Prevention Program

* Please describe your organization and/or community that you serve. We recommend typing your response in a Word Document outside of this application, then copying and pasting it into the written field. There is a 4000 character limit.

The Town of Mansfield Division of Fire and Emergency Services is a municipal combination workforce fire department. The department has twelve (12) full time career firefighters, fifteen (15) part-time career firefighters, and seventy (70+/-) active volunteer firefighters. The department provides Fire, Rescue, and Emergency Medical Services to the Town of Mansfield which has a population of 14,465 and an area of 45 square miles. A 1,700 acre Federal Flood Control area is within the department's response district which hosts a variety of recreational activities to which the department responds.

The department responds to approximately 2,000 calls for service annually. We are a member of the Tolland County Mutual Aid Fire Service, Inc.; the provider of regional dispatch services and the coordinator of a number of regional response teams. A robust system of mutual aid assistance is characteristic of this region.

The Town of Mansfield is home to the University of Connecticut (UConn); UConn's campus introduces an additional population of 30,000 into the town during the school year, of which 12,200 are students living in on-campus group housing. The department responds automatic aid to UConn for on-campus emergencies and mutual aid for EMS calls.

Four of the six communities that border Mansfield are served by volunteer fire departments. As a combination department with career firefighters on duty 24/7 the Mansfield Fire Department mutual aid response is counted upon and is integral to effective mutual aid operations. The Mansfield Fire Department participates in a robust

system of traditional mutual aid responses as well as Regional Response Teams for Search and Rescue, Wildland Fires, Dive operations, and Swift Water Rescue.

Fire Department Characteristics (Part II)

	2011	2010	2009
* What is the total number of fire-related civilian fatalities in your jurisdiction over the last three years?	0	0	0
* What is the total number of fire-related civilian injuries in your jurisdiction over the last three years?	0	0	0
* What is the total number of line of duty member fatalities in your jurisdiction over the last three years?	0	0	0
* What is the total number of line of duty member injuries in your jurisdiction over the last three years?	5	4	3
* Over the last three years, what was your organization's average operating budget?		1832424	
* What percentage of your TOTAL budget is dedicated to personnel costs (salary, overtime and fringe benefits)?		84.6 %	
* What percentage of your annual operating budget is derived from: Enter numbers only, percentages must sum up to 100%			
Taxes?	100 %		
EMS Billing?	0 %		
Grants?	0 %		
Donations?	0 %		
Fund drives?	0 %		
Fee for Service?	0 %		
Other?	0 %		
If you entered a value into Other field (other than 0), please explain			

* Please describe your organization's need for Federal financial assistance. We recommend typing your response in a Word Document outside of this application, then copying and pasting it into the written field. There is a 4000 character limit.

The department's sole source of funding is the Town of Mansfield, which has been profoundly impacted by its dependence on intergovernmental revenues (Federal and State sources) that have been significantly reduced. These intergovernmental sources of revenue exist due to Mansfield being the home to the University of Connecticut and the Bergin Correctional Institute; both State of Connecticut institutions. In 2011, in order to cut costs, the State of Connecticut closed the Bergin Correctional Institution which resulted in an additional loss of grant monies for the Town of Mansfield.

After many years of reduced funding for the town's capital improvement budget, the town is attempting to restart funding for these types of projects. However, this also impacts the funds available for operational needs such as training programs.

The fire department's 12/13 fiscal year operating budget is $1,470,810 yet only 2.45% is dedicated to training. Of the $36,000 allocated to train fire department personnel; $15,500 is for classroom & practical training, $500 toward books and $20,000 is for over-time salary costs. These amounts have not increased for several of the previous fiscal years. In the 11/12 fiscal year, the department used 99% of its routine training budget and exceeded its salary training budget due to over-time and backfilling costs in order to insure firefighters received at least the minimum training standards in areas prioritized by the training officer.

The department regularly encourages its members to further their training and certifications; based on previous fiscal year expenditures, we will exhaust our training budget on regular training. With the cost of contracting a Rescue Technician - Core training class, and the additional expenditures of overtime, backfilling and course books for each member, we do not have the funds to provide a special Rescue Technician - Core training class that will benefit each certified Firefighter and EMT.

* How many vehicles does your organization have in each of the types or class of vehicle listed below? **You must include vehicles that are leased or on long-term loan as well as any vehicles that have been ordered or otherwise currently under contract for purchase or lease by your organization but not yet in your possession.** (Enter numbers only and enter 0 if you do not have any of the vehicles below.)

Type or Class of Vehicle	Number of Front Line Apparatus	Number of Reserve Apparatus	Number of Seated Riding Positions
Engines or Pumpers (pumping capacity of 750 gpm or greater and water capacity of 300 gallons or more): Pumper, Pumper/Tanker, Rescue/Pumper, Foam Pumper, CAFS Pumper, Type I or Type II Engine Urban Interface	4	1	26
Ambulances for transport and/or emergency response	1	1	4
Tankers or Tenders (pumping capacity of less than 750 gallons per minute (gpm) and water capacity of 1,000 gallons or more):	0	0	0
Aerial Apparatus: Aerial Ladder Truck, Telescoping, Articulating, Ladder Towers, Platform, Tiller Ladder Truck, Quint	0	0	0
Brush/Quick attack (pumping capacity of less than 750 gpm and water carrying capacity of at least 300 gallons): Brush Truck, Patrol Unit (Pick up w/ Skid Unit), Quick Attack Unit, Mini-Pumper, Type III Engine, Type IV Engine, Type V Engine, Type VI Engine, Type VII Engine	1	0	2
Rescue Vehicles: Rescue Squad, Rescue (Light, Medium, Heavy), Technical Rescue Vehicle, Hazardous Materials Unit	2	0	6
Additional Vehicles: EMS Chase Vehicle, Air/Light Unit, Rehab Units, Bomb Unit, Technical Support (Command, Operational Support/Supply), Hose Tender, Salvage Truck, ARFF (Aircraft Rescue Firefighting), Command/Mobile Communications Vehicle,	1	0	2

Department Call Volume

	2011	2010	2009
* How many responses per year by category? (Enter whole numbers only. If you have no calls for any of the categories, enter 0)			
Working Structural Fires	28	20	18
False Alarms/Good Intent Calls	181	148	141
Vehicle Fires	7	11	9
Vegetation Fires	6	10	16
EMS-BLS Response Calls	659	680	662
EMS-ALS Response Calls	319	340	308
EMS-BLS Scheduled Transports	0	0	0
EMS-ALS Scheduled Transports	0	0	0
Vehicle Accidents w/o Extrication	122	143	126
Vehicle Extrications	0	2	0
Other Rescue	3	6	2
Hazardous Condition/Materials Calls	90	76	73
Service Calls	162	175	122
Other Calls and Incidents	56	34	30
Total	1633	1645	1507
* How many responses per year by category? (Enter whole numbers only. If you have no calls for any of the categories, enter 0)			
What is the total acreage of all vegetation fires?	3	8	10
* How many responses per year by category? (Enter whole numbers only. If you have no calls for any of the categories, enter 0)			
In a particular year, how many times does your organization receive mutual/automatic aid?	241	286	229
In a particular year, how many times does your organization provide mutual/automatic aid? (Do not include first-due responses claimed above).	236	278	243
Total Mutual / Automatic Aid	477	564	472
Out of the mutual/automatic aid responses, how many were structure fires?	39	20	19

Request Information

1. Select a program for which you are applying. If you are interested in applying under both Vehicle Acquisition and Operations and Safety, and/or regional application **you will need to submit separate applications.**

Program Name

Operations and Safety

2. Will this grant benefit more than one organization?

Yes

If you answered Yes to Question 2 above, please explain.

This training will improve the department's operational capabilities when participating in requests for mutual aid in the surrounding communities.

3. Enter Grant-writing fee associated with the preparation of this request. Enter 0 if there is no fee.

$0

View Operations and Firefighter Safety - Training Program

Training Details

1. Which title most closely describes your requested program?

Driver/Operator (NFPA 1002)

Please provide further description of the Training Program you selected.	The training program is designed to prepare the student for the practical skills and written examinations for Pump Operator certification. The main emphasis is on "hands-on" exercises using various types of pumps, hose sizes and nozzles.

2. Generally, this program can best be categorized as:

Training that is evaluated/tested using a national or state standard

3. What percentage of applicable personnel will be trained by this program?	50 %

4. Generally, the training program provided under this grant:

Will bring your department into compliance with recommended applicable NFPA or other standards, please specify:	This training program is designed to meet the job performance requirements of NFPA 1002, Chapter 5 – Fire Apparatus Driver/Operator Professional Qualifications, Operating Fire Apparatus Equipped with a Fire Pump.
5. Will this training enhance your ability to perform mutual aid?	Yes
If you answered Yes to the question above, please explain.	Yes, this training will improve the department's Mutual Aid responses to neighboring communities. As a combination department with career firefighters on duty 24/7 the Mansfield Fire Department response is counted upon and is integral to effective mutual aid response. Mutual aid will be enhanced as personnel trained to this NFPA standard will provide effective and reliable water supply for fire suppression operations.
6. Will this training include members from other fire departments and/or non-affiated EMS organizations?	No
7. Will this training be:	Instructor-led

Close Window

View Operations and Firefighter Safety - Training Program

Training Details

1. Which title most closely describes your requested program?

Technical Rescue/Urban Search and Rescue - Technician level (NFPA 1670/1006)

Please provide further description of the Training Program you selected.	Rescue Technician – Core is being requested. The training is a forty-eight (48) hour instructor – led certification course designed to satisfy the job performance requirements of NFPA 1006, Chapter 5; it is a prerequisite for all technical rescue certification courses. Students learn the basics of site operations, size-up, resource management, hazard/risk assessment, ground support for helicopter operations and incident management as it relates to the rescue environment.

2. Generally, this program can best be categorized as:

Training that is evaluated/tested using a national or state standard

3. What percentage of applicable personnel will be trained by this program?	100 %

4. Generally, the training program provided under this grant:

Will bring your department into compliance with recommended applicable NFPA or other standards, please specify:	This training program is designed to meet the job performance requirements in Chapter 5 of NFPA 1006 – Technical Rescuer Professional Qualifications. The job performance requirements of NFPA 1006, Chapter 5 must be met prior to being qualified as a technical rescuer and are a prerequisite for Rescue Technician - Rope training program that is also being requested and contained further in this application.
5. Will this training enhance your ability to perform mutual aid?	Yes
If you answered Yes to the question above, please explain.	Yes, this training will improve the department's Mutual Aid responses to neighboring communities. As a combination department with career firefighters on duty 24/7 the Mansfield Fire Department response is integral to the County Mutual Aid organization for effective mutual aid responses. Mutual aid requests from neighboring departments will be enhanced; personnel trained to the technician level will complement and/or provide a level of expertise that is not generally available in the region.
6. Will this training include members from other fire departments and/or non-affiated EMS organizations?	Yes
7. Will this training be:	Instructor-led

Close Window

View Operations and Firefighter Safety - Training Program

Training Details

1. Which title most closely describes your requested program?

Technical Rescue/Urban Search and Rescue - Technician level (NFPA 1670/1006)

Please provide further description of the Training Program you selected.	Rescue Technician – Rope is being requested. The training is a forty-eight (48) hour instructor – led certification course designed to satisfy the job performance requirements of NFPA 1006, Chapter 5. Training is focused on rescue situations in the high angle environment. Students identify and construct anchoring systems, rappel and belay lines, and lowering and hauling mechanical advantage systems.

2. Generally, this program can best be categorized as:

Training that is evaluated/tested using a national or state standard

3. What percentage of applicable personnel will be trained by this program?	100 %

4. Generally, the training program provided under this grant:

Will bring your department into compliance with recommended applicable NFPA or other standards, please specify:	This training program is designed to meet the job performance requirements in Chapter 5 of NFPA 1006 – Technical Rescuer Professional Qualifications.
5. Will this training enhance your ability to perform mutual aid?	Yes
If you answered Yes to the question above, please explain.	Yes, this training will improve the department's Mutual Aid responses to neighboring communities. As a combination department with career firefighters on duty 24/7 the Mansfield Fire Department response is integral to the County Mutual Aid organization for effective mutual aid responses. Mutual aid requests from neighboring departments will be enhanced; personnel trained to the technician level will complement and/or provide a level of expertise that is not generally available in the region.
6. Will this training include members from other fire departments and/or non-affiated EMS organizations?	Yes
7. Will this training be:	Instructor-led

Close Window

Firefighting Training - Narrative

* Section # 1 Project Description: In the space provided below include clear and concise details regarding your organization's project's description and budget. This includes providing local statistics to justify the needs of your department and a detailed plan for how your department will implement the proposed project. Further, please describe what you are requesting funding for including budget descriptions of the major budget items, i.e., personnel, equipment, contracts, etc.? *3000 characters

The Mansfield Fire Department requests funding for three training courses that will benefit the Town of Mansfield and the surrounding communities to which the town provides mutual aid. The three training courses are Rescue Technician–Core, Rescue Technician–Rope, and Pump Operator. The town is in the midst of a construction project building a mixed-use town center and main street corridor, which will include the town's first high-rise buildings. Due to budget constraints, the department as a whole has not had adequate training in Rescue Technician courses. Certification in the Rescue Technician courses will ensure the department's ability to implement effective rescue techniques, and the Rescue Technician – Rope course will enhance the department's ability to perform high-rise rescues.

The Rescue Technician – Core and Rope courses are instructor-led certification courses designed to meet the job performance requirements in Chapter 5 of NFPA 1006 – Technical Rescuer Professional Qualifications. The Core course is a prerequisite for all technical rescue certification courses, and will provide the foundation for the department's members to attend future Rescue Technician courses as necessary, including the requested Rope course. The Rope course is focused on rescue situations in the high angle environment.

The costs of the Rescue Technician – Core and Rope classes include the course, contracted through the Connecticut Fire Academy (CFA); textbooks for each individual member; career personnel salaries and fringe benefits; and volunteer stipends. The department's goal is to certify all of its qualified Firefighter/EMTs. Due to maximum class sizes of 20 students, the department is requesting funding for two (2) Rescue Technician Core classes and two (2) Rescue Technician Rope classes. The department has a 24/7 career staff, and the training will result in overtime for its career personnel. Thus, we are requesting training at overtime salary rates, as well as the fringe benefits associated with the salary costs. The department is also requesting funding for a volunteer stipend to encourage course participation.

The Pump Operator class is an instructor-led certification course that is designed to meet the job performance requirements of NFPA 1002, Chapter 5 – Fire Apparatus Driver/Operator Professional Qualifications, Operating Fire Apparatus Equipped with a Fire Pump. The department's goal is to certify all of the town's career personnel as Pump Operator. Certifying all of the department's career personnel will ensure the water supply component of fire suppression operations is reliable, which is essential for effective fire suppression.

The costs of the Pump Operator class include the CFA contract course; books for each individual; career personnel salaries and fringe benefits; and volunteer stipends. There are 19 career personnel requiring certification, which leaves space for one (1) volunteer Firefighter/EMT to obtain certification.

* Section # 2 Cost/Benefit: In the space provided below please explain, as clearly as possible, what will be the benefits your department or your community will realize if the project described is funded (i.e. anticipated savings and/or efficiencies)? Is there a high benefit for the cost incurred? Are the costs reasonable? Provide justification for the budget items relating to the cost of the requested items. *3000 characters

The cost to contract the Rescue Technician Core and Rope Rescue, and Pumper Operator training programs, books, salaries, fringe benefits, and volunteer stipends is justified. The department has equipment necessary to conduct rescue operations and water supply operations but as job performance requirements have been updated the department has not been able to keep pace due to budgetary constraints.

The Connecticut Fire Academy Rescue Tech Core contract class is $7,000. We are requesting funding for two (2) classes ($14,000), textbooks ($2,840) for 40 students, career personnel costs for salaries ($46,886) and fringe benefits ($10,384) and a volunteer stipend to encourage course participation. The volunteer stipend is calculated at the first step of the part-time career firefighters' salary range, and would pay for a member's time to attend the course and certification process ($14,326) for 13 volunteers.

The Connecticut Fire Academy Rescue Tech Rope Rescue contract class is $7,900. To train all qualified Firefighters, we are requesting funding for two (2) classes ($15,800), textbooks for 40 students ($3,760), career personnel costs for salaries ($46,886) and fringe benefits ($10,384) and a volunteer stipend to encourage course

participation. The volunteer stipend is calculated at the first step of the part-time career firefighters' salary range, and would pay for a member's time to attend the course and certification process ($14,326) for 13 volunteers.

The Pump Operator class is designed to certify all of the department's career personnel to insure the water supply component of fire suppression operations is reliable.

The Connecticut Fire Academy Pump Operator class is contracted at $3,200. To train twenty members of the department requires textbooks ($1,140), personnel salaries ($33,878) and fringe benefits ($7,857). We are requesting a volunteer stipend ($1,102) to encourage course participation.

If the rescue training is approved the department would benefit from a workforce that is qualified in the basics of site operations, size-up, resource management, hazard/risk assessment, ground support for helicopter operations, incident management in the rescue environment, and rope rescue in the high angle environment.

Rescue Technician Core training will afford department personnel the training and certification prerequisite necessary to advance to the Rescue Technician – Rope / Vehicle & Machinery / Confined Space / Trench Rescue programs, which the department plans to pursue.

Personnel trained and qualified to a nationally recognized performance standards will operate in a more effective and efficient manner at rescue incidents. A consistent approach to rescue and water supply operations at incidents by properly trained and certified individuals and guided by department policies and procedures will result in a safer and more disciplined operation which will benefit the community and mutual aid partners we serve.

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* Section # 3 Statement of Effect: How would this award affect the daily operations of your department (i.e., describe how frequently the equipment will be used or what the benefits will provide the personnel in your department)? How would this award affect your department's ability to protect lives and property in your community? *3000 characters

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The Town of Mansfield Division of Fire and Emergency Services is a combination department with twelve full time career and fifteen part-time career personnel and seventy active volunteers. The department provides Fire, Rescue, and Emergency Medical Services to the Town of Mansfield which has a first response area population of 14,465 and an area of 45 square miles. The Town of Mansfield is rural in character with three river valleys and numerous parks and preserves for recreational purposes. Many areas are relatively remote and would require technical rescue operations.

The Town is currently involved in constructing a mixed use town center and main street corridor, which will include the town's first high rise buildings. The Rescue courses will ensure the department's ability to implement effective rescue techniques in high angle environments. Within the town is the Mansfield Hollow State Park; a federal Flood Control area made up of 1,700 acres that is open for recreational purposes and used extensively by the public. Another popular recreation location is Sawmill Brook Preserve; it is attractive to rock climbers due to its 40 foot cliff.

The Mansfield Board of Education has three elementary schools and one middle school; each school has a "Ropes" course designed to provide students with team building exercises.

Each of the recreational areas or educational examples noted represent a potential technical rescue situation that would require a fire department response.

Approving the Rescue Technician Core training will assist firefighters in making appropriate resource response decisions related to proper equipment and apparatus based on the type of incident. It will also ensure the department continues to advance its technical rescue program by satisfying the prerequisite for the other rescue technician certifications.

Finally, we believe the two training programs (Core & Rope) will provide a more disciplined and tactical approach to rescue related situations. With responding personnel all trained to the same standard, the incident commander will be afforded more flexibility when assigning tasks, and it will enhance the department's ability to safely complete its functional assignments.

Daily operations of the department will be enhanced by the Pumper Operator training program. Safe driving techniques, preventative maintenance, and proficiency involving pump operations will have an immediate and beneficial effect on the safety of firefighters and the community we serve. An understanding of hydraulic calculations, water supply considerations, and apparatus systems coupled with the "hands-on" approach of the training program will instill self-confidence in the firefighters' ability to effectively operate apparatus equipped with

fire pumps.

We believe this program will contribute to a reduction in risk associated with driving and operating the apparatus.

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* Section # 4 In the space provided below include details regarding your organization's request not covered in any other section. *3000 characters

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The Town of Mansfield's 12/13 fiscal year budget dedicates only 2.45%, or $36,000 toward the training of fire department personnel; $15,500 is for classroom & practical training, $500 toward books and $20,000 is for over-time salary costs. These amounts have not increased from the previous two fiscal years and have decreased approximately 25% over the last ten years. In the 11/12 fiscal year, the department used 99% of its routine training budget and exceeded its salary training budget due to over-time and backfilling costs.

Department personnel need training to current job performance expectations to ensure safe and effective rescue operations. If the training is approved, the department would benefit from a workforce that is qualified in the basics of site operations, size-up, resource management, hazard/risk assessment, ground support for helicopter operations and incident management in the rescue environment. The Rope course will enable firefighters to identify and construct anchoring systems, rappel and belay lines, and lower and haul mechanical advantage systems. A workforce qualified at the rescue technician level (Core & Rope) will operate more effectively at rescue incidents with mutual aid departments that are trained to the same level and provide an added benefit to those mutual aid departments that lack similar training.

Personnel trained and qualified to a nationally recognized performance standard will operate in a more effective and efficient manner at rescue incidents. A consistent approach to rescue incidents by properly trained and certified individuals and guided by department policies and procedures will result in a safer and more disciplined rescue operation, which will benefit the community we serve.

A workforce qualified at the Pump Operator performance standard will also be more effective when participating in water supply operations with mutual aid departments. A consistent approach to driving and operating apparatus with pump capability and guided by department policies and procedures will result in a safer and more disciplined operation, which will benefit the firefighters operating at an incident and the community we serve.

The Mansfield Fire Department participates in Regional Response Teams, including a Search and Rescue Team, a Wildland Fire Team, Dive Team, and Swift Water Rescue Team. The Rescue Technician Core training will enhance member participation on Specialized Regional Response Teams.

Teams respond to the eighteen (18) fire department organizations that are members of the Tolland County Mutual Aid Fire Service)and serve a total population of 154,467. The teams also respond to requests for assistance from organizations outside our immediate mutual aid service area and, in the case of the Dive Team, have assisted the Connecticut State Police during search/rescue/recovery operations.

Budget

Budget Object Class	
a. Personnel	$ 167,460
b. Fringe Benefits	$ 18,569
c. Travel	$ 0
d. Equipment	$ 0
e. Supplies	$ 7,740
f. Contractual	$ 33,000
g. Construction	$ 0
h. Other	$ 0
i. Indirect Charges	$ 0
j. State Taxes	$ 0
Federal and Applicant Share	
Federal Share	$ 215,431
Applicant Share	$ 11,338
Federal Rate Sharing (%)	95/5
* Non-Federal Resources *(The combined Non-Federal Resources must equal the Applicant Share of $ 11,338)*	
a. Applicant	$ 11,338
b. State	$ 0
c. Local	$ 0
d. Other Sources	$ 0

If you entered a value in Other Sources other than zero (0), include your explanation below. You can use this space to provide information on the project, cost share match, or if you have an indirect cost agreement with a federal agency.

Total Budget	**$ 226,769**

Request Details

Training Programs

Training Programs				Action
Driver/Operator (NFPA 1002)				View Details
Item	Number of units	Cost per unit	Total Cost	Action
Driver/Operator	1	$ 3,200	$ 3,200	View Details
Reference Texts	20	$ 57	$ 1,140	View Details
Specialized	3	$ 2,693	$ 8,079	View Details
Specialized	3	$ 943	$ 2,829	View Details
Specialized	6	$ 2,394	$ 14,364	View Details
Specialized	6	$ 838	$ 5,028	View Details
Specialized	5	$ 1,102	$ 5,510	View Details
Specialized	1	$ 1,137	$ 1,137	View Details
Specialized	4	$ 1,197	$ 4,788	View Details
Specialized	1	$ 1,102	$ 1,102	View Details
Total Cost			**$ 47,177**	

Training Programs				Action
Technical Rescue/Urban Search and Rescue - Technician level (NFPA 1670/1006)				View Details
Item	Number of units	Cost per unit	Total Cost	Action
Specialized	2	$ 7,000	$ 14,000	View Details
Reference Texts	40	$ 47	$ 1,880	View Details
Reference Texts	40	$ 24	$ 960	View Details
Specialized	4	$ 2,693	$ 10,772	View Details
Specialized	4	$ 943	$ 3,772	View Details
Specialized	6	$ 2,393	$ 14,358	View Details
Specialized	6	$ 838	$ 5,028	View Details
Specialized	1	$ 2,323	$ 2,323	View Details
Specialized	1	$ 813	$ 813	View Details
Specialized	1	$ 2,203	$ 2,203	View Details
Specialized	1	$ 771	$ 771	View Details
Specialized	7	$ 1,102	$ 7,714	View Details
Specialized	1	$ 1,137	$ 1,137	View Details
Specialized	7	$ 1,197	$ 8,379	View Details
Specialized	13	$ 1,102	$ 14,326	View Details
Total Cost			**$ 88,436**	

Training Programs				Action
Technical Rescue/Urban Search and Rescue - Technician level (NFPA 1670/1006)				View Details
Item	Number of units	Cost per unit	Total Cost	Action
Specialized	2	$ 7,900	$ 15,800	View Details
Reference Texts	40	$ 40	$ 1,600	View Details

Reference Texts	40	$ 54	$ 2,160	View Details
Specialized	4	$ 943	$ 3,772	View Details
Specialized	4	$ 2,693	$ 10,772	View Details
Specialized	6	$ 2,393	$ 14,358	View Details
Specialized	6	$ 838	$ 5,028	View Details
Specialized	1	$ 2,323	$ 2,323	View Details
Specialized	1	$ 813	$ 813	View Details
Specialized	1	$ 2,203	$ 2,203	View Details
Specialized	1	$ 771	$ 771	View Details
Specialized	7	$ 1,102	$ 7,714	View Details
Specialized	1	$ 1,137	$ 1,137	View Details
Specialized	7	$ 1,197	$ 8,379	View Details
Specialized	13	$ 1,102	$ 14,326	View Details
Total Cost			**$ 91,156**	

Request Details

The activities for program **Operations and Safety** are listed in the table below.

Activity	Number of Entries	Total Cost	Additional Funding
Equipment	0	$ 0	$ 0
Modify Facilities	0	$ 0	$ 0
Personal Protective Equipment	0	$ 0	$ 0
Training	3	$ 226,769	$ 0
Wellness and Fitness Programs	0	$ 0	$ 0

* Total Funding for all EMS requested in this application $0

Grant-writing fee associated with the preparation of this request. $0

Training Program

Training Details

1. Which title most closely describes your requested program?

Driver/Operator (NFPA 1002)

Please provide further description of the Training Program you selected.	The training program is designed to prepare the student for the practical skills and written examinations for Pump Operator certification. The main emphasis is on "hands-on" exercises using various types of pumps, hose sizes and nozzles.

2. Generally, this program can best be categorized as:

Training that is evaluated/tested using a national or state standard

3. What percentage of applicable personnel will be trained by this program?	50 %

4. Generally, the training program provided under this grant:

Will bring your department into compliance with recommended applicable NFPA or other standards, please specify:	This training program is designed to meet the job performance requirements of NFPA 1002, Chapter 5 – Fire Apparatus Driver/Operator Professional Qualifications, Operating Fire Apparatus Equipped with a Fire Pump.
5. Will this training enhance your ability to perform mutual aid?	Yes
If you answered Yes to the question above, please explain.	Yes, this training will improve the department's Mutual Aid responses to neighboring communities. As a combination department with career firefighters on duty 24/7 the Mansfield Fire Department response is counted upon and is integral to effective mutual aid response. Mutual aid will be enhanced as personnel trained to this NFPA standard will provide effective and reliable water supply for fire suppression operations.
6. Will this training include members from other fire departments and/or non-affiated EMS organizations?	No

7. Will this training be: Instructor-led

Budget Item - Driver/Operator (NFPA 1002)

*Item	Driver/Operator
*Please provide further description of the item selected above.	The training program is designed to prepare the student for the practical skills and written examinations for Pump Operator certification. The main emphasis is on "hands-on" exercises using various types of pumps, hose sizes and nozzles.
* Select Object Class	
Funding for Instructor/Academies/Colleges should be requested under Object Class Contractual.	Contractual
If you selected other above, please specify	
* Number of units	1 (Whole number only)
* Cost per unit	$ 3200 (whole dollar amounts only)

Budget Item - Driver/Operator (NFPA 1002)

*Item	Reference Texts
*Please provide further description of the item selected above.	The required text for this training program is Pumping Apparatus Driver/Operator Handbook.
* Select Object Class	
Funding for Instructor/Academies/Colleges should be requested under Object Class Contractual.	Supplies
If you selected other above, please specify	
* Number of units	20 (Whole number only)
* Cost per unit	$ 57 (whole dollar amounts only)

Budget Item - Driver/Operator (NFPA 1002)

*Item	Specialized
*Please provide further description of the item selected above.	Budget item is for the cost of salaries for three career fire captains to attend the Pump Operator training classes, including the written and practical testing that will lead to certification. All three fire captains are at the Top Step of the department's salary schedule.
* Select Object Class	
Funding for Instructor/Academies/Colleges should be requested under Object Class Contractual.	Personnel
If you selected other above, please specify	
* Number of units	3 (Whole number only)
* Cost per unit	$ 2693 (whole dollar amounts only)

Budget Item - Driver/Operator (NFPA 1002)

*Item	Specialized
*Please provide further description of the	Budget item is for the cost of fringe benefits for three career fire captains to attend the Pump Operator training classes, including the

item selected above.	written and practical testing that will lead to certification.
* Select Object Class	
Funding for Instructor/Academies/Colleges should be requested under Object Class Contractual.	Fringe Benefits
If you selected other above, please specify	
* Number of units	3 (Whole number only)
* Cost per unit	$ 943 (whole dollar amounts only)

Budget Item - Driver/Operator (NFPA 1002)

*Item	Specialized
*Please provide further description of the item selected above.	Budget item is for the cost of salaries for six (6) full time career firefighters to attend the Pump Operator training classes, including the written and practical testing that will lead to certification. The six (6) firefighters are at the Top Step of the department's salary schedule.
* Select Object Class	
Funding for Instructor/Academies/Colleges should be requested under Object Class Contractual.	Personnel
If you selected other above, please specify	
* Number of units	6 (Whole number only)
* Cost per unit	$ 2394 (whole dollar amounts only)

Budget Item - Driver/Operator (NFPA 1002)

*Item	Specialized
*Please provide further description of the item selected above.	Budget item is for the cost of fringe benefits for six (6) full time career firefighters to attend the Pump Operator training classes, including the written and practical testing that will lead to certification. All six full time firefighters are at the Top Step of the salary schedule.
* Select Object Class	
Funding for Instructor/Academies/Colleges should be requested under Object Class Contractual.	Fringe Benefits
If you selected other above, please specify	
* Number of units	6 (Whole number only)
* Cost per unit	$ 838 (whole dollar amounts only)

Budget Item - Driver/Operator (NFPA 1002)

*Item	Specialized
*Please provide further description of the item selected above.	Budget item is for the cost of salary for five (5) part time career firefighters to attend the Pump Operator training classes, including the written and practical testing that will lead to certification. The five (5) part time firefighters are at Step 1 of the department's part time career firefighter salary schedule.
* Select Object Class	
Funding for Instructor/Academies/Colleges should be requested under Object Class	Personnel

Contractual.

If you selected other above, please specify

* Number of units	5 (Whole number only)
* Cost per unit	$ 1102 (whole dollar amounts only)

Budget Item - Driver/Operator (NFPA 1002)

*Item	Specialized
*Please provide further description of the item selected above.	Budget item is for the cost of salary for one (1) part time career firefighter to attend the Pump Operator training classes, including the written and practical testing that will lead to certification. The one (1) part time career firefighter is at Step 2 of the department's part time career firefighter salary schedule.
* Select Object Class	
Funding for Instructor/Academies/Colleges should be requested under Object Class Contractual.	Personnel

If you selected other above, please specify

* Number of units	1 (Whole number only)
* Cost per unit	$ 1137 (whole dollar amounts only)

Budget Item - Driver/Operator (NFPA 1002)

*Item	Specialized
*Please provide further description of the item selected above.	Budget item is for the cost of salary for four (4) part time career firefighters to attend the Pump Operator training classes, including the written and practical testing that will lead to certification. The four (4) part time career firefighters are at the Top Step of the department's part time career firefighter salary schedule.
* Select Object Class	
Funding for Instructor/Academies/Colleges should be requested under Object Class Contractual.	Personnel

If you selected other above, please specify

* Number of units	4 (Whole number only)
* Cost per unit	$ 1197 (whole dollar amounts only)

Budget Item - Driver/Operator (NFPA 1002)

*Item	Specialized
*Please provide further description of the item selected above.	Budget item is for the cost to compensate one (1) volunteer firefighter to attend the Pump Operator training classes, including the written and practical testing that will lead to certification. The one (1) volunteer firefighters' compensation rate is equivalent to Step 1 of the department's part time career firefighter salary schedule.
* Select Object Class	
Funding for Instructor/Academies/Colleges should be requested under Object Class Contractual.	Personnel

If you selected other above, please specify

* Number of units	1 (Whole number only)
* Cost per unit	$ 1102 (whole dollar amounts only)

Training Program

Training Details

1. Which title most closely describes your requested program?

Technical Rescue/Urban Search and Rescue - Technician level (NFPA 1670/1006)

Please provide further description of the Training Program you selected.	Rescue Technician – Core is being requested. The training is a forty-eight (48) hour instructor – led certification course designed to satisfy the job performance requirements of NFPA 1006, Chapter 5; it is a prerequisite for all technical rescue certification courses. Students learn the basics of site operations, size-up, resource management, hazard/risk assessment, ground support for helicopter operations and incident management as it relates to the rescue environment.

2. Generally, this program can best be categorized as:

Training that is evaluated/tested using a national or state standard

3. What percentage of applicable personnel will be trained by this program?	100 %

4. Generally, the training program provided under this grant:

Will bring your department into compliance with recommended applicable NFPA or other standards, please specify:	This training program is designed to meet the job performance requirements in Chapter 5 of NFPA 1006 – Technical Rescuer Professional Qualifications. The job performance requirements of NFPA 1006, Chapter 5 must be met prior to being qualified as a technical rescuer and are a prerequisite for Rescue Technician - Rope training program that is also being requested and contained further in this application.
5. Will this training enhance your ability to perform mutual aid?	Yes
If you answered Yes to the question above, please explain.	Yes, this training will improve the department's Mutual Aid responses to neighboring communities. As a combination department with career firefighters on duty 24/7 the Mansfield Fire Department response is integral to the County Mutual Aid organization for effective mutual aid responses. Mutual aid requests from neighboring departments will be enhanced; personnel trained to the technician level will complement and/or provide a level of expertise that is not generally available in the region.
6. Will this training include members from other fire departments and/or non-affiated EMS organizations?	Yes
7. Will this training be:	Instructor-led

Budget Item - Technical Rescue/Urban Search and Rescue - Technician level (NFPA 1670/1006)

*Item	Specialized
	Rescue Technician – Core is a forty-eight (48) hour instructor – led

*Please provide further description of the item selected above.	certification course designed to satisfy the job performance requirements of NFPA 1006, Chapter 5; it is a prerequisite for all technical rescue certification courses. Students learn the basics of site operations, size-up, resource management, hazard/risk assessment, ground support for helicopter operations and incident management as it relates to the rescue environment. Certification testing is in addition to the 48 hours.
* Select Object Class	
Funding for Instructor/Academies/Colleges should be requested under Object Class Contractual.	Contractual
If you selected other above, please specify	
* Number of units	2 (Whole number only)
* Cost per unit	$ 7000 (whole dollar amounts only)

Budget Item - Technical Rescue/Urban Search and Rescue - Technician level (NFPA 1670/1006)

*Item	Reference Texts
*Please provide further description of the item selected above.	The Rescue Technician - Core training class requires the IFSTA Search and Rescue, 7th Edition textbook.
* Select Object Class	
Funding for Instructor/Academies/Colleges should be requested under Object Class Contractual.	Supplies
If you selected other above, please specify	
* Number of units	40 (Whole number only)
* Cost per unit	$ 47 (whole dollar amounts only)

Budget Item - Technical Rescue/Urban Search and Rescue - Technician level (NFPA 1670/1006)

*Item	Reference Texts
*Please provide further description of the item selected above.	A Field Guide for each student that attends the Rescue Technician - Core training class.
* Select Object Class	
Funding for Instructor/Academies/Colleges should be requested under Object Class Contractual.	Supplies
If you selected other above, please specify	
* Number of units	40 (Whole number only)
* Cost per unit	$ 24 (whole dollar amounts only)

Budget Item - Technical Rescue/Urban Search and Rescue - Technician level (NFPA 1670/1006)

*Item	Specialized
*Please provide further description of the item selected above.	Budget item is for the cost of salaries for four career fire captains to attend the Rescue Technician - Core training classes, including the written and practical testing that will lead to certification. All four fire captains are at the Top Step of the department's salary schedule.
* Select Object Class	
Funding for Instructor/Academies/Colleges should be requested under Object Class Contractual.	Personnel

If you selected other above, please specify

* Number of units	4 (Whole number only)
* Cost per unit	$ 2693 (whole dollar amounts only)

Budget Item - Technical Rescue/Urban Search and Rescue - Technician level (NFPA 1670/1006)

*Item	Specialized
*Please provide further description of the item selected above.	Budget item is for the cost of fringe benefits for four career fire captains to attend the Rescue Technician - Core training classes, including the written and practical testing that will lead to certification.
* Select Object Class	
Funding for Instructor/Academies/Colleges should be requested under Object Class Contractual.	Fringe Benefits

If you selected other above, please specify

* Number of units	4 (Whole number only)
* Cost per unit	$ 943 (whole dollar amounts only)

Budget Item - Technical Rescue/Urban Search and Rescue - Technician level (NFPA 1670/1006)

*Item	Specialized
*Please provide further description of the item selected above.	Budget item is for the cost of salaries for six (6) full time career firefighters to attend Rescue Technician - Core training classes, including the written and practical testing that will lead to certification. The six (6) firefighters are at the Top Step of the department's salary schedule.
* Select Object Class	
Funding for Instructor/Academies/Colleges should be requested under Object Class Contractual.	Personnel

If you selected other above, please specify

* Number of units	6 (Whole number only)
* Cost per unit	$ 2393 (whole dollar amounts only)

Budget Item - Technical Rescue/Urban Search and Rescue - Technician level (NFPA 1670/1006)

*Item	Specialized
*Please provide further description of the item selected above.	Budget item is for the cost of fringe benefits for six (6) full time career firefighters to attend the Rescue Technician - Core training classes, including the written and practical testing that will lead to certification. All six full time firefighters are at the Top Step of the salary schedule.
* Select Object Class	
Funding for Instructor/Academies/Colleges should be requested under Object Class Contractual.	Personnel

If you selected other above, please specify

* Number of units	6 (Whole number only)
* Cost per unit	$ 838 (whole dollar amounts only)

Budget Item - Technical Rescue/Urban Search and Rescue - Technician level (NFPA 1670/1006)

*Item	Specialized
*Please provide further description of the item selected above.	Budget item is for the cost of salary for one (1) full time career firefighter to attend the Rescue Technician - Core training classes, including the written and practical testing that will lead to certification. The one (1) firefighter is at Step 3 of the department's salary schedule.
* Select Object Class	
Funding for Instructor/Academies/Colleges should be requested under Object Class Contractual.	Personnel
If you selected other above, please specify	
* Number of units	1 (Whole number only)
* Cost per unit	$ 2323 (whole dollar amounts only)

Budget Item - Technical Rescue/Urban Search and Rescue - Technician level (NFPA 1670/1006)

*Item	Specialized
*Please provide further description of the item selected above.	Budget item is for the cost of fringe benefits of one (1) full time career firefighter to attend the Rescue Technician - Core training classes, including the written and practical testing that will lead to certification. The one (1) full time career firefighter is at Step 3 of the salary schedule.
* Select Object Class	
Funding for Instructor/Academies/Colleges should be requested under Object Class Contractual.	Fringe Benefits
If you selected other above, please specify	
* Number of units	1 (Whole number only)
* Cost per unit	$ 813 (whole dollar amounts only)

Budget Item - Technical Rescue/Urban Search and Rescue - Technician level (NFPA 1670/1006)

*Item	Specialized
*Please provide further description of the item selected above.	Budget item is for the cost of salary for one (1) full time career firefighter to attend the Rescue Technician - Core training classes, including the written and practical testing that will lead to certification. The one (1) full time career firefighter is at Step 1 of the department's salary schedule.
* Select Object Class	
Funding for Instructor/Academies/Colleges should be requested under Object Class Contractual.	Personnel
If you selected other above, please specify	
* Number of units	1 (Whole number only)
* Cost per unit	$ 2203 (whole dollar amounts only)

Budget Item - Technical Rescue/Urban Search and Rescue - Technician level (NFPA 1670/1006)

*Item	Specialized
*Please provide further description of the item selected above.	Budget item is for the cost of fringe benefits for one (1) full time career firefighter to attend the Rescue Technician - Core training classes, including the written and practical testing that will lead to certification. The one (1) full time career firefighter is at Step 1 of the

department's salary schedule

* Select Object Class	
Funding for Instructor/Academies/Colleges should be requested under Object Class Contractual.	Fringe Benefits
If you selected other above, please specify	
* Number of units	1 (Whole number only)
* Cost per unit	$ 771 (whole dollar amounts only)

Budget Item - Technical Rescue/Urban Search and Rescue - Technician level (NFPA 1670/1006)

*Item	Specialized
*Please provide further description of the item selected above.	Budget item is for the cost of salary for seven (7) part time career firefighters to attend the Rescue Technician - Core training classes, including the written and practical testing that will lead to certification. The seven part time firefighters are at Step 1 of the department's part time career firefighter salary schedule.
* Select Object Class	
Funding for Instructor/Academies/Colleges should be requested under Object Class Contractual.	Personnel
If you selected other above, please specify	
* Number of units	7 (Whole number only)
* Cost per unit	$ 1102 (whole dollar amounts only)

Budget Item - Technical Rescue/Urban Search and Rescue - Technician level (NFPA 1670/1006)

*Item	Specialized
*Please provide further description of the item selected above.	Budget item is for the cost of salary for one (1) part time career firefighter to attend the Rescue Technician - Core training classes, including the written and practical testing that will lead to certification. The one (1) part time career firefighter is at the Step 2 of the department's part time career firefighter salary schedule.
* Select Object Class	
Funding for Instructor/Academies/Colleges should be requested under Object Class Contractual.	Personnel
If you selected other above, please specify	
* Number of units	1 (Whole number only)
* Cost per unit	$ 1137 (whole dollar amounts only)

Budget Item - Technical Rescue/Urban Search and Rescue - Technician level (NFPA 1670/1006)

*Item	Specialized
*Please provide further description of the item selected above.	Budget item is for the cost of salary for seven (7) part time career firefighters to attend the Rescue Technician - Core training classes, including the written and practical testing that will lead to certification. The seven (7) part time career firefighters are at the Top Step of the department's part time career firefighter salary schedule.
* Select Object Class	Personnel
Funding for Instructor/Academies/Colleges	

should be requested under Object Class Contractual.

If you selected other above, please specify

* Number of units	7 (Whole number only)
* Cost per unit	$ 1197 (whole dollar amounts only)

Budget Item - Technical Rescue/Urban Search and Rescue - Technician level (NFPA 1670/1006)

*Item	Specialized
*Please provide further description of the item selected above.	Budget item is for the cost to compensate thirteen (13) volunteer firefighters to attend the Rescue Technician - Core training classes, including the written and practical testing that will lead to certification. The thirteen (13) volunteer firefighters compensation rate is equivalent to Step 1 of the department's part time career firefighters salary schedule.
* Select Object Class	
Funding for Instructor/Academies/Colleges should be requested under Object Class Contractual.	Personnel

If you selected other above, please specify

* Number of units	13 (Whole number only)
* Cost per unit	$ 1102 (whole dollar amounts only)

Training Program

Training Details

1. Which title most closely describes your requested program?

Technical Rescue/Urban Search and Rescue - Technician level (NFPA 1670/1006)

Please provide further description of the Training Program you selected.	Rescue Technician – Rope is being requested. The training is a forty-eight (48) hour instructor – led certification course designed to satisfy the job performance requirements of NFPA 1006, Chapter 5. Training is focused on rescue situations in the high angle environment. Students identify and construct anchoring systems, rappel and belay lines, and lowering and hauling mechanical advantage systems.

2. Generally, this program can best be categorized as:

Training that is evaluated/tested using a national or state standard

3. What percentage of applicable personnel will be trained by this program?	100 %

4. Generally, the training program provided under this grant:

Will bring your department into compliance with recommended applicable NFPA or other standards, please specify:	This training program is designed to meet the job performance requirements in Chapter 5 of NFPA 1006 – Technical Rescuer Professional Qualifications.
5. Will this training enhance your ability to perform mutual aid?	Yes

If you answered Yes to the question above, please explain.	Yes, this training will improve the department's Mutual Aid responses to neighboring communities. As a combination department with career firefighters on duty 24/7 the Mansfield Fire Department response is integral to the County Mutual Aid organization for effective mutual aid responses. Mutual aid requests from neighboring departments will be enhanced; personnel trained to the technician level will complement and/or provide a level of expertise that is not generally available in the region.
6. Will this training include members from other fire departments and/or non-affiated EMS organizations?	Yes
7. Will this training be:	Instructor-led

Budget Item - Technical Rescue/Urban Search and Rescue - Technician level (NFPA 1670/1006)

*Item	Specialized
*Please provide further description of the item selected above.	Rescue Technician – Rope is being requested. The training is a forty-eight (48) hour instructor – led certification course designed to satisfy the job performance requirements of NFPA 1006, Chapter 5. Training is focused on rescue situations in the high angle environment. Students identify and construct anchoring systems, rappel and belay lines, and lowering and hauling mechanical advantage systems.
* Select Object Class	
Funding for Instructor/Academies/Colleges should be requested under Object Class Contractual.	Contractual
If you selected other above, please specify	
* Number of units	2 (Whole number only)
* Cost per unit	$ 7900 (whole dollar amounts only)

Budget Item - Technical Rescue/Urban Search and Rescue - Technician level (NFPA 1670/1006)

*Item	Reference Texts
*Please provide further description of the item selected above.	The study guide for the training program is Technical Rescue Ropes & Rigging Exam Prep.
* Select Object Class	
Funding for Instructor/Academies/Colleges should be requested under Object Class Contractual.	Supplies
If you selected other above, please specify	
* Number of units	40 (Whole number only)
* Cost per unit	$ 40 (whole dollar amounts only)

Budget Item - Technical Rescue/Urban Search and Rescue - Technician level (NFPA 1670/1006)

*Item	Reference Texts
*Please provide further description of the item selected above.	The required textbook for this training program is Mosbey High Angle Rescue Techniques.
* Select Object Class	

Funding for Instructor/Academies/Colleges should be requested under Object Class Contractual.	Supplies
If you selected other above, please specify	
* Number of units	40 (Whole number only)
* Cost per unit	$ 54 (whole dollar amounts only)

Budget Item - Technical Rescue/Urban Search and Rescue - Technician level (NFPA 1670/1006)

*Item	Specialized
*Please provide further description of the item selected above.	Budget item is for the cost of fringe benefits for four career fire captains to attend the Rescue Technician - Rope training classes, including the written and practical testing that will lead to certification.
* Select Object Class	
Funding for Instructor/Academies/Colleges should be requested under Object Class Contractual.	Fringe Benefits
If you selected other above, please specify	
* Number of units	4 (Whole number only)
* Cost per unit	$ 943 (whole dollar amounts only)

Budget Item - Technical Rescue/Urban Search and Rescue - Technician level (NFPA 1670/1006)

*Item	Specialized
*Please provide further description of the item selected above.	Budget item is for the cost of salaries for four career fire captains to attend the Rescue Technician - Rope training classes, including the written and practical testing that will lead to certification. All four fire captains are at the Top Step of the department's salary schedule.
* Select Object Class	
Funding for Instructor/Academies/Colleges should be requested under Object Class Contractual.	Personnel
If you selected other above, please specify	
* Number of units	4 (Whole number only)
* Cost per unit	$ 2693 (whole dollar amounts only)

Budget Item - Technical Rescue/Urban Search and Rescue - Technician level (NFPA 1670/1006)

*Item	Specialized
*Please provide further description of the item selected above.	Budget item is for the cost of salaries for six (6) full time career firefighters to attend Rescue Technician - Rope training classes, including the written and practical testing that will lead to certification. The six (6) firefighters are at the Top Step of the department's salary schedule.
* Select Object Class	
Funding for Instructor/Academies/Colleges should be requested under Object Class Contractual.	Personnel
If you selected other above, please specify	
* Number of units	6 (Whole number only)
* Cost per unit	$ 2393 (whole dollar amounts only)

Budget Item - Technical Rescue/Urban Search and Rescue - Technician level (NFPA 1670/1006)

*Item	Specialized
*Please provide further description of the item selected above.	Budget item is for the cost of fringe benefits for six (6) full time career firefighters to attend the Rescue Technician - Rope training classes, including the written and practical testing that will lead to certification. All six full time firefighters are at the Top Step of the salary schedule.
* Select Object Class	
Funding for Instructor/Academies/Colleges should be requested under Object Class Contractual.	Personnel
If you selected other above, please specify	
* Number of units	6 (Whole number only)
* Cost per unit	$ 838 (whole dollar amounts only)

Budget Item - Technical Rescue/Urban Search and Rescue - Technician level (NFPA 1670/1006)

*Item	Specialized
*Please provide further description of the item selected above.	Budget item is for the cost of salary for one (1) full time career firefighter to attend the Rescue Technician - Rope training classes, including the written and practical testing that will lead to certification. The one (1) firefighter is at Step 3 of the department's salary schedule.
* Select Object Class	
Funding for Instructor/Academies/Colleges should be requested under Object Class Contractual.	Personnel
If you selected other above, please specify	
* Number of units	1 (Whole number only)
* Cost per unit	$ 2323 (whole dollar amounts only)

Budget Item - Technical Rescue/Urban Search and Rescue - Technician level (NFPA 1670/1006)

*Item	Specialized
*Please provide further description of the item selected above.	Budget item is for the cost of fringe benefits of one (1) full time career firefighter to attend the Rescue Technician - Rope training classes, including the written and practical testing that will lead to certification. The one (1) full time career firefighter is at Step 3 of the salary schedule.
* Select Object Class	
Funding for Instructor/Academies/Colleges should be requested under Object Class Contractual.	Fringe Benefits
If you selected other above, please specify	
* Number of units	1 (Whole number only)
* Cost per unit	$ 813 (whole dollar amounts only)

Budget Item - Technical Rescue/Urban Search and Rescue - Technician level (NFPA 1670/1006)

*Item	Specialized
*Please provide further description of the	Budget item is for the cost of salary for one (1) full time career firefighter to attend the Rescue Technician - Rope training classes, including the written and practical testing that will lead to

item selected above.	certification. The one (1) full time career firefighter is at Step 1 of the department's salary schedule.
* Select Object Class	
Funding for Instructor/Academies/Colleges should be requested under Object Class Contractual.	Personnel
If you selected other above, please specify	
* Number of units	1 (Whole number only)
* Cost per unit	$ 2203 (whole dollar amounts only)

Budget Item - Technical Rescue/Urban Search and Rescue - Technician level (NFPA 1670/1006)

*Item	Specialized
*Please provide further description of the item selected above.	Budget item is for the cost of fringe benefits for one (1) full time career firefighter to attend the Rescue Technician - Rope training classes, including the written and practical testing that will lead to certification. The one (1) full time career firefighter is at Step 1 of the department's salary schedule
* Select Object Class	
Funding for Instructor/Academies/Colleges should be requested under Object Class Contractual.	Fringe Benefits
If you selected other above, please specify	
* Number of units	1 (Whole number only)
* Cost per unit	$ 771 (whole dollar amounts only)

Budget Item - Technical Rescue/Urban Search and Rescue - Technician level (NFPA 1670/1006)

*Item	Specialized
*Please provide further description of the item selected above.	Budget item is for the cost of salary for seven (7) part time career firefighters to attend the Rescue Technician - Rope training classes, including the written and practical testing that will lead to certification. The seven part time firefighters are at Step 1 of the department's part time career firefighter salary schedule.
* Select Object Class	
Funding for Instructor/Academies/Colleges should be requested under Object Class Contractual.	Personnel
If you selected other above, please specify	
* Number of units	7 (Whole number only)
* Cost per unit	$ 1102 (whole dollar amounts only)

Budget Item - Technical Rescue/Urban Search and Rescue - Technician level (NFPA 1670/1006)

*Item	Specialized
*Please provide further description of the item selected above.	Budget item is for the cost of salary for one (1) part time career firefighter to attend the Rescue Technician - Rope training classes, including the written and practical testing that will lead to certification. The one (1) part time career firefighter is at the Step 2 of the department's part time career firefighter salary schedule.
* Select Object Class	
Funding for Instructor/Academies/Colleges	Personnel

should be requested under Object Class Contractual.

If you selected other above, please specify

* Number of units	1 (Whole number only)
* Cost per unit	$ 1137 (whole dollar amounts only)

Budget Item - Technical Rescue/Urban Search and Rescue - Technician level (NFPA 1670/1006)

*Item	Specialized
*Please provide further description of the item selected above.	Budget item is for the cost of salary for seven (7) part time career firefighters to attend the Rescue Technician - Rope training classes, including the written and practical testing that will lead to certification. The seven (7) part time career firefighters are at the Top Step of the department's part time career firefighter salary schedule.
* Select Object Class	
Funding for Instructor/Academies/Colleges should be requested under Object Class Contractual.	Personnel
If you selected other above, please specify	
* Number of units	7 (Whole number only)
* Cost per unit	$ 1197 (whole dollar amounts only)

Budget Item - Technical Rescue/Urban Search and Rescue - Technician level (NFPA 1670/1006)

*Item	Specialized
*Please provide further description of the item selected above.	Budget item is for the cost to compensate thirteen (13) volunteer firefighters to attend the Rescue Technician - Rope training classes, including the written and practical testing that will lead to certification. The thirteen (13) volunteer firefighters' compensation rate is equivalent to Step 1 of the department's part time career firefighter salary schedule.
* Select Object Class	
Funding for Instructor/Academies/Colleges should be requested under Object Class Contractual.	Personnel
If you selected other above, please specify	
* Number of units	13 (Whole number only)
* Cost per unit	$ 1102 (whole dollar amounts only)

Town of Mansfield
Agenda Item Summary

To: Town Council
From: Matt Hart, Town Manager MWH
CC: Maria Capriola, Assistant Town Manager; David J. Dagon, Fire Chief; Erica Sledge, Administrative Analyst
Date: July 23, 2012
Re: U.S. Department of Homeland Security (DHS), Assistance to Firefighters Grant Program, Fire Prevention and Safety (FP&S) Grants

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Subject Matter/Background
The U.S. Department of Homeland Security (DHS) has just recently announced the 2011 Fiscal Year round of the Assistance to Firefighters Grant (AFG) Program-Fire Prevention and Safety (FP&S) grants.

The AFG-FP&S program objective is to enhance the safety of the public and firefighters with respect to fire and fire-related hazards.

The department is interested in submitting a grant application in the General Education/Awareness category.

General Education / Awareness
The department is seeking funds in this category to launch a program that is comprised of the following three components:

- A fire and life safety program to educate residents about smoke alarms, deaf/hard-of-hearing smoke alarms, the benefits of residential fire sprinklers, escape planning and fire safety
- A home safety inspection program for owner occupied one and two-family homes to recognize and eliminate fire hazards in these residential properties
- A smoke alarm installation program, to help ensure owner occupied one and two-family homes are protected with properly installed and maintained, dual-sensor (photoelectric/ionization) smoke alarms and hardwired deaf/hard-of-hearing smoke alarms, where requested by the homeowner

Financial Impact
The total cost for the fire and life safety educational program, the home safety inspection program and the smoke alarm installation program is $127,060. If the

Mansfield Division of Fire and Emergency Services is awarded a grant under the AFG-FP&S program, the fire department will need to provide a monetary match of five percent of the total amount of the award. The monetary match totals $6,353; funds are available in the fire department's training budget to cover this expense.

Recommendation

Staff recommends that the Town Council authorize the Town Manager to execute the proposed application on behalf of the Mansfield Division of Fire and Emergency Services.

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

Move, to authorize Town Manager Matthew Hart to execute the proposed Fiscal Year 2011 Assistance to Firefighters Grant Program-Fire Prevention and Safety Grant application which purpose is to support the provision of fire protection and emergency services within the Town of Mansfield.

Attachments

1) U.S. Department of Homeland Security (DHS), Assistance to Firefighters Grant Program, Fire Prevention and Safety (FP&S) Grant Application

Applicant Information

Select section to review Go

EMW-2011-FP-00914
Originally submitted on 05/04/2012 by David Dagon (Userid: tomfd06268)

Contact Information:

Address: 4 South Eagleville Road
City: Mansfield
State: Connecticut
Zip: 06268
Day Phone: 8604293364
Evening Phone: 8604877628
Cell Phone: 8602085671
Email: dagondj@mansfieldct.org

* Organization Name	Town of Mansfield Division of Fire and Emergency Services
* Type of Applicant	Fire Department
If other, please enter the type of Applicant	
* Are you a Fire Department?	Yes No
If yes, what type of department do you represent?	Combination
If you answered combination, above, what is the percentage of career members in your organization?	29
* Are you a non-fire based EMS?	No
* Type of community served?	Rural
* Employer Identification Number	06-6002032
* What is your Organization's DUNS Number? (call 1-866-705-5711 to get a DUNS number)	083345884
* Have you registered with the Central Contractor Registry (CCR)?	No

The Town of Mansfield Division of Fire and Emergency Services is a municipal combination workforce fire department. The department has twelve (12) full-time career firefighters, fifteen (15 +/-) part-time career firefighters, and seventy (70 +/-) active volunteer firefighters. The department provides Fire, Rescue, and Emergency Medical Services to the Town of Mansfield, which has a population of 14,344 and an area of 45 square miles. A 1,700 acre Federal Flood Control area is within the department's response district which hosts a variety of recreational activities to which the department responds.

The department responds to approximately 2,000 calls for service annually. We are a member of the Tolland County Mutual Aid Fire Service, Inc.; the provider of regional dispatch services and the coordinator of a number of regional response teams. A robust system of mutual aid assistance is characteristic of this region.

The Town of Mansfield is home to the University of Connecticut (UConn); UConn's campus introduces an additional population of 40,000 into the town during the school year, approximately 12,000 of which are students living in on-campus group housing. The department responds as automatic aid to UConn for on-campus emergencies and mutual aid for EMS calls.

* Please describe your organization and/or community that you serve

Four of the six communities that border Mansfield are served by volunteer fire departments. As a combination department with career firefighters on duty 24/7 the Mansfield Fire Department mutual aid response is counted upon and is integral to effective mutual aid operations. The Mansfield Fire Department participates in a robust system of traditional mutual aid responses as well as Regional Response Teams for Search and Rescue, Wildland Fires, Dive operations, and Swift Water Rescue.

* What is the permanent resident population of your Primary/First-Due Response Area or jurisdiction served?

14344

Note: If you are **not** a fire department or EMS organization, you may enter a zero.

* Please describe your organization's need for Federal financial assistance.

In the current fiscal year, the Fire Department has received funding in the amount of $1,748,880 from the Town of Mansfield. 79% is for the career firefighters. 4.9% is for volunteer retention and recruitment, including the Volunteer Benefit Program. 14.5% is for administration and management. 1% is for training and education. .15% is for fire prevention. There are currently not enough operating funds to support this proposed project without the help of this grant.

Headquarters Physical Address

* Physical Address 1	4 South Eagleville Road
Physical Address 2	
* City	Mansfield
* State	Connecticut
* Zip	06268 - 2599
Mailing Address	
* Mailing Address1	4 South Eagleville Road
Mailing Address2	
* City	Mansfield
* State	Connecticut
* Zip	06268 - 2599

Request Details

To review other sections of your application, select the appropriate section from the pull-down menu above and then press the Go button. You may edit this application if you want to correct a mistake. **After you have reviewed all the sections and are satisfied with the information, please click on the Submit Application link on the left to complete your submission.**

Note: Fields marked with an * is required.

* 1. Select one of the choices listed below. You can apply for a maximum of 3 projects within this activity.

Select	
	General Education/Awareness
	Code Enforcement/Awareness
	Fire & Arson Investigation
	National/State/Regional Programs and Studies

Fire Prevention and Safety

General Education/Awareness Project	Action
General Education/Awareness - Capabilities Information	View Details

Project	Action
General Education/Awareness-Smoke Alarm Campaign	View Details

Item	Number of units	Cost per unit	Total Cost	Action
Volunteer Public Fire & Life Safety Educator	6	$ 2,000	$ 12,000	View Details
Career Firefighter Overtime	12	$ 834	$ 10,008	View Details
Fire Inspector / Public Fire & Life Safety Education / Administrator	1	$ 18,252	$ 18,252	View Details
Public Fire & Life Safety Educator I Class	6	$ 300	$ 1,800	View Details
Home Contractor	1	$ 25,000	$ 25,000	View Details
Program Packet Mailing to each home	1	$ 4,500	$ 4,500	View Details
Smoke Alarms	1500	$ 35	$ 52,500	View Details
Smoke Alarm Batteries	1500	$ 2	$ 3,000	View Details
Total Cost			**$ 127,060**	

View Project

General Education/Awareness Project Information

*1. Project	Smoke Alarm Campaign
*If you selected other, above, please specify	
*2. Who is the target audience for the planned project?	Children under 14 Adults over 65 Owner-occupied one- and two-family homes
*3. What is your estimated size of the target audience?	3508
* 4. How was this target audience determined?	Informal Assessment
If none of the above, briefly describe the method used to determine target audience.	
*5. Will you install the alarms?	No
If no, Describe the plan for ensure the alarms will be installed	The department will hire a contractor to install smoke alarms, including the hard-wiring of deaf/hard-of-hearing smoke alarms, in homes that have had home safety inspections. Pursuant to Connecticut General Statutes, this contractor must be licensed for the work to be performed.
*6. Describe the type of alarms that will be installed and the rationale for this selection	The department would install dual-sensor photoelectric / ionization smoke alarms, as well as deaf/hard-of-hearing smoke alarms, with lithium batteries. The USFA recommends installing both photoelectric and ionization alarms in residences; a dual-sensor alarm eliminates the need for two different types of alarms. If requested by a hearing-impaired resident, we would also install deaf/hard-of-hearing alarms. Lithium batteries would last approximately 10 years, which coincides with the lifetime of a smoke alarm; home-owners would not have to remember to install new batteries every year.

*7. In the space provided below, please explain your experience and ability in developing and conducting (i.e., timely and satisfactory project completion) past fire prevention and safety projects. Additionally, please demonstrate the experience and expertise you have in managing the type of project you are proposing:

The dept delivers a school program consisting of age-appropriate competitions designed to educate pre-k - 4th grade students on fire and life safety concepts. A 3-day program partners with teachers to incorporate 5th grade science curriculum and educates students on the science of fire behavior and fire investigation. Students learn how science concepts translate into real life situations. Examples include the use of accelerant detection K-9s during investigations or how suppression activities influence the fire tetrahedron to extinguish fire. Managing the current programs requires firefighters trained to understand the program objectives; both volunteer and career firefighters participate. Afterward, teachers complete evaluation forms, affording us feedback used to improve the program.

8. The narrative portion of the application should contain supporting information that allows for evaluation of this project. If you are applying for a grant in the Fire Prevention and Safety Activity, your Narrative Statement must address the evaluation elements as outlined in the FY2011 Program Guidance. ().

Keep in mind that the evaluation of your application will also be based on a clear understanding of your proposal, your ability to meet the objectives of the program, and your probability of successfully delivering your

project to the population targeted. You need to fully explain how the funds will be used to accomplish the goals of your project. To that end, be sure to include descriptions/justification for all budgeted items - items not justified may be disallowed.

Your narrative is broken out into 6 separate sections. Each section will address each of the criteria which your application will be evaluated and scored. Due to the built in "time-out" feature, we recommend you create the narrative text in your word processing system and then copy it into the spaces provided below. Images, attachments, and special characters of formatting (i.e.: quote marks, bold print, bullet points, symbols, etc.) are not allowed.

*8a. **Vulnerability Statement : What is the vulnerability in your community that you have identified? What statistics correspond with and support your project and target audience? Please describe the steps which were taken to determine the vulnerability and target audience and describe the methodology for determining all of the above.**

Older adults and children who live in owner-occupied one and two-family homes have the greatest fire risk in Mansfield. The reasons for this are that residential property is more vulnerable to fire, children and older adults have a higher risk of death or injury from fire, lack of home safety inspections, fewer fire code requirements for one and two-family homes than for other occupancies, older smoke alarms in homes and the lack of a Fire & Life Safety education program targeted toward owner-occupied one and two-family homes.

Currently, there are 3,508 owner-occupied one and two-family homes in Mansfield, not including family conversions. In 2011, 24 of Mansfield's 30 structure fires were in one or two-family houses. In 2010, 18 of the town's 23 structure fires were in one or two-family houses, and in 2009, 9 of the town's 17 structure fires were in one or two-family houses.

In the 2011 Connecticut Economic Resource Center, Inc. (CERC) Town Profile, CERC reported that Mansfield had 2,660 residents between the ages of 50 and 64 and 2,233 residents over the age of 65. According to the USFA, older adults are 2.6 times more likely to die in fires than the overall population and older adults account for approximately 32 percent of all fire deaths.

In 2011, CERC reported that Mansfield had 3,656 children under the age of 17 of which 814 were under the age of 5. A USFA report entitled, Residential Fire and Child Casualties found that in 2002, an estimated 2,490 children age 14 or younger were injured or killed in residential fires. Fifty-six percent of child fire casualty deaths were under the age of 5.

Owner-occupied one and two-family homes have a greater fire risk because home safety inspections are not required by the Connecticut Fire Safety Code (CFSC). Also, pursuant to a town ordinance, housing units are inspected only if classified as rental property, thereby excluding owner occupied homes.

The CFSC does not require one and two-family homes to have sprinkler systems, emergency lighting or fire alarm systems. The CFSC does not require all of the existing one-family homes to have smoke alarms, stating that residential buildings designed to be occupied by one family for which a building permit for new occupancy was issued prior to October 1, 1978 are not required to be provided with smoke alarms or smoke detection systems. Data from the Mansfield Tax Assessor shows that prior to October 1, 1978 there were 2,732 Category 01 House accounts. According to the NFPA, The death rate per 100 reported fires was twice as high in homes without a working smoke alarm as it was in home fires with this protection.

According to the NFPA, smoke alarms should be replaced every ten years. Data from the assessor shows that more than 3,000 one- and two-family homes were built in Mansfield prior to 2002. With the majority of the homes built prior to 2002, many of the existing smoke alarms may now be in need of replacement.

In conclusion, due to the lack of a program that combines Fire & Life Safety education with home safety inspections, the degree of fire safety in owner occupied one and two-family homes is dependent on the following factors: the homeowner's knowledge of fire safety, the homeowner's motivation and resources available to implement effective strategies for fire safety and the homeowner's ability to recognize and correct fire hazards. This situation has put our older adults and children that live in owner occupied one- and two-family homes at the highest risk of death or injury from fire in our community. Without the professional guidance and assistance of the Fire Department, reducing fire risk is an overwhelming task for any homeowner. A program is needed that is comprised of the following components:
1) A Fire & Life Safety education program, targeted toward single family homeowners.
2) A home safety inspection program.
3) A smoke alarm installation program.

*8b. **Implementation Plan: Provide details on the implementation plan which discusses the proposed**

project's goals and objectives. What are the methods and specific steps that will be used to achieve the goals and objectives? If applicable, what examples can you provide of marketing efforts to promote the project? Who will deliver the project and what partnerships may be involved? How will the materials or deliverables be distributed?

Implementation of this program will be modeled after the USFA's Install. Inspect. Protect. Campaign; USFA's Prevent Fire. Save Lives, a Fire Safety Campaign for People 50-plus; USFA's Prepare. Practice. Prevent The Unthinkable, a Fire Safety Campaign for Parents of Babies and Toddlers; and NFPA's Keeping Your Community Safe Campaign Tool Kits. The program will include 6 phases:

Phase 1) Hire a part-time Fire Inspector/Fire & Life Safety Educator/Administrator to create, administer and implement the project. This application includes $18,252 to compensate the Fire Inspector at $18 per hour.

Recruit Mansfield Fire Department volunteer members to serve as Volunteer Fire & Life Safety Educators. This application includes $12,000 in stipends for 6 Volunteer Educators.

Have Career Firefighters work overtime as Fire & Life Safety Educators. The goal would be to use volunteer Public Fire & Life Safety Educators to complete home inspections and recommend installation locations, but in the event that a volunteer is not available, our career personnel may be used. This application includes $10,000 for career personnel overtime.

Have a Contractor install smoke alarms, including the hardwiring of deaf/hard-of-hearing smoke alarms, in homes that have had home safety inspections. Pursuant to Connecticut General Statutes, this contractor must be licensed for the work to be performed. This application includes $25,000 to compensate the Contractor.

Enroll twelve fire department members in the Connecticut Fire Academy Public Fire and Life Safety Educator I class; each course, including books, is $300, for a total cost of $1,800.

Phase 2) The Fire Inspectors and Educators will meet to develop an educational class about smoke alarms, residential sprinklers, escape plans and fire safety. Plans will be made to launch the home safety inspection program, in which homes will have smoke alarms installed. Marketing efforts will use the Mansfield Community Center (MCC) program brochure and newsletter, the Senior Sparks Newsletter, community bulletin boards, the local government access television station, fire department and town websites, public events, local newspapers and by mailing program packets.

The Fire Inspector will meet with the MCC staff and the Mansfield Senior Center staff (MSC) to form partnerships. Fire & Life Safety classes and informational meetings to inform the residents about the classes and the home safety inspection program will be planned. All classes and meetings will be held at the MCC and the MSC.

The Fire Inspectors and Educators will attend public events to educate residents about Fire & Life Safety. These events will include the Festival on the Green, Know Your Town Fair and the Touch-A-Truck event.

Phase 3) A program packet, which will include a form for homeowners to fill out to request a home safety inspection, the survey described below and flyers announcing the informational meetings and the classes, will be mailed to owner occupied one- and two-family homes. The Educators will make phone calls and go door to door to verify delivery of the packet. The survey will determine which homes have children and older adults. These homes will be given priority in the home safety inspection program. The amount of $4,500 has been included in this grant to produce and mail the program packets.

Phase 4) Schedule and conduct home safety inspections. The Educators will check existing smoke alarms to ensure they are operational, and provide the occupants with brochures from the USFA and NFPA to inform them about smoke alarms, deaf/hard-of-hearing smoke alarms, residential sprinklers, escape planning and fire safety. The Fire Inspector will determine smoke alarm installation needs.

Phase 5) Purchase photoelectric/ionization dual sensor smoke alarms and deaf/hard-of-hearing smoke alarms with lithium batteries. The amount of $55,500 is included in this application for the purchase.

Phase 6) New smoke alarms will be installed by the Contractor so that each home has alarms in the following areas: both inside and outside of sleeping areas and on every level of the home.

*8c. **Evaluation Plan: Will the proposed project be periodically evaluated for its impact on the community? If yes, describe the methodology and steps you plan to take in order to conduct the evaluation.**

The program will be evaluated in three parts. First, records of the inspections and the surveys will be evaluated to determine the number of homes without properly installed or maintained smoke alarms. After the new smoke alarms are installed, records will be reviewed to calculate how many homes have benefited from the program.

The second part will evaluate the educational portion of the program. A Fire & Life Safety pre-test will be given to each resident prior to the home safety inspection and the Fire & Life Safety class. An evaluation form and post-test will be given after the smoke alarm installations and at the conclusion of the class. The evaluation form will provide feedback about the quality of the Educators' teaching skills. The post-test will measure retention of the educational material.

The third part of the evaluation will be a time-based analysis of Fire Department records to determine if there has been a decrease in residential home fires and an evaluation of the results of future annual home safety inspections.

*8d. **Cost Benefit: Does your project demonstrate a high benefit for the cost incurred? Are the costs associated with the project are reasonable for the target audience that will be reached? If so, demonstrate the above in addition to the cost benefits and how you plan to maximize the level of funding that goes directly into the delivery of the project.**

This program will provide for a Fire & Life Safety education program, for home safety inspections and smoke alarm installations in at least 250 homes of the 3,508 owner occupied one- and two-family homes. The average cost per home to install smoke alarms is $506, assuming smoke alarms are installed in 250 homes. This cost includes smoke alarms, batteries, labor, educational classes and material, marketing, training, postage and program packet expenses. This program will produce results for the total cost of $127,060. 100% of the funds awarded would be used specifically for the creation, administration and implementation of the program.

*8e. **Sustainability: Is it your organizations intent to deliver this program after the grant performance period? If so, how will the overall activity be sustained and what are the long-term benefits? Examples of sustainable projects can be illustrated through the long-term benefits derived from the delivery of the project, the presence of non-federal partners likely to continue the effort, or the demonstrated long-term commitment of the applicant.**

The Fire Department intends to continue delivering this program after the grant performance program because it is a sustainable program, has long term benefits and will generate private and public funding after the benefits of this program are demonstrated.

This program is sustainable because, with the grant money, the Fire Department will be able to develop a comprehensive Fire & Life Safety program, form necessary partnerships and will be able to train the Fire Department members in the implementation of this program, thereby making it feasible to easily continue in proceeding years. The Fire Department will continue the Fire & Life Safety classes at the Mansfield Community Center and the Mansfield Senior Center, and they will continue to attend public events to educate the public about Fire & Life Safety. Home safety inspections and smoke alarm installations will be made available by keeping information regarding this program posted on community bulletin boards, on the local government access television station, in the MCC program brochure and newsletter and on the fire department and town websites.

The long-term benefits of this program include reduced fire risk for the community, residents who are educated about Fire & Life Safety and a Fire Department trained with the knowledge, skills and abilities to continue implementing the program.

To continue the financial support for the program, businesses, private individuals and Town funds will be relied on. Businesses, such as hardware stores, will be given the opportunity to make smoke alarm donations. Also, the fire department and town websites will allow businesses and individuals to make monetary donations. In return for their generosity, the businesses and individuals who donated will be listed as donors on the fire department and town website pages for the home safety inspections program. The Town Council, after seeing the positive results and the acceptance by the community of this program, will be asked to allocate funds to the program.

8f. **Additional Comments: If you have any additional comments about your project, please provide them here.**

View Budget Item

*Item	Volunteer Public Fire & Life Safety Educator
*Select Object Class	Personnel
If you selected other above, please specify	
* Number of units	6 (Whole number only)
* Cost per unit	$ 2000 (Whole dollar amounts only)
* Description The space to the right should be used to provide further clarification and details on the costs (i.e. personnel costs: number of hours/rate/staff; meeting costs: number of meetings/days/attendees; travel costs, etc.) and types of items that you are requesting. Budget justification should be included in the project narrative.	Six volunteers to serve as Public Fire & Life Safety Educators (PFLS). The Mansfield Fire Department has a volunteer stipend program; the amount listed here would be the maximum amount allocated toward each volunteer for their activities serving as a PFLS Educator.

Close Window

View Budget Item

*Item	Career Firefighter Overtime
*Select Object Class	Personnel
If you selected other above, please specify	
* Number of units	12 (Whole number only)
* Cost per unit	$ 834 (Whole dollar amounts only)
* Description The space to the right should be used to provide further clarification and details on the costs (i.e. personnel costs: number of hours/rate/staff; meeting costs: number of meetings/days/attendees; travel costs, etc.) and types of items that you are requesting. Budget justification should be included in the project narrative.	Career personnel who may have to serve overtime to conduct home safety inspections; this accounts for 1-2 career firefighters conducting home safety inspections in lieu of volunteers per week.

Close Window

View Budget Item

*Item	Fire Inspector / Public Fire & Life Safety Education / Administrator
*Select Object Class	Personnel
If you selected other above, please specify	
* Number of units	1 (Whole number only)
* Cost per unit	$ 18252 (Whole dollar amounts only)
* Description The space to the right should be used to provide further clarification and details on the costs (i.e. personnel costs: number of hours/rate/staff; meeting costs: number of meetings/days/attendees; travel costs, etc.) and types of items that you are requesting. Budget justification should be included in the project narrative.	One grant administrator for 52 weeks, working 19.5 hours per week at $18 per hour.

Close Window

View Budget Item

*Item	Public Fire & Life Safety Educator I Class
*Select Object Class	Other
If you selected other above, please specify	Education
* Number of units	6 (Whole number only)
* Cost per unit	$ 300 (Whole dollar amounts only)
* Description The space to the right should be used to provide further clarification and details on the costs (i.e. personnel costs: number of hours/rate/staff; meeting costs: number of meetings/days/attendees; travel costs, etc.) and types of items that you are requesting. Budget justification should be included in the project narrative.	6 students, at $150 per course fee and $150 books per class, for a total of $300 per class

Close Window

View Budget Item

*Item	Home Contractor
*Select Object Class	Contractual
If you selected other above, please specify	
* Number of units	1 (Whole number only)
* Cost per unit	$ 25000 (Whole dollar amounts only)
* Description The space to the right should be used to provide further clarification and details on the costs (i.e. personnel costs: number of hours/rate/staff; meeting costs: number of meetings/days/attendees; travel costs, etc.) and types of items that you are requesting. Budget justification should be included in the project narrative.	250 homes at an average of $100 per home, or 1500 smoke alarms at an average of $16.67 per installation / replacement.

Close Window

View Budget Item

*Item	Program Packet Mailing to each home
*Select Object Class	Supplies
If you selected other above, please specify	
* Number of units	1 (Whole number only)
* Cost per unit	$ 4500 (Whole dollar amounts only)
* Description The space to the right should be used to provide further clarification and details on the costs (i.e. personnel costs: number of hours/rate/staff; meeting costs: number of meetings/days/attendees; travel costs, etc.) and types of items that you are requesting. Budget justification should be included in the project narrative.	Mail surveys / program packets to 3,508 homes. Mailing costs of $2000. Material costs to produce program packets of $2500.

Close Window

View Budget Item

*Item	Smoke Alarms
*Select Object Class	Equipment
If you selected other above, please specify	
* Number of units	1500 (Whole number only)
* Cost per unit	$ 35 (Whole dollar amounts only)
* Description The space to the right should be used to provide further clarification and details on the costs (i.e. personnel costs: number of hours/rate/staff; meeting costs: number of meetings/days/attendees; travel costs, etc.) and types of items that you are requesting. Budget justification should be included in the project narrative.	250 homes x 6 alarms average per home, at $35 per alarm, for a total of $52,500

Close Window

View Budget Item

*Item	Smoke Alarm Batteries
*Select Object Class	Equipment
If you selected other above, please specify	
* Number of units	1500 (Whole number only)
* Cost per unit	$ 2 (Whole dollar amounts only)
* Description The space to the right should be used to provide further clarification and details on the costs (i.e. personnel costs: number of hours/rate/staff; meeting costs: number of meetings/days/attendees; travel costs, etc.) and types of items that you are requesting. Budget justification should be included in the project narrative.	Lithium batteries; average of $2 each, for a total of $3000

Close Window

Budget

Budget Object Class

	Budget Amount
Personnel	40,260
Benefits	0
Travel	0
Equipment	55,500
Supplies	4,500
Contractual	25,000
Construction	0
Other	1,800
Indirect Charges	0

Indirect Cost Details (complete this section only if you have a Federally approved Indirect Cost Rate agreement). Please note you must add the Indirect Costs as a line item within the Request Details section as they are not automatically calculated.

Agency Indirect Cost Agreement with	
Indirect Cost Rate	%
Agreement Summary	
Total Federal and Applicant Share	
Federal Share	$ 120,707
Applicant Share	$ 6,353
Federal Rate Sharing (%)	95/5
* Non-Federal Resources *(The combined Non-Federal Resources must equal the Applicant Share of $ 6,353)*	
a. Applicant	$ 6,353
b. State	$ 0
c. Local	$ 0
d. Other Sources	$ 0

If you entered a value in Other Sources other than zero (0), include your explanation below. You can use this space to provide information on the project, cost share match, or if you have an indirect cost agreement with a federal agency.

Total Budget	**$ 127,060**

Town of Mansfield
Agenda Item Summary

To: Town Council
From: Matt Hart, Town Manager MWH
CC: Maria Capriola, Assistant Town Manager
Date: July 23, 2012
Re: Cancellation of the August 13, 2012 Regular Town Council Meeting

Subject Matter/Background
With summer vacations, the Town Council has often cancelled one of its August meetings. Staff has polled the Council and a number of members will not be able to attend the August 13, 2012 regular meeting.

Recommendation
If the Town Council wishes to cancel the August 13, 2012 regular meeting, the following motion is in order:

Move, to cancel the August 13, 2012 regular meeting of the Mansfield Town Council.

PAGE
BREAK

To: Town Council/Planning & Zoning Commission
From: Curt Hirsch, Zoning Agent
Date: July 18, 2012

Re: ***Monthly Report of Zoning Enforcement Activity***
For the month of June, 2012

Activity	This month	Last month	Same month last year	This fiscal year to date	Last fiscal year to date
Zoning Permits issued	14	11	14	109	104
Certificates of Compliance issued	4	4	12	84	104
Site inspections	41	35	33	118	406
Complaints received from the Public	8	8	3	53	44
Complaints requiring inspection	3	5	3	36	37
Potential/Actual violations found	3	2	0	4	27
Enforcement letters	6	7	5	72	104
Notices to issue ZBA forms	0	0	0	8	3
Notices of Zoning Violations issued	3	0	5	14	20
Zoning Citations issued	5	2	0	15	39

Zoning permits issued this month for single family homes = 2, 2-fm = 0, multi-fm = 0
2011/2012 fiscal year-end total: s-fm = 10, 2-fm = 0, multi-fm = 0

TOWN OF MANSFIELD
PERSONNEL COMMITTEE

Thursday, June 18, 2012
Conference Room B, Audrey Beck Municipal Building
Minutes

Members Present: Deputy Mayor Toni Moran (Chair), Denise Keane, Paul Shapiro

Other Council Members Present: David Freudman

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

The meeting was called to order at 6:00 p.m.

1. PUBLIC COMMENT
None.

2. APPROVAL OF MINUTES
The meeting minutes of 6/11/12 were moved as presented by Shapiro and seconded by Keane. The minutes were unanimously approved as presented.

3. TOWN MANAGER PERFORMANCE REVIEW PROCESS/TIMELINE
Discussion occurred as to the performance review instrument that will be used for the FY 11/12 evaluation. A revised draft form was reviewed and edited.

The Committee reviewed potential questions that will be used in a 360 degree evaluation process. The Committee will facilitate a 360 degree evaluation with the Manager's direct reports this year (trial year); participation will be voluntary. Tentatively the goal is to then conduct the 360 evaluation next year and every two years thereafter, with the intent being to conduct the 360 evaluation once during every Council election cycle. Discussion occurred as to whether or not conducting the evaluation every two years is too frequent. The Committee and Hart agreed to research best practices to determine the frequency in which 360 degree evaluations should be conducted. Moran will review this process with direct reports at the next Department Head meeting in July.

It was decided that the narrative form for the Town Manager self-evaluation will no longer be used; the Manager's self-evaluation form will be the same form used by the Council.

4. FY 12/13 NON-UNION COMPENSATION
Hart reviewed his recommendations in changes for FY 12/13 non-union compensation and benefits as follows:

- General wage increase (2% on 7/1/12)

- Employee share of health insurance premiums (PPO increase to 16%, POE increase to 14%)
- Retiree medical insurance (increase Town's share by $5/mo, from $205/mo to $210/mo per eligible participating retiree retiring on or after 7/1/12)
- Tuition reimbursement (increase by $50/yr from $1200/yr to $1250/yr)

No changes are recommended for the retiree payment in lieu of health insurance program or longevity. Shapiro made the motion, seconded by Moran, to endorse the Town Manager's proposed recommendations to changes in compensation and benefits for non-union regular staff for FY 12/13. The motion passed with Shapiro and Moran voting in favor and Keane being opposed.

5. ANTI-HARASSMENT POLICY REVISIONS

Staff reviewed draft revisions of the anti-harassment policy with the Committee. The Town's labor counsel has been assisting with the re-writes. Moran noted that the policy falls within the Manager's purview. Committee members will review the draft revisions and offer suggestions at the next meeting.

Moran made the motion, seconded by Shapiro to adjourn the meeting. The meeting adjourned at 7:02 p.m. The next meeting is scheduled for Monday, July 16, 2012.

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

COMMITTEE ON COMMITTEES
June 8, 2012
Room B

1. CALL TO ORDER
The meeting was called to order by Peter Kochenburger, Chair of the Committee
Present: Peter Kochenburger, Chris Paulhus, Paul Shapiro

2. OPPORTUNITY FOR PUBLIC COMMENTS
No members of the public were in attendance

3. APPROVAL OF THE MINUTES
Mr. Shapiro moved and Mr. Paulhus seconded to approve the minutes of the May 10, 2012 meeting as presented. Motion passed unanimously.

4. COMMITTEE VACANCIES/APPLICATIONS
Mr. Shapiro moved and Mr. Paulhus seconded to appoint Roberta Coughlin as an alternate on the Open Space Committee. The motion passed unanimously.
Mr. Shapiro will call John DeWolf to ascertain his interest in being reappointed to the Ethics Board.
The Town Clerk clarified the appointments to the Human Services Advisory Committee. Mr. Baker was appointed as a citizen representative at the January 2012 meeting. Ms. Gonzalez, appointed at the May meeting, is unable to meet during the daytime. Ms. Gonzalez has been contacted. The Human Services Advisory Committee is fully staffed with appointments.

5. FREEDOM OF INFORMATION TRAINING
Members decided to schedule FOI training on a reoccurring basis to be held following each municipal election.

6. ADJOURNMENT
Mr. Paulhus moved and Mr. Shapiro seconded to adjourn the meeting at 8:40 a.m. Motion passed unanimously.

Mary Stanton, Mansfield Town Clerk

HOUSING AUTHORITY OF THE TOWN OF MANSFIELD

REGULAR MEETING MINUTES
Housing Authority Office
June 20, 2012
8:30 a.m.

Attendance: Mr. Long, Chairperson; Mr. Simonsen, Vice Chairperson; Mr. Eddy; Secretary and Treasurer; Ms Hall, Assistant Treasurer; Kathleen Ward, Commissioner; and Ms Fields, Executive Director.

The meeting was called to order at 8:35 a.m. by the Chairperson.

MINUTES

A motion was made by Mr. Eddy and seconded by Ms Ward to accept the minutes of the May 17, 2012 Regular Meeting. Motion approved unanimously.

A motion was made by Mr. Simonsen and seconded by Ms Ward to accept the Executive Session notes of the May 17, 2012 Regular Meeting. Motion approved unanimously.

A motion was made by Mr. Simonsen and seconded by Mr. Eddy to accept the minutes of the June 6, 2012 Emergency Meeting. Motion approved. Ms Hall and Ms Ward abstained.

A motion was made by Mr. Simonsen and seconded by Mr. Eddy to accept the Executive Session notes of the June 6, 2012 Emergency Meeting. Motion approved. Ms Hall and Ms Ward abstained.

COMMENTS FROM THE PUBLIC

None

COMMUNICATIONS

Response was received from Miguel Fontanez, Director, Housing Voucher Financial Management Division to letter sent by Board regarding financing of the voucher program. There was no new information in the response that was not already known by Housing Authority. Mr. Simonsen suggested that we respond and copy NAHRO. Included with the NAHRO letter should be a copy of the original letter and Mr. Fontanez's response.

REPORTS OF THE DIRECTOR

Bills

A motion was made by Mr. Simonsen and seconded by Ms Ward to approve the May bills. Motion approved unanimously.

Financial Reports –A (General)

A motion was made by Mr. Simonsen and seconded by Ms Ward to approve the April Financial. Motion approved unanimously.

Financial Report-B (Section 8 Statistical Report)

A motion was made by Mr. Eddy and seconded by Mr. Simonsen to approve the May Section 8 Statistical Report. Motion approved unanimously.

REPORT FROM TENANT REPRESENTATIVE

Human Services Advisory Committee

Mr Eddy was unable to report because June's meeting was scheduled for tomorrow.

Dog Excrement Policy

A Policy Committee meeting needs to be set up. Ms Fields reported no new update. Ms Fields will try to set up a meeting next month.

General Reports

Mr. Eddy reported that the filters should be cleaned on the new heat pumps. Ms Fields responded that it was planned and that a handheld vacuum would be purchased for the cleaning. Cleaning will be scheduled twice a year.

AD HOC COMMITTEE REPORTS

Affordable Housing Committee

The committee has not met. Ms Fields stated that she would like to address the Board in Executive Session.

Executive Session

Ms Fields raised several issues which are subject to privileged communications. The Chairman responded that the issues should be considered in executive session.

A motion was made by Mr. Eddy and seconded by Ms Hall to invite Ms Fields to the Executive Session and to go into Executive Session at 9:38 a.m.

The Board came out of Executive Session at 10:20 a.m.

UNFINISHED BUSINESS

Legal Updates

Ms Fields reported that all legal updates were addressed in the previous Executive Session.

Holinko Estates Site Improvement Project

Ms Fields reported that the project is almost complete.

NEW BUSINESS

Section 8 Set Aside Funds

On May 30th Ms Fields received a letter form HUD stating no Set-Aside Funds would be available. On June 4, 2012, Ms Fields sent out letters to the nine voucher holders that the vouchers were being recalled due to lack of funding. There are no vouchers outstanding. In addition, the Housing Authority is not currently absorbing vouchers from other areas.

MEETING DATE CHANGE

Ms Fields reminded the Board members that the July Regular Meeting was changed to July 12, 2012.

OTHER BUSINESS

None

ADJOURNMENT

The Chairperson declared the meeting adjourned at 10:30 a.m.

_____

Dexter Eddy, Secretary

Approved:

_____

Richard Long, Chairperson

SCHOOL READINESS TASK FORCE AND
MAC SUCCESSFUL LEARNERS TEAM
JOINT SPECIAL MEETING

THURSDAY, JUNE 28, 2012
3:00PM, TOWN HALL, CONFERENCE ROOM C

MINUTES

Members Present: L. Dahn, R. Leclerc, K. Grunwald (staff), K. Krider (staff), J. Woodmansee (staff), S. Daley (in at 3:20pm); L. Young (in at 3:24pm)

WHAT (Topic)	*DISCUSSION*	*OUTCOME*
Call to Order	K. Grunwald called the meeting to order at 3:10pm.	
New Business	**Review of 2012-2013 Income Guidelines and per-Child Fee Schedules received from SDE:** K. Krider reported that the new guidelines from SDE have been received. Members discussed combining the current Successful Learners Team of MAC with the School Readiness Task Force. Members reviewed the legislative mandates for who will need to make up the task force and how many yearly meetings are required and necessary to do the work. **Review of slot allotments:** K. Krider reviewed the history of the slot allotments and the current change that Willow House gave CCC one full time slot while all others remain from last year. **Review of reimbursement rate:** Members reviewed the current rate of reimbursement and noted that this will not change for the upcoming year. **SR Liaison salary considerations:** K. Krider reported that SDE is again saying that all of the grant funds must be used for slots and that the administrative line item which covers K. Krider's salary must come from a different source. Members discussed alternative funding options for the administration of the SR Grant. **CSRPPE's Community Report:** K. Krider asked for input from members on CSRPEE questions including the K. transition policy. Members reviewed the policies in process for the K. transition as well as some of the barriers. Members discussed how CAN could potentially be used for K. Transition work.	J. Woodmansee will research other competitive towns' minutes to determine alternative funding sources used by towns similar to Mansfield. K. Krider will pose question on Graustein listserv. K. Krider and J. Woodmansee will update the Big School Books.

	QE FY13 grant options and evaluation: K. Krider noted that this grant has not yet been released from SDE yet but that she believes it has more expanded uses from last year. One possible use discussed for the grant funds is to conduct preschool benchmark training.	K. Krider will contact Eastconn and inquire as to cost for preschool benchmark training.
Adjournment	The meeting adjourned at 5:40pm. Respectfully submitted, Jillene B. Woodmansee Assistant to the Early Childhood Services Coordinator	

"All Mansfield Children ages birth through 8 years old are healthy, successful learners connected to the community."

MANSFIELD DOWNTOWN PARTNERSHIP
PLANNING AND DESIGN COMMITTEE
Mansfield Downtown Partnership Office
Town Hall – Conference Room B

Tuesday, January 17, 2012

MINUTES

Members: Steve Bacon, Manny Haidous, Jon Hand, Peter Millman, Ruth Moynihan, Betsy Paterson, Karin Randolph and Pene Williams

Staff: Cynthia van Zelm

Guests: Lon Hultgren, Mansfield Director of Public Works; Sam Gardner (Gregg Wies & Gardner); Tim Andre and Norm Goldman (Desman Associates)

1. Call to Order

Steve Bacon called the meeting to order at 5:07 pm. Mr. Bacon noted that Committee member Frank McNabb will be teaching a class from January through May during Committee meeting times, and offered to resign from the Committee. Mr. Bacon recommended that Mr. McNabb be allowed to remain on the Committee since he is an active member. Mr. Bacon said there is precedence for allowing Committee members to remain on the Committee if they miss three meetings in a row (the Bylaws allow that committee members can be asked to resign if they miss three meetings in a row). Laurie Best spends half her time in Australia but has been an active member through e-mail when she is gone and consistently attends meetings when she is in town. Could a waiver be granted to Mr. McNabb? The Committee discussed the options and agreed to recommend that Mr. McNabb remain on the Committee, if he is willing.

Mr. Bacon asked Ms. van Zelm to review the waiting list to see if there are other members interested in being on the Committee. There was also some discussion of people serving as alternates as the Planning and Zoning Commission does so that the Committee is full. If alternates are added, this may be a Bylaws change.

2. Public Comment

There was no public comment.

3. Approval of Minutes from October 18, 2011, and November 16, 2011

Betsy Paterson made a motion to approve the October 18, 2011 minutes. Ruth Moynihan seconded the motion. The motion was approved.

Ms. Paterson made a motion to approve the November 16, 2011 minutes. Peter Millman seconded the motion. Ms. Moynihan abstained. The motion was approved with one abstention.

4. Review of Storrs Center Sustainability Guidelines and Parking Garage and Intermodal Center

Mr. Bacon introduced Sam Gardner with Gregg Wies & Gardner Architects and Tim Andre and Norm Goldman with Desman Associates. Mr. Bacon noted that both the parking garage and intermodal center are Town projects and also introduced Lon Hultgren, the Town's Director of Public Works.

Mr. Bacon noted that the Committee had continued its review of the Storrs Center Sustainability Guidelines against the Phase 1A and 1B buildings. Now, that process will start with the intermodal center and parking garage.

Sam Gardner said he will present on the intermodal center (building only) today and Geoff Fitzgerald with BL Companies will present on the Village Street site work at a later meeting.

Mr. Gardner passed out a draft of the filled-in Sustainability Guidelines checklist.

He noted that the roof will be a membrane roof and will be a beige/green color. The roof is designed with poly-vinyl chloride and will be a more "green" roof.

Pene Williams asked if the material was recyclable. **Mr. Gardner said he thought so but will review and get back to the Committee.**

Mr. Bacon and Mr. Gardner noted that the intermodal center has not gone out to bid yet so suppliers have not been determined yet.

Mr. Gardner said that all light fixtures on the outside of the building will be facing down and be full cut-off.

With respect to water usage, Mr. Gardner said there will be no appliances in the building, only restrooms and showers. Waterless urinals and low flow toilets will be used. There was some discussion about maintenance issues with waterless urinals. **Jon Hand said he would check with maintenance staff at the Mansfield Middle School where they have them.**

Mr. Gardner noted that many of the requirements in the Sustainability Guidelines are also part of the CT Building Code. He said the intermodal center will be LEED-Silver equivalent.

Mr. Gardner said the walls will be either aluminum or masonry on steel studs.

Mr. Haidous asked if snow will accumulate on the roof. Mr. Gardner said there will be some drifting and it will need to be maintained with shovels.

Mr. Gardner said interior lighting is still being determined. He will get back to the Committee on specifics.

Mr. Gardner said they will have a slab floor that will be insulated. Tim Andre said there will be insulated curtain walls in the garage elevator lobbies which are part of the intermodal center.

Mr. Gardner said there will be three areas of interior lighting: the potential bike operation area will have manual lights; the rest of the 1st level of the intermodal center will be activated when someone is in the room; the 2nd level will be unfinished for now as potential office space.

Karin Randolph asked about safety from someone who lives in Storrs Center and is trying to access the garage. Mr. Gardner said a person can safely enter the garage without going into the intermodal center. Lon Hultgren said the garage is tentatively scheduled to be open from 7 am to 9 pm, Monday through Friday. Weekend hours have not been determined yet. Mr. Andre said there will be emergency/dim lights in the intermodal center.

Mr. Gardner said there will be conventional heating and cooling with a gas fired roof unit.

Mr. Gardner said their engineer advised that a carbon dioxide sensor would not be efficient in such a large space.

Mr. Gardner said they will have instant on-demand water heaters that will heat water on an as needed basis.

Mr. Gardner said they will need to work out commissioning with Mr. Hultgren. The Town will need to decide if it wants to spend money on a 3rd party commissioning.

Mr. Gardner said that some radon was found in the area and Andy Graves, BL Companies' architect, indicated that a pipe system is being put in to evaluate it. **Mr. Gardner said further discussion needs to be held with Mr. Hultgren and Mr. Gardner will get back to the Committee.**

Mr. Gardner said there will be masonry walls between the intermodal center and the parking garage. Carbon monoxide will not get into the building.

Mr. Gardner said he will talk to Mr. Hultgren further about what cleaning agents will be used. Mr. Hultgren said he has spoken to the Town building maintenance staff about integrating their agents with the intermodal center.

Mr. Hultgren said Town staff will be responsible for maintaining the intermodal center in terms of providing recycling facilities. Norm Goldman said there will be trash cans in the parking garage.

With respect to construction waste management, Mr. Gardner suggested using the developer's guidelines. Cynthia van Zelm to follow-up with Mr. Gardner and Mr. Hultgren.

Mr. Gardner said that the intermodal center will exceed the 10 percent recycled content material. They are using recycled steel. The Federal Transit Administration adheres to a Buy America clause so all materials must be provided within 500 miles of the site.

Mr. Andre passed out and reviewed a draft of the parking garage checklist.

Mr. Goldman said that parking garages cannot reach LEED certification as they are not habitable buildings. He said Desman tried to put in as many sustainable features as possible.

Mr. Andre said there is a temporary soil erosion control plan in place until the Village Street is constructed.

There will be no bathrooms in the parking garage so water is not an issue.

If oil is dripping off a car, it will go into an oil separator.

Mr. Andre said there is a stormwater control system before sedimentation enters the Village Street.

Mr. Andre said there are lights on the garage that will light the sidewalks as well as lights on the entry to the garage.

All lights in the garage will be LED lights but not on the wall sconces on the outside of the building. Mr. Andre said the wall sconce lighting will have 800 lumen down light and 800 lumen up light which is below the 1,000 lumen requirement for shielded lighting.

Mr. Andre said the pre-cast will be a light colored concrete.

Mr. Haidous asked about fire protection. Mr. Andre said it will be a sand pipe system to ensure protection. He said this was reviewed by the Town's Fire Marshal.

Mr. Andre said the parking garage will be constructed so that a solar array is possible at a later time when funding might be available.

There will be vehicle car charging stations in the garage.

Mr. Haidous asked if the garage will settle. Mr. Andre said since it is a pre-cast structure, each piece allows for some movement. The garage is completely on rock so will not move.

Mr. Andre said the recommendation is to wash down the garage twice a year. Mr. Goldman said a dry system will be used also.

Mr. Andre said there are three HVAC systems – elevator machine room, office space, and water connection from the intermodal center's electrical room.

Mr. Andre said the garage is completely open so gets ventilation from the wind.

All caulking and painting will have low VOCs.

Mr. Andre said that materials taken off site will be recycled but there will not be much material taken off site as garage is being built on a vacant site.

Mr. Hultgren reiterated that waste and recycling cans will need to be placed in the garage. Mr. Andre will add to the checklist.

Mr. Andre said the foundations and the pre-cast include a fly ash mixture.

Mr. Andre said all materials are produced regionally.

5. Topics for Next Meeting and Next Meeting Date

The Committee will meet on February 21, 2012. Meeting topics include a review of alternative trash/recycling containers from Ginny Walton, Town Recycling Coordinator, and a review of the Village Street plans vis a vis the Sustainability Guidelines.

6. Adjourn

The meeting adjourned at 7:15 pm.

Minutes prepared by Cynthia van Zelm

MANSFIELD DOWNTOWN PARTNERSHIP
PLANNING AND DESIGN COMMITTEE
Mansfield Downtown Partnership Office
Town Hall – Conference Room B

Tuesday, February 21, 2012

MINUTES

Members: Steve Bacon, Jon Hand, Peter Millman, and Pene Williams

Staff: Cynthia van Zelm

Guests: Ginny Walton, Mansfield Recycling Coordinator; Geoff Fitzgerald, BL Companies

1. Call to Order

Steve Bacon called the meeting to order at 5:07 pm.

2. Public Comment

There was no public comment.

3. Approval of Minutes from January 17, 2012

There was no quorum to approve the minutes.

4. Composition of Committee

Mr. Bacon recapped the discussion from the last meeting about some Committee members who were unable to attend on a temporary basis. He noted that the Committee agreed that Frank McNabb, who is teaching in the spring, could remain on the Committee. There had been a discussion of Committee alternates which would require a bylaws change and the process that entails. Mr. Bacon said the idea of alternates has not come up in other committees. He suggested that the Committee operate as it has for the near future.

5. Presentation of Trash/Recycling Containers in Storrs Center

Mr. Bacon welcomed Ginny Walton, the Town's Recycling Coordinator, to the meeting. He acknowledged Ginny's help with the Storrs Center Sustainability Guidelines.

Ms. Walton noted that the Committee had approved a trash/recycling receptacle when it recommended approval of the Village Street plans last year. Ms. Walton had a few concerns with the recommended receptacle which she wanted to discuss with the Committee, as well as propose some alternatives. Ms. Walton said she was concerned about durability; the fit of the proposed receptacles into the downtown; functionality; and whether they are compact so they do not overtake the streetscape. One of her main concerns is that the current receptacle does not allow you to see into the receptacle even with the labels on the receptacle. Ms. Walton said the town tried many different receptacles at town parks and a design with an open bag visible to the public has worked very well.

Ms. Walton showed an example in her Power Point where the front is clear so you can see where you would place recycled material. The panel could also have mesh on it and a logo could be added as well.

Ms. Walton is recommending a clear bag for recycling and a black bag for trash so trash would not be visible to the public.

Ms. Walton said she wanted to verify that the receptacle she was recommending was workable so she traveled to Brattleboro, VT to see them.

She said another option is to have a rain shield on the top but her fear is that the shield might get vandalized. She is also advocating one can/as opposed to the two shown in the Brattleboro example.

Peter Millman said that Ms. Walton has made a persuasive case and he likes the mesh and visibility of an open view.

Ms. Walton looked at price and with the rain shield on top with imprint, it would be about $600 a piece for 10. Geoff Fitzgerald said the Victor Stanley receptacles would cost more. Mr. Fitzgerald said he does not have a strong opinion on the receptacles and deferred to Public Works Director Lon Hultgren/Town who is their client. He said his concerns were making sure that trash was not visible from the sides, and that the product would not rust or scratch easily.

Mr. Bacon asked if Victor Stanley makes other models and Ms. Walton said it does have other designs.

Mr. Bacon asked about the timing. Mr. Fitzgerald said that the Village Street has not gone out to bid yet; a decision would need to be made on the receptacles before the Village Street goes out to bid.

Mr. Bacon asked if there would be receptacles on Dog Lane. Mr. Fitzgerald said he did not think there were any receptacles on Dog Lane but if there were, they would likely be the original design *(March 8, 2012 – note that the receptacles have not been ordered for Storrs Road or Dog Lane (if there are any planned for Dog Lane) so there is time to change the design).*

Ms. Walton will send Ms. van Zelm the Power Point so she can share Ms. Walton's proposal with the rest of the Committee to ascertain its feedback. Ms. Walton will also send information on Recycle Away (the company that produces the receptacles that she is proposing) to Mr. Fitzgerald.

Ms. Walton noted that the people she talked to in Brattleboro and Altoona, PA, liked the receptacles but it should be noted that because the panels slide out in the front, that area will need to shoveled or plowed to allow access.

6. Review of Storrs Center Sustainability Guidelines and Village Street

Mr. Fitzgerald reviewed the Village Street plans against the Storrs Center Sustainability Guidelines. He passed out a filled out checklist from the Guidelines.

Mr. Fitzgerald said there are four separate areas where there are plans for erosion and sedimentation control. There are construction sedimentation plans as well as permanent controls.

Mr. Millman asked how many tree filters will there be. Mr. Fitzgerald said there will be at least 20. There will not be filters for every tree but probably every other tree. Mr. Fitzgerald said the tree box filters are for water quality and they are the primary treatment for removing stormwater sedimentation.

Mr. Bacon asked if all trees will have grates around them. Mr. Fitzgerald replied in the affirmative. Mr. Bacon asked if the filters will be visible from the sidewalk. Mr. Fitzgerald said the ones with a filter will have a shallow catch basin.

With respect to reduced site disturbance section in the Guidelines, Mr. Fitzgerald said work has been minimized in sensitive areas. He said the Storrs Center project is renovating the stormwater coming from 1244 Storrs Road. A retaining wall is being placed on the Village Street to minimize the effects on the wetlands instead of grading out a 20 foot slope.

With respect to light pollution control, Mr. Fitzgerald said the pedestrian lighting will be LED lights with full cut-off, spaced between the trees. The sidewalks will be lit but not the streets. Ms. Walton asked if photovoltaic shields had been discussed on the lights. Mr. Fitzgerald said they had not been considered. Pene Williams asked if the lights would be off in the daytime and Mr. Fitzgerald said "yes."

Mr. Fitzgerald said the project meets the stipulation that 50 percent or more of the parking spaces are underground or in structured parking.

Ms. Williams asked if there was any impermeable pavement. Mr. Fitzgerald said it was only located on the east side of the DL1/2 building.

Mr. Fitzgerald said the street trees are on 50 foot intervals with the exception of the area on the Village Street closest to the Post Office where the recommendation is for 25 feet.

Mr. Fitzgerald said there is no irrigation proposed. The street trees being proposed are from a list of trees that will not need irrigation. The tree grates will allow water to disperse.

Mr. Fitzgerald noted that Mansfield resident and landscape architect Rudy Favretti reviewed the trees for deer resistance.

Mr. Fitzgerald said the stormwater management system was approved by the US Army Corps of Engineers and the CT Department of Energy and Environmental Protection. The fill of degraded wetlands was approved by these two entities and they did not require a wetlands mitigation plan, whereby new wetlands would have to be created by those being filled.

7. Adjourn

The meeting adjourned at 6:15 pm.

Minutes prepared by Cynthia van Zelm

MANSFIELD DOWNTOWN PARTNERSHIP
PLANNING AND DESIGN COMMITTEE
Mansfield Downtown Partnership Office
Town Hall – Conference Room B

Tuesday, March 20, 2012

MINUTES

Members: Steve Bacon, Manny Haidous, Peter Millman, Betsy Paterson, and Karin Randolph

Staff: Cynthia van Zelm

Guests: Sam Gardner with Gregg Wies & Gardner (GWG); Linda Painter, Town of Mansfield Director of Planning and Development; Alex Roe, Partnership Board member and Director of Planning at the University of Connecticut; Macon Toledano, Senior Vice President, Planning and Development, LeylandAlliance

1. Call to Order

Steve Bacon called the meeting to order at 5:07 pm.

2. Public Comment

There was no public comment.

3. Approval of Minutes from January 17, 2012 and February 21, 2012

There was no quorum to approve the minutes.

4. Review of Intermodal Transportation Center Design and Continued Review of Storrs Center Sustainability Guidelines and Intermodal Center

Mr. Bacon said that in January the Committee had reviewed the checklist prepared by Sam Gardner of how the intermodal transportation center meets the Storrs Center Sustainability Guidelines. Mr. Gardner will follow-up from the January meeting, and will also address some changes that are being proposed to the design.

Mr. Gardner referred to the follow-up items that were noted in the January minutes. He said that some of the material being used for the intermodal transportation center is recyclable.

Mr. Gardner said that the interior lighting will be fluorescent and meet the current state Energy Code. The lighting will be cost effective.

With respect to 3rd party commissioning, Mr. Gardner indicated that Mansfield Director of Public Works Lon Hultgren said 3rd party commissioning is not required. Macon Toledano said a commissioning process could be written to ensure that i.e., mechanical systems are operating as they are supposed to operate. He said that commissioning is usually related to mechanical issues. **He said that architect Andy Graves is developing such a process for the private buildings and Mr.**

Gardner thought this could be replicated for the intermodal transportation center. Alex Roe said that UConn conducts commissioning on its buildings. Betsy Paterson asked if local inspections would be the only oversight required if the Sustainability Guidelines did not suggest commissioning. Mr. Gardner replied in the affirmative.

Mr. Gardner clarified that the new state Energy Code has instituted requirements that are LEED Silver equivalent.

Mr. Gardner said the provisions of the Sustainability Guidelines have been put in the specifications for the intermodal transportation center.

Karin Randolph asked about the oversight role. Mr. Toledano said that Mr. Graves and Erland Construction personnel are following up with instituting provisions in the Guidelines.

Mr. Gardner said there was a pipe system put in to evaluate radon on the site. Radon comes out of undisturbed rock. There are no radon issues associated with the intermodal transportation center. Mr. Bacon asked if radon would be dispelled by opening the doors of the center. Mr. Toledano said radon is usually tested in basements and there is no basement with the center. Mr. Toledano said that a radon system is being placed in the mixed-use buildings. Mr. Gardner said a thick vapor could be used to be careful but there are no slabs to be disturbed. **Mr. Gardner will check with Mr. Hultgren to see if a radon ventilating system is needed.** Peter Millman said this could be put in at a later date.

With respect to what cleaning agents will be used in the center, Mr. Gardner said the Town only uses "green" products and this provision will be included in any contract the Town has for cleaning if the Town does not do the cleaning itself.

Mr. Gardner said the developer's guidelines for construction waste management will be followed for the center. Mr. Toledano said he is pleased with the level of material on the mixed-use buildings that is being recycled.

Mr. Gardner said there will be recycling facilities in the center.

Mr. Gardner then turned his attention to some of the design changes on the outside of the building. He said the discussion began with the Town on how to value engineer the center.

Mr. Gardner said that originally there was no 2nd level. This was added as an add alternate to allow for the provision of office space on the 2nd level.

The team agreed to remove the louvers in the front of the center which would open up the courtyard on the east side of the center. A plaza space will be placed there. Cornices would be put in place instead which would also serve as a sun shade. Canopies would continue to be included over the lower windows. Cynthia van Zelm said that the louvers also would have made it more difficult to clean the windows.

Mr. Gardner said there will be stairs on the outside to access the 2nd floor as well. This plaza area could include a tree to make the area even more aesthetically pleasing.

Mr. Millman said he preferred the design with the louvers but recognizes budgetary concerns. He asked if the canopy will cover someone in a rainstorm. Mr. Gardner said the canopy is 6 feet deep and the underside is 9 feet. He thinks it should provide adequate cover unless is a blowing rain.

Manny Haidous asked about signage for the building. Ms. van Zelm said that staff had suggested the name of the intermodal transportation center as the Zimmer-Nash Transportation Center to recognize Gary Zimmer and Dennison Nash who had worked on transportation issues in town. The Committee had reviewed this recommendation at its October meeting. Mr. Gardner said there is still discussion on what the blade sign on the center will say.

5. Adjourn

The meeting adjourned at 6:15 pm.

Minutes prepared by Cynthia van Zelm

MANSFIELD DOWNTOWN PARTNERSHIP
BUSINESS DEVELOPMENT AND RETENTION COMMITTEE
Special Meeting
February 16, 2012
5:00 PM
Mansfield Town Hall
Conference Room B

Minutes

Present: Marty Hirschorn, Girish Punj, Steve Rogers, Rene Schein

Staff: Cynthia van Zelm

1. Call to Order

Steve Rogers called the meeting to order at 5:05 pm.

2. Public Comment

There was no public comment.

3. Approval of Minutes from November 28, 2011

Rene Schein made a motion to approve the November 28, 2011 minutes. Marty Hirschorn seconded the motion. The motion was approved unanimously.

4. Update on Relocation

Ms. van Zelm reviewed the status of business relocations and said that relocation for all affected businesses had been determined. She commended relocation consultant Phil Michalowski, attorney Lee Cole-Chu, and the Leyland team for all their work on relocation.

5. Update and Discussion on Tenanting and Marketing of Storrs Center businesses

Mr. Rogers noted that the Committee's role will now shift away from relocation to business development. He recognized the role of the Committee in the relocation process.

He said he sees the Committee serving as a sounding board for the businesses. Mr. Hirschorn asked if there is a structured process to do this and Mr. Rogers suggested that the process continue to work through this Committee.

Mr. Girish expressed concern about the perception of the union protestors around the work site. He suggested that the development team review the board on the construction site on the UConn

campus that emphasizes safety (east of the library). The general contractor, Scanza, focuses on the message of safety on the board. Mr. Punj suggested that a similar board be erected at the Storrs Center site. Ms. van Zelm said she would review it and then talk to the development team.

Ms. van Zelm said the Leyland marketing team and the Partnership staff will meet with the tenants who have committed to Storrs Center on March 21. The goal is to meet with tenants on a quarterly basis. She said the UConn Husky Bucks office would be presenting at the meeting as well. Husky Bucks can be used by UConn faculty, staff and students as a debit card.

Ms. van Zelm said a newsletter will also be produced on a regular basis.

Ms. van Zelm said the Storrs Center website (Leyland's site) is also being updated and should be ready soon.

Mr. Punj advised that marketing be directed to the residents at the Oaks on the Square.

Mr. Rogers asked that the Committee's charge be resent to the Committee.

6. Future Meetings

The Committee agreed to meet on April 18 at 5 pm.

7. Adjourn

The meeting was adjourned at 6:00 pm.

MANSFIELD DOWNTOWN PARTNERSHIP
BUSINESS DEVELOPMENT AND RETENTION COMMITTEE
Special Meeting
April 18, 2012
5:00 PM
Mansfield Town Hall
Conference Room B

Minutes

Present: Steve Rogers, Roger Adams, Rene Schein

Staff: Cynthia van Zelm

1. Call to Order

Steve Rogers called the meeting to order at 5:18 pm.

2. Public Comment

There was no public comment.

3. Approval of Minutes from February 16, 2012

There was no quorum to approve the minutes.

4. Update and Discussion/Brainstorming on Tenanting and Marketing of Storrs Center businesses

Mr. Rogers said there is some funding from the tenants for the marketing of the businesses in Storrs Center. He expressed support for ensuring that the events, etc., planned reflect the wishes of the tenants.

Ms. van Zelm referred to the marketing overview that master developer LeylandAlliance had put together for the new tenants at its March 21 meeting with the tenants. She said the Partnership will be involved with the marketing as well and she sees this as a collaborative process between the tenants, this Committee, the Partnership, and LeylandAlliance.

Mr. Rogers said he thought the Committee can continue to serve as a forum to hear about any issues from the new tenants.

The Committee discussed the fact that the town square will not be ready until next year for events. The best focus for the Committee over the summer may be to ensure that any accessibility issues for businesses are discussed given the on-going construction.

5. Future Meetings

The Committee agreed to tentatively meet on June 20 at 5 pm. Ms. van Zelm will send an e-mail to Committee members to see if that works for them.

6. Adjourn

The meeting was adjourned at 5:45 pm.

TOWN OF MANSFIELD
Ethics Board
Thursday, November 3, 2011
Audrey Beck Municipal Building, Conference Room B

Minutes

Members Present: Lena Barry, Saul Nesselroth, James Raynor, Win Smith, Nora Stevens (Chair)

Staff Present: Maria Capriola, Assistant to Town Manager

The meeting was called to order at 4:30pm.

I. APPROVAL OF 7/7/2011 MINUTES
Mr. Nesselroth made the motion, seconded by Mr. Raynor to adopt the minutes. The minutes were approved unanimously as presented.

Ms. Barry voted during the meeting of 11/3/11 since Mr. DeWolf was not able to attend the meeting.

II. CHAIR'S REPORT/DISCUSSION OF PUBLIC COMMENT
Mr. Smith made the motion, seconded by Mr. Raynor to allow 5 minutes per speaker during public comment. The motion passed unanimously. By consensus the Board agreed that they would determine whether or not to permit public comment on a meeting-by-meeting basis; should public comment become unruly it will be suspended.

III. UPDATE ON REVISIONS TO ETHICS CODE
Ms. Stevens provided an update on the revisions. She also reported on the rescission of the Public Works equipment use policy. Through consensus the Board agreed to submit the following recommendations to the Council for their 11/28 public hearing on the Ethics Code:

- Definition of financial interest – keep the word "trivial" in parenthesis after "de minimus."
- The Board should review its rules of procedure and the Code as needed but no fewer than once every five years.
- 25-7B – The word "permanently" should be stricken.

Ms. Barry, with Ms. Capriola's assistance, will prepare these recommendations for submission to the Town Council.

IV. ELECTION OF OFFICERS FOR NOVEMBER 2011 – OCTOBER 2012

a. Discussion of Alternates as Officers
Ms. Stevens researched this matter. Based on that research she has determined that as long as an alternate member regularly attends the Board's meetings, there does not appear to be a problem with an alternate serving as an officer of the Board.

b. Selection of Officers
Mr. Nesselroth made the motion, seconded by Mr. Raynor for Ms. Stevens to serve as Chair. The motion passed with Barry, Nesselroth, Raynor, and Smith voting in favor and Stevens abstaining.

Mr. Smith made the motion, seconded by Mr. Raynor for Mr. Nesselroth to serve as Vice Chair. The motion passed unanimously.

Mr. Raynor made the motion, seconded by Mr. Smith for Ms. Barry to serve as Secretary. The motion passed with Nesselroth, Raynor, Smith, and Stevens voting in favor and Barry abstaining.

V. 2012 REGULAR MEETING SCHEDULED
Through consensus, the Board agreed to meet quarterly in 2012, on the first Thursday of January, April, July and October at 5pm.

VI. COMMUNCIATIONS
No action taken on any of the communications.

VII. EXECUTIVE SESSION – PENDING CLAIMS AND LITIGATION (FOI Complaint Docket #FIC 2011-178)
The executive session was not needed.

VIII. PUBLIC COMMENT
Mr. Raynor made the motion, seconded by Mr. Nesselroth to add public comment to the agenda. The motion passed unanimously.

Mike Sikoski, Wildwood Road, spoke to his disagreements with the Personnel Committee's version of the draft Ethics Ordinance and other policy matters.

Ric Hossack, Middle Turnpike Road, spoke to his disagreements with the Personnel Committee's version of the draft Ethics Ordinance and training for the Ethics Board.

IX. ADJOURNMENT
Meeting adjourned at 5:03pm

Respectfully Submitted,
Maria E. Capriola, Assistant to Town Manager *on behalf of Lena Barry, Secretary*

Christine Andersen
12 Dunham Pond Road
Storrs-Mansfield, CT 06268

Matthew Hart, Town Manager
Town of Mansfield, CT 06268

July, 11, 2012

Dear Matthew,

I am writing to tell you about our successful experience with the enforcement of the town noise and nuisance ordinances. We bought a house on over nine acres in December 2010, private, set back in the woods surrounded by fruit trees, barns, and fields. The house was dated and we immediately embarked on the process of renovation at considerable expense. Come spring, we had a rude awakening when we realized that an ATV track circled around on our neighbor's land at the bottom of our back hill right on the border. Thus begun an ongoing struggle with noise pollution and the diminished quality of life we had settled in to enjoy.

After a series of communications where our neighbors tried to limit their ATV enthusiasm by riding closer to their house and, for a time, avoiding dinner hour, our patience wore thin even with attempted compromise. We requested police intervention. I commend Trooper Sanders for his personable demeanor and professionalism in responding to our weekend call to speak to our neighbors while the racket was in process, and to Sergeant Richard Cournoyer for his ability to empathize and communicate effectively with both sides. Sergeant Cournoyer kept me apprised of his efforts on our behalf via email (with excellent language skills, I might add, as E.O. Smith's ex-Reading Specialist). In a timely manner, the sergeant and another officer conducted noise meter measurements with two different instruments and found our neighbors in violation of the noise ordinance, instructing them about how they should proceed for compliance.

As Mansfield residents, we were extremely relieved to discover that our town ordinances work and preserved for us the kind of life that we have spent a half million dollars to enjoy. We had great concern when we discovered that an ATV ordinance had been tabled and felt perhaps the town council had left us vulnerable to decreased property value (who wants to live next to an ATV track where kids ride around and around for two hours on end?) and restricted opportunity to enjoy peace on our property.

I wholeheartedly thank you and the police for preserving our quality of life here. The laws as they stand are effective arbiters whereby neighbors do not stand pitted against neighbors without reasonable solutions. Furthermore, we did not feel we would be able to continue to live on Dunham Pond if we were constantly bombarded with the rumble of engines. Compliments to your council and the Mansfield Police Department.

Sincerely,

Christine Andersen

Cc: Sergeant Richard Cournoyer

PAGE
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Item #9

TOWN OF MANSFIELD
OFFICE OF THE TOWN COUNCIL

ELIZABETH C. PATERSON, Mayor

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

July 16, 2012

Planning and Zoning Commission/Inland Wetlands Agency

Re: CGS §8-24 Review of Proposed School Building Project

Dear commission members:

Since 2005, the Town has been examining various options to upgrade Mansfield's elementary schools and middle school, in order to replace aging infrastructure and to improve the educational program in the schools. Our three elementary schools (Goodwin, Vinton and Southeast) were constructed in 1956-57 and have not had major renovations since 1990-1991. The Mansfield Middle School was built in 1969, and, outside of an energy system upgrade, has not had major renovations since 1998-99. After careful review and consideration of the various options, the Town Council supports the recommendation of the Board of Education to construct two new elementary schools as well as select heavy renovations to the Mansfield Middle School. The new elementary schools would each accommodate 375 students and be located on the existing Vinton and Goodwin sites. The Council would intend to acquire property adjacent to the Goodwin site in order to provide sufficient land to build a new school while the current Goodwin School remains open.

The Council concurs with the Board of Education that the proposed project would provide several important educational, infrastructure and safety improvements. Among other enhancements, the new elementary schools would feature state-of-the-art library/media centers; larger, more uniform classrooms; and separate cafeterias and gymnasiums. The new schools would also have modern, efficient energy systems, plumbing, wiring and other key infrastructure and would conform to LEED standards, saving energy costs and reducing the school district's carbon footprint. In addition, the Town would design the elementary schools with offices located by the front entrance, to improve security and control access. The select heavy renovations to the middle school would include the replacement of the temporary relocatable classrooms with permanent construction as well as an upgraded fire alarm system, ADA and technology upgrades, and a new ADA compliant elevator.

In making its recommendation to the Town Council, the Board of Education proposed that the new elementary schools be located on two of the existing sites. After careful study, the Council has preliminarily endorsed the Goodwin and Vinton locations. These sites are geographically dispersed with adequate well and septic supply, and are proximate to neighborhoods and state highways. The Goodwin site does have the best access for pedestrians and cyclists, and the Vinton School is an important anchor for the southwestern part of town. If the proposed project is approved, the Council would decide at a later point as to how to best re-purpose the Southeast School.

With a net cost of $35.9 million and a state reimbursement rate of 45.4%, the Town Council and the Board of Education believe that, among the many options that were considered, the proposed project would provide the Town with the best return on its investment, particularly for the long-term (20+ years). The project would allow the school district to maintain its favorable student-teacher ratios and to enhance the curriculum, while realizing significant savings in energy, administrative and maintenance expenditures.

The Council welcomes your input and guidance regarding the land use issues related to the proposed project, and the project team and I are happy to answer any questions that you might have.

Sincerely,

Elizabeth Paterson

Elizabeth C. Paterson
Mayor

CC: Town Council
Mansfield Board of Education
Matt Hart, Town Manager
Fred Baruzzi, Superintendent of Schools
Cherie Trahan, Director of Finance

Item # 10

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 12, 2012

Ms. Rita Braswell
President
Mansfield Senior Center Association
303 Maple Road
Mansfield, Connecticut 06268

Dear Ms. Braswell:

I would like to thank you and the members of the Mansfield Senior Center Association for assisting the town with the purchase of the new sign for the senior center. The sign looks fabulous and I am glad we were able to work together to make it a reality. I appreciate all you and your fellow association members do on behalf of the senior center and our community.

Sincerely,

Matthew W. Hart
Town Manager

CC: Town Council
Human Services Advisory Committee
Commission on Aging
Kevin Grunwald, Director of Human Services
William Hammon, Director of Facilities Management
Cynthia Dainton, Senior Center Coordinator

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Item # 11

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 12, 2012

RE: Naming the Green

Residents of Gurleyville/Wormwood Hill/Mount Hope Road and Surrounding Area:

The Mansfield Town Council is considering naming the green area between Gurleyville Road and Wormwood Hills Roads after the Atwood family.

Prior to taking this action, members of the Council would like to know from this area's residents if there is any objection to doing so.

Please reply to the Town Manager's Office prior to the July 23, 2012 Council meeting. I can be reached at 860-429-3336 ext. 5 or TownMngr@mansfieldct.org.

Sincerely,

Matthew W. Hart
Town Manager

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

PAGE
BREAK

Item #12

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 18, 2012

The Honorable Benjamin Barnes
Attn. Meagan Cowell
CT Office of Policy and Management
Budget and Financial Management Division
450 Capitol Avenue
Hartford, CT 06106

Re: Town of Mansfield Small Town Economic Assistance Grant (STEAP) Application for Storrs Center Streetscape Improvements

Dear Secretary Barnes:

I am pleased to submit a Small Town Economic Assistance Program Grant (STEAP) for Storrs Center – one of the Town of Mansfield's critical economic development projects. Storrs Center will create jobs in our local community and add significant tax revenue to the town of Mansfield. The Mansfield Town Council views Storrs Center as a priority project and unanimously endorsed this grant application to the STEAP program at its July 12, 2012 meeting. Please see the attached resolution from the Town Council.

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

We are very pleased that the first phase of construction is almost complete with the apartments to open on August 15. This mixed-use retail/residential/commercial project with a variety of shops, restaurants and cafés, a town square, office space, and market rate housing will truly enhance the quality of life in the community.

With our goal of a great college downtown in sight, we would like to request that the State consider $500,000 in STEAP funds for Storrs Center streetscape improvements on Village Street, including benches, trees, street signs, bollards, trash/recycling receptacles, and decorative street lights and poles. STEAP funding for the Village Street will allow the street to be completed in order to access the commercial area along the southern sections of the Village Street. This additional funding is needed to complete the streetscaping and amenities to provide a fully functioning, attractive Village Street area for shoppers, walkers, residents, and visitors.

More detail on the Storrs Center funding request is in the attached application.

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

Thank you again for your assistance.

Very truly yours,

Matthew W. Hart
Town Manager

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

Attachments:

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

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

Please complete one application for each project and also indicate the priority order of all projects submitted. Please submit two copies of the complete application package. Applications should be typed and are available at www.ct.gov/opm. Please contact Meagan Cowell (Meagan.Cowell@ct.gov or 860-418-6381) or Steven Kitowicz (Steven.Kitowicz@ct.gov or 860-418-6409) with questions. When necessary, attach response in separate document.

Applicant Town Town of Mansfield

Town Address 4. South Eagleville Road, Mansfield, CT 06268

Project Address Town of Mansfield

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

Requested FY 2013 STEAP Funding $500,000

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

Matthew Hart, Mansfield Town Manager, hartmw@mansfieldct.org, 860-429-3336
Print Name, Title, Email Address and Phone Number

Lon Hultgren, Mansfield Director of Public Works, hultgrenlr@mansfieldct.org, 860-429-3332
Print Name, Title, Email Address and Phone Number

Cynthia van Zelm, Exec. Direc., Mansfield Downtown Partnership, vanzelmca@mansfieldct.org, 860-429-2740
Print Name, Title, Email Address and Phone Number

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

Please see attached.

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

Please see attached.

Please indicate the approximate number of jobs this project will create or sustain.

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

Project Funding

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

Funding Sources	Total
FY 2013 STEAP grant	Please see attached.
Local (applicant) funds	
Other funds:	
Total Project Cost	
Uses (Project Budget)	
Total Project Cost	

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

Please see attached.

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

Please see attached.

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

Please see attached.

Attach the following material:

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

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

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

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

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

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

Applicant's Signature	Title	Date
	Town Manager	07/17/2012

July 16, 2012

TOWN OF MANSFIELD

Attachment to Application for 2013 Small Town Economic Assistance Program (STEAP)

Downtown Mansfield Revitalization and Enhancement Project - Storrs Center Streetscape Improvements

Project Overview

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

The purpose of the Downtown Mansfield Revitalization and Enhancement Project is to develop Mansfield's downtown into a vibrant and economically successful mixed-use destination. The first phase of Mansfield's downtown – Storrs Center – is under construction with 127 apartments opening in mid-August and most of the businesses opening between July and early October. Two businesses that were relocated from an adjacent business block – Storrs Automotive and Select Physical Therapy – opened in late April.

Funds are being requested for construction of the streetscape improvements on Village Street to serve the retail shops, restaurants, and offices for Storrs Center in the next phase. (*Please note that the Mansfield Town Council named the public streets planned for Storrs Center on June 25, 2012 including naming what has been referred to as Village Street to Royce Circle and Wilbur Cross Way. Since the plans reference Village Street, for the purposes of this grant application, the street will continue to be called Village Street).*

The goal is for Storrs Center to be pedestrian oriented and include a variety of transportation modes. Village Street is part of an integrated transportation plan for Storrs Center, which includes accessibility for buses and other transit vehicles, cars, pedestrians and bicycles throughout the facility.

The Small Town Economic Assistance Program (STEAP) funds will specifically be used to complete the construction of the Village Street streetscape with benches, trees, street signs, bollards, trash/recycling receptacles, and decorative street lights and poles. The STEAP funds will allow the street to serve as a main street for Storrs Center where the center of commercial activity will be located. These businesses will be economic drivers

for the community, creating additional tax revenue and jobs. Furthermore, the new businesses will stimulate additional economic activity in the surrounding area.

The total cost of this project is $7,783,002. Funding is being requested for the streetscape project from the Small Town Economic Assistance Program in the amount of $500,000. The specific costs are outlined in the budget below.

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

The streetscape improvements for Village Street is part of the larger, multi-phased Storrs Center project which is being created to provide benefits to the community of Mansfield, the University of Connecticut, and the state of Connecticut. The Storrs Center project is being coordinated by the Mansfield Downtown Partnership, Inc., a 501 (c) (3) corporation comprised of representatives from the Town, the University and the community. The requested funds from the STEAP grant would benefit various public and private stakeholders in the following ways:

- Business-owners and owners of commercial properties in the downtown would benefit from the retention and strengthening of existing businesses and the creation of new business opportunities; eight businesses are being relocated to the new Storrs Center;
- Town residents, including University of Connecticut students, would benefit from an increase in locally-available goods and services and employment opportunities and the establishment of a new community center that would enhance the community's quality of life;
- The Town of Mansfield would benefit from an enhanced commercial tax base. The net tax revenue to the Town is expected to be $7.5 million over a 20-year period for Phase One only;
- University of Connecticut students, staff, and visitors would benefit from increased off-campus amenities and an overall improvement of the University atmosphere, which will enhance the recruitment of students and faculty *(University of Connecticut recruitment statistics indicate that a major reason students do not choose to attend the University is the lack of off-campus amenities)*;
- The planned technology park at the north campus of the University of Connecticut creates great synergy with Storrs Center with the additional employees at the technology park being able to utilize the housing, shops and restaurants at Storrs Center; in addition, the University plans to hire close to 300 new faculty over the next few years who will likely patronize Storrs Center;
- The State of Connecticut would share in all of the above-noted benefits, and accordingly, the State's commitment to the UConn 2000 and 21st Century UConn programs and the overall effort to enhance the University of Connecticut's

reputation as a prominent national university and an appropriate "flagship" for the State's higher education system would be advanced.

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

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

Please indicate the approximate number jobs this project will create or sustain.

As noted above, Phase One is projected to generate approximately 165 retail jobs and 9 building, parking and grounds management jobs. In addition, the project will support construction related jobs at the project site on a temporary basis during the construction period.

The construction of Village Street is estimated to create 25 temporary construction jobs and approximately 74 retail/commercial jobs and four property/maintenance, based on square footage.

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

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

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

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

The Town's consultant team of BL Companies from Meriden, Connecticut, completed design work on the Village Street in spring 2012. On June 26, 2012 the Town released a notice to bid on the Village Street and transit pathways road and utilities contract. The

request for bids did not include the streetscaping work being requested in this STEAP application due to budgetary constraints.

A zoning permit was issued for the Village Street on April 17, 2012 by the Town of Mansfield which would cover the work requested through the STEAP grant.

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

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

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

No.

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

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

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

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

<u>Traffic</u>

The Village Street will be built during the initial stages of the Storrs Center development. Storrs Road (Route 195) feeds into both these streets. The Village Street will serve as a

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

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

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

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

In order to better provide for pedestrian traffic, the plans provide for pedestrian collection points and crosswalk zones, installation or widening of sidewalks, addition of

parallel parking zones, installation of medians, landscaping of street edges, and definition of building entry areas. The addition of parallel parking zones, besides providing more parking capacity, will contribute to traffic "calming" and provide pedestrians with a better sense of security.

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

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

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

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

Archeological Resources and Historic Structures

There are no cultural, historic or archaeological resources in the immediate vicinity of the project. The Environmental Impact Evaluation referenced a letter from the State Historic Preservation Office (SHPO) (August 22, 2001) that concluded that the Storrs Center site lacks archaeological sensitivity and no further archaeological consideration was warranted. In addition, the SHPO indicated that the project will not impact historical or architectural resources listed on or eligible for the National Register of Historic Places.

Natural Resources/Wetlands

A portion of Village Street will be located on existing degraded wetlands that pursuant to local, state and federal approvals will be filled. For years, this small wetland area has suffered from stormwater run-off and sedimentation and no longer supports biological life. The effects of the degradation were visible as the sediment had built up

significantly in some areas. The wetlands and stormwater management have been studied extensively for Storrs Center. The reports: "Wetlands Functions & Values Assessment, Storrs Center, Mansfield, CT" by Michael Klein of Environmental Planning Services (August 21, 2008) and the "Summary of Baseline Biodiversity Studies Conducted for Storrs Center" prepared by Dr. Michael Klemens (August 28, 2007) as well as the master stormwater management plan comprehensively describe wetland systems and mitigation. There will be improved surface and groundwater quality adjacent to existing wetlands as a result of a stormwater management system using Best Management Practices (BMPs).

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

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

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

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

Floodplains

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

Endangered Species and Ecologically Sensitive Areas

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

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

As outlined above, there is an active vernal pool far east of the Village Street. The vernal pool provides a breeding area for a population of wood frogs. No development is

allowed within 100 feet of the vernal pool. To protect this population, the Storrs Center conservation area was increased from the original master plan in 2002.

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

Neighborhoods

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

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

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

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

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

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

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

Utilities

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

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

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

Project Funding

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

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

Funding Sources	Total
FY 2013 grant	$500,000
Other funds:	
Federal Section 5309 Bus and Bus Facilities Initiative Program Grant (Village Street and amenities) and Private (20 percent match to Section 5309 grant; other funds)	$6,783,002
FY 2012 STEAP grant	$500,000
Total Project Cost	$7,783,002
Uses (Project Budget)	
Construction – Village Street (entire length of Street)	$6,783,002
Construction (Utilities on Village Street – southern sections, and on-street parking on Village Street (entire length of Street)	$500,000
Street Signs, Bollards, Wheel Stops	$55,950
Street Trees	$68,600
Decorative Lights, banner arms	$247,900
Benches and trash receptacles	$36,800
Colored and Decorative Pavement	$90,750
Total Project Cost	$7,783,002

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

Funding has been secured from the Section 5309 Bus and Bus Facilities Livability Initiative Program Grant; a Town STEAP grant from 2012; the tax abatement per a Development Agreement between the Town of Mansfield, Storrs Center Alliance, and Education Realty Trust, dated February 11, 2011; and private developer funds.

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

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

As of May 31, 2012, approximately $424,600 has been expended by the Town's consultant BL Companies on the Village Street design.

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

STEAP funding for the Village Street infrastructure will allow the street to be completed in order to access the commercial area along the southern sections of the Village Street. This additional funding is needed to complete the streetscaping and amenities to provide a fully functioning, attractive Village Street area for shoppers, walkers, residents, and visitors.

Attach the following material:

1. Site location map

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

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

This application does not include any requests for funding for purchase or acquisition of land. All of the Village Street property is now owned by the Town of Mansfield having been transferred from the University of Connecticut and master developer Storrs Center Alliance.

3. Proposed project schedule

The design of the Village Street is complete and construction of Village Street is out to bid with proposals due July 23, 2012. Construction of the Village Street is expected to begin in late summer 2012 and be completed by August of 2013. If the Town receives this STEAP grant, it will need to bid this additional work.

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

The project budget is based on actual unit price cost estimates by BL Companies.

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

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

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

In the fall of 2008, the project received its Connecticut Department of Environmental Protection 401 water quality certification permit, authorizing the proposed stormwater discharges from the project. A US Army Corps of Engineers federal wetlands permit to fill .29 acres of degraded wetlands was issued. A local wetlands permit had been previously approved by the Mansfield Inland Wetlands Agency in October 2007. In June 2009, the Connecticut State Traffic Commission approved a certificate for traffic, pedestrian and transit improvements to Storrs Road. Conditions are currently being met on this approval and a certificate is expected to be issued in June 2011.

A zoning permit was issued for the Village Street on April 17, 2012 by the Town of Mansfield.

6. Environmental site assessments

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

A Phase I Environmental Site Assessment (ESA) and Phase II Investigation of the proposed Storrs Center Municipal Development Plan Project Area, excluding one parcel,

was performed by Haley & Aldrich, Inc., to provide a baseline of environmental conditions, and to identify environmental conditions that could affect the development process. A Phase I ESA of the excluded parcel at 2 South Eagleville Road, presently occupied by the US Post Office, and a supplemental Phase II Site Investigation of portions of the Storrs Center Municipal Development Plan Project Area, were performed by BL Companies. In addition, BL Companies completed a review of the Environmental Investigations Reports prepared by Haley & Aldrich of the work noted above. BL Companies is currently performing on-going environmental site investigations for the project area to establish the extent of any historic site contamination and to develop requisite plans for remediation. With respect to the site of the Village Street, two Areas of Environmental Concern (AEOC) have been identified during the investigation process and appropriate specifications for handling this material, if encountered during construction, have been included in the project bid documents for the majority of the project currently out to bid.

7. Any town resolutions in support of the project

Please see the attached resolution approved by the Mansfield Town Council on July 9, 2012 in support of the Downtown Mansfield Revitalization and Enhancement Project - Storrs Center Infrastructure.

Certified Resolution of the Town of Mansfield

I, Mary Stanton, Town Clerk of the Town of Mansfield certify that below is a true and correct copy of a resolution duly adopted by the Town Council at a meeting of its Town Council duly convened on July 9, 2012 and which has not been rescinded or modified in any way whatsoever.

7/12/12

Date

Mary Stanton

Mary Stanton, Town Clerk

RESOLVED, That the Town Council of the Town of Mansfield, Connecticut, authorizes the submittal of 2012 STEAP grant application to the Connecticut Department of Economic and Community Development for the Storrs Center development project in the amount of $499,235.

Mansfield, Connecticut Town Seal

State of Connecticut
GENERAL ASSEMBLY
STATE CAPITOL
HARTFORD, CONNECTICUT 06106-1591

July 16, 2012

The Honorable Benjamin Barnes, Secretary
Attn. Meagan Cowell
CT Office of Policy and Management
Budget and Financial Management Division
450 Capitol Avenue
Hartford, CT 06106

Re: Town of Mansfield Small Town Economic Assistance Grant (STEAP) Application for Storrs Center Streetscape Improvements

Dear Secretary Barnes:

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

The Storrs Center project is a major economic development initiative for the town of Mansfield that will not only benefit Mansfield but the surrounding communities and region. Funding for streetscape improvements will allow the Village Street in Storrs Center to effectively serve as the main street for the center of commercial activity for Storrs Center.

The first phase of Storrs Center is almost complete with 127 apartments to open August 15. Businesses have begun to move into the commercial space located on the first floor of Phase 1A and only two spaces are still available. The businesses who are renting are expected to all be open by October. The foundations are being put in place for Phase 1B which will open in August 2013.

The additional STEAP funds that the Town is seeking under this application for Storrs Center would allow for the construction of streetscape improvements on Village Street (the new "main street") to serve the retail shops, restaurants, and offices for Storrs Center in the next phase. Specifically, these improvements include benches, trees, street signs, bollards, trash/recycling receptacles, and decorative street lights and poles.

The first phase of Storrs Center is estimated to generate approximately 165 retail jobs and nine building, parking and grounds management jobs. The construction of the Village Street, the next phase, is estimated to create 25 temporary construction jobs, approximately 74

retail/commercial jobs, and four property/maintenance jobs. With Phase 1, the private developers of Storrs Center Alliance and Education Realty Trust will become the largest taxpayers in Mansfield, increasing the Town's Grand List by four percent. This latter point is important because Mansfield is very dependent on state revenue, which places the Town in a tenuous position.

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

Lastly, Storrs Center would benefit the University of Connecticut and the State by increasing the University's ability to provide university students and staff with off-campus opportunities and services that exist in most of the nation's successful collegiate communities. Once Mansfield has those amenities, the University would be better able to recruit and retain the best and the brightest among students, faculty and staff. The recent plan by the University to develop a technology park at the north campus, and to hire close to 300 faculty will provide additional customers for Storrs Center, and conversely Storrs Center will serve as a draw for those employees who desire a college downtown. Clearly, through the UConn 2000 and 21st Century capital improvement campaigns, the State has demonstrated its commitment to its flagship university. Similar to the capital improvements on campus, albeit in a more modest fashion, Storrs Center would enhance the University of Connecticut's reputation and opportunities for future success.

The Town of Mansfield is fully committed to Storrs Center and has contributed significant local resources to the planning for both these projects. On July 9, 2012, the Mansfield Town Council endorsed the grant application for this project. Continued funding through the Small Town Economic Assistance Program would greatly promote this exciting economic development and community enhancement project.

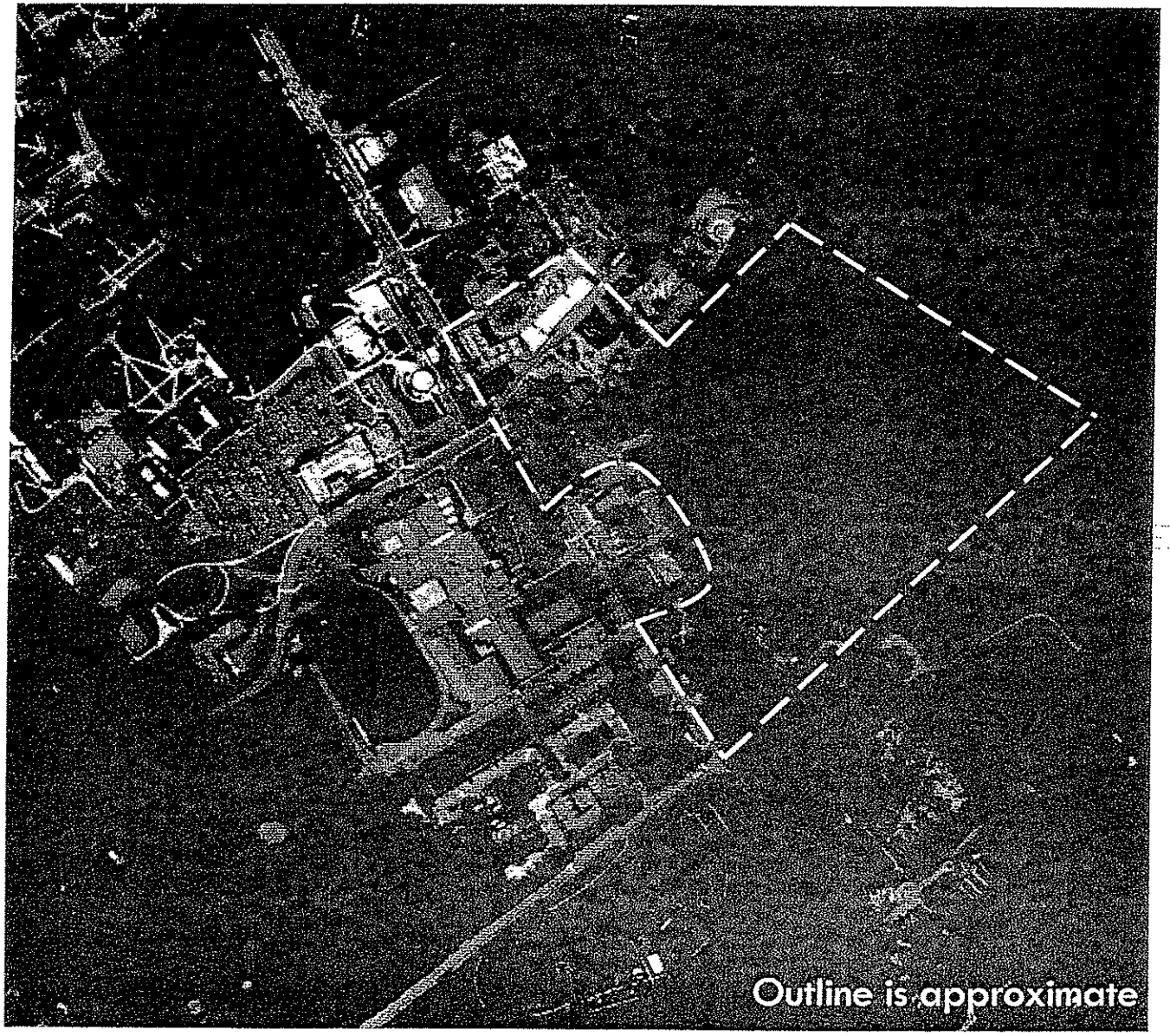
Your consideration of this request is greatly appreciated. Please feel free to contact us regarding our support of the Town of Mansfield's application to the Small Town Economic Assistance Program seeking funding for Storrs Center.

Sincerely,

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

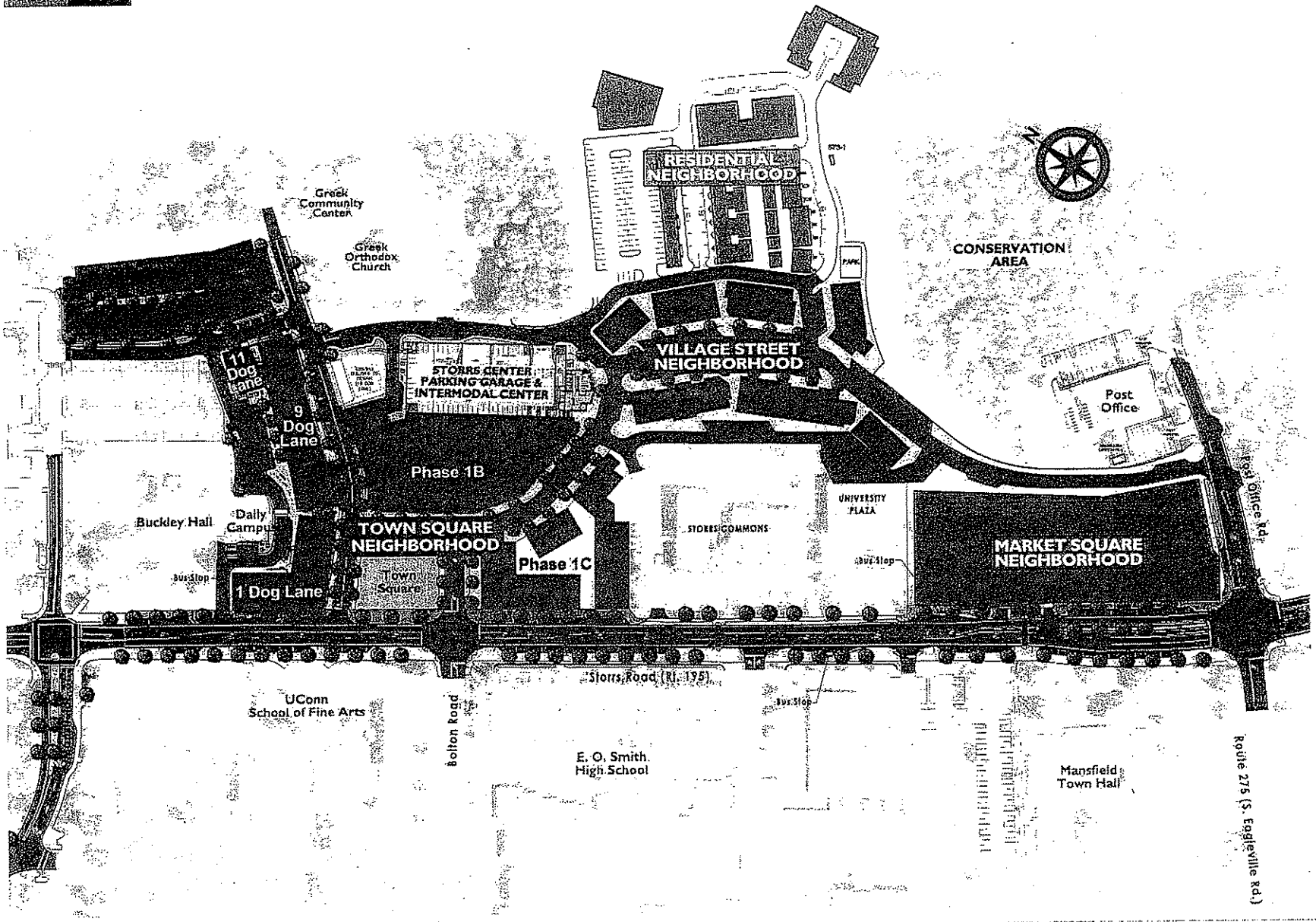
Rep. Gregory Haddad
54th Assembly District

Bird's Eye View of Mansfield, CT



STORRS
RETHINK MAIN STREET
CENTER

Concept Plan and Timeline



June 2012

www.storrscenter.com

(Timeline on reverse)

Storrs Center Timeline

GOALS FOR 2012

- Grand Opening of Phase 1A
- Construction of Storrs Road and Dog Lane improvements

2001
- Mansfield Downtown Partnership formed to coordinate downtown project

2002
- Concept Plan completed for downtown restaurants, shops, offices, public spaces, and housing
- Town designates Partnership as its municipal development agency for Storrs Center

2003
- Municipal Development Plan scopes out financing, zoning, market study and business relocation for project

2004
- LeylandAlliance identified as master developer for Storrs Center

2005
- Partnership, Town, University, and Windham Region Council of Governments approve Municipal Development Plan

2006
- CT Department of Economic and Community Development approves Municipal Development Plan
- Mansfield Planning and Zoning Commission approves first building

2007
- Planning and Zoning Commission approves Special Design District
- Walkway from Storrs Road to Community Center built to link with development area

2008
- Town receives $10 million from the state for first parking garage
- Partnership receives two state-wide awards: for community consensus-building and for smart growth
- Storrs Center Sustainability Guidelines completed
- State approves stormwater management plan, and federal government grants wetlands license
- Commercial tenanting for first phase begins

2009
- CT Department of Transportation approves certificate for improvements to Storrs Road

2010
- Town receives $4.9 million from the Federal Transit Administration for transit pathway to the intermodal center at the heart of Storrs Center, bringing total state and federal funding for Storrs Center to $23 million

2011
- Town Council approves Development Agreement between the Town, Storrs Center Alliance, and Education Realty Trust (EDR) for Phases 1A and 1B
- Groundbreaking

For more information, please contact:

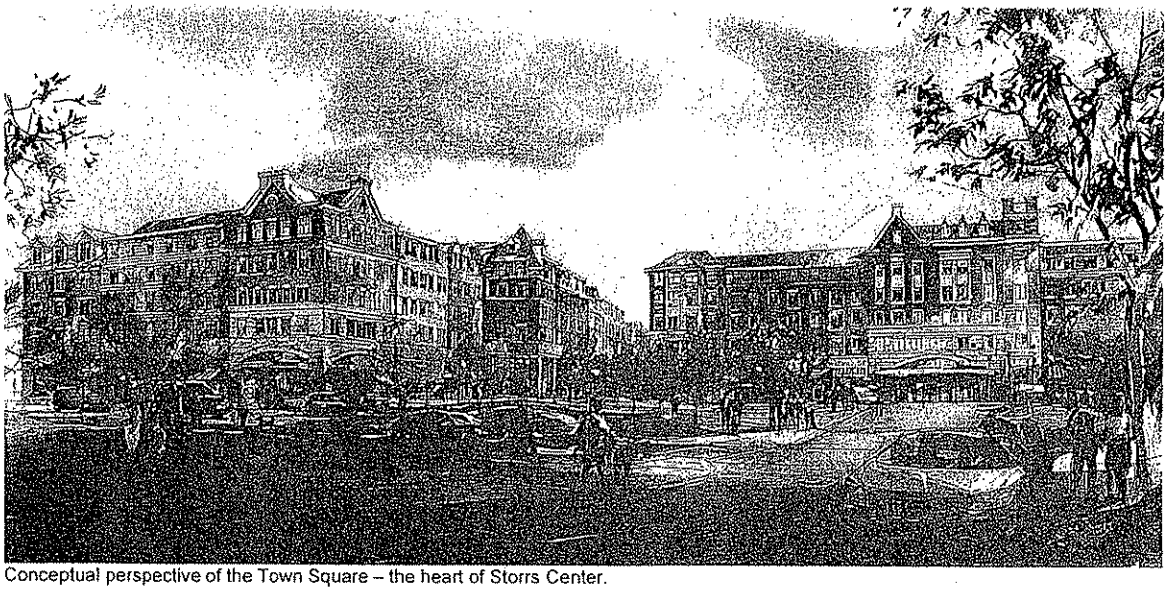
Mansfield Downtown Partnership
Helping to Build Mansfield's Future

Cynthia van Zelm
(860) 429-2740
mdp@mansfieldct.org
www.mansfieldct.org/mdp

LeylandAlliance

Monica Quigley
(845) 351-2900
info@storrscenter.com
www.storrscenter.com

STORRS
RETHINK MAIN STREET
CENTER



Conceptual perspective of the Town Square – the heart of Storrs Center.

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

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

LOCATION

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

PUBLIC-PARTNERSHIP

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

Conceptual perspective of Phase 1A along Dog Lane.

DEVELOPER

Storrs Center Alliance, LLC, an affiliate of LeylandAlliance LLC, Tuxedo, New York, is the master developer for Storrs Center. LeylandAlliance is a noted New Urbanist development company that has developed mixed-use projects in Connecticut, New York, South Carolina and Virginia. Scheduled to be completed in 2012 and 2013, respectively, the first two phases of Storrs Center will include commercial and residential offerings. Numerous restaurants, retail, and office tenants have signed leases to secure space in the first phase of development.

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

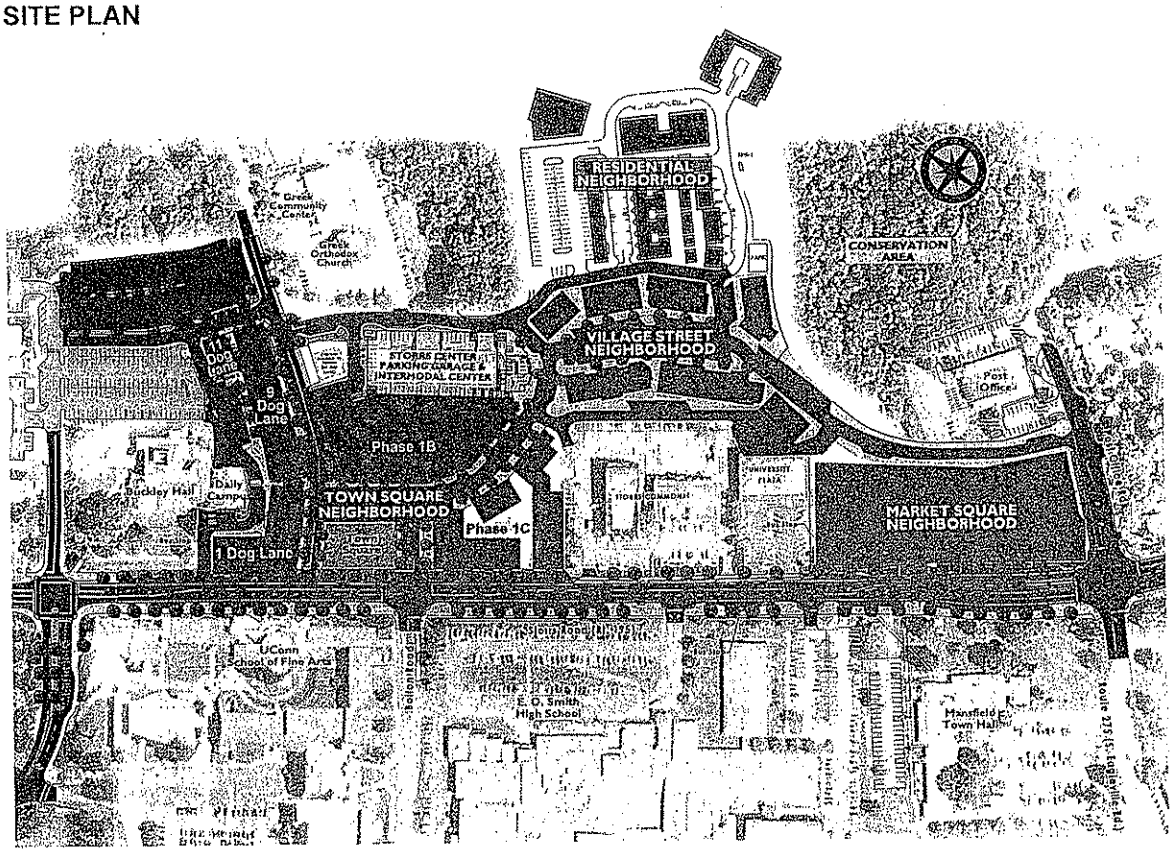
ARCHITECTURE

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

PROJECT MIX

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

SITE PLAN



TIMETABLE

Construction start: Spring 2011
Anticipated completion of Phase 1A: Summer 2012
Anticipated completion of Phase 1B: Summer 2013

CONTACT

For inquiries about commercial leasing:
Dan Zelson – Charter Realty and Development
Tel: (203) 227-2922
E-mail: dan@chartweb.com
www.chartweb.com

For inquiries about residential leasing:
Katie DeLany – The Oaks on the Square
Tel: (860) 756-0330
E-mail: mgrstorrs@edrtrust.com
www.theoaksonthesquare.com

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

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

These materials are intended to provide general information about certain proposed plans. The plans described are subject to change. These materials do not constitute an offer to sell property in any state where a registration has not been made to sell property, if such registration is required by law.
12-0430

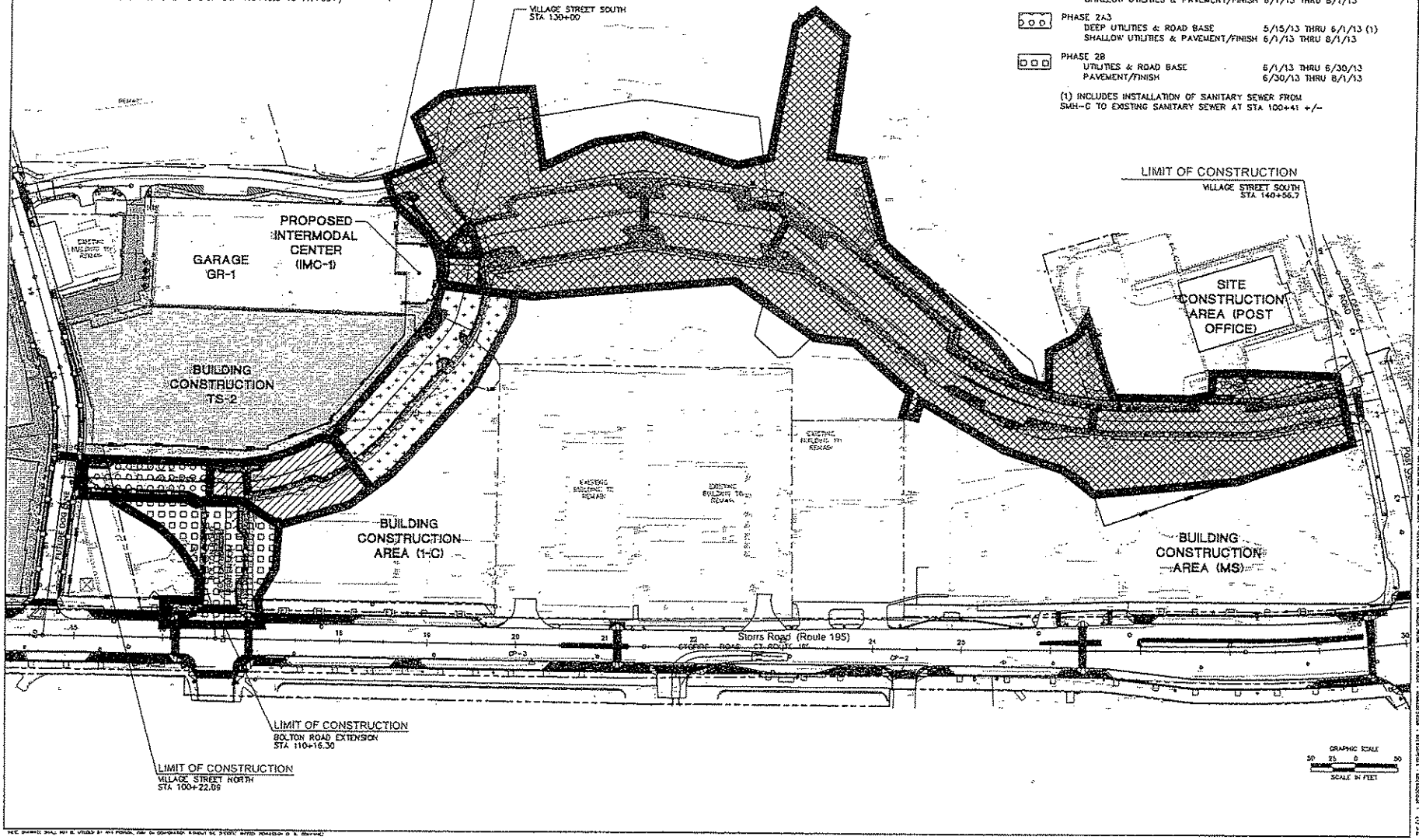
APPROXIMATE PHASE LIMITS

- PHASE 1
  VILLAGE STREET NORTH STA 105+70 TO 107+02.6
  VILLAGE STREET SOUTH STA 130+00 TO 140+56.7
  DOG LANE CONNECTOR STA 124+31.7 TO 124+93.4
- PHASE 2A1
  VILLAGE STREET NORTH STA 103+20 TO 105+70
- PHASE 2A2
  VILLAGE STREET NORTH STA 101+60 TO 103+20
- PHASE 2A3
  VILLAGE STREET NORTH STA 100+22.09 TO 101+60
- PHASE 2B
  BOLTON ROAD EXTENSION STA 110+16.3 TO 111+60+/-

VILLAGE STREET AND TRANSIT PATHWAY CONSTRUCTION SCHEDULE

PHASE 1	ROUGH GRADES	8/1/12 THRU 10/1/12
	ROAD BASE	9/1/12 THRU 2/1/13
	FINAL PAVEMENT/FINISH	3/1/13 THRU 5/1/13
PHASE 2A1	DEEP UTILITIES & ROAD BASE	3/15/13 THRU 4/15/13
	SHALLOW UTILITIES & PAVEMENT/FINISH	6/1/13 THRU 8/1/13
PHASE 2A2	DEEP UTILITIES & ROAD BASE	4/15/13 THRU 5/15/13
	SHALLOW UTILITIES & PAVEMENT/FINISH	6/1/13 THRU 8/1/13
PHASE 2A3	DEEP UTILITIES & ROAD BASE	5/15/13 THRU 6/1/13 (1)
	SHALLOW UTILITIES & PAVEMENT/FINISH	6/1/13 THRU 8/1/13
PHASE 2B	UTILITIES & ROAD BASE	6/1/13 THRU 6/30/13
	PAVEMENT/FINISH	6/30/13 THRU 8/1/13

(1) INCLUDES INSTALLATION OF SANITARY SEWER FROM SMH-C TO EXISTING SANITARY SEWER AT STA 100+41 +/-



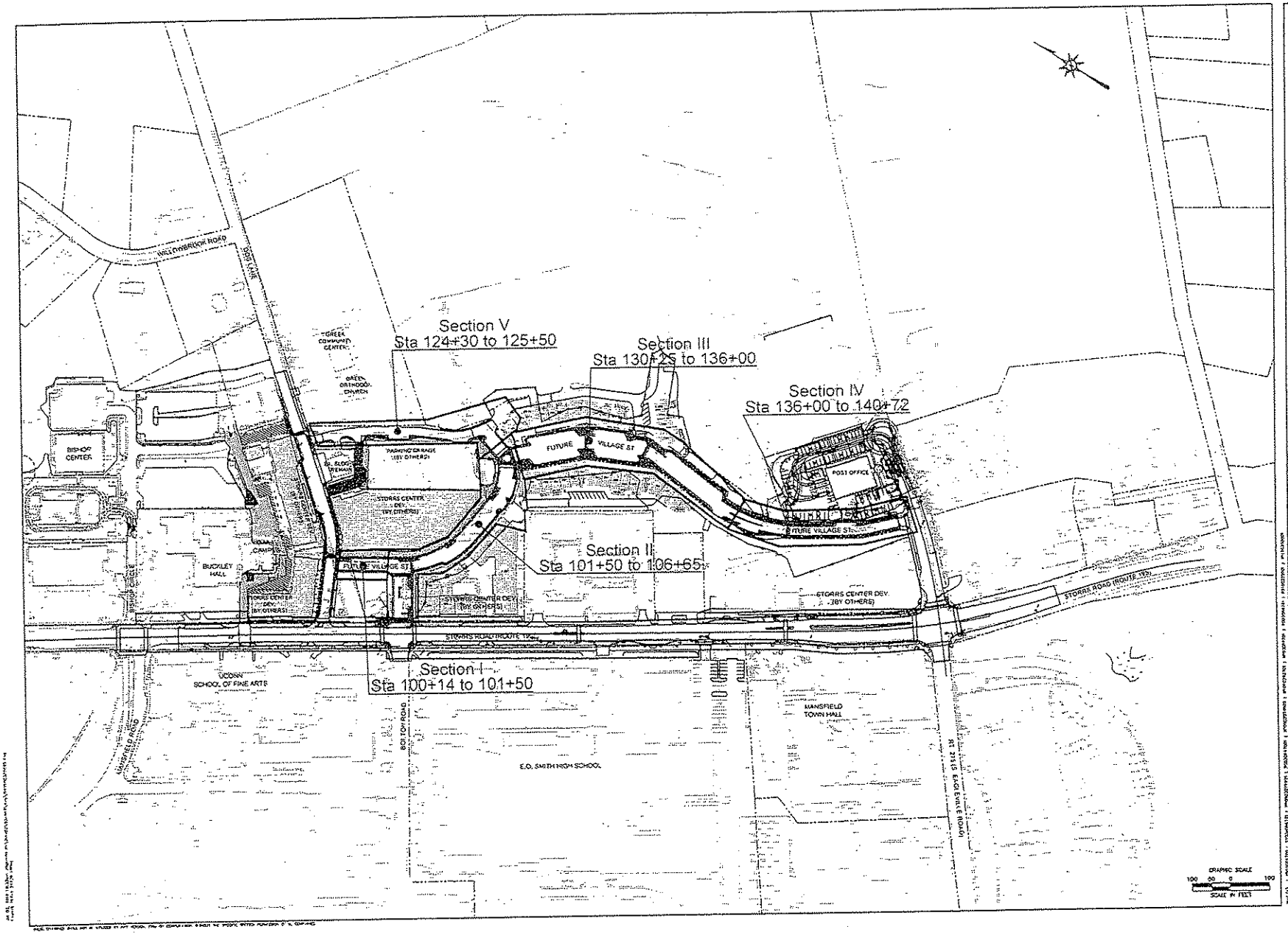
BL Companies

VILLAGE STREET AND TRANSIT PATHWAYS
VILLAGE STREET
MANSFIELD, CONNECTICUT

Designed J.J.S.
Drawn D.L.S.
Checked
Approved
Scale 1"=50'
Project No. 1003500
Date 06/21/12
CAD File 7SUP100350001

Title
VILLAGE STREET PHASING PLAN

Sheet No.
PHP-1



VILLAGE STREET
AND TRANSIT PATHWAYS
VILLAGE STREET

OPINION OF
PROBABLE C
INDEX PLAN

INX-

PAGE
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Item #13

TOWN OF MANSFIELD

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

PRESS RELEASE

POC: [Matthew W. Hart], (860) 429-3336 x5

July 18, 2012

Temporary Closure of Dog Lane Between Storrs Road & Bundy Lane

Please be advised that due to construction of the new Dog Lane connection to Storrs Road, Dog Lane will be closed between Storrs Road and Bundy Lane starting Thursday, July 19, 2012. We expect this portion of the road to be reopened to traffic by Wednesday, August 1, 2012. **During this period, no access to Dog Lane will be provided from Storrs Road.** Businesses located on Dog Lane between Willowbrook Road and Storrs Road should direct their employees and customers coming from Storrs Road to use Gurleyville Road and Bundy Lane as a temporary detour. From the intersection with Bundy Lane, Dog Lane will be limited to local traffic between Bundy Lane and Willowbrook Road to allow access to Dog Lane residents and businesses. To minimize impact of the road closure on surrounding neighborhoods, all construction traffic to Storrs Center will be rerouted through University property; no construction traffic will be directed to local roads.

If you have any questions regarding this closure, please contact the Town Manager's Office at 860 429-3336 or email StorrsCenterInfo@mansfieldct.org.

###

PAGE
BREAK

Connecticut Water Company
93 West Main Street
Clinton, CT 06413-1600

Office: 860.669.8636
Fax: 860.669.9326
Customer Service: 800.286.5700

ConnecticutWater

July 10, 2012

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 Connecticut Water Company *2011 Water Quality Report.* This report is provided annually under the provision of the Safe Drinking Water Act Amendments, to provide our customers with important information about their tap water. The report summarizes the results of 170,000 water quality tests conducted in 2011. Connecticut Water conducts more than 400 tests per day for more than 120 potential contaminants and parameters that could affect the quality of tap water. We work closely with the State of Connecticut Department of Public Health (DPH) to ensure that we are meeting federal and state drinking water standards.

As we continually look for ways to contain costs in our business, we focused on the most cost-effective method to provide the report to customers. The report is written and designed internally by Connecticut Water staff and is printed in two colors to save on production costs. Also, for the first time this year, Connecticut Water took advantage of an option approved by DPH to eliminate mailing to customers of water systems that serve a population of 10,000 or less. As such, reports were only mailed to the Naugatuck Central System, Northern Western System, Shoreline Guilford System, and Unionville's Main System, and the data for all the other systems is available online at www.ctwater.com, or a copy of the full report may be requested by calling our customer service staff. In addition, we will continue to make a good faith effort to make customers aware of CCRs through our bill insert, news releases and social media. This change provides real 'benefits' of saving money and being 'green.'

In addition to the water quality report, I have enclosed the most recent issue of the customer bill insert, *Dialogue*. All of our customers will receive this with their next bill, so we wanted you to have it in case you get any questions or feedback.

The bill insert includes the announcement of our plans to offer new payment options with the launch of the third party payment centers at various retail locations. This will provide customers across our 55 service towns the same opportunities for access to bill payment. This is in addition to customers' options to pay by mail, online or by calling a customer service representative to make a credit card payment. As we look to make the best use of the technology and the time and resources of our customer service staff with these options now available, walk-in payments will no longer be accepted at the local Connecticut Water offices as of October 1, 2012.

(over)

Printed on recycled paper

Other utilities in Connecticut have migrated away from walk-in payments in the offices as a way to drive savings, and benefit customers/ratepayers. We are committed to continuously improving our service to customers while keeping rates as low as possible and these changes will provide those benefits.

I hope you find the water quality information useful should local citizens have questions. If you have any questions, or want to meet in person to discuss the report or anything related to water service in your community, please feel free to call me at 1-800-428-2985, ext. 3410 or 860-664-6250 (direct line).

Sincerely,

Peter Pezanko
Superintendent
ppezanko@ctwater.com

2011

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, 2011. 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 2011.

Contaminant	Violation Y/N	Level Detected	Unit Measurement	MCLG	MCL	Likely Source of Contamination
Microbiological Contaminants						
Total Coliform Bacteria (2011)	N	0 positive	Highest monthly # of positive samples	0 positive	1 positive	Naturally present in the environment
Turbidity (2011)	N	0.32	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) (2011)	N	0.57	ppm	10	10	Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits

* = Reported results are the 90th 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/1) – 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.

2011 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, 2011. 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 2011.

Contaminant	Violation Y/N	Level Detected	Unit Measurement	MCLG	MCL	Likely Source of Contamination
Microbiological Contaminants						
Total Coliform Bacteria (2011)	N	0 positive	Highest monthly # of positive samples	0 positive	1 positive	Naturally present in the environment
Turbidity (2011)	N	0.23	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) (2011)	N	0.32	ppm	10	10	Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits

* = Reported results are the 90th 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.

2011 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, 2011. 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 2011.

Contaminant	Violation Y/N	Level Detected	Unit Measurement	MCLG	MCL	Likely Source of Contamination
Microbiological Contaminants						
Total Coliform Bacteria (2011)	N	0 positive	Highest monthly # of positive samples	0 positive	1 positive	Naturally present in the environment
Turbidity (2011)	N	0.45	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 90th percentile value (the value that 90% of all samples are less than).						
Disinfection By-Products						
Chlorine (2011)	N	ND	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/1) – 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.

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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 – Pinewoods Lane 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.

2011 Annual Drinking Water Quality Report

Connecticut Water Company – Rolling Hills Division

Marlborough, CT
PWSID #CT0790011

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 three bedrock groundwater wells located on premises, Wells 3,4 and 5. Our system serves a population of 300 residents in 181 residential homes. Our certified lab was Phoenix Environmental Laboratories, Inc.

As of January 1, 2011 a chlorine chemical feed system was installed. 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 – Rolling Hills 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, 2011. It's important to remember that the presence of these contaminants does not necessarily pose a health risk.

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/1**) – 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.*

Since our system chlorinates its water, we are required to report our highest detected for chlorine residual. **Chlorine Residual** was found to be **0.6 ppm**, with a range of 0.11 ppm to 0.60 ppm.

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 – Forest Homes 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.