



**TOWN OF MANSFIELD
TOWN COUNCIL MEETING
Monday, January 14, 2013
COUNCIL CHAMBERS
AUDREY P. BECK MUNICIPAL BUILDING
7:30 p.m.**

AGENDA

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CALL TO ORDER	
ROLL CALL	
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EXECUTIVE SESSION

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

ADJOURNMENT

REGULAR MEETING – MANSFIELD TOWN COUNCIL
December 10, 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, Moran, Paterson, Paulhus, Ryan, Schaefer, Shapiro

II. APPROVAL OF MINUTES

Mr. Paulhus moved and Ms. Keane seconded to approve the minutes of the November 26, 2012 meeting as amended. The motion passed with all in favor except Mr. Paulhus and Mr. Schaefer who abstained.

III. PUBLIC HEARING

1. Proposed Amendments to the Building Construction Ordinance and the Rescission of the Fees for Fire Prevention Services Ordinance.

Director of Building and Housing Mike Nintean reviewed the reasons for the proposed amendments and rescission. The current ordinances are difficult to administer and difficult for the public to understand. A single fee structure will benefit both. Director of Planning and Development Linda Painter stated the Council will be able to approve an alternate fee schedule for large projects.

No comments from the public were presented and the public hearing was closed at 7:42 p.m.

IV. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Ric Hossack, Middle Turnpike, asked where the Town is proposing to use all the water specified in the EIE. Mr. Hossack asked for an accounting of all unspecified projects.

Betty Wassmundt, Old Turnpike Road, urged public participation be allowed in the form of a question and answer period at the end of the meeting on the School Building Project and requested members of State Board of Education's Department of Construction Services be invited. Ms. Wassmundt also asked why the Town is discussing water beyond the Four Corners project.

Alison Hilding, Southwood Road, asked for clarification of the current role of CREC, when they will be invited to the Council and what they will report on?

Art Smith, Mulberry Road, urged the Council to explore what would be the impact on the community if the new UConn Tech Park includes facilities for bio-level 3 and 4 projects.

V. REPORT OF THE TOWN MANAGER

In addition to his written report Town Manager Matt Hart commented on the following:

- Mr. Hart will be meeting with Comptroller Kevin Lembo on December 11, 2012 as part of CCM contingency to discuss an increase in employee's contributions to MERS.
- The Town Attorney has stated that after researching the issue of appealing rulings of the Ethics Code to the State Superior Court he has determined rulings of the municipal board do not qualify. Ms. Moran noted the Ethics Board does not have the power to impose sanctions, only recommendations.
- Discussion on the Agricultural Land Usage Agreement Policy and Model Agricultural Lease were tabled to this meeting and will need to be added to the agenda.

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- The initial plan for the UConn Tech Park does not include any bio-level 3 and 4 projects.
- Our legislators and members of the Department of Education's Department of Construction Services will not be able to attend the School Building Committee meeting scheduled for December 17th. After discussion, the Council agreed by consensus the meeting on December 17th will include staff reports on the debt service if the project is sequenced, an opinion by CREC on the Town's ability to propose a "renovate like new" project, and a proposal for services CREC can provide for the Town. These services will include a peer review of the work performed to date and advocacy services for the determined project.

Mr. Freudmann asked the Town Manager to discuss at his meeting with the Comptroller what it would take for the Town to get out of the MERS program and if he would support allowing new employees to be shifted out of MERS. This is a CCM meeting but the Town Manager will attempt to address the issues raised.

Ms. Keane moved and Ms. Moran seconded to add a discussion on the Agricultural Land Usage Agreement Policy and Model Agricultural Lease to the agenda under old business (Item 5a)

The motion passed unanimously.

VI. REPORTS AND COMMENTS OF COUNCIL MEMBERS

Mr. Freudmann attended both master plan meetings on the UConn Tech Park and asked the Council to ask our legislators for the same type of municipal tax legislation crafted for the UCEPI project in the 1980's.

Mayor Paterson and Councilor Freudmann attended the lighting of the menorah at the East Brook Mall.

Mayor Paterson and Deputy Mayor Moran attended the National League of Cities conference in Boston and will share the information received at that meeting.

The Town Manager will look at the budget workshop offered by CCM to see if the material to be focused on is intended for staff or elected decision makers.

Mr. Schaefer moved and Ms. Keane seconded to move Item 4, Amendments to the Building Construction Ordinance and Rescission of Fees for Fire Prevention Services Ordinance, as the next item of business.

Motion passed unanimously.

VII. OLD BUSINESS

2. Storrs Center Update

Town Manager Matt Hart addressed concerns raised at the last meeting regarding Price Chopper. Staff researched the objections and found that while there were a number of NLRB decisions regarding Price Chopper many of them concerned a separate company in the Midwest. Price Chopper is a family owned company in six states in the Northeast which offers employee stock options, competitive wages, and benefits. The company is planning to build the local facility to LEED standards.

3. Community Waste/Wastewater Issues, Draft UConn Water Supply EIE

Director of Planning and Development Linda Painter noted staff received comments from the PZC, Conservation Commission and the Four Corners Water and Sewer Advisory Committee. Ms. Painter reviewed the calculations for determining the Town's water needs for the next 50-60 years most of which was taken from the 2007 Water and Wastewater Plan. Quentin Kessel, Chair of the Conservation Commission, noted the EIE will comment on the questions proposed by the Town boards.

December 10, 2012

Ms. Keane moved and Mr. Paulhus seconded, effective December 10, 2012, to authorize the Mayor to transmit to the UConn Office of Environmental Policy for its review and consideration the attached comments from the Planning and Zoning Commission, the Conservation Commission and the Four Corners Water and Wastewater Advisory Committee regarding the draft UConn water supply environmental impact evaluation (EIE).

Motion passed unanimously.

4. Amendments to the Building Construction Ordinance and Rescission of Fees for Fire Prevention Services Ordinance

Mr. Shapiro moved to suspend the rules and authorize immediate consideration of the motion described on pages 79, 80 and 81 and listed as Item 4 on the agenda.

Motion passed unanimously.

Ms. Keane moved and Mr. Ryan seconded effective December 10, 2012, to: 1) approve the proposed amendments to the Building Construction Ordinance (Chapter 107 of the Mansfield Code); and 2) rescind the Fees for Fire Prevention Services Ordinance (Chapter 122, Article VI of the Mansfield Code), which revisions and rescission shall be effective 21 days after publication in a newspaper having circulation within the Town of Mansfield.

Motion passed unanimously.

5. Adjustments to Easements for Storrs Road and Wilbur Cross Way

Mr. Ryan moved and Mr. Shapiro seconded to approve the following resolution:

RESOLVED, that Matthew W. Hart, Town Manager, be, and hereby is authorized to sign the two attached Quit Claim Deeds: (1) The Quit Claim deed to re-convey a portion of the property conveyed by Warranty Deed dated November 16, 2011 and recorded in Volume 717 at Page 144 of the Mansfield Land Records; and (2) The Quit Claim Deed to terminate a portion of the Easement "B" granted to the Town of Mansfield dated November 9, 2011 and recorded in Volume 717 at Page 4 of the Mansfield Land Records.

Motion passed unanimously.

5a. Agricultural Land Usage Agreement Policy and Model Agricultural Lease

Ms. Keane moved and Mr. Paulhus seconded to table this item to the next regular meeting at which time the required information from the Town Attorney will be available.

Motion passed unanimously.

VIII. NEW BUSINESS

6. Proposed Budget Calendar for 2013

Mr. Paulhus moved and Ms. Moran seconded, effective December 10, 2012, to adopt the Proposed Budget Calendar for 2013, as presented by the Director of Finance and the Town Manager.

Motion passed unanimously.

7. Salary Transfers for FY 2012/13

Mr. Ryan moved and Mr. Paulhus seconded, effective December 10, 2012, to approve the Salary Transfers for FY 2012/13, as presented by the Director of Finance in her correspondence dated December 5, 2012.

Motion passed unanimously.

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

Motion passed unanimously.

December 10, 2012

8. MRRA, Amendments to Solid Waste Regulations for Higher Frequency Services
 Mr. Ryan moved and Mr. Paulhus seconded to approve the following resolution:
 Resolved, effective December 10, 2012, to amend Section A196-12(G) of the Mansfield
 Solid Waste Regulations, to add the following fees for trash and recycling services:

8-cubic-yard refuse container (three times/week)	Providing and emptying an 8-cubic-yard covered refuse container three times per week.	\$902.00
8-cubic-yard refuse container (four times/week)	Providing and emptying an 8-cubic-yard covered refuse container four times per week.	\$1,188.00
8-cubic-yard recycling container (once/week)	Providing and emptying an 8-cubic-yard covered recycling container once per week.	\$98.00
8-cubic-yard recycling container (twice/week)	Providing and emptying an 8-cubic-yard covered recycling container two times per week.	\$190.00
8-cubic-yard recycling container (three times/week)	Providing and emptying an 8-cubic-yard covered recycling container three times per week.	\$280.00
8-cubic-yard recycling container (four times/week)	Providing and emptying an 8-cubic-yard covered recycling container four times per week.	\$370.00

Motion passed unanimously.
 Mr. Paulhus moved and Mr. Shapiro seconded to reconvene as the Town Council.
 Motion passed unanimously.

IX. DEPARTMENTAL AND COMMITTEE REPORTS

Mr. Freudmann requested information regarding the hiring of Management Partners by the Mansfield Downtown Partnership. Ms. Moran, a member of the MDTP Board, reported the company has been retained to assist in the development of a strategic plan and a review of their mission.

X. REPORTS OF COUNCIL COMMITTEES

Chair of the Finance Committee Mr. Ryan reported in addition to the salary transfers approved earlier this evening, the Committee asked the Finance Director to look at the cost of the Finance Department and how it is allocated among those it serves.

XI. PETITIONS, REQUESTS AND COMMUNICATONS

- 9. M. Hart re: Appointment to Region 19 Board of Education
- 10.M. Hart re: Letters of Commendation
- 11.M. Hart re: Storm Sandy Thank you letters
- 12.Mansfield Advisory Committee on Persons with Disabilities re: South Eagleville Walkway – Mr. Freudmann questioned the authorship of the letter and the process followed during the Committee meeting to approve the sending of the letter. Mr. Freudmann stated the item did not appear on the agenda, was not added, and no vote was recorded. Additionally, he noted the Chair was not at the meeting in question. The Town Manager will verify.
- 13.2012 Connecticut Neighborhood Assistance Act Program Summary
- 14.Notice of Permit Application re: Hansens Pond Dam

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15. Notice of Public Meeting re: 2012 Housing Rehabilitation Grant Program – Mr. Freudmann questioned when the notice was published and what projects were considered. The Town Manager will provide an update on the current grant program.
16. Press Release: Ribbon Cutting Ceremony Scheduled for Storrs Automotive
17. Public Hearing re: Mansfield Historic District Commission
18. The Mansfield Minute, December 2012
19. Government Finance Officers Association re: Distinguished Budget Presentation Award – Mr. Hart thanked the Director of Finance and the rest of the budget team for their efforts and achievements.

XII. FUTURE AGENDA

Mr. Ryan requested a discussion of a Charter Revision be added to the January meeting.

Mr. Freudmann requested a discussion of special legislation regarding taxing language for the UConn Tech Park be added to a future agenda. He also requested a discussion of the Mansfield Downtown Partnership's existing charge be added to a future agenda. After some discussion the Council agreed by consensus to add the MDTP charge to a future agenda.

Mr. Ryan moved and Mr. Paulhus seconded to move into Executive Session to discuss pending claims and litigation, pursuant to CGS§1-200(6) (B) and to include the Town Manager.

Motion passed unanimously.

XIII. EXECUTIVE SESSION

Pending claims and litigation, pursuant to CGS§1-200(6) (B)

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

Also included: Town Manager Matt Hart

XIV. ADJOURNMENT

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

Motion passed unanimously.

Elizabeth C. Paterson, Mayor

Mary Stanton, Town Clerk

December 10, 2012

SPECIAL MEETING – MANSFIELD TOWN COUNCIL
December 17, 2012

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

I. ROLL CALL

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

Also Present: Rick Lawrence of Lawrence Associates, Tom DeMauro, of Newfield Construction, Mansfield's financial advisor for debt service Bill Lindsey, Superintendent of Schools Fred Baruzzi, Director of Finance Cherie Trahan, Director of Facilities Bill Hammon.

II. SCHOOL BUILDING PROJECT

Town Manager Matt Hart outlined the issues to be addressed at this meeting.

a. Mr. Lindsey presented an overview of the financial implications of staggering construction debt using four different scenarios. These scenarios do not include funds for repairs to the schools. Mr. Lindsey's analysis shows delaying the construction does extend the debt but additional construction and financing cost would be realized.

b. Mr. Lawrence reviewed the requirements for the renovate like new process as set out in CGS§10-282 (18). Mr. Lawrence stated Mansfield, without special legislation, does not meet the qualification which requires not less than 75% of the school building be at least 30 years old. The current reimbursement rate for renovate like new projects is 72.14%, for new construction 62.14%. The guidelines for eligibility were also reviewed including the provision which requires a renovate like new project be certified as less expensive than a new school. Current and planned square footage and state allotted amounts were also discussed.

c. Capital Region Education Council (CREC) estimates they will be able to present an independent analysis of the renovate like new requirements and a proposal to provide peer review services in early January. If the information is received prior to the meeting it will be distributed to Council members and the community.

d. The Town Manager has been in contact with the Town's legislators and is arranging a meeting which will also be scheduled in early January.

e. Ms. Trahan reviewed a summary of the steps and an estimated timeline which would be necessary to submit the grant application by June 30, 2013.

f. Council members agreed the next steps would include presentations by CREC and a meeting with legislators, both to be held in early January.

III. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE COUNCIL

Greg Samuels, Wormwood Hill Road, stated he does not know anyone who supports this project, but if it does happen noted there are no water issues or

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additional land needs at Southeast School. Mr. Samuels is concerned about declining property values if Southeast is closed.

Charles R. Vermilyea, Sr. Middle Turnpike, questioned why the Town needs new schools if the student population is not increasing and commented the whole thing is a lie.

Pat Suprenant, Gurleyville Road, asked the following questions and clarifications:

- The new construction rate has been identified as 62.14%, what is the actual reimbursement rate when the square footage penalty and other factors are taken into account?
- The financing plan shows revenue projections for Storrs Center of \$500,000. Is not this figure only realized after the completion of Market Square, Phase 1C and the layoff of the additional public works personnel hired for the construction phase of the project?
- The financing plan shows the mill rate for the school building project. What would the impact be on the mill rate if all the identified future CIP projects are also undertaken?
- A comparison of Option B and Option E shows the 3 school renovate like new project would provide 154,000 square feet of space at a cost of \$14,000,000 each while the 2 new school option would provide 110,000 square feet of space at a cost of \$8,000,000 per school. Ms. Suprenant asked the Council not to look at only the overall cost of the options but also to look at the number of schools and the total square footage they would provide.

Alison Hilding, Southwood Road, questioned the cost per square foot used by Mr. Lawrence in tonight's presentation (\$400-\$450) compared to a previously used figure of \$800-\$900 for a renovate like new project. Ms. Hilding asked if during the 2008 study of the schools there was an analysis of the structural soundness of the existing buildings.

Bob La Rose, Olsen Drive, asked if since the increase in the mill rate, as presented tonight, is cumulative is the shown decrease also cumulative and is the increase in the mill rate in addition to the existing mill rate. The Director of Finance stated Mr. La Rose's understanding is correct.

Robin Weiner, Birchwood Heights Road, commented the new school option would be built at the expense of running some residents out of Town.

Silvia Dorado-Banacloche, Storrs Heights Road, thanked the Council and stated she is pleased the Council is considering an independent analysis of the work done to date. Ms. Dorado-Banacloche has been concerned with the student projection numbers offered to date since they seem to be based on faulty assumptions and have not been correct in the past.

Robin Weiner, Birchwood Heights Road, agreed with the comments offered regarding the student population projections.

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Alison Hilding, Southwood Road, also questioned the student population projections as they were done before the announcement of the tech park and other projects and requested a revaluation of the cost of both options from an independent source. Ms. Hilding would prefer the legislators be invited to a meeting that did not include the presentation by CREC.

Mr. Paulhus left the meeting at 8:30 p.m.

Betty Wassmundt, Old Turnpike Road, asked for the specific reference which identifies \$400-\$450 per square foot as the standard and for a chart showing the breakdown of the square footage in each school. Ms. Wassmundt also questioned why the Town has so much more square footage than the state allows for reimbursement purposes.

Alison Hilding, Southwood Road, asked if there is a difference in the square footage allotted for special education. The Superintendent of Schools reported there is no difference in the allocation of space.

Art Smith, Mulberry Road, asked if anyone has done a study of the schools systems that have applied for variances from the state guidelines and what they have been granted.

Ed Wazer, Maple Road, questioned whether the school building project will drive up our cost per student significantly.

Jim Raynor, Moulton Road, offered the following observations:

- To base a budget on projected net revenue from Storrs Center, which is questionable, is a mistake.
- Delaying the debt until future years makes no sense.
- Since the \$400-\$450 figure is from 2009 material an updated figure is needed.
- People want their small schools.
- He supports the presentation of the CREC report.
- A 2008 report showed all the schools were in about the same state of repair so why do we need to tear down the elementary schools and just update the middle school?

Betty Wassmundt, Old Turnpike Road, asked the Council to listen to the public and asked that the project be sent out to bid prior to Council action on the resolutions.

Charles R. Vermilyea, Sr., Middle Turnpike, believes the call for new schools is driven by real estate developers and outside forces.

Robin Weiner, Birchwood Heights, questioned Lawrence Associates' analysis of the project.

Mayor Paterson declared the public comment session closed. These questions will be answered at the next school building project meeting.

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Councilor Shapiro asked for a moment of silence together and asked everyone to think of what happened in Newtown.
A moment of silence was observed.

IV. ADJOURNMENT

Mr. Shapiro moved and Mr. Ryan seconded to adjourn the meeting at 8:35 p.m.
Motion passed unanimously.

Elizabeth Paterson, Mayor

Mary Stanton, Town Clerk

December 17, 2012

SPECIAL MEETING – MANSFIELD TOWN COUNCIL
January 7, 2013

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

I. ROLL CALL

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

II. SCHOOL BUILDING PROJECT

Town Manager Matt Hart introduced John Mena, CREC's Director of Construction Services, Robert Saunders and Ray LaFleur, both of whom are Senior Project Managers for CREC. Mr. Mena stated the goal of the report was to provide the best information possible for the Town. The report offered a square footage analysis, a space standard analysis, a grant impact analysis and construction cost estimates. (Report attached)

Council members discussed the discrepancies in the square footage results and the anticipated reimbursement rates between the CREC report and those from Lawrence Associates. Director of Finance Cherie Trahan pointed out the Lawrence Associates reimbursement rate was based on the proposed larger new schools, not just the existing footprints. Members also asked if CREC representatives believe the State would be amenable to considering new population variables in determining future student populations and requested information on exactly what components of a renovate-as-needed project would be reimbursable. CREC representatives commented that only programmatic, safety and code alterations would be reimbursed and that ADA and fire code deficiencies would not be grandfathered. Their experience has been that it is difficult to prove a change in student population numbers. Staff will review all the information submitted to date and provide an analysis.

CREC representatives outlined a proposed Owner Program Management Services Plan for Council consideration. Town Manager Matt Hart will forward any Town Council questions to CREC.

III. MEETING WITH STATE LEGISLATORS RE 2013 LEGISLATIVE SESSION AND RELATED ISSUES

Mayor Paterson welcomed State Senator Don Williams and State Representatives Gregory Haddad and Linda Orange who discussed the upcoming legislative session. All agreed the response to the Newtown tragedy, the budget, and job creation measures will be the main issues undertaken this year. The Legislators offered to assist the Town by coordinating discussions with the State Board of Education's Department of Construction. Mr. Haddad cautioned a limited number of requirement waivers have been granted and only after approvals, including voter approval, have been authorized. No waivers are available if specific criteria are written into the statute.

The Legislators will look at CCM's proposal regarding employee contributions to MERS, the current pension programs provisions, and the minimum education budget requirement.

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Mayor Paterson thanked the Legislators for their comments.

IV. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE COUNCIL

Jeanette Picard, Timber Drive, feels the school building process has been going on for too long and is affecting the Town in a negative way. Ms. Picard asked what do we need and how do we get there.

Arthur Smith, Mulberry Road, expressed concern with the change in the agenda putting the opportunity for public comment at the end of the meeting. Mr. Smith asked if all ADA improvements are covered in a renovate-as-needed proposal and has filed an FOI request with the State regarding information on all approved waivers. He questioned whether the data regarding the square footage of the schools is available.

Ric Hossack, Middle Turnpike, reiterated there is another option, repair and maintain.

Robin Weiner, Birchwood Heights, submitted 2 letters for the record and noted she could have brought in more if she had been aware of the meeting earlier. Ms. Weiner questioned whether an influx of students because of the new and proposed construction in Town would affect the student enrollment demographics. (Letters attached)

Mark Sommer, Warrenville Road, believes schools make Mansfield special and the single constituency, we need to be concerned about, are the students.

Tulay Luciano, Warrenville Road, requested the school building meetings be recorded and played on Channel 13 and the website. Ms. Luciano would like to have had the opportunity to question the legislators.

Mr. Paulhus left at 8:30 p.m.

Betty Wassmundt, Old Turnpike Road, urged an independent consultant be hired to assist with the decision and urged the Council to keep the three schools.

John Fratiello, Daleville Road, worked for 40 years in education and would hate to see new schools at the expense of teachers and staff.

April Holinko, Middle Turnpike, is a member of the Board of Education but speaking as an individual. Ms. Holinko believes the Town continues to provide a wonderful education. She was not in favor of the project seven years ago and it still doesn't make sense.

John St. Onge, South Bedlam Road, has been impressed by both the Council and speakers this evening. Mr. St. Onge urged the Council to focus on the teachers and keep the 3 schools.

Roger Roberge, Woodland Road, asked the Council to use Yankee common sense and provide good teachers and a good environment.

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V. ADJOURNMENT

Mr. Shapiro moved and Mr. Ryan seconded to adjourn the meeting at 8:37 p.m.
Motion passed unanimously.

Elizabeth Paterson, Mayor

Mary Stanton, Town Clerk

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Town of Mansfield

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- ▶ Square Footage Analysis
- ▶ Space Standards Analysis
 - ▶ Grant Impact
- ▶ Construction Cost Estimates
- ▶ Owner Project Management Services Proposal

Square Footage Analysis

School	Total S.F.	S.F. Built Pre-1983	% Built Pre-1983*
Vinton Elementary School	34,520	20,229	58.60%
Goodwin Elementary School	37,446	27,918	74.56%
Southeast Elementary School	38,072	22,434	58.93%

*C.G.S. Section 10-282 (c) requires that to be eligible for renovation as new, 75% of the building must be at least 30 years old

Space Standards Analysis

School	Total S.F.	Maximum Allowable*	Excess
Vinton Elementary School	34,520	37,377	0
Goodwin Elementary School	37,446	28,712	8,734
Southeast Elementary School	38,072	34,532	3,540

*Maximum square footage is calculated for each school by prorating the highest enrollment projections with the current enrollment

Space Standards Grant Impact

	Vinton	Goodwin	Southeast
Reimbursement Rate	75.36%	75.36%	75.36%
Space Standards Reduction	0	.77	.91
Effective Reimbursement Rate	75%	58%	68%



CREC

Expert Solutions

Southeast

State Website	38,616
Lawrence	38,072

Pre-1983		
1957	10,806	
1965	6,475	
Interior Wall Pre 1983	1,583	
Corridor Pre 1983	3,570	
Subtotal	22,434	

Post 1983		
1990	9,229	
Portables (2000)	4,200	
Interior Wall Post 1983	679	
Corridor Post 1983	1,530	
Subtotal	15,638	

CREC Total	38,072
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S.F. at least 30 years old	22,434
% at least 30 years old	58.93%

Goodwin (formerly Northwest)

State Website	37,864
Lawrence	37,446

1,957	14,367
1,965	7,881
Interior Wall Pre 1983	1,173
Corridor Pre 1983	4,497
Subtotal	27,918

1,990	7,098
Interior Wall Post 1983	503
Corridor Post 1983	1,927
Subtotal	9,528

CREC Total	37,446
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S.F. at least 30 years old	27,918
% at least 30 years old	74.56%

Vinton

State Website	35,654
Lawrence	34,520

1,950	8,618
1,957	6,656
Interior Wall Pre 1983	1,140
Corridor Pre 1983	3,815
Subtotal	20,229

1,990	12,167
Interior Wall Post 1983	489
Corridor Post 1983	1,635
Subtotal	14,291

CREC Total	34,520
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S.F. at least 30 years old	20,229
% at least 30 years old	58.60%

Space Standard Space Specifications

Projected Enrollment Y/N		Grades												
		Pre-K & K	1	2	3	4	5	6	7	8	9	10	11	12
0	350	Y	Y	Y	Y	Y	Y							
351	700													
751	1500													
1500 +														

		Allowable Square Footage per Pupil												
		Pre-K & K	1	2	3	4	5	6	7	8	9	10	11	12
0	350	124	124	124	124	124	156	156	180	180	180	194	194	194
351	700	120	120	120	120	120	152	152	176	176	176	190	190	190
751	1500	116	116	116	116	116	148	148	170	170	170	184	184	184
1500 +		112	112	112	112	112	142	142	164	164	164	178	178	178

- Under the column headed "Projected Enrollment", find the range within which your school's highest projected 8 year enrollment falls.
- Using the figures on that line, complete the grid below for only those grades housed within the school

Pre-K & K	<u>124</u>	6	<u>0</u>
1	<u>124</u>	7	<u>0</u>
2	<u>124</u>	8	<u>0</u>
3	<u>124</u>	9	<u>0</u>
4	<u>124</u>	10	<u>0</u>
5	<u>156</u>	11	<u>0</u>
		12	<u>0</u>

(a) Total (grades Pre-K through 12)	<u>776</u>	
(b) Number of Grades Housed	<u>6</u>	
(c) Average [(a)/(b)]	<u>129.33</u>	
(d) Highest Projected 8-year Enrollment	<u>289</u>	Prorated for highest projected enrollment
(e) Maximum Square Footage [(c)x(d)]	<u>37,377</u>	

3. Total Square footage at completion of the project:

a. Existing area constructed pre-1950.	<u>0</u>
b. Multiply "a." by 80%	<u>0</u>
c. Area (at completion of project) constructed 1950 or later.	<u>34,520</u>

d. Square footage for space standards computation (b+c). 34,520

If line 2() is greater than line 3(d) there is no grant reduction.

If line 3(d) is greater than line 2(), divide line 2() by 3(d). N/A

Excess Square Footage 0



Space Standard Space Specifications

Projected Enrollment Y/N		Grades												
		Pre-K & K	1	2	3	4	5	6	7	8	9	10	11	12
		Y	Y	Y	Y	Y								
Allowable Square Footage per Pupil		Grades												
		Pre-K & K	1	2	3	4	5	6	7	8	9	10	11	12
0	350	124	124	124	124	156	156	180	180	180	194	194	194	
351	700	120	120	120	120	152	152	176	176	176	190	190	190	
751	1500	116	116	116	116	148	148	170	170	170	184	184	184	
1500 +		112	112	112	112	142	142	164	164	164	178	178	178	

- Under the column headed "Projected Enrollment", find the range within which your school's highest projected 8 year enrollment falls.
- Using the figures on that line, complete the grid below for only those grades housed within the school

Pre-K & K	<u>124</u>	6	<u>0</u>
1	<u>124</u>	7	<u>0</u>
2	<u>124</u>	8	<u>0</u>
3	<u>124</u>	9	<u>0</u>
4	<u>124</u>	10	<u>0</u>
5	<u>156</u>	11	<u>0</u>
		12	<u>0</u>

(a) Total (grades Pre-K through 12)	<u>776</u>	
(b) Number of Grades Housed	<u>6</u>	
(c) Average [(a)/(b)]	<u>129.33</u>	
(d) Highest Projected 8-year Enrollment	<u>267</u>	Prorated for highest projected enrollment
(e) Maximum Square Footage [(c)x(d)]	<u>34,532</u>	

3. Total Square footage at completion of the project:

a. Existing area constructed pre-1950.	<u>0</u>	
b. Multiply "a." by 80%	<u>0</u>	
c. Area (at completion of project) constructed 1950 or later.	<u>38,072</u>	
d. Square footage for space standards computation (b+c).		<u>38,072</u>

If line 2() is greater than line 3(d) there is no grant reduction.

If line 3(d) is greater than line 2(), divide line 2() by 3(d). 0.91

Excess Square Footage 3,540



Space Standard Space Specifications

Projected Enrollment		Grades												
		Pre-K & K	1	2	3	4	5	6	7	8	9	10	11	12
Y/N		Y	Y	Y	Y	Y	Y							
Projected Enrollment		Allowable Square Footage per Pupil												
		Pre-K & K	1	2	3	4	5	6	7	8	9	10	11	12
0	350	124	124	124	124	124	156	156	180	180	180	194	194	194
351	700	120	120	120	120	120	152	152	176	176	176	190	190	190
751	1500	116	116	116	116	116	148	148	170	170	170	184	184	184
1500 +		112	112	112	112	112	142	142	164	164	164	178	178	178

- Under the column headed "Projected Enrollment", find the range within which your school's highest projected 8 year enrollment falls.
- Using the figures on that line, complete the grid below for only those grades housed within the school

Pre-K & K	<u>124</u>	6	<u>0</u>
1	<u>124</u>	7	<u>0</u>
2	<u>124</u>	8	<u>0</u>
3	<u>124</u>	9	<u>0</u>
4	<u>124</u>	10	<u>0</u>
5	<u>156</u>	11	<u>0</u>
		12	<u>0</u>

(a) Total (grades Pre-K through 12)	<u>776</u>	
(b) Number of Grades Housed	<u>6</u>	
(c) Average [(a)/(b)]	<u>129.33</u>	
(d) Highest Projected 8-year Enrollment	<u>222</u>	Prorated for highest projected enrollment
(e) Maximum Square Footage [(c)x(d)]	<u>28,712</u>	

3. Total Square footage at completion of the project:

a. Existing area constructed pre-1950.	<u>0</u>
b. Multiply "a." by 80%	<u>0</u>
c. Area (at completion of project) constructed 1950 or later.	<u>37,446</u>
d. Square footage for space standards computation (b+c).	<u>37,446</u>

If line 2(i) is greater than line 3(d) there is no grant reduction.

If line 3(d) is greater than line 2(i), divide line 2(i) by 3(d). 0.77

Excess Square Footage 8,734

Construction Cost Estimates

▶ New Construction

- ▶ \$425 per square foot
- ▶ Based on four schools with hard bids, currently under construction: Reggio Arts Magnet, International Magnet School, MPTPA, Public Safety Academy

▶ Renovate as new

- ▶ \$385 per square foot
- ▶ Based on four professional cost estimates for CREC Aerospace Academy and Discovery Magnet School



Owner Project Management Services Proposal

- ▶ Detailed Facility Assessment and Replacement Reserves Cost Estimate
- ▶ Owner Program management Services
- ▶ Operational Cost Analysis of Three Approaches
- ▶ Other Services for Consideration
 - ▶ Owner Program Management Services (Pre-Referendum Services)
 - ▶ Post Referendum Services
 - ▶ Program Management Plan (PMP Development)



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matthew Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant Town Manager; Linda Painter, Director of Planning and Development; Curt Vincente, Director of Parks and Recreation; Jennifer Kaufman, Natural Resources and Sustainability Coordinator; Agriculture Committee
Date: January 14, 2013
Re: Proposed Agricultural Land Usage Agreement Policy and Model Agricultural Lease

Subject Matter/Background

At its November 26, 2012 meeting, the Town Council began its review of this agenda item. Since this meeting, staff and the Town Attorney, in conjunction with the Agriculture Committee, have further reviewed the recommended extensions of existing agricultural leases, and refined the proposed leasing process, agricultural land use policy and model agricultural lease.

As you will recall from the last discussion, the Town of Mansfield owns seven properties containing agricultural fields, most with prime agricultural soils. These properties contain 70 acres of farmland and represent an important source of land for farmers and for local food production. (Maps and descriptions of these properties are attached.)

Since the mid-1990s, the Town has leased these properties to local farmers as part of our open space preservation program. Previous lease agreements have been long-term to encourage the farmer to invest in maintaining the land in good condition. In almost all cases, the same farmer has leased the same property since the inception of the Town's leasing program.

Over the past year, the Agriculture Committee has considered the leasing process and reviewed municipal agricultural leases used by other towns. The committee has concluded that there needs to be a consistent and predictable process that is clear and fair, and one that is efficient to administer by staff and the committee. To accomplish this, the Committee recommends that the Town open the process of leasing Town Land to all interested farmers by issuing a request for proposals (RFP). (See the attached draft RFP and lease application.)

In addition, with programmatic guidance from the Farmland ConneCTions program (a joint program of UConn Cooperative Extension and American Farmland Trust) and assistance from the Town Attorney, the Committee has drafted an agricultural land use policy that clarifies what the Town expects from the farmer in terms of stewarding the land, including soil tests, application of cover crops and limits on herbicide use. Staff and the committee have also worked with the Town Attorney to draft a new model lease that will be used as a basis for issuing new leases to the farmers that are chosen through the request for proposals and evaluation process. The language of the proposed model lease remains almost the same as the present document, with the exception that the lessee must follow the agricultural land use policy. (The draft agricultural land use policy and model lease are attached.)

Timeline and Lease Terms

The committee recommends that in February 2013 we solicit proposals from all interested farmers, with review and notification by May 2013 for leases for the 2014 growing season. Under this process, the Agriculture Committee would assemble a panel to review the leases and determine which farmer has the most appropriate plan to steward the Town's agricultural land.

The Committee is proposing a standard five-year lease, with a five-year renewal option. This schedule would allow for long-term agricultural management as well as an opportunity for the Town to review its lease requirements and leasing process every ten years. This timeline would also provide the Town with an opportunity to periodically consider new lease requests. Any future farmland acquired by the Town would be leased under terms that conform to this ten-year cycle. However, the Agriculture Committee believes it is important for the Town to retain the ability to negotiate an alternative to the standard lease term, to encompass uses such as a fruit orchard that would require a more substantial investment on the part of the farmer and a longer pay-back period.

These new leases would begin on January 1, 2014 and end on December 31, 2018, with the option to renew for five years until December 31, 2023, at which time lease requirements and the leasing process would be reviewed and RFP's would again be solicited from all interested farmers. Contracts with terms longer than ten years would also be reviewed after five and ten years. Both the Town Council and the Planning and Zoning Commission would review the individual leases prior to execution.

Because there is not sufficient time to request and evaluate proposals for the 2013 growing season, the Agriculture Committee recommends that the existing agricultural leases be extended through December 31, 2013. The Planning and Zoning Commission favorably reviewed these bridge leases at its meeting on January 7, 2013. (Please see attached lease extensions for all 7 properties.)

Financial Impact

The leasing of the Town's agricultural lands has significant financial benefits for the community. The Town does not have the resources or expertise to keep the land in productive agriculture and the lessee's consideration to the Town is the stewardship and maintenance of the property. It would require considerable municipal resources for the Town to maintain these properties on its own, including tasks such as the removal of invasive plants, mowing and tree trimming. A further benefit of the leasing program is that agricultural use of these municipally-owned lands supports local farm businesses, a practice that helps keep local land in use for farming rather than residential use, which typically has a higher demand for Town services. Furthermore, Mansfield's willingness to lease land to local farmers contributes towards growing our community's farms, food and economy.

Recommendation

The Agriculture Committee proposes the following actions for the Council's consideration:

- Approve the proposed agricultural land usage agreement policy and model agricultural lease
- Authorize staff, in conjunction with the Agriculture Committee, to request proposals in February 2013 from all interested farmers with review and notification by May 2013, for leases for the 2014 growing season. These new leases would begin on January 1, 2014 and end on December 31, 2018, with the option to renew for five years until December 31, 2023, at which time lease requirements and the leasing process would be reviewed and RFP's would again be distributed to all interested farmers. Contracts with terms longer than ten years would also be reviewed after five and ten years.
- Approve the extension of the current leases to December 31, 2013

If the Town Council supports the committee's proposed actions, the following motion is in order:

Move, effective January 14, 2013, to:

- *Approve the proposed Agricultural Land Usage Agreement Policy and model Agricultural Lease*
- *Authorize staff, in conjunction with the Agriculture Committee, to solicit proposals in February 2013 from all interested farmers with review and notification by May 2013, for leases for the 2014 growing season. These new leases would begin on January 1, 2014 and end on December 31, 2018, with the option to renew for five years until December 31, 2023, at which time lease requirements and the leasing process would be reviewed and RFP's would again be distributed to all interested farmers. Contracts*

with terms longer than ten years would also be reviewed after five and ten years.

- *Approve the extension of the current leases to December 31, 2013*

Attachments

- 1) Town-owned Agricultural Property Descriptions and Maps
- 2) Proposed Agricultural Land Usage Agreement Policy
- 3) Model Agricultural Lease
- 4) PZC re: 8-24 Referral: Agricultural Leases Extension
- 5) Proposed Lease Extensions
- 6) Draft Request for Proposals for Agricultural Leases and Application form

Town-Owned Agricultural Properties, January, 2013

Baxter Property-(Baxter Road)

The Baxter Property has 25.8 acres, including a 10-acre field and .5-acre pond. The field is leased to Charles Galgowski, who owns the Round the Bend Farm across the street. The field is currently being converted to meet organic farming standards. No public access.

Bonemill Field-(Bonemill Road)

Bonemill Field has 2.89-acres leased to Willard J. Stearns and Sons for silage corn production for their dairy farm. It is across the road from Tri-County Nursery (formerly Hockanum Greenhouse). No public access.

Commonfields-(Bassetts Bridge and Storrs Road)

Commonfields is a 21-acre open area that was part of a common field shared by early settlers. The west side of the property includes part of a pond and a trail. The fields are leased to Tom Wells for alfalfa production for his dairy farm. The property is across the road from active farmland.

Crane Hill Field-(Crane Hill Road)

Crane Hill Field has 12.23-acres and is leased to Willard J. Stearns and Sons for silage corn production for their dairy farm. The field is across the road from two actively farmed properties. No public access.

Eagleville Preserve-(Stafford Road (Rte 32))

Eagleville Preserve is a 23-acre property along the Willimantic River. There are trails in the wooded riverside area. The 10-acre field and 2-acre field are leased to Willard J. Stearns and Sons for silage corn production for their dairy farm.

Mt Hope Field- (Rte 89)

Mt. Hope Park is a 35-acre property along the Mt. Hope River. Most of the park is wooded and includes a stream and pond. A 6-acre field is leased to William Varga for hay production. There is a trail on the edge of the field.

Torrey Preserve-(Gurleyville Road)

Torrey Preserve is a 30-acre parcel with a 3-acre field. The Nipmuck Trail extends along part of the eastern boundary, and a Preserve trail crosses the field. The field is leased to Tom Wells for alfalfa production for his dairy farm.

Town of Mansfield, CT - Baxter Agricultural Lease

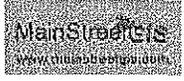


- MapGrid
- towns
- Dimensions
- Address
- ParcelID
- Area
- Streets
- Parcels
- powerlines
- water
- wetlands
- Town
- roads
- highways



1 in = 450.44 ft

Printed:
3/15/2012



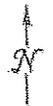
MainStreetGIS, LLC - www.mainstreetgis.com / info@mainstreetgis.com

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

Town of Mansfield, CT - Bonemill Agricultural Field

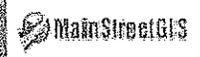


- Zoning
- Conservation Easement
 - Railroad
 - Trails
 - Parcels
 - Streams
 - water
 - wetlands



1 in = 271.45 ft

Printed:
1/2/2013



Town of Mansfield, CT - Commonfields Agriculture Lease



- Zoning
- ConservationEasement
 - Railroad
 - Trails
 - Parcels
 - Streams
 - water
 - wetlands



1 in = 412.95 ft

Printed:
1/9/2013

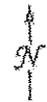


-30-

Town of Mansfield, CT - Crane Hill Field Agricultural Lease



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



1 in = 319.01 ft

Printed:
3/15/2012



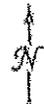
MainStreetGIS, LLC - www.mainstreetgis.com / info@mainstreetgis.com

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

Town of Mansfield, CT - Eagleville Preserve Agricultural Lease

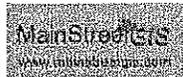


- MapGrid
- towns
- Dimensions
- Address
- ParcelID
- Area
- Streets
- Parcels
- powerlines
- water
- wetlands
- Town roads
- highways



1 in = 319.01 ft

Printed:
3/15/2012



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Town of Mansfield, CT - Mt Hope Park Agricultural Lease



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



1 in = 345.51 ft

Printed:
3/15/2012



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Town of Mansfield, CT - Torrey Property Agricultural Lease



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



1 in = 456.83 ft

Printed:
3/15/2012



Location: 234 GURLEYVILLE RD ID: 10.43.35

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

Agricultural Land Usage Agreement Policy

The Town of Mansfield owns seven properties with prime agricultural soils. The Town of Mansfield is committed to keeping this land in agricultural production and therefore leases these properties to local farmers. In order to ensure the preservation of Town agriculture land and to promote good stewardship, the Mansfield Agriculture Committee recommends the following policy to be adhered to by its lessees. The Town understands that in some cases these policies may need to be modified. Modifications must be submitted in writing and must be approved by the Agriculture Committee.

- Cropland Soil Testing
 - Soil tests are to be performed once per year, at the same time of year (fall testing recommended). The soil test is to include Calcium, Magnesium, Phosphorous, and Potassium, as well as percent organic matter. In addition, recommendations from the testing lab for the aforementioned elements are to be obtained. Testing for and addressing deficiencies in additional elements is encouraged. The Lessee may choose the lab they prefer. The University of CT Nutrient Analysis Laboratory is an option.
- Fertilizer / Compost / Manure Types – Specify Allowed / Disallowed and/or standard to be followed
 - Fertilizer applications are to be applied per soil test lab recommendations; modifications to the lab recommendations are allowed with a written explanation.
 - Any application by the Lessee or their agent of sewage sludge or other treated residuals from wastewater treatment (biosolids) on the subject property is expressly prohibited, and will result in the termination of the Lease, immediately authorizing the Licensor to re-enter and repossess said property without legal process.
- Pesticides
 - All Material Safety Data Sheets (MSDS) sheets for scheduled applications of pesticides are to be provided to the Agricultural Committee prior to application for review when submitting yearly reporting forms. For non-scheduled applications of pesticides, all MSDS sheets are to be provided to the Agricultural Committee with the yearly reporting form.
 - All pesticides must be applied according to the manufacturer's recommendations and/or according to cooperative extension recommendations.
 - The use of Atrazine or its agent is expressly prohibited on the subject property, and will result in the termination of the Lease, immediately authorizing the Licensor to re-enter and repossess said property without legal process.
- Subleasing
 - Subleasing is not allowed without written consent from the Town of Mansfield and consultation with the Agriculture Committee.
- Cover Crops
 - Cover crops are required unless there is inadequate time to establish a cover crop post harvest. If no cover crop is applied, Lessee is to provide an explanation. For Leasees that would like assistance choosing cover crops, the Lessee is encouraged to contact the Agricultural Committee.
- Baled Hay and Plastic
 - The Lessee is required to remove baled hay, plastic, and any other residual farming supplies from the subject property at the end of each growing season and no later than December 15th each year.
- Storage of Manure

- The Lessee will refrain from long-term storage of manure on the site.
- Stone Piles
 - Stones removed from any field and piled around the perimeter are not to exceed 3 feet in height, without written consent of the Agriculture Committee.
- Invasive Plants
 - The Lessee is not to use any plants that are listed as invasive per the Connecticut Department of Environmental Protection.
- Removal of Trees and Shrubs
 - While the trimming of brush and overhanging branches is allowed along the edge of a field, the Lessee is not to remove any trees or shrubs without written consent of the Agriculture Committee.
- Removal of Stonewalls
 - The Lessee is not to remove any stonewalls from the property.
- Fencing
 - The Lessee is not to install or remove any fencing without written consent of the Agriculture Committee.
- Watercourses
 - The Lessee is not to cultivate within 25ft of a water body or watercourse.
- Inspection and Disturbances
 - The Licensor retains the right to enter the property to ensure the aforementioned requirements are being met and to enter and disturb property.
- Non-agricultural Uses
 - Only agricultural uses as defined in Connecticut General Statutes 1-1 (q) are allowed.
- Animals
 - The keeping of animals on the property is allowed with written consent of the Agriculture Committee.
- Agricultural Viability
 - The Lessee is to follow farming practices that maintain the land in good agricultural standing. Examples of this include the usage of cover crops and returning organic matter to the soil and maintaining grass cover on pasture.
- Contract Breach
 - Breach of contract will result in the termination of the Lease, immediately authorizing the Lessee to re-enter and repossess said property without legal process.
- Insurance
 - THE LESSEE will maintain Workmen's Compensation coverage in accordance with the laws of the State of Connecticut if employees are hired to work the land. The Lessee will provide liability insurance with limits of not less than \$1,000,000, naming the Lessor as an additional insured, insuring against loss or injury caused by the Lessee's activity on the demised premises;
 - Heirs have right to harvest upon death of Lessee for the remainder of the current growing season, after which the lease will be terminated.
- The Agriculture Committee encourages lessees to seek out alternatives to genetically modified crops

Model Agricultural Lease

Made this day of 201X, between the Town of Mansfield, acting herein by Matthew W. Hart, its Town Manager, a municipal corporation located in the County of Tolland and State of Connecticut, hereinafter referred to as "Lessor," and Thomas Wells, of 513 Wormwood Hill Road, Mansfield Center, CT 06250, hereinafter referred to as "Lessee".

WITNESSETH

That the said Lessor, for and in consideration of the covenants hereinafter set forth and to be kept and fulfilled by said Lessee, has let and by these presents does grant, demise and farm let unto said Lessee for an initial sixty (60) month term or five (5) planting seasons commencing on January 1, 2014, the field situated on the southwesterly side of Gurleyville Road in the Town of Mansfield as indicated on the attached map entitled "Former Torrey Property – Attachment A" and described in a Warranty Deed from the Elizabeth Torrey Revocable Trust to the Town of Mansfield, dated June 3, 1996 and recorded in Volume 373, Page 463. If at the end of the term, it is determined by the Lessor that said Lessee is not in material default of any of the covenants herein, Lessee will be given the opportunity to renew the lease for one (1) additional sixty (60) month term, subject to the right of the Lessor to modify some terms of the Lease, as set forth below.

AND IT IS FURTHER AGREED that if Lessee is found to be in material default of any of the covenants herein contained, Lessor shall cause written notice of said default to be sent, by Certified Mail, to Lessee. In the event Lessee fails to cure said material default to the satisfaction of the Lessor within thirty (30) days after mailing of said notice, then it shall be lawful for Lessor, without further notice to re-enter and take possession of said leased premises, and such re-entry and taking possession shall end and terminate this lease.

AND THE SAID LESSEE does hereby further agree to comply with and conform to all the laws of the State of Connecticut, and the by-laws, rules, and regulations of the Town of Mansfield within which the premises hereby leased are situated, relating to health, nuisance, fire, highways, and sidewalks, so far as the premises hereby leased are, or may be, concerned, and to save the Lessor harmless from all fines, penalties, and costs for violation of, or non-compliance with the same.

THE LESSEE will maintain the cropland and pasture in good agricultural condition and will mow the field at least once a year. In addition the Lessee will follow the policies set forth in Attachment B.

THE LESSEE will submit by November 30 of each year a form enclosed in Attachment C to:

DRAFT-Updated December 2012

The Mansfield Natural Resources and Sustainability Coordinator
Parks and Recreation
10 South Eagleville Rd.
Storrs, CT 06268
860-429-3015x110
860-429-9773 (FAX)

Any restricted use pesticide must be applied in accordance with state law. The plan will conform to agricultural practices recommended by the CT Cooperative Extension System or a comparable advisor.

At the end of the five (5) year period beginning with the effective date of this lease, s, the Lessor may review the terms and conditions of the lease to determine whether any changes will be made in the lease at the discretion of the Lessor. The Lessee may terminate the lease at any time upon at least thirty (30) days written notification to the Lessor.

AND AT THE TERMINATION of this lease, if the Lessee is to vacate the premises per this lease, the Lessee will quit and surrender the premises hereby demised in as good state and condition as reasonable use and wear thereof will permit, damages by the elements excepted, and the said Lessor shall have the right to enter said premises for the same purpose of showing the same to applicants for hiring the same. At any time subsequent to the date on which the Lessee provides notice that they intend to terminate the Lease pursuant to the immediately preceding paragraph, said Lessor shall have the right to enter said premises for the same purpose of showing the same to applicants for hiring the same.

THE LESSEE and the Lessee's family shall be relieved of any obligation within this lease should the Lessee become incapacitated or unable to maintain the responsibilities entailed in this agreement, in which cases the Lease shall terminate no later than thirty (30) days thereafter. Additionally, should the lessee die, the Lessees heirs will be entitled to the harvest of the planting year of the death, and then the lease will be terminated.

THE LESSEE will maintain Workmen's Compensation coverage in accordance with the laws of the State of Connecticut if employees are hired to work the land. The Lessee will provide liability insurance with limits of not less than \$1,000,000, naming the Lessor as an additional insured, insuring against loss or injury caused by the Lessee's activity on the demised premises; and

The LESSEE agrees to comply with Mansfield's Agricultural Land Usage Agreement Policy adopted by the Town Council on _____; and

DRAFT-Updated December 2012

THE LESSEE shall fully indemnify, defend and hold harmless the Town of Mansfield and all of their respective officers, employees, agents, servants and volunteers to the fullest extent allowed by law for any claim for personal injury, bodily injury, death, property damage, emotional injury or any other injury, loss or damage of any kind occurring during the term of the agreement and alleged to have been caused in whole or in part by the Lessee, and even if caused by the negligence of the Town or any of their officers, employees, agents, servants and volunteers; and

A Material Safety Data Sheet must be provided forthwith by the Lessee to the Lessor for any product or material applied to the subject property by the Lessor or his agent; and

Any application by the Lessee or their agent of atrazine or sewage sludge or other treated residuals from wastewater treatment (biosolids) on the subject property is expressly prohibited, and will result in the termination of this Lease Agreement, immediately authorizing the Lessor to re-enter and repossess said property without legal process.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
In the Presence Of:

TOWN OF MANSFIELD

Matthew W. Hart, Town Manager

Thomas Wells, Lessee

Attachment B

THE LESSEE will submit a form enclosed in Attachment B to the Mansfield Town Manager, by November 30 of each year, a plan for that year's crop which includes a copy of a soil test and a schedule of proposed fertilizer, herbicide and pesticide applications. Any restricted use pesticide must be applied by a licensed applicator. The plan will conform to agricultural practices recommended by the CT Cooperative Extension System or a comparable advisor.

DRAFT-Updated December 2012

Report form for agricultural leases on Town land

RETURN BY November 30, of the Lease year

****Soil test must be performed at the same time each year (fall is recommended. Results must be attached to this form****

To

Jennifer Kaufman

Parks Coordinator

10 South Eagleville Road

Mansfield, CT 06268

860-429-3015x204

860-429-9773

Email: Kaufmanjs@MansfieldCT.org

Name of Town property

Person submitting this report

Date report was completed _____

Past growing season's report: Year _____

1. CROP Hay Silage corn Other (Explain)

2. Did you apply manure? Yes No

If yes, please indicate the following:

Type of manure applied	Quantity Per Acre

3. Did you apply fertilizer? Yes No

If yes, please indicate the following:

Type of fertilizer applied	Quantity Per Acre
Lime	
Nitrogen, Phosphorous, Potassium (NPK) indicate	

DRAFT-Updated December 2012

the ratio.	
Other	

4. Did you apply pesticides (herbicides, insecticides, fungicides)? Yes No

If yes, please indicate the following:

Type of pesticide applied	Quantity Per Acre	Target Pest	MSDS Attached

5. Were all materials applied in accordance with CT State Law? _____

6. Which winter cover crop did you plant? _____

If none, why not?

7. If appropriate, list the types of tillage (such as mold board plowing, deep zone tillage, disc harrow, etc) used.

8. List any improvements or conservation practices you have implemented. _____

9. Are there any issues with which the Town can assist? _____

I _____ certify that all information submitted is correct.

Date _____

DRAFT-Updated December 2012
Next growing season's plan (2012)

1. CROP Hay Silage corn Other (Explain)

2. Do you plan to apply manure?

If yes, please indicate the following:

Type of manure applied	Quantity Per Acre

3. Do you plan to apply fertilizer? Yes No

If yes, please indicate the following:

Type of fertilizer applied	Quantity Per Acre
Lime	
Nitrogen, Phosphorous, Potassium (NPK) indicate the ratio.	
Other	

4. Do you plan to apply pesticides (herbicides, insecticides, fungicides)?
 Yes No

If yes, please indicate the following:

Type of pesticide applied	Quantity Per Acre	Target Pest	MSDS Attached



**PLANNING AND ZONING COMMISSION
TOWN OF MANSFIELD**

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

To: Town Council
From: Planning and Zoning Commission
Date: Tuesday, January 08, 2013
Re: 8-24 Referral; Agriculture Leases Extensions

At a meeting held on 1/7/13, the Mansfield Planning and Zoning Commission adopted the following motion:

“That the PZC report to the Town Council that the proposed lease extensions are consistent with Mansfield’s Plan of Conservation and Development and recommend that the extensions be approved to facilitate active cultivation of town-owned agricultural property until a revised lease policy is finalized and new leases are put forward for approval.”

**THIRD REINSTATEMENT AND MODIFICATION
OF LEASE AGREEMENT-Baxter**

Whereas, on April 20, 2005, the Town of Mansfield, Connecticut, acting by its then Town Manager Martin H. Berliner, as “Lessor,” and **Charles Galgowski** of 117 Baxter Road, Storrs, CT 06268, as “Lessee,” did execute and enter into a binding **Lease Agreement** for certain agricultural purposes whereby said Lessor, in return for various considerations, leased to said Lessee for a sixty month term commencing March 1, 2005, the field situated on the south westerly side of Route 195 and the easterly side of Baxter Road in the Town of Mansfield, as indicated on the attached map entitled “Former Baxter Property – Attachment A” and described in a Warranty Deed from the estate of Mina M. Baxter to the Town of Mansfield, dated July 1, 1997, and recorded in Volume 387, Page 498 in the Town of Mansfield Land Records; and

Whereas, said **Lease Agreement** expired by lapse of time on April 20, 2010, but said Lessor and Lessee executed a **Reinstatement and Modification of Lease Agreement** to continue said **Lease Agreement**, permitting Lessee **Charles Galgowski** to continue to occupy and be Lessee of said property to March 1, 2012; and

Whereas, said **Reinstatement and Modification** of said **Lease Agreement** expired by lapse of time on March 1, 2012, but said Lessor and Lessee verbally agreed to continue said agreement, and later executed a **Second Reinstatement and Modification of Lease Agreement** to continue said **Lease Agreement** permitting Lessee **Charles Galgowski** continue to occupy as Lessee of said property to March 1, 2013; and

Whereas, both parties wish and intend to reinstate and continue said **Lease Agreement** to extend for an additional period from March 1, 2013 to December 31, 2013 under the same terms set forth in said **Lease Agreement** dated April 20, 2005, plus others set forth below:

Wherefore, the Town of Mansfield, Connecticut, acting by its duly authorized Town Manager Matthew W. Hart, and Lessee **Charles Galgowski** do hereby **AGREE** to again reinstate said **Lease Agreement**, attached hereto, and all of its terms, effective upon March 1, 2013, and extending to December 31, 2013, only, except that:

1. There is no commitment by the parties to renew or extend this **Third Reinstatement and Modification of Lease Agreement** beyond the December 31, 2013 date of termination; and
2. THE LESSEE will maintain Workmen’s Compensation coverage in accordance with the laws of the State of Connecticut if employees are hired to work the land. The Lessee will provide liability insurance with limits of not less than \$1,000,000, naming the Lessor as an additional insured, insuring against loss or injury caused by the Lessee’s activity on the demised premises; and
3. THE LESSEE shall fully indemnify, defend and hold harmless the Town of Mansfield and all of their respective officers, employees, agents, servants and

volunteers to the fullest extent allowed by law for any claim for personal injury, bodily injury, death, property damage, emotional injury or any other injury, loss or damage of any kind occurring during the term of the agreement and alleged to have been caused in whole or in part by the Lessee, and even if caused by the negligence of the Town or any of their officers, employees, agents, servants and volunteers; and

4. A Material Safety Data Sheet must be provided forthwith by the Lessee to the Lessor for any product or material applied to the subject property by the Lessor or his agent; and
5. Any application by the Lessee or their agent of atrazine or sewage sludge or other treated residuals from wastewater treatment (biosolids) on the subject property is expressly prohibited, and will result in the termination of this **Third Reinstatement and Modification of Lease Agreement**, immediately authorizing the Lessor to re-enter and repossess said property without legal process.
6. The LESSEE shall comply with the Town of Mansfield Agricultural Land Usage Agreement Policy enacted by the Town Council.
7. The Lessee will remove baled hay, plastic, and any other residual farming supplies from the subject property at the end of the growing season and no later than December 15, 2013.

In WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals.
So **AGREED**, this _____ day of _____, 2013.

Signed, Sealed and Delivered
In the Presence Of:

LESSOR,

Matthew W. Hart, Town Manager
TOWN OF MANSFIELD
Duly Authorized

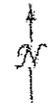
LESSEE,

Charles Galgowski

Town of Mansfield, CT - Baxter Agricultural Lease



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



1 in = 450.44 ft

Printed:
3/15/2012

MainStreetGIS
www.mainstreetgis.com



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

**REINSTATEMENT AND MODIFICATION
OF LEASE AGREEMENT-Bonemill Road**

Whereas, on June 10, 2008, the Town of Mansfield, Connecticut, acting by its then Town Manager **Matthew W. Hart**, as "Lessor," and **Leslie Stearns** of 50 Stearns Road, Mansfield-Storrs, CT, 06268 as "Lessee," did execute and enter into a binding **Lease Agreement** for certain agricultural purposes whereby said Lessor, in return for various considerations, leased to said Lessee for a sixty month term commencing June 10, 2008, the 2.89-acre field situated on the east side of Bone Mill Rd in the Town of Mansfield as indicated on the attached map entitled "Bone Mill Field – Attachment A" and described in a Warranty Deed from KMC, LLC to the Town of Mansfield, dated March 19, 2003 and recorded in Volume 561, Page 336 of the Town of Mansfield Land records; and

Whereas, said **Lease Agreement** will expire by lapse of time on June 10th, 2013, but both parties wish and intend to continue said **Lease Agreement** to extend for an additional period from June 10, 2013 to December 31, 2013, under the same terms set forth in said **Lease Agreement** dated June 10, 2008, plus others as noted below:

Wherefore, the Town of Mansfield, Connecticut, acting by its duly authorized Town Manager **Matthew W. Hart**, and Lessee **Leslie Stearns** of Willard J. Stearns and Sons, Inc., do hereby **AGREE** to continue said **Lease Agreement**, attached hereto, and all of its terms, effective upon the date of expiration of their current **Agreement**, namely, June 10, 2013 and extending to December 31, 2013 only, except that:

1. There is no commitment by the parties to renew or extend this **Reinstatement and Modification of Lease Agreement** beyond the December 31, 2013 date of termination; and
2. THE LESSEE will maintain Workmen's Compensation coverage in accordance with the laws of the State of Connecticut if employees are hired to work the land. The Lessee will provide liability insurance with limits of not less than \$1,000,000, naming the Lessor as an additional insured, insuring against loss or injury caused by the Lessee's activity on the demised premises; and
3. THE LESSEE shall fully indemnify, defend and hold harmless the Town of Mansfield and all of their respective officers, employees, agents, servants and volunteers to the fullest extent allowed by law for any claim for personal injury, bodily injury, death, property damage, emotional injury or any other injury, loss or damage of any kind occurring during the term of the agreement and alleged to have been caused in whole or in part by the Lessee, and even if caused by the negligence of the Town or any of their officers, employees, agents, servants and volunteers; and
4. A Material Safety Data Sheet must be provided forthwith by the Lessee to the Lessor for any product or material applied to the subject property by the Lessor or his agent; and
5. Any application by the Lessee or their agent of atrazine or sewage sludge or other treated residuals from wastewater treatment (biosolids) on the subject property is

expressly prohibited, and will result in the termination of this **Reinstatement and Modification of Lease Agreement**, immediately authorizing the Lessor to re-enter and repossess said property without legal process.

6. The LESSEE shall comply with the Town of Mansfield Agricultural Land Usage Policy enacted by the Town Council.
7. The Lessee will remove bailed hay, plastic and any other residual farming supplies from the subject property at the end of the growing season and no later than December 15, 2013.

In WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals.
So **AGREED**, this _____ day of _____, 2013.

Signed, Sealed and Delivered
In the Presence Of:

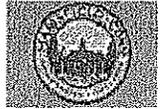
LESSOR,

Matthew W. Hart, Town Manager
TOWN OF MANSFIELD
Duly Authorized

LESSEE,

Leslie Stearns
Willard J. Stearns and Sons, Inc.

Town of Mansfield, CT - Bonemill Agricultural Field



- Zoning
- Conservation Easement
 - Railroad
 - Trails
 - Parcels
 - Streams
 - water
 - wetlands



1 in = 271.45 ft

Printed:
1/2/2013



-50-

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

**THIRD REINSTATEMENT AND MODIFICATION
OF LEASE AGREEMENT-Crane Hill Field**

Whereas, on April 20, 2005, the Town of Mansfield, Connecticut, acting by its then Town Manager Martin H. Berliner, as "Lessor," and **Arthur Stearns** of 50 Stearns Road, Mansfield-Storrs, CT, 06268 as "Lessee," did execute and enter into a binding **Lease Agreement** for certain agricultural purposes whereby said Lessor, in return for various considerations, leased to said Lessee for a sixty month term commencing March 1, 2005, the 12.23 acre field situated on the south east side of Crane Hill Road in the Town of Mansfield, as indicated on the attached map entitled "Crane Hill Field – Attachment A," and described in a Warranty Deed from Sheridan Vernon, Kim Vernon and Kirsten Ramundo to the Town of Mansfield, dated March 19, 2003, and recorded in Volume 501, Page 15 of the Mansfield Town Land records; and

Whereas, said **Lease Agreement** expired by lapse of time on April 20, 2010, but said Lessor and Lessee executed a **Reinstatement and Modification of Lease Agreement** to continue said **Lease Agreement**, permitting Lessee **Leslie Stearns** to continue to occupy and be Lessee of said property to March 1, 2012; and

Whereas, said **Reinstatement and Modification of Said Lease Agreement** expired by lapse of time on March 1, 2012, but said Lessor and Lessee verbally agreed to continue said **Agreement**, and later executed a **Second Reinstatement and Modification of Lease Agreement** to continue said **Lease Agreement**, permitting Lessee Leslie H. Stearns to continue to occupy and be Lessee of said property to March 1, 2013; and

Whereas, both parties wish and intend to reinstate and continue said **Lease Agreement** to extend for an additional period from March 1, 2013 to December 31, 2013, under the same terms set forth in said **Lease Agreement** dated April 20, 2005, plus others as set forth below:

Wherefore, the Town of Mansfield, Connecticut, acting by its duly authorized Town Manager Matthew W. Hart, and Lessee **Leslie H. Stearns of Willard J. Stearns & Sons, Inc.**, do hereby **AGREE** to again reinstate said **Lease Agreement**, attached hereto, and all of its terms, effective upon March 1, 2013, and extending to December 31, 2013, only, except that:

1. There is no commitment by the parties to renew or extend this **Third Reinstatement and Modification of Lease Agreement** beyond the December 31, 2013 date of termination; and
2. THE LESSEE will maintain Workmen's Compensation coverage in accordance with the laws of the State of Connecticut if employees are hired to work the land. The Lessee will provide liability insurance with limits of not less than \$1,000,000, naming the Lessor as an additional insured, insuring against loss or injury caused by the Lessee's activity on the demised premises; and

3. THE LESSEE shall fully indemnify, defend and hold harmless the Town of Mansfield and all of their respective officers, employees, agents, servants and volunteers to the fullest extent allowed by law for any claim for personal injury, bodily injury, death, property damage, emotional injury or any other injury, loss or damage of any kind occurring during the term of the agreement and alleged to have been caused in whole or in part by the Lessee, and even if caused by the negligence of the Town or any of their officers, employees, agents, servants and volunteers; and
4. A Material Safety Data Sheet must be provided forthwith by the Lessee to the Lessor for any product or material applied to the subject property by the Lessor or his agent; and
5. Any application by the Lessee or their agent of atrazine or sewage sludge or other treated residuals from wastewater treatment (biosolids) on the subject property is expressly prohibited, and will result in the termination of this **Third Reinstatement and Modification of Lease Agreement**, immediately authorizing the Lessor to re-enter and repossess said property without legal process.
6. The LESSEE shall comply with the Town of Mansfield Agricultural Land Usage Agreement Policy enacted by the Town Council.
7. The Lessee will remove baled hay, plastic, and any other residual farming supplies from the subject property at the end of the growing season and no later than December 15, 2013.

In WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals.
 So **AGREED**, this _____ day of _____, 2013.

Signed, Sealed and Delivered
 In the Presence Of:

LESSOR,

 Matthew W. Hart, Town Manager
 TOWN OF MANSFIELD
 Duly Authorized

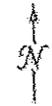
LESSEE,

Leslie Stearns
 Willard J. Stearns and Sons, Inc.

Town of Mansfield, CT - Crane Hill Field Agricultural Lease



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



1 in = 319.01 ft

Printed:
3/15/2012



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

**THIRD REINSTATEMENT AND MODIFICATION
OF LEASE AGREEMENT-Mt. Hope**

Whereas, on April 20, 2005, the Town of Mansfield, Connecticut, acting by its then Town Manager Martin H. Berliner, as "Lessor," and **William Varga** of 40 River Road, Mansfield Center, CT 06250, as "Lessee," did execute and enter into a binding **Lease Agreement** for certain agricultural purposes whereby said Lessor, in return for various considerations, leased to said Lessee for a sixty month term commencing March 1, 2005, a certain field situated on the south easterly portion of Mount Hope Park on the easterly side of Warrenville Road (Route 89), in the Town of Mansfield, as indicated on the attached map entitled "Mt. Hope Park – Attachment A," and described in a Warranty Deed from Holly Hatch and Kirk Skinner, dated October 1, 1999, and recorded in Volume 425, Page 312 in the Town of Mansfield Land Records; and

Whereas, said **Lease Agreement** expired by lapse of time on March 1, 2010, but said Lessor and Lessee executed a **Reinstatement and Modification of Lease Agreement** to continue said **Lease Agreement**, permitting Lessee William Varga to continue to occupy and be Lessee of said property to March 1, 2012; and

Whereas, said **Reinstatement and Modification of Said Lease Agreement** expired by lapse of time on March 1, 2012, but said Lessor and Lessee verbally agreed to continue said **Agreement**, and later executed a **Second Reinstatement and Modification of Lease Agreement** to continue said **Lease Agreement**, permitting Lessee William Varga to continue to occupy and be Lessee of said property to March 1, 2013; and

Whereas, both parties wish and intend to reinstate and continue said **Lease Agreement** to extend for an additional period from March 1, 2013 to December 31, 2013, under the same terms set forth in said **Lease Agreement** dated April 20, 2005, plus others as set forth below:

Wherefore, the Town of Mansfield, Connecticut, acting by its duly authorized Town Manager Matthew W. Hart, and Lessee **William Varga**, do hereby **AGREE** to again reinstate said **Lease Agreement**, attached hereto, and all of its terms, effective upon March 1, 2013, and extending to December 31, 2013, only, except that:

1. There is no commitment by the parties to renew or extend this **Third Reinstatement and Modification of Lease Agreement** beyond the March 1, 2013 date of termination; and
2. THE LESSEE will maintain Workmen's Compensation coverage in accordance with the laws of the State of Connecticut if employees are hired to work the land. The Lessee will provide liability insurance with limits of not less than \$1,000,000, naming the Lessor as an additional insured, insuring against loss or injury caused by the Lessee's activity on the demised premises; and

3. THE LESSEE shall fully indemnify, defend and hold harmless the Town of Mansfield and all of their respective officers, employees, agents, servants and volunteers to the fullest extent allowed by law for any claim for personal injury, bodily injury, death, property damage, emotional injury or any other injury, loss or damage of any kind occurring during the term of the agreement and alleged to have been caused in whole or in part by the Lessee, and even if caused by the negligence of the Town or any of their officers, employees, agents, servants and volunteers; and
4. A Material Safety Data Sheet must be provided forthwith by the Lessee to the Lessor for any product or material applied to the subject property by the Lessor or his agent; and
5. Any application by the Lessee or their agent of atrazine or sewage sludge or other treated residuals from wastewater treatment (biosolids) on the subject property is expressly prohibited, and will result in the termination of this **Third Reinstatement and Modification of Lease Agreement**, immediately authorizing the Lessor to re-enter and repossess said property without legal process.
6. The LESSEE shall comply with the Town of Mansfield Agricultural Land Usage Agreement Policy enacted by the Town Council.
7. The Lessee will remove baled hay, plastic, and any other residual farming supplies from the subject property at the end of the growing season and no later than December 15, 2013.

In WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals.
 So **AGREED**, this _____ day of _____, 2013.

Signed, Sealed and Delivered
 In the Presence Of:

LESSOR,

Matthew W. Hart, Town Manager
 TOWN OF MANSFIELD
 Duly Authorized

LESSEE,

William Varga

Town of Mansfield, CT - Mt Hope Park Agricultural Lease



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



1 in = 345.51 ft

Printed:
3/15/2012



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**THIRD REINSTATEMENT AND MODIFICATION
OF LEASE AGREEMENT-Torrey Property**

Whereas, on April 20, 2005, the Town of Mansfield, Connecticut, acting by its then Town Manager Martin H. Berliner, as "Lessor," and **Thomas Wells** of 513 Wormwood Hill Road, Mansfield Center, CT, as "Lessee," did execute and enter into a binding **Lease Agreement** for certain agricultural purposes whereby said Lessor, in return for various considerations, leased to said Lessee for a sixty month term commencing March 1, 2005, certain agricultural land located on the southwesterly side of Gurleyville Road in the Town of Mansfield, as more particularly described in said **Lease Agreement** and in a Warranty Deed from the Elizabeth Torrey Revocable Trust to the Town of Mansfield, dated June 3, 1996, and recorded in Volume 373, Page 463; and

Whereas, said **Lease Agreement** expired by lapse of time on March 1, 2010, but said Lessor and Lessee executed a **Reinstatement and Modification of Lease Agreement** to continue said **Lease Agreement**, permitting Lessee Thomas Wells to continue to occupy and be Lessee of said property to March 1, 2012; and

Whereas, said **Reinstatement and Modification of Said Lease Agreement** expired by lapse of time on March 1, 2012, but said Lessor and Lessee verbally agreed to continue said **Agreement**, and later executed a **Second Reinstatement and Modification of Lease Agreement** to continue said **Lease Agreement**, permitting Lessee Thomas Wells to continue to occupy and be Lessee of said property to March 1, 2013; and

Whereas, both parties wish and intend to reinstate and continue said **Lease Agreement** to extend for an additional period from March 1, 2013 to December 31, 2013, under the same terms set forth in said **Lease Agreement** dated April 20, 2005, plus others as set forth below:

Wherefore, the Town of Mansfield, Connecticut, acting by its duly authorized Town Manager Matthew W. Hart, and Lessee Thomas Wells, do hereby **AGREE** to again reinstate said **Lease Agreement**, attached hereto, and all of its terms, effective upon March 1, 2013, and extending to December 31, 2013, only, except that:

1. There is no commitment by the parties to renew or extend this **Third Reinstatement and Modification of Lease Agreement** beyond the March 1, 2013 date of termination; and
2. THE LESSEE will maintain Workmen's Compensation coverage in accordance with the laws of the State of Connecticut if employees are hired to work the land. The Lessee will provide liability insurance with limits of not less than \$1,000,000, naming the Lessor as an additional insured, insuring against loss or injury caused by the Lessee's activity on the demised premises; and
3. THE LESSEE shall fully indemnify, defend and hold harmless the Town of Mansfield and all of their respective officers, employees, agents, servants and volunteers to the fullest extent allowed by law for any claim for personal injury,

bodily injury, death, property damage, emotional injury or any other injury, loss or damage of any kind occurring during the term of the agreement and alleged to have been caused in whole or in part by the Lessee, and even if caused by the negligence of the Town or any of their officers, employees, agents, servants and volunteers; and

4. A Material Safety Data Sheet must be provided forthwith by the Lessee to the Lessor for any product or material applied to the subject property by the Lessor or his agent; and
5. Any application by the Lessee or their agent of atrazine or sewage sludge or other treated residuals from wastewater treatment (biosolids) on the subject property is expressly prohibited, and will result in the termination of this **Third Reinstatement and Modification of Lease Agreement**, immediately authorizing the Lessor to re-enter and repossess said property without legal process.
6. The LESSEE shall comply with the Town of Mansfield Agricultural Land Usage Agreement Policy enacted by the Town Council.
7. The Lessee will remove baled hay, plastic, and any other residual farming supplies from the subject property at the end of the growing season and no later than December 15, 2013.

In WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals.
So **AGREED**, this _____ day of _____, 2013.

Signed, Sealed and Delivered
In the Presence Of:

LESSOR,

Matthew W. Hart, Town Manager
TOWN OF MANSFIELD
Duly Authorized

LESSEE,

Thomas Wells

Town of Mansfield, CT - Torrey Property Agricultural Lease



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



1 in = 456.83 ft

Printed:
3/15/2012



Location: 234 GURLEYVILLE RD ID: 10.43.35

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**THIRD REINSTATEMENT AND MODIFICATION
OF LEASE AGREEMENT-Commonfields**

Whereas, on April 20, 2005, the Town of Mansfield, Connecticut, acting by its then Town Manager Martin H. Berliner, as "Lessor," and **Thomas Wells**, of 513 Wormwood Hill Road, Mansfield Center, CT, as "Lessee," did execute and enter into a binding **Lease Agreement** for certain agricultural purposes whereby said Lessor, in return for various considerations, leased to said Lessee for a sixty month term commencing March 1, 2005, certain real property as indicated on the attached map entitled "Commonfields-Attachment A" and consisting of two (2) fields of approximately three (3) acres (Field A) and five (5) acres (Field B) in the Town of Mansfield and on the easterly side of Storrs Road and on the northerly side of Bassetts Bridge as described in a Warranty Deed from Roland D. Eaton to the Town of Mansfield, dated December 21, 1993, and recorded in Volume 345, Page 306 of the Town of Mansfield Land Records; and one (1) field of approximately eight (8) acres (Field D) in the Town of Mansfield and on the northerly side of Bassetts Bridge Road and the easterly side of land now or formerly of Roland D. Eaton and the Town of Mansfield, in part by each, as described in a Warranty Deed from Crossen Builders, Inc. to the Town of Mansfield, dated June 7, 1996, and recorded in Volume 375, Page 333 of the Town of Mansfield Land Records; and one (1) field of approximately two (2) acres (Field C) in the Town of Mansfield and on the southerly side of Cemetery Road as described in a Warranty Deed from Crossen Builders, Inc. to the Town of Mansfield dated September 11, 1995, and recorded in Volume 366, Page 103 of the Mansfield Town Land Records; and

Whereas, said **Lease Agreement** expired by lapse of time on March 1, 2010, but said Lessor and Lessee executed a **Reinstatement and Modification of Lease Agreement** to continue said **Lease Agreement**, permitting Lessee **Thomas Wells** to continue to occupy and be Lessee of said property to March 1, 2012; and

Whereas, said **Reinstatement and Modification of Said Lease Agreement** expired by lapse of time on March 1, 2012, but said Lessor and Lessee verbally agreed to continue said **Agreement**, and later executed a **Second Reinstatement and Modification of Lease Agreement** to continue said **Lease Agreement**, permitting Lessee **Thomas Wells** to continue to occupy and be Lessee of said property to March 1, 2013; and

Whereas, both parties wish and intend to reinstate and continue said **Lease Agreement** to extend for an additional period from March 1, 2013 to December 31, 2013, under the same terms set forth in said **Lease Agreement** dated April 20, 2005, plus others as set forth below:

Wherefore, the Town of Mansfield, Connecticut, acting by its duly authorized Town Manager **Matthew W. Hart**, and Lessee **Thomas Wells**, do hereby **AGREE** to again reinstate said **Lease Agreement**, attached hereto, and all of its terms, effective upon March 1, 2013, and extending to December 31, 2013, only, except that:

1. There is no commitment by the parties to renew or extend this **Third Reinstatement and Modification of Lease Agreement** beyond the December 31, 2013 date of termination; and
2. THE LESSEE will maintain Workmen's Compensation coverage in accordance with the laws of the State of Connecticut if employees are hired to work the land. The Lessee will provide

liability insurance with limits of not less than \$1,000,000, naming the Lessor as an additional insured, insuring against loss or injury caused by the Lessee's activity on the demised premises; and

3. THE LESSEE shall fully indemnify, defend and hold harmless the Town of Mansfield and all of their respective officers, employees, agents, servants and volunteers to the fullest extent allowed by law for any claim for personal injury, bodily injury, death, property damage, emotional injury or any other injury, loss or damage of any kind occurring during the term of the agreement and alleged to have been caused in whole or in part by the Lessee, and even if caused by the negligence of the Town or any of their officers, employees, agents, servants and volunteers; and
4. A Material Safety Data Sheet must be provided forthwith by the Lessee to the Lessor for any product or material applied to the subject property by the Lessor or his agent; and
5. Any application by the Lessee or their agent of atrazine or sewage sludge or other treated residuals from wastewater treatment (biosolids) on the subject property is expressly prohibited, and will result in the termination of this **Third Reinstatement and Modification of Lease Agreement**, immediately authorizing the Lessor to re-enter and repossess said property without legal process.
6. The LESSEE shall comply with the Town of Mansfield Agricultural Land Usage Agreement Policy enacted by the Town Council.
7. The Lessee will remove baled hay, plastic, and any other residual farming supplies from the subject property at the end of the growing season and no later than December 15, 2013.

In WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals.

So **AGREED**, this _____ day of _____, 2013.

Signed, Sealed and Delivered
In the Presence Of:

LESSOR,

Matthew W. Hart, Town Manager
TOWN OF MANSFIELD
Duly Authorized

LESSEE,

Thomas Wells

Town of Mansfield, CT - Commonfields Agriculture Lease



- Zoning
- ConservationEasement
 - Railroad
 - Trails
 - Parcels
 - Streams
 - water
 - wetlands



1 in = 412.95 ft

Printed:
1/9/2013



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

**THIRD REINSTATEMENT AND MODIFICATION
OF LEASE AGREEMENT-Eagleville**

Whereas, on April 20, 2005, the Town of Mansfield, Connecticut, acting by its then Town Manager Martin H. Berliner, as "Lessor," and **Arthur Stearns** of 50 Stearns Road, Mansfield-Storrs, CT 06268, as "Lessee," did execute and enter into a binding **Lease Agreement** for certain agricultural purposes whereby said Lessor, in return for various considerations, leased to said Lessee for a sixty month term commencing March 1, 2005, an eight (8) acre field located in the Town of Mansfield and on the westerly side of Route 32 about midway between South Eagleville and Mansfield City Road and between the Central Vermont Railroad and the Willimantic River, as indicated on the attached map entitled "Eagleville Field Attachment A" and as described in a Warranty Deed from Robert Watts to the Town of Mansfield, dated March 1, 1995, and recorded in Volume 363, Page 202 of the Town of Mansfield Land Records; and

Whereas, said **Lease Agreement** expired by lapse of time on March 1, 2010, but said Lessor and Lessee executed a **Reinstatement and Modification of Lease Agreement** to continue said **Lease Agreement**, permitting Lessee **Leslie H. Stearns** to continue to occupy and be Lessee of said property to March 1, 2012; and

Whereas, said **Reinstatement and Modification of Said Lease Agreement** expired by lapse of time on March 1, 2012, but said Lessor and Lessee verbally agreed to continue said **Agreement**, and later executed a **Second Reinstatement and Modification of Lease Agreement** to continue said **Lease Agreement**, permitting Lessee **Leslie H. Stearns** to continue to occupy and be Lessee of said property to March 1, 2013; and

Whereas, both parties wish and intend to reinstate and continue said **Lease Agreement** to extend for an additional period from March 1, 2013 to December 31, 2013, under the same terms set forth in said **Lease Agreement** dated April 20, 2005, plus others as set forth below:

Wherefore, the Town of Mansfield, Connecticut, acting by its duly authorized Town Manager Matthew W. Hart, and Lessee **Leslie H. Stearns of Willard J. Stearns & Sons, Inc.**, do hereby **AGREE** to again reinstate said **Lease Agreement**, attached hereto, and all of its terms, effective upon March 1, 2013, and extending to December 31, 2013, only, except that:

1. There is no commitment by the parties to renew or extend this **Third Reinstatement and Modification of Lease Agreement** beyond the December 31, 2013 date of termination; and
2. THE LESSEE will maintain Workmen's Compensation coverage in accordance with the laws of the State of Connecticut if employees are hired to work the land. The Lessee will provide liability insurance with limits of not less than \$1,000,000, naming the Lessor as an additional insured, insuring against loss or injury caused by the Lessee's activity on the demised premises; and

3. THE LESSEE shall fully indemnify, defend and hold harmless the Town of Mansfield and all of their respective officers, employees, agents, servants and volunteers to the fullest extent allowed by law for any claim for personal injury, bodily injury, death, property damage, emotional injury or any other injury, loss or damage of any kind occurring during the term of the agreement and alleged to have been caused in whole or in part by the Lessee, and even if caused by the negligence of the Town or any of their officers, employees, agents, servants and volunteers; and
4. A Material Safety Data Sheet must be provided forthwith by the Lessee to the Lessor for any product or material applied to the subject property by the Lessor or his agent; and
5. Any application by the Lessee or their agent of atrazine or sewage sludge or other treated residuals from wastewater treatment (biosolids) on the subject property is expressly prohibited, and will result in the termination of this **Third Reinstatement and Modification of Lease Agreement**, immediately authorizing the Lessor to re-enter and repossess said property without legal process.
6. The LESSEE shall comply with the Town of Mansfield Agricultural Land Usage Agreement Policy enacted by the Town Council on _____, 201__.
7. The Lessee will remove baled hay, plastic, and any other residual farming supplies from the subject property at the end of the growing season and no later than December 15, 2013.

In WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals.
 So **AGREED**, this _____ day of _____, 2013.

Signed, Sealed and Delivered
 In the Presence Of:

LESSOR,

 Matthew W. Hart, Town Manager
 TOWN OF MANSFIELD
 Duly Authorized

LESSEE,

 Leslie H. Stearns
 Willard J. Stearns & Sons, Inc.

Town of Mansfield, CT - Eagleville Preserve Agricultural Lease



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



1 in = 319.01 ft

Printed:
3/15/2012



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Mansfield
Community
Center

Town of Mansfield
Parks and Recreation
Department



Jennifer Kaufman
Natural Resources and Sustainability Coordinator

10 South Eagleville Road
Storrs/Mansfield, Connecticut 06268
(860) 429-3015x 204, (860) 429-9773 (Fax)
Email: Parks&Rec@MansfieldCT.org
Website: www.MansfieldCT.org

Draft
Town of Mansfield, CT
-----, 2012
Request for Proposals (RFP)
Agricultural Services Lease

Eagleville Preserve

Background

The Town Council of the Town of Mansfield recognizes the importance of agriculture and farming to the Town. Currently, the Town leases seven properties to local farmers to support the Town's agricultural activity, food sources and economy, and to preserve and enhance the properties.

Request

The Town of Mansfield seeks proposals from qualified agricultural producers for the leasing for agricultural purposes of a portion of town-owned land known as Eagleville Preserve, beginning on October 1, 2013. Payment ("consideration") for the use of the land is responsible stewardship of the agricultural land. The area to be leased includes two adjacent fields: one eight (8) acres and one two (2) acres and is located in Storrs and accessed from Route 32, just south of Route 275. The land has been planted in corn and contains prime agricultural soil (Merrimac) and level topography. A detailed description and map of the property is attached.

It is preferred but not absolutely essential that applicants be regularly established in farming and agricultural business and demonstrate the ability to perform the required service in an acceptable, reliable manner over the life of the lease. Preference will be given to applicants with a strong stewardship plan. The selected producer must agree to comply with Mansfield's Agricultural Land Use Agreement Policy (attached) adopted by the Town Council, and all applicable federal, state and local laws, rules and regulations, as amended, in the performance of the Lease contract with the Town. The Town will award a contract, which serves the best interests of the Town.

The Town will execute a five-year lease agreement, with an option to extend once for five additional years. This schedule would allow for long-term agricultural management as well as an opportunity for the Town to review its lease requirements and leasing process every ten years. This also provides an opportunity for consideration of new requests for leases at that time. Any future Town farmland acquisitions would include lease terms that would allow it to conform to this ten-year cycle. Either the Town or the applicant may suggest an alternate lease term, but the foregoing plan is preferred.

An application (attached) and proposal must be submitted **no later than February 15, 2013**. Proposals received after this date will not be considered. Electronic submissions are preferred.

An optional walk-through will be conducted at the site in _____. Specific characteristics of the land will be discussed at that time. Please park at the community garden site on Route 32.

A final selection will be made and all applicants will be so notified by May 1, 2013. The Town reserves the right to reject any or all proposals in whole or in part or to waive technical defects, irregularities and omissions if, in its judgment, the best interests of the Town will be served.

Please submit proposals to:

Jennifer Kaufman

Natural Resources and Sustainability Coordinator

Town of Mansfield

10 South Eagleville Road

Storrs, CT 06268

KaufmanJS@MansfieldCT.org



**Town of Mansfield
Lease Application
Mansfield Agricultural Property**

Applicant Information

Name _____

Farm Name _____

Address _____

Phone _____

Email _____

Type of agricultural operation experience:

Dairy (years in business)

Crops (specify types and years in business)

Animals (specify types and years in business)

Other (specify types and years in business)

Describe capacity and experience to manage a leased agricultural property

Describe past experience and improvements made if you have leased Town properties

Proposal

Name of property you are applying to lease

Intended use of the property, including planned crops or other uses

How does this fit your business plan?

What is your stewardship plan for the property?

How would your use of the property benefit the citizens of Mansfield?

Applicant Signature _____ Date _____

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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matthew Hart, Town Manager *MH*
CC: Maria Capriola, Assistant Town Manager; Cherie Trahan, Director of Finance; Lon Hultgren, Director of Public Works; Gregory Frantz, Chairperson, Transportation Advisory Committee
Date: January 14, 2013
Re: South Eagleville Walkway Project

Subject Matter/Background

Over the last several months the Finance Committee has had several discussions regarding the bond authorization of the South Eagleville Walkway project (\$400,000) approved in the FY 2011/12 Capital Improvement Program (CIP). A question was raised by the Committee as to whether the Town Council has the authority to eliminate this project from the CIP budget. The Town Attorney confirmed that there is no provision in the Charter for cancelling/eliminating a project that has been approved at the Annual Town Meeting. However, Section C506(f) of the Town Charter allows for the abandonment of a project if three fiscal years lapse without any expenditure or encumbrance of the appropriation.

The South Eagleville Walkway project was approved as part of the FY 2011/12 Capital Improvement Program, with a funding source identified as bonding. Recall that this project was sent to referendum for bond approval in November, 2011. There were more votes in favor of the proposal than opposed; however, the vote did not satisfy Section C407 of the Mansfield Charter, which requires a minimum of 15 percent of all registered voters to vote in favor of the project at referendum. In order to move forward with this project, by June 30, 2014 the Town must obtain bond authorization or another funding source and make an encumbrance or expenditure on the project.

The Finance Committee referred the project to the full Council to discuss whether this project should be allowed to lapse, and, if not, when this project should be brought to the voters for bonding approval.

On October 22, 2012 the Town Council referred the South Eagleville Walkway Project to the Transportation Advisory Committee. The Committee was asked to examine the project and report back regarding their interest in proceeding with the project in the near future.

The Transportation Advisory Committee considered this matter at its December 20, 2012 meeting and recommended delaying the project until a more comprehensive plan for meeting the Town's transportation needs is in place. This comprehensive transportation plan will follow the Mansfield Tomorrow process, which will help to set the framework for other municipal planning efforts. This timeframe would put the development of a transportation plan into FY 2014/15 or later, beyond the time at which the CIP appropriation for the project would lapse.

Recommendation

Staff recommends that the Council discuss the Transportation Advisory Committee's recommendation and determine how the Council wishes to proceed with the walkway project. Options would include:

- 1) Adhering to the Transportation Advisory Committee's recommendation
- 2) Identifying another funding source for the project (perhaps re-scoping the project to lower the cost)
- 3) Re-scoping the project and sending it back to the voters for bond authorization (this could be done as part of a future CIP)
- 4) Resubmitting the current proposal to the voters for bond authorization (by June 30, 2014)

Attachments

- 1) D. O'Brien re: South Eagleville Walkway Capital Improvement Project
- 2) Transportation Advisory Committee re: Referral Regarding South Eagleville Walkway Project

O'Brien and Johnson

Attorneys at Law

120 Bolivia Street, Willimantic, Connecticut 06226

Fax (860) 423-1533

Attorney Dennis O'Brien
dennis@OBrienJohnsonLaw.com
(860) 423-2860

Attorney Susan Johnson
susan@OBrienJohnsonLaw.com
(860) 423-2085

October 4, 2012

Ms, Cherie A. Trahan
Director of Finance
Town of Mansfield
Four South Eagleville Road
Mansfield, CT 06268

Re: South Eagleville Walkway Capital Improvement Project (CIP)

Dear Cherie:

You have reminded me that in 2011 the Annual Town Meeting approved the aforementioned Capital Improvement Project (CIP) in the amount of \$400,000.00. The budget which was approved by that Annual Town Meeting was later confirmed by the voters in a referendum petitioned per Charter section C405B. Subsequently, the project has never obtained bonding approval per Town of Mansfield Charter section C407, and likely cannot be undertaken unless and until it does.

You have informed me that a member of our Finance Committee is interested in having the Town Council "remove" this particular CIP. Apparently, upon request, the Town Council has in the past approved CIP adjustments, including increases, decreases and transfers a couple of times a year or so, however, nothing of this magnitude..

You have asked whether this proposed "removal" could be interpreted as a transfer on an amount in excess of 0.5 per cent, and could therefore be done by the Council followed by the approval of a town meeting per Charter section C406, which addresses appropriations and transfers.

Section C406A of the Charter provides that "Transfers or new appropriations in an amount from 0.5% to an aggregate amount o not to exceed 1% of the annual approved budget in any one fiscal year, may be approved by consecutive actions of the Council and a Town Meeting which shall be called by the Council following its action on **the new spending proposal.**"(emphasis added). The foregoing emphasized words of section C406A are a strong indication that this section is not intended to permit "removal" of a \$400.000.00 spending project approved by the **Annual Town Meeting** from the budget.

The question you have asked me about "removal" is instead governed by Charter section C506(f), which provides as follows:

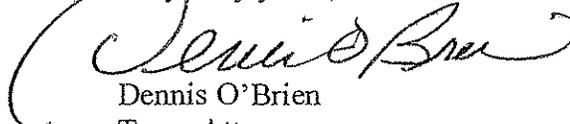
Ms, Cherie A. Trahan
Director of Finance
Town of Mansfield
October 4, 2012
Page Two

Appropriations for construction or for other permanent improvements, from whatever source derived, shall not lapse until the purpose for which the appropriation was made shall have been accomplished or abandoned. **Any such project shall be deemed to have been abandoned if three fiscal years shall elapse without any expenditure from or encumbrance of the appropriation.** Any portion of an annual appropriation remaining unexpended and unencumbered at the close of the budget year shall lapse.(emphasis).

Per the plain language of this subsection, abandonment may result only after the lapse of three fiscal years. As to a CIP of this magnitude, what was originally done by the **Annual Town Meeting**, and confirmed by referendum per Charter section C405B, can only be undone per Charter section C506(f) via such abandonment, not by consecutive action of the Council and a town meeting. The Council, thereby, may "remove" this project, but only by not securing funding for the project via bonding or otherwise.

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

Very truly yours,



Dennis O'Brien
Town Attorney

cc: Matthew W. Hart, Town Manager

TOWN OF MANSFIELD
DEPARTMENT OF PUBLIC WORKS



December 26, 2012

Matt Hart, Town Manager
Town of Mansfield
4 South Eagleville Road
Storrs-Mansfield, CT 06268

RE: Town Council Referral to the Transportation Advisory Committee Regarding the South Eagleville Walkway

Dear Mr. Hart:

The Mansfield Transportation Advisory Committee considered the Council's referral of the South Eagleville walkway project at its December 20, 2012 meeting.

While the committee has listed this project on its priority list of walkways and bikeways, our members were concerned about singling out this particular project for funding prior to the completion of the HUD-funded "Mansfield Tomorrow" planning effort which will update the Town's Plan of Conservation and Development. As such the committee voted unanimously to recommend delaying this project until a more comprehensive plan for meeting the Town's transportation needs is in place.

The committee expects to be an active participant in the HUD-funded planning process and will work with staff and the project team to help develop such a plan that will assist the Town in selecting walkway projects for funding.

Very truly yours,

A handwritten signature in cursive script that reads "Gregory Frantz".

Gregory Frantz, Chair
Mansfield Transportation Advisory Committee

cc:
Lon Hultgren
File

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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant Town Manager; Linda Painter, Director of Planning and Development; Dennis O'Brien, Town Attorney
Date: January 14, 2013
Re: Connecticut Light and Power Interstate Reliability Project Update

Subject Matter/Background

Last April, the Town Council provided comments to the Connecticut Siting Council concerning the Interstate Reliability Project proposed by Connecticut Light and Power/Northeast Utilities. The official letter submitted by the Mayor included a list of requested measures to mitigate the impact of the proposed project on Mansfield residents and property owners if it were to be approved by the Connecticut Siting Council.

On December 27, 2013, the Siting Council approved the proposed transmission line project. The following summary identifies how the Town's comments/requests were addressed in the decision, based on a review of the order and associated opinion, which are attached as exhibits.

- **Relocation of Pole 39 (Highland Ridge Golf Range)**
 In lieu of relocation, the Siting Council ordered the construction of a single, taller, steel monopole structure on the Highland Ridge property to allow greater use of the property by the driving range. According to Tony Mele with Northeast Utilities, this order is consistent with the agreement that had been negotiated with Richard Cheney. Additionally, Mr. Mele expects that there may be additional monopoles needed in this area to provide a transition between the H-frame structures.
- **Use of the Mansfield underground variation and a modified Mount Hope underground variation**
 Due to the 'significant environmental and economic costs,' the Siting Council did not require any segments of the project to use an underground configuration.

▪ **Use of EMF Best Management Practices Poles between Route 195 and Mansfield Hollow**

The Siting Council accepted CL&P's proposal to use H-Frame structures in this area instead of Electrical and Magnetic Field (EMF) Best Management Practices Poles (aka delta configuration). Additionally, the Siting Council ordered the use of H-frame structures in a 2.3 mile section between Coventry and Mansfield where CL&P had proposed the use of EMF Best Management Practices (BMP) poles, finding that the use of the delta configuration would 'add cost to the project and particularly to Connecticut ratepayers without a significant reduction in MF.'

Similar findings were made with regard to two other focus areas along the route in other towns where CL&P had proposed the use of BMP poles; in each case, the Council ordered the use of the H-frame structures due to the additional cost of the BMP poles and the impact on Connecticut rate payers.

▪ **Relocation of the Mount Hope Montessori School**

The decision and opinion make no reference to the relocation of the Mount Hope Montessori School. However, the opinion does encourage that CL&P plant a vegetative screen on the Mount Hope Montessori School property that was discussed during the proceedings. CL&P was ordered to discuss vegetative screening at the school in the Development and Management (D&M) plan.

Preparation and submittal of a D&M plan is the next step in the approval process for the project. According to Tony Mele, CL&P anticipates submitting the D&M Plan toward the end of the first quarter in 2013. The D&M plan will be submitted to the Town for comment in accordance with state regulations.

▪ **Facilitation of a Land Transfer between Diane Dorfer/Green Dragon Daycare and Northeast Utilities**

The decision and opinion make no reference to the proposed land transfer.

▪ **Use of the Hawthorne Lane Alternative**

The Siting Council's opinion finds that 'the Hawthorne Lane Alternative is a well thought out plan with minimal adverse impact' and left the final decision on this portion of the project to the D&M Plan phase of the project. This decision provides additional time for the property owners to secure the necessary mortgage subordinations, which is required before we can finalize the release of the existing conservation easement and recordation of the new conservation easement.

Staff understands that CL&P is committed to building the Hawthorne Lane alternative if the subordinations and release of the conservation easement occur prior to the submission of the D&M Plan. As noted above, the submission of the D&M plan is expected to occur toward the end of this quarter.

▪ **Use of Design Option 2 for Mansfield Hollow (No Right-of-Way Expansion)**

As no final decision has been made by the US Army Corp of Engineers with regard to the proposed right-of-way expansion for the project through Mansfield Hollow, the Siting Council deferred determination of the final configuration of the structures and lines to the D&M plan phase.

While no final decision has been made by the Corps, they have issued a draft Environmental Assessment and draft Finding of No Significant Impact (FONSI), which would approve CLP's alternative proposed to widen the existing right-of-way by 25 feet. Based on the Town Council's previous action recommending the use of the alternative that did not require a right-of-way expansion, I requested that the Army Corps hold a public hearing.

During staff review of the associated environmental impact statement, we learned that the alternative proposed by CL&P would actually require less clearing of vegetation than the alternative that we had recommended. A table comparing the alternatives is attached for your information. If the Town Council concurs that CL&P's proposed alternative would have less impact and is therefore preferable, I will withdraw my request for a public hearing.

▪ **Protection of Active Farmland**

The Siting Council opinion includes the following statement regarding protection of farmland: "The Council will order CL&P to address in its D&M Plan the protection of valuable agricultural soils, whether by consulting with landowners who actively farm the ROW, or, elsewhere along the ROW, by working with state or regional agencies to identify valuable soils and manage their disposition accordingly during construction."

As this statement is fairly vague, staff will use the Town's prior recommendations for minimizing impacts to farms as the basis for comments on the proposed D&M plan. These suggestions included, but were not limited to: limiting construction to non-crop/harvest seasons; ensuring that any soils disturbed or compacted through the process are restored to pre-construction conditions; ensuring that erosion and sedimentation controls are installed and monitored during construction; minimizing use of herbicides and pesticides; and financially compensating farmers for impacts to crop production caused by project construction and maintenance activities.

▪ **Location of Construction Access Roads**

The only reference to construction access roads is a requirement that CL&P include 'a detailed site plan showing the placement of the access roads, structure foundations, equipment and material staging area for the overhead route' in their D&M Plan. The recommendations previously made with regard to this issue will be used as the basis for comments on the proposed D&M plan. However, as specific mitigation was not addressed in the opinion, it is

unclear how much the Town will be able to influence the location of construction access roads during the review of the D&M plan.

Recommendation

If the Town Council concurs with the findings of the US Army Corps of Engineers regarding the proposed expansion of the right-of-way through Mansfield Hollow, I will withdraw my request for a public hearing.

Additional Town Council review will be needed in the coming months when CL&P submits its proposed Development and Management Plan to the Town for comment.

Attachments

- 1) E. Paterson re: CL&P Interstate Reliability Project
- 2) M. Hart re: Draft EAFONSI
- 3) Decision and Order-Interstate Reliability Project
- 4) Opinion-Interstate Reliability Project
- 5) Table Comparing Mansfield Hollow Alternatives

TOWN OF MANSFIELD



Elizabeth Paterson, Mayor

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

April 24, 2012

Mr. Robert Stein
Chairman
Connecticut Siting Council
Ten Franklin Square
New Britain, Connecticut 06051

Subject: Proposed Interstate Reliability Project

Dear Mr. Stein:

On behalf of the Mansfield Town Council, I would like to thank you and your colleagues on the Connecticut Siting Council for coming to Mansfield and providing our residents and businesses with the opportunity to share their concerns regarding the proposed Interstate Reliability Project. As you are aware, the project proposed by Northeast Utilities represents a significant undertaking that will dramatically change the landscape that you had an opportunity to view on your tour this afternoon.

As referenced in our Town Manager's January 31, 2012 letter to Northeast Utilities, while the Town recognizes the need for the project itself, we do oppose the proposed route through eastern Connecticut for the following reasons:

- Inadequate consideration has been given to reasonable alternatives to the proposed project, particularly alternate routes such as Alternative C-1, which in following highway rights-of-way would have a less invasive impact on existing communities;
- Inadequate consideration has been given to mitigating the impact of the preferred alternative, such as minimizing the clear cutting of trees and buffering the visual impact of the project;
- There is a high likelihood of detrimental land use impacts to properties along the entire route through eastern Connecticut. In Mansfield, the proposed project would negatively impact property values for abutting businesses, private schools, childcare facilities and homes as a result of the visual impact, public perception regarding the safety of living or having schools and childcare facilities located near high voltage power lines, the general market reluctance to locate next to such facilities, and in the case of one business, the physical location of the proposed transmission line. While there is an existing transmission line in the corridor, the addition of a new line will only serve to amplify existing concerns and perceptions, whether or not they are substantiated by scientific evidence. As such, the power of perception and its impact on properties within the corridor cannot be understated. A map of existing land uses is attached for your reference (Exhibit A).

- The proposed project would reduce the functional value of existing and potential farmland due to the additional soil disturbance and associated construction and maintenance impacts;
- The proposed project would reduce the recreational value of Mansfield Hollow State Park and wildlife habitat through the proposed widening of the project corridor and clearing of vegetation; and
- The proposed project will have a detrimental impact to the rural character of the area without any compensating economic benefit.

Notwithstanding the above listed concerns, should the proposed route through eastern Connecticut be deemed appropriate by the Siting Council, there are several mitigation measures that would minimize the impact of the project on our community, our residents, and our businesses. Without such mitigation, the impacts to local properties will be substantial, including the potential loss of businesses. Therefore, we respectfully request that if the Siting Council finds the proposed route to be acceptable, such approval be conditioned on Northeast Utilities providing the following mitigation measures. (Note: these measures are listed in order from west to east along the corridor, not in order of priority.)

▪ **Relocation of Pole 39 (Highland Ridge Golf Range)**

The transmission line corridor currently runs through the Highland Ridge Golf Range located at 164 Stafford Road. Due to the layout of the driving range, the existing transmission line does not interfere with use of the range as it is located immediately adjacent to the golf tees and therefore any drives are hit well below the height of the line. However, the distance and location of the proposed transmission line from the tee area would present an obstacle if constructed as proposed. As the owner of the driving range owns adjacent property to the northwest of the transmission line corridor, he is willing to provide additional right-of-way in exchange for relocation of Pole 39. In its current design, the new transmission line follows the path of the existing line, which turns from an easterly to a northerly heading at existing pole 9038. If the proposed Pole 39 were relocated to be in line with Poles 38 and 40, instead of following the existing jog in the line, the operational impacts to the driving range would be eliminated (Exhibit B). This relocation would also reduce the length of the transmission line between Poles 38 and 40. Without the proposed pole relocation, the owner of the driving range has indicated that he will be forced to close the business due to the operational impacts presented by the proposed location of the transmission line.

In addition to the pole relocation, construction should be timed for off-season to minimize operational impacts on the driving range. Financial compensation for construction conducted during the golf season should be provided to offset operational impacts and loss of revenue due to construction.

▪ **Use of the Mansfield underground variation and a modified Mount Hope underground variation**

The application included two underground variations for Mansfield, one which extended from a point southwest of the Woodmont Drive cul-de-sac to a point west of Conantville Brook ('Mansfield Variation') and another which extended from a point north of the Sawmill Brook Lane cul-de-sac to a point northwest of the Hawthorne Lane cul-de-sac ('Mount Hope Variation').

After reviewing the two variations, we believe that it would be in the best interest of the town to have the Mansfield Underground variation implemented as described in the application, and to have the Mount Hope Underground Variation implemented with the following modifications (as shown in Exhibit C):

- Relocate the western terminus of the Mount Hope variation to a point west of Sawmill Brook Lane (between Poles 66 and 67) to minimize the impacts of the transmission line on that residential neighborhood.

- Relocate the eastern terminus to west of Route 195/Storrs Road (near Pole 71) to minimize impacts on farmland located east of Route 195.

As part of the implementation of any underground variation, transition stations should be designed using the smallest footprint possible to reduce the amount of clearing needed for the stations. Additionally, these stations should be screened from surrounding properties by mature vegetation.

The benefits offered by placing the proposed transmission line underground in these locations include:

- Reduction of electrical magnetic field concerns for surrounding residential areas;
- Significant reduction in the amount of vegetation that must be cleared;
- Elimination of the visual impacts of the second overhead transmission line; and
- Reduction in impacts to residential property values based on the other benefits noted.

Use of these variations is consistent with Section 16-50(p)(i) of the Connecticut General Statutes, which addresses undergrounding of new 345 kilovolt facilities:

For a facility described in subdivision (1) of subsection (a) of section 16-50i, with a capacity of three hundred forty-five kilovolts or greater, there shall be a presumption that a proposal to place the overhead portions, if any, of such facility adjacent to residential areas, private or public schools, licensed child day care facilities, licensed youth camps or public playgrounds is inconsistent with the purposes of this chapter. An applicant may rebut this presumption by demonstrating to the council that it will be technologically infeasible to bury the facility. In determining such infeasibility, the council shall consider the effect of burying the facility on the reliability of the electric transmission system of the state and whether the cost of any contemplated technology or design configuration may result in an unreasonable economic burden on the ratepayers of the state.

- **Use of EMF Best Management Practices Poles between Route 195 and Mansfield Hollow**
As noted above, the Town has recommended that the eastern terminus of the Mount Hope underground variation be moved to the west side of Route 195 to minimize impacts on the active farmland located east of 195. However, as the area between Route 195 and Mansfield Hollow contains childcare facilities as well as numerous homes, additional mitigation of EMF impacts is needed. Therefore, the Town recommends that the EMF Best Management Practices (BMP) Poles be implemented between the eastern terminus of the modified Mount Hope underground variation described above and Mansfield Hollow (Exhibit C).

The benefits offered by using EMF best management practices poles as described above include:

- Reduction of real and perceived electrical magnetic field concerns for surrounding residential areas and Green Dragon Day Care;
- Reduced impact to farmland soils located within the corridor due to monopole construction; and
- Significant reduction in the amount of vegetation that must be cleared.

- **Relocation of the Mount Hope Montessori School**
As noted previously, the public perception of the impacts of high voltage transmission lines can often be worse than the actual impacts. This is particularly true in the case of lines located near childcare facilities and schools. The Mount Hope Montessori School, located at 48 Bassetts Bridge Road, directly abuts the existing transmission line corridor. Due to its location on the northwest side of the existing line, the proposed transmission line would be located approximately 70 feet closer to the school than the existing line. Section 16-50(p)(i) of the Connecticut General Statutes includes a presumption that

the placement of a new overhead 345 kilovolt line adjacent to licensed school or childcare facility is presumed to be inconsistent with the purposes of state statutes regulating placement of transmission lines.

While undergrounding the lines is one option to address this inconsistency, in this particular location undergrounding would have significant impact on active agricultural uses. As such, the preferred alternative to mitigate impacts of the proposed line on the Mount Hope Montessori School is to relocate the school to another location in Mansfield, preferably within 5 miles of the University with areas for a playground and parking. Such relocation would eliminate any concerns regarding real and/or perceived EMF impacts. Without any mitigation, the future of the school is in doubt as some parents have already indicated that they would be reluctant to have their children attend school in that location if another high voltage transmission line is constructed in close proximity to the school. Relocation may also be a more cost effective option for Northeast Utilities than undergrounding.

▪ **Facilitation of a Land Transfer between Diane Dorfer/Green Dragon Daycare and Northeast Utilities**

Diane Dorfer is the owner of Green Dragon Daycare, which is a home daycare facility located at 87 Bassetts Bridge Road. The existing transmission line corridor runs across the rear half of the property and due to prevalence of ground shocks, the garden in that area of the property cannot be used by the children. Northeast Utilities has granted a license for Ms. Dorfer to use approximately 1 acre of property located along the east edge of her property; however, this license can be terminated at any time and requires Ms. Dorfer to maintain \$2 million in liability insurance. A longer term solution would involve a land swap between Ms. Dorfer and Northeast Utilities, which would transfer the rear portion of her property to Northeast Utilities in exchange for property abutting her lot along Bassetts Bridge Road, away from the transmission line corridor (Exhibit D). While we understand that this process may be complex due to a right of first refusal guaranteed to the Department of Energy and Environmental Protection (DEEP), such a land transfer would minimize the impacts of the project on the daycare facility and the residents of the property. Support of the land transfer from both Northeast Utilities and the Connecticut Siting Council may help to address DEEP concerns regarding a possible transfer.

▪ **Use of the Hawthorne Lane Alternative**

As proposed, implementation of the preferred alternative in the vicinity of the Hawthorne Park subdivision would result in the loss of the visual buffer currently screening the existing transmission line from the homes located to the north of the cul-de-sac. The affected homeowners have been working with Northeast Utilities for several years on an alternative that would shift both the existing and proposed lines to the south, allowing the existing mature trees and vegetated buffer to remain (Exhibit D). The Hawthorne Lane Alternative includes the relocation of the existing transmission line to the south, away from homes developed as part of the Hawthorne Park subdivision. As the preferred alternative would significantly degrade the properties located on the north side of the Hawthorne Lane cul-de-sac, the Town recommends that the Hawthorne Lane alternative be implemented in conjunction with the use of EMF BMP poles recommended above. To facilitate this alternative, the Town has amended an existing conservation easement to remove the area that would be crossed by the relocated transmission lines.

▪ **Use of Design Option 2 for Mansfield Hollow**

Due to the limited right-of-way through Mansfield Hollow (150 feet as compared to 300 feet elsewhere), Northeast Utilities included two design options in the application to reduce right-of-way acquisition and clearing through the Hollow. Use of Design Option 2 would eliminate the need for any additional right-of-way and restrict clearing required for the new transmission line to the existing

right-of-way. As this option is the least invasive, it should be required to protect the natural resources of the Hollow and minimize both the visual and physical impacts on the surrounding parkland and wildlife habitat.

▪ **Protection of Active Farmland**

As shown on the attached land use map and aerial photograph, the transmission route runs through active farmland. To minimize impacts on working farms, Northeast Utilities should be required to strictly adhere to various mitigation measures to minimize impacts on working farms. Such measures include but are not limited to: limiting construction to non-crop/harvest seasons, ensuring that any soils disturbed or compacted through the process are restored to pre-construction conditions, ensuring that erosion and sedimentation controls are installed and monitored during construction, minimizing use of herbicides and pesticides, and financially compensating farmers for impacts to crop production caused by project construction and maintenance activities.

▪ **Location of Construction Access Roads**

While the construction time frame will be limited, it is important to protect adjacent single-family homes from impacts. Therefore, construction access roads should be located as far from homes as possible. In particular, Volume 9, Mapsheet 9 identifies two construction access roads immediately adjacent to single family homes located at 87 and 107 Bassetts Bridge Road. Given the amount of property owned by Northeast Utilities in the immediate area, these access points could and should be relocated away from the homes. The home located at 87 Bassetts Bridge Road is also the location of Green Dragon Daycare, which makes it particularly vulnerable to construction noise.

In closing, I would like to thank you and your colleagues on the Siting Council for consideration of our concerns regarding the proposed project. On behalf of the Mansfield Town Council, I hope that you will give our requested mitigation serious consideration if you find the proposed route to be acceptable. We believe that the requested mitigation measures are the minimum necessary to minimize the impact of the project on our community. If you have any questions regarding these recommendations, please contact Linda M. Painter, Director of Planning and Development at (860) 429-3330 or painterlm@mansfieldct.org.

Sincerely,



Elizabeth C. Paterson
Mayor

Cc: Linda Roberts, Executive Director, Connecticut Siting Council
Anthony Mele, Northeast Utilities
State Senator Donald Williams
State Representative Gregory Haddad
United States Representative Joseph Courtney
Mark Paquette, Executive Director, Windham Region Council of Governments
Town Council
Planning and Zoning Commission
Conservation Commission
Agriculture Committee

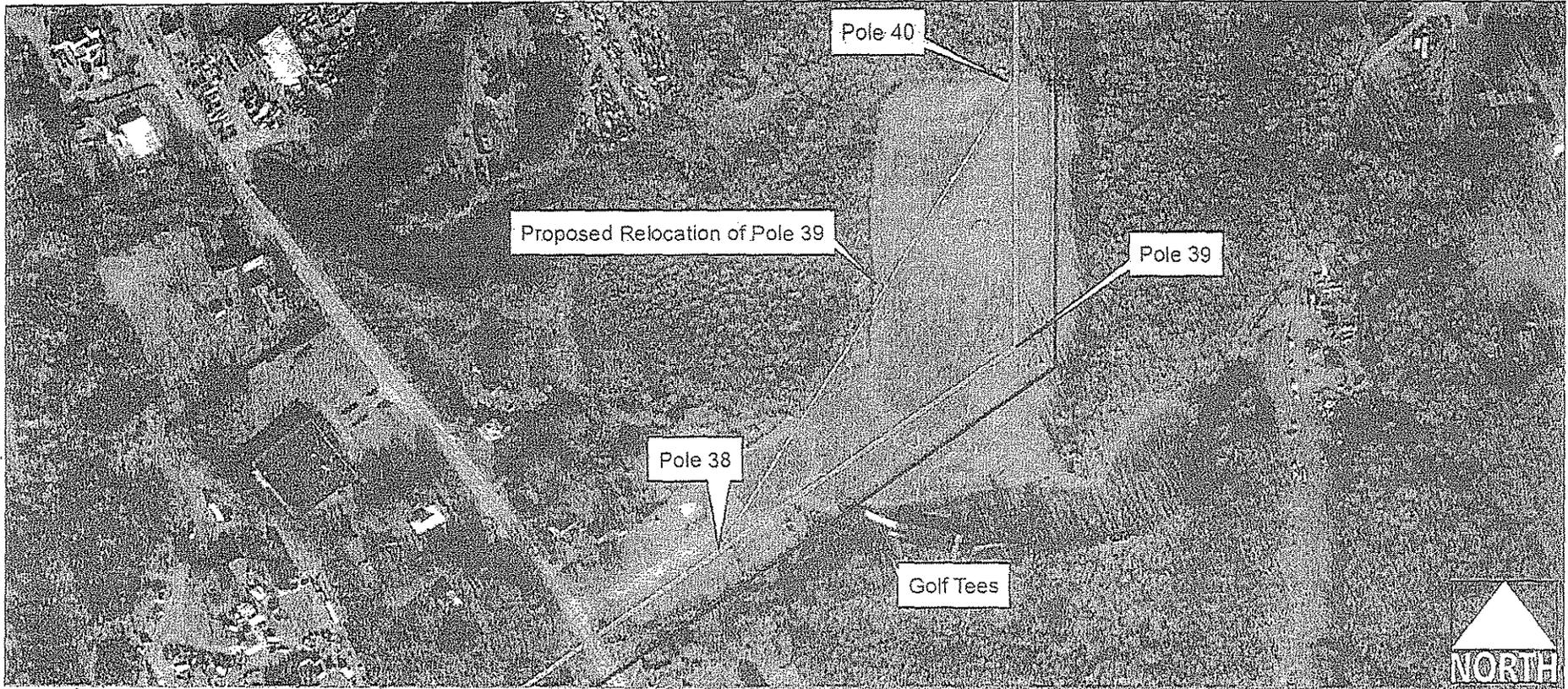


Mansfield Existing Land Use

(Based on Tax Assessor Data)

Legend

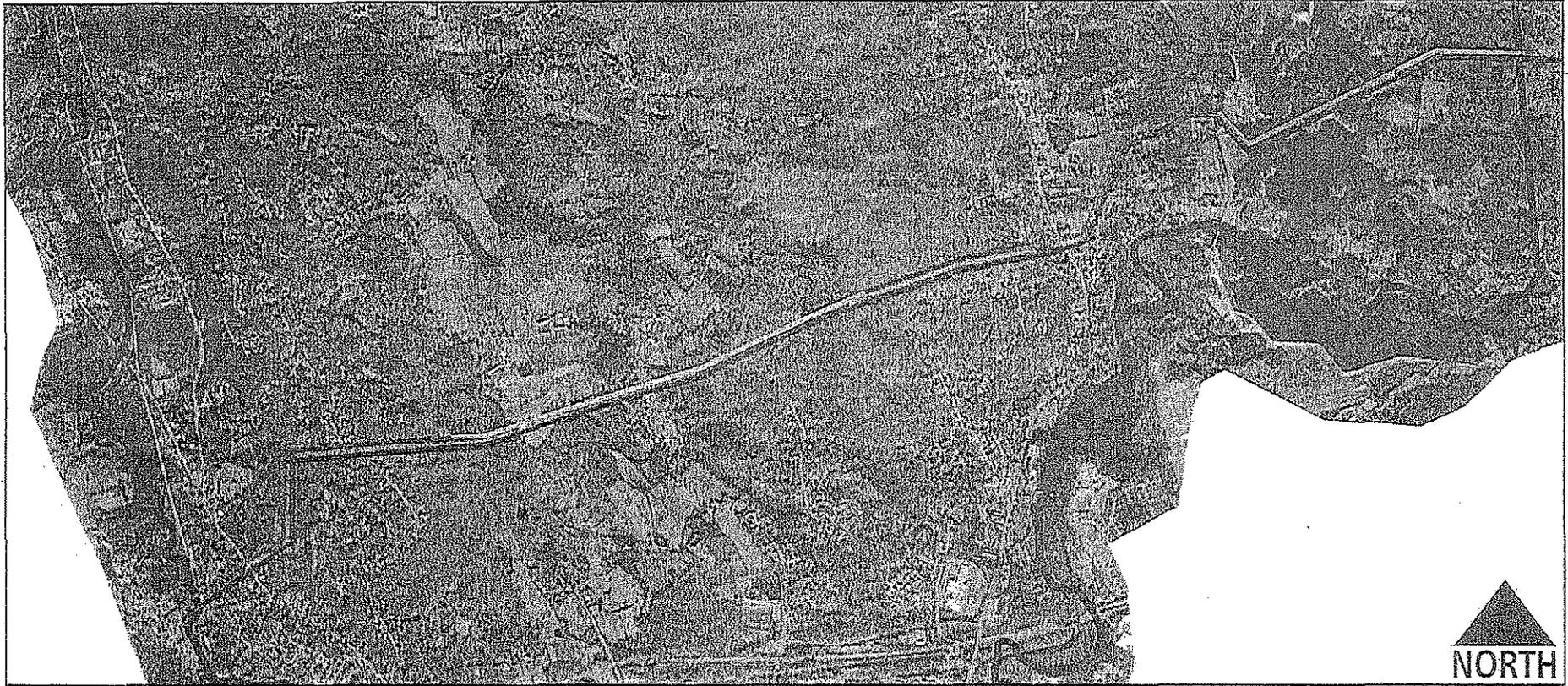
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|--|--|---|
|  Residential |  Office, Commercial & Industrial Uses |  Water |
|  Agriculture |  Churches, Cemeteries, & Charitable Uses | |
|  Hospitals & Nursing Homes |  Transportation & Water Supply Infrastructure | |
|  Open Space, Forest, & Timber |  Town Boundary | |
|  Education |  Powerlines | |



Mansfield Mitigation-Highland Ridge

Legend

- Existing Powerlines
- - - Approximate Location-Proposed Transmission Line
- - - Approximate Location-Proposed Transmission Line



Mansfield Mitigation: Pole/Transmission Line Types

Legend

-  Existing Powerlines
-  Town Boundary
-  EMF Best Management Practices Poles (Monopoles)
-  H-Frame Pole Structures
-  Underground Transmission Lines
-  Mansfield Hollow-Design Option 2



Mansfield Mitigation-Green Dragon Daycare & Hawthorne Park

Legend

-  Green Dragon Daycare (Dorfer Property)
-  Green Dragon License Area (Owned by NE Utilities)
-  Proposed Land Swap Area (Dorfer)
-  EMF Best Management Practices Poles
-  Proposed Relocation of Existing Line-Hawthorne Park
-  Mansfield Hollow-Design Option2

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

December 19, 2012

Colonel Charles P. Samaris
District Commander
U.S. Army Corps of Engineers-New England District
696 Virginia Road
Concord, Massachusetts 01742-2751

Re: Draft Environmental Assessment/Finding of No Significant Impact and Record of Non-Applicability Transmission Line Easement Expansion, Mansfield Hollow Area, Towns of Mansfield and Chaplin, Connecticut

Dear Colonel Samaris:

Thank you for providing the Town of Mansfield with the opportunity to comment on the FONSI for the proposed expansion of the CL&P transmission line easement through Mansfield Hollow. Pursuant to the public notice, the Town of Mansfield hereby requests a public hearing on the proposed easement expansion to allow the Town, interested residents and stakeholders such as the Friends of Mansfield Hollow to better understand the environmental impacts of the proposed alternative as opposed to the option that would not require an expansion of the easement.

As you know, a portion of the area where Northeast Utilities has requested expansion of the easement is within the Town of Mansfield. Mansfield Hollow State Park is a tremendous natural and recreational resource for not only Mansfield, but the region and state as well. Many of our residents use the Hollow for recreational purposes, including the extensive trail network that runs throughout the park. Additionally, the view of the Hollow from surrounding properties and roads is a significant feature that impacts not only the character of the community but property values as well. The Town is interested in ensuring that the impacts of the proposed transmission line project be mitigated to the greatest extent possible, particularly with regard to visual and environmental impacts.

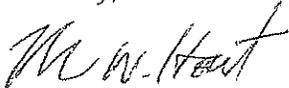
In April 2012, the Town submitted a letter to the Connecticut Siting Council requesting several mitigation measures as part of any project approval by the Siting Council, including the requirement that Northeast Utilities use the design option through Mansfield Hollow that would not require any expansion of the right-of-way. The purpose of this request was to minimize environmental impacts on the Hollow based on our understanding of the proposed alternative as well as correspondence from the Friends of Mansfield Hollow. In reviewing the Environmental Assessment for the proposed easement expansion, we noticed that our letter, while copied to

Northeast Utilities, was not included in the official correspondence regarding the proposed easement (Appendix D). I have enclosed a copy for your information and review.

As the Army Corps of Engineers was not made aware of our concerns previously, we would like the opportunity to voice those concerns through a public hearing process. This hearing would also ensure that we fully understand the difference between the proposed alternative and the option that would not require expansion of the current easement area, and the pros and cons of each approach. Without such an opportunity, the statement on page 3 of the proposed FONSI that the "Proposed Action is not controversial . . ." does not hold true.

Thank you for your time and consideration of this request.

Sincerely,



Matthew W. Hart
Town Manager

Copy to: Congressman Joseph Courtney
 State Senator Donald Williams
 State Representative Gregory Haddad
 Town Council
 Planning and Zoning Commission
 Conservation Commission
 Linda Painter, Planning and Development
 Friends of Mansfield Hollow
 William Scully, ACOE
 Anthony Mele, Northeast Utilities

Attach: (1)

TOWN OF MANSFIELD



Elizabeth Paterson, Mayor

AUDREY P. BECK BUILDING
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April 24, 2012

Mr. Robert Stein
Chairman
Connecticut Siting Council
Ten Franklin Square
New Britain, Connecticut 06051

Subject: Proposed Interstate Reliability Project

Dear Mr. Stein:

On behalf of the Mansfield Town Council, I would like to thank you and your colleagues on the Connecticut Siting Council for coming to Mansfield and providing our residents and businesses with the opportunity to share their concerns regarding the proposed Interstate Reliability Project. As you are aware, the project proposed by Northeast Utilities represents a significant undertaking that will dramatically change the landscape that you had an opportunity to view on your tour this afternoon.

As referenced in our Town Manager's January 31, 2012 letter to Northeast Utilities, while the Town recognizes the need for the project itself, we do oppose the proposed route through eastern Connecticut for the following reasons:

- * Inadequate consideration has been given to reasonable alternatives to the proposed project, particularly alternate routes such as Alternative C-1, which in following highway rights-of-way would have a less invasive impact on existing communities;
- * Inadequate consideration has been given to mitigating the impact of the preferred alternative, such as minimizing the clear cutting of trees and buffering the visual impact of the project;
- * There is a high likelihood of detrimental land use impacts to properties along the entire route through eastern Connecticut. In Mansfield, the proposed project would negatively impact property values for abutting businesses, private schools, childcare facilities and homes as a result of the visual impact, public perception regarding the safety of living or having schools and childcare facilities located near high voltage power lines, the general market reluctance to locate next to such facilities, and in the case of one business, the physical location of the proposed transmission line. While there is an existing transmission line in the corridor, the addition of a new line will only serve to amplify existing concerns and perceptions, whether or not they are substantiated by scientific evidence. As such, the power of perception and its impact on properties within the corridor cannot be understated. A map of existing land uses is attached for your reference (Exhibit A).

- The proposed project would reduce the functional value of existing and potential farmland due to the additional soil disturbance and associated construction and maintenance impacts;
- The proposed project would reduce the recreational value of Mansfield Hollow State Park and wildlife habitat through the proposed widening of the project corridor and clearing of vegetation; and
- The proposed project will have a detrimental impact to the rural character of the area without any compensating economic benefit.

Notwithstanding the above listed concerns, should the proposed route through eastern Connecticut be deemed appropriate by the Siting Council, there are several mitigation measures that would minimize the impact of the project on our community, our residents, and our businesses. Without such mitigation, the impacts to local properties will be substantial, including the potential loss of businesses. Therefore, we respectfully request that if the Siting Council finds the proposed route to be acceptable, such approval be conditioned on Northeast Utilities providing the following mitigation measures. (Note: these measures are listed in order from west to east along the corridor, not in order of priority.)

- **Relocation of Pole 39 (Highland Ridge Golf Range)**
The transmission line corridor currently runs through the Highland Ridge Golf Range located at 164 Stafford Road. Due to the layout of the driving range, the existing transmission line does not interfere with use of the range as it is located immediately adjacent to the golf tees and therefore any drives are hit well below the height of the line. However, the distance and location of the proposed transmission line from the tee area would present an obstacle if constructed as proposed. As the owner of the driving range owns adjacent property to the northwest of the transmission line corridor, he is willing to provide additional right-of-way in exchange for relocation of Pole 39. In its current design, the new transmission line follows the path of the existing line, which turns from an easterly to a northerly heading at existing pole 9038. If the proposed Pole 39 were relocated to be in line with Poles 38 and 40, instead of following the existing jog in the line, the operational impacts to the driving range would be eliminated (Exhibit B). This relocation would also reduce the length of the transmission line between Poles 38 and 40. Without the proposed pole relocation, the owner of the driving range has indicated that he will be forced to close the business due to the operational impacts presented by the proposed location of the transmission line.

In addition to the pole relocation, construction should be timed for off-season to minimize operational impacts on the driving range. Financial compensation for construction conducted during the golf season should be provided to offset operational impacts and loss of revenue due to construction.

- **Use of the Mansfield underground variation and a modified Mount Hope underground variation**
The application included two underground variations for Mansfield, one which extended from a point southwest of the Woodmont Drive cul-de-sac to a point west of Conantville Brook ('Mansfield Variation') and another which extended from a point north of the Sawmill Brook Lane cul-de-sac to a point northwest of the Hawthorne Lane cul-de-sac ('Mount Hope Variation').

After reviewing the two variations, we believe that it would be in the best interest of the town to have the Mansfield Underground variation implemented as described in the application, and to have the Mount Hope Underground Variation implemented with the following modifications (as shown in Exhibit C):

- Relocate the western terminus of the Mount Hope variation to a point west of Sawmill Brook Lane (between Poles 66 and 67) to minimize the impacts of the transmission line on that residential neighborhood.

- o Relocate the eastern terminus to west of Route 195/Storrs Road (near Pole 71) to minimize impacts on farmland located east of Route 195.

As part of the implementation of any underground variation, transition stations should be designed using the smallest footprint possible to reduce the amount of clearing needed for the stations. Additionally, these stations should be screened from surrounding properties by mature vegetation.

The benefits offered by placing the proposed transmission line underground in these locations include:

- o Reduction of electrical magnetic field concerns for surrounding residential areas;
- o Significant reduction in the amount of vegetation that must be cleared;
- o Elimination of the visual impacts of the second overhead transmission line; and
- o Reduction in impacts to residential property values based on the other benefits noted.

Use of these variations is consistent with Section 16-50(p)(j) of the Connecticut General Statutes, which addresses undergrounding of new 345 kilovolt facilities:

For a facility described in subdivision (1) of subsection (a) of section 16-50i, with a capacity of three hundred forty-five kilovolts or greater, there shall be a presumption that a proposal to place the overhead portions, if any, of such facility adjacent to residential areas, private or public schools, licensed child day care facilities, licensed youth camps or public playgrounds is inconsistent with the purposes of this chapter. An applicant may rebut this presumption by demonstrating to the council that it will be technologically infeasible to bury the facility. In determining such infeasibility, the council shall consider the effect of burying the facility on the reliability of the electric transmission system of the state and whether the cost of any contemplated technology or design configuration may result in an unreasonable economic burden on the ratepayers of the state.

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As noted above, the Town has recommended that the eastern terminus of the Mount Hope underground variation be moved to the west side of Route 195 to minimize impacts on the active farmland located east of 195. However, as the area between Route 195 and Mansfield Hollow contains childcare facilities as well as numerous homes, additional mitigation of EMF impacts is needed. Therefore, the Town recommends that the EMF Best Management Practices (BMP) Poles be implemented between the eastern terminus of the modified Mount Hope underground variation described above and Mansfield Hollow (Exhibit C).

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As noted previously, the public perception of the impacts of high voltage transmission lines can often be worse than the actual impacts. This is particularly true in the case of lines located near childcare facilities and schools. The Mount Hope Montessori School, located at 48 Bassetts Bridge Road, directly abuts the existing transmission line corridor. Due to its location on the northwest side of the existing line, the proposed transmission line would be located approximately 70 feet closer to the school than the existing line. Section 16-50(p)(j) of the Connecticut General Statutes includes a presumption that

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As proposed, implementation of the preferred alternative in the vicinity of the Hawthorne Park subdivision would result in the loss of the visual buffer currently screening the existing transmission line from the homes located to the north of the cul-de-sac. The affected homeowners have been working with Northeast Utilities for several years on an alternative that would shift both the existing and proposed lines to the south, allowing the existing mature trees and vegetated buffer to remain (Exhibit D). The Hawthorne Lane Alternative includes the relocation of the existing transmission line to the south, away from homes developed as part of the Hawthorne Park subdivision. As the preferred alternative would significantly degrade the properties located on the north side of the Hawthorne Lane cul-de-sac, the Town recommends that the Hawthorne Lane alternative be implemented in conjunction with the use of EMF BMP poles recommended above. To facilitate this alternative, the Town has amended an existing conservation easement to remove the area that would be crossed by the relocated transmission lines.

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In closing, I would like to thank you and your colleagues on the Siting Council for consideration of our concerns regarding the proposed project. On behalf of the Mansfield Town Council, I hope that you will give our requested mitigation serious consideration if you find the proposed route to be acceptable. We believe that the requested mitigation measures are the minimum necessary to minimize the impact of the project on our community. If you have any questions regarding these recommendations, please contact Linda M. Painter, Director of Planning and Development at (860) 429-3330 or painterlm@mansfieldct.org.

Sincerely,



Elizabeth C. Paterson
Mayor

Cc: Linda Roberts, Executive Director, Connecticut Siting Council
Anthony Mele, Northeast Utilities
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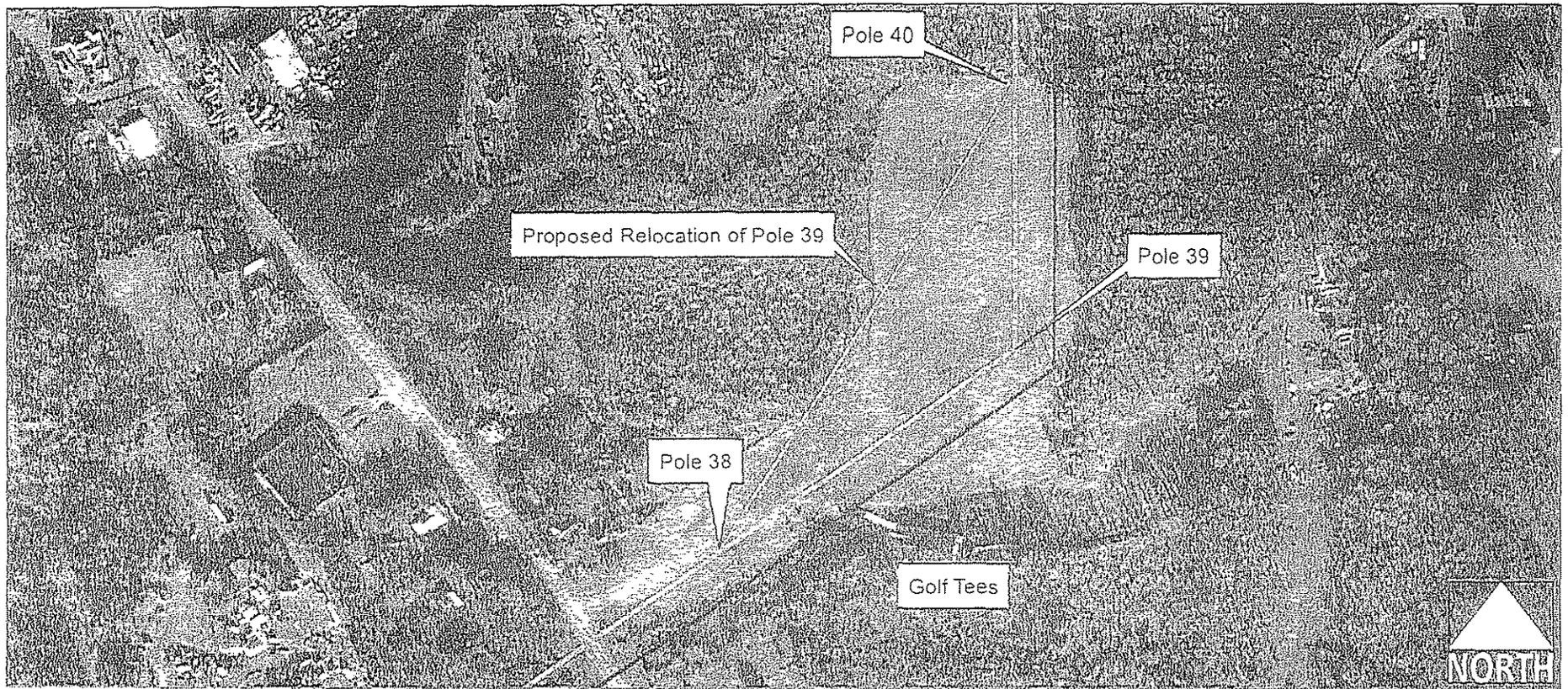


Mansfield Existing Land Use

(Based on Tax Assessor Data)

Legend

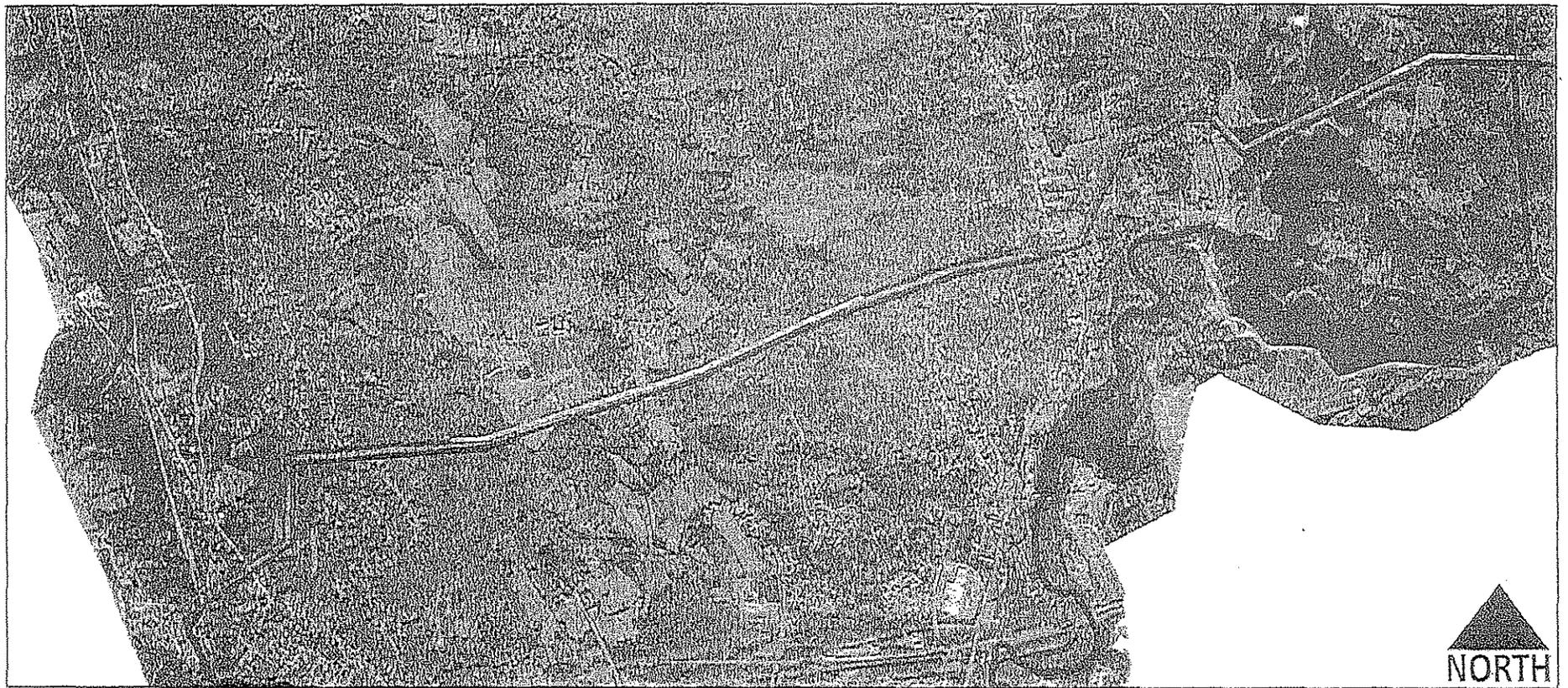
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|  Residential |  Office, Commercial & Industrial Uses |  Water |
|  Agriculture |  Churches, Cemeteries, & Charitable Uses | |
|  Hospitals & Nursing Homes |  Transportation & Water Supply Infrastructure | |
|  Open Space, Forest, & Timber |  Town Boundary | |
|  Education |  Powerlines | |



Mansfield Mitigation-Highland Ridge

Legend

- Existing Powerlines
- - - Approximate Location-Proposed Transmission Line
- Approximate Location-Proposed Transmission Line



Mansfield Mitigation: Pole/Transmission Line Types

Legend

- Existing Powerlines
- ▭ Town Boundary
- - - EMF Best Management Practices Poles (Monopoles)
- ⋯ H-Frame Pole Structures
- ⋯ Underground Transmission Lines
- ⋯ Mansfield Hollow-Design Option 2



Mansfield Mitigation-Green Dragon Daycare & Hawthorne Park

Legend

-  Green Dragon Daycare (Dorfer Property)
-  Green Dragon License Area (Owned by NE Utilities)
-  Proposed Land Swap Area (Dorfer)
-  EMF Best Management Practices Poles
-  Proposed Relocation of Existing Line-Hawthorne Park
-  Mansfield Hollow-Design Option2

DOCKET NO. 424 - The Connecticut Light & Power Company application for a Certificate of Environmental Compatibility and Public Need for the Connecticut portion of the Interstate Reliability Project that traverses the municipalities of Lebanon, Columbia, Coventry, Mansfield, Chaplin, Hampton, Brooklyn, Pomfret, Killingly, Putnam, Thompson, and Windham, which consists of (a) new overhead 345-kV electric transmission lines and associated facilities extending between CL&P's Card Street Substation in the Town of Lebanon, Lake Road Switching Station in the Town of Killingly, and the Connecticut/Rhode Island border in the Town of Thompson; and (b) related additions at CL&P's existing Card Street Substation, Lake Road Switching Station, and Killingly Substation.	} } } } } }	Connecticut Siting Council December 27, 2012
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Decision and Order – Interstate Reliability Project

Pursuant to the foregoing Findings of Fact and Opinion for the Connecticut portion of the Interstate Reliability Project (Interstate), the Connecticut Siting Council (Council) finds that there is a public need for the proposed facility and that the effects associated with the construction of a new overhead 345-kV electric transmission lines and associated facilities extending between CL&P's Card Street Substation in the Town of Lebanon, Lake Road Switching Station in the Town of Killingly, and the Connecticut/Rhode Island border in the Town of Thompson; and related additions at CL&P's existing Card Street Substation, Lake Road Switching Station, and Killingly Substation, including effects on the natural environment; ecological integrity and balance; forests and parks; scenic, historic, and recreational values; air and water purity; fish and wildlife; and public health and safety are not disproportionate either alone or cumulatively with other effects compared to need, are not in conflict with the policies of the State concerning such effects, and are not sufficient reason to deny the application. Therefore, the Council directs that a Certificate of Environmental Compatibility and Public Need, as provided by Connecticut General Statutes §16-50k, be issued to The Connecticut Light and Power Company (CL&P), for the construction, operation and maintenance of such facilities.

Unless otherwise approved by the Council, the facilities shall be constructed, operated, and maintained substantially as specified in the Council's record in this matter, and as subject to the following conditions:

1. The Certificate Holder shall construct the proposed transmission line overhead along the Interstate route with potential route and/or configuration variations noted under Condition numbers 3(p) and 3(q) of this Decision and Order. The new transmission line shall be placed primarily on H-frame structures except in Segment 9 between Lake Road Junction and Lake Road Switching Station in Killingly where the existing and proposed lines would be supported on vertical steel structures; and in the areas of the federally-owned Mansfield Hollow property and Hawthorne Lane Alternative, details of which shall be submitted prior to construction as noted below. Also, structure #39 on the property of Highland Ridge Golf Range shall be constructed as a steel monopole.
2. The Certificate Holder shall construct the additions to Card Street Substation, Lake Road Switching Station, and Killingly Substation, as proposed.
3. The Certificate Holder shall prepare a Development and Management (D&M) Plan, whole or in parts, for this project in compliance with Sections 16-50j-60 through 16-50j-62 of the Regulations of Connecticut State Agencies. The D&M Plan shall be served on the Towns of Lebanon, Columbia, Coventry, Mansfield, Chaplin, Hampton, Brooklyn, Pomfret, Killingly, Putnam and Thompson for comment, and all parties and intervenors as listed in the service list, and submitted to and approved by the Council prior to the commencement of facility construction and shall include:
 - a. A detailed site plan showing the placement of the access roads, structure foundations, equipment and material staging area for the overhead route;

- b. An erosion and sediment control plan, consistent with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control as amended;
 - c. A spill prevention and countermeasures plan;
 - d. Provisions for crossing inland wetland and watercourses for the route;
 - e. Details of ground disturbance;
 - f. Vegetative clearing plan;
 - g. A wetland restoration plan;
 - h. Invasive species control plan;
 - i. Provisions to manage the discovery of undocumented Native American Archaeological resources;
 - j. A post-construction electric and magnetic field monitoring plan;
 - k. A schedule of construction hours during nights and/or weekends and mitigation of lighting and noise;
 - l. A plan to minimize air quality effects during construction;
 - m. A blasting plan, if necessary;
 - n. Identification of developed areas for staging and equipment lay down, field office trailers, sanitary facilities and parking before establishing a new area;
 - o. Plans and strategies to prevent the use of the right-of-way by all-terrain vehicles;
 - p. Details of the configuration of the line structures within the federally-owned Mansfield Hollow State Park and Wildlife Management Area;
 - q. Details of the route and line configuration for the segment of the line that crosses Hawthorne Lane in Mansfield; and
 - r. Details of protection measures for active farmland, including a report of consultations with the owners of agricultural properties to identify active farmland and assess protection of agricultural soils.
4. The Certificate Holder shall comply with the Department of Energy and Environmental Protection recommendations, or coordinate with the Department of Energy and Environmental Protection, for construction of the route in the area of endangered, threatened, or special concern species identified along the Interstate route in Connecticut.
 5. The Certificate Holder shall conform to the Council's Best Management Practices for Electric and Magnetic Fields.
 6. The Certificate Holder shall comply with all future electric and magnetic field standards promulgated by State or federal regulatory agencies. Upon the establishment of any new standards, the facilities granted in this Decision and Order shall be brought into compliance with such standards.
 7. The Certificate Holder shall obtain necessary permits from the United States Army Corps of Engineers and the Connecticut Department of Energy and Environmental Protection prior to the commencement of construction, in areas where said permits are required.
 8. The Certificate Holder shall hire an independent environmental inspector, subject to Council approval, to monitor and report on the installation of the overhead transmission system and provide a bi-weekly report to the Council.
 9. The Certificate Holder shall provide to the Council an operating report within three months after the conclusion of the first year of operation of all facilities herein, and annually thereafter for a period of three years, with information relevant to the overall condition, safety, reliability, and operation of the transmission systems.
 10. This Decision and Order shall be void if all construction authorized herein is not completed within four years of the effective date of the Decision and Order, or within four years after all appeals to this Decision and Order have been resolved.

We hereby direct that a copy of the Findings of Fact, Opinion, and Decision and Order be served on each person listed below, and notice of the Decision published in the Hartford Courant, the Willimantic Chronicle, and the Norwich Bulletin.

By this Decision and Order, the Council disposes of the legal rights, duties, and privileges of each party named or admitted to the proceeding in accordance with Section 16-50j-17 of the Regulations of Connecticut State Agencies.

The Parties and Intervenors in this proceeding are:

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DOCKET NO. 424 - The Connecticut Light & Power Company application for a Certificate of Environmental Compatibility and Public Need for the Connecticut portion of the Interstate Reliability Project that traverses the municipalities of Lebanon, Columbia, Coventry, Mansfield, Chaplin, Hampton, Brooklyn, Pomfret, Killingly, Putnam, Thompson, and Windham, which consists of (a) new overhead 345-kV electric transmission lines and associated facilities extending between CL&P's Card Street Substation in the Town of Lebanon, Lake Road Switching Station in the Town of Killingly, and the Connecticut/Rhode Island border in the Town of Thompson; and (b) related additions at CL&P's existing Card Street Substation, Lake Road Switching Station, and Killingly Substation.

} Connecticut
} Siting
} Council
} December 27, 2012

Opinion – Interstate Reliability Project

I. Introduction

On December 23, 2011, The Connecticut Light and Power Company (CL&P) applied to the Connecticut Siting Council (Council) for a Certificate of Environmental Compatibility and Public Need (Certificate) for the construction, operation and maintenance of the Connecticut portion of Interstate Reliability Project (Interstate).

Interstate involves the construction of transmission facilities in northeastern Connecticut, northwestern Rhode Island, and south-central Massachusetts and requires decisions by the Council, the Rhode Island Energy Facility Siting Board, and the Massachusetts Energy Facilities Siting Board for the respective state's portion of the project.

Interstate would extend 75 miles within the three states, predominantly within the existing utility rights-of-way (ROW). It would connect CL&P's Card Street Substation in Lebanon, CT and Lake Road Switching Station in Killingly, CT, National Grid's West Farnum Substation in Smithfield, RI, and National Grid's Millbury Switching Station in Millbury, MA. The project would extend through but electrically bypass CL&P's Killingly Substation in Killingly, CT and Narragansett Electric's Sherman Road Switching Station in Burrillville, RI.

CL&P would own and operate the Connecticut portion of Interstate, although following commencement of commercial operation, CL&P expects to transfer some of the facilities to the United Illuminating Company.

Narragansett Electric Company would own and operate the Rhode Island portion of the facilities. New England Power Company would own and operate the Massachusetts facilities. Both companies are owned by National Grid USA. CL&P is a wholly-owned subsidiary operating company of Northeast Utilities.

The Connecticut portion of Interstate includes new overhead 345-kV electric transmission lines extending approximately 36.8 miles between CL&P's Card Street Substation in Lebanon and the Connecticut/Rhode Island border in Thompson; and associated substation modifications.

The proposed project would pass through federally-owned property within Mansfield Hollow State Park in Mansfield and Chaplin. The existing CL&P ROW on this property is too narrow to accommodate the proposed 345-kV transmission line alongside the existing transmission line. CL&P proposes a ROW expansion.

II. Need

The electric power system in New England became regionalized during the 1960s, when the electric utility companies in New England, including CL&P, developed a plan for a 345-kV transmission grid that would integrate the dispatch of electricity from strategically located generating stations serving loads within and between the New England States and other regions.

In the 1960s and 1970s, when the initial 345-kV loop was completed throughout New England from New York to Maine, the peak load was approximately 14,000 MW. The peak load in 2012 was approximately 29,000 MW and is forecasted in the ISO-NE Capacity, Energy, Loads, and Transmission report to be approximately 34,000 MW in 2022. The Council finds that the peak load when the 345-kV system was first put into place is a fraction of what it currently is, therefore the need for expansion of the 345-kV system is obvious and expected.

ISO-NE is the operator of the New England bulk power grid and, since 2001, is the Regional Transmission Organization, with consolidated authority to operate and plan transmission systems and maintain system reliability. ISO-NE defines reliability in accordance with the definition established by the North American Electric Corporation (NERC), which encompasses two concepts: adequacy and security. Adequacy has to do with supply and demand: it is the “ability of the system to supply the aggregate electric power and energy requirements of the consumers at all times.” Security has to do with operating the electrical system within safe thermal and voltage limits: it is “the ability of the system to withstand sudden disturbances.” As demand for electricity increases in the region, ISO-NE directs upgrades in the transmission system that are designed and modeled to assure reliability under the type of condition called a “contingency”, that is, a condition where a system component fails—for instance, a transmission line or generator goes out of service. Indeed, the transmission system must be designed to withstand multiple contingencies.

In 2004, ISO-NE began a study on reliability deficiencies and interrelated needs throughout the southern New England electric supply system, and in 2006 released a draft report later referred to as the “Southern New England Transmission Reliability Report (SNETR) – Needs Analysis, January 2008.” Developed by the planning staffs of ISO-NE, NU and National Grid USA (National Grid), SNETR was the genesis of the New England East-West Solution (NEEWS). In its most general sense, NEEWS is a comprehensive, long-range regional plan for expansion that addresses electric transmission reliability concerns throughout New England.

More specifically, NEEWS consists of four separate but related projects that would alleviate reliability deficiencies in the southern New England transmission system. Each of the projects that compose NEEWS would address at least one identified system deficiency on its own, as well as working together with the remaining NEEWS projects to resolve region-wide issues. These projects are:

- a. The Greater Springfield Reliability Project (GSRP) and Manchester to Meekville Junction Project (MMP), which was approved by the Council in Dockets No. 370 and Docket No. 370_MR.
- b. The Rhode Island Reliability Project, which is not under this Council’s jurisdiction.
- c. The Central Connecticut Reliability Project, which may be brought to the Council in the future.
- d. Interstate, which is the subject of this proceeding.

In 2008, 2011 and 2012, ISO-NE and the relevant transmission companies re-evaluated the need for Interstate, taking into account changes in system conditions. Each of these analyses found a need for Interstate to resolve reliability deficiencies under contingent conditions for the years studied.

While the Party Civic alleges that there is adequate Connecticut import capability as a result of adding up the capacity of all transmission lines in the interface, it is the Council’s opinion that this is not a proper method for transmission planning. Planners must design a transmission system across an interface taking into consideration not only normal conditions, but also the occurrence of a contingency event and the potential for a second contingency event occurring within 30 minutes of the first. The power flowing on the system would then redistribute to the remaining lines in service. The Council finds that the transmission system must be considered as a whole network rather than the sum of its parts.

The Council acknowledges this extended expert review of the need for NEEWS and for Interstate as part of NEEWS. Our own evaluation also builds on our 2010 decision regarding the GSRP, the first NEEWS application presented to us. Regarding Interstate in particular, the Council determines that the project is needed to assure

reliable and economic transmission service throughout Connecticut, along with Massachusetts, Rhode Island, and New England as a whole. We highlight the following support for this determination.

First, Interstate increases the security of the electric system for Connecticut's neighbors and thus for Connecticut. Under contingencies, it eliminates thermal overloads on critical transmission lines in Massachusetts that provide power to Connecticut customers. Also, by providing two new 345-kV lines into the West Farnum Substation in Rhode Island, Interstate eliminates deficiencies otherwise likely, under contingencies, to cause a voltage collapse of Rhode Island's transmission system that could easily propagate into Connecticut.

Second, Interstate raises transfer limits on electricity flowing both east and west across New England at the New England East West Interface (NEEWI); at the same time, Interstate increases the transfer capability into Connecticut. Both aims are accomplished by providing a line into Card Street via the route from West Farnum and Lake Road. Although a net exporter of power during the mid-1980s and early 1990s, Connecticut is currently a net importer and has the least ability of all the New England states to import power as a supplement to its internal supply resources. The likelihood of significant retirement of generators here only exacerbates the need for greater transfer capability to assure system adequacy. Supplemental benefits involve: a) greater access to renewable generation, assisting the state to achieve its Renewable Portfolio Standards and other environmental goals more economically; b) a larger number of 345-kV connections across NEEWI and state boundaries, allowing the electric system in New England as a whole more flexibility as it expands.

Third, Interstate solves an unusual reliability problem involving the Lake Road Generating Station in Killingly, Connecticut. Ever since this plant was built in 2002, it has been considered to be electrically isolated because planning studies showed that a single contingency forces power from the plant to flow out of Connecticut into Rhode Island. Indeed, for that reason, the plant has been treated by ISO-NE as if it were not even part of Connecticut. Operation of Interstate would allow Lake Road Generating Station's power to flow into Connecticut as well as Rhode Island under a single contingency. No longer isolated, the plant's capacity would be counted toward Connecticut's Local Sourcing Requirement, lifting an economic penalty from our state regarding its contribution to regional resource adequacy.

In short, the current expansion of the 345-kV transmission system in Connecticut and southern New England is a logical outgrowth of area load growth, which has roughly doubled in the past 40 years.

Having discussed Interstate's assurance of the electric system's reliability in terms of both security and adequacy, the Council further notes that Interstate is consistent with Connecticut's energy policy under Connecticut General Statute §16a-35k.

Given that Interstate meets reliability needs, has economic and environmental benefits, and improves system integration both within Connecticut and the region as a whole, the Council will approve the Connecticut portion of Interstate generally over the route proposed, with details as specified in subsequent portions of this Opinion.

III. Selected Route

The Council will order Interstate be constructed as proposed along the existing CL&P ROW using an overhead line configuration.

The base-design configuration for most of Interstate is new steel or wood-pole laminated H-frame structures with conductors overhead in a horizontal line configuration. Each structure would be typically 85 feet in height. The Interstate route was divided into 12 different line segments with an additional five subsections labeled "focus areas" (A-E).

The proposed 345-kV transmission lines would be installed adjacent to the existing 345-kV line from Card Street Substation to Lake Road Switching Station, then would follow another existing 345-kV line from Lake Road Switching Station to Killingly Substation. From Killingly Substation to the Connecticut/Rhode Island border, the proposed transmission line would follow a third existing 345-kV line. Additionally, the existing ROW contains the existing 69-kV lines between Card Street Substation and Babcock Junction in Coventry and with an existing 115-kV line between Day Street Junction and Killingly Substation.

The Council will require the construction of a single taller steel monopole structure on Highland Ridge Golf Range property in Mansfield, currently owned by Richard Cheney. This would allow the golf range greater use of its property while still supporting the proposed transmission line, and would not increase project cost.

The Council will order CL&P to submit a Development and Management (D&M) Plan for the Connecticut portion of Interstate prior to commencement of construction and that provides details regarding the construction of the project, including transmission structure locations, clearing and access roads.

While the Council recognizes that electric distribution line siting is not under its jurisdiction, the Council urges CL&P to place electric distribution lines underground at areas where the proposed transmission line would cross. Undergrounding short sections of electric distribution lines would reduce visual impact associated with the crossing at a similar cost.

Substations

Three substations in Connecticut would be modified as part of Interstate. Card Street Substation would be modified by reconfiguring equipment and installation of new equipment to accommodate a new 345-kV transmission line terminal position. CL&P proposes the installation of new equipment to connect Lake Road Generating Station to Interstate. Killingly Substation would be modified to include two new 345-kV transmission line terminal structures

The Council finds that the proposed additions to each of the three substations, which are entirely within the fenced area, would be similar in height and appearance to the equipment already existing on the property, and would have only very limited environmental effect.

Mansfield Hollow Configuration

The proposed transmission line would be aligned along the existing ROW across two segments of federally-owned property in the Mansfield Hollow portion of Mansfield and Chaplin. This includes 0.9 miles through Mansfield Hollow State Park in Mansfield (Segment 1) and 0.5 miles across Mansfield Hollow Wildlife Management Area (WMA) in Chaplin (Segment 2). These properties are owned by the United States Army Corps of Engineers (USACE) and managed by the Connecticut Department of Energy and Environmental Protection (DEEP).

The existing ROW through this federal property is 150 feet wide, which is inadequate for the installation of the proposed transmission line. CL&P is currently negotiating with USACE for expansion of its existing easement and offered USACE three options.

- a. The "no ROW expansion" option would be used if the USACE does not grant a conveyance for additional easement rights. This option would include the installation of the existing and proposed transmission lines using vertical conductor configurations and taller monopole structures. The cost is \$28.5 million.
- b. The "Minimal ROW expansion" option limits the expansion of the additional easement to approximately 4.8 acres by using taller monopole structures to support the proposed transmission line within both Segment 1 and Segment 2. This option would require a 25-foot easement width expansion in Segment 1 and a 35-foot easement width expansion in Segment 2. The cost is \$14.3 million.
- c. The "11-acre Expansion" option would expand the easement by 55 feet (approximately 5.8 acres) in Segment 1 and 85 feet (approximately 5.2 acres) in Segment 2. In this case, CL&P would construct the new transmission line on structures that generally match the existing structures. The cost is \$13.0 million.

The cost and environmental impact (including visual effect) of each of these options varies. For example, while the 11-acre expansion option would result in slightly more ROW clearing than the Minimal ROW expansion, it would also be less expensive and have less visual impact due to the use of matching structures. It would also have some environmental benefits by changing a small amount of mature forest to a scrub-shrub environment, which would benefit wildlife, including birds.

Without deference to Connecticut ratepayers, USACE indicated a preference for the 4.8-acre Minimal ROW expansion option. However, there is currently no official decision of USACE. Therefore, the Council will order that the 345-kV route be approved through the federally-owned property but that the final configuration of the structures and lines is determined in the D&M Plan phase of the docket.

Hawthorne Lane Alternative Option

The Hawthorne Lane cul-de-sac in Mansfield crosses a 0.4-mile section of the ROW between structures 9078 and 9081 of the 330 Line. In 2008, the property owners on Hawthorne Lane in Mansfield initiated negotiations with CL&P to shift a section of the existing ROW to the south and construct existing and proposed lines in a vertical configuration, thereby moving the existing and proposed transmission lines farther from most of the homes in this development, preserving an existing tree screen between the homes and the transmission lines, and eliminating an angle in the existing ROW. The Hawthorne Lane Alternative would require new easements from each landowner to CL&P without purchase and the release of a conservation easement from the Town of Mansfield. The conductors would span the Hawthorne Lane roadway, and a forested wetland system that contains three vernal pools.

The approximately \$1.8 million incremental cost of the Hawthorne Lane Alternative would include outages of the existing line and erection and use of temporary structures. Due to the existing line layout, the alternative could be accomplished with minor additional steps during the construction process, rather than a complex process with extended line outages.

At the close of the proceeding record, the Hawthorne Lane property owners were unable to obtain the necessary mortgage subordination commitments to enable the ROW shift to be made. The property owner's attorney reported to CL&P that application packages requesting the outstanding mortgage subordinations had been submitted, and were pending.

The Council finds that the Hawthorne Lane Alternative is a well thought out plan with minimal adverse impact. The Council will leave the final decision on this portion of Interstate to the D&M Plan.

IV. System Alternatives

The route chosen by the Council has emerged from a series of alternative solutions explored and rejected for NEEWS during earlier phases of ISO-NE and utility planning studies, as well as a progressively detailed set of options investigated by CL&P for the Connecticut portions of NEEWS. At various points along the way, not only transmission system alternatives have been considered, but also non-transmission alternatives, or NTAs. For Interstate, the NTA of No Action was eliminated first, on account of pressing problems with reliability in Rhode Island. A CL&P consultant, ICF International, Inc. (ICF) modeled various other NTAs that might plausibly be available within southern New England during the planning period of 5 to 10 years. The scenarios included generation only, demand resources only, and a combination of generation and demand-side resources. Power-flow simulations were used to determine whether a given NTA would match the proposed Interstate's performance in eliminating thermal violations. ICF's final report concluded that none of the NTA scenarios performed as well as Interstate. The Council thus finds that NTAs are not an adequate solution for meeting the regional reliability need, and agrees with CL&P's decision to pursue further only transmission alternatives.

The need for Interstate discussed earlier in this Opinion establishes certain key facilities that any alternative route through Connecticut must connect, namely, the Card Street Substation, Lake Road Switching Station, and National Grid facilities at the Rhode Island border. CL&P eliminated certain all-new alternatives in this area of northeastern Connecticut, such as transmission lines running all overhead or all underground on new ROWs. The linear railroad, pipeline, and highway corridors that might hypothetically allow such use are not evident in this area. Besides, these corridors are typically are too narrow to be developed for transmission lines. Such problems could possibly be surmounted by buying raw land, but, given that existing transmission-line ROWs are available, the Council sees no justification for the expense or environmental impact of developing raw land for all-new alternatives, and concurs with CL&P's decision to exclude them.

After taking first and second cuts at a route by carving off the NTAs and the all-new transmission alternatives, CL&P presented its base design route to the Council. This included one large-scale alternative, the Combination Alternative, which would go underground along a combination of highway and transmission-line ROWs, with a short portion of overhead; or a variation of that alternative called the Route 44 Underground Variation. Further included were about ten other variations designed to solve certain potential or actual constraints and design problems for short segments of the route. The Council evaluated the large-scale Combination Alternative, its variation, and all the other variations in order to determine the final route.

The Council began by categorizing the alternate and variations in terms of whether they were designed to go overhead or underground. Overhead lines and structures generally do less environmental damage than cables underground. Cables, being "invisible" to the public, appear to pose no environmental issues at all, an appearance that is misleading. Overhead systems leave relatively small footprints overall, can span environmentally sensitive areas, call for less clear-cutting, decrease the need for access roads, involve lower line-losses and fewer other inherent electrical problems. Cables can only be developed on a continuous corridor with an access road along its full length; they cannot easily accommodate significant grade changes in terrain; they demand numerous splice vaults that are bulkier than the cable ducts, as well as transition stations at either end where the cables connect to the overhead system; and cables' operating characteristics are considerably more complicated than those for overhead lines. These drawbacks for underground systems, and other problems, have costs. While estimates do differ, typical costs per mile for underground systems are at least five times the costs per mile for overhead. In this regard, the Council noted, based on past experience with ISO-NE cost allocations rules and procedures, that 100% of the incremental cost for underground systems would likely be charged to Connecticut ratepayers.

Taking into account these significant environmental and economic costs, the Council decided against any undergrounding. The decision eliminated the Combination Alternative; its variation, called the "Route 44 Variation"; the Mansfield Underground Variation; the Mount Hope Underground Variation; the Brooklyn Underground Variation; and the Willimantic South Underground Variation.

The Combination Alternative was designed to avoid the route across Mansfield Hollow Lake, Mansfield Hollow State Park and WMA, and decrease the length of Interstate compared to an all under-highway installation. It is a whole-route alternative, going mostly underground along a combination of highway ROWs (36 miles) and transmission-line ROWs (two miles). A final mile would extend overhead between a new transition station to be built in Thompson and the Connecticut/Rhode Island border. Land for the necessary transition facilities could be found on available CL&P property and at Card Street Substation and Lake Road Switching Station; however, the fence lines at those substations would have to be expanded, involving adverse environmental impacts. In addition, CL&P's easements in Putnam and Thompson do not include underground line rights; the Council understands those would have to be negotiated, increasing costs. Finally, the two-mile area where the Combination Alternative route would run along the transmission-line ROWs is environmentally highly sensitive.

The Route 44 Variation was designed to replace the overhead end of the Combination Alternative with an underground piece in order to accommodate the possibility that the Rhode Island portion of Interstate would be built underground. It would eliminate the overhead line in Thompson and the need for a transition station there. However, this variation would not generally relieve the adverse environmental effects of the Combination Alternative, of which it is only a small part; nor would the variation make any difference in the cost. Either the Combination Alternative or the Route 44 Variation would cost \$1.1 billion, against the \$193 million estimated cost of Interstate as proposed. The high cost alone was prohibitive, in the Council's view, but the adverse environmental impacts were also major drawbacks.

The Mansfield Underground Variation would have extended underground 0.7 miles along CL&P's transmission ROW. The variation would have resulted in environmental impacts and would have cost approximately \$53.5 million more than the overhead transmission line that would be replaced. Due to environmental and economic effects of this variation, the Council did not approve this variation.

The Mount Hope Underground Variation would have extended underground 1.1 miles along CL&P's transmission ROW. The underground cables would have impacted several wetlands that would be spanned by the overhead lines, which would avoid impact. This variation would have cost \$59.6 million more than the overhead configuration. Due to environmental and economic effects of this variation, the Council did not approve this variation.

A 0.3-mile extension of the Mount Hope Underground Variation was proposed by the Party Civic. This variation would have cost more than the Mount Hope Underground Variation and increased the adverse environmental effects. Since the environmental and economic effects of this modified variation are even greater than the original variation that was already rejected by the Council, the Council did not approve this variation.

The Brooklyn Underground Variation would have extended 1.4 miles along the proposed overhead transmission route. This variation would cross three perennial streams, and several wetland areas including two vernal pools and an amphibian breeding habitat area. The variation would cost approximately \$73.8 million more than the overhead line configuration it would replace. On account of the adverse environmental effects of this variation, as well as the costs, the Council did not approve this variation.

The Willimantic South Underground Variation would have consisted of 10.7 miles underground cables mostly beneath or along roadways. The variation would cross several wetlands and watercourses (including seven vernal pools and one amphibian breeding habitat). The variation would have cost \$266.1 million more than H-frame structures and a vertical line configuration on the federal property in the Mansfield Hollow area. On account of the adverse environmental effects of this variation, as well as the costs, the Council did not approve this variation.

The cost associated with installation of any underground alternative would impose an unreasonable economic burden on Connecticut ratepayers. In addition, none of the underground variations would result in a significant overall reduction of Electric and Magnetic Fields.

Once the Council ruled out undergrounding, the alternatives remaining for consideration were the Brooklyn and Willimantic South overhead variations, the three Mansfield Hollow Configurations, and the Hawthorne Lane alternative. The Council selected the Hawthorne Lane alternative provisionally and left the Mansfield Hollow Configurations to be decided later: all of these are discussed in the section of the Opinion that presents the final route.

As to the Brooklyn Overhead Variation, it was designed for a new “greenfield” corridor that would have extended 3.3 miles through forested land, lawn areas associated with residences, and agricultural fields. It also would have disturbed 4.4 acres of wetlands. On account of the environmental effects associated with greenfield development and its high cost, the Council did not approve this variation.

As to the Willimantic South Overhead Variation, it would have involved an 8.6-mile new corridor and a short length of 15-foot ROW expansion in width, both designs requiring easements from private landowners. It would have crossed 15 watercourses and 22 wetlands, two Connecticut State Parks, and property owned by the Fin, Fur and Feather Club, Inc. Its cost would have been approximately \$9-\$10 million more than the Mansfield Hollow configuration it would have replaced. On account of the adverse environmental effects of this variation, as well as the costs, the Council did not approve this variation.

Having carefully reviewed this wide range of alternatives and variations, the Council determined that the overhead facility as proposed is the most cost-effective and appropriate, in terms of both its capital and life-cycle costs, is consistent with the purposes of the Public Utilities Environmental Standards Act (PUESA), and is consistent with the regulations and standards adopted pursuant to Connecticut General Statutes § 16-50t.

V. Environment

The northeast corner of Connecticut is mainly rural in character, with scattered, small neighborhoods, agricultural fields, woods, and abundant water resources, including associated wetlands. The existing overhead transmission lines have been a familiar part of this landscape for decades, and in several areas farmers are cultivating fields beneath them on the ROWs. The Council judges that the least environmental disturbance would come from developing Interstate generally alongside the existing lines, as proposed, instead of either diverging from the well-established route into new territory, or adding a new underground cable system—whether whole or in pieces—that would impact sensitive environmental resources the overhead facility currently spans. Nevertheless, the Council acknowledges that any new construction will have numerous temporary and some permanent environmental impacts, and will assure that these are minimized.

Terrain and Soils

The Council will require the inclusion of grading and filling details in the D&M Plan for Interstate, with the aim of restoring as many areas as possible to pre-construction conditions following the installation of transmission structures and lines.

The Council will order CL&P to address in its D&M Plan the protection of valuable agricultural soils, whether by consulting with landowners who actively farm the ROW, or, elsewhere along the ROW, by working with state or regional agencies to identify valuable soils and manage their disposition appropriately during construction.

Wetlands and Watercourses

The Interstate route and temporary and permanent access roads would cross several watercourses, which would require temporary and permanent culverts. The route would cross a portion of the Thompson Aquifer Protection Area. No new structures would be located within the Aquifer Protection Area, but three structures would be located adjacent to the eastern edge of the area. Many wetlands, including vernal pools and amphibian breeding habitat, are located along or adjacent to the Interstate route. A number of these resources could be either permanently impacted by the presence of the transmission facility or temporarily impacted by construction. CL&P has designed the transmission line to place new structures outside of wetlands where possible. However, 19 structures would be located in wetland areas, requiring permanent fill. Additionally, temporary or permanent access roads, crane pads and vegetative clearing may impact wetlands.

The Council will require that the D&M Plan for Interstate provide detailed plans showing all wetland impacts. On the basis of this detail, the Council may require further wetlands mitigation, which may include compensatory options, under the jurisdiction of DEEP.

The primary temporary impacts would be potential erosion and sedimentation into wetlands and watercourses during construction of transmission structures and access roads. Other temporary impacts include possible fuel spills into wetlands and watercourses from the operation of construction equipment, and possible adverse effects on wetlands and watercourses from temporary vegetative clearing related to construction. The Council will require that the D&M Plan include specific programs to minimize all such temporary impacts and to restore areas affected by such temporary impacts as much as possible to their pre-construction condition. Further with that aim, the Council will order that an environmental inspector be hired to monitor compliance with the D&M Plan during construction and to monitor restoration for a period afterward.

Vegetation

Transmission-line construction and maintenance requirements are established by international, federal, and regional power authorities so as to assure reliability. In general, such requirements dictate the removal of all tall-growing tree species from the ROW, while low-growing tree species and taller shrub species may remain in the areas outside of the conductor zones, which is the area directly below the lines to 15 feet from the most outward conductors.

On the existing ROW along the proposed route, CL&P currently manages the vegetation on an average of 150 feet of the typical 300-foot ROW in areas with one existing line, and more than 150 feet where the ROW is wider and supports more than one line. Interstate would require the vegetative management of an additional 70 to 90 feet of the ROW. The vegetation clearing would amount to approximately 218 acres of upland forest and 50 acres of forested wetlands to scrub/shrub lands. Following construction, invasive plant species in wetland areas would be monitored and controlled on a four-year cycle and invasive plant species in upland areas would be controlled during routine vegetation management (also on a four-year cycle).

The Council recognizes that the proposed project would have a long-term effect on vegetation and associated wildlife habitats, but considers these effects would be incremental and localized. Conversion of the land on the ROW to old field and shrubland habitat would benefit wildlife species that are currently declining in the state and region. Much of the old field and shrubland habitat is gone because former agricultural land is being developed or allowed to revert to woodland. The Council will order an Invasive Species Control Plan for the project, developed in consultation with the USACE, DEEP and other agencies. This plan shall identify measures for controlling invasive plants listed on the Connecticut Invasive Plant List – October 2011. Also, through conditions to be applied in the D&M Plan, the Council will encourage the continuance of vegetative maintenance practices, including those related to herbicide application and to invasive species that protect native plants and wildlife.

Wildlife

Construction of the proposed project may temporarily displace wildlife from the area due to disturbance from vegetation clearing and the operation of construction equipment. For instance, vegetation clearing and management will affect bird species. The nesting season for a majority of birds extends from May 1st through July 31st; construction during this period could potentially result in the loss of a breeding season for birds with established nests within the proposed work area.

DEEP recommended field surveys to identify the presence or absence of state-listed bird, butterfly, and moth species. CL&P performed the recommended field surveys in 2008. Species discovered during the surveys as well as previously identified species in the area result in 29 state-listed endangered, threatened or special concern species within the vicinity of Interstate, including five butterfly species, 12 moth species, seven bird species, one turtle species, two snake species, one aquatic snail and one aquatic dragonfly.

Mitigation to minimize impact to Lepidoptera involves maintaining its habitat. Lepidoptera host plant communities were found along the ROW. CL&P would install exclusion fencing to protect plant communities. If exclusion fencing is not feasible, mitigation would include avoiding permanent impact to important vegetative areas to the extent practicable; limiting construction to existing dirt access roads; creating a Vegetation Management Plan to reduce potential colonization by invasive species and promote the growth of native host plant species; and performing additional rare species surveys along certain areas of the ROWs.

The wood turtle is a state-listed species identified as potentially occurring near the proposed route. The Council will order that CL&P comply with DEEP recommendations, to the extent feasible, for wood turtles, including: minimizing the removal of low-growth vegetation in areas adjacent to rivers/streams documented to support wood turtles; using erosion and sedimentation controls to minimize the deposition of sediment into wetland areas and to preclude wood turtles from accessing active construction areas; and ensuring construction contractors are able to identify wood turtles and know proper handling and care procedures if one is encountered. Also, a DEEP-approved turtle monitor would be present during construction in wood turtle habitats. If found, wood turtles would be removed from the active area and placed in the direction they were moving.

The eastern hognose snake and eastern ribbon snake are state-listed species identified as potentially occurring near portions of the proposed route. Both snake species are typically dormant from November 1 through April 1. The Council will order that CL&P comply with DEEP recommendations, to the extent feasible, for the eastern hognose snake and eastern ribbon snake, including: training construction contractors to identify the snakes properly handle and care for the snakes if encountered; and maintaining the presence of a DEEP-approved snake monitor during construction. Any snakes that are encountered would be removed from the active workspace.

An aquatic snail and the moustached clubtail dragonfly, also aquatic, were identified as potentially occurring near the proposed route. For the aquatic snail, negative effects would be minimized by maintaining as much vegetation as possible along the ROWs in riparian zones and installing the appropriate erosion and sedimentation controls. For the moustached clubtail dragonfly, mitigation may include avoiding or minimizing construction within the species' habitat, maintaining vegetation as feasible within riparian zones, and use of soil erosion and sedimentation controls.

Noise and Air Quality

Operation of the Interstate lines will not be a significant source of audible noise. Any noise from heavy machinery during construction of Interstate would be short-term. The Council will condition the D&M Plan, however, to schedule construction periods during reasonable day-time hours.

Operation of the transmission lines would not impact air quality. Air quality effects from constructing Interstate would be temporary. The Council will condition the D&M Plan so that such effects would be mitigated by properly maintaining vehicles and equipment to limit emissions, watering access roads to suppress fugitive dust, and using crushed stone aprons at access road entrances from public roads to minimize tracking of soil onto pavement.

Visibility on Reserved/Protected Land, Recreational Property

Clearing previously unmaintained portions of the ROW and adding a new line of H-frame structures for Interstate would have some visual impact for people who live in the vicinity of the route or travel along affected roads. However, visual impacts along the most of the route would be minimized by making the new structures match the existing ones as closely as possible in placement and in structure type.

There are a number of trails, open space and scenic vistas in the area surrounding the CL&P ROW associated with the Interstate route including, but not limited to Airline State Park Trail, Hop River State Park Trail, Nipmuck Trail, trails associated with Mansfield Hollow State Park and WMA, Joshua's Tract Conservation and Historic Trust, Inc. property, and Quaddick State Park. Since the proposed transmission lines would be installed adjacent to existing transmission lines, the Council considers that views of the proposed lines will not be significantly different from existing views.

Historic and Cultural Resources

The proposed route would not be adjacent to any resources listed on or eligible for the National Register of Historic Places (NRHP) or the State Register of Historic Places (SRHP).

Five known Native American archaeological sites are within one mile of the proposed route. One site, located in Pomfret, was determined as not eligible for the NRHP. The remaining four archaeological sites are in Mansfield and each have insufficient reported data to make a determination of eligibility for the NRHP. There are 21 significant above-ground historic architectural resources within approximately 0.25 miles of the proposed route, some of which are within historic districts. Given the distance of all these archaeological sites from the proposed route the Council expects that the project will have no adverse impact on them.

The proposed project is not expected to have an adverse visual impact on the 21 historic architectural resources near the project routes.

The Council notes that CL&P would conduct additional archaeological reconnaissance investigations during the project planning stage and coordinate with the Connecticut SHPO, Native American tribes, the USACE and the Quinebaug-Shetucket Rivers Valley National Heritage Corridor, Inc.

Substations/Switching Station

Since the proposed modifications to the substations do not go outside the existing fence lines, the Council expects no adverse environmental impacts.

Three wetlands exist on the Card Street Substation property, 100 feet outside the existing fence line; however, effects to those wetlands would be minimized by the installation of erosion and sedimentation controls.

Two state-listed moth species were known to occur near Lake Road Switching Station; however, at a distance that prevents any adverse impacts.

Killingly Substation is located in an area that may contain state-listed invertebrate species of moths and butterflies, and CL&P consultants observed these species during field surveys of the ROWs; however, the substation itself would not be suitable habitat for these species. Killingly Substation is also in the vicinity of the Tracy Road Trail, which is a one-mile paved walking/biking trail; however, intervening vegetation and topography screen the substation from the trail.

Considering that no new substations are being constructed and that construction activities at all the substations will go on inside the fence line, the Council judges that the substations will have minimal environmental effect.

VI. Electric and Magnetic Fields

The Council's *"Electric and Magnetic Field Best Management Practices for the Construction of Electric Transmission Lines in Connecticut"* (EMF BMPs) were revised in December 2007 to address concerns regarding potential health risks from exposure to EMF from transmission lines. The Council's EMF BMPs support the use of effective no-cost and low-cost technologies and management techniques to reduce magnetic fields (MF) exposure to the public while allowing for the development of electric transmission line projects.

International health and safety agencies, including the World Health Organization (WHO), the International Agency for Research on Cancer (IARC), and the International Commission on Non-Ionizing Radiation Protection (ICNIRP), have studied the scientific evidence regarding possible health effects from MF produced by non-ionizing, low-frequency (60-Hertz (Hz)) alternating currents in transmission lines. Two of these agencies have attempted to advise on quantitative guidelines for mG limits protective of health, but have been able to do so only by extrapolation from research not directly related to health: by this method, the maximum exposure advised by the International Committee on Electromagnetic Safety (part of IARC) is 9,040 mG, and the maximum exposure advised by the ICNIRP is 2,000 mG. Otherwise, no quantitative exposure standards based on demonstrated health effects have been set world-wide for 60-Hz MF, nor are there any such state or federal standards in the U.S.

Consistent with the Council's EMF BMPs, CL&P began with a "base" design of the proposed project that includes "no-cost" magnetic field management features. CL&P then added in potential designs that are "low-cost" magnetic field management features at five locations along the project route. The five locations with potential low-cost magnetic field management designs are sections of the route that are near public or private schools, licensed child day care facilities, licensed youth camps, public playgrounds or near statutory facilities or near an area that the Council may determine to be a residential area.

Locating a new transmission line on an existing ROW, adjacent to an existing transmission line, allows for phasing the conductors of the new line resulting in partial cancellation of magnetic fields from each of the two lines. CL&P designed the proposed project for best phasing of line currents in the same direction to reduce magnetic fields at no cost. For the section of the line between Card Street Substation and Lake Road Switching Station the proposed lines are very similar to the existing lines, which allows for the best reduction in MF. There are several sections of Interstate where the base design H-frame line configuration would result in lower MF levels at one or both ROW edges than the existing pre-Interstate lines.

CL&P modeled the proposed transmission line using an H-frame base design configuration, except along four segments of the route. The four segments include one segment within Mansfield Hollow, where the existing transmission line consists of a delta configuration and the proposed configuration is vertical; and three of the five focus areas (Focus Areas A, D and E) where CL&P proposes other 345-kV line configuration to comply with the Council's EMF BMPs. In two of the identified focus areas (Focus Areas B and C) CL&P proposes the base design H-frame configuration of the proposed conductors.

Focus Area A

Focus Area A is a 2.3 mile section of the ROW in Coventry and Mansfield where there are homes near each side of the ROW. There are three homes immediately adjacent to the north ROW edge and three homes immediately adjacent to the south ROW edge. In this Focus Area, CL&P identified a delta line configuration as an EMF BMP alternative.

While a delta configuration of the proposed lines would reduce MF levels on the northern ROW edge when compared to the H-frame base design, the cost is also approximately \$3 million greater. Additionally, the construction of the proposed lines in the base design horizontal configuration would result in MF levels that are lower along the southern ROW edge when compared with the delta configuration or the pre-Interstate levels.

Therefore, the Council finds that the delta line configuration in Focus Area A would add cost to the project and particularly to Connecticut ratepayers without a significant reduction in MF. The Council will order the transmission lines to be constructed on H-frame structures in Focus Area A.

Focus Area B

Focus Area B is a 0.9 mile section of the ROW in Mansfield between structures 9070 and 9078 of the existing 330 Line. In this section, the ROW is near the Green Dragon Day Care and the Mount Hope Montessori School--both statutory facilities. In Focus Area B, CL&P recommended the horizontal line configuration on H-frame structures.

While other line configurations would reduce MF levels compared to the H-frame configuration, each option would increase the project cost. Additionally, the MF levels associated with the transmission lines decreases rapidly with distance from the ROW edge. At the nearest corners of Mount Hope Montessori School and Green Dragon Day Care, the H-frame line would actually yield a lower MF than the existing pre-Interstate transmission lines on the ROW or the Interstate lines in a delta configuration. The Council will order the base design H-frame line configuration in Focus Area B.

Discussion during the proceedings for this docket brought up an option of CL&P providing vegetative screening on the Mount Hope Montessori School property. The Council encourages planting of this screening and will order that vegetative screening at the school be discussed in the D&M Plan for this docket.

Focus Area C

Focus Area C is the Hawthorne Lane Alternative, as described above.

Focus Area D

Focus Area D is a one-mile section of the ROW in Brooklyn between structures 9210 and 9219 of the existing 330 Line. In this focus area, there is one home-based child day care facility and a number of homes along Darby Road and Meadowbrook Drive. In this focus area, CL&P has recommended an EMF BMP delta line configuration that would reduce MF levels on the northern ROW edge (where more homes are located) by more than 15 percent compared to the base design H-frame line configuration and cost less than the vertical or split-phase configurations.

The Council finds that while the delta line configuration would reduce MF levels compared to a horizontal configuration along the northern ROW edge, it is a small reduction that decreases with distance from the ROW edge. Also, the MF levels at the nearby home day care facility property would be lower if the lines were configured on H-frame structures rather than delta structures. Therefore, the Council finds that spending an additional \$1.4 million on a delta line configuration would be unjustified and orders the line be constructed on H-frame structures in Focus Area D.

Focus Area E

Focus Area E is a 0.6 mile section of the ROW in Putnam between structures 9305 and 9310 of the existing 347 Line. This section of the ROW crosses the rear portion of residential properties on Elvira Heights. There are 15 homes within 400 feet of the ROW, the nearest of which is about 115 feet from the southeast ROW edge. In this line section CL&P brought forward an EMF BMP configuration constructing the existing and proposed lines on delta structures.

CL&P brought forward this configuration option to comply with the Council's EMF BMP Guidelines in an area with nearby homes; however CL&P does not recommend this option. In analyzing configuration options for MF level reduction along the ROW edges compared to the base design configuration, the only options that resulted in this reduction required changing the existing structures as well as the proposed structures. However, MF level reduction at the ROW edges for the two delta line configuration compared to the base design configuration is minimal. The base-design would yield MF levels of 20.4 mG at the southern ROW edge (where homes are located) compared to 13.3 mG if the existing and proposed lines were installed in a delta line configuration.

Constructing both the existing and proposed lines on delta structures would have increased environmental effects, including an increase in vegetation disturbance and an increase in temporary and permanent effects to wetlands and watercourses. Also, the Focus Area E option would cost approximately \$4.3 million, which would be expected to be charged 100 percent to Connecticut ratepayers. Therefore, the Council will order construction of the base design construction of the proposed line on H-frame structures in Focus Area E, with no change to existing structures.

VII. Conclusions

The facility approved by this Council in the Opinion, Decision and Order is necessary for the reliability of the electric power supply of the state and therefore, a public need exists for this facility.

Docket No. 424 - Interstate
Opinion

The Council's ultimate decision reflects the balance required by Connecticut law to protect the environment, protect the public health and safety of our citizens, and to secure Connecticut's energy future for generations to come.

The nature of the probable environmental impact alone and cumulatively with other existing facilities, including EMF of the facility, has been reviewed by this Council in approving this facility. The Council has examined the policies of the state concerning the natural environment, ecological balance, public health and safety, air and water purity, and fish, aquaculture and wildlife, together with all other environmental concerns, and balanced the interests in accordance with Conn. Gen. Stat. § 16-50p(a)(3)(B) and Conn. Gen. Stat. § 16-50p(a)(3)(C).

The environmental effects that are the subject of Conn. Gen. Stat. § 16-50p (a)(3)(B) can be sufficiently mitigated and do not overcome the public need for the facility approved by the Council in the Opinion, Decision and Order.

Conn. Gen. Stat. § 16-50p(a)(3)(D)(i) requires that the Council specify what part, if any, of the facility approved shall be located overhead. That is designated in this Opinion, Decision and Order.

The facility approved by this Council in the Opinion, Decision and Order conforms to a long-range plan for expansion of the electric power grid of the electric systems serving the State of Connecticut and interconnected utility systems and will serve the interests of electric system economy and reliability.

The overhead route of the facility approved by this Council in its Opinion, Decision and Order are cost effective and the most appropriate alternative based on a life-cycle cost analysis of the facility and underground alternatives to the facility and complies with the provisions of Conn. Gen. Stat. § 16-50p. The overhead route of the facility approved by this Council in its Opinion, Decision and Order, are consistent with the purposes of Chapter 277a of the General Statutes of Connecticut, and with Council regulations and standards adopted pursuant to Conn. Gen. Stat. § 16-50t, including the Council's best management practices for electric and magnetic fields for electric lines and with the Federal Energy Regulatory Commission's "Guidelines for the Protection of Natural Historic Scenic and Recreational Values in the Design and Location of Rights-of-Way and Transmission Facilities" and other applicable federal guidelines.

The overhead route of the facility approved by this Council in its Opinion, Decision and Order are contained within a buffer zone, no less in area than the existing right-of-way that protects the public health and safety. In considering this buffer zone, the Council took into consideration, among other things, residential areas, private and public schools, licensed child daycare facilities, licensed youth camps and public playgrounds adjacent to the proposed overhead route of the overhead portions and the level of voltage of the overhead portions and any existing overhead transmission lines on the approved route. The location of the line will not pose an undue hazard to persons or property along the area traversed by the line.

In order to verify compliance with the Council's Decision and Order, the Council will require the Certificate Holder to hire an independent inspector(s), subject to Council approval, to document compliance with environmental requirements, prepare status reports, and act as a liaison between the Council, and the Certificate holder's environmental inspector and contractors. This independent inspector will provide bi-weekly progress reports in writing to the Council and to the chief elected official, or their representative, of each municipality traversed by the proposed project describing all significant construction activities and all associated environmental effects. This independent inspector shall have formal training and experience in civil and environmental engineering and have sufficient oversight and authority to stop construction practices that are inconsistent with the Council's Decision and Order; the approved D&M Plan; or that may cause significant damage or disruption to the environment.

Docket No. 424 - Interstate
Opinion

To ensure that the proposed project is properly developed, the Council will require the Certificate Holder to submit a D&M Plan which will include, among others, detailed site plans identifying structure locations; an erosion and sediment control plan consistent with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control; a Spill Prevention, Control, and Countermeasures Plan; provisions for revegetation and maintenance of the proposed ROW; provisions for inspection and monitoring of the proposed ROW; pre-construction and post-construction measurements of electric and magnetic fields.

There is a public need for the facility, which will be approved by this Council in the Opinion, Decision and Order.

With the conditions listed above, and having found a public need for the proposed facility, the Council will issue a Certificate of Environmental Compatibility and Public Need for the construction of an overhead 345-kV electric transmission line along the Interstate Route between CL&P's Card Street Substation in Lebanon, Lake Road Switching station in Killingly and the Connecticut/Rhode Island border with associated additions to CL&P's Card Street Substation, Lake Road Switching Station, and Killingly Substation.

**Table 3-9: Comparison of Proposed Action (5-Acre Minimal ROW Expansion) and No ROW Expansion Option
(Areas Affected by Construction: Portions of Existing ROW and Easement Expansion)**

FACTOR	SEGMENT 1		SEGMENT 2	
	PROPOSED ACTION	NO ROW EXPANSION OPTION	PROPOSED ACTION	NO ROW EXPANSION OPTION
Location, Design, and Appearance				
Length (miles)	1.0 (0.9 mile federal land)	1.0 (0.9 mile federal land)	0.5	0.5
New ROW Required (approximate acres)	2.6 acres	0	2.2 acres	0
Structure Height Range (feet) (Existing 330 Line Structure Height Ranges: 106-137 feet in Segment 1; 68-81 feet in Segment 2)	125-155	130-160 (rebuilt 330 Line); 130-155 (new 3271 Line)	115-135	110-130 (rebuilt 330 Line); 115-135 (new 3271 Line)
Environmental Resources				
Waterbodies				
Waterbody crossings (number)	1 (Mansfield Hollow Lake)	1 (Mansfield Hollow Lake)	2 Natchaug River (S20-22); S20-24	2 Natchaug River (S20-22); S20-24
Wetlands				
Temporary Wetland Effects	0	< 0.1 acre	0.8 acre	3.1 acres
Permanent Wetland Fill Effects	0	0	< 0.1 acre	< 0.1 acre
Vegetation and Land Uses				
Forested Upland Vegetation Removal	3.7 acres	4.2 acres	2.1 acres	1.7 acres
Forested Wetland Vegetation Removal	0	< 0.1 acre	1.3 acres	0.8 acre
Scrub-Shrub Upland Vegetation Potentially Affected	2.6 acres	6.8 acres	1.4 acres	5.0 acres
Scrub-Shrub Wetland Vegetation Potentially Affected	0	< 0.1 acre	0.8 acres	2.3 acres
Open Field Upland Vegetation Potentially Affected	1.2 acres	2.3 acres	0	0
Subtotal: Vegetation	7.5 acres	13.3 acres	5.6 acres	9.8 acres
Open Water	1.1 acres	1.9 acres	0.1 acre	0.3 acre
Road ROWs / Levee Trail	0.3 acre	0.5 acre	0	0
Total: Vegetation and Land Uses	8.9 acres	15.7 acres	5.7 acres	10.1 acres
Biological Resources				
Vernal Pools Potentially Affected	0	0	2 CH-1-VP (in W20-70), CH-2-VP (in W20-72/73)	2 CH-1-VP (in W20-70), CH-2-VP (in W20-72/73)
State-listed Species Habitat Traversed	1	1	1	1
Visual Resources				
Difference in existing and proposed structure heights	7 feet shorter to 43 feet taller	8 feet shorter to 44 feet taller	27 feet shorter to 59 feet taller	34 to 53 feet taller



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *Matt*
CC: Maria Capriola, Assistant Town Manager; Linda Painter, Director of Planning and Development; Jennifer Kaufman, Natural Resources and Sustainability Coordinator
Date: January 14, 2013
Re: Mansfield Tomorrow Initiative

Subject Matter/Background

Last year, the Town was awarded a grant from the U.S. Department of Housing and Urban Development, Office of Sustainable Housing and Communities, to assist the Town in proactively planning for anticipated growth to maintain Mansfield's rural character while providing access to jobs and housing that are the foundation of the community's long-term sustainability.

Since the award, staff has developed a detailed work plan and hired a multi-disciplinary consultant team with experience in best practices nationwide to assist us in developing plans and regulations that will guide future development. This team is led by Goody Clancy, a Boston consulting firm that was just awarded the 2013 National Planning Excellence Award for a Planning Firm by the American Planning Association, and includes firms that specialize in agriculture, economic development and sustainable zoning regulations.

Over the next 18-24 months, we will be working with the community to complete the following projects as part of Mansfield Tomorrow | Our Plan ▶ Our Future:

- Create a *Sustainable Development and Green Building Action Plan* to identify and remove barriers in town regulations to sustainable development and ensure that new development conserves our natural resources to the maximum extent possible.
- Prepare *Housing, Agriculture and Economic Development Strategies* to identify tools to increase the type and amount of affordable housing available within close proximity to job centers and transit connections, strengthen our agricultural community, restore balance between owner occupancy and rental units in established neighborhoods, remove regulatory barriers to business growth, develop business retention and

recruitment strategies, and identify uses and densities needed for transit-oriented development.

- Update the Town's *Plan of Conservation and Development (POCD)* to update current goals and objectives, incorporate the recommendations from the above referenced documents, develop a more specific vision for Planned Development areas currently identified in the plan, and make the plan more comprehensive in nature by addressing issues such as conservation and community development in more detail.
- Develop new *Zoning and Subdivision Regulations* that incorporate the recommendations from the projects listed above and are user-friendly in their language and organization.

In the coming weeks, we will be kicking off a robust community engagement program that is a key component of this project to ensure that the resulting plans and regulations reflect the values and aspirations of Mansfield residents.

Community Engagement

One of the key goals of this initiative is to increase participation among residents who typically don't participate in planning efforts or local government. We are working with the consultant team to finalize a Community Engagement Strategy that will use a variety of techniques to engage residents and other stakeholders, including the following:

- *Project Website.* A project website (www.mansfieldtomorrow.com) will be launched in the coming weeks to serve as an electronic portal to the project, with information on upcoming events, draft documents for review, and ways for people to get involved.
- *Interactive Idea Exchange.* As part of on-line engagement efforts, we will be using a service called Mind-Mixer, which serves as a type of virtual town hall where ideas can be exchanged on-line. More information on the service can be found at www.mindmixer.com.
- *Advisory Groups.* A Mansfield Tomorrow Advisory Group is being created by the PZC to provide assistance with community outreach efforts and to serve as a sounding board for the consultant team and staff. Invitations to serve on the Advisory Group are being extended to the Council, various town commissions and advisory committees, and organizations outside town government. Additionally, we are conducting a general solicitation for residents who are interested in serving on the advisory group.

We will also be creating groups in the coming weeks to focus on issues related to agriculture, economic development, housing, and zoning regulations. These groups will be comprised of experts in the various topic areas and will work closely with the consultant and staff to develop specific strategies for these areas.

- *Community Meetings.* A series of community meetings and workshops will be held throughout the project to get input from the community.

Upcoming Events

The following events have been scheduled to date:

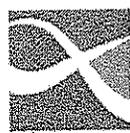
- *Wednesday, January 30th – Project Kick-off Meeting.* This event will be the first public event of the project and will include an introduction and an interactive exercise related to community values. (7:00 pm at the Buchanan Center)
- *Saturday, February 2nd – Growing Farms in Mansfield Workshop.* This interactive workshop will provide the foundation for the development of an agricultural strategy for Mansfield. Invitees include farmers, representatives of agricultural committees from surrounding towns, and institutions/businesses that are possible consumers of local agricultural products such as restaurants, grocery stores, university and school dining services, etc. (8:30 am-2:00 pm at the Buchanan Center)

Recommendation

If the Council is interested in having a representative serve on the Advisory Group for the project, a member needs to be appointed or designated. Similarly, we are interested in having a member participate in the *Growing Farms in Mansfield Workshop*.

Attachments

- 1) Mansfield Tomorrow Information Sheet



Mansfield Tomorrow

OUR PLAN ► OUR FUTURE

WHAT IS MANSFIELD TOMORROW?

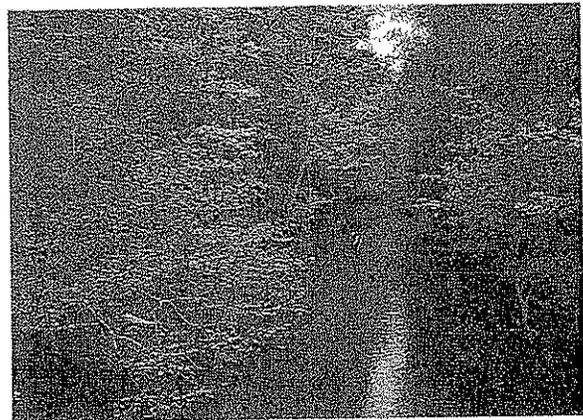
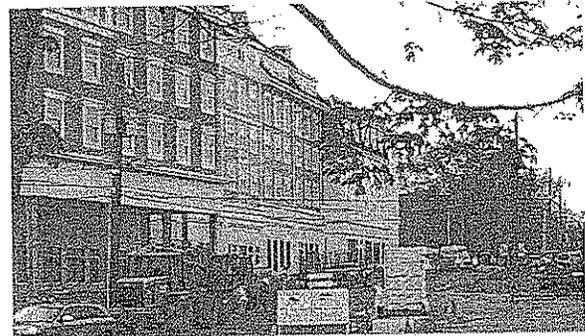
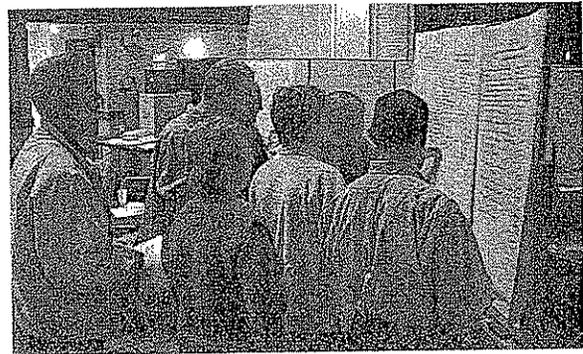
Over the next 18 months the Town of Mansfield will be asking you—and your family, neighbors, and co-workers—to help plan for our town's future by participating in "Mansfield Tomorrow," a town project to set Mansfield's course for the coming decades. Mansfield Tomorrow includes a community participation process, preparation of a comprehensive plan based on the results of this process, and an important tool to implement the plan—zoning and subdivision regulations that reflect the plan. The Mansfield Tomorrow Plan will build on the Mansfield 2020 Unified Vision Plan developed in 2008 and update our state-required plan, the Plan of Conservation and Development.

WHY PLAN FOR MANSFIELD'S FUTURE?

The only constant in our world is change, and Mansfield is changing—with a new downtown, a new UConn technology park, expansion of the public water supply system, and more development pressures. Mansfield Tomorrow gives us the chance to think in a systematic way about how to preserve what we love about Mansfield and how to manage change to benefit our community.

WHAT KIND OF PLAN IS MANSFIELD TOMORROW?

Mansfield Tomorrow will be a comprehensive plan that reflects the goals and aspirations of the people of Mansfield and meets the requirements of the State of Connecticut. A comprehensive plan is a strategic framework for future action. It is intended to guide the physical and economic development of the town. During the planning process, residents get a chance to understand and consider a range of options in a systematic way. The Plan will help Mansfield to actively seek positive change and deflect negative change, rather than simply react to change after it has occurred.



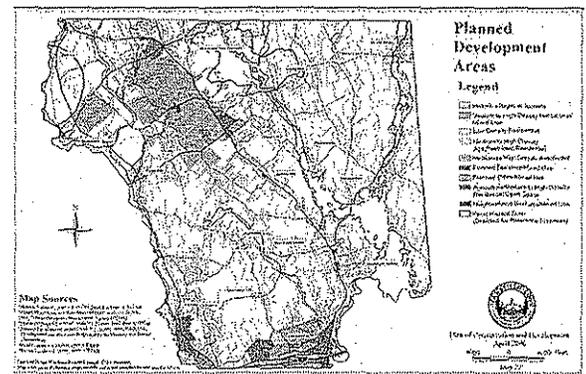
WHAT ARE THE COMPONENTS OF MANSFIELD TOMORROW?

- *A robust program of community engagement*—a Mansfield Tomorrow Advisory Group, topical Working Groups, public workshops, and multiple opportunities to engage through the project website, and digital media.
- *A common vision for the future*—the Plan will express our values, heritage, concerns, and hopes.
- *Strategies for sustainable design, housing, economic development, and agriculture*—a focus on the critical issues and key elements that will shape our future.
- *A master plan for Mansfield's planned development areas*—to provide a design framework for new development.
- *New Zoning and Subdivision Regulations*—to implement the plan through user-friendly regulations with clear development standards.



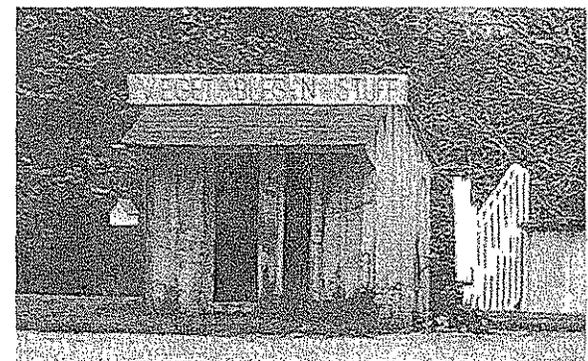
WHEN WILL THE PLAN AND ZONING BE FINISHED?

The Mansfield Tomorrow Plan is expected to be ready for public hearings and adoption in the Fall of 2013, and the new zoning and subdivision regulations are expected to be ready for public hearings and adoption in early 2014.

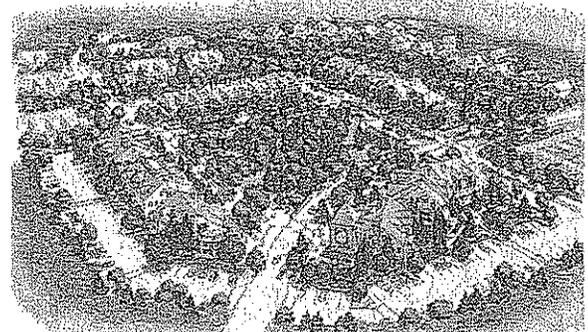


HOW IS MANSFIELD TOMORROW BEING FUNDED?

The Town of Mansfield was awarded a Community Challenge Planning Grant by the US Department of Housing and Urban Development's Office of Sustainable Housing and Communities to proactively plan for anticipated growth, maintaining the town's rural character while providing access to jobs and housing that are the foundation of the town's long-term sustainability.



Project Website (Coming Soon):
www.MansfieldTomorrow.com



PAGE
BREAK



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matthew Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant Town Manager; Cherie Trahan, Director of Finance
Date: January 14, 2013
Re: Comprehensive Annual Financial Report

Subject Matter/Background

Attached please find the Comprehensive Annual Financial Report (CAFR) for the year ended June 30, 2012, along with the State and Federal Single Audit Reports. The Finance Committee will review this item at its meeting on Monday evening.

Recommendation

If the Finance Committee wishes to recommend acceptance of the Comprehensive Annual Financial Report and State and Federal Single Audit Reports for the year ended June 30, 2012, the following motion would be in order:

Move, effective January 14, 2013, to accept the Comprehensive Annual Financial Report and State and Federal Single Audit Reports for the year ended June 30, 2012, as endorsed by the Finance Committee.

Attachments²

- 1) Comprehensive Annual Financial Report – Year Ended June 30, 2012
- 2) State Single Audit Report – June 30, 2012
- 3) Federal Single Audit Report – June 30, 2012

² Public copies posted on Town website – see January 14, 2013 supplemental information

PAGE
BREAK



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant Town Manager; Toni Moran, Chairperson,
 Committee on Quality of Life
Date: January 14, 2013
Re: Dissolution of Committee on Community Quality of Life

Subject Matter/Background

Attached please find a letter from Committee Chair Toni Moran recommending the dissolution of the Committee on Community Quality of Life.

Having accomplished several key goals and objectives, committee members believe that the group has satisfied the charge issued by the Town Council and that there are municipal departments and other forums (e.g. Town-University Relations Committee; Mansfield Community-Campus Partnership) better suited to address ongoing community issues.

Section C306 of the Town Charter provides the Town Council with the authority to "appoint, oversee and terminate all boards, commissions and committees except as otherwise provided by law."

Recommendation

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

Resolved, effective January 14, 2013, to dissolve the Committee on Community Quality of Life.

Attachment

- 1) A. Moran re: Dissolution of Committee on Community Quality of Life
- 2) Town Council Resolution to Re-establish a Committee on Community Quality of Life
- 3) Section C306, Mansfield Town Charter

January 7, 2013

Betsy Paterson, Mayor
Town of Mansfield
4 S. Eagleville Rd.
Storrs CT 06268

Dear Mayor Paterson,

I recommend that the Town Council formally dissolve the Committee on the Community Quality of Life. Because we were unable to achieve a quorum of members on December 12th, the Committee was unable to formally adopt a motion requesting this action. However, an informal polling of the members indicates a consensus of belief that the Committee on Community Quality of Life has served the Council's purpose.

The Committee has achieved several significant goals: the drafting of a parking ordinance for rental residences; the drafting of the nuisance ordinance; changes in the limits on unrelated people and the definition of family; and encouragement of university and community cooperation in the neighborhoods in which students reside. While we understand that problems remain to be solved, committee members have come to believe that the Committee on Community Quality of Life has met its charge, most notably through the successful implementation of the nuisance ordinance.

Personally, I would like to thank all the members of the committee, past and present, for their service and contributions.

Sincerely,

Antonia Moran, Chair



TOWN OF MANSFIELD
COMMITTEE ON COMMUNITY QUALITY OF LIFE
Audrey Beck Municipal Building
Conference Room B
7:00 PM

Draft
Minutes of
REGULAR MEETING

Wednesday December 12, 2012

Present: R. Long, A. Moran, E. Paterson

Staff: M. Ninteau

- 1) Call to Order: Lacking a quorum, the meeting was not called to order.
- 2) Roll Call: Members present: R. Long, A. Moran, E. Patterson. Director of Building & Housing Inspection, M. Ninteau was also present.
- 3) Those present by consensus determined that without any new or old business, the committee should be disbanded.

Submitted by;

Michael E. Ninteau, Director Building & Housing Inspection



**Town of Mansfield
TOWN COUNCIL**

**Proposed Resolutions to Re-establish a Committee on Community Quality of Life
for the Town of Mansfield**

July 14, 2008

**A. RESOLUTION TO RE-ESTABLISH AND ISSUE CHARGE TO COMMITTEE ON
COMMUNITY QUALITY OF LIFE**

WHEREAS, the Town Council wishes to evaluate and make recommendations concerning quality of life issues within the community, particularly as these issues relate to off-campus student housing and behavior; and

WHEREAS, the Town Council desires to establish an Ad hoc Committee to assist with this task:

NOW, THEREFORE BE IT RESOLVED THAT:

A six-member Committee on Community Quality of Life is established for an indefinite term and is authorized to perform the following charge:

1. Evaluate quality of life issues within the community, particularly as these issues relate to off-campus student housing and behavior. Specific tasks include, but are not limited to:
 - reviewing potential enhancements to the Mansfield Housing Code
 - contemplating improvements to existing public safety and nuisance abatement ordinances
 - considering the adoption of additional ordinances and regulations designed to promote and protect community quality of life
2. Consult with various regulatory bodies and stakeholder groups, such as the Planning and Zoning Commission, the University Office for Off-campus Services, the Town/University Relations Committee, the Mansfield Community-Campus Partnership and neighborhood associations, to generate ideas and suggestions, and to solicit feedback on various committee recommendations.
3. As appropriate, make recommendations to the Town Council.

**B. RESOLUTION TO APPOINT MEMBERS OF THE COMMITTEE ON
COMMUNITY QUALITY OF LIFE**

WHEREAS, the Town Council desires to re-establish a Committee on Community Quality of Life to evaluate and make recommendations concerning quality of life issues within the community:

NOW, THEREFORE, BE IT RESOLVED TO:

Appoint a Committee on Community Quality of Life to consist of the following members:

- 1) Four members of the Town Council
- 2) One representative from the Planning and Zoning Commission
- 3) One representative from the University of Connecticut

§ C306. Committees, commissions and boards.

Editor's Note: See also Ch. A192, Committees, Board and Authorities. The Council shall appoint, oversee and terminate all boards, commissions and committees except as otherwise provided by law. Each board, commission or committee will be assigned specific tasks and responsibilities and shall remain in existence until its tasks are accomplished or the Council shall assign its duties to another board, commission or administrative department or shall determine that it is no longer needed.



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matthew Hart, Town Manager *MH*
CC: Maria Capriola, Assistant Town Manager; Lon Hultgren, Public Works Director; Mark Kiefer, Public Works Superintendent
Date: January 14, 2013
Re: Fiscal Year 2012/13 Wage Re-Opener for CSEA, Public Works

Subject Matter/Background

As you know, the CSEA Public Works collective bargaining agreement has a general wage re-opener provision for year three (FY 2012/13) of the contract. Management reached a tentative agreement with the union, which agreement has since been ratified by the union membership. The tentative agreement includes two components:

- 1) A two-percent general wage increase retroactive to July 1, 2012; and
- 2) An additional one-time clothing allowance of up to \$250 per employee for certain work clothing. The additional clothing allowance would not be made in the form of payment to the employees; employees will order approved items through vendors selected by the Town and the Union.

Financial Impact

The impact on the fiscal year for a two-percent general wage increase retroactive to July 1, 2012 for members of the public works union is estimated at \$23,143 or \$27,952 when benefit costs (those costs impacted by a wage increase) are included.

Sufficient funds are budgeted in contingency to cover the cost of the wage increase. Due to salary savings from staffing vacancies and budgeted funds for personal protective equipment, monies are available within the existing Public Works operating budget to pay for the additional one-time clothing allowance. If each bargaining unit member makes full use of the clothing allowance, the total cost will be \$5,000.

¹ Social security, Medicare, MERS (Pension), life insurance, long and short term disability insurance

Recommendation

If the Town Council concurs with the Town Manager's recommendation, the following motion is in order:

Move, effective January 14, 2013, to ratify the tentative agreement between the Town and CSEA, Local 2001, Public Works employees for a two-percent general wage increase to be implemented retroactive to July 1, 2012, and an additional one-time \$250 clothing allowance to be administered as outlined in the Tentative Agreement.

Attachments

- 1) Positions Impacted by Changes to Compensation
- 2) Impact of General Wage Increase
- 3) Summary of Salary and Benefits Estimates
- 4) Tentative Agreement Reached Between the Parties

Positions Impacted by CSEA Public Works Wage Re-Opener

Position Titles

Grounds Crew Leader

Groundskeepers

Laborers

Lead Mechanic

Mechanics

Road Crew Leaders

Transfer Station Attendant

Transfer Station Supervisor

Truck Drivers

Town of Mansfield

DPW Employees - Impact of 2% Wage Increase for FY 12/13

Fiscal Year	Est. Salaries	FICA	Medicare	MERS	Longevity	Life Ins.	STD	LTD	Health Ins. (Town Share)	Total	% Change	\$ Change
FY 11/12 - DPW	\$1,153,699	\$71,529	\$16,729	\$133,368	\$13,525	\$3,531	\$5,953	\$6,616	\$176,952	\$1,581,902		
FY 12/13- DPW	\$1,180,299	\$73,179	\$17,114	\$139,157	\$12,750	\$3,479	\$5,865	\$6,519	\$186,087	\$1,624,450	2.69%	\$42,547
Difference	\$26,600	\$1,649	\$386	\$5,790	-\$775	-\$52	-\$88	-\$98	\$9,135	\$42,547		
	2.3%	2.3%	2.3%	4.3%	-5.7%	-1.5%	-1.5%	-1.5%	5.2%	2.7%		

Assumptions/Notes:

Salary estimates include overtime expenses

Per state mandate, MERS increased appx. .25% for FY12/13

Health Insurance costs have increased because one additional eligible employee has opted into the plan v. last year

Costs include all funds

Prepared for Council Packet on 1/14/13

Town of Mansfield Summary - Salary and Benefits Estimates

Fiscal Year	Est. Salaries	FICA or ICMA	Medicare	MERS	Longevity	Life Ins.	STD	LTD	Health Ins. (Town Share)	Total	% Change	\$ Change
FY 11/12 - Non-Union	\$1,903,853	\$118,039	\$27,606	\$214,028	\$10,025	\$8,194	\$13,812	\$14,667	\$238,487	\$2,548,711		
FY 11/12 - Non-Union Non-Benefits	\$157,144	\$4,191	\$2,279	--	--	--	--	--	--	\$163,613		
Sub-Total	\$2,060,997	\$122,230	\$29,884	\$214,028	\$10,025	\$8,194	\$13,812	\$14,667	\$238,487	\$2,712,325		
FY 11/12 - Prof/Tech	\$2,317,465	\$143,683	\$33,603	\$273,229	\$25,075	\$7,509	\$12,658	\$13,441	\$374,287	\$3,200,950		
FY 11/12 - Fire	\$1,247,612	\$77,352	\$18,090	\$204,234	\$6,000	\$1,537	\$3,886	\$4,318	\$108,958	\$1,671,987		
FY 11/12 - DPW	\$1,153,699	\$71,529	\$16,729	\$133,368	\$13,525	\$3,531	\$5,953	\$6,616	\$176,952	\$1,581,902		
Total	\$6,779,773	\$414,794	\$98,307	\$824,859	\$54,625	\$20,771	\$36,309	\$39,043	\$898,684	\$9,167,164		
FY 12/13 - Non-Union	\$1,941,930	\$120,400	\$28,158	\$222,652	\$10,025	\$8,357	\$14,088	\$14,961	\$242,138	\$2,602,710	2.12%	\$53,998
FY 12/13 - Non-Union Non-Benefits	\$160,287	\$4,275	\$2,324	--	--	--	--	--	--	\$166,886	2.00%	\$3,272
Sub-Total	\$2,102,217	\$124,675	\$30,482	\$222,652	\$10,025	\$8,357	\$14,088	\$14,961	\$242,138	\$2,769,596	2.11%	\$57,271
FY 12/13 - Prof/Tech	\$2,363,890	\$146,561	\$34,276	\$278,703	\$25,075	\$7,659	\$12,911	\$13,711	\$379,975	\$3,262,761	1.93%	\$61,811
FY 12/13 - Fire	\$1,239,288	\$76,836	\$17,970	\$206,341	\$6,150	\$1,601	\$4,053	\$4,498	\$110,329	\$1,667,066	-0.29%	-\$4,921
FY 12/13- DPW	\$1,180,299	\$73,179	\$17,114	\$139,157	\$12,750	\$3,479	\$5,865	\$6,519	\$186,087	\$1,624,450	2.69%	\$42,547
Total	\$6,885,694	\$421,250	\$99,843	\$846,854	\$54,000	\$21,097	\$36,918	\$39,688	\$918,529	\$9,323,872		
Difference	\$69,369	\$4,190	\$1,006	\$6,201	\$625	\$302	\$451	\$480	-\$1,167	\$81,456		
	1.56%	1.56%	1.56%	2.67%	-1.14%	1.57%	1.68%	1.65%	2.21%	1.71%		

Assumptions/Notes:

Per state mandate, MERS increased appx. .25% for FY12/13

Part-time non-benefits eligible employees participate in a FICA alternative plan administered by ICMA

Longevity amounts may vary slightly based upon employee anniversary dates/rentention.

Costs include all funds

Does not include estimates for temporary part-time inspectors

Non-Union and Prof-Tech estimates were prepared for 6/25/12 Council Packet

Fire estimates were prepared for 10/22/12 Council Packet

DPW estimates were prepared for 1/14/13 Council Packet

MEMORANDUM OF AGREEMENT

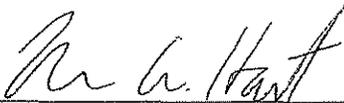
Settlement of Wage Re-Opener for Fiscal Year 2012-2013

IT IS HEREBY STIPULATED, CONSENTED AND AGREED AS FOLLOWS:

This Agreement is made between the Town of Mansfield (the "Town") and CSEA, Local 2001 - Public Works unit (the "Union") in full and final settlement of the Fiscal Year 2012 - 2013 wage re-opener.

- 1) Both parties agree to a 2% general wage increase retroactively applied to July 1, 2012.
- 2) During Fiscal Year 2012 – 2013, both parties agree to an additional one-time clothing allowance in the amount of \$250.
 - a) The Town and the Union will select three possible vendors. Quality and price of products will be key items of consideration in vendor selection.
 - b) Union members will be able to select clothing products to be worn at work such as but not limited to: jackets, sweatshirts, t-shirts, rain gear, and jeans.
 - i. Items selected by Union members will be subject to the reasonable approval of the Public Works Superintendent.
 - c) The \$250 clothing allowance will not be made in the form of a payment to employees. The Town will order selected and approved items on behalf of the employees and pay the vendor directly for purchased items.
- 3) The parties agree and acknowledge that this Agreement is subject to the ratification of both the Town and the Union. The negotiating committees for the Town and the Union further agree to support and recommend the ratification of this Agreement. Once ratified, the parties understand and agree that this Agreement fully and finally resolves the Fiscal Year 2012-2013 wage re-opener.

For the Town:

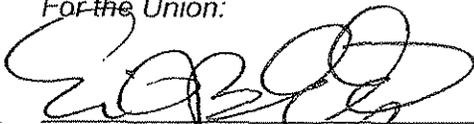


Matthew W. Hart, Town Manager

12/24/2012

Date

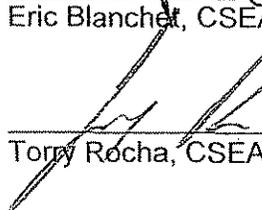
For the Union:



Eric Blanchet, CSEA Business Representative

12/21/2012

Date



Torry Rocha, CSEA Local President (DPW)

12/21/2012

Date



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *Matt*
CC: Maria Capriola, Assistant Town Manager
Date: January 14, 2013
Re: Presidents' Day Ceremonial Presentation Planning Subcommittee

Subject Matter/Background

Per Council's request, staff has placed this item on the agenda so the Council may appoint members to the planning subcommittee for the Presidents' Day ceremonial presentation.

PAGE
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To: Town Council Planning & Zoning Commission
 From: Curt Hirsch, Zoning Agent
 Date: December 13, 2012

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

Activity	This month	Last month	Same month last year	This fiscal year to date	Last fiscal year to date
Zoning Permits issued	10	8	7	56	59
Certificates of Compliance issued	5	6	5	42	44
Site inspections	27	40	20	163	138
Complaints received from the Public	3	10	4	24	18
Complaints requiring inspection	2	7	2	16	13
Potential/Actual violations found	1	6	2	12	8
Enforcement letters	10	14	1	49	26
Notices to issue ZBA forms	0	1	0	5	4
Notices of Zoning Violations issued	4	12	1	20	8
Zoning Citations issued	1	0	2	8	8

Zoning permits issued this month for single family homes = 1, 2-fm = 0, multi-fm = 0
 2012/2013 fiscal year total: s-fm = 3, 2-fm = 0, multi-fm = 0

**MANSFIELD DOWNTOWN PARTNERSHIP
EXECUTIVE COMMITTEE
SPECIAL MEETING**

THURSDAY, DECEMBER 6, 2012

2:00 PM

MINUTES

Present: Steve Bacon, Harry Birkenruth, Mike Kirk, Frank McNabb, Betsy Paterson, Steve Rogers, and Kristin Schwab

Guest: Matt Hart

Staff: Cynthia van Zelm, Kathleen Paterson

1. Call to Order

Kristin Schwab, Partnership Treasurer, called the meeting to order at 2:05 pm in Board President Philip Lodewick's absence.

2. Approval of Minutes from April 5, 2012

Betsy Paterson made a motion to approve the April 5, 2012 minutes. Steve Bacon seconded the motion. Matt Hart abstained as he is not on the Committee. The motion was approved.

3. Review of Partnership Strategic Plan Goals

Ms. Schwab said the goal for the meeting is to review the draft goals for the Partnership's 3-Year Strategic Plan. She said that Partnership staff Cynthia van Zelm and Kathleen Paterson had worked with the consultant team from Management Partners to draft goals based on the breakout sessions from the Strategic Planning Workshop with the Board in October. The goals were broken out by Storrs Center related goals and other goals for the Partnership.

Ms. Schwab said the Board had approved the new Vision and Mission for the Partnership at its November Board meeting.

Ms. Schwab said it is important to think about the goals in terms of staffing hours and implications.

The Committee and staff reviewed the goals.

Ms. van Zelm suggested that either a new goal or a current goal be revised to account for the review of the Partnership of zoning permits for future buildings. It was inadvertently not reflected in the draft goals.

Committee members thought that there needed to be more involvement early on by the Board of the design and the articulation of the tenants in future phases. It is important that the vision of the Partnership and the master developer LeylandAlliance are aligned. There was some discussion of how the committees may be restructured to achieve this goal.

Ms. van Zelm will make some changes on the goal sheets to reflect the discussion of the Committee.

A future Executive Committee meeting will be held to finalize the Storrs Center related goals and to review and finalize the other Partnership goals outside of Storrs Center.

4. Adjourn

The meeting adjourned at 3:40 pm.

MINUTES
MANSFIELD ECONOMIC DEVELOPMENT COMMISSION
Regular Meeting
Thursday, October 25, 2012
Council Chamber, Audrey P. Beck Municipal Building

Members present: Patricia Bresnahan, Kathy Dorgan, Steve Ferrigno, Martin Hirschorn, John McGuire, George Thompson III
Members absent: Ronald Beebe, Dirk Fecho, Kazem Kazerounian
Staff Present: Matt Hart, Town Manager
Linda Painter, Director of Planning and Development
Kathleen Paterson, Downtown Partnership Communications & Special Projects Manager
Jessie Shea Neborsky, Planning and Community Development Assistant
Cynthia van Zelm, Downtown Partnership Executive Director

Matt Hart called the first meeting of the Economic Development Commission to order at 5:35 p.m. and noted that he will help facilitate the first few meetings until members are oriented and comfortable with appointing a Chairman. Toni Moran, Deputy Mayor was present to welcome the members and express the thanks of the entire Town Council. Members and staff introduced themselves and discussed their interest in the Mansfield community.

Public Comment:

David Freudman, speaking as a resident and not a member of the Town Council, thanked the members for their service and discussed how Mansfield needs a balance between rural character and economic development and is happy to have an Economic Development Commission to balance the recommendations from conservation related committees/commissions that protect the rural nature of Mansfield. He noted that the south end of Mansfield offers the best opportunity for economic growth because of its proximity to Windham/Willimantic, the Route 6 corridor, water/sewer, and the Eastbrook Mall and surrounding commercial community. Because of this, Freudman has 2 suggestions for the Commission; 1) He recommended that the Town Council rescind the motion opposing the completion of the Route 6 corridor; 2) Encourage development in this area by utilizing the service roads off of Route 6 corridor and complete the link to Route 84/384.

New Business:

1) EDC role and responsibilities

Hart reviewed the roles and responsibilities of the Commission and added that the EDC is serving in an advisory capacity to the Town Council and will be a sounding board for projects, services and businesses within the Mansfield community. He stated that a goal for the EDC will be the development of a program plan/strategy to encourage and promote economic development within Mansfield. Components of this plan should include: business retention (keeping existing business in Mansfield); business recruitment (leveraging the strengths of the TechPark, Agriculture and UConn); sustainability (having the right balance of business and rural character); and regionalism (partnering with key stakeholders within surrounding towns).

John McGuire questioned if we have a business metric (tax base) to start from?

Kathy Dorgan suggested adding work force development to the list of items to include in the program plan/strategy. She also hopes to foster conversations with and among businesses.

Martin Hirschorn discussed tying recruitment with regionalism in regards to the TechPark noting that there

could be many auxiliary businesses that would complement and support the TechPark. He suggested in bringing in surrounding Towns economic development teams to discuss their ideas.

2) Status of current projects

Painter updated the Commission on the HUD Community Challenge Grant; vanZelm updated the Commission on the Storrs Center progress and upcoming components; Painter and Hart updated the Commission on the Four Corners water and sewer initiatives and the status and timelines; Hart updated the Commission on the independent/assisted living project and Masonicare's progress, noting the need for additional water; and lastly, Paterson updated the Commission on the "Local First Mansfield" initiative to promote shopping local for the upcoming holiday season.

3) Policies and procedures

Hart reviewed the Ethics Code and FOIA policy which will be included on the next agenda for review with members who weren't present this evening and to give everyone a chance to look it over and ask questions at the next meeting. He noted the staff members that will be assisting the Commission in their work and will be available at meeting if needed.

Future Agenda Items/Next Steps:

Hart stated that the Commission will meet monthly and agreed to act as the facilitator as the members get oriented and until they feel they are ready to appoint a chairman. It was suggested that for the next few months the Commission invite guests from neighboring Economic Development Agencies and staff from Mansfield to get updates and ideas. Hart suggested in November we hear from the Assessor regarding the tax base; a TechPark presentation in December and if available a member from the Economic Development Office from UConn. 2013 meetings to include presentations from/regarding: Storrs Center fiscal impact; neighboring towns; Regional Performance Grant Incentives; Best Management Practices for Towns 25k-30k; CT Department of Economic Development.

It was agreed that the Commission will meet on the 3rd Thursday for November and December due to the holidays. The next meeting will be held on Thursday, November 15th at 5:30 p.m. in Council Chambers. The December meeting will be held on Thursday, December 20th at 5:30 p.m. in Council Chambers. A 2013 Meeting schedule will be distributed for adoption at the November meeting.

Adjournment: The meeting was adjourned at 7:05 p.m.

Respectfully submitted,

Jessie L. Shea Neborsky, Clerk

MINUTES
MANSFIELD ECONOMIC DEVELOPMENT COMMISSION
Special Meeting
Thursday, November 15, 2012
Council Chamber, Audrey P. Beck Municipal Building

Members present: Beebe, Bresnahan, Fecho, Dorgan, McGuire, Thompson
Staff Present: Matt Hart, Town Manager
Linda Painter, Director of Planning and Development
Irene Luciano, Tax Assessor
Cherie Trahan, Finance Director

The meeting was called to order at 5:33 p.m. by Hart.

Public Comment

- Ric Hossack, Middle Turnpike, urged the Commission to focus on town economic development objectives, not University projects.
- David Freudmann, 22 Eastwood Road, (speaking as a resident, not as a Town Council member), echoed Mr. Hossack's sentiments regarding the difference between Town and University interests and noted that he was disturbed by a reference in a June 2012 document describing the role of the Commission to the Commission working in partnership with the University. Mr. Freudmann also urged the Commission to support the completion of the Route 6 expressway to Bolton Notch.

Hart clarified that the document referred to by Mr. Freudmann was produced by staff for the purpose of identifying possible goals. The official charge of the commission is that established by ordinance. The Commission will work to establish its own goals in the coming months.

Staff Reports

- **Business Activity.** Hart and Painter updated the Commission on new businesses (either open or anticipated) including the new Verizon store at the Big Y plaza, Michaels Arts & Crafts (coming soon); Cumberland Farms (coming soon) and businesses at Storrs Center. The following closures were also noted: Grand Union (pending) and Peddlers Post.
- **Events.** Hart and Painter provided an update on coming events, including the Local First Mansfield initiative, Chamber of Commerce business opening celebrations and the Chambers 'Seasonal Sips' event scheduled for Friday, November 16th.
- **Other.** Painter provided an update on the HUD Grant (nka Mansfield Tomorrow | Our Plan ► Our Future), including the formation of a steering committee and working groups. Painter also noted that UConn would be presenting the Technology Park Master Plan on December 6, 2012 at 7:00 pm in Town Council Chambers.

Old Business

- **Policies and Procedures.** Hart asked for any questions on the Ethics Code and FOIA policy that were distributed at the previous meeting. No commissioners had any questions.

New Business

- **Presentation on Mansfield Tax Base.** Irene Luciano, Tax Assessor, gave a brief presentation on the status of the town's tax base, including general demographic information, taxable and tax exempt properties, how private businesses on state property are assessed and examples of common businesses. Hart, Luciano and Cherie Trahan answered questions from the Commission on how properties are assessed and the types of taxes businesses pay and the types of businesses that seem to do well.

- **2013 Meeting Schedule.** McGuire MOVED and Beebe SECONDED approval of the proposed 2013 meeting schedule. The motion was approved unanimously.
- **Future Agenda Items.** Hart requested suggestions from Commission members for future agenda items. Suggestions included:
 - Election of officers
 - Forum with economic development professionals including other communities, Chambers of Commerce and the Department of Economic and Community Development (DECD) on successful techniques
 - Presentation on the UConn Technology Park
 - Meeting with EDCs from surrounding communities
 - More information on the Mansfield Tomorrow initiative, specifically with regard to the economic development strategy and how the EDC will be involved

Communications

- **M. Hart re: Water Supply EIE.** Hart and Painter provided an overview of the draft EIE and deadline for comments. The Water Supply project will be added to future agendas as Old Business.

Adjournment

Beebe MOVED and Dorgan SECONDED to adjourn the meeting at 6:53 p.m. The motion was approved unanimously.

Respectfully submitted,

Linda M. Painter, AICP
Director of Planning and Development

Town of Mansfield Transportation Advisory Committee
Minutes of the Meeting – October 18, 2012

Present: Frantz (chair), Marcellino, Bigl (Commission on Aging), Bent (Mansfield Advocates for Children), Hultgren (staff), Grunwald (staff), Blanc (staff)

The meeting was called to order at 7:37 PM by Chair Frantz.

The minutes of the August 20, 2012 meeting were reviewed and no corrections made.

Frantz reported on the recent public hearing held in Mansfield by the CT Public Transportation Commission.

The current bikeway/walkway priority listing, previously discussed at the August, 2012 meeting, was reviewed again. Hultgren said that he had received a request to add the small piece of sidewalk that is missing between the corner of 195 and 275 and the Town Hall first driveway to the walkway listing. After some discussion, it was decided to include this 180 feet of walkway on the list as a priority “3” and to approve the listing in its revised form. Hultgren will circulate this revised listing to the various Town departments and committees.

Hultgren pointed out that a draft task list for operating the new Transportation Center was in the packet and that the operations plan will be developed over the next few months and any suggestions from committee members would be welcome.

Hultgren gave a brief update on the Town’s ongoing transportation-related projects, including the Stone Mill and Laurel Lane bridge replacement projects, the Storrs Center projects and the walkway to Storrs Heights. Grunwald reported that the new senior transportation van was expected in the next week or so.

The guests and staff from the Commission on Aging and Mansfield Advocates for Children were introduced and a discussion of the unmet public transportation needs in Mansfield ensued. Several areas of Town have public transportation needs for both seniors and children (examples: Route 32 corridor, Mansfield Library, schools and play areas) and the question as to how to address these needs was debated. Bent mentioned that her committee was working on surveying interest/needs in this area. After considerable discussion, it was decided that the guests would express these needs in a communication to the Transportation Advisory Committee (TAC) identifying and prioritizing them and staff would work to quantify/justify these needs using methodologies referenced in the transportation planning literature. The TAC would then orchestrate forwarding these to agencies that might be able to help – the DOT, WRTD, UCONN, etc. – as well as other Town departments/agencies in order to look to meet some of these needs on a priority basis. Different ways of meeting these needs, including the use of the new transportation center, will be suggested and examined.

The next meeting was set for Thursday, December 6, 2012.

The meeting was adjourned at 8:50 PM.

Respectfully submitted,

Lon Hultgren
Director of Public Works

Mansfield Board of Education Meeting
November 8, 2012
Minutes

Attendees: Mark LaPlaca, Chair, Shamim Patwa, Vice Chair (via phone), Holly Matthews, Jay Rueckl, Carrie Silver-Bernstein, Randy Walikonis, Superintendent Fred Baruzzi, Board Clerk, Celeste Griffin

Absent: Martha Kelly, April Holinko, Katherine Paulhus

The meeting was called to order at 7:30pm by Mr. LaPlaca.

SPECIAL PRESENTATION: MMS Orchestra Teacher, Michael Carbonneau, and the MMS Fiddle students played for the Board and discussed their Fiddlehike Field Trip to New Hampshire.

Mrs. Paulhus arrived at 7:45pm.

HEARING FOR VISITORS: None.

COMMUNICATIONS: None

ADDITIONS TO THE PRESENT AGENDA: None

COMMITTEE REPORTS: Mr. LaPlaca reported that the Goodwin Bequest Committee met and there was nothing new to report.

REPORT OF THE SUPERINTENDENT:

- Shandong Provincial Department of Education: Thanh Nguyen, Middle School Principal, reviewed the Principal Shadowing Program and introduced the guest principals. Mr. LaPlaca, Carole Norrish, MMS Family Consumer Science teacher, and students presented gifts to each of the 4 principals visiting from the Shandong Province. Lou Dezeng, Vice President, Qilu Normal University, presented a gift to Mr. LaPlaca and the Board of Education, which was donated to the Middle School.
 - Quarterly Financials: Mr. Baruzzi reported fiscal year to date results for expenditures and revenues were as expected. MOTION by Mr. Rueckl, seconded by Ms. Patwa, to accept the Town of Mansfield Quarterly Financial Report for the quarter ending September 30, 2012. VOTE Unanimous in favor.
 - Salary Transfers: Mr. Baruzzi reviewed the salary transfer report and answered questions from Board Members. MOTION by Mr. Rueckl, seconded by Mr. Walikonis, to approve the Salary Budget Transfers for fiscal year 2012-2013. VOTE: Unanimous in favor.
 - Food Service Grant: Discussion was postponed until a future meeting.
 - 2012-2013 School Calendar: Mr. Baruzzi reviewed the calendar and the school cancellations to date. Board discussed process of determining school calendar. MOTION by Mr. Rueckl, seconded by Ms. Silver-Bernstein, to refer the discussion to the Policy Committee. VOTE: Unanimous in favor.
 - Common Core State Standards: Mr. Baruzzi shared presentations of the October Professional Development Day.
 - School Climate Surveys: Mr. Baruzzi reviewed the responses of the surveys by parents, staff, and students.
- Ms. Silver-Bernstein left at 8:42
- Class Size Enrollment: Mr. Baruzzi reported no significant change in enrollment in the district.

NEW BUSINESS: None

CONSENT AGENDA: MOTION by Ms. Paulhus, seconded Mr. Rueckl, that the following item for the Board of Education meeting of November 8, 2012 be approved or received for the record: VOTE: Unanimous in favor.
That the Mansfield Public Schools Board of Education approves the minutes of the October 25, 2012 Board meeting.

HEARING FOR VISITORS: None

SUGGESTIONS FOR FUTURE AGENDA: Mr. Walikonis requested a report on the voting at Vinton.

MOTION by Mrs. Paulhus, seconded by Mr. Walikonis, to adjourn at 9:06pm. Vote was unanimous in favor.

Respectfully submitted,
Celeste Griffin, Board Clerk

**Mansfield Advisory Committee
on the Needs of Persons with Disabilities**

Tuesday November 27, 2012

2:30 PM - Conference Room B - Audrey P. Beck Building

Attendance: Jennifer Tanner, Christina Colon-Semenza,
Gloria Bent, Kevin Grunwald, staff

Regrets: Fred Goetz, Kathy Ann Easley, staff

The meeting was called to order by Vice-chair, J. Tanner at 2:40 p.m.

The minutes for October 23, 2012 were approved with the following corrections: Correct the spelling to Semenza; a typo in reference to the Committee *on* Committees.

New Business

Membership: G. Bent will follow up with D. Clauson to determine her interest in the committee.

Annual Report: K. Grunwald distributed copies of the finalized annual report for MACPD.

Other: J. Tanner reported that at a recent sporting event at the ECSU Athletic Fields, located in Mansfield, the public bathrooms were locked and only one non-accessible Port-a-potty was available. An email to the Athletic Director resulted in an immediate response indicating that he would take steps to see that it did not happen again. The office for students with disabilities at ECSU will be made aware of the situation.

Old Business

Accessibility issues previously identified:

Curb Cuts

J. Tanner noted that some crosswalks on rte. 275 still do not have curb cuts though MACPD asked that the issue be addressed some time ago.. There is also a crosswalk on Bolton Road without a curb cut. K. Grunwald will draft a memo to Public Works and cc Town Council.

Mansfield Supply

K. Grunwald has clarified with the town Building Department that the construction of a ramp at Mansfield Supply will not necessitate the store making further renovations. He will send a follow-up note to Mansfield Supply to let them know.

South Eagleville sidewalk

By consensus the committee agreed to ask K. Grunwald to draft a letter to the Town Council asking about their plans for moving this project forward.

Representation on the Human Services Advisory Committee

F. Goetz has been appointed as MACPD representative on the Human Services Advisory Committee.

Transportation Advisory Committee Meeting

The committee discussed transportation issues, focusing on ADA transportation. It is only available to people who live within $\frac{3}{4}$ of a mile of the fixed WRTD route. The Committee agreed to advocate for expanding the corridor and for better publicity of the service.

At the December meeting the committee will review a survey on public transportation developed by MAC and consider using a similar tool to gather data on public transportation needs among seniors and residents with disabilities.

Review of PZC referrals: A letter has been sent to Kueffner and Stoddard inquiring about the accessibility of the proposed ropes course. No response as yet.

Whispering Glen: The plan calls for 54 rental units. K.Grunwald will draft a letter on behalf of MACPD making the recommendation that a certain number of units be constructed to be universally accessible, rather than relying on retrofitting as the need arises.

Meeting adjourned at 3:30. p.m.
Next meeting will be December 18, 2012.

Respectfully submitted,
Gloria Bent, recording secretary

ARTS ADVISORY COMMITTEE
 Mini-meeting of Tuesday, 10 July 2012
 Mansfield Community Center (MCC) Conference Room

Approved MINUTES

1. The meeting was **called to order** at 7:11p by Tom Bruhn. *Members present:* Tom Bruhn, Scott Lehmann. *Members absent:* Kim Bova, Anke Finger, Blanche Serban, Joe Tomanelli, David Vaughan. *Others present:* Jay O'Keefe (staff).

2. **Reports.** Since the meeting lacked a quorum, no business was conducted. However, Jay reported on some developments.

a. **MCC exhibits.** The **Quiet Corner Camera Club**, which is currently exhibiting photos of Joshua Trust properties, has applied to show more photos (maybe 50) of various subjects, using the display cases & hallways. Scott will acknowledge receipt of their application; it will be considered when a quorum can be assembled, which may not be until September. Jay will confirm the fall exhibit of machine art with **Jim Gabianelli**. Scott will remind Kim to contact **Carole Jeffries** about her exhibit, if she has not already done so.

Exhibit Period	Entry cases		Sitting room		Hallway	
	Double-sided	Shelves	Upper (5)	Lower (3)	Long (5)	Short (2)
6/1 – 8/17	<i>Quiet Corner Photo Club</i> (Joshua Trust photos)				<i>Quiet Corner Photo Club</i> (Joshua Trust photos)	
8/27 – 10/14	Festival on the Green advertising & Art Show winners			<i>Carole Jeffries?</i> (oils)	<i>DSS Have a Heart?</i> (photos of adoptable kids)	
10/15 – 1/14					<i>Jim Gabianelli</i> (machine art)	

b. **Storrs Center art gallery.** Kim, Anke, & Blanche met with Matt Hart and others about what the Town might do to help realize an art gallery in Storrs Center. As expected, they learned that the Town is not at present in a position to do more than offer moral support for such a project. They are now talking with Windham Arts in Willimantic about funding options.

c. **Select Medical Physical Therapy** seems interested in having artists exhibit in their new Storrs Center location and has approached Jay about our application procedure and getting the word out to artists. Scott noted that the Committee has a list of businesses willing to exhibit art, along with instructions for artists and a sample exhibit contract. We could add Select Medical PT to the list and send this material out to artists in our e-mail directory. {Note, however, that this material dates from Nov 2005 and should probably be up-dated.}

3. **Adjourned** at 7:30p. Since nobody attending this meeting will be in town for the next scheduled meeting on 7 August, Jay will poll the Committee about whether that meeting should be cancelled.

Scott Lehmann, Secretary, 13 July 2012

ARTS ADVISORY COMMITTEE
 Mini-meeting of Tuesday, 02 October 2012
 Mansfield Community Center (MCC) Conference Room

Approved MINUTES

1. The meeting was **called to order** at 7:09p by Tom Bruhn. *Members present:* Tom Bruhn, Anke Finger, Scott Lehmann, David Vaughan. *Members absent:* Kim Bova, Blanche Serban. *Others present:* Jay O'Keefe (staff).

2. The draft **minutes of the 04 September meeting** were approved with two corrections: "\$1000" in the 4th sentence of item 2a should read "\$150", and Blanche Serban should be listed as Acting Secretary.

3. **Co-op art gallery.** Anke reported on plans for a co-op art gallery in Storrs Center. Those working on this project have been to a lot of meetings and have begun advertising the idea to artists and the public with a table at the Festival on the Green on 9/23. They have decided to organize the gallery as a legal entity under the umbrella of WindhamARTS; attorney David Shaiken is helping with legal papers and issues (non-profit status, agreement with WindhamARTS) on a *pro bono* basis. Anke estimates that it will take at least a year to get organized – researching successful gallery models, raising funds (\$75K will probably be needed for the first year, if rent is required), lining up personnel to run the gallery, etc. She hopes the Storrs Center developers, who have offered retail space for a gallery, will be patient. Jay alerted Anke to a Connecticut Department of Economic and Community Development grant program, Arts Catalyze Placemaking, that aims to encourage investment in "arts-based cultural activities and infrastructure in ways that will advance the attractiveness and competitiveness of Connecticut cities, towns, and villages as meaningful communities in which to live, work, learn, and play." However, the 11/08 deadline is probably too soon to permit applying for such a grant this year.

4. **Annual report.** Scott circulated a draft of the Committee's Annual Report to the Town for FY2011-12 by e-mail on 9/08. No corrections or additions were received from Committee members, so Jay submitted the report.

5. **MCC exhibits.** No new applications have been received. The **prize-winning works** from the Festival on the Green's Art Show are now up in the righthand display case. David suggested inviting artists who contributed works to Festival's show to apply to exhibit at the MCC; Jay will ask the Downtown Partnership for a list of artists. Jay indicated that **Jim Gabianelli** knows that his exhibit of machine art is to go up in mid October. We have nothing for the display cases yet.

Exhibit Period	Entry cases		Sitting room		Hallway	
	Double-sided	Shelves	Upper (5)	Lower (3)	Long (5)	Short (2)
8/27 – 10/14	Festival on the Green advertising & Art Show winners			<i>Carole Jeffries?</i> (oils)	<i>DSS Have a Heart?</i> (photos of adoptable kids)	
10/15 – 1/14					<i>Jim Gabianelli</i> (machine art)	

6. **Artist & art venues lists.** Long ago the Committee assembled a list of Mansfield artists and another list of Mansfield business or organizations that (at the time) were willing to exhibit art or host performances. The list of artists has been used for mailings advertising exhibit or performance venues; the list of venues is advertised in our "Opportunities for Mansfield Artists" brochure. Both lists need to be updated. Tom noted that UConn's Babbidge Library should be on the list of venues for exhibits; David will contact the Windham Chamber of Commerce to see if we can get a list of member businesses in Mansfield to poll about offering space for art displays or performances.

7. **Membership.** Members were urged to consider who might be recruited to replace Joe Tomanelli, who has resigned.

8. Exhibit application material. Scott noted that the online application material for exhibiting art at the MCC is not quite correct in stating the Town's Art Display Policy (2008) or in indicating that the Town is not responsible for loss or damage. The Town policy quoted in the application material is a draft, not the final version, and a new Artist's Consent Form approved in June 2009 should replace the one now in the application packet.

9. Adjourned at 8:03p. Next meeting: 7:00p, Tuesday, 06 October (Election Day).

Scott Lehmann, Secretary, 05 October 2012



MANSFIELD ADVOCATES FOR CHILDREN

Wednesday, OCTOBER 3, 2012

Council Chambers – Town Hall

MINUTES

FULL COLLABORATIVE MEETING START AT 5:30PM

Members Present: S. Anderson, F. Baruzzi, A. Bloom, G. Bent (co-chair), S. Daley, V. Fry (co-chair), J. Goldman, C. Guerreri, K. Grunwald (staff), Y. Kim, K. Krider (staff), M. LaPlaca, R. Leclerc, MJ Newman, E. Soffer Roberts, J. Stoughton and J. Woodmansee (staff)

Regrets: A. Bladen, T. Cook, L. Young

Guests: Susan Rozelle, Elena Schreiber, Seungoo Yoo and Kelly Zimmerman

<i>WHAT</i>	<i>DISCUSSION</i>	<i>OUTCOME</i>
CALL TO ORDER	V. Fry called the meeting to order at 5:33pm. K. Krider requested that "Transportation Hearing" be added to the Agenda as New Business, Item #4.	<i>Motion:</i> <i>G. Bent moves to add Transportation Hearing as Item #4 under New Business. MJ Newman seconds and the motion passes unanimously</i>
CONSENT AGENDA	Approval of the Minutes of September 5, 2012 meeting. It was noted by that J. Goldman should be added as a member present and that the first sentence under the heading CCEA Presentation should be corrected to read, "W. Waite and J. Coghlan were present..." In addition under the heading of Scorecard Presentation, the first sentence should be corrected to read, "C. Brechlin was present..."	<i>Motion:</i> <i>A. Bloom moves to approve the 9/5/12 Minutes with the corrections noted. M. LaPlaca seconds and the motion passes unanimously.</i>
SCHOOL READINESS	1. Update K. Krider reported that A. Bladen has agreed to be the team leader for Successful Learners and that Anne extends her regrets that she cannot be present for tonight's meeting. 2. SDE QEGP 2012-2103 Grant Submission K. Krider reported that the QEPG was submitted and that it was based on the request for funds to create a town wide Kindergarten transition Plan that includes the ECE Centers, the Montessori School, the public Pre-K and the home based child care providers. Part of this K transition Plan will be to create a daylong event that providers training for all, the chance for networking and the roll out of the K Transition Plan. 3. CAN K. Krider reported that CAN (Collaborative Assistance Network) is currently meeting the 2 nd Wednesday of each month from 10:30 – 11:30 here at Town Hall. The participants in CAN include the four (4) Center Directors, the (2) Montessori Directors, the principals and a preK teacher from the public schools. CAN's	

	<p>primary objective for this year will be to create a town wide K Transition Plan as required by SDE and GMF.</p> <p>4. QRIS</p> <p>K. Krider explained that QRIS stands for Quality Rating Improvement System which is an SDE initiative which may soon be mandated.</p> <p>C. Guerrerri noted that GMF recently put out a 10pg. white paper on the importance of collaboratives and their impact on policy and funding in support of Early Care and Education.</p> <p>J. Goldman reported that on April 12th a conference will be held at UConn regarding social competence issues and that one goal of the conference is to involve the home care providers.</p>	K, Krider will send out a link to the Planning Team.
OLD BUSINESS	<ol style="list-style-type: none"> 1. Stone Soup – October 12, 2012, 8:00 – 3:30 – Crowne Plaza, Cromwell, CT 	
NEW BUSINESS	<ol style="list-style-type: none"> 1. Tom Deans – UCONN Students 2. David Bechtel 3. Recruiting Ideas 	
TEAM TIME		All
UPDATES	<p>Updates from team leaders and work groups:</p> <p>Playground Committee – S. Anderson reported that the design for the playground has been finalized and now the focus has shifted to fundraising. The build date has been changed to September, 2013. So far one game table has been purchased. S. Anderson will be distributing picket flyers at the centers and is planning a presentation to UConn. In addition, the playground has a website and a FB page.</p> <p>K. Zimmerman, Children’s Committee Coordinator reported that a Children’s Committee meeting was held and 3 MMS students and 8 younger children were in attendance.</p> <p>S. Anderson reported that they currently have a 4 person task force planning a Fun Run scheduled for May4th. Volunteers are needed for that. Also, S. Anderson is working on grant applications.</p> <p>Health Team -</p> <p>Successful Learners</p> <p>Community Connectedness</p> <p>Transportation Committee</p> <p>One Book – MJ Newman reported that that this Committee will meet tomorrow. Anyone interested in this project is invited and encouraged to attend.</p>	

PARKING LOT	<ol style="list-style-type: none"> 1. Summer Lunch Program 2. Before/After School Care 3. Scorecard 	
ADJOURN	<p>Next MAC Executive Council SPECIAL MEETING, Wednesday, October 17, 2012, 1:15pm – 2:45pm at Town Hall, Conference Room B..</p> <p>Next MAC Meeting, Wednesday, November 7, 2012.</p> <p>Agenda topics: Please send to Kathleen at kriderk@mansfieldct.org</p> <p>Respectfully submitted, Jillene B. Woodmansee Assistant to the Early Childhood Services Coordinator</p>	

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



COMMITTEE ON COMMITTEES

November 9, 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 October 12, 2012 meeting as presented. Motion passed unanimously.

By consensus the Committee agreed to move Item 5 as the next order of business.

4. COMMITTEE VACANCIES/APPLICATION

Mr. Shapiro moved and Mr. Paulhus seconded to recommend the following appointments to the Agriculture Committee: Alan Cyr, Charles Galgowski, Kathleen Paterson, Bryan Kielbania, and Welsey Bell (alternate). These are two year terms with an expiration date of 10/13/2014. Motion passed by all.

Mr. Shapiro moved and Mr. Paulhus seconded to recommend Vicky Wetherell be appointed to the Open Space Preservation Committee for a term ending 12/31/2015. Motion passed by all.

Mr. Shapiro moved and Mr. Paulhus seconded to recommend Will Bigl be appointed to the Commission on Aging for a term ending 9/1/2015. Motion passed by all.

Mr. Shapiro moved and Mr. Paulhus seconded to recommend Fred Goetz be appointed as the Advisory Committee on Persons with Disabilities member on the Human Services Advisory Committee. Motion passed by all.

Mr. Shapiro moved and Mr. Paulhus seconded to recommend Jeannne Mogayzel be appointed to the Cemetery Committee for a term ending 7/1/2013.

The Town Clerk will contact Tammy Meyers to ascertain her availability during the day to attend the Advisory Committee on Persons with Disabilities meetings. Interviews will be set up to hear from those residents who have volunteered for this Committee.

5. MANSFIELD TOMORROW, OUR PLAN OUR FUTURE

Jennifer Kaufman and Linda Painter described the process established for this HUD grant. A steering committee will be formed to guide the process and working groups formed to offer technical and other expertise to a given subject matter. Members discussed the appointing authority for these ad hoc committees.

Ms. Painter will talk with the Chair of the Planning and Zoning Commission, JoAnn Paul, about the steering committee process and will forward her thoughts to the Committee on Committees. Ms. Painter and Ms. Kaufman will draft outreach letters for both potential steering committee and working committee participants. Mr. Shapiro will update the Council at their next meeting.

6. MEETING SCHEDULE

Mr. Paulhus moved and Ms. Shapiro seconded to approve the meeting schedule as presented. Motion passed unanimously.

6. ADJOURNMENT

Mr. Paulhus moved and Mr. Shapiro seconded to adjourn the meeting at 9:27 a.m. Motion passed unanimously.

Mary Stanton, Mansfield Town Clerk

TOWN/UNIVERSITY RELATIONS COMMITTEE
Tuesday, November 13, 2012
Audrey Beck Municipal Building, Council Chambers

Minutes

Present: J. Armstrong, P. Barry, B. Chandy, C. DeVecchis, M. Kirk, J. Patel, E. Paterson, N. Silander, W. Simpson

Staff: M. Capriola, L. Painter (*Town*), van Zelm (*MDP*), J. Coite (*UConn*)

1. Call To Order

Meeting was called to order at 4:00 pm.

2. October 9, 2012 Meeting Minutes

Barry made the motion to approve the minutes as presented, seconded by Silander. Motion passed unanimously. Simpson was not present for the vote.

3. Updates:

a. *Mansfield Downtown Partnership:* van Zelm reported on business opening dates for Phase 1A commercial spaces. An update was provided on apartment rental leasing for the next phase of the project. Musical offerings will be held on Saturday afternoons for approximately 10 weeks on Dog Lane. Most of the sidewalk construction will be complete by Thanksgiving.

b. *MCCP:* Armstrong reported on a new initiative between the Mansfield Resident Trooper's Office, UConn Off-Campus Student Services, UConn Community Standards Office, and UConn PD. The parties are now meeting weekly to address matters related to off-campus behavioral concerns, problems, and (activity) hot-spots. MCCP will educate students about the dangers of walking on roads without sidewalks during evening hours.

c. *UConn Main Accumulation Area:* No report.

d. *Neighborhood Policing and Code Enforcement Activities:* Tabled to a future meeting.

4. Town/UCONN Water Supply EIE

Coite and Painter provided a high-level overview of the report. The Water Supply EIE report was released to the public on November 6th. The 45 day public comment period will conclude December 21st. A public hearing will be held on December 11th at 7pm at the Bishop Center. Looking at water needs for a 50 year horizon, it was determined that an average of 1 ¼ million gallons will be needed per day and up to 2 million gallons of water per day during peak times. Various potential water sources were evaluated and ultimately 3 feasible sources were identified. The 3 options have varying degrees of environmental impact which can be mitigated. The 3 options are estimated to cost between \$20-51 million and take between 3-4 ½ years to complete. A number of legal,

governance, financing, and affordability questions still need to be addressed and are being researched.

5. 2013 Meeting Schedule

Simpson made the motion, seconded by Silander to approve the recommended 2013 meeting schedule (second Tuesdays of February-June and August-December at 4:30pm). The motion passed unanimously. Capriola will forward to the Town Clerk per the Committee's request.

6. Other Business/Announcements

Painter announced that on December 6th, 2012 at 7pm in Council Chambers, UConn will present on the Tech Park Master Plan.

7. Opportunity for the Public to Address the Committee

Quentin Kessel, Codfish Falls Road. Mr. Kessel disclosed his affiliation with the Conservation Commission but indicated he was speaking as an individual. Mr. Kessel advocated for UConn to quickly notify the Conservation Commission and the public regarding matters related to the Water Supply EIE.

David Freudmann, Eastwood Road. Mr. Freudmann disclosed his affiliation with the Town Council but indicated he was speaking as an individual. Mr. Freudmann concurred with Mr. Kessel's remarks. Mr. Freudmann spoke to several issues including: the percentage of the UConn Co-op property that is considered taxable property; Storrs Center project relocation costs for a local salon; and UConn water bottles contributing to litter in the community.

8. Adjournment

Barry made the motion, seconded by Silander to adjourn. Motion passed unanimously. Meeting adjourned at 4:30 p.m.

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



**TOWN OF MANSFIELD
HOUSING CODE BOARD OF APPEALS**

*MINUTES of
REGULAR MEETING
December 12, 2011*

I. CALL TO ORDER

Chairman Richard Pellegrine called the meeting of the Town of Mansfield Housing Code Board of Appeals to order at 5:05 p.m. in Conference Room C at the Audrey P. Beck Building.

II. ROLL CALL

Members present: Richard Pellegrine, William Briggs and David Spencer. Housing Code Enforcement Officer, Derek Debus and the Board secretary, Jennifer Thompson, were also present at the meeting.

Member absent: Will Bigl

Brian McCarthy moved to Ashford this past year. Pursuant to the Housing Code Ordinance, members to the Board of Appeals must be "electors of the community". As his voting registration would be changed to his new town of residence, this disqualifies him from being a member of the Board. Brian McCarthy still maintains a business in Mansfield so we are sure he will remain active in the community in other ways. His years of service on this Board were acknowledged with appreciation.

III. APPROVAL / REVISION OF MEETING AGENDA

Chairman called for motion to revise or approve the agenda, motion in favor to accept the agenda as presented was made by William Briggs and seconded by David Spencer. All being in favor, motion passed.

IV. BUSINESS MEETING

a. Approval / Revision of Meeting Minutes

Chairman called for a motion to accept or revise the minutes of the December 13, 2010 meeting. Motion was made by Bill Briggs to accept the minutes and seconded by David Spencer. Motion passed.

b. Building & Housing Inspection Department Report

Housing Code Enforcement Officer, Derek Debus, reported that no applications for appeals have been received to date for the 2011 year. Inspections are on schedule and Landlords have been abating violations found during inspection. In addition to other requirements, provisions of the Parking Ordinance must be satisfied to obtain Housing Code compliance certification. Instances of houses previously used as family homes purchased by new owners and now becoming rental properties continues. These new owners have been complying, as may be subject to, Landlord Registration, Parking Ordinance and the Housing Code. Still have occurrences of son or daughter of owner put on deed to make exempt under owner occupancy. Complaints have been received during past year from tenants, neighbors and/or concerned citizens and

investigated. The Blight Ordinance continues to be enforced. Monitoring of rental status of questionable properties is done on a 6 month interval. Pictures are not generally taken during inspection unless issue of life safety or trash and blight. Obstacle in some cases is Landlord need for extensions, they go beyond deadlines to get repairs done and fail to timely pay certificate fees or fines. The renting of room(s) in owner occupied single family dwelling is exemption from housing certification; however, would be subject to zoning regulation as to permitted number of unrelated persons residing in the home. There was no change to the Code over the past year. The Nuisance Ordinance is now in effect town-wide. To enforce it, tickets are presently being written by police.

c. Review / Approval of 2012 Regular Meeting Schedule

Secretary provided members with a proposed draft schedule and listing of the legal holidays in the state. All agreed to maintain a regular meeting schedule for the 2nd Monday of each month at 5:00 pm, with the exception of the February, October and November meetings which would be held on Tuesday, the next business day following a holiday. David Spencer moved to accept the regular meeting schedule for 2012 as proposed, William Briggs seconded. All being in favor, motion passed.

d. Selection of Chairman for 2010

Chairman called for nominations of new Chairman. Motion made by David Spencer for Richard Pellegrine to continue service in this position, William Briggs seconded. All being in favor, the motion passed unanimously. Richard Pellegrine shall serve as Chairman of the Housing Code Board of Appeals for the 2012 year.

V. ADJOURNMENT

There being no further business to be presented to the members, William Briggs moved to adjourn the meeting, David Spencer seconded. Motion passed and the meeting adjourned at 5:40 p.m.

Respectfully submitted,
Jennifer Thompson, Secretary

TOWN OF MANSFIELD
FINANCE COMMITTEE MEETING
MINUTES OF NOVEMBER 13, 2012

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

Other Council Members Present: P. Shapiro

Staff Present: C. Trahan

Meeting called to order at 6:00pm.

1. Minutes from 10/9/12 meeting approved as presented.
2. Opportunity for Public Comment – none
3. Cherie Trahan gave an overview of the Quarterly Financial Statements for the period ending September 30, 2012 and answered various questions from the Committee. There are no major areas of concerns regarding the FY2012/2013 budget at this time.

David Freudmann requested that a revenue and expenditure summary for the Storrs Center Reserve Account be included in future Financial Statements. Cherie can provide this.

4. Adjournment. The meeting adjourned at 7:00 pm.

Motions:

Motion to approve the October 9, 2012 minutes by Carl Schaefer. Seconded by David Freudmann. Motion so passed.

Motion to recommend acceptance of the Quarterly Financial Statements as of September 30, 2012 by David Freudmann. Seconded by Carl Schaefer.

Motion to adjourn.

Respectfully Submitted,
Cherie Trahan
Director of Finance

**MANSFIELD DOWNTOWN PARTNERSHIP
BOARD OF DIRECTORS MEETING
Thursday, October 4, 2012
Mansfield Community Center**

8:30 AM

MINUTES

Present: Steve Bacon, Harry Birkenruth, Matt Hart, George Jones, Mike Kirk, Paul McCarthy, Frank McNabb, Toni Moran, Chris Paulhus, Steve Rogers, Kristin Schwab, Betsy Paterson, Bill Simpson, Ted Yungclas

Staff: Cynthia van Zelm, Kathleen Paterson

Guests: Amy Paul and Jacquelyn McCray with Management Partners; Howard Kaufman, Managing Member, with LeylandAlliance (part of day)

1. Call to Order

Vice President Steve Bacon called the meeting to order at 8:40 am in President Philip Lodewick's absence.

2. Strategic Planning Workshop

Mr. Bacon said the purpose of the strategic planning workshop is to develop a strategic plan for the Partnership organization over the next three years.

Amy Paul and Jacquelyn McCray with Management Partners led the Board and staff through a process to evaluate the Partnership's current vision and mission. The group came to consensus on a vision and mission and the Management Partners team will bring back a draft for review by the Board.

Chris Paulhus excused himself at 11 am.

The group then broke into two small groups to discuss the roles of the Partnership in fulfilling the vision and mission, excluding Storrs Center, and the same exercise focused on Storrs Center. The smaller groups then reported back to the larger group.

With respect to next steps, the team from Management Partners will summarize the work completed and recommendations by the Board for goals. The Board will then prioritize goals and develop a timeline for its work over the next three years.

Mr. Bacon suggested that a similar Board retreat be held on an annual basis and the Board agreed.

3. Adjourn

The meeting adjourned at 3:30 pm.

Mansfield Community Playground Project
Meeting Minutes

Date: November 8, 2012

Present: Sara Anderson, Kathleen Krider, Megan Huff, Heather Bunnell, Chad Rittenhouse, & Ellen Tulman

Next Meeting: Thursday December 13, 2012, 7:00 pm in Conference Rm B

- I. Minutes approved from Oct. mtg (Draft minutes will now be sent to entire committee directly by Ellen. Approved minutes to Jillene to be made available on Town website)
- II. General Coordinator Update
 - a. Financial Overview (submitted by Julia & shared with committee by Sara)
 - i. We need to identify & plan 2 additional "grass roots" fundraisers
 - ii. A list of potential grants has been identified. Kathleen Krider, Edan Tulman, & Kevin Grunwald have offered to assist in writing.
 - iii. Discussion of miscellaneous budget items.
 - iv. Review of Schematic
 1. Discussion of possibly adding another bucket swing in "big kid" area if does not impact budget. Sara to ask L & A
- III. Committee Updates
 - a. Tasks for some coordinators can be found online, specifically Volunteers & Tools (Chad noted that dates are not accurate – going through 1/2014)
 - b. Design & Special Features – Heather is looking for a more clear timeline. Sara to look into this.
 - c. A new website is in the works
- IV. Fundraising Events
 - a. Craft Fair – at EOSmith
 - i. Heather encouraged everyone to make personal invitations to events. Stressed the importance of personal connections.
 - ii. Holiday Market to be held 12/1/12 at Buchanan Auditorium. (additional information provided on separate handout)
 - iii. Sports Bar fundraiser. Possible date end of January. Recently the owner has been out of touch. Julia planning to make personal contact.
 - iv. Component Sales. One has been sold to local business.
 - v. Kathleen offered suggestions of local builders (specifically to Chad re: tools) to contact (Frank Hallie & Beebe among them)
 - vi. Papa Gino's fundraiser postponed. Possible new date of 12/5/12.

Minutes prepared & respectfully submitted by Ellen Tulman on 11/8/12

**TOWN OF MANSFIELD
AD HOC COMMITTEE FOR RESPONSIBLE CONTRACTING**

**Monday, November 5, 2012
Council Chambers, Audrey Beck Municipal Building
Minutes**

Members Present: Deputy Mayor Toni Moran (Chair), Mayor Elizabeth Paterson, Chris Paulhus

Other Council Members Present: David Freudmann

Staff Present: Maria Capriola, Matt Hart

The meeting was called to order at 9:04 a.m.

PUBLIC COMMENT

Betty Wassmundt, Old Turnpike Road. Asked the Committee to define its purpose and identify reasons for consideration of such an ordinance. Expressed concern that adoption of a responsible contracting ordinance will discourage contractors from locating in Mansfield.

Ric Hossack, Middle Turnpike Road. Referenced article from the Mansfield Independent News re: responsible contracting. Expressed his opposition to adoption of a responsible contracting ordinance.

In response to remarks made during public comment Hart and Moran offered clarifications regarding the timeline of events leading up to the creation of the Ad-hoc Committee on Responsible Contracting. In the fall of 2011, various trades unions approached the Mansfield Downtown Partnership to express concerns regarding labor conditions at Storrs Center. Hart and Howard Kaufmann, principal from Storrs Center Alliance, met with the union representatives to listen to the union's concerns and to review the safety and worker document protocols that the developer's general contractor, Erland Construction, was using at Storrs Center. Furthermore, in the spring of 2012, a handful of UConn professors, as private citizens, circulated a petition and brought similar concerns to the attention of the Downtown Partnership. Hart, Moran and Simpson, as members of the Downtown Partnership Board, along with Kaufman and van Zelm, met with this group of faculty. During these meetings, the faculty presented the concept of a RCO as a means to promote and ensure fair labor standards in public works projects. The partnership representatives did not endorse or draft a responsible contracting ordinance but did bring the concept to the attention of the Council as a whole. Members of the Downtown Partnership Board did not have joint meetings with the UConn President's Committee on Social Responsibility as was implied in remarks made during Public Comment.

1. RESPONSIBLE CONTRACTING ORDINANCES

Committee members expressed an interest in becoming more familiar with:

- Existing regulatory procedures such as prevailing wage, worker documentation, procurement process (bid preparation and award process), etc.
 - How does prevailing wage impact fringe/benefits?
- Guaranteed pay and healthcare requirements
- Apprenticeship programs
- Pre-authorization provisions
- Preference for local contractors and hiring locally
- Ability to enforce state/federal laws
 - How feasible would it be for the Town to enforce a responsible contracting ordinance and/or state/federal laws?
- The experience of a comparable community that has implemented a responsible contracting ordinance

Committee members expressed an interest in having the following guest speakers attend meetings if possible:

- DPW Director, Finance Director, Clerk of Works (to review procurement process, wage verification procedures)
- DOL (apprenticeship programs)
- Independent Contractors Association (model ordinance, pre-authorization provisions)
- Local Chamber of Commerce (preference for hiring local contractors and employees)
- Staff from Killingly (comparable community with responsible contracting ordinance)
- Town Attorney to assist with legal review and considerations
- Labor relations experts from area universities such as Central

There were no special requests for information or research at this time. Cornell University's labor relations program was recommended as a possible resource for information.

2. NEXT STEPS

First, the Committee will invite the DPW Director, Finance Director, and Clerk of Works to review the procurement process and wage verification procedures. Other guest speakers will follow. The Committee will try to meet twice per month. Moran reminded Committee members that it is permissible to schedule meetings and distribute materials through email but that it is not acceptable for Committee members to engage in discussion via email.

Paulhus made the motion, seconded by Paterson to adjourn the meeting. Motion passed unanimously. The meeting adjourned at 9:58 a.m.

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

**MANSFIELD DOWNTOWN PARTNERSHIP
MEMBERSHIP DEVELOPMENT COMMITTEE MEETING
Mansfield Town Hall, Conference Room B
September 25, 2012
8:00 AM**

MINUTES

Present: Frank McNabb (Chair), Alexinia Baldwin, Dennis Heffley, Betty Wexler

Staff: Cynthia van Zelm

1. Call to Order

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

2. Approval of Minutes from August 27, 2012

Betty Wexler made a motion to approve the minutes of August 27, 2012. Dennis Heffley seconded the motion. The motion was approved unanimously.

3. Update on Storrs Center

Cynthia van Zelm updated the Committee on the status of Storrs Center including new businesses and the status of road construction.

4. Discussion of Membership Brochure

The Committee reviewed Mr. McNabb and June Krisch's suggested comments on the update of the membership brochure. Mr. McNabb asked the rest of the Committee members to e-mail suggestions to Ms. van Zelm.

Mr. Heffley said that the Stanford Alumni Association provides membership to students for free while they are students but asks them to pay once they graduate. Ms. van Zelm will follow-up with the UConn Alumni Association.

Mr. Heffley also suggested meeting with the various student organizations on campus.

5. Update on Membership Outreach and Volunteer Calendar

Ms. van Zelm said that June Krisch had suggested that the Dr. John, and Branford Marsalis shows at the Jorgensen would be good ones for the Partnership to staff with a table. Mr. Heffley and John Armstrong suggested Under the Street Lamp as well. Mr. Armstrong had also suggested Celtic Nights. Ms. van Zelm will add these to the volunteer calendar and solicit people to help staff the Partnership table.

Future possible venues for a Partnership table are UConn basketball games, and the UConn Co-op in January when the students return from winter break.

Mr. McNabb said football games were not conducive to having a table because of potential weather conditions.

Ms. Wexler said she would bring membership brochures to the Alumni Association and the Dairy Bar.

6. Adjourn

The meeting adjourned at 8:40 am.

Minutes taken by Cynthia van Zelm.

**MANSFIELD DOWNTOWN PARTNERSHIP
MEMBERSHIP DEVELOPMENT COMMITTEE MEETING
Mansfield Town Hall, Conference Room B
November 27, 2012
8:00 AM**

MINUTES

Present: Frank McNabb (Chair), Dennis Heffley, June Krisch

Guest: George Jones

Staff: Cynthia van Zelm

1. Call to Order

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

2. Recommendation of George Jones to serve on Membership Development Committee

June Krisch recommended to the Partnership Board of Directors that George Jones be appointed to the Membership Development Committee. Mr. McNabb concurred and will make that recommendation to the Board.

3. Approval of Minutes from September 25, 2012

There was no quorum to approve the minutes.

4. Update on Storrs Center

Cynthia van Zelm updated the Committee on the status of Storrs Center including new businesses and the status of road construction. Ms. van Zelm will follow-up with a question raised by Dennis Heffley about a turning lane on Storrs Road.

Mr. Heffley suggested working with UConn on ensuring that the summer school is aware of the new amenities at Storrs Center. Ms. van Zelm said the Business Development and Retention Committee had met with Cara Workman, Director of University Events, about outreach to UConn about Storrs Center.

5. Update on Membership Brochure

Ms. van Zelm showed the draft membership brochure to the Committee and said it was almost ready to go to print. Mr. Jones suggested moving the individual membership benefits to the same list of benefits for other categories. Ms. van Zelm will check with the brochure designer to see if this is possible.

6. Update on Membership Outreach and Volunteer Calendar

Ms. van Zelm said she is checking with UConn Athletics about whether the Partnership can have a table at two of the UConn basketball games at Gampel.

She said she submitted an article to the The Reminder News with an update on Storrs Center. It should appear this week.

Mr. McNabb suggested that the Partnership also have a table again at the UConn Co-op when students return in January. The dates would be January 20 and 21. Ms. van Zelm will resend out the volunteer calendar.

Mr. McNabb said he could work at Winter Fun Day.

Ms. van Zelm will let the Committee know about the other potential days to staff a table at Jorgensen in the spring.

7. Approval of 2013 Meeting Dates

Ms. van Zelm said that Committee member John Armstrong now has a conflict every Tuesday morning. Committee members present said they could meet on Mondays. Ms. van Zelm will poll the Committee on whether Mondays work. The Committee will finalize its 2013 dates at its December meeting.

8. Adjourn

The meeting adjourned at 8:53 am.

Minutes taken by Cynthia van Zelm.

HOUSING AUTHORITY OF THE TOWN OF MANSFIELD
REGULAR MEETING MINUTES
Housing Authority Office
November 15, 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 8:50 a.m. by the Chairperson.

MINUTES

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

COMMENTS FROM THE PUBLIC

None

COMMUNICATIONS

None

REPORTS OF THE DIRECTOR

Bills

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

Financial Reports –A (General)

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

REPORT FROM TENANT REPRESENTATIVE

Human Services Advisory Committee

Mr Eddy reported that Food Share is underway and has been very successful. The UCONN Student Outreach Program provides volunteers to set up the tables and food when the truck arrives and help to dispense the food.

General Reports

Mr. Eddy had no other reports.

AD HOC COMMITTEE REPORTS

Affordable Housing Committee

The committee has not met. Ms Fields and Mr. Simonsen met with Matt Hart, Maria Capriola and Linda Painter to discuss the Section 8 Housing Choice Voucher program and other affordable housing options. Linda Painter discussed the possibility of home foreclosed by banks that may be made available to the municipalities to create affordable housing.

UNFINISHED BUSINESS

Legal Updates

Ms Fields requested that the Chairman request a vote to go into Executive Session in order to provide legal updates which contain privileged information.

Executive Session

The Chairman responded that the legal updates should be considered in executive session.

A motion was made by Mr. Simonsen and seconded by Mr. Eddy to invite Ms Fields to the Executive Session and to go into Executive Session at 9:55 a.m. Motion approved unanimously.

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

Wrights Village Tree Trimming and Removal

Tree trimming has been completed at Wrights Village

Holinko Estates Tree Trimming and Removal

Due to the ground being so wet, most tree work will be done next week at Holinko. Some tree trimming has been completed.

Wrights Village Sidewalk Repair

Sidewalk repairs will be done next week.

Wrights Village and Holinko Estates Budgets

Budgets have been approved by CHFA.

NEW BUSINESS

Paperless Office

Ms Fields discussed the idea of going as paperless as possible as a way of reducing costs, saving time and improving service. The office staff attended a webinar on Wednesday to view HAPPY software for a paperless office. Ms Fields has also contacted FileVision to set up a web demonstration for December 5th to evaluate that software. FileVision is currently being used successfully by Charlotte Housing Authority. Once the web demonstration has been viewed, the company will provide the pricing on the software, hardware requirements and a cost benefit analysis.

MEETING DATE CHANGE

The December Regular Meeting has been changed from December 20, 2012 to December 19, 2012.

OTHER BUSINESS

None

ADJOURNMENT

The Chairperson declared the meeting adjourned at 10:45 a.m. without objection.

Dexter Eddy, Secretary

Approved:

Richard Long, Chairperson

97 Mansfield Hollow Road
 Mansfield Center, CT 06250
 December 20, 2012

Mayor Elizabeth Paterson
 4 South Eagleville Road
 Storrs, CT 06268

Dear Mayor Paterson,

I understand the DRAFT minutes of the November 27, 2012 meeting of the Mansfield Advisory Committee on the Needs of Persons with Disabilities were the source of concern at a recent (12/10/12) Town Council Meeting and that said concern led some council members to proclaim the occurrence of FOI and Ethical violations.

As the recording secretary for that committee I need to point out that the word DRAFT on any minutes, should alert readers to the possibility that said minutes may contain errors, typos, omissions and/or misinterpretations on the part of the recorder and that those minutes can not be considered an accurate reflection of the meeting until they have been reviewed and approved by those who were in attendance at the meeting. Since the MACPD minutes of 11/27/2012 referred to at the Council meeting were clearly marked DRAFT in bold face type, I would think a simple phone call to me as the recorder, Mr. Grunwald as staff liaison, or any other committee member in attendance, asking for clarity would be a more appropriate action than announcing on Public Access television that serious breeches have taken place.

I want to make it clear that Mr. Grunwald was authorized by the committee to draft a letter to the Town Council asking for clarity on the status of the South Eagleville sidewalk from Separatist Road to Maple Road. That project is one of several "accessibility issues previously identified" by MACPD and "accessibility issues previously identified" is an Old Business item on the committee's agenda for every meeting.

On November 27, 2012 I was the person who asked about the status of the sidewalk. I raised the question because MACPD, as an advisory body, had previously taken action on the item by requesting the inclusion of the cost of the project in the town budget for FY2011/12. Since the referendum for bond approval in November 2011 failed to satisfy Section C407 of the Mansfield Charter, it appears that no action has been taken and no information communicated to the public on this project. The memo to Town Council from Town Manager Matthew Hart dated October 22, 2012 would suggest that our inquiry is not out of order, but quite appropriate, since MACPD would expect to be one of the advisory committees referred to by Mr. Hart in the recommendation section of this memo who might be asked to provide "input regarding the need and importance of this project as part of the Town's overall walkway/bikeway plan."

I think it is most unfortunate that an inquiry from a Town Council appointed advisory committee on a project of particular interest to that committee, has resulted in the public dissemination of charges of impropriety. Did Mr. Grunwald do anything wrong? NO! Could my minutes have been clearer and better organized? YES! I believed "authorization" was implicit in the statement that Mr. Grunwald would draft the letter. But they were DRAFT minutes and a phone call could have clarified the issue.

May I respectfully suggest to Council that in future, Council members communicate directly with the people of whom they have questions and that they be keenly aware that what they say in televised meetings cannot be reigned in once uttered?

Sincerely,

Gloria Bent
 Recording Secretary
 Mansfield Advisory Committee on the needs of Persons with Disabilities
 Cc: Matthew Hart, Kevin Grunwald, members MACPD
 Approved minutes 11/27/2012 attached

AGENDA

Mansfield Advisory Committee

on the Needs of Persons with Disabilities

Regular Meeting - Tuesday November 27, 2012

2:30 PM - Conference Room B - Audrey P. Beck Building

(Please call 429-3315 if you cannot attend)

- I. Recording Attendance
- II. Approval of the Minutes for October 23, 2012.
- III. New Business (other added by majority vote)
 - a. Membership
 - b. Quarterly Report
 - c. Other

Old Business

- a. Accessibility issues previously identified
 - b. Representation on the Human Services Advisory Committee (Fred Goetz)
 - c. Transportation Advisory Committee Meeting
 - d. Annual Report/Goals
 - e. Review of PZC referrals
 - f. Other
- V. Adjournment: next meeting (proposed) December 18, 2012.

**Mansfield Advisory Committee
on the Needs of Persons with Disabilities**

Tuesday November 27, 2012

2:30 PM - Conference Room B - Audrey P. Beck Building

Attendance: Jennifer Tanner, Christina Colon-Semenza, Gloria Bent, Kevin Grunwald, staff

Regrets: Fred Goetz, Kathy Ann Easley, staff

The meeting was called to order by Vice-chair, J. Tanner at 2:40 p.m.

The minutes for October 23, 2012 were approved with the following corrections: Correct the spelling to Semenza; a typo in reference to the Committee *on* Committees.

New Business

Membership: G. Bent will follow up with D. Clauson to determine her interest in the committee.

Annual Report: K. Grunwald distributed copies of the finalized annual report for MACPD.

Other: J. Tanner reported that at a recent sporting event at the ECSU Athletic Fields, located in Mansfield, the public bathrooms were locked and only one non-accessible Port-a-potty was available. An email to the Athletic Director resulted in an immediate response indicating that he would take steps to see that it did not happen again. The office for students with disabilities at ECSU will be made aware of the situation.

Old Business

Accessibility issues previously identified:

Curb Cuts

J. Tanner noted that some crosswalks on rte. 275 still do not have curb cuts though MACPD asked that the issue be addressed some time ago.. There is also a crosswalk on Bolton Road without a curb cut. K. Grunwald will draft a memo to Public Works and cc Town Council.

Mansfield Supply

K. Grunwald has clarified with the town Building Department that the construction of a ramp at Mansfield Supply will not necessitate the store making further renovations. He will send a follow-up note to Mansfield Supply to let them know.

South Eagleville sidewalk

By consensus the committee agreed to ask K. Grunwald to draft a letter to the Town Council asking about their plans for moving this project forward.

Representation on the Human Services Advisory Committee

F. Goetz has been appointed as MACPD representative on the Human Services Advisory Committee.

Transportation Advisory Committee Meeting

The committee discussed transportation issues, focusing on ADA transportation. It is only available to people who live within $\frac{3}{4}$ of a mile of the fixed WRTD route. The Committee agreed to advocate for expanding the corridor and for better publicity of the service.

At the December meeting the committee will review a survey on public transportation developed by MAC and consider using a similar tool to gather data on public transportation needs among seniors and residents with disabilities.

Review of PZC referrals: A letter has been sent to Kueffner and Stoddard inquiring about the accessibility of the proposed ropes course. No response as yet.

Whispering Glen: The plan calls for 54 rental units. K.Grunwald will draft a letter on behalf of MACPD making the recommendation that a certain number of units be constructed to be universally accessible, rather than relying on retrofitting as the need arises.

Meeting adjourned at 3:30. p.m.
Next meeting will be December 18, 2012.

Respectfully submitted,
Gloria Bent, recording secretary

Approved 12/18/2012

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December 14, 2012

Dear Mansfield Town Manager Matt Hart,

As members of the Mansfield Commission on Aging, we respectfully request your consideration of the following comments regarding the status of the search for a new Social Worker for our Wellness Center.

We have attempted to follow the progress of this process since the former Social Worker left in September. It is our understanding that the initial job posting resulted in only one qualified applicant, and that following that interview, the candidate withdrew her application. We understand that the plan going forward is to repost the position. We have noticed that there is no job posting on our town's web-site at this time. This ongoing vacancy is of deep concern to our committee as we attempt to advocate for the needs of our Town Seniors.

We would appreciate clarification of a few issues. We wonder if the requirement for a "licensed clinical social worker" is necessary. We are concerned that a part-time – limited benefits position with an advanced licensure requirement such as this will be a deterrent for otherwise qualified individuals to apply. Additionally, we are curious as to the anticipated timeline for this next "search" as well as the process in place to expedite this so that this critically important position is filled in a timely manner.

There are many seniors in our town that have come to rely on the resources and supports available through both our senior center and our wellness center. This is a difficult time of year for many elders and our Commission would like to strongly urge that this issue be given immediate attention so that this position is filled quickly.

Sincerely,

April Holinko, Chairperson Commission on Aging
Written on behalf of the Commission on Aging

Cc: Town Councilors

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Jennifer Kaufman
 Natural Resources and Sustainability Coordinator
 Mansfield Tomorrow Project Manager
 4 South Eagleville Road
 Storrs-Mansfield, CT 06268
 860-429-3015x204
 KaufmanJS@MansfieldCT.org

To: Mansfield Town Council
 From: Jennifer Kaufman
 Date: January 3, 2013
 RE: Growing Farms in Mansfield Workshop

On Saturday, February 2, 2013, Mansfield Tomorrow will hold a workshop, *Growing Farms in Mansfield*. We would like a representative from Mansfield's Town Council to provide their perspective in growing a viable agricultural economy in our community. The workshop will be held from 8:30 am to 2:00 pm at the Buchanan Center in the Mansfield Library. It will be highly interactive and will result in specific strategies that will be incorporated in the Town's Plan of Conservation and Development and Economic Development Strategy. Breakfast and lunch will be provided

Mansfield Tomorrow is a town project designed to give Mansfield the vision, the strategies and the tools to become the 21st century community that we want to be. At the end of this process, we will have a new comprehensive plan that addresses issues such as how we preserve what we like best, where we want new development to occur, what that development should look like, how we grow local businesses and farms, and how we make living here more affordable for working families. New zoning and subdivision regulations will also be developed as tools to implement our vision.

If you are able to participate in this event, please contact me at your earliest convenience and no later than Friday, January 18th, at KaufmanJS@MansfieldCT.org or 860-429-3015x204. We hope you will join us in planning for a rich agricultural economy in Mansfield.

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CC: TownCouncil@Mansfieldct.org; Gregory.Haddad@cga.ct.gov
From: heidihand@sbcglobal.net
Subject: UCONN water and the town of Mansfield
Date: Sun, 30 Dec 2012 14:13:50 -0500
To: jason.coite@uconn.edu

Dear Mr. Coite,

I am writing to express my concern over UCONN's proposal to expand their water supply system. As a resident of Mansfield, I object to the impact on my town and the environment. I am also concerned about the lack of opportunity for public input into the decision-making process. I am asking that you include my concerns in the EIE process due to close on Jan. 4th. Not enough time has been given for citizens to share their views; I hope this deadline will be extended so that more taxpayers can put forth their opinions.

I am a graduate of UCONN and I enjoy living in a university community. However, it is time for UCONN to face reality and begin to live within its means as far as natural resources are concerned. The university cannot continue to grow and expect the town to suffer the consequences (added traffic, use of town resources like fire and ambulance services, increased population, etc.--all without compensation). The environment will suffer, as well. I am concerned that UCONN is overlooking opportunities for conservation--instead choosing plans that will make the worst possible impact on the environment. This beautiful area should not be developed into a over-populated business district in order to support the University's needs. If there is not enough water here to support the University and the proposed technology park, then it is time for UCONN to look elsewhere for its expansion projects. Choosing a more urban location that is better able to support growth makes much more sense than continuing to develop Mansfield in a way that will destroy the environment and the unique character of our town.

I therefore support Action #1, the No-Action, No-Build alternative.

Thank you for your time and consideration.

Sincerely,

Heidi Hand
39 Bundy Lane
Storrs, CT 06268

Tel. 860-429-1076

Sent from my iPad

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Raluca Mocanu
253 Maple Rd
Mansfield CT 06268

To Mansfield Town Council,

I am a Mansfield resident and business owner, and I am writing you in regards to additional water sources sought by UConn & the Town of Mansfield.

After reading the EIE (Environmental Impact Evaluation) of Potential Sources of Water Supply released by University of Connecticut in November 2012, **I urge you to support Action #1, the No-action, No-build alternative** (ES-4 and section 5).

I put the health and sustainability on our environment above UConn's growth interests. UConn must learn to respect the environment and grow within the limits of existing local resources, instead of piping in 2 million gallons of water a day from a source up to 30 miles away.

I also want to draw your attention to the following points throughout the document:

- UConn's Margin of Safety (MOS) issues should be addressed by curtailing demands at peak times and better conservation practices, instead of by increasing supply.
- The preferred options for bringing water in (interconnection with CWC, MDC or WWW) will result in housing and population increase in the town of Mansfield (ES-7). They will result in secondary growth which is difficult to predict at this time. Have Mansfield residents been informed about this? Have we been asked if this is what we want? Will we be able to vote on this?
- Increased energy usage will result with all three proposed alternatives (ES-8). Why is this acceptable? Why aren't conservation and use reduction alternatives considered? The EIE states that these energy increases are not "regionally significant". But they are environmentally significant. Regional overconsumption does not justify more of the same.
- Why doesn't UConn consider building their proposed facilities in an area where existing water resources can support them? Clearly the Storrs area has reached its limit for water resources.
- I encourage the Town of Mansfield to pursue its water needs as described in sections 5.2 and 5.3 of the EIE document.

Thank you for your consideration,

Raluca Mocanu

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Legal Notice
Town of Mansfield

Notice is hereby given in accordance with Connecticut General Statutes §10-153d that a copy of the Agreement between Regional School District #19 Board of Education and Regional School District #19 Administrators Association effective July 1, 2013 through June 30, 2016, was filed in the Town Clerk's office, 4 South Eagleville Road, Mansfield and is available for public inspection.

Dated at Mansfield, Connecticut this 3rd day of January 2013.

Mary Stanton
Town Clerk Mansfield

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LEGAL NOTICE
TOWN OF MANSFIELD

In accordance with Section 7-349 of the Connecticut General Statutes, notice is hereby given that the Comprehensive Annual Financial Report for the Town of Mansfield and the Comprehensive Annual Financial Report for Regional School District 19 for the Fiscal Year July 1, 2011 to June 30, 2012, which were prepared under the Director of Finance and audited by Blum, Shapiro & Company P.C., 29 South Main Street, West Hartford, CT, are on file and open for public inspection in the Office of the Town Clerk, 4 South Eagleville Road, Mansfield, Connecticut.

Dated at Mansfield, Connecticut, this 4th day of January 2013.

Mary Stanton
Town Clerk, Mansfield

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Legal Notice:

The Mansfield Zoning Board of Appeals will hold a public hearing on January 9, 2013 at 7:00 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building, 4 South Eagleville Road, to hear comments on the following application:

7:00 P.M. – Christopher Lowe for a variance of Art VIII, Sec A to construct a 28' x 36' garage approximately 25' from the rear property line where 50' is required, at 222 Warrenville Rd.

At this public hearing, interested parties may appear and written communications may be received. No information shall be received after the close of the public hearing. Additional information is available in the Mansfield Town Clerk's Office. Dated December 20, 2012.

Sarah Accorsi
Chairman

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TOWN OF MANSFIELD
MEMORANDUM
12/31/12

TO: Cherie A Trahan, Director of Finance
FROM: Lon R. Hultgren, Director of Public Works
RE: **CPI Escalation for Multi-family Garbage/Recycling Collection Contract**

Beginning December 1, 2012 the prices in our multi-family collection contract will rise based on the CPI from November 2011 to November 2012. The consumer price index rose 2% in this period of time. The escalated prices are given below and should be used from December 2012 through November 2013:

Multi-Family (Willimantic Waste paper)		
Item	Current Price	Escalated Price
1 CY trash dumpster 1x/wk	25.10	25.60
2 CY trash dumpster 1x/wk	28.95	29.53
4 CY trash dumpster 1x/wk	57.91	59.07
6 CY trash dumpster 1x/wk	78.96	80.54
6 CY trash dumpster 2x/wk	153.01	156.07
8 CY trash dumpster 1x/wk	94.74	96.63
8 CY trash dumpster 2x/wk	183.01	186.67
8 CY trash dumpster 3x/wk	271.28*	276.71 (+ 250.86 tipping fee)
8 CY trash dumpster 4x/wk	359.55*	366.74 (+ 250.86 tipping fee)
8 CY trash dumpster 5x/wk	447.82*	456.78 (+ 376.29 tipping fee)
10 CY trash dumpster 1x/wk	105.26	107.37
95 gallon recycling carts	4.51	4.60
Individual recycling stops	4.51	4.60
8 CY recycle dumpster 1x/wk	94.74	96.63
8 CY recycle dumpster 2x/wk	183.01	186.67
8 CY recycle dumpster 3x/wk	271.28	276.71
8 CY recycle dumpster 4x/wk	359.55	366.74

Mini & 1-can recycling	3.17	3.23
Mini service	6.40	6.53
1-can service	6.81	6.95

*collection cost only, does not include tipping fee.

cc: Matt Hart, Town Manager
Tim DeVivo, Willimantic Waste Paper, Multi-family hauler
Mayo & Sons, Single-family hauler
Virginia Walton, Recycling/Refuse Coordinator
Cheryl Urban, Collector's office
Linda Patenaude, Public Works Specialist

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

December 28, 2012

Mr. Thomas Pike
55 Farmstead Road
Storrs Mansfield, CT 06268

Dear Mr. Pike:

Under the authority provided to me by Chapters 129-4, 182-10 and 189-6A of the Code of the Town of Mansfield, I am pleased to appoint you to the position of hearing citation officer effective January 10, 2013.

Thank you for your interest in serving. It is my understanding that you have received one day of training on December 19, 2012 and are scheduled to receive additional training on January 9, 2013 on your responsibilities as a citations hearing officer. I trust that you will find the work to be rewarding, and I greatly appreciate your willingness to serve our community.

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

Sincerely,

Matthew W. Hart
Town Manager

CC: Mansfield Resident State Trooper Office
Mary Stanton, Town Clerk

PAGE
BREAK

TOWN OF MANSFIELD
OFFICE OF THE TOWN MANAGER



Matthew W. Hart, Town Manager

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MANSFIELD, CT 06268-2599
(860) 429-3336
Fax: (860) 429-6863

December 20, 2012

Mr. John Silander
30 Silver Falls Lane
Storrs, CT 06268

Re: Reappointment to Conservation Commission

Dear Mr. Silander:

I am pleased to reappoint you to the Conservation Commission, for a new term to expire on August 31, 2014.

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

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

Sincerely,

Matthew W. Hart
Town Manager

Cc: Town Council
Mary Stanton, Town Clerk

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



Matthew W. Hart, Town Manager

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

December 27, 2012

Richard A. Miller, Esq.
Director, Environmental Policy
University of Connecticut, U-3055
Storrs, CT 06269

Re: University of Connecticut Application to the Microgrid Grant and Loan Pilot Program

Dear Mr. Miller:

The Town of Mansfield supports the University of Connecticut's proposal to develop a microgrid that would integrate distributed energy generation and mission critical facilities at the Depot Campus at Storrs. The proposed microgrid would provide reliable power during times of electricity grid outages. Although the Town of Mansfield has used the Community Center and the E.O. Smith High School in Mansfield as shelters, the buildings and facilities at the Depot Campus would provide additional opportunities to support restoration efforts and the provision of essential public services to residents of Mansfield and the surrounding area.

Sincerely,

Matthew W. Hart
Town Manager

Cc: Town Council
Sustainability Advisory Committee
William Hammond, Facilities Management
Linda Painter, Planning and Development

PAGE
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TOWN OF MANSFIELD
OFFICE OF THE TOWN MANAGER



Matthew W. Hart, Town Manager

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

December 26, 2012

Reverend Ron Baker
First Baptist Church
945 Storrs Road
Storrs, CT 06268

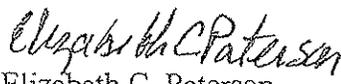
Dear Reverend Baker:

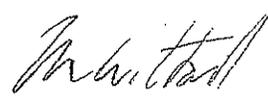
The days following the tragedy in Newtown, CT were a grave time for our town and its citizens. The out pouring of grief was immense and you provided essential services to residents during a time of considerable stress. Though incidents like these are challenging, you worked successfully to meet the needs of our residents in a considerate and generous manner.

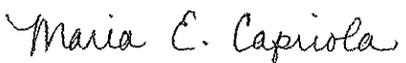
We commend you for your assistance during the Candlelight Vigil. In particular we would like to thank you for your efforts in coordinating and planning the Vigil.

Thank you for putting forth an extraordinary effort and being a part of what makes the Town of Mansfield a compassionate organization.

Sincerely,


Elizabeth C. Paterson
Mayor


Matthew W. Hart
Town Manager


Maria E. Capriola
Assistant Town Manager

Cc: Mansfield Town Council

TOWN OF MANSFIELD
OFFICE OF THE TOWN MANAGER



Matthew W. Hart, Town Manager

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

December 26, 2012

Mr. John Cuyler
Storrs Community Church
18 Dog Lane, Suite D
Storrs, CT 06268

Dear Mr. Cuyler:

The days following the tragedy in Newtown, CT were a grave time for our town and its citizens. The out pouring of grief was immense and you provided essential services to residents during a time of considerable stress. Though incidents like these are challenging, you worked successfully to meet the needs of our residents in a considerate and generous manner.

We commend you for your assistance during the Candlelight Vigil on Sunday, December 16, 2012. In particular we would like to thank you for bringing candles used during the Vigil and for distributing candles to participants.

Thank you for putting forth an extraordinary effort and being a part of what makes the Town of Mansfield a compassionate organization.

Sincerely,

Elizabeth C. Paterson
Elizabeth C. Paterson
Mayor

Matthew W. Hart
Matthew W. Hart
Town Manager

Maria E. Capriola
Maria E. Capriola
Assistant Town Manager

Cc: Mansfield Town Council

TOWN OF MANSFIELD
OFFICE OF THE TOWN MANAGER



Matthew W. Hart, Town Manager

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

December 26, 2012

Mr. Matthew Emery
Storrs Congregational Church
2 North Eagleville Road
Storrs, CT 06268

Dear Mr. Emery:

The days following the tragedy in Newtown, CT were a grave time for our town and its citizens. The out pouring of grief was immense and you provided essential services to residents during a time of considerable stress. Though incidents like these are challenging, you worked successfully to meet the needs of our residents in a considerate and generous manner.

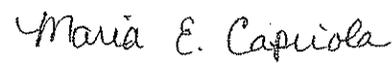
We commend you for your assistance during the Candlelight Vigil on Sunday, December 16, 2012. In particular we would like to thank you for your efforts in coordinating and planning the Vigil.

Thank you for putting forth an extraordinary effort and being a part of what makes the Town of Mansfield a compassionate organization.

Sincerely,


Elizabeth C. Paterson
Mayor


Matthew W. Hart
Town Manager


Maria E. Capriola
Assistant Town Manager

Cc: Mansfield Town Council

TOWN OF MANSFIELD
OFFICE OF THE TOWN MANAGER



Matthew W. Hart, Town Manager

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FOUR SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2599
(860) 429-3336
Fax: (860) 429-6863

December 26, 2012

Reverend Hilary Greer
St. Mark's Episcopal Chapel
42 North Eagleville Road
Storrs, CT 06268

Dear Reverend Greer:

The days following the tragedy in Newtown, CT were a grave time for our town and its citizens. The out pouring of grief was immense and you provided essential services to residents during a time of considerable stress. Though incidents like these are challenging, you worked successfully to meet the needs of our residents in a considerate and generous manner.

We commend you for your assistance during the Candlelight Vigil on Sunday, December 16, 2012. In particular we would like to thank you for leading the Community Conversation and encouraging people to speak about the situation in a helpful and healing way.

Thank you for putting forth an extraordinary effort and being a part of what makes the Town of Mansfield a compassionate organization.

Sincerely,

Elizabeth C. Paterson
Elizabeth C. Paterson
Mayor

M. W. Hart
Matthew W. Hart
Town Manager

Maria E. Capriola
Maria E. Capriola
Assistant Town Manager

Cc: Mansfield Town Council

TOWN OF MANSFIELD
OFFICE OF THE TOWN MANAGER



Matthew W. Hart, Town Manager

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

December 26, 2012

Father Greg Jednaki and Father John Antonelle
St. Thomas Aquinas Chapel
46 North Eagleville Road
Storrs, CT 06268

Dear Father Jednaki and Father Antonelle:

The days following the tragedy in Newtown, CT were a grave time for our town and its citizens. The out pouring of grief was immense and you provided essential services to residents during a time of considerable stress. Though incidents like these are challenging, you worked successfully to meet the needs of our residents in a considerate and generous manner.

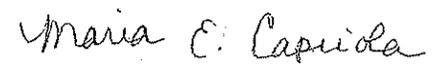
We commend you for your assistance during the Candlelight Vigil on Sunday, December 16, 2012. In particular we would like to thank you for leading the Invocation and helping to calm the fears of those in attendance. Also, many thanks for bringing candles for participant use during the Vigil.

Thank you for putting forth an extraordinary effort and being a part of what makes the Town of Mansfield a compassionate organization.

Sincerely,


Elizabeth C. Paterson
Mayor


Matthew W. Hart
Town Manager


Maria E. Capriola
Assistant Town Manager

Cc: Mansfield Town Council

TOWN OF MANSFIELD
OFFICE OF THE TOWN MANAGER



Matthew W. Hart, Town Manager

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

December 26, 2012

Mr. Joe Nollet
Hope Lutheran Church
2 Dog Lane
Storrs, CT 06268

Dear Mr. Nollet:

The days following the tragedy in Newtown, CT were a grave time for our town and its citizens. The out pouring of grief was immense and you provided essential services to residents during a time of considerable stress. Though incidents like these are challenging, you worked successfully to meet the needs of our residents in a considerate and generous manner.

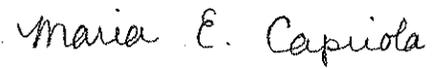
We commend you for your assistance during the Candlelight Vigil on Sunday, December 16, 2012. In particular we would like to thank you for leading the Lighting of Candles and encouraging people to remember the situation in a helpful and healing way.

Thank you for putting forth an extraordinary effort and being a part of what makes the Town of Mansfield a compassionate organization.

Sincerely,


Elizabeth C. Paterson
Mayor


Matthew W. Hart
Town Manager


Maria E. Capriola
Assistant Town Manager

Cc: Mansfield Town Council

TOWN OF MANSFIELD
OFFICE OF THE TOWN MANAGER



Matthew W. Hart, Town Manager

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

December 26, 2012

Reverend Ann Plumley
First Church of Christ in Mansfield
(Congregational UCC)
549 Storrs Road
Storrs, CT 06268

Dear Reverend Plumley:

The days following the tragedy in Newtown, CT were a grave time for our town and its citizens. The out pouring of grief was immense and you provided essential services to residents during a time of considerable stress. Though incidents like these are challenging, you worked successfully to meet the needs of our residents in a considerate and generous manner.

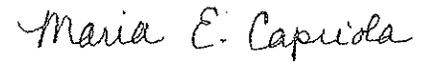
We commend you for your assistance during the Candlelight Vigil on Sunday, December 16, 2012. In particular we would like to thank you for coordinating the music and the musical selections. The songs were a great help in assisting people to experience the situation in a healing way.

Thank you for putting forth an extraordinary effort and being a part of what makes the Town of Mansfield a compassionate organization.

Sincerely,


Elizabeth C. Paterson
Mayor


Matthew W. Hart
Town Manager


Maria E. Capriola
Assistant Town Manager

Cc: Mansfield Town Council

TOWN OF MANSFIELD
OFFICE OF THE TOWN MANAGER



Matthew W. Hart, Town Manager

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FOUR SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2599
(860) 429-3336
Fax: (860) 429-6863

December 26, 2012

Rabbi Jeremy Schwartz
Temple B'nai Israel
345 Jackson Street
P.O. Box 61
Willimantic, CT 06226

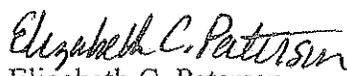
Dear Rabbi Schwartz:

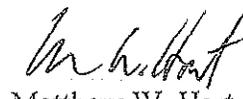
The days following the tragedy in Newtown, CT were a grave time for our town and its citizens. The out pouring of grief was immense and you provided essential services to residents during a time of considerable stress. Though incidents like these are challenging, you worked successfully to meet the needs of our residents in a considerate and generous manner.

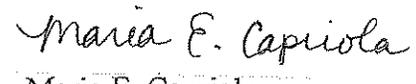
We commend you for your assistance during the Candlelight Vigil on Sunday, December 16, 2012. In particular we would like to thank you for leading the Closing Prayer at the Vigil and encouraging people to think about the situation in a helpful and healing way.

Thank you for putting forth an extraordinary effort and being a part of what makes the Town of Mansfield a compassionate organization.

Sincerely,


Elizabeth C. Paterson
Mayor


Matthew W. Hart
Town Manager


Maria E. Capriola
Assistant Town Manager

Cc: Mansfield Town Council

TOWN OF MANSFIELD
OFFICE OF THE TOWN MANAGER



Matthew W. Hart, Town Manager

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

December 26, 2012

Ms. Linda Painter
Director of Planning and Development
4 South Eagleville Road
Storrs, CT 06268

Dear Ms. Painter:

The days following the tragedy in Newtown, CT were a grave time for our town and its citizens. The out pouring of grief was immense and you provided essential services to residents during a time of considerable stress. Though incidents like these are challenging, you worked successfully to meet the needs of our residents in a considerate and generous manner.

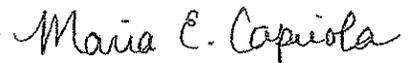
We commend you for your assistance during the Candlelight Vigil on Sunday, December 16, 2012. In particular we would like to thank you for your efforts in staffing the Vigil.

Thank you for putting forth an extraordinary effort and being a part of what makes the Town of Mansfield a compassionate organization.

Sincerely,


Elizabeth C. Paterson
Mayor


Matthew W. Hart
Town Manager


Maria E. Capriola
Assistant Town Manager

Cc: Mansfield Town Council

TOWN OF MANSFIELD
OFFICE OF THE TOWN MANAGER



Matthew W. Hart, Town Manager

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

December 26, 2012

Mr. Fran Raiola
Emergency Management Director
4 South Eagleville Road
Storrs, CT 06268

Dear Mr. Raiola:

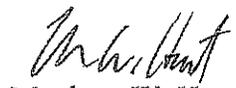
The days following the tragedy in Newtown, CT were a grave time for our town and its citizens. The out pouring of grief was immense and you provided essential services to residents during a time of considerable stress. Though incidents like these are challenging, you worked successfully to meet the needs of our residents in a considerate and generous manner.

We commend you for your assistance during the Candlelight Vigil on Sunday, December 16, 2012. In particular we would like to thank you for your efforts in coordinating and planning the Vigil.

Thank you for putting forth an extraordinary effort and being a part of what makes the Town of Mansfield a compassionate organization.

Sincerely,


Elizabeth C. Paterson
Mayor


Matthew W. Hart
Town Manager


Maria E. Capriola
Assistant Town Manager

Cc: Mansfield Town Council

TOWN OF MANSFIELD
OFFICE OF THE TOWN MANAGER



Matthew W. Hart, Town Manager

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FOUR SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2599
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Fax: (860) 429-6863

December 26, 2012

Mr. Curt Vincente
Director of Parks and Recreation
10 South Eagleville Road
Storrs, CT 06268

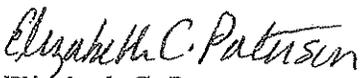
Dear Mr. Vincente:

The days following the tragedy in Newtown, CT were a grave time for our town and its citizens. The out pouring of grief was immense and you provided essential services to residents during a time of considerable stress. Though incidents like these are challenging, you worked successfully to meet the needs of our residents in a considerate and generous manner.

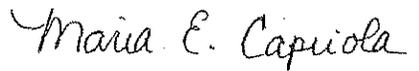
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Thank you for putting forth an extraordinary effort and being a part of what makes the Town of Mansfield a compassionate organization.

Sincerely,


Elizabeth C. Paterson
Mayor


Matthew W. Hart
Town Manager


Maria E. Capriola
Assistant Town Manager

Cc: Mansfield Town Council

PAGE
BREAK

Take Note! a cappella ensemble

CONCERT

to Benefit the Mansfield Community Playground

Sunday, February 10 • 3:00 pm • Storrs Congregational Church

Enjoy beautiful *a cappella* music while supporting
the creation of a community-built playground for all children!



Donations for the Mansfield Community Playground gratefully accepted at the door.

PAGE
BREAK



THE MANSFIELD

MINUTE

JANUARY 2013

- Recycle your Christmas tree at the town landfill. \$5.
- The landfill is open Tues. & Sat. 8:30AM to 4 PM Thurs. noon to 4 PM.
- Don't forget to pay the second half of your real estate taxes. The deadline is Friday, February 1st.



- The Animal Shelter can always use donations of dry dog & cat food. Kitty litter too.
- Town Hall will be closed on Monday, January 21, for Martin Luther King Day.
- You can pay your tax bill online.

MUST SEE TV!



Wonder what's going on at town meetings?

You can watch Mansfield Town Council meetings live on your computer at townhallstreams.com/locations/mansfield-ct as well as on your television by tuning to Charter Cable Channel 13.

You can also watch the meetings later using online on-demand access for at least 31 days following the meeting or watch the "re-runs" on Channel 13.

Visit www.mansfieldct.gov/channell3 for a broadcast schedule.

Channel 13 is Mansfield's local government access station. Programming alternates between an informative message board and broadcasts of some of our public meetings.

Let's all stay safe and warm this winter.

Winter weather is upon us, and we need to be aware of safety as we work to keep the family warm.



- Never thaw frozen pipes with an open flame.
- Know where your water shut off valves are located – if your pipes burst, you'll be able to shut the water off right away.
- Only use space heaters that have been listed by a nationally recognized testing agency. Follow the instructions carefully, and monitor the fuel level.
- Any fuel burning device must be properly vented.
- Make sure you have a working CO detector! And spend a minute to check the smoke detectors too.

The Town has partnered with the Neighbor to Neighbor Energy Challenge to help you save on energy bills! For more information:

www.ctenergychallenge.com

860-372-4406

TOWN CLERK SERVICES — RECORDS & MUCH MORE

Visit the Town Clerk's office at Town Hall for the following services:

- Recording of documents on Land Records,
- Issuing of marriage licenses & other Vital Records,
- Purchasing of Sport Licenses,
- Issuing Bus Passes,
- Providing copies of documents, maps and records,
- Filing liquor permits and trade name certificates,
- Filing Veterans Discharge Papers,

- Acting as notary public and certifying the appointments of other notaries,
 - Licensing of dogs,
 - Issuing absentee ballots,
 - Processing Raffle Applications,
 - Processing Freedom of Information Requests, and
 - Updates the Town Code of Ordinances.
- New! Town Burial Records are available online via the town clerk's web page.

MANSFIELD HAPPENINGS

January 2013



Jan. 3 — 7 PM TECHability: Ebooks and Ereaders AT THE LIBRARY

Just get a new Nook, Kindle, or tablet over the holidays? We'll walk you through the basics of downloading ebooks, etc. No registration required.

Dec. 30 — Jan. 5 Open House AT THE COMMUNITY CENTER

Everyone from all towns is welcome to use the Center free of charge all week. There will be free classes and demonstrations, Free family fun events & child care. There will be a chance to win a free 3 month membership & other membership specials. Call (860) 429-3015 for more information.

Jan. 5 — 10:30 AM Toddler Time Begins AT THE LIBRARY

Join us on Fridays from 10:30–noon in the Buchanan Auditorium. Toys, stories, and play! No registration required.

Jan. 12 — 3-5PM Winter Farmers Market AT THE LIBRARY

Storrs Winter Farmers Market offers Mansfield and its neighbors access to fresh, locally-grown foods all through the winter.

Jan. 15 — 12:45 PM Jin Shin Jyutsu Information Session AT THE SENIOR CENTER

This is an exceptionally gentle, non-invasive therapy that works without the use of needles, pressure, or rubbing. Snow date: January 22, same time.

Jan. 22 — 1 PM Introduction to Computers AT THE SENIOR CENTER

Five sessions, 1–3 PM, taught by Dan Gebbin, beginning this day. For beginners or those seeking more knowledgeable use of the computer. There is a \$10 fee for the entire course. Register at the senior center.

Jan. 24 — 7 PM Healing Power of Meditation AT THE LIBRARY

Matthew Raider, MD. a meditation practitioner for over 35 years, will discuss how meditation can improve our physical, mental & spiritual health. No registration.

Jan. 26 — 3-5PM Winter Farmers Market AT THE LIBRARY

Storrs Farmers Market is a certified farmers market, meaning that each vendor is a Connecticut farmer or producer.

Feb. 2 — Winter Fun Day

Planning is underway for a weekend full of fun for all ages! For more information, visit www.mansfieldct.org/mdp.



Town of Mansfield, Connecticut
Audrey P. Beck Municipal Building
4 South Eagleville Road, Mansfield, CT 06268
mansfieldct.gov 860.429.3336

Find us on
Facebook



Mansfield honors Sandy Hook victims

By MELANIE SAVAGE
Staff Writer

It seemed appropriate that the weather was raw and uninviting the evening of Dec. 16. As the parking lot at the Mansfield Community Center quickly filled shortly before 6 p.m., first responders dressed in reflective gear stood in a chilly drizzle, directing arrivals to parking spots. In the vestibule, residents patiently waited as others filed in ahead of them, collecting programs and unlit candles as they approached the entrance to the community center's gymnasium.

As officials took their positions on a dais at the front of the room, a group of exceptionally tall young men dressed in sweats, easily identifiable as the University of Connecticut men's basketball team, filed quietly onto a darkened running track elevated above the main floor. As the ceremony honoring victims of the Dec. 14 school shooting in Newtown, Conn., began, first responders in reflective gear quietly entered the room, their duties in the parking lot completed. Their yellow rain gear glistening from the chilly drizzle, they took their place beside colleagues - firefighters and police clad in dress uniforms. The first responders lined an entire wall of the cavernous gymnasium, a room filled with several hundred people who had come to try to make sense of the tragedy.

They'd come "to comfort each other... to gather hope for our future," said Mansfield Mayor Betsy Paterson. And, they'd come to support the residents of Newtown, "to let them know that we are here for them," said Paterson. Joining Paterson on the dais were community leaders and an interdenominational group of religious leaders.

During his remarks, state Rep. Gregory Haddad (D-54) took the time to address the children in the room. "You know that something unimaginable and bad happened in our state on Friday," he said. Haddad encouraged children to go home and ask their parents any questions they might have about the tragedy. And he encouraged parents to share their feelings with their children, and to share their own methods for dealing emotionally with unimaginable horrors.

Mark LaPlaca, chair of the Mansfield Board of Education, spoke of the heroism of the teachers and administrators



Keegan, from Mansfield Center, holds a candle at a vigil for the Newtown shooting victims held the evening of Dec. 16. Photo by Melanie Savage.

of Sandy Hook Elementary School, some of whom had given their lives in an attempt to protect the children in their care. He asked employees of local school districts to stand and be recognized. There were many, and they received an ovation from the assembled crowd.

One of those employees, Ken Johnson, led the Mansfield Middle School Chamber Choir in a performance of "O Vos Omnes" ("O all you who walk by on the road, pay attention and see if there be any sorrow like my sorrow"), by Thomas Luis deVictoria. As the young people took their places in a corner of the room, many of them were wiping away tears.

The Rev. Hilary Greer, from St. Mark's Episcopal Chapel, asked people to seek out someone they didn't know, and speak to them for three minutes about their reasons for attending the vigil, what they hoped to get out of it, and what they hoped to take home with them. A grey-haired, well-dressed older woman approached the group of middle-schoolers. College students approached the first-responders. There were hugs, and many tears. As Greer restarted the formal portion of the vigil, she encouraged people to continue their conversations as they enjoyed refreshments at the community center, and as

they moved out into their everyday lives.

The lighting of hundreds of candles was initiated by first responders. With the room washed in the glow of candlelight, residents shared a number of inspirational hymns, including "Let There Be Peace on Earth." When it was time for the flames to be extinguished, people were encouraged to carry the flame of hope home with them in their hearts.

Victoria Soto, a 27-year-old first-grade teacher, was one of the victims of the Sandy Hook shooting. Soto received her undergraduate training at Eastern Connecticut State University. Soto, who has been described by relatives as a sunny person who loved her dog, reportedly herded her first-grade students into a locked closet for protection. About half of her class survived the shooting. The other half, along with Soto, were killed. Soto is being hailed as a hero for her actions.

Lauren Rousseau, a 30-year-old first-grade substitute teacher, also died at Sandy Hook. Rousseau received her undergraduate training at the University of Connecticut. According to relatives, Rousseau always dreamed of being a teacher and was a hardworking, dedicated woman who loved her cat and her students.

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Bowles to push regionalization

He says money can be saved if state social services works by county

By JAMES MOSHER

The Bulletin

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Preston, Conn. — State Rep.-elect Timothy Bowles said he plans to sponsor a bill next would regionalize state government human services along county lines.

And another bill dealing with other services is also in the works.

Bowles, who is a Preston selectman and will be sworn in as state representative for the said he is looking for the departments of Social Services; Children and Families; Ment Addiction Services; and Developmental Services to share offices and coordinate activi lines of Connecticut's eight counties. He expressed hope that all four agencies would n Uncas on Thames campus in Norwich.

The idea dates back to when Bowles worked in the state Office of Policy and Managem Lowell P. Weicker Jr. He expects to get an estimate of cost savings from the Office of F after the bill is drafted.

"We're very fractured," Bowles said Monday. "I'm not for county government. We don layer of bureaucracy."

Bowles also plans to meet with Southeastern Connecticut Council of Governments Ex James Butler to get input for another regionalize bill and identify pressing areas.

The state's budget deficit, which is projected by Comptroller Kevin Lembo to be at lea fiscal 2013, will make it necessary to move some state services to regional governance.

The Office of Policy and Management on Nov. 28 submitted a \$365 million deficit mit includes \$123 million in net spending reductions, according to Lembo.

"I'm very in favor of (regional governance) given the state's financial condition," Bowl Rep. J. Brendan Sharkey, D-Hamden, the House of Representatives majority leader w become House speaker next month, is a "big proponent of regionalization," Bowles sai

"I've had a conversation with him," Bowles said. "I expect him to support all kinds of r ideas."

The council of governments of which Butler is chief administrator is based in Norwich more than 20 mayors, first selectmen and town managers, from throughout New Lon Windham County has a similar organization based in Dayville.

"We're the interface with a lot of state programs; the DOT (state Department of Transportation) is a great example," Friday. "I'm very honored and pleased to be having this meeting. Mr. Bowles has always been regionally minded."

As of Friday morning a meeting date had not been set, Bowles and Butler said.

Butler said he hopes to report on his meeting with Bowles during the council of governments meeting next month.

John Filchak, executive director of the Northeastern council of governments, couldn't be reached for comment Mon offices were closed for Christmas Eve.

There are 14 major planning agencies in the state, including the two Eastern Connecticut governments councils and might be able to be reduced through mergers, Bowles said.

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