



**7:15 PM: Ceremonial
Presentation in honor
of Memorial Day**

**TOWN OF MANSFIELD
TOWN COUNCIL MEETING
Tuesday, May 27, 2014
COUNCIL CHAMBERS
AUDREY P. BECK MUNICIPAL BUILDING
7:30 p.m.**

AGENDA

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ROLL CALL	
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FUTURE AGENDAS

EXECUTIVE SESSION

ADJOURNMENT

SPECIAL MEETING – MANSFIELD TOWN COUNCIL

April 15, 2014

DRAFT

Mayor Elizabeth Paterson called the special meeting of the Mansfield Town Council to order at 9:26 p.m. in the Mansfield Middle School Auditorium.

I. ROLL CALL

Present: Kegler, Marcellino, Moran, Paterson, Ryan, Shapiro, Wassmundt

II. TO SET THE MILL RATE FOR FISCAL YEAR 2014/2015

Mr. Ryan moved and Ms. Moran seconded to delay setting the mill rate until the May 27, 2014 regular meeting.

Motion passed unanimously.

III. ADJOURNMENT

Mr. Shapiro moved and Mr. Ryan seconded to adjourn the meeting at 9:32 p.m.
The motion passed unanimously.

Elizabeth C. Paterson, Mayor

Mary Stanton, Town Clerk

April 15, 2014

REGULAR MEETING – MANSFIELD TOWN COUNCIL
May 12, 2014
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: Kegler, Marcellino, Moran, Paterson, Raymond (by phone 7:40 p.m.) Ryan, Shapiro, Wassmundt

Excused: Kochenburger

II. APPROVAL OF MINUTES

Ms. Moran moved and Mr. Shapiro seconded to approve the minutes of the April 24, 2014 special meeting as presented. The motion passed with all in favor except Mr. Ryan who abstained. Ms. Moran moved and Mr. Ryan seconded to approve the minutes of the March 24, 2014 special meeting as presented. The motion passed unanimously. Mr. Ryan moved and Mr. Shapiro seconded to approve the April 28, 2014 special meeting as presented. Ms. Moran requested a reference to not closing the swap shop be included in the minutes. The motion, as amended, passed unanimously. Mr. Shapiro moved and Ms. Moran seconded to approve the minutes of the April 28, 2014 regular meeting as presented. The motion passed unanimously.

III. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Howard Raphaelson, Timber Drive, reported concerns expressed by his neighbors concerning the possible expansion of sewer lines into the Timber Lane area.

Todd Hodrinsky, president of the Mansfield Little League, urged support for the installation of sponsorship signs at Southeast Park Field.

Christopher Paulhus, Middle Turnpike resident and umpire, also urged support for the amendments to the Parks Rules and Regulations noting that the Little League organization has very few ways to make money.

Arthur Smith, Mulberry Road, posed a number of questions based on the packets distributed for the May 12, 2014 meeting. (Statement attached)

IV. REPORT OF THE TOWN MANAGER

In addition to his written report the Town Manager addressed a number of questions posed by the public including the following:

- The Finance Committee has plans to review the recommendations offered by the auditors and the progress on those recommendations to date.
- Questions on the Quarterly Reports will be addressed at a future meeting.
- The Departmental and Advisory Committee Reports are now posted on line.

Ms. Raymond joined the meeting by phone.

V. REPORTS AND COMMENTS OF COUNCIL MEMBERS

Mayor Paterson reported on the sudden passing of the sister of longtime Town Clerk Joan Gerdson.

Ms. Wassmundt commented that in the recent past she has been called out of order in two instances which she feels are allowed under Rule 7 c. and Rule 4 a. Ms. Wassmundt asked members to think about the issue and the possible need for a work session on the Town Council Rules of Procedure.

Mr. Ryan described the new Storywalk at the Mansfield Library sponsored by Altrusa and supported by the Parks and Recreation Department and the Library. Plans are to take Storywalks to other venues in Town.

VI. OLD BUSINESS

May 12, 2014

1. Storrs Center Update

The Town Manager provided a construction update and answered a number of questions raised in public comment:

- The interest rate charged Leyland Alliance in connection with the overruns does cover the Town's cost.
- There have been a number of fiscal impact studies, including a peer review, conducted at various stages of the project and these studies will continue to be periodically updated.
- Downtown Partnership operating costs are reviewed by the Board of Directors on an ongoing basis and new models and ways of operating are always being explored. The DTP has a plan to address both capital contribution and operating costs. The Town has issued no debt for the Storrs Center Project.
- The architect and general contractor have devised a solution for the heating/cooling issue at the Nash-Zimmer Transportation Center.

Mayor Paterson commented that while in California she revisited the "Little Italy" project and brought back information on the project.

2. Appointment of Town Attorney

Ms. Moran, Chair of the Personnel Committee, moved effective June 7, 2014, to appoint the firm of O'Malley, Deneen, Leary, Messina, & Oswecki as Town Attorney to the Town and to authorize the Town Manager to execute the attached Professional Services Agreement between the Town of Mansfield and O'Malley, Deneen, Leary, Messina, & Oswecki.

The motion passed unanimously.

VII. NEW BUSINESS

Mr. Shapiro moved and Mr. Ryan seconded to move Item 8, Successor Collective bargaining Agreement for Public Works, as the next agenda item.

Motion passed unanimously.

Mr. Shapiro moved the Town Council assume the role of the Water Pollution Control Authority for the purpose of considering the FY 2013/2014 Willimantic Sewer Budget. Seconded by Ms. Moran the motion passed unanimously.

3. WPCA, FY 2013/14 Willimantic Sewer Budget

Mr. Ryan, Chair of the Finance Committee, moved, effective May 12, 2014, to adopt the FY 2013/14 Willimantic Sewer Budget as prepared by town staff.

Motion passed unanimously.

Mr. Shapiro moved and Mr. Marcellino seconded to reconstitute as the Town Council. Motion passed unanimously.

4. Appointment of Auditor to Conduct Financial Audit for Fiscal Year 2013/14

Mr. Ryan, Chair of the Finance Committee moved, effective May 1, 2014 to appoint Blum Shapiro and Company, P.C. as the auditing firm for the Town of Mansfield for Fiscal Year 2013/14.

Motion passed unanimously.

5. Financial Statements dated March 31, 2014

Mr. Ryan, Chair of the Finance Committee moved, to accept the Financial Statements dated March 31, 2014.

Mr. Ryan noted that the Finance Committee reviewed the financial statements and found nothing of concern.

Motion passed unanimously.

6. Neighborhood Assistance Act Programs

May 12, 2014

Mr. Shapiro moved and Mr. Ryan seconded, to schedule a public hearing for 7:30 PM at the Town Council's regular meeting on June 9, 2014, to solicit public comment regarding potential program applications to the Neighborhood Assistance Program.

The Town Manager will provide the amounts received by the Town in prior years.

The motion passed unanimously.

7. Proposed Amendments to Parks Rules and Regulations; Program Sponsorship Signs and Banners

Mr. Shapiro moved and Mr. Ryan seconded to refer the proposed amendments to Chapter A194 of the Parks Rules and Regulations to the Planning and Zoning Commission for review and comment.

Motion passed unanimously.

8. Successor Collective Bargaining Agreement for Public Works

Ms. Moran, Chair of the Personnel Committee, moved, effective May 12, 2014, to authorize the Town Manager to execute the proposed successor Collective Bargaining Agreement between the Town of Mansfield and Local 2001, CSEA – Public Works, which agreement shall be effective retroactive to July 1, 2013 and expire on June 30, 2016.

Motion passed unanimously.

9. Use of Electronic Devices in Town Council Meetings

Ms. Moran moved and Mr. Marcellino seconded, effective May 12, 2014, to refer the use of electronic devices in Town Council meetings to the Personnel Committee for review and consideration.

Motion passed unanimously.

VIII. QUARTERLY REPORTS (www.MansfieldCT.gov)

No comments offered

IX. REPORTS OF COUNCIL COMMITTEES

Mr. Ryan reported that in addition to those items discussed earlier in the meeting the Finance Committee discussed PA 13-60, the Cemetery Fund and a review of procedures and compliance for the reimbursement of expenses.

Ms. Moran noted the Personnel Committee will soon begin the Town Manager evaluation process.

X. DEPARTMENTAL AND ADVISORY COMMITTEE REPORTS (www.MansfieldCT.gov)

Mr. Ryan noted the Four Corners Water and Sewer Advisory Committee decided to proceed without including the Timber Drive area in the plans.

XI. PETITIONS, REQUESTS, AND COMMUNICATIONS

10.S. Kegler re: Agenda Items

11.K. Warren re: Ashford, Connecticut 300th Anniversary – Mr. Hart suggested the Council might like to consider this item on a future agenda.

12.M. Hart re: Reduction to the Mansfield Board of Education Budget

13.University of Connecticut re: Contract #UC-S500456, Personal Service Agreement –

Mr. Hart noted that while there is still one more contract year, he has asked the Executive Director to work with the Board to develop a future plan.

14.Legal Notice: Adoption of Amendments to the Mansfield Fee Waivers Ordinance

15.Legal Notice: Zoning Board of Appeals

16.Mansfield Inland Wetlands Agency Proclamation in Honor of Grant Meitzler, P.E.

Inland Wetlands Agent and Assistant Town Engineer – Mr. Hart also acknowledged the years of service Mr. Meitzler has given to the Town.

17.Notice and Warning of Annual Town Meeting

18.Request for Qualifications – Impact Analysis of Next Generation Connecticut Initiative

19.CCJEF v. Rell: Education Adequacy and Equity – April 2014

May 12, 2014

- 20.CodeRED Press and Registration Materials – Mr. Hart urged Council members to sign up for the service if they wish/
- 21.CRCOG Newsletter – May 5, 2014
- 22.Press Release: Comptroller Lembo Projects \$43.4 Million Surplus for Fiscal Year 2014

XII. FUTURE AGENDA

No additional items offered.

Ms. Moran moved and Mr. Ryan seconded to move into executive session to discuss the sale or purchase of real property, in accordance with CGS§1-200(6)(D) and to include Town Manager Matt Hart and Natural Resource and Park Coordinator Jennifer Kaufman in the discussion.

Motion passed unanimously.

XIII. EXECUTIVE SESSION

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

Present: Kegler, Marcellino, Moran, Paterson, Raymond (by phone), Ryan, Shapiro, and Wassmundt

Also included: Town Manager Matt Hart and Natural Resource and Park Coordinator Jennifer Kaufman

XIV. ADJOURNMENT

Mr. Shapiro moved and Ms. Moran seconded to adjourn the meeting at 9:17 p.m.

Motion passed unanimously.

Elizabeth C. Paterson, Mayor

Mary Stanton, Town Clerk

May 12, 2014

ARTHUR A. SMITH
74 Mulberry Road
Mansfield, CT 06250

Town Council and Town Manager
Audrey P. Beck Building
4 South Eagleville Road
Mansfield, CT 06268

May 12, 2014

Dear Town Council Members:

In reviewing the packets provided to the public for this Town Council Meeting of today's date, I have a number of questions. But, I would like to begin by asking that all hand out provided to the Town Council members in open sessions, that are not included in the Town Council packets, be disseminated, in a reasonable number, to the attending public. The attending public should not be an after thought, and one would hope that we all agree the public oversight should be welcome.

(1) In the March 27, 2014 Mansfield Downtown Partnership and Administration Committee Chaired by Tom Callahan of UCONN Harry Birkenruth asked why police costs are not shown in operating costs, Mr. Hart responded that "a fiscal analysis had been conducted by HR&A for the town that reviewed and accounted for anticipated on-going costs including police & fire." (pp.6-7) does that adequately answer the question when in an earlier March 6, 2014 Mansfield Downtown Partnership Board meeting Mr. Hart asked, "how do other downtowns fund their operations?" This Johnny come lately questions begs the questions, was this the first time Mr. Hart posed this fundamental Question?

(2) The over-run costs of the parking garage to the Town of Mansfield are now, pursuant to a new agreement, at \$329,000. is that the total over-run cost to date to the town of Mansfield for parking garage over runs?

(3) On page 18 of the 5/12/14 Departmental and Advisory Committee Reports, there is reference to heating problems at the Nash-Zimmer Transportation Center, what problems have been encountered since opening and what has been the cost to resolve those problems, if they have been resolved, was there any cost to the Town, what was the cost.

(4) On p.39 of the general packet tonight, there is a re-appointment of the Blum Shapiro account firm, which of the audit recommendations from the last review have not be followed and why? When were those followed recommendations first implemented?

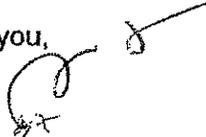
(5) On p.48, there is reference to the "settlement of custodian contract" was this another CHRO dispute? If not, what was the basis of the dispute?

(6) On page 47, the Solid Waste Fund was up by \$142,955, what accounts for this increase?

(7) Also on page 47, it was noted that the Mansfield Downtown Partnership operating expenditures exceed revenues by \$13, 149, what accounts for this failing?

(8) On page 109, smoking is now to be eliminated at Mansfield outdoor parks, where will smoke\$ go to exercise? Will this discourage parent support at group sports for their kids? Will new initiatives to help smoke\$ quit be initiated at the same time outside park exercise is being eliminated? Would this include the town green at Storrs Center?

Thank you,



NOTICE OF REDACTION

On September 2, 2014, the Town Council voted to send the Four Corners Sanitary Sewer Project to referendum. Pursuant to Section 9-369b of Connecticut General Statutes, the Town can only provide explanatory materials that have been reviewed and approved by the Town Attorney after a question has been referred to referendum. In accordance with Section 9-369b, pages have been redacted from this document.

If you wish to view the redacted information, please submit a Freedom of Information request to the Mansfield Town Clerk.

For more information, please call 860-429-3302.



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant Town Manager; Curt Vincente, Director of Parks and Recreation; Linda Painter, Director of Planning and Development; Curt Hirsch, Zoning Enforcement Officer
Date: May 27, 2014
Re: Proposed Amendments to Parks Rules and Regulations; Program Sponsorship Signs and Banners

Subject Matter/Background

As you will recall, the Mansfield Little League (MLL) has installed a new scoreboard at Southeast Park Field "B" that includes a panel recognizing Windham Hospital as the sponsor that donated the scoreboard to the MLL. Town staff has noted a potential issue with the Parks Rules and Regulations, which allow for only *temporary* program sponsorship signs and banners.

The Park Rules and Regulations prohibit commercial advertising; however, Section A194-1(J) provides an exception for temporary program sponsorship signs and banners. This exception dates back to 2003, when the Town Council amended the Parks Regulations to allow for temporary signs and banners at select municipal facilities. Under this initial amendment, the youth league needed to remove the signs and banners following each game. This practice ultimately proved too onerous, and in May 2007 the Council approved a subsequent modification to allow the league to erect temporary sponsorship signs and banners for an entire season.

In adopting the 2003 and 2007 amendments to the Park Regulations, the Council sought the input of the Planning and Zoning Commission (PZC), which regulates signs through its Zoning Regulations. The PZC subsequently amended the Zoning Regulations to further clarify the definition of "public signs" and to specify that temporary sponsorship signs and banners as provided for in the Park Regulations shall not be considered advertising for the purposes of the Zoning Regulations.

Parks and Recreation staff has prepared a new set of revisions (see attached) to allow for *permanent* installation of sponsorship signs and banners on *scoreboards* and to provide the department with more discretion regarding the location of signs and banners. Importantly, we are also taking this opportunity to

propose the prohibition of smoking and the use of tobacco products in Town parks.

The Recreation Advisory Committee (RAC) recently reviewed the scoreboard donation and sponsor recognition, and expressed unanimous support for the project. In keeping with past practice, the Council referred the proposed amendments to the Parks Regulations to the Planning and Zoning Commission (PZC) for review and comment. The PZC reviewed the proposed amendments at its meeting on May 19th and has voted in support of the changes.

Financial Impact

In recent years the MLL, as an official co-sponsored organization of the Town, has made significant improvements to Southeast Park in conjunction with the municipality. The MLL has supplemented the Town's investment in Southeast Park with significant monetary support for park improvements, local volunteer contractor support for construction work, and countless hours of volunteer time for positive youth programming. With the support of Windham Hospital, the MLL was able to erect its new scoreboard without a financial contribution from the Town.

Legal Review

The Town Attorney has reviewed and approved the form of the proposed revisions to the Parks Regulations.

Recommendation

As the next step in the process, staff recommends that the Town Council schedule a public hearing to solicit public comment regarding the proposed amendments to the Parks Regulations.

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

Move, effective May 27, 2014, to schedule a public hearing for 7:45 PM at the Town Council's regular meeting on June 9, 2014, to solicit public comment regarding the proposed amendments to Chapter A194 of the Parks Rules and Regulations.

Attachments

- 1) Proposed Amendments to Park Rules and Regulations
- 2) Scoreboard Specifications
- 3) PZC re: 8-24 Referral

DRAFT – Proposed changes 5/12/14, ~~strikethrough~~ to be removed, underlined to be added.

Chapter A194: PARK RULES AND REGULATIONS

[HISTORY: Adopted by the Town Council of the Town of Mansfield 11-25-1974, effective 12-3-1974. Amendments noted where applicable.]

GENERAL REFERENCES

Alcoholic beverages — See Ch. 101.

Outdoor burning — See Ch. 114.

Parks and recreation areas — See Ch. 137.

§ A194-1 Permitted activities.

§ A194-2 Prohibited activities.

§ A194-1 Permitted activities.

The following park uses and/or activities are permitted subject to additional specific regulations which may be adopted by the Town Council or its designated agency:

- A. Hiking, picnicking, organized nature study, bicycling and horseback riding in designated areas.
- B. Ice skating, swimming, cross country skiing and fishing at specific times and/or places.
- C. Day and/or night camping only in specified areas, with a permit issued by the Town Manager or other designated person or agency of the town.[Amended 7-25-1983]
- D. Open fires only in fireplaces in designated picnic areas around Bicentennial Pond.[Amended 7-25-1983]
- E. Open camping fires are thus prohibited in the remainder of Schoolhouse Brook Park.[Added 7-25-1983]
- F. Organized games in designated areas.
- G. Posting of signs only with permission issued by the Town Manager or other designated person or agency of the town.[Amended 7-25-1983]
- H. Special activities and/or programs only upon approval by the Town Manager or other designated person or agency.

I. Pets on leash only.

J. Subject to compliance with applicable provisions of the Mansfield Zoning Regulations, the Parks and Recreation Department may authorize not-for-profit organizations to erect ~~temporary~~ program sponsorship signs/banners in Town parks, subject to the following conditions:[Added 1-27-2003, effective 2-25-2003]

- (1) Eligibility. Only not-for-profit organizations that operate to serve Mansfield residents are eligible to erect signs/banners under this subsection. The eligible not-for-profit organizations may erect ~~temporary~~ signs/banners for only those businesses, organizations, individuals and other entities that provide monetary or other material assistance to the eligible organization. Subject to the conditions expressed herein, the Parks and Recreation Department has the discretion to reasonably determine which not-for-profit organizations and program sponsors are eligible to erect signs/banners under this subsection.
- (2) Location. The location of ~~temporary~~ program sponsorship signs/banners in Town parks shall be limited to ~~four sites:~~ active ballfields at the reasonable discretion of the Department of Parks and Recreation. [Amended 9-14-2009, effective 10-9-2009]
 - (a) ~~Around the interior perimeter of the outfield fence at Southeast Park Field A;~~
 - (b) ~~Adjacent to the Southeast Park Football Field;~~
 - (c) ~~Adjacent to the playing fields at the Lions Club Memorial Park; and~~
 - (d) ~~Around the interior perimeter of the fence at the Mansfield Skate Park.~~
- (3) Duration. Signs/Banners permitted under this subsection may be erected or displayed permanently on scoreboards and for the duration of the season around the perimeter of the ballfields. Signs/Banners around the ballfields must be removed following the conclusion of the season.[Amended 5-14-2007, effective 6-11-2007]
- (4) Construction. Signs/Banners permitted under this subsection must be single-sided, non-illuminating, ~~temporary or portable in design,~~ and constructed with weather-proof material.
- (5) Size. Signs/Banners permitted under this subsection cannot exceed 32 square feet in area or for scoreboards, cannot exceed thirty-three percent of the total scoreboard area.
- (6) Color/Format. Signs/Banners permitted under this subsection must be consistent in format ~~and have a dark background.~~ Wording on signs/banners permitted under this subsection is limited to the name, phone number, website and logo of the program sponsor. Sign/color format of any Sign/Banner is subject to the reasonable approval of the Department of Parks and Recreation.

(7) Enforcement. The Parks and Recreation Department shall administer and enforce the requirements of this subsection.

(8) Other. Subject to the conditions expressed herein, the Parks and Recreation Department has the discretion to ~~develop additional location requirements at the four sites defined in Subsection J(2) above, and other restrictions and guidelines for signs/banners permitted under this subsection~~ impose reasonable restrictions and develop guidelines for program sponsorship signs consistent with these Regulations.[Amended 9-14-2009, effective 10-9-2009]

§ A194-2 Prohibited activities.

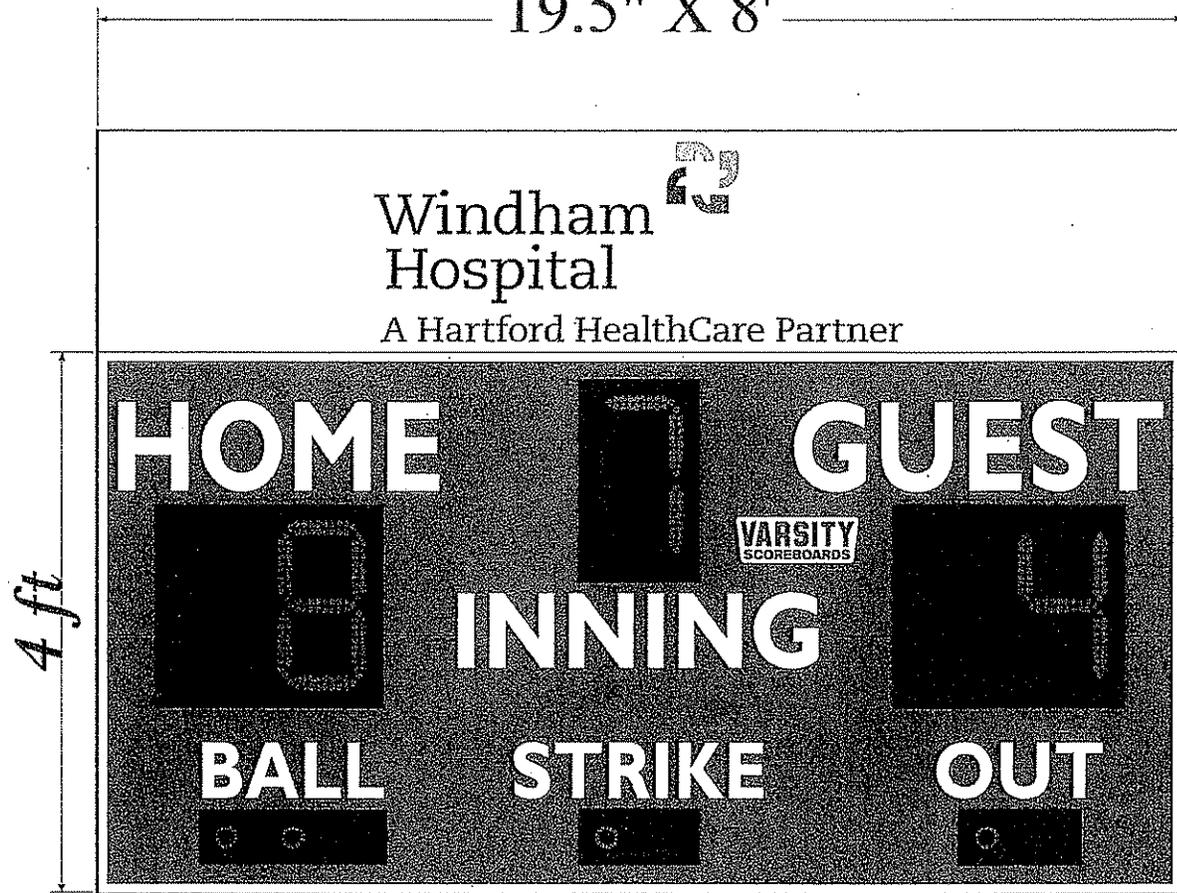
Prohibited activities shall be as follows:

- A. Commercial advertising, except for temporary program sponsorship signs/banners as permitted in § A194-1J above.[Amended 1-27-2003, effective 2-25-2003]
- B. Vending or soliciting of any type except as authorized by the Town Council.
- C. Littering.
- D. Removal of or injury to trees, shrubs, flowers and/or other plants.
- E. Molesting of birds and/or other fauna.
- F. Destruction, misuse and/or defacement of park property.
- G. Use or possession of explosives, firearms and/or fireworks.
- H. Hunting and/or trapping.
- I. Pets in swimming area.
- J. All motorized vehicles except on designated public access roads and parking areas.
- K. Use of the park, including parking areas, between sunset and sunrise without proper permit.
- L. Disorderly conduct or any other illegal activity.
- M. Drinking or possession of alcoholic beverages.[Added 3-10-1975, effective 3-19-1975]
- N. Golfing.[Added 7-28-1997, effective 8-23-1997]
- O. Smoking and use of tobacco/nicotine products.

Graphics Authorization Form

MODEL - VSBX314 SPONSOR AREA

19.5" X 8'



Graphic Artist's Notes to Customer
None.

Sales Rep Name
Tassie Pace
Sales Rep Email
tassiepace@scoreboard1.com
Client Name or Contact
TODD HODRINSKY
Model Number

Customer Name

 Approval/Disapproval
 Approved Disapproved
 Reason for Disapproval (if applicable)

Please review carefully. Changes once graphics approval is submitted may result in additional charges. Colors are for proofing only and may vary on different printers, monitors and finished products.



**PLANNING AND ZONING COMMISSION
TOWN OF MANSFIELD**

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

To: Town Council
From: Planning and Zoning Commission
Date: Wednesday, May 21, 2014
Re: 8-24 Referral

At a meeting held on 5/19/14, the Mansfield Planning and Zoning Commission adopted the following motion:

“That the Planning and Zoning Commission notify the Town Council that it supports the proposed changes to the Mansfield Park Regulations and that an amendment to the Zoning Regulations to eliminate the restriction to temporary signs will be initiated as part of a future package of zoning regulation amendments.”

PAGE
BREAK



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant Town Manager; Fran Raiola, Director of
Emergency Management; Jaime Russell, Director of Information
Technology
Date: May 27, 2014
Re: CodeRED Presentation

Subject Matter/Background

At Monday's meeting, Deputy Chief/Director of Emergency Management Fran Raiola and Director of Information Technology Jaime Russell will give a short presentation on the Town of Mansfield's new CodeRED emergency notification system.

Attachments

1) CodeRED Press and Registration Materials



CODE RED®

Do you live or work in Mansfield?

Sign Up Today!

**Make sure you register for
Mansfield's EMERGENCY NOTIFICATION System**

Emergency Notifications ~ Major Road Closures
Weather Alerts ~ and other urgent local info!

System-wide test to be conducted June 4th

Visit www.MansfieldCT.gov and click on the
CODE RED® logo to learn more and register!



CodeRED®

What is CodeRED and why is it important to me?

CodeRED is an emergency notification service that allows emergency officials to notify Mansfield residents and businesses by telephone, cell phone, text message, email and social media regarding time-sensitive emergency alerts and urgent notifications. Only authorized officials have access to the CodeRED system.

When will CodeRED be used?

Any message regarding the safety, property or welfare of the Mansfield community will be disseminated using the CodeRED system. These may include AMBER alerts, notifications of hazardous traffic or road conditions, boil water advisories or evacuation notices. Additionally, users can opt-in to receive urgent notifications pertaining to local government operations.

Does the CodeRED system replace other systems that have been used to provide time-sensitive information to residents?

This system is an enhancement to existing means of communication and is meant to supplement current or past systems used for mass notification.

Does the CodeRED system already have my telephone number, or do I need to sign up to receive CodeRED notifications?

The CodeRED database contains information received from public databases, including regional phonebooks. *However, no resident should assume that their information is in the system.* The home page of the Town of Mansfield website, www.MansfieldCT.gov, has a link to the CodeRED Community Notification Enrollment page where you can register online. If you cannot register online, you can call 860-429-3328 and town staff will assist you with completing your registration over the telephone. *Please note that you must have a Mansfield address in order to register.*

I have a business located in Mansfield. Can I arrange to have CodeRED contact my business?

Yes. Fill out the CodeRED registration form but be sure to select the "This address is a business" option. Please note that emergency calls can only be delivered to a direct dial number. Automated attendants will disrupt the process and the calls will not be delivered. Businesses should register their main number and establish a procedure for distributing the CodeRED message to their workforce. *Please note that you must have a Mansfield address in order to register.*

What if I want to register additional numbers for my address?

After you submit the initial registration form, you may start the registration process again and submit more numbers for the same address. *Please note that you must have a Mansfield address in order to register.*

Is my personal information protected?

CodeRED is a service of Emergency Communications Network which takes security and privacy concerns very seriously. They will not sell, trade, lease or loan any citizen supplied data to third parties.



CodeRED®

How will I recognize a CodeRED message?

A CodeRED Emergency message will have a caller ID of 866-419-5000. A CodeRED Urgent message will have a caller ID 855-969-4636. We suggest you program both numbers in your cell phone as a "new contact" and use "CodeRED Emergency" and "CodeRED Urgent" as the contact name. If you need to replay the emergency alert or urgent notification message again, simply dial the number and you will be able to hear the message again.

What should I do if I receive a CodeRED message?

Listen carefully to the entire message. You will have the option to repeat the message by pressing any key. Do not call 911 for further information unless directed to do so or if you need immediate aid from the police or fire department.

I have a cordless phone, and it does not work when the power goes out.

How will the system be able to contact me?

Make sure you have at least one working corded telephone – and be sure to turn the ringer on. The CodeRED sign-up form allows you to indicate both a primary and alternate phone number. Cell phone and/or work phone numbers can be entered as alternate phone numbers. Both primary and alternate phone numbers will be contacted when a notification is sent.

Will the CodeRED system leave a message on an answering machine?

Yes, the CodeRED system will leave a message on a machine or on voicemail. The CodeRED system will leave the entire message in one pass.

What happens if the line is busy?

If the line is busy, CodeRED will try two more times to connect.

What circumstances might prevent a message from being delivered to me?

- If your contact information has changed and you have not registered your new information.
- If you have only cordless phones in your residence, the power is out and you did not register an alternate phone number.
- If your line is busy for an extended time and your calls do not forward to voicemail or an answering machine.
- If you have a privacy manager on your main phone and you did not register an alternate phone number.

The Town of Mansfield will receive a report of undelivered calls and can instruct the CodeRED system to begin another round of calls to busy numbers. It is best to have an alternate phone number in the calling database for these situations.



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

May 26, 2014

POC: Fran Raiola, Emergency Management Director, 860-429-3328

ADVANCE COPY

Mansfield to conduct test of new CodeRED emergency notification system

The CodeRED system provides Mansfield officials the ability to quickly deliver messages to targeted areas or the entire town. On June 4, 2014 at approximately 1 p.m., town officials will conduct a performance test of the CodeRED emergency notification system to determine how quickly notifications can be delivered to the entire community in case of an actual emergency.

Prior to the test, all citizens are encouraged to enroll additional contact information, including cell phone numbers, text and email addresses and specify their notification preferences by visiting the CodeRED notification enrollment page on Mansfield's website at www.MansfieldCT.gov. You must have a Mansfield home or work address in order to register.

Emergency Management Director Fran Raiola cautions that such systems are only as good as the telephone number database supporting them. "If your phone number is not in the database, you will not be called." One of the reasons the CodeRED system was selected is it gives individuals and businesses the ability to add their own phone numbers directly into the system's database, and that information is immediately available to town officials to contact in case of emergency.

"No one should assume their telephone number is included," Raiola said, urging all Mansfield residents and businesses to log onto the Town of Mansfield's website (www.MansfieldCT.gov) and follow the CodeRED link for community notification enrollment. If you cannot register online, you can call 860-429-3328 and town staff will assist you with completing your registration over the telephone. Required information includes first and last name, street address (physical address, no P.O. boxes), city, state, zip code, and primary phone number. Additional phone numbers can be entered as well.

All Mansfield businesses should register, as well as all Mansfield residents who have unlisted phone numbers, who have changed their phone number or address within the past year, and those who use a cellular phone or VoIP phone as their primary number. "CodeRED allows geographically based delivery, which means street addresses are required to ensure emergency notification calls are received by the proper individuals in a given situation. The system will send phone calls to landlines and cell phones, as well as text messages and emails, so we need citizens to enroll their information to select their notification preferences," Raiola explained.

###

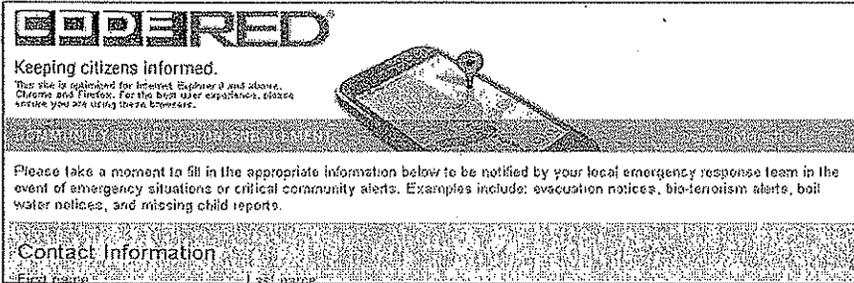
Code Red Emergency Notification System



Follow the easy steps below to sign-up for the Town of Mansfield's Emergency Notification System.

Step 1

Go to www.MansfieldCT.gov/CodeRed and click on the "Click Here to Sign-Up" link. You will be directed to a page similar to the example below.



Step 2

Fill in the "First" and "Last" name fields. You can provide your full name or just initials if you prefer.

Contact Information	
First name	Last name
<input type="text" value="Susan"/>	<input type="text" value="Smith"/>

Step 3

Fill in the "Address" fields with a residential or business address (it must be within the borders of Mansfield). You can provide one address now (later you can provide additional addresses if desired).

Address is:	<input checked="" type="radio"/> Residential <input type="radio"/> Business
Address name:	<input type="text" value="Home"/>
Address to be notified <small>(please no P.O. boxes)</small>	<input type="text" value="123 Storrs Road"/>
City	<input type="text" value="Storrs"/>
State	<input type="text" value="CT"/>
Zip	<input type="text" value="06268"/>

Step 4

Fill in the "Phone" fields. Click the "Add Phone" button to include all of your phones. Click the "Send text messages" box to also receive text messages (cell phones only). We do not use the "General Notifications" feature so it doesn't matter if you check that or not.

Phone Number: <input type="text" value="8604231234"/>	<input type="checkbox"/> TDD/TTY device - Tone delivery, for hearing impaired
<input checked="" type="checkbox"/> Send text messages - Standard text messaging rates apply	
Mobile Provider: <input type="text" value="Verizon Wireless"/>	
Alert Types	
<input checked="" type="checkbox"/> Emergency Notifications	
<input checked="" type="checkbox"/> General Notifications	
<input type="button" value="- Remove phone"/>	<input type="button" value="+ Add phone"/>

Step 5

Fill in the "Email" information. Click the "Add email" button to include all your email addresses. We do not use the "General Notifications" feature so it doesn't matter if you check that or not.



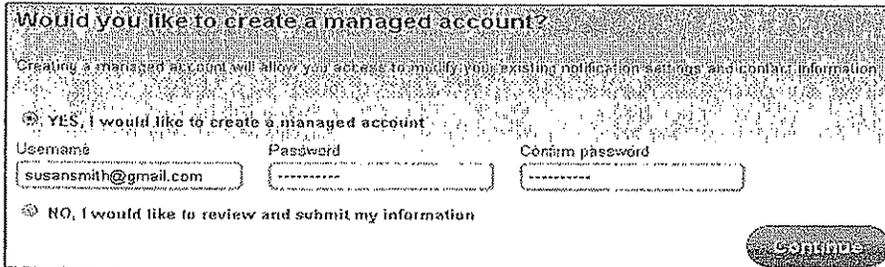
Step 6

Review the "Data Privacy" and "Terms & Conditions" sections. You must click on the box for "I have read, understand and agree to the terms and conditions." Then click the "Verify Information" button.



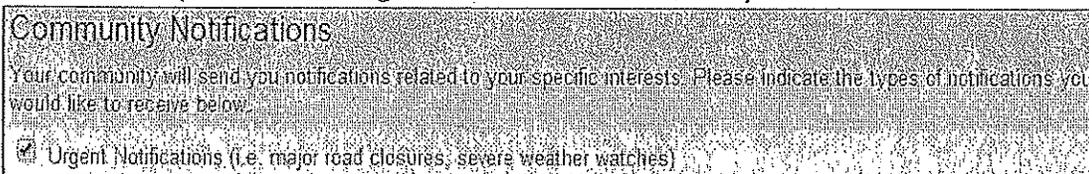
Step 7

We encourage you to click "Yes" to create a managed account so that you'll have the option of updating your information at any time. Click on "yes", pick a password, and click "Continue".



Step 8

We highly encourage you to scroll down the page to "Community Notifications" and put a check in the box for the optional list "Urgent Notifications" so that you also receive those notices as well.



Step 9

Review your information and make any corrections if needed. Click the "Verify" button at the bottom.

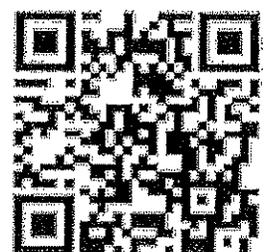


Step 10

You will see one final confirmation page. Click the "Continue" button at the bottom when done.

You can return to www.MansfieldCT.gov/CodeRed and click on the "Login if you Already Created an Account" link at any time to add another address or make changes to your information.

Optional: Use the QR Code to the right to download the free CodeRED Mobile Alert App (or download it in the iTunes App Store or Google Play Store)



PAGE
BREAK



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant Town Manager; John Carrington, Director of Public Works; Linda Painter, Director of Planning and Development; Planning and Zoning Commission
Date: May 27, 2014
Re: Environmental Impact Evaluations, UCONN STEM Residence Hall and Engineering/Science Building

Subject Matter/Background

The University of Connecticut is proposing to build a new residence hall and engineering/science building as part of the Next Generation Connecticut initiative. The Town Council initially reviewed these projects as part of the Connecticut Environmental Policy Act (CEPA) scoping process in March. Based on the information available at that time, the Council and Planning and Zoning Commission (PZC) issued joint letters on each project to the University. These letters requested:

- Preparation of a comprehensive, multi-modal transportation master plan as part of the campus-wide master planning process currently underway;
- Completion of a more detailed traffic analysis of potential impacts on local roads and proposed mitigation; and
- Identification of specific stormwater control measures to reduce impacts on the Eagleville Brook Watershed.

As a result of feedback received during the scoping process, the University has prepared Environmental Impact Evaluations (EIE's) for both projects. These reports assess a wide range of potential impacts, including the transportation and stormwater issues raised by the Town during the scoping process. Public hearings on the EIE's are scheduled for the evening of May 29th, and the deadline for written comments is June 6, 2014.

The PZC reviewed the EIE reports at their May 19th meeting and recommended that comments be submitted to the University through joint letters signed by both the PZC Chair and Mayor. These comments were based on a summary of key issues identified in the attached memo prepared by Linda Painter, Director of Planning and Development. The recommendations address issues related to traffic and transportation, water supply, stormwater, and, in the case of the

residence hall, erosion and sedimentation controls related to the steep slopes on portions of the property. In addition to the comments recommended by the Planning Director, the Commission added comments related to monitoring and reporting on the effectiveness of traffic mitigation efforts, DEEP approval and monitoring of Fenton River Well D usage during low streamflow periods, and requesting use of dark-sky compliant lighting.

The Conservation Commission reviewed the reports at their May 21st meeting and requested that the Council add the following recommendations to those identified by the PZC:

- Request mitigation for the 935 square foot wetland that would be eliminated with the construction of the STEM residence hall. A new wetland area could be created elsewhere on campus at a suitable location determined by the University. As an alternative, the University could consider partial mitigation such as the construction of a rain garden near the site of the current wetland area.
- Request use of 'green roofs' on both buildings.

University staff will attend Tuesday's meeting to answer any questions Council may have. The Commission's recommendations have been incorporated into draft letters that are attached for your review and consideration.

Recommendation

Staff recommends that the Town Council authorize the Mayor to co-sign the comments endorsed by the PZC.

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

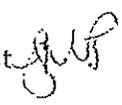
Move, effective May 27, 2014, to authorize the Mayor to co-sign the attached comments to the University of Connecticut regarding the Environmental Impact Evaluations for the new STEM Residence Hall and the Engineering and Science Building provided the letters are amended to include the comments recommended by the Conservation Commission.

Attachments

- 1) Director Planning 05/15/14 Memo (including March 2014 letters sent to University as part of the scoping process)
- 2) Draft Letter-STEM Residence Hall
- 3) Draft Letter-Engineering and Science Building

TOWN OF MANSFIELD
DEPARTMENT OF PLANNING AND DEVELOPMENT

LINDA M. PAINTER, AICP, DIRECTOR

Memo to: Planning and Zoning Commission
From: Linda M. Painter, AICP, Director of Planning and Development 
Date: May 15, 2014
Subject: University of Connecticut: New Residence Hall and Engineering Building Environmental Impact Evaluations

Background

The University of Connecticut held public scoping meetings in February 20, 2014 on proposals for two new buildings at the university: a five-story, ±118,000 square foot Engineering and Science Building and an 8-9 story, 650 to 800 bed residence hall (±200,000-250,000 square feet) for freshman STEM students. The Planning and Zoning Commission and Town Council provided comments during the scoping process; copies of the letters submitted on each project area attached for your information.

Based on comments received during the scoping process, the University has prepared Environmental Impact Evaluations (EIEs) for each project. These reports assess the potential impacts of these projects on a variety of factors and where necessary, identify mitigation measures to address significant impacts. Links to full versions of the reports can be found on the following website: <http://www.envpolicy.uconn.edu/eie.html>. To assist the Commission in its review, I have attached copies of the summary tables of environmental impacts and mitigation measures for each project and identified key issues/concerns for the Commissions' consideration.

Engineering and Science Building

The proposed Engineering and Science Building will be located off of Glenbrook Road on the site of the Old Central Warehouse Building, which is slated to be demolished this summer. Adjacent buildings include the Student Health Services building and Central Utility Plant to the south, the Pharmacy/Biology Building to the west, the Pathobiology Building to the south and the Chemistry Building to the east. As this site is surrounded by existing development, the environmental impacts are significantly less than that of an undeveloped site. Based on review of the EIE, key areas of potential concern relate to Traffic and Transportation, Water Supply, and Stormwater:

- *Traffic and Transportation.* The EIE projects that this new building will create a demand for approximately 182 new students and 11 new faculty/staff, which would be considered as potential additional trips to campus. While a detailed traffic analysis was not completed, the EIE estimates that there would be an increase of approximately 332 vehicles to the local roadway network, including 30 vehicles during morning peak and 27 vehicles during the afternoon peak. Using the distribution analysis employed as part of the recent OSTA permit for the Innovation Partnership Building, traffic volume at key intersections would increase by between 1% and 3%, which is considered to be a minor increase.

It should also be noted that the methodology used to estimate the projected number of new trips assumed that 25% of the new students added would be commuter students, which for this purpose is defined as a student that does not live on campus. As many 'commuter students' live within close proximity to campus and can walk, bike or take the bus to campus, the number of vehicular trips generated by these commuter students could be much lower than projected.

To address the nominal increase in traffic, the EIE proposes the following mitigation measures:

- Broadly promoting ride-share/carpooling programs university-wide;
- Increasing public transportation options both on-campus and through regional partnerships;
- Pricing residential parking permits to decrease demand; and
- Ensuring that adhering to lawful parking on and off-campus can be properly enforced.

Based on the above information, formal comments on the EIE should include the following:

- Encouraging the University to implement the recommended mitigation measures prior to opening the building;
 - Identifying current measures the Town employs to address illegal parking off-campus; and
 - Continuing to encourage preparation of a comprehensive, multi-modal transportation plan as part of the ongoing Master Plan effort.
 - Emphasizing the need for construction traffic to use state roads.
- *Water Supply.* The EIE identifies projected water demand for the new building and water saving features that will be incorporated such as use of reclaimed water for toilets, a measure that will reduce the building's total average daily demand for water from 4,800 GPD to 2,800 GPD, of which 920 GPD would be attributable to new faculty and students. The EIE also notes that while the increase in water demand is fairly small, "it could marginally exacerbate the existing deficiency in the system relative to peak day demand until the CWC connection is available. . ."

Additionally, there are two other buildings projected to open in the same timeframe: the new residence hall and the Innovation Partnership Building at the Technology Park. Cumulative average daily demand for all three buildings would total 58,400 GPD (not including reductions in water demand from use of reclaimed water in the buildings). While actual water demand could be met on peak days for these buildings by drawing on stored water supplies (6.5 million gallons), the University could not demonstrate required margin of safety on peak days if the three buildings were completed and opened prior to the completion of the CWC connection project.

The CWC project is anticipated to be completed prior to opening of this building; however, the EIE has proposed an alternative solution to the peak day demand issue if the CWC project has not been completed prior to building opening. To assist in meeting peak day demand and demonstrating adequate margin of safety, UCONN would seek approval from regulatory agencies to allow intermittent use of Fenton River Well D even during low-streamflow conditions. This alternative was identified in the University's 2011 Water Supply Plan as a short-term option to increase supply for existing users and committed projects as pump tests indicated that Well D has the least effect on streamflow due to its distance from the river.

Provided the full capacity of stored water is available on peak days, actual use of the Fenton River Well D would not occur. Use of the well would only be needed if for some reason the University did not have access to the entirety of its stored water supplies.

Presently, use of all of the Fenton River wells is limited or ceased entirely during drought conditions, which generally occur June through October, although there have also been times where low streamflow conditions have continued into November and December. With regard to the proposed intermittent use of Well D, the EIE specifically states that *"To ensure that operating Well D on a limited basis does not negatively impact on streamflow, the University would monitor streamflow within Well D's zone of influence while Well D was active."*

In its April 26, 2011 comments on the draft Water Supply Plan, the PZC and Town Council included the following comment with regard to the use of Fenton River Well D:

"While the plan clearly and appropriately identifies a need for an additional source of water for future projects, the plan's shorter term supply assumptions rely on the construction of the Reclaimed Water Facility (scheduled for 2011/2012) and the potential year-round use of Fenton River Well D. The Reclaimed Water Facility has not yet commenced construction and the use of Fenton River Well D during droughts has not been approved. To address the needs of existing users and committed projects, it is essential that construction begin this year on the Reclaimed Water Facility and that the University continue pursuing the potential year round use of Fenton River Well D."

Based on the above information, formal comments on the EIE should address the following:

- Strongly advocating for streamflow monitoring in appropriate locations to ensure that any use of Well D during periods of drought does not negatively impact streamflow, along with provisions to cease use of the well if impacts are identified and the corresponding restrictions to water usage that would be implemented if well production were ceased.
 - Conditioning opening of the building on receiving approval of the change to wellfield operations to allow intermittent use of Well D from regulatory agencies if the CWC project has not been completed.
 - Continuing to promote water conservation through mandatory water usage restrictions during droughts, improvements to facilities that reduce water consumption, connecting additional buildings to the Reclaimed Water Facility, and operational changes.
- *Stormwater.* The proposed building is located within the Eagleville Brook watershed that was the subject of a Total Maximum Daily Load study in 2007. This study recommends reductions in impervious cover and use of stormwater management techniques that offset the negative impacts of impervious cover on water quality. The proposed project would result in a reduction in impervious surfaces of approximately 3,000 square feet.

The proposed site along with portions of the adjacent Quad was previously identified as the site of a potential bioretention basin. However, due to subsurface utilities, the underground utility tunnel and presence of subsurface building areas underneath the adjacent Quad, the ability to

implement stormwater management techniques that allow for natural infiltration of water (such as bioretention basins) in the areas surrounding the building are limited. Additionally, the high water table will necessitate the diversion of groundwater into the existing storm sewer system that discharges to Eagleville Brook.

The EIE indicates that the feasibility of bioretention basins both in the Quad and elsewhere on campus within the Eagleville Brook watershed will be addressed as part of the campus-wide master plan.

Based on the above information, formal comments on the EIE should address the following:

- o Strongly encouraging the University to prepare a stormwater master plan as part of the campus-wide master planning effort that emphasizes the use of Low Impact Development (LID) stormwater management practices and reductions to effective impervious cover. This approach should be used throughout the campus and not just within the Eagleville Brook watershed.

In addition to comments provided on the above issues, any formal comments submitted by the Town should include suggested corrections to the following sections:

- *Section 3.2.4-Stormwater.* Correct second to last sentence of first paragraph of Existing Conditions to remove reference to Dairy Mart and specify property address rather than business name.
- *Section 3.2.8-Public Health and Safety.* Replace the language in the third paragraph relating to Mansfield fire services with the paragraph contained in the EIE for the STEM Residence Hall. The information contained in this document is outdated and incorrect; Mansfield no longer has three separate volunteer fire departments.

STEM Residence Hall

The proposed STEM residence hall will be located off of Alumni Drive. Adjacent buildings include Hilltop Residence Halls (Hale and Ellsworth to the west, Putnam Refectory and Garrigus Suites to the south and the Sherman Family Sports Complex to the east. As this site is surrounded by existing development, the environmental impacts are significantly less than that of an undeveloped site. Based on review of the EIE, key areas of potential concern relate to Wetlands, Slopes, Traffic and Transportation, Water Supply, and Stormwater:

- *Wetlands.* While there were no mapped wetlands identified during the scoping process, further site and soil analysis has identified a small isolated, wooded wetland within the proposed development area. The wetland is approximately 935 square feet and is thought to be a relic of a larger wetland system that existed prior to the land alterations for the surrounding development. Construction of the proposed building would require filling of the wetland. The functions and values of the wetland were evaluated based on U.S. Army Core of Engineers criteria. The evaluation found that due to its small size, disturbed condition, surrounding development and isolation from other wetland resources, the wetland does not provide principal wetland functions or values. As such, filling of the wetland is not anticipated to have a significant adverse impact on existing wildlife.

- *Steep Slopes.* The site on which the building will be located has fairly steep slopes in the northern and southern areas of the building (11% and 10% respectively) as well as a 21% slope to the east of the building dropping down to the sports complex. As such, significant erosion and sedimentation controls will be needed during construction, including regular monitoring and repairs.

Formal comments on the EIE should include recommendations for installation of appropriate erosion and sedimentation controls and establishment of a specific monitoring program to ensure those controls are functioning as designed.

- *Traffic and Transportation.* As the proposed residence hall will be limited to first year students who do not qualify for a parking permit under current policy, anticipated traffic impacts in the first year of operation are expected to be associated primarily with employees and move-in/move-out days. However, as students move out of this residence hall into other on-campus housing and obtain enough credits to qualify for a parking permit, there is the possibility of additional on-campus parking demand and related traffic. It is estimated that approximately 2/3 of the additional students housed on-campus could seek parking. Assuming an 800 bed facility, parking demand could increase by 533 vehicles. The University does not issue permits in excess of capacity and can control the number of permits issued.

To address the nominal increase in traffic, the EIE proposes the following mitigation measures:

- Broadly promoting ride-share/carpooling programs university-wide;
- Increasing public transportation options both on-campus and through regional partnerships;
- Pricing residential parking permits to decrease demand; and
- Ensuring that adhering to lawful parking on and off-campus can be properly enforced.

Based on the above information, formal comments on the EIE should include the following:

- Encouraging the University to implement the recommended mitigation measures prior to opening the building;
 - Identifying current measures the Town employs to address illegal parking off-campus; and
 - Continuing to encourage preparation of a comprehensive, multi-modal transportation plan as part of the ongoing Master Plan effort.
 - Emphasizing the need for construction traffic to use state roads.
- *Water Supply.* The EIE identifies projected water demand for the new building and water saving features that will be incorporated such as use of reclaimed water for toilets, a measure that will reduce the building's total average daily demand for water from 28,800 GPD to ±23,800 GPD. As noted with the Engineering and Science Building, the projected increase in water demand from the three new buildings that will open in the 2016-2017 would exceed the current system capacity needed on peak days to meet demands and maintain required margin of safety.

The same comments provided for the Engineering and Science Building should be included in comments on the residence hall with regard to proposed mitigation measures.

- *Stormwater.* The proposed building is located within the Eagleville Brook watershed that was the subject of a Total Maximum Daily Load study in 2007. This study recommends reductions in impervious cover and use of stormwater management techniques that offset the negative impacts of impervious cover on water quality. While considered an infill site due to the surrounding uses, the construction of the residence hall will be on previously undeveloped land. As such, it will result in an increase in impervious surfaces, which could increase runoff rates and volumes and introduce new pollutants. To avoid and mitigate impacts of the additional impervious cover, the EIE identifies several mitigation measures, including the use of Low Impact Development (LID) stormwater management practices that disconnect impervious surfaces from conventional stormwater systems that discharge directly to the brook and use of bioretention basins. Additionally, a green roof is proposed for a portion of the building. Peak runoff will be handled through new underground detention systems that include pretreatment of stormwater before entering the detention system and use of perforated piping to facilitate infiltration where soil and groundwater conditions allow.

Based on the above information, formal comments on the EIE should address the following:

- Encouraging the use of permeable materials for new parking areas and plazas associated with the residence hall.
- Strongly encouraging the University to prepare a stormwater master plan as part of the campus-wide master planning effort that emphasizes the use of Low Impact Development (LID) stormwater management practices and reductions to effective impervious cover. This approach should be used throughout the campus and not just within the Eagleville Brook watershed.

Summary

If the Commission concurs with the above recommendations, the following motion would be in order:

_____ MOVES, _____ seconds to authorize the PZC Chair to submit recommended comments on the proposed Engineering and Science Building and STEM residence hall to the Town Council based on the recommendations contained in the memo from Linda Painter dated May 15, 2014. If the Town Council agrees with the recommendations, the Chair is authorized to co-sign letters to the University submitting the formal comments, including any additional comments identified by the Council provided such comments are not contradictory to the Commission's recommendations.

TOWN OF MANSFIELD



Elizabeth C. Paterson, Mayor

AUDREY P. BECK BUILDING
FOUR SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2599
(860) 429-3330
Fax: (860) 429-6863

March 19, 2014

Mr. Jason Coite
UConn Office of Environmental Policy
31 LeDoyt Road, U-3055
Storrs, Connecticut 06269

Subject: Proposed Engineering and Science Building

Dear Mr. Coite:

The Mansfield Town Council and Planning and Zoning Commission (PZC) offer the following comments and recommendations with regard to the proposed Engineering and Science Building:

- *Master Plan and Impact Study.* A campus master plan and Next Generation Connecticut impact study should be completed prior to construction of any buildings related to the NextGen initiative other than the currently proposed engineering/science building and STEM residence hall. This study should include a comprehensive, multi-modal transportation plan for the build-out of the campus that considers impacts to the local transportation network, including off-campus improvements for vehicular, pedestrian, bike and transit circulation.
- *Traffic Analysis.* A traffic study that evaluates the potential impacts of the proposed buildings on the local road network, in addition to the state road network, should be done to confirm the conclusion that no significant impacts on the local road network are anticipated. This analysis should identify any necessary mitigation measures and be made available to the Town for review and comment prior to submission to OSTA.
- *Stormwater/Eagleville Brook.* The University should identify specific measures to employ for each project to reduce impacts on the Eagleville Brook watershed.

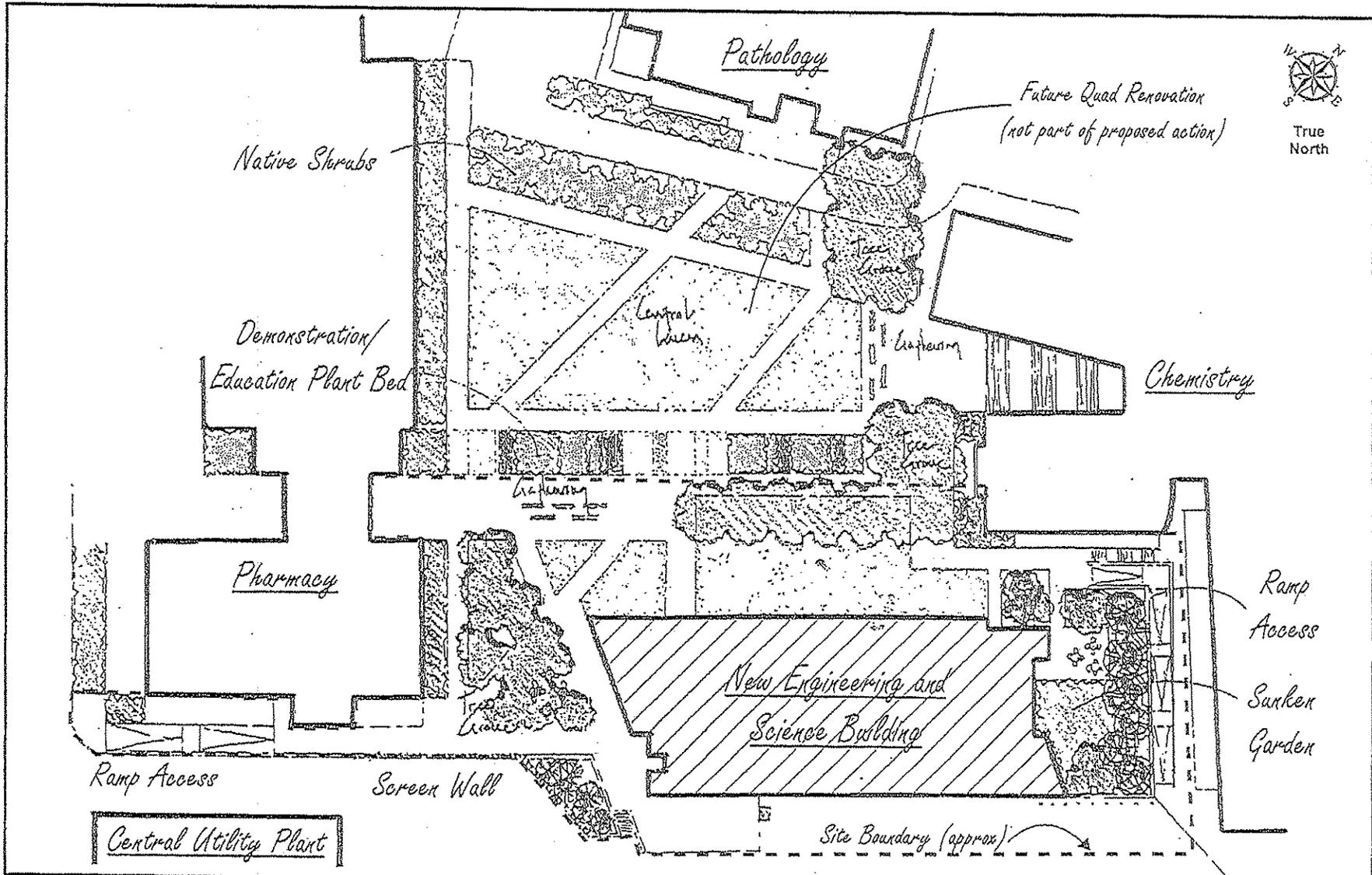
If you have any questions regarding these comments, please contact Linda Painter, Director of Planning and Development.

Sincerely,

Elizabeth C. Paterson
Elizabeth C. Paterson
Mayor

JqAnn Goodwin
JqAnn Goodwin
Chair, Mansfield PZC

Cc: Town Council
Planning and Zoning Commission



Plan by:	Concept Plan New Engineering and Science Building University of Connecticut Glenbrook Road Storrs, Connecticut	Project No: 15.0166402.00
Dirtworks and Mitchell Giurgola Architects, LLP January 30, 2014		Drawn by: KDC
 GZA GeoEnvironmental, Inc. Springfield, MA / Hartford, CT	Checked by: PGD	
	Date: March 2014	
	Figure No: 3	

Impacts

As the NESB is proposed to reach 5 stories in height, 3 stories higher than the current building (OCW), the upper floors of the NESB will likely be visible from North Eagleville Road and Glenbrook Road.

The Site is located within the university campus proper and will be visible regularly by staff, students, and visitors alike. The NESB has been designed to be consistent with the look of a modern university research building (Figure 13)

Mitigation

There would be no significant impact to aesthetics, therefore no mitigations are warranted.

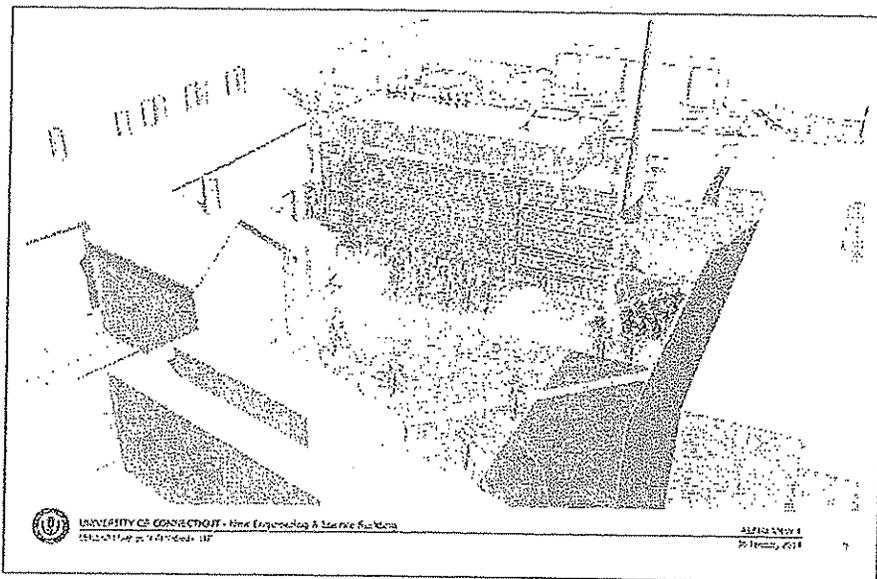


FIGURE 13. OBLIQUE RENDERING OF PROPOSED NESB LOOKING SOUTHEAST

3.2.10 Cultural Resources

Existing Conditions

CEPA requires that State actions that have the potential for affecting cultural resources (archaeological or historical) be evaluated and mitigated for if significant impacts would occur.

The OCW is a 2-story brick and concrete warehouse building built circa 1958. This building is not on the State or Federal Register of Historic Places.

*New Engineering & Science Building EIE
University of Connecticut, Storrs Campus*

TABLE ES-1. ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Element	Impacts	Mitigation
Climate, Topography, Geology & Soils	Disturbance of fill soils, minor grading required	Installation of erosion control measures as required by Construction General Permit
Surface and Groundwater	Reduction of 3,000 SF of Impervious Cover	Not warranted. Net positive impact.
	Direct discharge of groundwater to Eagleville Brook	
Wetlands	No wetlands on or near Site.	Not warranted
Floodplains	Technically within 100-year floodplain but Eagleville Brook piped underground.	Not warranted but DEEP Flood Management Certification required.
Flora and Fauna	No significant impact. Area densely developed.	Not warranted.
State Protected Species	None at or near site per DEEP.	Not warranted.
Air Quality	No direct significant impact. Tie into existing CUP. Insignificant increase in emissions from new emergency generator for Student Health Services Building.	Not warranted.
	Student Health Services Building emergency generator to be replaced with a larger emission source.	Generator to be Tier 4 compliant
Noise & Vibration	Temporary increase in noise and vibration during construction.	Prohibit blasting.
Light/Shadow	Slight increase in shadow and lighting demand in Quad.	Not warranted.
Traffic and Transportation	Nominal increase in parking demand traffic generation.	Broadly promote ride-share/carpooling; Increase public transportation options; Price residential parking permits to discourage demand; Ensuring that adhering to lawful parking on and off-campus can be properly enforced.
Water Supply	Approximately 1,600 GPD in additional demand.	Reclaimed water will be used for NESB toilets to reduce the stated GPD. Reduction of 680± GPD expected for net demand increase of 920±. Continue to promote water conservation and obtain approvals to use Fenton Well D even during low stream flow as proposed in the 2011 Water Supply Plan in order to mitigate peak day demand conflicts in the event the CWC water not yet available at the time NESB is complete.

*New Engineering & Science Building EIE
University of Connecticut, Storrs Campus*

Environmental Element	Impacts	Mitigation
Stormwater	Approximately 3,000 SF less of impervious area compared to existing	Not warranted. Positive impact.
	Direct discharge of groundwater to Eagleville Brook	
Utilities	Utilities present at or near site.	Not warranted.
Solid & Hazardous Waste	Additional solid waste and some hazardous waste generated.	Managed in accordance with current University practices.
Public Health & Safety	No significant change in emergency service needs.	Not warranted.
Aesthetics	Improved aesthetic of Quad area and removal of dated OCW.	Not warranted.
Cultural Resources	No cultural resources affected. Site is disturbed.	Not warranted.
Socioeconomics	Positive economic benefit.	Not warranted.
Consistency with Plans	Proposed land use is consistent with State Plan of Conservation & Development. Project identified in University 2006 Master Plan.	Not warranted.

*New Engineering & Science Building EIE
University of Connecticut, Storrs Campus*

TOWN OF MANSFIELD



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March 19, 2014

Mr. Jason Coite
UConn Office of Environmental Policy
31 LeDoyt Road, U-3055
Storrs, Connecticut 06269

Subject: Proposed STEM Residence Hall

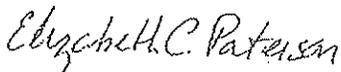
Dear Mr. Coite:

The Mansfield Town Council and Planning and Zoning Commission (PZC) offer the following comments and recommendations with regard to the proposed STEM residence hall off Alumni Drive:

- *Master Plan and Impact Study.* A campus master plan and Next Generation Connecticut impact study should be completed prior to construction of any buildings related to the NextGen initiative other than the proposed residence hall and the engineering/science building. This study should include a comprehensive, multi-modal transportation plan for the build-out of the campus that considers impacts to the local transportation network, including off-campus improvements for vehicular, pedestrian, bike and transit circulation.
- *Traffic Analysis.* A traffic study that evaluates the potential impacts of the proposed buildings on the local road network, in addition to the state road network, should be done to confirm the conclusion that no significant impacts on the local road network are anticipated. This analysis should identify any necessary mitigation measures and be made available to the Town for review and comment prior to submission to OSTA.
- *Stormwater/Eagleville Brook.* The University should identify specific measures to employ for each project to reduce impacts on the Eagleville Brook watershed.

If you have any questions regarding these comments, please contact Linda Painter, Director of Planning and Development.

Sincerely,


Elizabeth C. Paterson
Mayor


JoAnn Goodwin
Chair, Mansfield PZC

Cc: Town Council
Planning and Zoning Commission

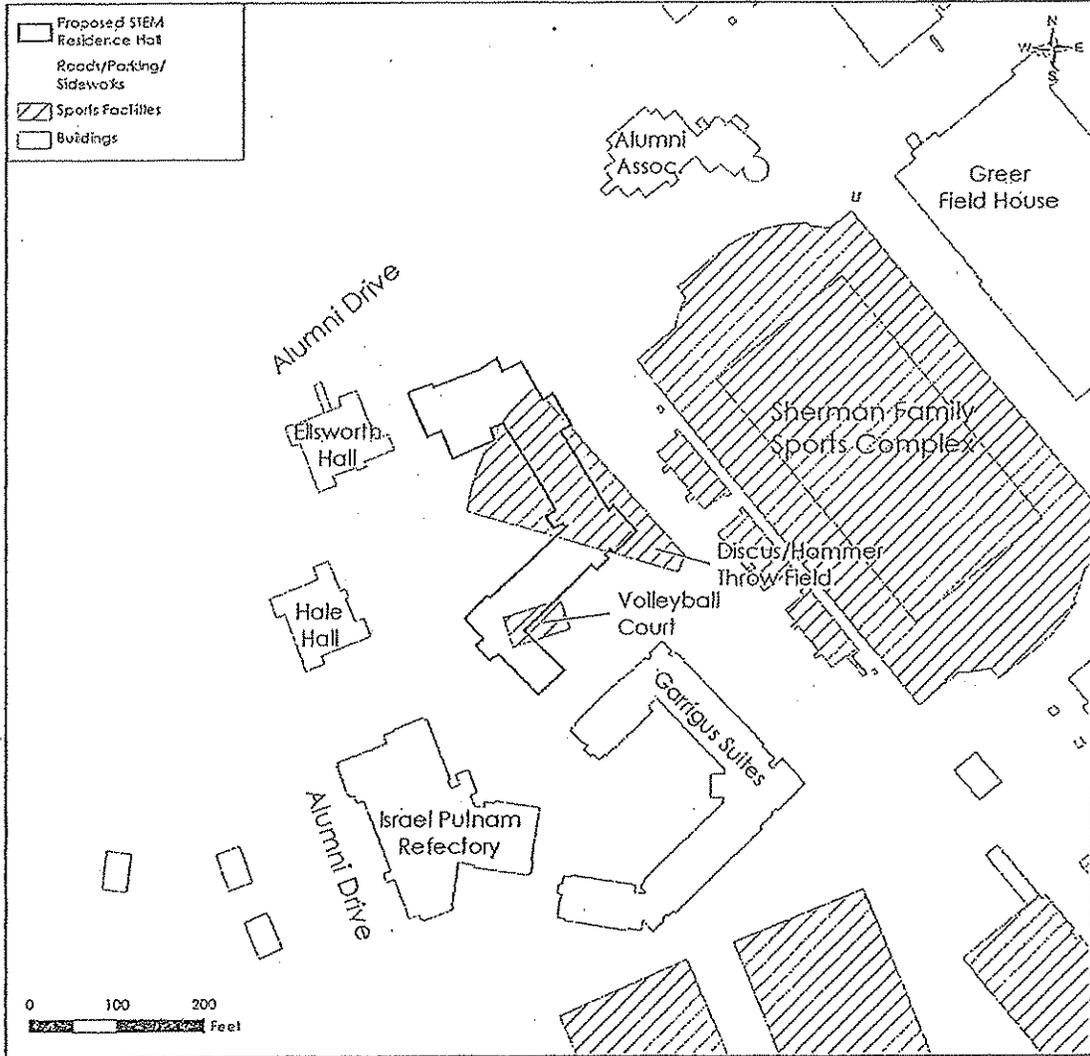


Figure ES-2. Footprint of Proposed STEM Residence Hall

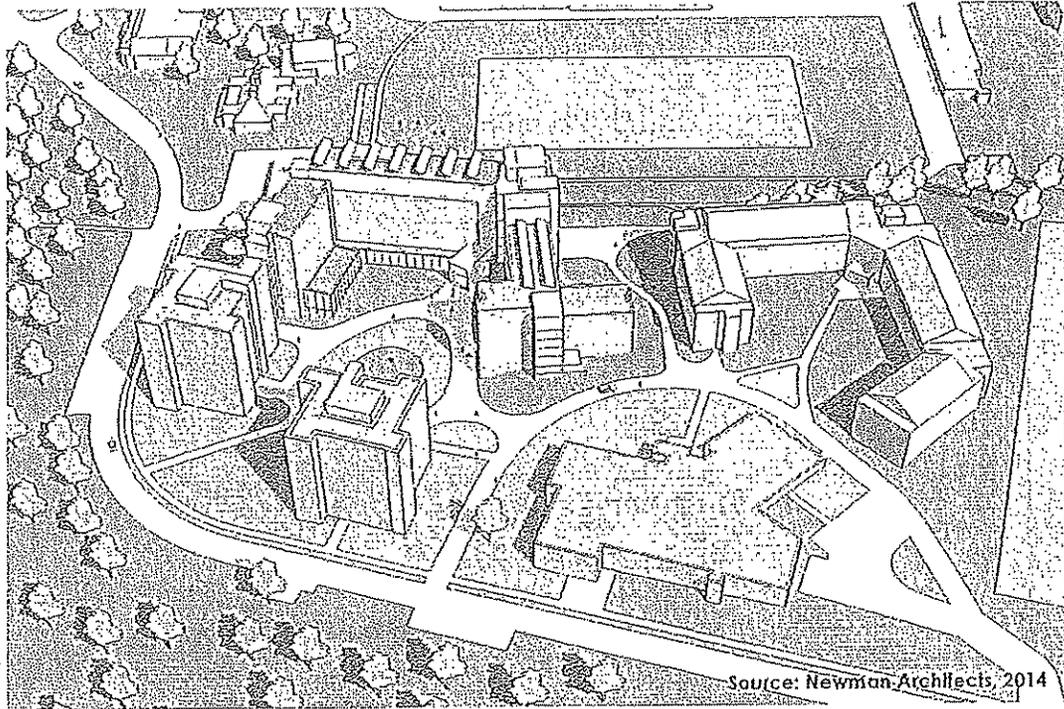


Figure ES-3. Proposed STEM Residence Hall Architectural Rendering Facing East

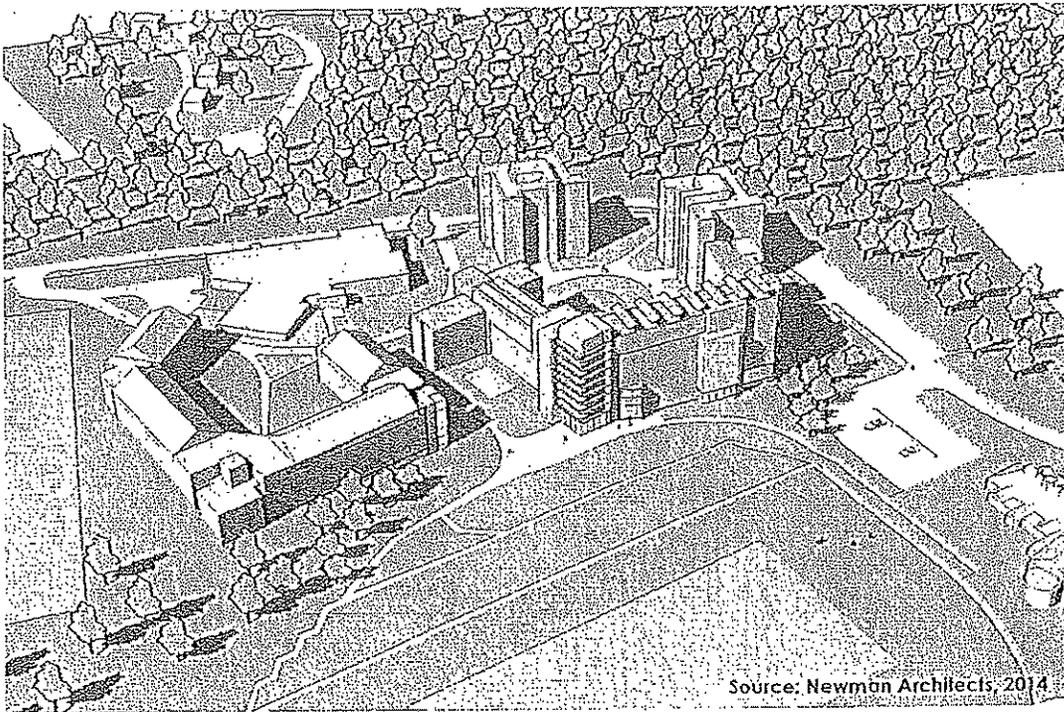


Figure ES-4. Proposed STEM Residence Hall Architectural Rendering Facing West



Table ES-1. Summary of Impacts and Proposed Mitigation

Resource Category	Impacts	Proposed Mitigation
Traffic, Parking, and Circulation	<ul style="list-style-type: none"> No disruption of existing roads/parking Minimal new vehicle trips Potential for secondary effects associated with demand for additional parking and vehicles on-campus due to additional students 	<ul style="list-style-type: none"> Potential for adverse effects will be assessed in the OSTA process and upcoming Master Plan and Master Plan EIE which will provide a comprehensive assessment of traffic, parking, and circulation in the context of campus growth
Air Quality	<ul style="list-style-type: none"> New stationary sources – boiler, emergency generator, chiller Potential emissions below de minimis levels established by USEPA 	<ul style="list-style-type: none"> Stationary sources to be included in UConn air quality permit
Noise	<ul style="list-style-type: none"> Consistent with residential setting 	<ul style="list-style-type: none"> None
Water Resources	<ul style="list-style-type: none"> Will be consistent with Eagleville Brook TMDL and Watershed Plan No floodplains 	<ul style="list-style-type: none"> The stormwater management system for the new residential hall will be consistent with the guidelines contained in the CTDEEP <i>Connecticut Stormwater Quality Manual</i> (as amended). LID measures such as disconnected impervious areas and bioretention A green roof area is proposed for a portion of the STEM Residence Hall building to further reduce effective impervious cover and stormwater runoff from the project site, as well as to enhance stormwater quality. New underground detention systems are proposed to manage peak rates of runoff from the project site, including the STEM Residence Hall and the areas currently served by the existing underground detention system associated with Garrigus Suites
Wetlands, Watercourses, and Natural Communities	<ul style="list-style-type: none"> No threatened/endangered species ±935 SF of low functional value wetland to be directly impacted 	<ul style="list-style-type: none"> Adherence to the conditions of the <i>CTDEEP General Permit for Water Resource Construction Activities</i> and U.S. Army Corps of Engineers Connecticut General Permit
Cultural Resources	<ul style="list-style-type: none"> Outside National Register Historic District SHPO determined no impact to historic or archaeological resources 	<ul style="list-style-type: none"> None
Visual and Aesthetic Character	<ul style="list-style-type: none"> Consistent with current visual setting 	<ul style="list-style-type: none"> None
Geology, Topography, and Soils	<ul style="list-style-type: none"> No unique features or farmland soils 	<ul style="list-style-type: none"> None

Table ES-1. Summary of Impacts and Proposed Mitigation

Resource Category	Impacts	Proposed Mitigation
Utilities and Services	<ul style="list-style-type: none"> Adequate capacity exists for Electrical, Natural Gas, Sanitary Sewer, Telecommunications, and Stormwater/Drainage in the vicinity of the site along Alumni Drive. The University will meet its overall peak water demands, including for the STEM Residence Hall, by augmenting its supply with the additional supply to be provided pursuant to an executed agreement to interconnect with the Connecticut Water Company (CWC). Should the proposed STEM Residence Hall be completed prior to the additional water supply being available from CWC, sufficient water supply exists within the University system to meet annual average daily demand and peak month's (typically, September) average daily demand for the STEM Residence Hall. However, additional supply would be required in order to meet the peak day demand, including maintaining a system-wide 15% margin of safety. The proposed building and associated site improvements would replace existing turf areas, thus increasing impervious surfaces on the site. These site alterations would reduce canopy interception, evapotranspiration, and infiltration; generate increased runoff rates and volumes (i.e., increased runoff coefficient); and introduce new potential sources of stormwater pollutants. 	<ul style="list-style-type: none"> The building construction will incorporate best practices of sustainability with a minimum goal of Leadership in Energy & Environmental Design (LEED) Silver. The project design will also address the guidelines and requirements of the Connecticut High Performance Building Standards, as well as strategies and recommendations promoted by the UConn <i>Climate Action Plan</i> and other ongoing energy efficiency and sustainability initiatives at the Storrs campus. Reclaimed water will be used for toilet/urinal flushing and cooling. Water savings from reclaimed water use for toilet flushing is estimated at up to approximately 5,000 gpd during the academic year. Should the STEM Residence Hall be completed prior to completion of the CWC interconnection, potential mitigation would consist of a) connecting the STEM Residence Hall (as well as the NESB and IPB) to the reclaimed water utility to reduce potable demand, b) continue to promote water conservation throughout the system and c) take steps to ensure that margin of safety could be demonstrated by having Fenton Well D approved for intermittent use during the time that peak demand was expected. The stormwater management system for the new residential hall will be consistent with the guidelines contained in the CTDEEP <i>Connecticut Stormwater Quality Manual</i> (as amended). LID measures such as disconnected impervious areas and bioretention A green roof area is proposed for a portion of the STEM Residence Hall building to further reduce effective impervious cover and stormwater runoff from the project site, as well as to enhance stormwater quality. New underground detention systems are proposed to manage peak rates of runoff from the project site, including the STEM Residence Hall and the areas currently served by the existing underground detention system associated with Garrigus Suites.
Public Health and Safety	<ul style="list-style-type: none"> Public Health & Safety services in place for residential students 	<ul style="list-style-type: none"> None



Table ES-1. Summary of Impacts and Proposed Mitigation

Resource Category	Impacts	Proposed Mitigation
Solid Waste and Hazardous Substances	<ul style="list-style-type: none"> • Typical residential waste stream 	<ul style="list-style-type: none"> • None
Socioeconomics	<ul style="list-style-type: none"> • Anticipated socioeconomic benefit 	<ul style="list-style-type: none"> • None
Land Use Planning	<ul style="list-style-type: none"> • Consistent with campus, local, regional, and state plans 	<ul style="list-style-type: none"> • None
Construction Period		
Traffic, Parking, and Circulation	<ul style="list-style-type: none"> • Minor, temporary disruptions to traffic in the immediate area of construction 	<ul style="list-style-type: none"> • Use of construction-phase traffic management measures to maintain efficient traffic operations during the construction period including construction phasing to minimize disruptions to traffic, signage, and detours.
Air Quality	<ul style="list-style-type: none"> • Construction activities may result in short-term impacts to ambient air quality due to direct emissions from construction equipment and fugitive dust emissions 	<ul style="list-style-type: none"> • Contractors will be required to comply with air pollution control requirements in UConn <i>Environmental, Health, and Safety Policies, Regulations, and Rules for Construction, Service, and Maintenance Contractors</i>, including reference to such requirements in contract documents. • Ensure proper operation and maintenance of construction equipment. • Limit idling of construction vehicles and equipment to three minutes. • Implement traffic management measures during construction. • Implement appropriate controls to prevent the generation and mobilization of dust.
Noise	<ul style="list-style-type: none"> • Heavy construction equipment associated with site development may result in temporary increases in noise levels in the immediate area of construction 	<ul style="list-style-type: none"> • Contractors will be required to comply with noise control requirements in UConn <i>Environmental, Health, and Safety Policies, Regulations, and Rules for Construction, Service, and Maintenance Contractors</i>, including reference to such requirements in contract documents. • Ensure proper operation and maintenance of construction equipment. • Construction contractors should make every reasonable effort to limit construction noise impacts.
Stormwater and Water Quality	<ul style="list-style-type: none"> • Exposure of soil increases potential for erosion and sedimentation 	<ul style="list-style-type: none"> • Use of appropriate erosion and sediment controls during construction, consistent with the <i>2002 Connecticut Guidelines for Soil Erosion and Sediment Control</i> (as amended) and the August 21, 2013 <i>General Permit for Stormwater and Dewatering Wastewaters from Construction Activities</i>.
Hazardous Materials and Solid Waste	<ul style="list-style-type: none"> • Temporary on-site storage and use of fuels and other materials 	<ul style="list-style-type: none"> • Contractors will be required to comply with requirements for construction-related

Table ES-1. Summary of Impacts and Proposed Mitigation

Resource Category	Impacts	Proposed Mitigation
Hazardous Materials and Solid Waste (continued)	associated with construction vehicles and equipment <ul style="list-style-type: none"> • Generation of solid waste including construction and demolition debris 	hazardous materials and solid waste in UConn <i>Environmental, Health, and Safety Policies, Regulations, and Rules for Construction, Service, and Maintenance Contractors</i> , including reference to such requirements in contract documents. <ul style="list-style-type: none"> • Hazardous or regulated materials or subsurface contamination encountered during construction will be characterized and disposed of in accordance with applicable state and federal regulations. • Construction-related solid waste will be handled and disposed of in a manner that meets current regulations and University standards. Construction and demolition debris will be managed in accordance with applicable state and federal regulations and the University's contractor policies.

TOWN OF MANSFIELD



Elizabeth C. Paterson, Mayor

AUDREY P. BECK BUILDING
FOUR SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2599
(860) 429-3330
Fax: (860) 429-6863

DRAFT LETTER

May 28, 2014

Mr. Paul Ferri
UConn Office of Environmental Policy
31 LeDoyt Road, U-3055
Storrs, Connecticut 06269

Subject: STEM Residence Hall Environmental Impact Evaluation (EIE)

Dear Mr. Ferri:

The Mansfield Town Council and Planning and Zoning Commission (PZC) offer the following recommendations with regard to the proposed STEM residence hall off Alumni Drive. These comments should be considered in addition to our March 19, 2014 correspondence in response to the scoping process.

- *Traffic and Transportation.* We strongly encourage the University to implement the mitigation measures identified in the report prior to opening the building. Transportation Demand Management, expansion of public transportation options and decreasing resident students demand for cars can all serve to mitigate traffic as the University expands. Additionally, the University should periodically evaluate and reassess the effectiveness of these approaches and provide the Town with a report detailing the results.

Given the extent of future expansion contemplated by *NextGenCT*, we restate our request that the campus-wide master plan currently being prepared include a comprehensive, multi-modal transportation plan for the build-out of the campus that considers impacts to the local transportation network, including off-campus improvements for vehicular, pedestrian, bike and transit circulation. As noted above with regard to the mitigation measures proposed for this project, the transportation plan should also include performance measures and a framework for reporting and modifying approaches as needed.

With regard to enforcement off-campus parking, the Town has three primary programs that it is actively implementing.

- *Residential Parking.* As part of the Town's rental certification program, owners of structures containing up to 3 rental units are required to prepare and implement a parking plan for both resident and guest parking. Compliance is monitored by the Department of Building and Housing Inspection.
- *On-Street Parking.* On street parking is monitored and enforced by Central Parking and the Resident Trooper in Storrs Center and by the Resident Trooper in other areas.

- *Commercial Parking.* As part of Storrs Center, the Town has created a parking collaborative that provides for enforcement of time limitations on both public and private property. Under this new collaborative, private lot owners have the ability to ticket vehicles in addition to towing.

Lastly, it is imperative that the University instruct its construction contractors to use state roads, not local roads, to access the site to minimize the potential for disturbance in neighborhoods adjacent to campus.

- *Water Supply.* As the University is well aware, Mansfield has long been concerned with the impact of the Fenton River wellfield on the river and particularly since the events of 2005. We understand that the reference to using Well D intermittently is said in order to demonstrate that the University can meet Margin of Safety requirements on peak demand days and that actual use of Well D would not be needed unless the University's stored water supplies were unavailable. However, should the well need to be put into production during drought conditions, our concerns regarding impacts to streamflow remain. Accordingly, we offer the following comments:

- If the Connecticut Water Company interconnection has not been completed prior to the opening of this building, any use of Well D should be only with prior approval by CT DEEP. The University should provide DEEP with detailed operational plans that include ceasing use of the well if impacts to streamflow are identified during drought periods and the planned restrictions on water usage that would be implemented if well production was ceased.
- Streamflow monitoring stations should be installed in appropriate locations to ensure that use of Well D does not negatively impact streamflow. DEEP should be actively involved in monitoring streamflow when the well is in use during drought periods.
- The University should continue to promote water conservation through mandatory water usage restrictions during droughts, make improvements to facilities to reduce water consumption, connect additional buildings to the Reclaimed Water Facility and make operational changes.

- *Stormwater.* As the site is located within the Eagleville Brook Watershed, the University is strongly encouraged to use permeable materials for new parking areas and plazas associated with the residence hall. Furthermore, the University should prepare a stormwater master plan as part of the campus-wide master planning effort. The plan should emphasize the use of Low Impact Development (LID) stormwater management practices and reductions to effective impervious cover. These approaches should be used throughout campus and not only within the Eagleville Brook watershed.

- *Erosion and Sedimentation Controls.* As portions of the site involve steep slopes of 10% or greater, the installation of appropriate erosion and sedimentation controls are essential. Construction documents should also identify a specific monitoring program to ensure those controls are functioning as designed.

- *Lighting.* All new lighting installed as part of this project should be Dark Sky compliant with full shield cutoffs to reduce light pollution.

If you have any questions regarding these comments, please contact Linda Painter, Director of Planning and Development.

Sincerely,

Elizabeth C. Paterson
Mayor

JoAnn Goodwin
Chair, Mansfield PZC

Cc: Town Council
Planning and Zoning Commission
Conservation Commission



Elizabeth C. Paterson, Mayor

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DRAFT LETTER

May 28, 2014

Mr. Jason Coite
UConn Office of Environmental Policy
31 LeDoyt Road, U-3055
Storrs, Connecticut 06269

Subject: Engineering and Science Building Environmental Impact Evaluation (EIE)

Dear Mr. Coite:

The Mansfield Town Council and Planning and Zoning Commission (PZC) offer the following recommendations with regard to the proposed Engineering and Science Building. These comments should be considered in addition to our March 19, 2014 comments in response to the scoping process.

- *Traffic and Transportation.* We strongly encourage the University to implement the mitigation measures identified in the report prior to opening the building. Transportation Demand Management, expansion of public transportation options and decreasing resident students demand for cars can all serve to mitigate traffic as the University expands. Additionally, the University should periodically evaluate and reassess the effectiveness of these approaches and provide the Town with a report detailing the results.

Given the extent of future expansion contemplated by *NextGenCT*, we restate our request that the campus-wide master plan currently being prepared include a comprehensive, multi-modal transportation plan for the build-out of the campus that considers impacts to the local transportation network, including off-campus improvements for vehicular, pedestrian, bike and transit circulation. As noted above with regard to the mitigation measures proposed for this project, the transportation plan should also include performance measures and a framework for reporting and modifying approaches as needed.

With regard to enforcement off-campus parking, the Town has three primary programs that it is actively implementing.

- *Residential Parking.* As part of the Town's rental certification program, owners of structures containing up to 3 rental units are required to prepare and implement a parking plan for both resident and guest parking. Compliance is monitored by the Department of Building and Housing Inspection.

- *On-Street Parking.* On street parking is monitored and enforced by Central Parking and the Resident Trooper in Storrs Center and by the Resident Trooper in other areas.
- *Commercial Parking.* As part of Storrs Center, the Town has created a parking collaborative that provides for enforcement of time limitations on both public and private property. Under this new collaborative, private lot owners have the ability to ticket vehicles in addition to towing.

Lastly, it is imperative that the University instruct its construction contractors to use state roads, not local roads, to access the site to minimize the potential for disturbance in neighborhoods adjacent to campus.

- *Water Supply.* As the University is well aware, Mansfield has long been concerned with the impact of the Fenton River wellfield on the river and particularly since the events of 2005. We understand that the reference to using Well D intermittently is said in order to demonstrate that the University can meet Margin of Safety requirements on peak demand days and that actual use of Well D would not be needed unless the University's stored water supplies were unavailable. However, should the well need to be put into production during drought conditions, our concerns regarding impacts to streamflow remain. Accordingly, we offer the following comments:
 - If the Connecticut Water Company interconnection has not been completed prior to the opening of this building, any use of Well D should be only with prior approval by CT DEEP. The University should provide DEEP with detailed operational plans that include ceasing use of the well if impacts to streamflow are identified during drought periods and the planned restrictions on water usage that would be implemented if well production was ceased.
 - Streamflow monitoring stations should be installed in appropriate locations to ensure that use of Well D does not negatively impact streamflow. DEEP should be actively involved in monitoring streamflow when the well is in use during drought periods.
 - The University should continue to promote water conservation through mandatory water usage restrictions during droughts, make improvements to facilities to reduce water consumption, connect additional buildings to the Reclaimed Water Facility and make operational changes.
- *Stormwater.* While the site is located within the Eagleville Brook watershed, we understand that site conditions make use of Low Impact Development techniques difficult in this area. However, given the importance of this issue, the University should prepare a stormwater master plan as part of the campus-wide master planning effort. The plan should emphasize the use of Low Impact Development (LID) stormwater management practices and reductions to effective impervious cover. These approaches should be used throughout campus and not only within the Eagleville Brook watershed.
- *Lighting.* All new lighting installed as part of this project should be Dark Sky compliant with full shield cutoffs to reduce light pollution.

- *Factual Corrections.* The following sections of the EIE should be corrected to reflect current conditions:
 - Section 3.2.4-Stormwater. Correct second to last sentence of first paragraph under Existing Conditions to remove reference to Dairy Mart and specify property address as the location instead of business names as businesses change over time.
 - Section 3.2.8-Public Health and Safety. Replace the language in the third paragraph related to Mansfield fire services with the paragraph contained in the EIE for the STEM Residence Hall. The information contained in this document is outdated and incorrect; Mansfield no longer has three separate volunteer fire departments.

If you have any questions regarding these comments, please contact Linda Painter, Director of Planning and Development.

Sincerely,

Elizabeth C. Paterson
Mayor

JoAnn Goodwin
Chair, Mansfield PZC

Cc: Town Council
Planning and Zoning Commission
Conservation Commission



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant Town Manager; Curt Vincente, Director of Parks & Recreation; Jay O'Keefe, Assistant Director of Parks & Recreation
Date: May 27, 2014
Re: Collaboration with Community School for the Arts (CSA)

Subject Matter/Background

The UCONN Community School for the Arts (CSA) has a long history of providing art and music education to the larger community. The Mansfield Parks and Recreation Department (MPRD) also offers art and music programs at an introductory level. MPRD intentionally limits its art and music programming to an introductory level knowing that the UCONN CSA meets the broader needs of the community.

Specifically because they are looking to re-define their mission for community based programs, UCONN has asked the MPRD to consider providing the popular CSA programs in a collaborative manner. UCONN believes that the CSA program could be managed more effectively with an experienced partner like the MPRD. The MPRD has a broad foundation of programming and is well positioned to work directly with the UCONN CSA to continue to meet the needs of area residents.

As initially conceived, the Town and the University would negotiate a Memorandum of Understanding (MOU) to outline the parties' responsibilities during a trial period (through June 30, 2015). UCONN would continue to provide funding, staffing and the facility, and the MPRD would handle program registration and fee collection. Program profits would be shared equally by the CSA and the MPRD. At end of the trial period, the Town and the University would evaluate the performance of the partnership and determine whether the Town would be in a position to take over the administration of the program for the long-term or if any other changes would be desirable.

In staff's preliminary assessment, a collaborative effort to meet the community's art and music programming demands would benefit both the CSA and the Town, for the following reasons:

- CSA offerings would enhance the MPRD's arts and music programming
- Fee-based programs provided on a seasonal or semester basis are run on a registration demand basis only, thus limiting the financial burden to either organization
- Program growth opportunities exist and the University and the Town could jointly operate its arts and music programming more effectively
- At least for the near term, UCONN's CSA is willing to cover any losses in the program; program profits would be equally shared between the University and the MPRD
- The collaborative effort would include a follow-up evaluation following the trial period to allow for any mutually agreed upon adjustments
- The MPRD currently has a sophisticated registration software system in place that is used to handle registration for programs, both online and in office, allowing for efficient program management
- The UCONN CSA is willing to allow continued use of its facilities on the Depot Campus during this trial period
- The MPRD has a broad marketing program to promote programs, which have proven to be successful. Cross marketing CSA programs with existing community programming would be mutually beneficial.

Financial Impact

The UCONN CSA operates as a fee based program much like the programs run by the MPRD. Staff is reviewing the operations and financials of the CSA program to determine its relative strengths and areas for improvement. The collaborative effort between the CSA and the MPRD could be arranged in a way to limit any financial risk to the Town. The MPRD's programs are run through the 260 fund on a self-sustaining basis.

Legal Review

Staff would seek the assistance of the new Town Attorney in preparing a MOU with UCONN.

Recommendation

As stated above, staff is reviewing the operations and financials of the UCONN CSA. We will report our findings to the Council in June, and will present a proposed MOU if we believe that the partnership with UCONN would be in the interest of the MPRD and the Town. As part of its review, staff will solicit feedback from our various advisory committees. The goal of any collaboration with the UCONN CSA would be to provide the community with a high level of art and music programming in a cost effective manner.



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant Town Manager; Mary Stanton, Town Clerk
Date: May 27, 2014
Re: Appointment of Sub-registrar

Subject Matter/Background

Pursuant to Section 7-65 of the Connecticut General Statutes, the Town Clerk in her role as the Registrar of Vital Statistics may appoint, with your approval, a number of sub-registrars who are empowered to issue burial transit permits during the hours that the Town Clerk's office is not open. The Town Clerk is requesting the addition of Phillip M. Pietras from the Tolland Memorial Funeral Home to our list of appointed sub-registrars for the Town. If approved, Mr. Pietras would be sworn in and his term would be concurrent with the Town's Registrar of Vital Statistics (the Town Clerk).

Recommendation

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

Move, effective May 30, 2014, to appoint Phillip M. Pietras of the Tolland County Funeral Home as a sub-registrar for the Town of Mansfield, for a term to run concurrent with that of the Mansfield Registrar of Vital Statistics.

Attachments

- 1) M. Stanton re Appointment of Sub-registrar
- 2) CGS §7-65

**TOWN OF MANSFIELD
TOWN CLERK**



MARY STANTON, TOWN CLERK

AUDREY P. BECK BUILDING
4 SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2599
(860) 429-3302

To: Mansfield Town Council
From: Mary Stanton, Town Clerk
Re: Appointment of Subregistrars
Date: May 30, 2014

Pursuant to Section 7-65 of the Connecticut General Statutes the Registrar of Vital Statistics may appoint, with your approval, a number of subregistrars who are empowered to issue burial transit permits during the hours that the Town Clerk's office is not open. I would like to add Phillip M. Pietras from the Tolland Memorial Funeral Home to our list of appointed subregistrars for the town. If approved, Mr. Pietras will be sworn in and his term will be concurrent with mine.

Sec. 7-65. Removal, transit and burial permit. Subregistrars. (a) The embalmer or funeral director licensed by the department, or licensed in a state having a reciprocal agreement on file with the department and complying with the terms of such agreement, who assumes custody of a dead body shall obtain a removal, transit and burial permit from the registrar of the town in which the death occurred or the town in which the embalmer or funeral director maintains a place of business not later than five calendar days after death, and prior to final disposition or removal of the body from the state. The embalmer or funeral director who assumes custody and control of the body and obtains a removal, transit and burial permit from the registrar of the town in which the embalmer or funeral director maintains a place of business shall be obligated to file the death certificate, in accordance with the provisions of section 7-62b, in person, through an electronic registry system or by certified mail, return receipt requested. The removal, transit and burial permit shall specify the place of burial or other place of interment and state that the death certificate and any other certificate required by law have been returned and recorded.

(b) A local registrar shall appoint not less than two suitable persons as subregistrars, who shall be authorized to issue removal, transit and burial permits and cremation permits for any death that occurs in such registrar's town, during the hours in which the office of the registrar of vital records is closed. The appointment of subregistrars shall be made in writing, with the approval of the selectmen of such town, and shall be made with reference to locality, to best accommodate the inhabitants of the town. Such subregistrars shall be sworn, and their term of office shall not extend beyond the term of office of the appointing registrar. The names of such subregistrars shall be reported to the Department of Public Health. The Chief Medical Examiner, Deputy Chief Medical Examiner and associate medical examiners shall be considered subregistrars of any town in which death occurs for the sole purpose of issuing removal, transit and burial permits.

(c) A subregistrar shall issue a removal, transit and burial permit upon receipt of a completed death certificate as provided in section 7-62b. A subregistrar shall forward any such certificate upon which a removal, transit and burial permit is issued to the registrar of the town where the death occurred, not later than seven days after receiving such certificate.

(d) The fee for such removal, transit and burial permit shall be paid to the town issuing the removal, transit and burial permit.

(1949 Rev., S. 587; 1961, P.A. 315; 1971, P.A. 27; P.A. 73-26; P.A. 77-614, S. 323, 610; P.A. 79-47, S. 3; 79-434, S. 9; P.A. 93-381, S. 9, 39; P.A. 95-184, S. 3; 95-257, S. 12, 21, 58; P.A. 04-255, S. 7; P.A. 07-104, S. 1; P.A. 09-232, S. 8.)

History: 1961 act provided for appointment of additional subregistrars to accommodate governmental institutions; 1971 act deleted provision limiting subregistrars to two and provision, made obsolete thereby, for special appointments exceeding the limit; P.A. 73-26 added provisions concerning consideration of chief medical examiner as subregistrar and payment of burial and removal permits; P.A. 77-614 substituted department of health services for department of health, effective January 1, 1979; P.A. 79-47 provided for consideration of deputy chief medical examiner and associate medical examiners as subregistrars; P.A. 79-434 replaced specific reference to funeral director's certificate with "any other certificate"; P.A. 93-381 replaced department of health services with department of public health and addiction services, effective July 1, 1993; P.A. 95-184 required burial permit specification to be by section, lot, grave or other place of interment; P.A. 95-257 replaced Commissioner and Department of Public Health and Addiction Services with Commissioner

and Department of Public Health, effective July 1, 1995; P.A. 04-255 replaced provision requiring burial permit with provision specifying that embalmer or funeral director shall obtain a burial transit removal permit and made conforming changes; P.A. 07-104 substituted "removal, transit and burial permit" for "burial transit removal permit" and made embalmer or funeral director assuming custody and control of body and obtaining such permit from registrar of town in which the embalmer or funeral director maintains a place of business responsible for filing death certificate in person, electronically or by mail, effective July 1, 2007; P.A. 09-232 divided existing provisions into Subsecs. (a), (b) and (d), made a technical change in Subsec. (a), amended Subsec. (b) by requiring local registrar to appoint not less than 2 persons as subregistrars, by authorizing subregistrars to issue cremation permits and by making conforming and technical changes, and added new Subsec. (c) re duties of subregistrars.

See Secs. 19a-323 and 19a-324 re procedure for issuance of cremation certificates.



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MH*
CC: Maria Capriola, Assistant Town Manager
Date: May 27, 2014
Re: Ashford, Connecticut 300th Anniversary

Subject Matter/Background

As suggested at the last meeting, I have added this item to the agenda for the Council's consideration.

Attachments

- 1) K. Warren re: Ashford, Connecticut 300th Anniversary



January, 2014

The town of Ashford, Connecticut will be celebrating its 300th Anniversary on October 11, 2014. The committee, which is planning this event, is hoping to form the largest and best parade in Ashford's history. This will be a very exciting day for everyone!

As one of our neighbors, we are inviting you to join us in the celebration by asking organizations in your town to participate in the parade with a float, band, or both, etc.

The committee will be happy to forward more information upon request.

We are looking forward to hearing from you and hope that your town will come and help us celebrate our 300th anniversary.

Sincerely,

Kay M. Warren
Parade Coordinator
(860) 487-3744

> From: gsbent@earthlink.net
> Subject: Re: Sidewalk grant
> Date: Wed, 21 May 2014 22:06:17 -0400
> To: TownCouncil@mansfieldct.org

>
> Dear Members of the Town Council,

>
> "Disappointed, upset, angered, exasperated —" these descriptors can't begin to convey my feelings about Council's rejection of the "Safe Routes to School Grant."

> I served five years on Mansfield Advocates for Children - advocating for a sidewalk from the intersection of routes 89 and 195 was one of our priorities in working toward our results statement "All Mansfield children, ages birth through eight, are healthy, successful learners, and their families are connected to the community." The sidewalk from 195 to Southeast school is about health, literacy and school readiness. It would have allowed young families with limited access to automobiles to take the WRTD bus to the bus stop at that intersection and then walk safely with small children in strollers to the library, where they could interact with other parents and take advantage of the wonderful programs our library offers. It would have allowed students at Southeast School to participate in a "walking school bus"; schools that are able to engage in this practice report that students arrive at school ready to focus and academic performance improves.

>
> A few years ago Eastern Highlands Health District brought Mark Fenton, an advocate for improving community well-being through walking, to Mansfield to consult on the best ways to improve walkability here. Walkability makes for a healthy community across the life span and is an environmentally friendly practice. (If memory serves me correctly you republicans touted your credentials as environmentalists in the last election.)

>
> A long hoped for project was within our grasp. But five of you chose to dismiss a goal articulated in "Mansfield Tomorrow", a project supported by the Board of Education and Planning and Zoning Commission, and a project important enough to many members of this community that, having been turned down once by the state, they went through the application process again. Why do you even bother funding a process like Mansfield Tomorrow and asking for citizen input only to ignore it?

>
>
> Gloria Bent
> gsbent@earthlink.net
>
> 97 Mansfield Hollow Road
> Mansfield Center, CT 06250

>
>
>

PAGE
BREAK

Sara-Ann Bourque

From: Mary L. Stanton
Sent: Friday, May 16, 2014 9:56 AM
To: Sara-Ann Bourque
Subject: FW: Southeast School Walkway

Attached please find a letter for the next town Council packet.

Thanks,

Mary

From: Jonathan Sgro [<mailto:jonsgro@gmail.com>] **On Behalf Of** Jonathan Sgro
Sent: Friday, May 16, 2014 9:51 AM
To: Town Clerk
Subject: Southeast School Walkway

Town Council,

I just read that the Southeast School Walkway project was shot down on April 15th. That is very disappointing. A walkway to get from 195 to Southeast Elementary, connecting the Library & Mansfield Hollow park, is essential. Frankly, I'm disgusted that the town would turn down a grant that is covering 85% of the costs. To say people don't walk and won't walk this portion of the road is ignorant. Were any of you council members at the March 25th meeting? I don't recall seeing any of you there. Despite concerns about doing a sidewalk along Centre St., the majority of those in attendance voiced support for the walkway. I felt coming out of the meeting that everyone was on board for at minimum a sidewalk from where Centre St meets Route 89 up to Southeast. So we had the money, had the citizens support, had Southeast Elementary support, and had Board of Education support. But 5 of you decided to pass on this for what reason? Is it now too late for this grant? At some point a pedestrian along this route is going to get hit.

Jonathan Sgro

PAGE
BREAK

TO: THE MANSFIELD TOWN COUNCIL
 FROM: THE MANSFIELD CONSERVATION COMMISSION
 DATE: MAY 21, 2014



SUBJECT: THE UNIVERSITY OF CONNECTICUT MASTER PLANNING EFFORT

The Town of Mansfield and the University of Connecticut share a common concern and history with regard to the protection of the environment. Recent collaborations include the permanent protection of the Sullivan's/Tift Pond area (Mansfield's Albert E. Moss Sanctuary, formerly owned by the University) and temporary protection of the University-owned former Moss property on Daleville Road.

The Mansfield Conservation Commission (CC) views the current Master Planning effort of the University as an opportunity to further these historical concerns and urges the Town Council (TC) to remind the master planners of past efforts undertaken by both the Town and the University. In the short term, the CC is concerned that the master planners avoid making recommendations that are largely irreversible and detrimental to the environment, e.g., the placement of buildings in locations contrary to the University of Connecticut Board of Trustees (BOT) policy (quoted below). In the long term, the CC hopes that the Town and the University might find a way to integrate their environmental goals. The importance of "connectivity" has moved to the forefront of environmental planning in recent years: the connectivity of wetlands, watercourses and watersheds to downstream water quality; the connectivity of interior forests tracts for the benefit of both humans and wildlife. Many other connections tie the Town of Mansfield to the University. Intelligent planning requires that we recognize these connections, set common goals and work together to achieve them.

If the master planners are not already aware of it, please bring to their attention the (BOT) approved policy, "THAT the Board of Trustees commits the University to a general policy of preservation that would to the maximum extent possible preserve the institutional inheritance of significant architecture, historic sites, and scenic open space, including views and vistas, natural stone outcroppings, stone walls and other amenities that distinguish the campuses of this land grant institution. AND FURTHER THAT it requests the administration to develop suitable management procedures to implement this general policy of preservation and conservation." (BOT minutes, January 14, 1977).

Copies of this document and others demonstrating our common interests are herein forwarded to the TC; in addition to the BOT document these are:

1. 1966, CC "AN OPEN SPACE PLAN FOR THE TOWN OF MANSFIELD" This is from an era when the Town and the University were almost one and the same, e.g., five of the seven CC members were either faculty or closely allied with the University.
2. The Mansfield 1971 plan of development adopted by the PZC added to the earlier recommendations and suggested that several University areas (p. 125) be designated as open space. These included not only Sullivan's/Tift Pond but included the Valentine Ravine, land adjacent to Fifty Foot and Fenton River lands, much of the last area is now known as the UConn Forest. The Town, the University, Joshua's Trust and other organizations and individuals have now provided permanent protections to many of the properties originally designated worthy of protection by the CC: the Sullivan's/Tift Pond area, the Wolf Rock Area, Fifty Foot, Coney Rock, Lions Club Park, and Codfish Falls Ravine, among others. The Town is striving to protect other key properties in updating its Plan of Conservation and Development and ask the TC to urge the UConn master planners to work toward preserving important areas under its stewardship.
3. Pages from a 1973 University document, "SUMMARY OF FINDINGS AND RECOMMENDATIONS FACILITIES RESOURCE GROUP". "9) ENVIRONMENTAL AND ESTHETIC CONSIDERATIONS" which recommends that "Respect for environmental factors in site planning, energy conservation, and the preservation of natural resources is of prime importance in a field which, by definition, is a major influence in the shaping of the world we live in and hope to enjoy."

RECOMMENDATIONS

1. THAT THE UNIVERSITY OF CONNECTICUT BOARD OF TRUSTEES ADOPT A PRESERVATION POLICY.

This policy would commit the University to preserve all significant architecture, historic sites, and scenery, which would include views and vistas, scenic open space, trees, natural rock outcroppings, stone walls and other amenities.

2. THAT THE UNIVERSITY OF CONNECTICUT BOARD OF TRUSTEES DIRECT THAT AN INVENTORY BE MADE OF ALL SIGNIFICANT ARCHITECTURE, HISTORIC SITES, AND SCENERY.

A qualified person/persons should be appointed to direct an inventory and registry (in consultation with experts) of all significant architecture, historic sites, and scenery.

Phase I - In this phase, the inventory would consist merely of a listing and mapping of the above elements based on available data in the possession of the University, faculty, and organizations such as the Mansfield Historical Society.

Phase II - In this phase, the inventory would be carefully documented to include all pertinent details about each element as well as photographs and drawings.

3. THAT THE BOARD OF TRUSTEES APPOINT A REVIEW BOARD WHOSE RESPONSIBILITY IT WOULD BE TO REVIEW ALL PROPOSED DEVELOPMENT, RENOVATION OR DEMOLITION OF THE INVENTORIED STRUCTURES, SITES AND PLACES.

This Review Board would be advisory to the University administration and would carefully review each project and make recommendations to the administration. The composition of the board should consist of qualified University personnel as well as members of the community and state.

Isabelle Atwood
Annarie P. Cazal
Rudy J. Favretti
Ethel Larkin
Carolyn L. Widmer

December 12, 1976

RJF/jat

From Minutes of U. of C. Board of Trustees meeting.

9. Mr. Nielsen reported that the Budget and Finance Committee recommended Board approval of the following policy statement in regard to the preservation of significant architecture, historic sites, and other campus amenities:

THAT the Board of Trustees commits the University to a general policy of preservation that would to the maximum extent possible preserve the institutional inheritance of significant architecture, historic sites, and scenic open space, including views and vistas, natural stone outcroppings, stone walls and other amenities that distinguish the campuses of this land-grant institution.

AND FURTHER THAT it requests the administration to develop suitable management procedures to implement this general policy of preservation and conservation.

On Mr. Nielsen's motion, seconded by Mr. Collins, THE BOARD VOTED to approve the above policy.

10. Mr. Brown, reporting as Chairman of the Institutional Policy Committee, noted that as an educational process the Committee would be reviewing the various policies, practices, and objectives pertaining to a number of University programs. He cordially invited other members of the Board to join future meetings of the Policy Committee.
11. Mr. Rich, reporting as Chairman of the Health Affairs Committee, stated that at the morning meeting the Committee had reviewed the admission policies and procedures that prevail with regard to Medical and Dental Schools. There was a lengthy and comprehensive presentation by Doctors Bongard and Levine. The Committee was assured that the admissions are being handled in an objective and fair fashion, and that efforts are underway to continue recruitment of additional minority students. The Committee at the conclusion of the report voted to endorse the present admission policies and procedures of the Medical and Dental Schools. Since the entire matter of admissions was of considerable interest to all Trustees, it was agreed that Vice President DiBiaggio would have a summary presentation for the full Board at the next meeting.

The Committee briefly reviewed a proposal to "individualize" the instruments used by the dental students and to have the students bear the costs of the instrumentation. This is a matter of continuing review by the Committee. The Committee also reviewed a proposal to levy fees for certificate and certificate-graduate degree programs. Further Committee consideration will be given to this proposal.

AN
OPEN SPACE PLAN
FOR
THE
TOWN OF MANSFIELD

A Recommendation for the use of Natural Resources
relative to Mansfield's Town Plan

May 12, 1966
Amended Sept. 14, 1966

C O N T E N T S

- I. FOREWORD
- II. OPEN SPACE FOR RECREATION AND CONSERVATION PURPOSES
 - A. Definition
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- III. RESOURCE DEVELOPMENT
 - A. Water Resources
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 - C. Wetlands
 - 1. General
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 - a - o. Specified in this category
 - D. Other Areas
 - 1. General
 - 2. Specific Recommendation
 - a - l. Specified in this category
 - E. Town Owned Property - Spring Hill Road
 - 1. Specific Recommendations
 - F. Co-ordination of Natural Resources and Zoning Regulations
 - 1. Specific Recommendations
 - a. Flood Plain Zoning and Stream Channel Encroachment Lines
 - b. Open Space in Developments
 - c. Industrial Development
 - d. Natural and Environmental Beauty
 - G. Recreation
 - 1. General
 - H. School Sites
 - I. Historical Sites
 - J. Map submitted to Planning and Zoning Commission indicating areas where natural resources are involved, with identifying numbers.
- IV. CONCLUSION

Page #13 - SUMMARY of areas specified under III B, C, D.

Page #14 - AMENDMENTS dated Sept. 14, 1966

AN OPEN SPACE PLAN

FOR THE

TOWN OF MANSFIELD

RECOMMENDATIONS FOR THE USE OF NATURAL
RESOURCES RELATIVE TO MANSFIELD'S TOWN
PLAN

I. FOREWORD

The Mansfield Conservation Commission, which was authorized by vote of the town meeting in May, 1963 to study and make recommendations on the development and conservation of natural resources, including water resources, within the town, has prepared the following plan and recommendations regarding the town's open areas and its other irreplaceable natural assets.

This report has been drawn up for presentation to the Board of Selectmen and the Planning and Zoning Commission with the recommendation that it be adopted by that commission as an adjunct to a Comprehensive Town Plan of Development.

The Conservation Commission feels that the time to speculate and to be concerned about what Mansfield will look like in thirty years is today, and that today is the time to plan for the preservation of our natural assets. These natural assets are of infinite variety. They may be untouched woodlands, the ridgetops which define our landscape, the streams and their valleys, our glacial terraces, the rolling hills, and our ponds and wetlands. Adequate open space needs to be preserved not only to preserve our physical and spiritual health but also to raise real estate values and attract suitable industry.

William Whyte*, in his report to Governor Dempsey, proposed a program of action to preserve and develop Connecticut's natural resources. He begins his report by saying: "This is a proposal for a major investment in the Connecticut heritage. The need is plain. Connecticut has just so much land and with this land it is going to have to take care of many more people in the decades ahead. It can do well; it can do it poorly...Here and there it is too late - and there are signs of how quickly, and irreversibly, the land can be desecrated. But the main choices are still open. Thanks to earlier foresight, and some luck, most of the hills and ridges that define (the) lovely valleys are still unspoiled. Will they be saved for the future...? Will the meadows of the flood plains be conserved with farms and parks...? As the new subdivisions go up, will the streams be buried in pipes and the woods chopped down? Or will there be room left where children can play, a stream for an afternoon's fishing, a shady hillside for a stroll? And what about a village green? These are questions of more than aesthetics, they are of critical economic importance. Connecticut's economic development has become more than ever bound up with what kind of a place it is to live in."

* William H. Whyte - Consultant to President Johnson on the Commission on Preservation of Open Space

II. OPEN SPACE FOR RECREATION AND CONSERVATION PURPOSES

A. Definition

In accordance with Section 7-13ld of the 1965 Supplement to the General Statutes, "recreation and conservation purposes" means use of land for agriculture, parks, natural areas, forests, camping, fishing, wetland preservation, wildlife habitat, reservoirs, hunting, golfing, boating, historic and scenic preservation and other purposes as set forth in section 7-13lb.

This commission has defined open space as any area on which there is no permanent construction. In addition to the natural assets mentioned in the Foreward, there are of course other open areas, either private or public, which are subject to restricted use. These might include school grounds, town commons, farmland and woodland, a college campus, Federal lands and home lawns and gardens.

B. Long Term Recommendations

The Conservation Commission, in considering the long range goals for publicly owned open space for the town, recommends the acceptance of Yarwood and Block's¹ citing the figure that 10% of the total acreage of the town should be reserved for publicly owned open space.

The Federal area behind Mansfield Hollow Dam of approximately 1700 acres may be considered as open space for public use. However, it is to be pointed out that this federally owned and state leased area is used by a great many people outside of Mansfield. Also, its multiple open space and recreational use is limited since much of it is water, although swimming is excluded from it. During 1965 its recreational facilities were used by 143,000 people, a great many of whom were from distances quite removed from Mansfield.

In pointing out the growth of Mansfield the commission has noted the following:

	<u>1961</u>	<u>1965</u>
Zoning permits for structures	77	203
Single family dwellings	16	85
Multi-family dwellings	15	42

It should be noted also that in the projection of population figures it is estimated that by 1975 our population excluding university students will have doubled.

The Commission believes that because the present acreage in permanent publicly owned open space is small, and because of the yearly loss of farm land and other privately owned open space, the town should develop an adequate long term program of open space acquisition. This could be done at very small monetary expenditure as federal and state funds have been allocated and are available to pay up to 75% of the cost. We would urge that an item be included in the town budget for long term open space land acquisition. We believe Mansfield should utilize this opportunity to purchase open space under the provisions of the Grant-In-Aid programs already enacted into the statutes of Federal and State government.

¹ - Yarwood and Block - Consultants to the Planning and Zoning Commission.

III. RESOURCE DEVELOPMENT

A. Water Resources

1. Importance to Mansfield

We believe Mansfield's three rivers demand first consideration in resource planning. The commission believes that thought must be given now to the needs of the community in the year 2000. With this in mind we concur with those who have advised that now is the time to think of preserving the lands in the three river valleys for a potential source of water supply from wells. This land, if purchased now, would serve as open space and wild life support until the time when community water is needed. And after water is tapped in these areas, the land can still serve in multiple open space capacities.

The commission acknowledges that these rivers are part of watersheds which touch other towns and even another state, and that plans should be made for specific studies on a regional basis. However, the proposals the commission has for the use of these rivers would not in any way alter the quantity or quality of the water as it passes downstream out of Mansfield.

B. Rivers, Streams, and Brooks

1. Specific Recommendation

The Conservation Commission recommends that the areas along the following watercourses be designated as open space:

a. The Willimantic River

This river has numerous, somewhat conflicting values; as a possible site for wells for a future water supply, as a recreation area, as an industrial site, as the possible location of a future sewage disposal system, and as a source of sand and gravel. In addition, flood plain zoning is recommended along this river (some areas along this river have been designated as flood plain on the 1965 Revised Land Use Map) We recommend that the entire area south of Plains Road be designated as open space * and flood plain. When the gravel excavation being undertaken in this area is completed, regulations regarding covering and planting the land should be enforced. Since the State plans to purchase Magleville Dam and develop the lake and surrounding area for recreation and for wildlife conservation, we recommend close cooperation with the state agencies concerned. A detailed study beyond what has already been done should be undertaken to evaluate the best possible multiple use of this area.

b. The Fenton River *

We recommend the establishment of a permanent green belt along this river. This could be done by a combination of outright purchase and the obtaining of conservation easements. This area is uniquely valuable because of its beauty, central location, and continuity with the federal area. Flood plain zoning is also indicated north of Gurleyville Road. The river is unpolluted at present and must remain so since it drains into the Willimantic reservoir. Furthermore it is an excellent fishing stream, and the valley through which it flows is of considerable historic value, not only as the birthplace of Wilbur Cross but of location of early mills. The grist mill on Stonemill Road is in a fairly good state of preservation and adds considerable interest to the area. It is planned to improve this road and rebuild the bridge. If this area is to be preserved, it is recommended that any road and bridge project be in harmony with other plans for the area. As a whole, this land would provide multiple use for many people. Looking to the future water supply of the town, purchase of land along this river would insure a site for future town wells.

* - Designated as open space on Revised Map IIIA

(c.)The Mt. Hope River *

This river also drains into the Willimantic reservoir, joining the Fenton River in what is now the Mansfield Hollow reservoir. Flood plain zoning is recommended along this river north of the federal area. We also recommend that studies be made of this river for possible future well sites for community water supply.

(d.)Cedar Swamp Brook *

The commission has been advised that parts of Cedar Swamp Brook watershed are an excellent internal water supply potential for the Storrs area since it acts as a storage basin for all the water which falls into the watershed except for its normal run-off. A particularly good potential site for community wells lies in the area near the brook south of Route 44A. A minimum area of five acres would be needed to protect such wells. The commission recommends that this area be included in an open space plan so that it might be used now in that category and kept in its natural state to insure a future well site.

The Pink Cemetery Ravine downstream has unique scenic beauty and should be preserved.

The commission urges that strict supervision and consideration be given if any development along this entire brook is proposed.

(e.)Nelson Brook - West branch of Cedar Swamp Brook watershed

The headwaters of this brook drain an area of wetland to the west of Cedar Swamp in the area of the new Route 195 extension and Forest and Baxter Roads. Like Cedar Swamp and its surrounding wetlands, this area contains pockets of wetlands which serve as sponges to soak up excessive runoff. We recommend that any development in the area of this brook and its headwaters be carefully considered from the point of view of the proper use of this type of land.

(f.)North Eagleville Brook

This brook runs southwest from the Hunting Lodge Road - North Eagleville Road area into the Eagleville Lake at Eagleville. The area of its headwaters contains soils identified as F-1, or "poorly to very poorly drained soils". The commission has been told that this was once a clear clean brook containing trout but at present it is polluted and serves only as a drainage outlet. The commission urges that steps be taken to clean up this brook and that careful consideration be given to any development in its area.

(g.)Sawmill Brook - entire length

This brook has its complete watershed within the town of Mansfield. Its headwaters are in the swamp north of Mansfield City Road and it runs southeast into the Natchaug River. The commission recommends that careful consideration be given to any development which will alter the drainage into this watershed.

(h.)Schoolhouse Brook

This is another brook entirely within the town. It drains from wetlands to the west of Spring Hill and runs generally southeast and then northeast into wetlands bordering the Fenton River. Its course takes it through the town owned property off Spring Hill Road and through the Dreesen Estate. It could serve in several capacities if the town owned property were developed - as a source for a swimming area and for a fishing pond.

(i.) Conantville Brook (entire length including ravine)

The headwaters of this brook are the wetlands west of Chestnut (Stearns) Hill in the area of the extension of Stearns Road. It flows through a steep ravine at first and then leisurely east and southeast through the Pleasant Valley Road area. From the point of Eaton's Pond it flows easterly, joining Sawmill Brook south of Conantville. The wetlands of its headwaters are important as natural soak-up areas and should not be disturbed by development. Of considerable importance also is the fact that its mouth is in the area of the new Route 6 by-pass through Mansfield. The commission strongly urges that all cooperation be given to the state highway department to advise that the brook not be spoiled by the new road.

(j.) Codfish Falls Ravine - Fisher Brook

This ravine is a particularly beautiful spot. It is a hemlock ravine with a good flow of water with ledges creating 20 to 30' falls. The headwaters of the brook are the wetlands in the northern part of town east of Codfish Falls Road. The commission recommends that careful consideration be given to any development in the area of the headwaters. The brook drains southwest into the Fenton River north of Gurleyville Road.

(k.) Valentine Ravine

This ravine is of scenic importance as well as of practical importance in that it, too, drains into the Fenton River from Storrs eastward. The ravine is covered with hemlocks, and in places flows through rocky banks. The commission recommends that any development considered in the area draining into this brook be carefully studied since it drains into the Willimantic watershed and the topography of the land and the soils involved do not lend themselves to any high density housing.

(l.) Cider Mill Brook

(M) - same as Pg 14

C. Wetlands

1. General

Wetlands may be labeled with such names as marshes, swamps, or bogs. They may vary from a hardwood swamp holding up to six inches of water in the Spring but only spongy in the summer, to a cattail and bulrush marsh, covered with water throughout the year. The commission believes that these natural wet areas should not be eliminated even though pressures are received to fill or drain those areas for use in industrial, commercial, or residential buildings. A wetland is in effect a large sponge which extends the duration of moisture in the soil and maintains the water level at the height necessary for continued use of wells. They reduce the possibility of floods by lowering runoff speed and they sustain in dry seasons the normal flow of streams and the waterline of lakes and ponds. They support a unique flora and fauna which are incapable of adapting to another environment.

2. Specific Recommendations

The Conservation Commission recommends that the following areas of wetlands be designated as open space:

(a.) Cedar Swamp *

The commission feels that the whole of Cedar Swamp and Cedar Swamp Brook, including Nelson Brook, should be preserved in its natural state, by purchase or

easement from its several present owners. Cedar Swamp contains a large reservoir of water, helping to maintain the ground water level and it also maintains a constant flow of water in Cedar Swamp Brook. Being a natural soak up area its preservation in its natural state will insure the continuation of its function as a flood control device.

It has many potentials for various forms of recreation and wildlife habitat. It does not lend itself to building and the commission urges that no attempt ever be made to drain or fill any part of it for building purposes of any kind. This is a unique wetland area which should be preserved as an ecological study area in cooperation with the University of Connecticut.

We urge also that strict supervision be given to any existing buildings in this watershed so that the swamp or brook will not become polluted. Its unique plant and animal life make the watershed an ideal area for long range study in plant and animal ecology.

(b.) Swamps and wetlands north and south of Mansfield City Road

These large wetland areas are the headwaters of the Sawmill Brook. On the General soils map they are classified as poorly and very poorly drained soils and as shallow to bedrock soils. The commission recommends that very careful consideration be given to any proposal to attempt to develop these areas, for any purposes other than their natural function. To do so is to invite many problems unseen now but which will appear in the future in the form of altered water table, flooding of surrounding areas, or changing the normal water level of surrounding streams.

(c.) Dunham Pond Bog *

The commission is pleased that the bog north of Dunham Pond seems now to be under the management of persons who will care that it be preserved in its natural state, but we urge that this be made positive for the future by conservation easement or homeowner's group covenant.

(d.) Newfound Lake (Hansen's Land) and surrounding wetlands *

This area in the northeast part of town is in one of the last rural sections of town. Two acre zoning has been established here. Because of its steep topography, its shallow to bedrock soils and its poorly to very poorly drained soils and because the whole area drains into the Willimantic Reservoir, the commission recommends that very careful consideration be given to any proposal for development in this area.

(e.) McLaughlin Pond and south end of Knowlton Pond *

This is an area of almost total shallow to bedrock soils and does not lend itself to development. The ponds are of scenic importance and could be used for many forms of outdoor recreation.

We urge again that careful consideration be given to any proposed development in this area.

D. Other Areas

1. General

Included in this category are various kinds of land areas of unique scenic importance or of importance because of relationship to surrounding lands.

2. Specific recommendations

The Conservation Commission recommends that the following areas be designated as open space.

(a.) Dreesen Estate *

This area of approximately 57 acres is in the geographical center of town, bordering on the west the town owned property on Spring Hill. It has all the essentials for a town park, forest preserve, wetland preserve, wildlife habitat, and other open space uses. Application to acquire this parcel through state and federal grants-in-aid has been submitted by the town, following recommendation by this commission, and approval by the Planning and Zoning Commission.

(b.) Steep ridge to east of Mansfield City Road, north of Puddin Lane.

(c.) Wolf Rock Area

This is a prominent 540 foot elevation along the Nipmuck Trail. To the east and south are wetlands which do not lend themselves to building. It does however lend itself to appreciation of Mansfield's varied topography.

(d.) Fifty Foot Ridge

This steep area should be protected from development. Located on the west side of Chaffeeville Road, it could connect the Town Farm area and the federal area, as well as a link to Coney Rock Hill.

(e.) Coney Rock Hill

This 590 foot high elevation of rugged and sloping landscape has a most exceptional view to the south of the Mansfield Hollow Reservoir and the Benton and Mount Hope Rivers. The entire ridge or glacial terrace to the north is of interest geologically since it contains a fine example of a glacial pot hole which should be preserved.

(f.) Lions Club Park *

Located adjacent to the federal area to the west of Wormwood Hill Road this is a level well drained area suitable for formal recreational use.

(g.) Park Road Area *

This area, adjacent to the Lions Club Park and bordering on the federal area would seem to lend itself to a sanitary landfill operation for refuse disposal. This is being considered at this time with the State Health Department. If it should be used for this purpose, the commission recommends that it be used as open space when such sanitary landfill operation is completed.

* Designated as open space on Revised P & Z Map IIIA

(h.) Property adjacent to Town Farm

There are several pieces of property which join the town owned property on Spring Hill Road. If long range planning considered the possibility of acquiring these properties, it would be possible to create a large multiple use complex in the center of the town.

(i.) Areas around schools

1. Vinton School - Enlarge area to include land to the east. This area of five acres is being acquired through federal and state financial aid, for open space purposes and is so designated on Land Use Map IIIA.

2. Buchanan School and Southeast School - Natural areas around these schools would tie in with the federal area.

3. Northwest School - Nearby Cedar Swamp Brook would provide natural areas for outdoor laboratory.

4. Storrs Grammar School

(j.) All cemeteries

(k.) Open space in housing developments to the extent of between five and ten percent of total land, considering each development individually.

E. Town Owned Property - Spring Hill Road

(1) Amend, Pg 14

1. Specific Recommendations

We believe the town should be thinking now in terms of using this open space land to create a "heart" for Mansfield. This area is geographically in the center of town and the land has several potentials, all of which help to unify the town. It could be used as a town government center with office building and town hall as well as a town recreation center with swimming, sports, picnic and camping facilities, including a possible library site. Because of its topography part of it could be saved as a nature area in its present state.

Since Mansfield has no village green and Route 195 only serves as a traffic artery and literally divides the town in half, this town property in the center of town could be the means of establishing a meeting place for all the people of Mansfield.

F. Co-ordination of Natural Resources and Zoning Regulations

1. Specific Recommendations

(a.) Flood Plain Zoning and Stream Channel Encroachment Lines

A flood plain is the area adjacent to rivers, streams, drainage channels or ponds which are in danger of flooding and which are required to carry and discharge the overflow during periods of flood.

A stream channel encroachment line is an arbitrary line established to control development of areas adjacent to streams.

The commission urges the adoption of flood plain zoning and stream channel encroachment lines along its three rivers. Flood plains along rivers are part of the natural channel and can be developed only at risk to life and property. Encroachment into an active flood plain can be prevented by zoning into compatible land usage. This might include certain types of agriculture, recreation, forests, and reservations. These all help create "green belts" within a community.

A case in point is the fact that had there been flood plain zoning at the time, there would have been no development on parts of Riverview Road and this would have allowed greater flexibility in the management of Mansfield Hollow Dam.

(b) Open Space in Developments

The commission believes that under Section II-j of the local sub-division regulations, some provision regarding open space in developments, as provided for under Section 8-25 of the Supplement to the General Statutes, should be kept in the local regulations.

The Statutes specify that "sub-division regulations shall also provide that the (Planning and Zoning) Commission may provide open spaces for parks and playgrounds ~~WHEN AND IN PLACES DEEMED PROPER BY THE PLANNING COMMISSION~~ which open spaces for parks and playgrounds shall be shown on the sub-division plan".

The Conservation Commission recommends that all single family develop-ments be considered individually as far as providing open space is concerned. If each single family development were considered separately regarding open space, according to topography and size of development, the Planning and Zoning Commission could still work under the statutes to provide that "when and in places deemed proper" certain percentages of open space be set aside. The shape, size, and distribution of the area should be left to the discretion of the P & Z Commission in consultation with the developer.

The area could depend upon topography and could even be a green strip to provide bicycle and walking trails. Also, depending upon type of land, it could be rocky outcroppings, ledges, or wetlands to be left in their natural state. This would necessitate overall, long range planning so that as developments continue to expand and multiply, green areas and strips might be tied together.

The Commission further recommends that the Conservation Commission be consulted and that the developer, the Planning and Zoning Commission, and the Conservation Commission cooperatively work out each individual plan for open spaces in developments. This is the procedure which is being followed in several towns.

Homeowners Associations should be encouraged for park areas in developments, with the town having easement.

As far as multi-family developments are concerned, the commission believes that land for parks and playgrounds could be provided by the developer, but that the developer should retain title to this space since he is the private owner of the rest of the development and the care and maintenance should remain his responsibility.

(c.) Industrial Development

It is urged that the Industrial Development Commission coordinate its planning with the Conservation Commission in reference to water resources and other natural resources.

(d.) Natural and Environmental Beauty

In speaking of a heritage for our descendants, the White House Message on Natural Beauty has this to say:

"Beauty is not an easy thing to measure. It does not show up in the gross national product, in a weekly pay check, or in profit and loss statements. But these things are not ends in themselves. They are a road to satisfaction and pleasure and the good life....Association with beauty can enlarge man's imagination and revive his spirit A prime national goal must be an environment that is pleasing to the senses and healthy to live in"

The Commission believes that industrial development, commercial development and modern roads are as necessary to the healthy growth of the town as is the development of family dwellings. None of the results of a town's growth, however, need be ugly to the aesthetic sense of man, if thought is given to the planning of these necessary adjuncts of progress.

The commission therefore recommends that careful consideration be given to placement of commercial buildings and the landscaping and screening, if necessary, which should accompany each such development. It is also most strongly urged that gravel excavations receive strict supervision and attention regarding leveling and reseeding areas so used.

G. Recreation

The outdoors has always been an important part of American life, first as a wilderness to be conquered and then as a source of inspiration and recreation. Recreation should be an integral part of every day environment and planning should provide for simple pleasures such as cycling and walking available throughout the community. This can be provided by linear green areas and small open spaces and parks throughout the community. Perhaps dependence on the family car should be minimized.

People who are leaving urban areas to make their homes in a rural town are looking for restful and enjoyable surroundings of trees, grass, and open space. But too often the wooded areas and streams surrounding one new sub-division are soon cleared or buried in culverts for still more sub-divisions. People find themselves traveling further from home in search of pleasant uncrowded places to enjoy a walk in the woods or a family picnic or to go swimming, fishing, or boating. Fortunately in Mansfield there is still time to preserve areas which have a potential for recreational use.

It should be noted in this instance that within the town there are two privately owned tracts which are used for outdoor recreation; the 20 acres which comprise Holiday Hill on Chaffeeville Road and the 45 acres of the Mt. Hope ski area. It should be pointed out also that existing school grounds have potentials for recreation.

The commission believes that there is a definite lack of facilities within the town for swimming and we urge that thought be given, as previously mentioned, to the development and use of the town property on Spring Hill Road to include a municipal swimming place.

Also, the eastern edge of the Town Farm is suitable for a central park.

"Small neighborhood parks, playgrounds or other recreational open spaces form an important and necessary part of the development of the land. Their location should be determined by some degree of community or neighborhood planning, so that each area which is of sufficient extent to need or justify a neighborhood open space will obtain such an open space of the appropriate size and at the appropriate location. The best, most economical time to do this is before or at the time that the land is being subdivided." *

Again we urge the acquisition of a green belt along the whole of the Fenton River.

There are innumerable possibilities for the establishment of trails for hiking and paths for horseback riding and cycling, on the town property.

We urge that thought be given to the areas known as "Wolf Rock", "Fifty Foot Ridge", and "Coney Rock Hill" and the entire ridge to the north so that these might be preserved, not only from the aesthetic point of view but with the view to their use as open areas and outdoor recreation.

The commission recommends that all agencies concerned do everything possible to encourage the establishment of a golf course within the town. This is not only an excellent use of land to keep it open but would fill the need for this type of recreation in Mansfield.

The commission has felt from the beginning the great potential of the Willimantic River and Magleville Lake from the point of view of recreation. In its present state of pollution of course it is useless for swimming or fishing. The commission most strongly urges the town of Mansfield and all of its agencies to become actively involved in not only making sure that Mansfield does not contribute to its pollution but to use all its influence in working with neighboring towns to restore the river to its former state. It could become one of Mansfield's most prized assets.

H. School Sites

The commission would recommend that the Board of Education consult with the Conservation Commission as well as the Planning and Zoning Commission regarding the use of available land in the planning of future school sites. We urge that some consideration be given to the purchase of land to enlarge the open areas around some existing schools.

* - From Suggested Land Subdivision Regulations: Housing and Home Finance Agency
F. Public Sites and Open Spaces, page 25.

I. Historical Sites

We urge the preservation of certain historical sites such as the grist mill on the Fenton River and recommend that town agencies work closely with the Mansfield Historical Society in finding ways to make sure that as we look to the future we do not ignore the past.

J. Map of Mansfield

A map of Mansfield is included with this report showing the areas listed with legend of identifying numbers as indicated in the Summary on page 13.

IV. CONCLUSION

Because the commission feels that whatever an individual thinks of when he thinks of Mansfield, whether it be our hills, our streams, our glacial terraces, our rocky and wooded ridges, or our deeply quiet wetlands and bogs, he is thinking of the things which give Mansfield its mark of quality.

Secretary of the Interior Stewart Udall tells us in his "Quiet Crisis" that "each generation has its own rendezvous with the land, for despite our fee titles and claims of ownership, we are all brief tenants on this planet. By choice, or by default, we will carve out a land legacy for our heirs. We can mis-use the land and diminish the usefulness of resources, or we can create a world in which physical affluence and affluence of the spirit go hand in hand..... Our successes in space and our triumphs of technology hold a hidden danger; as modern man increasingly arrogates to himself dominion over the physical environment, there is the risk that his false pride will cause him to take the resources of the earth for granted -- and to lose all reverence for the land."

The members of this commission feel that the status which we give the natural resources of Mansfield will measure the degree of our reverence for the land.

In the three hundred years since the white man landed in North America, he has greatly altered the face of the land. There are few areas left where his heavy hand is not apparent. Many of the changes have lowered the quality of the land and most of these changes unfortunately are irreversible.

Here in Mansfield, it is not too late to keep the mark of quality on our town for our children to inherit. We believe, therefore, that the time to preserve this mark is now - this day and this year.

THE MANSFIELD CONSERVATION COMMISSION

Samuel G. Dodd, M.D., Chairman
Clara McGuire, Secretary
Audrey Barberet
Ruth Coogan
Paul Taylor
Robert Peters
Herald Perkins

May 12, 1966

SUMMARY of areas where natural resources are involved which the Conservation Commission believes deserve consideration regarding their use and/or preservation and which the commission recommends should be designated as open space on the Land Use Map of the Town:

<u>RIVERS, STREAMS AND BROOKS</u>	<u>OTHER AREAS</u>
The Willimantic River (3)	Dreesen Estate * (11)
The Fenton River * (16)	Ridge east of Mansfield City Rd. north of Puddin Lane (8)
The Mt. Hope River * (19)	Wolf Rock Area (9)
Cedar Swamp Brook * (1)	Fifty Foot Ridge (12)
North Eagleville Brook (24)	Coney Rock Hill (13)
Nelson Brook (2)	Lions Club Recreation Park * (21)
Sawmill Brook (6)	Park Road area * (22)
Schoolhouse Brook (10)	Property adjacent to Town Farm (26)
Conantville Brook (7)	Areas around schools (23)
Codfish Falls Ravine (15)	All Cemeteries
Valentine Ravine (14)	Open space in housing developments
Cider Mill Brook (25)	

WETLANDS

Cedar Swamp *	(1)
Swamps north and south of Mansfield City Rd.	(5)
Punham Pond Bog *	(4)
Newfound Lake (Hansen's Pond) area *	(20)
McLaughlin Pond, Knowlton Pond *	(18)

* - Indicates already designated as open space on Land Use Map IIIA

The numbers in parenthesis correspond to numbers given to these areas on the legend of the map presented to the Planning and Zoning Commission and attached to this report.

AN OPEN SPACE PLAN FOR THE TOWN OF MANSFIELD

Effective September 14, 1966, the following amendments to the Open Space Plan dated May 12, 1966 are made:

Page #2 - Under II. A (Definition)

2nd paragraph: Delete in its entirety the first sentence reading: "This commission has defined open space as any area on which there is no permanent construction".

Page #3 - Under III. B, 1, a. (The Willimantic River)

Delete the sentence: "We recommend that the entire area south of Plains Road be designated as open space and flood plain."

Substitute this sentence: We recommend the designation of flood plain zoning for the area south of Stafford Road, southeast of Plains Road and adjacent to the north end of Eagleville Lake, such flood plain to correspond to the area so designated on the General Soils Map of the Town of Mansfield.

Page #5 - After Item (l) (Cider Mill Brook) ADD Item (m) to read:

(m). Natchaug River

We recommend the designation of flood plain zoning for the area along the loop formed by the Natchaug River in the southeastern part of the town at Riverview Road, such flood plain to correspond to the area so designated on the General Soils Map of the Town of Mansfield.

Page #8 - After Item (k.) ADD Item (l.) to read:

(l.) Dunstan property on Cemetery Road

This area of approximately 13 acres has frontage on Cemetery Road and extends back to Echo Lake. The Town of Mansfield owns the pond bottom of Echo Lake but has no property to give it access to the lake. This area could be developed into an outdoor recreational site in Mansfield Center.

The Mansfield Conservation Commission

Clara McGuire, Chairman
Samuel G. Dodd, M.D.
Audrey Barberet
Ruth Coogan
Paul Taylor
Robert Peters
Harold Perkins

Sept. 14, 1966

KEY

RIVERS, STREAMS, BROOKS

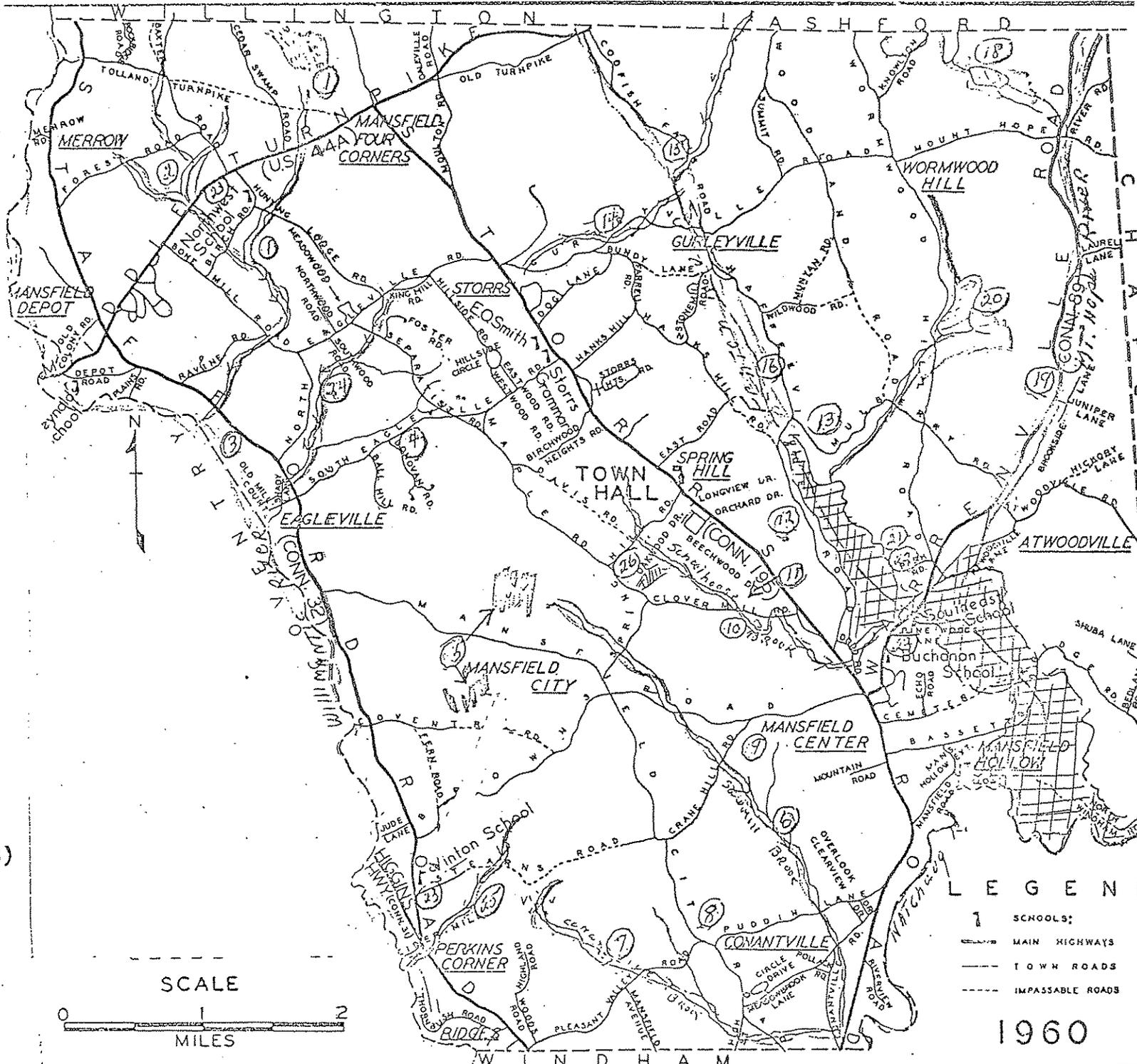
- Willimantic River (3)
- Fenton River (16)
- Mt. Hope River (19)
- Cedar Swamp Brook (1)
- N. Eagleville Brook (24)
- Nelson Brook (2)
- Sawmill Brook (6)
- Schoolhouse Brook (10)
- Conantville Brook (7)
- Codfish Falls Rav. (15)
- Valentine Ravine (14)
- Cider Mill Brook (25)

WETLANDS

- Cedar Swamp (1)
- Swamps north & south of Mansfield City Road (5)
- Dunham Pond Bog (4)
- Newfound Lake (Hansen's Pond) (20)
- McLaughlin Pond, Knowlton Pond (18)

OTHER AREAS

- Dreesen Estate (11)
- Ridge e. of Mansfield City Rd., N. of Puddin Lane (8)
- Wolf Rock Area (9)
- Fifty Foot Ridge (12)
- Coney Rock Hill (13)
- Lions Club Park (21)
- Park Road area (22)
- Property adjacent to town farm (26)
- Areas around schools (23)



LEGEND

- SCHOOLS;
- MAIN HIGHWAYS
- TOWN ROADS
- IMPASSABLE ROADS

1960

SUMMARY OF FINDINGS AND RECOMMENDATIONS

FACILITIES RESOURCE GROUP

1) THE CONSTRUCTION BACKLOG

Finding: It is clear that the State is struggling with building commitments to a range of institutions, commitments it finds exceedingly difficult to finance. It is also clear that the State is looking for sound guidance on just how to treat with this backlog.

Recommendation: It is recommended that the Governor give clear and immediate guidance as to the availability of capital funds for each of the constituent units of higher education, based on an evaluation of the facility priority recommendations made by these units this past year. In this connection, see in the report displays of the approximate deficit in public higher education facilities based on Proposed Federal Space Factors prepared by the U.S. Office of Education. Further, it is recommended that the Commission for Higher Education in collaboration with the Boards of Trustees of the constituent units establish a pattern for capital construction that: (a) lengthens out the program of development of the Community College system; (b) insists on a slower plan of facilities development for the University, State, and Technical Colleges; and (c) defers commitment to new programs that require new facilities.

2) THE FACILITIES PROCESS

Finding: There exists no authoritative advisory body in higher education with the staff, the expertise, and the responsibility to devise standardized procedures of facilities programming, to gather sufficient data on the quantity and quality of facilities, to advise on the priorities of facilities needs based on constituent unit plans, and to seek out and illuminate State fiscal plans in the facilities area.

Recommendation: Establish within the context of the Commission for Higher Education a Central Facilities Group within the offices of the Commission with an appropriately-structured Advisory Committee of its own to carry out the above functions and to encourage within the constituent units a continuing planning process and the exploration of opportunities for developing joint-use facilities (see later recommendation).

RECEIVED

JAN 29 1973
VICE PRES. FOR FIN. AFFAIRS
University of Connecticut

9) ENVIRONMENTAL AND ESTHETIC CONSIDERATIONS

Finding: It requires no great breadth of observation nor depth of perception to realize that the relation between the physical symbol for higher education and the world around it has not achieved the high standard that the State deserves. The exterior appearance of facilities, on the whole, is spartan at best; in the layout and design of facilities, the environment has more often than not been either neglected or totally ignored.

Recommendations: Every effort should be made to achieve the highest level of quality in these vital areas. Respect for environmental factors in site planning, energy conservation, and the preservation of natural resources is of prime importance in a field which, by definition, is a major influence in the shaping of the world we live in and hope to enjoy.

Furthermore, we are dealing in an area whose visual impact is evident well in advance of its functional effect. It is essential, therefore, that creations resulting from the Master Plan, in every case, be a distinct credit to the institution that inspired it, the State that hosts it, and the taxpayer who supports it.

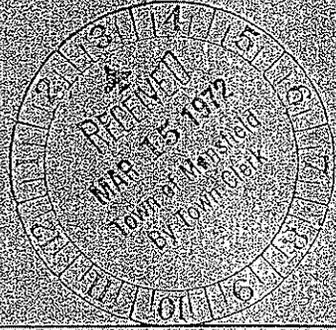
In particular, funds should not only be budgeted but reserved, first, for planning which will result in an agreeable natural setting, and second, for interiors in which stimulating works of creative art may be displayed and appreciated.

1/23/73

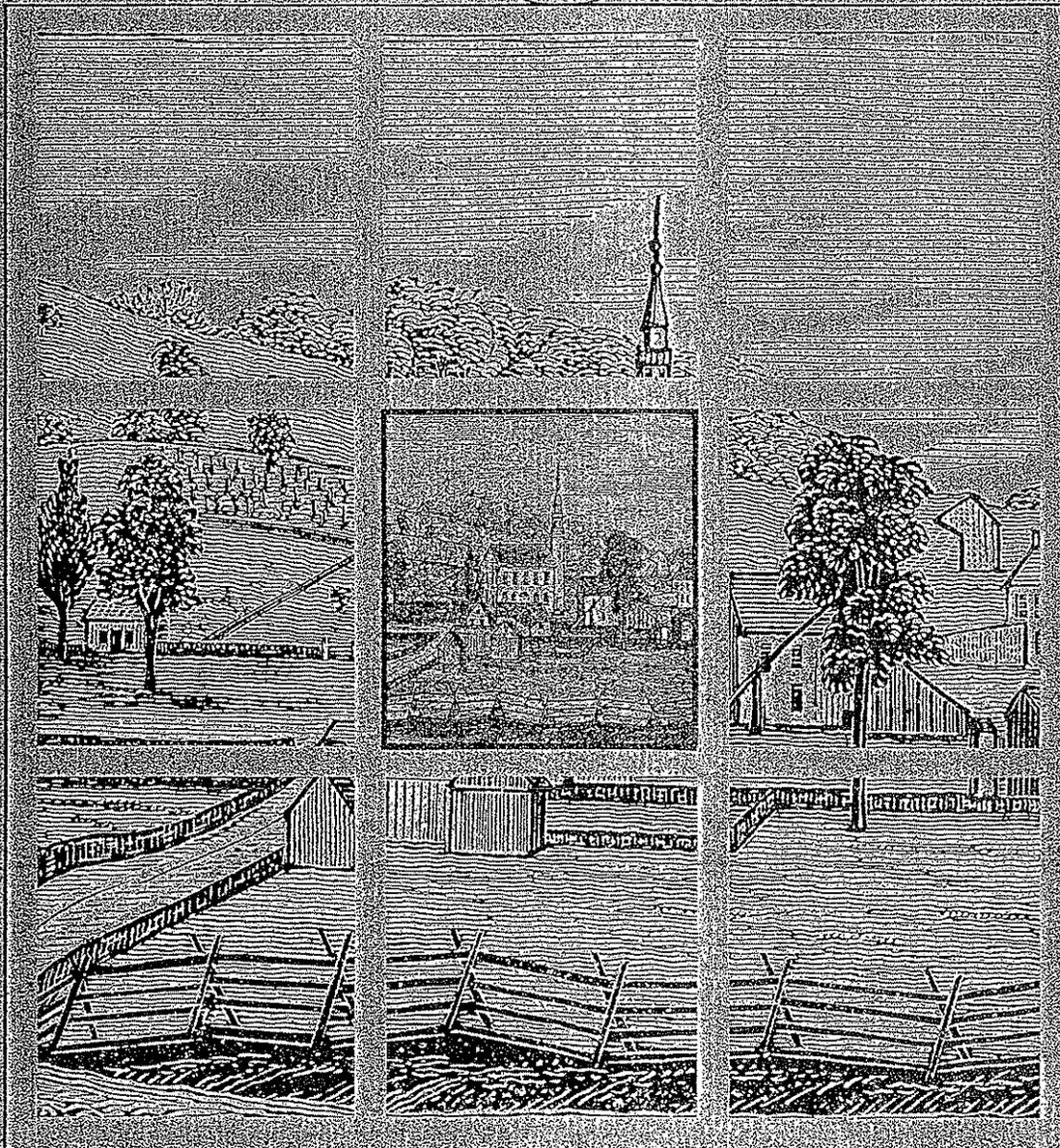
MANSFIELD, CONNECTICUT

Town Clerk

PLAN OF DEVELOPMENT



1971



PLANNING AND
ZONING COMMISSION
OF THE TOWN OF MANSFIELD

Prepared by
BROWN, DONALD and DONALD
PLANNING SERVICES, INC.
FARMINGTON, CONNECTICUT

PREVIOUS OPEN SPACE PROPOSALS

At various times in the past the Conservation Commission, the Planning and Zoning Commission, the U.S. Soil Conservation Service, the Natural Areas Committee of the University, the Recreational Service Commission, and the Park Planning Committee have advanced proposals for open space and related types of recreation. The Planning and Zoning Commission has in fact adopted an Open Space Plan which was prepared by the Conservation Commission in 1966. It is the function of the present plan to codify these various proposals as much as to make new recommendations. The following is a summary listing of various open space proposals which have been advanced over the past several years. These proposals are also depicted on the Existing and Previously Proposed Open Space Map. Numbers in parentheses in the following text are keyed to this map.

1. The "Open Space Plan for the Town of Mansfield", prepared by the Conservation Commission and adopted by the Planning and Zoning Commission in 1966, contains the following recommendations.
 - (a) Flood plain zoning is recommended for the flood plains areas of:
 - 1) The Willimantic River (4)
 - 2) The Fenton River (5)
 - 3) The Mount Hope River north of the federal area (6)
 - 4) The lower portion of the Natchaug River (6)
 - (b) A permanent greenbelt should be established along the Fenton River, presumably by land purchases (7)
 - (c) The following areas should be designated as open space:
 - 1) Cedar Swamp (8), Cedar Swamp Brook and Nelson Brook (9), to be preserved by purchase or easement.
 - 2) Dunham Pond Bog (10), Newfound Lake (Hansen's Pond) and surrounding wetlands, McLaughlin Pond and south end of Knowlton Pond (12), all be designated as open space but be kept in private ownership.

- 3) The Dreesen Estate be purchased (this was recently bought by the town).
 - 4) Lions Club Park (13) and Park Road landfill (14) area be designated as open space.
2. The "Streambelt Report" is an analysis of the characteristics of streambelt areas. Preservation of these areas is deemed both desirable and necessary; streambelt areas have been identified in this report on the Conservation Resources Map. The "Streambelt Report" is an invaluable source of information on the specifics of Mansfield's natural features; however, it was not the function of the report to make recommendations for specific areas to be preserved and purchased, other than stating that the town's whole system of streambelts should not be encroached or built upon.
3. The Conservation Commission, the Recreational Service Commission, and the Park Planning Committee have all made detailed recommendations on the development of nature study and recreation areas at School House Brook Park. (3)
4. The Conservation Commission, in a set of undated position papers, has made a series of recommendations on the open space resources of Mansfield. These recommendations include:
- (a) Rebuilding Eagleville Dam on the Willimantic River, money for which has been appropriated by the Legislature (15).
 - (b) Support of the Windham Regional Planning Agency recommendation that a linear recreational park be developed along the banks of the Natchaug River below the pumping station. (16).
 - (c) That that portion of the Mount Hope River above the Mansfield Hollow Reservoir be protected as a future source of water from ground wells. (17)

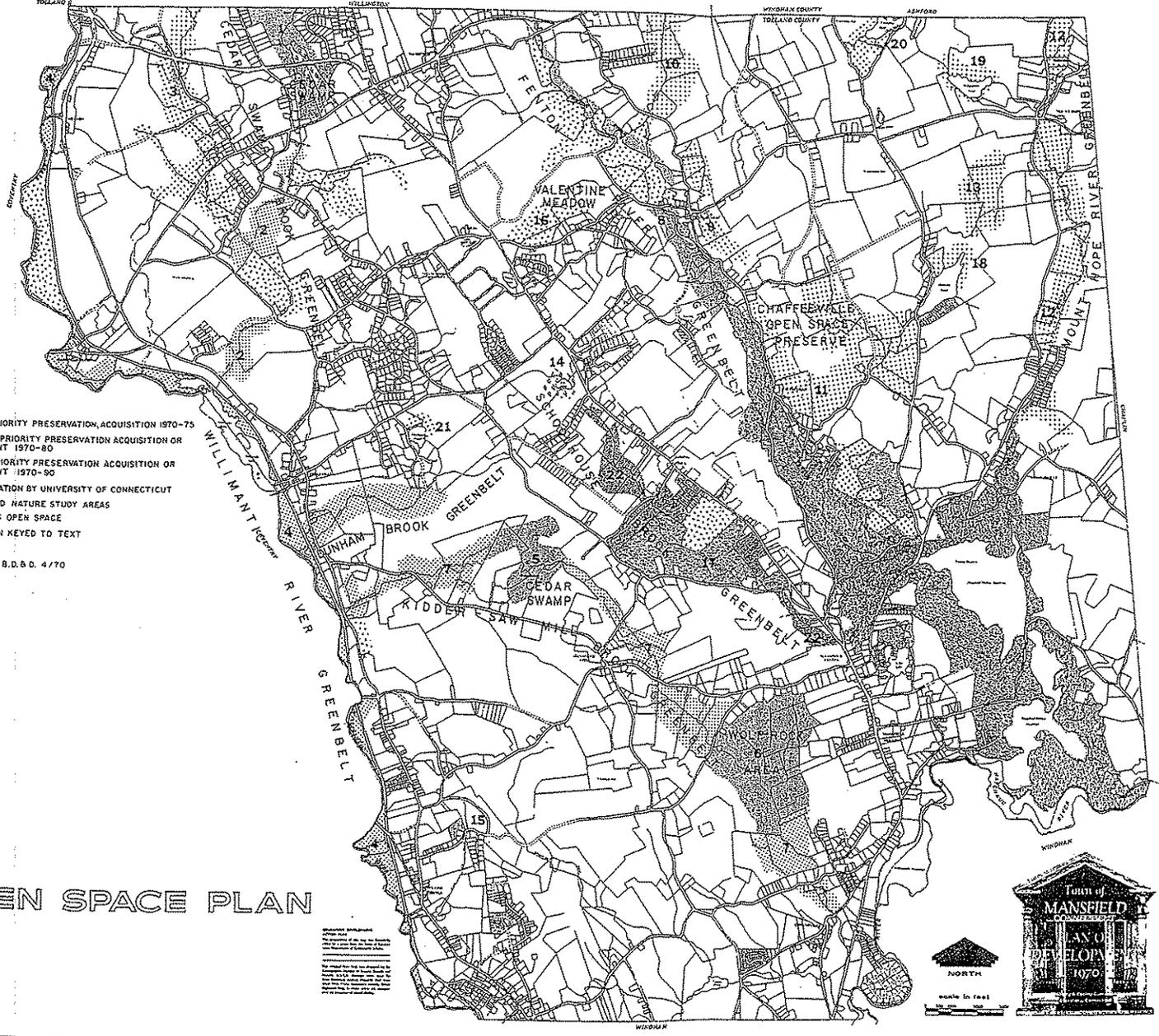
(d) That the University designate the following areas it owns as open space:

- 1) Cedar Swamp Brook (18)
- 2) Valentine Ravine (19)
- 3) Land adjacent to Storrs Grammar School (20)
- 4) Tift Pond or Sullivan's Pond (21)
- 5) Land adjacent to Fifty Foot (22)
- 6) Orchard property abutting School House Brook (23)
- 7) Fenton River lands (non-University owned land is proposed for public ownership in the Open Space Plan) (24)

OPEN SPACE STANDARDS

Table 33, Examples of Open Space and Recreation Standards is a summary tabulation of such standards outlined for various types of communities by different authorities in the field. Perhaps the open space standard most applicable to Mansfield is that outlined by the National Park Service of the U.S. Department of the Interior. This standard is 15 acres of local "parks, wilderness, natural preserves, and scientific monuments" per 1,000 people. This open space should be within 25 miles or one hour travel time of residents -- a standard which would apply to any point in Mansfield. It is obvious that by strict application of this standard, Mansfield's open space needs have been met for the foreseeable future.

A word of qualification is in order about interpreting and applying this standard for open space. First, this is a minimum standard which is outlined to meet the minimum open space needs of a community. Second, a standard such as this can not reflect the need or desire to preserve unique features in a community such as those outlined in the inventory of natural features at the beginning of this plan. Third, an open space standard pays no heed to the character of the community to which it is being applied. Mansfield is now a predominantly rural town, and in order to preserve this rural quality, far larger amounts of open space are necessary than those suggested. Fourth, were it not for the Mansfield Hollow Reservoir property, the town would have a severe deficiency of open space. Mansfield Hollow is essentially



- LEGEND
- FIRST PRIORITY PRESERVATION, ACQUISITION 1970-75
 - SECOND PRIORITY PRESERVATION ACQUISITION OR EASEMENT 1970-80
 - THIRD PRIORITY PRESERVATION ACQUISITION OR EASEMENT 1970-90
 - PRESERVATION BY UNIVERSITY OF CONNECTICUT
 - PROPOSED NATURE STUDY AREAS
 - EXISTING OPEN SPACE
 - LOCATION KEYS TO TEXT

SOURCE: B.D. & C. 4/70

OPEN SPACE PLAN

Map prepared by the Planning Department, Town of Mansfield, Connecticut, under the direction of the Planning Board. The map is based on aerial photography and ground surveys. It is intended to show the general location and extent of open space areas. It is not intended to show property boundaries or other details. The map is subject to change without notice.





Item #12

THE PUBLIC SCHOOLS OF MANSFIELD, CONNECTICUT

FREDERICK A. BARUZZI, SUPERINTENDENT

AUDREY P. BECK BUILDING
FOUR SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268
(860) 429-3350
Fax: (860) 429-3379

May 13, 2014

Matt Hart
Town of Mansfield
Mansfield, Connecticut 06268

Dear Matt:

I write to advise you that at the meeting of April 30, 2014, the Mansfield Board of Education voted unanimously the following motion:

To eliminate the Reading Language Arts Consultant salary and benefits (\$104,021), reduce the mileage reimbursement account in Employee Benefits (\$17,000), and reduce the Board of Education Contingency-Teacher Instruction K-8 (\$5,409).

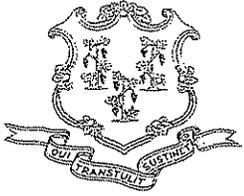
The adopted budget for 2014-2015 is \$21,048,884 (1.74%) which reflects the reduction of \$126,403 adopted by the Mansfield Town Council on April 28, 2014.

At its meeting on May 8, 2014, the Board, by consensus, requested the Town Council reconsider this reduction in light of increased funds expected from the State of Connecticut.

Sincerely,

Frederick A. Baruzzi

PAGE
BREAK



STATE OF CONNECTICUT
OFFICE OF POLICY AND MANAGEMENT

Item #13

May 1, 2014

Dear Chief Executive Officers and Assessors:

Pursuant to Section 10-261a(c) of the Connecticut General Statutes, we hereby notify you that the 2012 Equalized Net Grand List (ENGL) for your municipality has been computed and a copy is enclosed. We want to thank you and your staff for your cooperation during our preparation of the 2012 Sales/Assessment Ratio Study and Equalized Net Grand List.

As you know, the Equalized Net Grand List is an estimate of the one hundred percent (100%) value of all taxable property in a municipality. The sales/assessment ratios used to equalize your 2012 net real property grand list were calculated from all fair market sales of real property occurring between October 1, 2012 and September 30, 2013. The median ratio was used to produce the sales/assessment ratio for each property use class with three or more sales during the applicable period. In a use class with less than three sales, the total median sales/assessment ratio for all property classes was used to compute the equalized net assessment.

Within fifteen (15) days following receipt of this notification, a town may appeal to the Secretary of the Office of Policy and Management. Pursuant to Section 10-261a(c), the appeal must be in writing and include a statement as to the reason(s) for the appeal.

If you have any questions, please contact Shirley Corona of my staff at (860) 418-6221 or via e-mail at Shirley.corona@ct.gov.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. David LeVasseur".

W. David LeVasseur
Acting Undersecretary

Enclosures

**2012 EQUALIZED NET GRAND LIST
MANSFIELD**

CLASSIFICATION	NET ASSESSMENT	RATIO	EQUALIZED
Net Residential	740,446,160	74.54	993,354,119
Apartments	37,197,790	73.95	50,301,271
Comm/Ind/Utilities	115,645,390	73.95	156,383,218
Vacant	5,790,120	71.25	8,126,484
Land Use	1,288,910	70.00	1,841,300
TenMills	1,750	100.00	1,750
Total Real Property	900,370,120		1,210,008,142
Total Personal Property	111,682,593	70.00	159,546,561
Total Grand List	\$1,012,052,713		\$1,369,554,704



**PROFESSIONAL SERVICES AGREEMENT
BETWEEN THE TOWN OF MANSFIELD, CONNECTICUT
AND
O'MALLEY, DENEEN, LEARY, MESSINA & OSWECKI**

This Agreement, effective on the 7th day of June, 2014, through the 3rd day of December, 2015, by and between the TOWN OF MANSFIELD (hereinafter referred to as the "TOWN"), duly authorized pursuant to *Conn. Gen. Stat.* § 7-148, with an office at the Audrey P. Beck Municipal Building, Four South Eagleville Road, Storrs, CT 06268, and O'MALLEY, DENEEN, LEARY, MESSINA & OSWECKI, (hereafter referred to as the "FIRM"), with a principal place of business at 20 Maple Avenue, P.O. Box 504, Windsor, CT 06095.

WITNESSETH:

WHEREAS, pursuant to *Conn. Gen. Stat.* § 7-148, and Town of Mansfield Charter Section C305A, the Town Council shall appoint a Town Attorney; and

WHEREAS, the TOWN requires the professional services of legal counsel to assist in representing its interests with respect to the matters described below; and

WHEREAS, the TOWN has determined that a Town Attorney with particular expertise is warranted and has authorized the Town Manager to procure and direct the services of such counsel and to execute this Professional Services Agreement with the FIRM; and

In consideration of these promises and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

SECTION 1: SCOPE OF SERVICES

1.1. The services to be provided will be those requested by the TOWN relating to the TOWN'S general government interests. The specific services to be provided for a particular project or matter may be further defined in correspondence between the Town Manager and the FIRM. Except for matters relating to the Town Manager's employment with the TOWN, the FIRM shall only undertake work pursuant to task orders that the Town Manager has approved and which contain approved budgets for their performance. The Chair of the Town Council's Personnel Committee shall be the FIRM'S contact for matters regarding the Town Manager's employment with the TOWN.

The general subject matter of the services which the TOWN expects to request from the FIRM may include one or more of the following:

- (a) Represent the Town in actions, suits or proceedings brought by or against it or any of its departments, officers, agencies, boards or commissions;
- (b) Serve as the legal advisor of the Town Council, the Town Manager and all Town officers, boards and commissions in all matters affecting the Town; provide written opinions on any question of law involving their respective powers and duties;

- (c) Prepare ordinances and resolutions for consideration by the Council;
- (d) Prepare or approve forms of contracts or other instruments to which the Town is a party or in which it has an interest;
- (e) Have the authority, with approval of the Council, to appeal from orders, decisions, and judgments and,
- (f) Subject to approval of the Council, to compromise or settle any claims against the Town.
- (g) Drafting, reviewing and editing documents such as proposals, agreements, reports, plans, and correspondence.
- (h) Review, analysis, investigation and research to carry out the above services; and
- (i) Being available upon the reasonable request of the TOWN for consultation in person and/or on the telephone as necessary.

Pursuant to Section C305C of the Charter, the Council may appoint counsel other than the Town Attorney. This Agreement does not include legal services provided to the Region 19 School District, the Eastern Highlands Health District or Mansfield Discovery Depot. If the Council determines in its sole discretion to assign any of duties currently performed by other counsel to the FIRM, the Town and the FIRM may amend the compensation provisions of this Agreement to reflect those additional duties.

1.2 In performing the services, the FIRM will perform the following activities as part of, or in support of the services:

(a) Research, investigate, review and analyze all information necessary to carry out all services;

(b) Negotiate, prepare and revise all agreements and other documents necessary for the performance of the services;

(c) In accordance with the administrative policy to be developed concerning the TOWN'S use of Town Attorney services, be available upon the reasonable request of the TOWN to consult with the officers and employees of the TOWN, and with any other group or person designated by the TOWN;

(d) Hire and consult with experts, consultants, mediators and investigators as may be reasonably and necessarily required and as approved by the TOWN subject to the following requirements and limitations:

(1) Terms of subcontracts must be approved in writing and in advance by the TOWN. In requesting approval, FIRM must provide the basis for its recommendation that the subcontractor be retained and justification for the recommended subcontractor's proposed rates and reimbursements;

(2) Subcontracts or agreements must include terms which are substantially similar to the billing terms in the Compensation and Reimbursement Section of this Agreement or must be reasonable for the expertise and experience involved in the matter;

(3) The FIRM's bills for subcontracted work must include full detailed itemizations of all fees and expenses for the subcontracted work, with appropriate supporting documentation;

(e) Provide all necessary paralegal and clerical support; and

(f) Prepare and keep current a synopsis of relevant research, processes and procedures developed during the course of FIRM's performance under this Agreement in a format that is easily accessible to the TOWN as directed by the Town Manager.

SECTION 2: AGREEMENT ADMINISTRATION

2.1 The person in charge of administering this Agreement on behalf of the TOWN shall be the Town Manager, or his successor in function, whose address and telephone number are as follows:

NAME: MATTHEW W. HART
TITLE: TOWN MANAGER
AGENCY: TOWN OF MANSFIELD
ADDRESS: Audrey P. Beck Municipal Building
Four South Eagleville Road
Storrs, CT 06268
TELEPHONE: (860) 429-3336 x5
E-MAIL: HartMW@MansfieldCT.org

2.2 The person in charge of administering this Agreement on behalf of the FIRM shall be Attorney Kevin M. Deneen, whose title, address, office telephone, fax number and e-mail are as follows:

NAME KEVIN M. DENEEN
TITLE PARTNER
FIRM O'MALLEY, DENEEN, LEARY, MESSINA &
OSWECKI
ADDRESS 20 Maple Avenue, P.O. Box 504
Windsor, CT 06095
OFFICE TELEPHONE (860) 688-8505
FAX NUMBER (860) 688-4783
E-MAIL kmdeneen@omalleydeneen.com

SECTION 3: COMPENSATION AND REIMBURSEMENT

3.1 The TOWN agrees to compensate the FIRM for services in accordance with the following fee agreement for the thirteen (13) months (June 7, 2014 through June 30, 2015) of this Agreement.

The FIRM shall be compensated on an annual retainer in the amount of thirty five (\$35,000.00) thousand dollars, payable in equal monthly installments. The retainer shall include all services as defined above involving all non-litigation matters, including ordinance and charter review, contract reviews, attendance as needed at meetings, legal opinions and general advice. During the budget development/approval process the annual retainer will be reviewed and may be adjusted for the fiscal year beginning on July 1, 2015.

Litigation matters shall include any and all adversarial matters commencing upon the formal filing of a complaint or demand (including a demand for mediation or arbitration) or an appeal made in court for adjudicatory matters. (In exceptional circumstances, the Town Manager may approve a matter to be treated as a Litigation matter prior to the filing of a formal complaint or demand; for example, an agreement between the Town and another party to voluntarily mediate a matter in dispute prior to the filing of a formal demand. The Town Manager's determination in such cases shall be conclusive.) All litigation matters, including land use appeals and tax appeals, will be billed on an hourly basis at the rates set forth below.

<u>Position</u>	<u>Hourly Rate</u>
All Attorneys	\$175.00

The above hourly rates shall be charged only for actual time spent rendering such litigation matter services; the FIRM shall not "round off" time. The time spent rendering litigation matter services shall be billed to the tenth part of an hour. The TOWN shall not be charged for any other time expended by the FIRM during, overnight stays, or the like associated with the performance of the litigation matter services without the prior written consent of the Town, acting through its Town Manager. The above rates are subject to change on a periodic basis but no more often than once per contract year. The above rate shall remain unchanged through at least June 30, 2015. Thereafter, if any change in rates occurs in any subsequent years of this Agreement, such change shall be capped at no more than \$10/per hour above the prior year's rate for the above-described position.

3.2 Compensation for litigation matters will be paid only after the submission of itemized documentation, in a form acceptable to the Town Manager. Billings are to be submitted on a monthly basis to Town Manager, Town of Mansfield, Audrey P. Beck Municipal Building, Four South Eagleville Road, Storrs, CT 06268. The billings for litigation matters must contain, at a minimum, a detailed description of the work performed, the date of performance, the actual time spent performing the work, and the name and position of the person(s) rendering the service. Provided, however, if the TOWN and the FIRM have agreed to a fixed fee or other billing arrangement not based on hourly rates, the TOWN may waive the requirement for hourly detail. When requested, the monthly bill must also be accompanied by a summary memorandum describing how the Service rendered furthered resolution of the matter and the current status of the matter. The Town Manager may, prior to authorizing payment under this Section, require the FIRM to submit such additional accounting and information as the Town Manager deems necessary or appropriate. The FIRM shall not be compensated for any time spent preparing any billing documentation, including but not limited to such documentation and accompanying memoranda required by subsections 3.2, 3.3, 3.5, 3.6, 3.10, and 9.3.

3.3 Prior to performing certain services, the TOWN may request the FIRM to submit to the Town Manager for approval, a projected plan and budget containing, but not limited to, a brief statement of the case or matter, a description of the nature and scope of the various phases of the services expected to be performed, an estimate of the cost of the work broken down into the various phases of the services, and an estimate of the time required to successfully complete the services. Prior to effecting, undertaking or initiating a material change in the Service, the FIRM shall submit to the Town Manager for approval, a revised projected plan and budget that reflects the changes to the existing projected plan and budget. If the revised projected plan and budget contains a projected cost exceeding the amount contained in the budget, the FIRM shall consult with the Town Manager for the purpose of: (1) revising the scope of services; (2) revising the maximum compensation amount; (3) some combination thereof; or, (4) other action permitted under this Agreement or any agreed-upon amendment. The Town Manager, in his sole discretion, may require revisions, supplements and modifications of the projected plan and budget from time to time. The FIRM will not be compensated for the preparation, amendment, or modification of said projected plan and budget. Where the services specified in the original projected plan and budget are not performed or fully completed to the satisfaction of the Town Manager within six months of the projected completion date set forth in the original projected plan and budget, the compensation rates set forth in subsection 3.1 of this Agreement for the remaining services shall all be reduced prospectively by ten percent of the original rate for each additional six months it takes the FIRM to complete the work to the satisfaction of the Town Manager, unless failure to complete the work within the specified time period was beyond the control of the FIRM as determined by the Town Manager. The Town Manager, in his sole discretion, shall determine when the work has been satisfactorily completed.

3.4 The TOWN agrees to reimburse the FIRM for actual, necessary and reasonable out-of-pocket disbursements and expenses, including filing fees, court costs, outsourced document printing, and transcript or deposition costs. The TOWN shall not reimburse the FIRM for any overhead related expenses, including, but not limited to, routine duplication, secretarial, computerized research, facsimile, clerical staff, library staff, proofreading staff, meals and transportation costs or expenses for non-litigation matters unless they are approved in advance and in writing by the Town Manager. The FIRM shall be reimbursed for reasonable expenses for transportation, specifically excluding first class air fare, and reasonable lodging and meals associated with overnight travel as approved in advance and in writing by the Town Manager.

3.5 The FIRM shall not be compensated for time spent on background or elementary legal research or any legal training without the prior written consent of the Town Manager. Charges for any other legal research must be accompanied by a detailed description setting forth the purpose of the research and summarizing its nature. Any written material produced as a result of such research must be submitted to the Town Manager or his or her designee. The Town Manager shall have the final decision in all disputes between the parties to this Agreement under this subsection.

3.6 The FIRM shall not be compensated for time spent in consultation with any attorney or other employee of the TOWN concerning the administration of this Agreement and/or issues relating to billing. Compensation for time spent by attorneys of the FIRM communicating with other attorneys or staff within the FIRM shall be limited to the time and

billing rate of the most senior attorney or staff member participating in the communication. These charges must be accompanied by a detailed description setting forth the purpose of the communication and summarizing its details. The Town Manager shall make the final determination, in his sole discretion, as to the adequacy of such description.

3.7 Notwithstanding the provisions of Section 3.6, absent the prior written consent of the Town Manager, the FIRM shall not be compensated for the attendance or participation of more than one attorney representing the TOWN in connection with any action. Where more than one attorney has attended or participated in any action without the prior written consent of the Town Manager, the FIRM shall be compensated for the time of the most senior attorney in attendance.

3.8 The FIRM shall not be compensated for the performance of paralegal or clerical type duties performed by an attorney. Paralegal duties or clerical duties include, by way of example, routine proofreading of pleadings and other correspondence, preparation of trial or closing binders or notebooks, photocopying and coordinating the schedules of others.

3.9 The Town Manager shall approve for payment all undisputed costs, as soon as the said documentation can properly be processed. All costs and expenses shall be billed and paid at actual cost without markup. It is expected that the TOWN will make timely payments to the FIRM of all monthly invoices, usually within thirty (30) days of receiving such invoices. Unpaid invoices that remain unpaid for ninety (90) days or more are subject to statutory interest rates.

3.10 The FIRM shall maintain accurate records and accounts of all expenditures under this Agreement as well as satisfactory evidence of payment to assure proper accounting. Such records and accounts shall be kept in the manner specified in subsection 8.4, and made available and furnished upon request to the Town Manager until three (3) years after the termination of this Agreement.

3.11 The TOWN shall have the right, without the need of prior notice to the FIRM, to substitute different counsel for the FIRM on any facet or aspect of the services when the Town Manager, in his sole discretion, finds that such a substitution would best serve the interests of the TOWN.

3.12 Compensation and reimbursement provided under this Section 3 constitutes full and complete payment for all costs and expenses incurred or assumed by the FIRM in performing this Agreement. No other costs, expenses or overhead items shall be reimbursed by the TOWN.

SECTION 4: TERMINATION OF AGREEMENT BY THE TOWN

4.1 The TOWN, on written notice, may immediately suspend, postpone, abandon, or terminate this Agreement at any time and for any reason, including convenience, and such action shall in no event be deemed to be a breach of contract.

4.2 Upon receipt of written notification from the Town Manager of termination, the FIRM shall immediately cease to perform the services, subject to the approval of the Court in litigation matters. The FIRM shall assemble all material that has been prepared, developed, furnished, or obtained under the terms of this Agreement, in electronic, magnetic, paper or any other form, that may be in its possession or custody, and shall transmit the same to the Town Manager as soon as possible and, for ongoing matters, no later than the fifteenth day following the receipt of the above written notice of termination, and the sixtieth day for all other matters, together with a description of the cost of the services performed to said date of termination.

SECTION 5: TERMINATION OF AGREEMENT BY THE FIRM

5.1 The FIRM, on thirty (30) days prior written notice to the Town Manager, may terminate this Agreement, subject to the approval of the Court in litigation matters.

5.2 If the FIRM terminates this Agreement for any reason other than a breach by the TOWN, the FIRM shall be liable to the TOWN for the fees and expenses incurred by the TOWN in engaging replacement counsel on any pending matter for which FIRM is actively engaged in performing services and bringing such firm up to speed. For purposes of this paragraph, FIRM will be considered "actively engaged" in all matters of pending litigation, arbitration and/or mediation.

5.3 On the effective date of termination, the FIRM shall immediately cease to perform the services. The FIRM shall assemble all material that has been prepared, developed, furnished, or obtained under the terms of this Agreement, in electronic, magnetic, paper or any other form, that may be in its possession or custody, and shall deliver the same to the Town Manager on or before the fifteenth day following the transmittal of the written notice of termination for ongoing matters, and the sixtieth day for all other matters, together with a description of the cost of the services performed to said date of termination.

SECTION 6: SETOFF

In addition to all other remedies that the TOWN may have, the TOWN, in its sole discretion, may setoff (1) any costs or expenses that the TOWN incurs resulting from the FIRM's unexcused non-performance under the Agreement and under any other agreement or arrangement that the FIRM has with the TOWN and (2) any other amounts that are due or may become due from the TOWN to the FIRM, against amounts otherwise due or that may become due to the FIRM under the Agreement, or under any other agreement or arrangement that the FIRM has with the TOWN. The TOWN's right of setoff shall not be deemed to be the TOWN's exclusive remedy for the FIRM breach of the Agreement, all of which shall survive any setoffs by the TOWN.

SECTION 7: TIME OF PERFORMANCE

7.1 The FIRM shall perform the services at such times and in such sequence as may be reasonably directed by the Town Manager.

7.2 This Agreement will run from its effective date for an initial term of June 7, 2013 through and including December 3, 2015, which initial termination date may be extended by the TOWN for a period not to exceed two (2) months upon the same terms and conditions then existing. Pursuant to Section C305 of the Charter, the Town may in its sole discretion reappoint FIRM as Town Attorney under such terms as may be agreed upon between the Town and the FIRM.

SECTION 8: REPRESENTATIONS AND WARRANTIES

The FIRM represents and warrants to the TOWN that:

8.1 The FIRM has duly authorized the execution and delivery of this Agreement and the performance of the contemplated services.

8.2 The FIRM will comply with all applicable State of Connecticut, federal and local laws in satisfying its obligations to the TOWN under and pursuant to this Agreement;

8.3 The execution, delivery and performance of this Agreement by the FIRM will not violate, be in conflict with, result in a breach of or constitute (with or without due notice and/or lapse of time) a default under any of the following, as applicable: (i) any provision of law; (ii) any order of any court or any Department; or (iii) any indenture, agreement, document or other instrument to which it is a party or by which it may be bound;

8.4 The FIRM shall not copy or divulge to any third party any information or any data in any form obtained or produced in connection with the performance of its duties and responsibilities pursuant to this Agreement other than in connection with the performance of those duties and responsibilities. The FIRM shall ensure that all confidential or privileged records are kept in secured areas and shall take reasonable precautions to protect the records in its custody from the dangers of fire, theft, flood, natural disasters and other physical threats, as well as unauthorized access.

8.5 The FIRM shall not represent any other client if such representation would result in a conflict of interest that would violate or potentially violate Rules 1.7-1.9 of the Rules of Professional Conduct, as they may be amended from time to time. The FIRM will perform a detailed conflict of interest check prior to performing any services and, on or before the effective date of this Agreement, shall have reported the results to the Town Manager. When there is a disagreement between the parties to this Agreement as to whether or not the FIRM has or may in the foreseeable future have a conflict of interest as described above, the Town Manager's determination shall be final and dispositive of the issue. Where the Town Manager determines that the FIRM'S representation of any client constitutes a conflict of interest, as described above, the FIRM shall, within five days of the receipt of notice by the Town Manager to the FIRM, withdraw from the representation of the other client, unless such a withdrawal is barred by law or order of a court of competent jurisdiction or all relevant parties waive such conflict.

8.6 Unless the Town Manager designates otherwise in writing, all information or data, in any form, and all papers, recordings, documents and instruments generated or collected

by the FIRM, or any subcontractor, in the scope of his work under this Agreement shall be deemed to be the exclusive property of the TOWN and no one else shall have any right, including but not limited to, intellectual property rights, including copyright and trademark rights, in those items.

8.7 The FIRM may not enter into or retain any business relationships or enterprise in which an employee of the TOWN holds an interest, other than a nominal interest in a publicly held corporation, without the prior written consent of the Town Manager.

8.8 The FIRM acknowledges that the TOWN has relied upon all of FIRM's representations in its Proposal in response to the TOWN'S Solicitation for Town Attorney concerning this matter.

SECTION 9: STATUS REPORTS AND RECORDS

9.1 Upon written or oral request by the Town Manager, the FIRM will promptly report on the status of the services performed, including, but not limited to, problems, strategy, analysis and the like.

9.2 The above-described reports shall be provided in writing or orally, as directed by the person requiring a work status report.

9.3 The FIRM, upon the request of the Town Manager, shall give to the Town Manager, for the TOWN'S permanent records, all original documentation, or, in the sole discretion of the Town Manager, copies thereof, filed in, or arising out of, the FIRM's performance of the services. The FIRM shall otherwise maintain all original documentation, or copies thereof in the manner specified in subsection 8.4, for a period of three (3) years after the termination of this Agreement.

SECTION 10: INSURANCE

10.1 The FIRM shall secure and maintain, at no cost or expense to the TOWN, a professional liability insurance policy in a form acceptable to the TOWN, in the minimum amount of Two Million Dollars. This policy shall insure the FIRM against Actions, damages, and costs resulting from negligent acts, errors, and omissions in the work performed by the FIRM on and after the effective date of, and under the terms of, this Agreement. The FIRM may, at its election, obtain a policy containing a maximum \$100,000 deductible clause, but if so, the FIRM shall be liable, as stated above herein, to the extent of the deductible amount.

10.2 No later than the effective date of this Agreement, the FIRM shall furnish to the TOWN on a form or forms acceptable to the Town Manager, a Certificate of Insurance, and amendment(s) thereto, fully executed by an insurance company or companies satisfactory to the TOWN, for the insurance policy or policies required in subsection 10.1, which policy or policies shall be in accordance with the terms of said Certificate of Insurance.

SECTION 11: INDEMNIFICATION

11.1. The FIRM shall indemnify, defend and hold harmless the TOWN, and its successors and assigns, from and against all actions (pending or threatened and whether at law or in equity) in any forum, liabilities, damages, losses, costs and expenses, including but not limited to reasonable attorneys' fees and other professionals' fees, resulting from (1) misconduct or negligent or wrongful acts (whether of commission or omission) of the FIRM or any of its members, directors, officers, shareholders, representatives, agents, servants, employees or other persons or entities under the supervision or control of the FIRM while rendering professional services to the TOWN under this Agreement, or (ii) any breach or non-performance by the FIRM of any representation, warranty, duty or obligation of the FIRM under this Agreement ((i) and (ii), each and collectively, the "Acts"). The FIRM shall use counsel acceptable to the TOWN in carrying out its obligations under this Section. The FIRM's obligations under this section to indemnify, defend and hold harmless against claims includes claims concerning confidentiality of any part of or all of the proposal or any records, any intellectual property rights, other proprietary rights of any person or entity, copyrighted or uncopyrighted compositions, secret processes, patented or unpatented inventions or articles furnished or used in the performance of this Agreement.

11.2 The FIRM shall not use, raise or plead the defense of sovereign or governmental immunity in the adjustment or settlement of any claim against the FIRM arising out of the work performed under this Agreement, or as a defense in any claim, unless specifically authorized to do so in writing by the Town Manager.

SECTION 12: CHANGES TO THIS AGREEMENT

12.1 The terms of this Agreement may be amended only by mutual consent of the parties, effectuated by an Amendment in writing and executed by the parties to this Agreement and approved by the Town Manager. For purposes of this Section 12, an exchange of emails is not sufficient.

12.2 Any and all amendments, changes, extensions, revisions or discharges of this Agreement, in whole or in part, on one or more occasions, shall not be invalid or unenforceable due to lack of or insufficiency of consideration.

SECTION 13: REQUIRED PERSONNEL/OFFICE

13.1 On or before the effective date of this Agreement, the FIRM shall have secured, and shall maintain during the term of this Agreement, all at its sole cost and expense: (i) such appropriately skilled and competent personnel and supporting staff in adequate numbers; and, (ii) such equipment as reasonably necessary or appropriate to fully perform the services to the satisfaction of the TOWN.

13.2 The personnel shall not be employees of or have any contractual relationship with the TOWN.

13.3 All the services shall be performed by the FIRM or under its supervision, and all personnel engaged in the services shall be fully qualified and shall be authorized or permitted under State or local law to perform the applicable services.

SECTION 14: CONFIDENTIALITY

All of the reports, information, data, and other papers and materials in whatever form prepared or assembled by the FIRM under this Agreement are confidential and may be privileged. The FIRM shall not make them available to any individual or organization without the prior written approval of the Town Manager. The Town Manager shall process any request for reports, information, data, and other papers and materials prepared by the FIRM in accordance with the provisions of the Connecticut Freedom of Information Act.

SECTION 15: MISCELLANEOUS

15.1 This Agreement, its terms and conditions and claims arising therefrom shall be governed by Connecticut law, without regard to choice of law provisions.

15.2 The parties each bind themselves, their partners, successors, assigns, and legal representatives with respect to all covenants of this Agreement.

15.3 This Agreement incorporates all the understandings of the parties and supersedes any and all agreements reached by the parties prior to the execution of this Agreement, whether oral or written, and no alteration, modification or interpretation of this Agreement shall be binding unless in writing and duly executed by the parties.

15.4 If any provision of this Agreement, or application to any party or circumstances, is held invalid by any court of competent jurisdiction, the balance of the provisions of this Agreement, or their application to any party or circumstances, shall not be affected, but only if the balance of the provisions of this Agreement would then continue to conform to the requirements of applicable laws.

15.5 The waiver of a term or condition by the Town Manager shall not: (i) entitle the FIRM to any future waivers of the same or different terms or conditions; (ii) impose any duties, obligations or responsibilities on the TOWN, not already in the Agreement, as amended, modified or superseded; or (iii) subject the TOWN to any claims.

15.6 References in the masculine gender shall also be construed to apply to the feminine and neuter genders, as the content requires.

15.7 Nothing in this Agreement shall be construed as a waiver or limitation of immunity of political subdivisions of the State of Connecticut by the TOWN.

15.8 Any notice required or permitted to be given under this Agreement shall be deemed to be given when hand delivered or one (1) business day after pickup by Federal Express, UPS or similar overnight express service, in either case addressed to the parties below:

If to FIRM:

NAME: KEVIN M. DENEEN, ESQ.
FIRM: O'MALLEY, DENEEN, LEARY, MESSINA &
OSWECKI.
ADDRESS: 20 Maple Avenue, P.O. Box 504
Windsor, CT 06095
TELEPHONE: (860) 688-8505
E-MAIL: kmdeneen@omalleydeneen.com

If to the TOWN, the Town Manager, as set forth in subsection 2.1, or in each case to such other address as either party may from time to time designate by giving notice in writing to the other party. Telephone and facsimile numbers are for informational purposes only. Effective notice will be deemed given only as provided above.

15.10 Where this Agreement provides that a decision, determination or act shall be at the direction of, to the satisfaction of, or by the Town Manager, or contains similar language, such decision, determination, act or discretion, as with all other acts and conduct of both parties in connection with this Agreement, shall be exercised reasonably and in good faith.

15.11 The captions in this Agreement are inserted only as a matter of convenience and for reference and in no way define, limit or describe the scope of this Agreement or the scope of content of any of its provisions.

15.12 Time is of the essence in this Agreement.

15.13 If the performance of obligations under this Agreement are rendered impossible or hazardous or is otherwise prevented or impaired due to illness, accident, Act(s) of God, riots, strikes, labor difficulties, epidemics, earthquakes, and/or any other cause or event, similar or dissimilar, beyond the control of the FIRM or the TOWN, then each party's obligations to the other under this Agreement shall be excused and neither party shall have any liability to the other under or in connection with this Agreement.

15.14 This Agreement may be executed and delivered in any number of counterparts, each of which so executed and delivered shall be deemed to be an original and all of which shall constitute one and the same instrument.

15.15 When this Agreement provides for written approval by the Town Manager, unless otherwise specified, an exchange of emails will satisfy this requirement. Actions required to be taken by the Town Manager may be taken by a designee of the Town Manager.

IN WITNESS WHEREOF, the parties have executed four (4) counterparts of this Agreement as of the day and year first above written.

FIRM: O'MALLEY, DENEEN, LEARY, MESSINA & OSWECKI

5-13-2014
DATE

By: 

KEVIN M. DENEEN, PARTNER
Duly Authorized

TOWN OF MANSFIELD

05/19/2014
DATE

By: 

MATTHEW W. HART
TOWN MANAGER

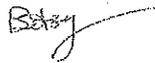
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Connecticut Water Company
93 West Main Street
Clinton, CT 06413
Customer Service: 800.286.5700



May 19, 2014

Ms. Elizabeth C. Paterson
Chairman
Mansfield Town Council
Town of Mansfield
4 South Eagleville Road
Mansfield, CT 06268

Dear Ms. Paterson: 

Connecticut Water is pleased that we are moving forward under our agreements to supplement the long term water supply needs for University of Connecticut and serve the Storrs area of Mansfield. We look forward to providing water as needed by the University as well as to support locally approved development in Mansfield, including the Four Corners area and the proposed managed care facility. We value the input of communities and organizations in the area to ensure our efforts are consistent with local and regional needs and that we best coordinate water supply planning and water resource protection for the area. We have begun the permitting process to allow for the construction of the pipeline from Tolland to serve the area and will continue to provide regular updates and communications on the project.

As part of our agreement with Mansfield, we are establishing a Water System Advisory Committee ("Advisory Committee") to provide local input and ensure communication and collaboration relating to the water system, system improvements, local planning, economic development, water and land conservation, and environmental stewardship. We will rely on this group to give us an important local and regional perspective. The Committee shall serve in an advisory role, and will be asked to:

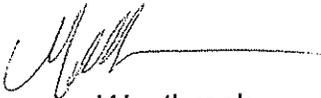
- a. Advise the Company in connection with the supply of potable water and the operation, expansion and integration of its system;
- b. Provide information regarding plans and regulations of local land use commissions, consistency of proposals with the Plan of Conservation and Development, and future water supply needs that should be considered in the Company's Water Supply Plan;
- c. Make recommendations of best management practices, such as water conservation programs, and work cooperatively with the company to implement those; and
- d. Review and report to the Mansfield Director of Planning on requests for water service in Mansfield that require a change in zoning or approval by a local land use commission or extend the water system in Mansfield.

We have worked with the Town of Mansfield to establish the basis for the Advisory Committee membership, terms, roles and operations, as detailed in the attached Memorandum of Agreement. To provide the appropriate balance of interests, the Committee is planned to include representatives of Mansfield, UConn, adjacent municipalities, regional planning agencies, and other stakeholders.

As such, we are reaching out to you for a representative of the Town of Mansfield to participate on the Advisory Committee. We will look to each community or organization to select their designee, who will be asked to serve for a two year term.

We anticipate that the first meeting will be held this July so ask that you provide us with the name and contact information for your designee by June 30th. If you have any questions, please feel free to contact me at 860-664-6055 (mwestbrook@ctwater.com) or Matt Hart at (860) 429-3336 (HartMW@mansfieldct.org). We look forward to launching this Committee and working cooperatively with stakeholders in meeting the water supply needs of the area.

Sincerely,



Maureen Westbrook
Vice President
Customer & Regulatory Affairs

cc: Matt Hart, Mansfield Town Manager



**Water System Advisory Committee
Memorandum of Agreement**

In accordance with the terms of the Water Supply Definitive Agreement ("Agreement") dated January 21, 2014, between The Connecticut Water Company ("CWC") and the Town of Mansfield, the parties have agreed to establish a Water System Advisory Committee ("Advisory Committee") to provide local input and ensure communication and collaboration relating to the water system, system improvements, local planning, economic development, water and land conservation, and environmental stewardship.

The water system shall include the Capital Improvements as defined in the Agreement to extend water from Tolland to the University and Mansfield, including the Four Corners area, and the Existing Infrastructure that has been used by the University to provide water service to customers in the Town of Mansfield prior to the Company providing service for the Town. The system improvements shall include equipment, modifications and all work by the CWC in connection with the CWC system to meet all CWC obligations under the Agreement.

It is agreed that the Advisory Committee shall be established and operated in accordance with the following guidelines:

A. Committee Membership and Terms

- 1) The CWC will convene a Water System Advisory Committee, and shall invite representatives of the Town, UConn, adjacent municipalities, regional planning agencies, and other stakeholders as follows:
 - a. Mansfield - four representatives, all of whom shall be Mansfield residents:
 - One shall be from the Conservation Commission;
 - One from Economic Development Commission;
 - One member from the Planning & Zoning Commission or a representative of a Mansfield board or commission as selected by the Council; and
 - One Mansfield resident as appointed by the Town Council;
 - b. The towns of Coventry, Tolland, Willington, and Windham - one representative each;
 - c. The University of Connecticut - one representative;
 - d. The Executive Director of the Capitol Region Council of Governments or his/her staff designee;
 - e. The Director of the Eastern Highlands Health District or his/her staff designee; and

- f. One representative from each of the following environmental organizations:
 - Willimantic River Alliance
 - Joshua's Trust
- 2) The selection of the members will be decided by each community or organization; a diverse representation of municipal, residential, business and industrial customers and various stakeholder interests is encouraged.
- 3) Each representative of the Advisory Committee shall serve a term of two (2) years. There is no limit on the number of terms which a representative may serve. A member's term on the Advisory Committee may be terminated if the individual's repeated lack of attendance impedes the ability of the Committee to perform their duties.
- 4) Whenever a member resigns or is removed from the Advisory Committee the municipality or organization which that member represented shall select a replacement in a manner that the municipality or organization deems proper.

B. Role of the Advisory Committee

- 1) The Advisory Committee shall:
 - a. Advise the CWC in connection with the supply of Potable Water and the operation, expansion and integration of the CWC System;
 - b. Provide information regarding plans and regulations of local land use commissions, consistency of proposals with the Plan of Conservation and Development, and future water supply needs that should be considered in the CWC Water Supply Plan;
 - c. Make recommendations of best management practices, including but not limited to water conservation programs, and shall work cooperatively with the CWC in the implementation thereof; and
 - d. Serve in an advisory role and shall not approve or deny specific projects or otherwise limit the CWC's ability to perform their obligations under the Agreement with the Town or the University or to comply with other statutes or regulations.
- 2) The Advisory Committee shall be advisory-only in nature. The Advisory Committee shall conduct its work in a manner which is prudently expeditious and which neither unreasonably delays nor withholds review.
- 3) The Advisory Committee shall receive, review and report to the Mansfield Director of Planning on the following requests for water service in Mansfield:

- a. Connections to the CWC System in Mansfield, whether a new use or change to existing use, that require a change in zoning or approval by a local land use commission; and
 - b. Any extension of the CWC System in Mansfield after the Completion Date
- 4) The Mansfield Director of Planning shall advise the CWC and the Advisory Committee chair of a request for water service that requires review by the Advisory Committee with information on when such application will be heard before the applicable local land use commission and the statutory deadlines for action by the commission. The Advisory Committee shall meet and provide any recommendations regarding such requests in a way that neither unreasonably delays nor withholds review.

No local land use commission will be required to delay action on an application that would conflict with statutory deadlines for action because the Advisory Committee has not provided their recommendation. If the Advisory Committee has not commented with sufficient time for the commission to act in accordance with their statutory deadlines, then the Advisory Committee shall be deemed to have waived the opportunity to comment on that application.

- 5) The CWC shall advise the Advisory Committee in advance of filing of any application for a general rate increase with PURA that would impact the customers in Mansfield or other Advisory Committee member towns.

C. Meetings

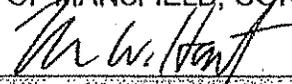
- 1) For two years beginning no later than July 1, 2014, as the Capital Improvements, as defined in the Agreement are designed and constructed, the Advisory Committee will meet at least quarterly. Thereafter, the Committee shall meet as needed to provide for the timely review of applications under consideration by Mansfield land use commissions but no less frequently than semi-annually. By majority vote, the Advisory Committee may schedule additional meetings.
- 2) The time and location of the meetings shall be determined by the Advisory Committee, with notice of all meetings of the Advisory Committee provided on the CWC's website with copies provided to the Mansfield Town Clerk.
- 3) Meetings shall be open to the public and there shall be an opportunity for public comment provided at each meeting.
- 4) All meeting materials shall be publicly available except materials deemed to be security sensitive pursuant to *Connecticut General Statutes* Section 1-200(6)(c). The CWC reserves the right to restrict public access to any discussions or materials that would otherwise be protected as security sensitive.
- 5) The Advisory Committee shall adopt and may amend such rules of procedure for the conduct of its affairs as it deems appropriate to fulfill its duties. The Advisory Committee shall elect a chair and vice chair, with the chair being one of the

representatives designated by Mansfield. The procedure for establishing a quorum and conduct of meetings shall be consistent with Roberts Rules of Order.

- 6) A majority of the members of the Advisory Committee constitutes a quorum for taking any action. The vote of the majority of the members present at a meeting at which a quorum is present constitutes an act of the Advisory Committee.
- 7) An affirmative act of the Advisory Committee shall be recorded and shall be required in order to approve any matter that is before it. The absence of a quorum or a failure of the Advisory Committee to vote for a recommendation on a matter shall not preclude or delay action by the CWC, or any local board or commission.

IN WITNESS of the foregoing, the Parties have executed this Memorandum of Agreement by their duly authorized officers as of the date first set forth above.

TOWN OF MANSFIELD, CONNECTICUT

By: 

Name: Matthew W. Hart

Title: Town Manager

CONNECTICUT WATER COMPANY

By: 

Name: Eric W. Thornburg

Title: President & CEO



Northeast
Utilities System

Northeast Utilities

107 Selden Street, Berlin, CT 06037

Christine Vaughan
Vice President – Rates and Regulatory

Item #16

May 9, 2014

Mr. Nicholas E. Neeley
Acting Executive Secretary
Public Utilities Regulatory Authority
Ten Franklin Square
New Britain, CT 06051

Re: Docket No. 14-xx-xx - Notice of Intent to File Amended Rate Schedules
by The Connecticut Light and Power Company

Dear Mr. Neeley:

On behalf of The Connecticut Light and Power Company (“CL&P” or the “Company”), this letter serves as notice to the Public Utilities Regulatory Authority (“PURA”) pursuant to R.C.S.A. §16-1-22(b) that CL&P intends to file a request for an increase in revenues effective December 1, 2014 to address a distribution operating deficiency of \$116.7 million. This request will be made in compliance with Article 1.3 of the Merger Settlement Agreement approved by PURA on April 2, 2012 in Docket No. 12-01-07. The proposed rates will also include recovery of storm costs and system resiliency costs already approved by PURA in other dockets. The Company anticipates submitting the filing on or about June 9, 2014. CL&P last filed for a distribution rate adjustment in 2010.

The Company’s filing will demonstrate that the distribution operating deficiency primarily exists due to the substantial amount of capital investment that is being devoted to the CL&P distribution system to increase its reliability and resiliency, both in relation to routine operations and during major storm events. Since July 1, 2012 and through the end of the rate year, CL&P will invest over \$726 million to install and improve electric-distribution facilities serving the 149 cities and towns within CL&P’s service territory, with over \$465 million of this investment already in service to customers. The Company’s investment in distribution infrastructure to modernize the system improves public safety, increases service reliability and raises the service quality experienced by customers.

Changes on the distribution system made since 2012 have yielded substantial improvements in key performance metrics for CL&P’s electric service. For example, excluding major storm events, outages experienced by customers have reduced in duration from 141 minutes in 2011 to 107 minutes in 2013, showing a 24 percent improvement.¹ The

¹ Customer Average Interruption Duration Index, as reported to PURA in the TDRP Report on March

frequency of outages experienced by customers outside of a major storm event has improved by over 30 percent, with the number of months between outages increasing from approximately 12 to 16 months.² This performance is the highest level achieved by the Company since 2000.

CL&P is fully committed to the continued system improvement made possible through targeted capital investment because the benefits to customers are direct and tangible. Targeted capital investment will increase the reliability and resiliency of the system by enabling initiatives such as the system-wide replacement of aging utility poles with taller, thicker pole infrastructure. The installation of automated devices such as line sensors and smart switches will work to isolate faults and limit the duration and frequency of outages to customers, while also allowing for remote monitoring of system conditions by the System Operations Center. As in other infrastructure-intensive businesses, targeted capital investment is one of the most important strategies CL&P is able to employ to serve customers safely and reliably over the long term.

In addition to providing safe and reliable service to customers, investment in distribution infrastructure is also important to the economy of Connecticut and its many communities. For example, CL&P's infrastructure upgrade, reinforcement and development efforts have a direct impact of supporting local jobs and producing vital tax revenue. New municipal and state taxes since the end of the last rate year account for approximately \$35.5 million, or approximately 30 percent, of the \$116.7 operating deficiency. CL&P recognizes that these corollary benefits of a robust, consistent investment program are important to the State of Connecticut.

The Company's filing will also show that, unlike past requests for base-rate changes, the Company's revenue deficiency is not caused by increases in day-to-day operating and maintenance ("O&M") expenses. On April 2, 2012, PURA approved the merger of Northeast Utilities and NSTAR on the basis of a Net Benefits Analysis estimating the net merger-related savings attributable to CL&P at \$300 million. A portion of these savings will be realized by CL&P's customers in this case. The Company's filing will show that CL&P's overall day-to-day O&M expense will be lower in the rate year ending November 30, 2015 than pre-merger levels in 2012 by approximately \$36 million, despite increased costs due to inflation. The decreased O&M expense is due to a combination of factors including strong financial management, operating changes and merger integration.

CL&P is providing copies of this notice today by mail or personal delivery to the Governor of the State of Connecticut, the chief executive officers of every municipality located within CL&P's franchise area, and the Office of Consumer Counsel. In addition,

31, 2014.

² System Average Interruption Frequency Index decreased from 0.97 in 2011 to 0.81 in 2013, as reported to PURA in the TDRP Report on March 31, 2014. CL&P has converted this data to reflect the improvement in the number of months between outages.

as required by R.C.S.A. §§16-1-22(b) and 16-1-53a and by Paragraph 1.1 of PURA's Standard Filing Requirements for Large Public Utility Companies, CL&P provides the following information:

1. In its filing, CL&P will request that PURA review and approve recovery of the following:

- (a) A distribution operating deficiency of \$116.7 million for the 12-month rate-year period ending November 30, 2015. This represents an increase of approximately 3.22 percent over currently authorized overall revenues.
- (b) In Docket 13-03-23, PURA approved the recovery of storm costs relating to the catastrophic storms occurring in 2011-2012.³ In its decision, PURA directed that rates would be set to collect the approved costs as of December 1, 2014.⁴ Therefore, the Company's filing will propose rates to commence recovery of \$89.5 million in the rate year, which represents an increase of approximately 2.47 percent over currently authorized revenues.
- (c) In Docket 12-07-06, PURA approved system resiliency measures and the recovery of the associated costs through non-bypassable federally mandated congestion charges ("NBFMCCs"), which would be transferred for recovery through distribution rates in the Company's next rate case.⁵ Resiliency costs to be included in base distribution rates total \$25.3 million. Therefore, the Company's filing will propose rates that include these approved costs in distribution rates, representing an increase of approximately 0.28 percent over currently authorized revenues.
- (d) On a combined basis, the Company will propose rates designed to recover a total of \$231.5 million as of the 12-month rate year period ending November 30, 2015, representing an increase of approximately 5.97 percent on total, currently authorized revenues. The potential rate increase and ultimate bill impact is exclusive of the mitigating impact of other bill credits that CL&P has proposed and are being reviewed by PURA.⁶

³ Docket No. 13-03-23, March 12, 2014 Decision at Order No. 1.

⁴ CL&P incurred \$462.3 million in storm costs for the catastrophic storm events that occurred in 2011-2012. As a result of PURA's decision in Docket No. 13-03-23 and PURA's decision approving the Northeast Utilities-NSTAR merger, CL&P was authorized to recover approximately \$365 million of that amount.

⁵ Docket No. 12-07-06, Application of the Connecticut Light and Power Company for Approval of its System Resiliency Plan, January 16, 2013 Decision (approving CL&P's plan for system resiliency costs to be recovered in CL&P's NBFMCC rate with those costs transferred to distribution rates at the time of its next rate case). CL&P will also be proposing in Docket No. 12-07-06 a reduction in the NBFMCC rate of approximately \$15 million in 2015. Thus, the net impact of these two specific components of resiliency would be \$10.3 million.

⁶ On April 4, 2014, CL&P filed a motion seeking approval from PURA to refund to customers through

2. The Company's request for rate relief will result in changes to various subcomponents of CL&P's rates and rate design. The exact nature of any changes will ultimately depend upon the nature of the allocations that PURA determines in this and other related proceedings.

3. The service area to be included in the application is as shown in Exhibit 1.

4. A list of the municipalities included in the application and the names and addresses of the municipal chief executive officers to whom this notice was sent is shown on Exhibit 2.

5. The test year is the 12-month period ending December 31, 2013 and the date certain (last day of test year) is December 31, 2013.

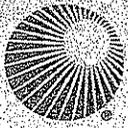
Respectfully submitted,

THE CONNECTICUT LIGHT AND POWER COMPANY

BY: Christine Vaughan

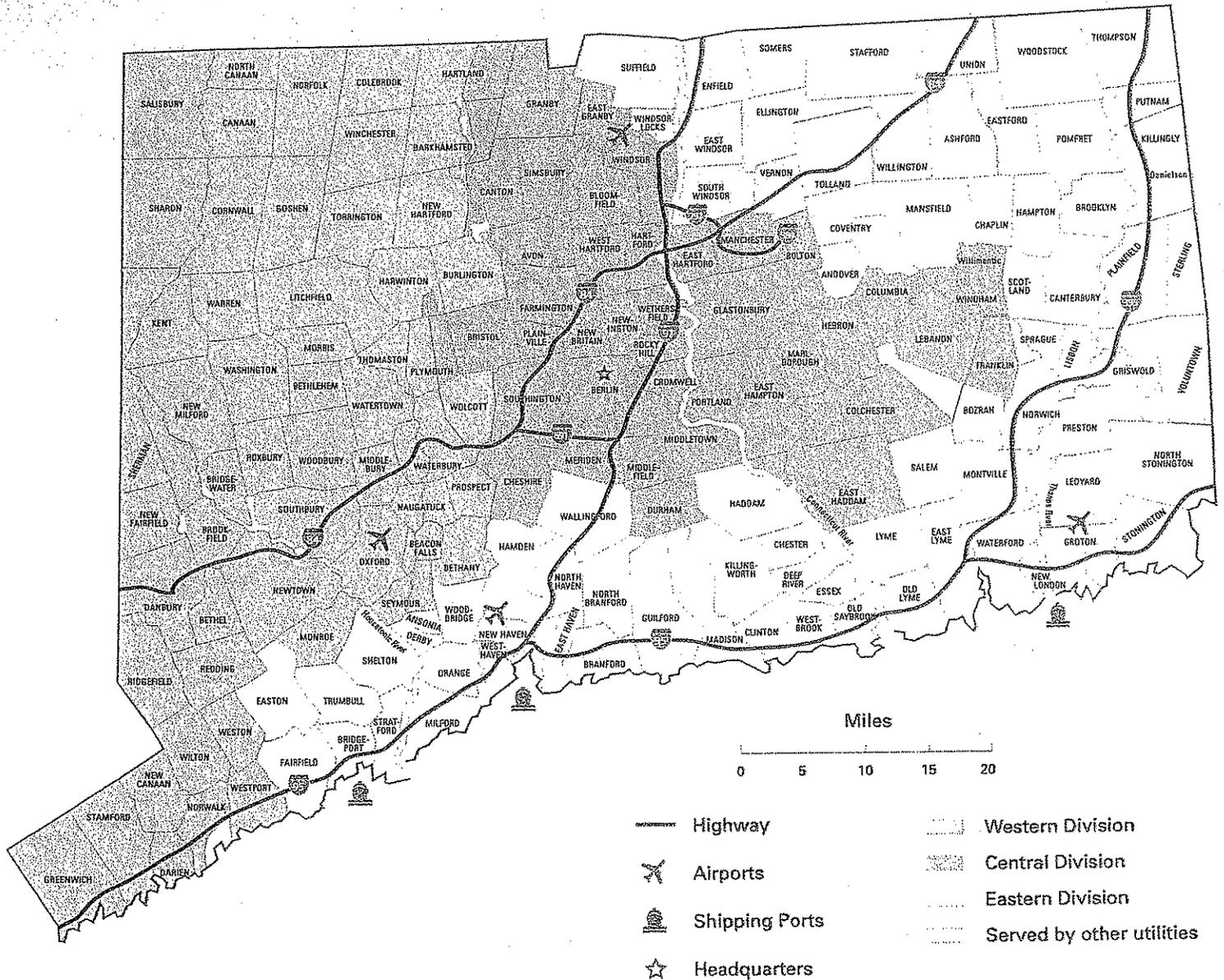
Christine Vaughan
Vice President – Rates and Regulatory
Northeast Utilities Service Company
As Agent for CL&P

the competitive transition assessment ("CTA") approximately \$65.4 million that CL&P expects to receive in the second half of 2014 from litigation against the U.S. Department of Energy relating to spent nuclear fuel. CL&P is proposing to refund the \$65.4 million to customers during the period December 1, 2014 through March 31, 2015, to provide savings during the winter heating season. See CL&P's April 4, 2014 Motion in Docket No. 99-03-36, PURA Determination of the Connecticut Light and Power Company's Standard Offer – Reconciliation of CTA and SBC.



Connecticut Light & Power

A Northeast Utilities Company



Name	Title	City/Town	Street	Address
Bob Burbank	First Selectman	Town of Andover	17 School Road	Andover, CT 06232
David Cassetti	Mayor	City of Ansonia	253 Main Street	Ansonia, CT 06401
Michael Zambo	First Selectman	Town of Ashford	5 Town Hall Rd	Ashford, CT 06278
Brandon Robertson	Town Manager	Town of Avon	60 West Main Street	Avon, CT 06001
Don Stein	First Selectman	Town of Barkhamsted	67 Ripley Hill Road	Pleasant Valley, CT 06063
Christopher J. Bielik	First Selectman	Town of Beacon Falls	10 Maple Avenue	Beacon Falls, CT 06403
Denise McNair	Town Manager	Town of Berlin	240 Kensington Rd.	Berlin, CT 06037
Derrylyn Gorski	First Selectman	Town of Bethany	40 Peck Rd	Bethany, CT
Matthew Knickerbocker	First Selectman	Town of Bethel	1 School St.	Bethel, CT 06801
Leonard Assard	First Selectman	Town of Bethlehem	28 Main St.	South Bethlehem, CT 06751
Phil Schenck	Town Manager	Town of Bloomfield	800 Bloomfield Ave	Bloomfield, CT 06002
Joyce Stille	Town Manager	Town of Bolton	222 Bolton Center Road	Bolton CT 06043
William Ballinger	First Selectman	Town of Bozrah	1 River Road	Bozrah, CT 06334
Jamie Cosgrove	First Selectman	Town of Branford	1019 Main Street,	Branford, CT 06405
Bill Finch	Mayor	City of Bridgeport	999 Broad Street	Bridgeport, CT 06604
Curtis Read	First Selectman	Town of Bridgewater	44 Main Street	South Bridgewater, CT 06752
Ken Cockayne	Mayor	Town of Bristol	111 North Main St.	Bristol, CT 06010
Bill Tinsley	First Selectman	Town of Brookfield	100 Pocono Rd.	Brookfield, CT 06804
Richard Ives	First Selectman	Town of Brooklyn	4 Wolf Den Rd.	Brooklyn, CT 06234
Theodore Shafer	First Selectman	Town of Burlington	200 Spielman Highway	Burlington, CT 06013
Patricia Allyn Mechare	First Selectman	Town of Canaan	108 Main St.	Canaan, CT 06031
Roy Piper	First Selectman	Town of Canterbury	1 Municipal Drive	Canterbury, CT 06331
Richard Barlow	First Selectman	Town of Canton	4 Market Street	Collinsville, CT 06019
William Rose	First Selectman	Town of Chaplin	495 Phoenixville Rd.	Chaplin, CT 06235
Michael Milone	Town Manager	Town of Cheshire	84 South Main St.	Cheshire, CT 06410
Ed Meehan	First Selectman	Town of Chester	203 Middlesex Avenue	Chester, CT 06412
Willie Fritz	First Selectman	Town of Clinton	170 East Main Street	Clinton, CT 06413
Gregg Schuster	First Selectman	Town of Colchester	127 Norwich Ave	Colchester CT 06415
Thomas D. Mckean	First Selectman	Town of Colebrook	562 Colebrook Rd.	Colebrook, CT 06021
Jonathan Luiz	Town Manager	Town of Columbia	323 Route 87	Columbia, CT 06237
Gordon Ridgeway	First Selectman	Town of Cornwall	26 Pine St.	Cornwall, CT 06753
John Elsesser	Town Manager	Town of Coventry	1712 Main St.	Coventry, CT 06238
Jon Sistare	Town Manager	Town of Cromwell	41 West Street	Cromwell CT 06416
Mark Boughton	Mayor	City of Danbury	155 Deer Hill Road	Danbury, CT 06810
Wayne Shepard	Chief of Staff	City of Danbury	155 Deer Hill Road	Danbury, CT 06810
Jayne Stevenson	First Selectman	Town of Darien	2 Renshaw Rd	Darien, CT 06820
Dick Smith	First Selectman	Town of Deep River	174 Main Street	Deep River, CT 06417
Anita Dugatto	Mayor	Town of Derby	1 Elizabeth Street	Derby, CT 06418
Laura Francis	First Selectman	Town of Durham	30 Town House Road,	Durham, CT 06422
Jim Hayden	First Selectman	Town of East Granby	9 Center Street	East Granby, CT 06026
Mark Walter	First Selectman	Town of East Haddam	PO Box K	East Haddam CT 06423
Mike Maniscalco	Town Manager	Town of East Hampton	20 East High Street	East Hampton, CT 06424
Marcia Leclerc	Mayor	Town of East Hartford	740 Main Street	East Hartford, CT 06108
Joseph Maturo	Mayor	Town of East Haven	250 Main Street	East Haven, CT 06512
Paul Formica	First Selectman	Town of East Lyme	108 Pennsylvania Ave	Niantic CT 06357
Denise Menard	First Selectman	Town of East Windsor	11 Rye St,	Broad Brook, CT 06016
Arthur Brodeur	First Selectman	Town of Eastford	16 Westford Rd	Eastford, CT 06242
Adam W. Dunsby	First Selectman	Town of Easton	225 Center Rd.	Easton, CT 06612
Maurice Blanchette	First Selectman	Town of Ellington	55 Main St	Ellington, CT 06029

The Connecticut Light and Power Company

Docket No. 14-xx-xx
 Letter of Intent
 Dated May 9, 2014
 Exhibit 2

Name	Title	City/Town	Street	Address
Matt Coppler	Town Manager	Town of Enfield	820 Enfield St	Enfield, CT 06082
Norm Needleman	First Selectman	Town of Essex	29 West Avenue	Essex, CT 06426
Michael Tetreau	First Selectman	Town of Fairfield	725 Old Post Road	Fairfield, CT 06824
Kathy Eagen	Town Manager	Town of Farmington	1 Monteith Drive	Farmington, CT 06032
Nancy W. Nickerson	Chair, Town Council	Town of Farmington	45 Farmington Ridge Drive	Farmington, CT 06033
Rich Matters	First Selectman	Town of Franklin	7 Meetinghouse Hill Road	North Franklin CT 06254
Richard Johnson	Town Manager	Town of Glastonbury	2155 Main Street	Glastonbury, CT 06033
Robert Valentine	First Selectman	Town of Goshen	42A North Street	Goshen, CT 06756
William Smith,	Town Manager	Town of Granby	15 North Granby Rd.	Granby, CT 06035
Peter Tesei	First Selectman	Town of Greenwich	101 Field Point Road	Greenwich, CT 06830
Kevin Skulczyck	First Selectman	Town of Griswold	28 Main St.	Jewett City, CT 06351
Mark Oefinger	Town Manager	City of Groton	45 Fort Hill Rd,	Groton, CT 06340
Harry A. Watson	Mayor	City of Groton	175 Shennecossett Parkway	Groton, CT 06340
Joe Mazza	First Selectman	Town of Guilford	31 Park Street,	Guilford, CT 06437
Melissa Schlag	First Selectman	Town of Haddam	30 Field Park Drive,	Haddam CT 06438
Scott Jackson	Mayor	Town of Hamden	2750 Dixwell Ave.	Hamden, CT 06518
Alan Cahill	First Selectman	Town of Hampton	Town Hall, 164 Main St.	Hampton, CT 06247
Pedro Segara	Mayor	City of Hartford	550 Main Street	Hartford, CT 06103
Wade Cole	First Selectman	Town of Hartland	22 South Rd.	East Hartland, CT 06027
Michael Criss	First Selectman	Town of Harwinton	100 Bentley Dr.	Harwinton, CT 06791
Andy Tierney	Town Manager	Town of Hebron	15 Gilead Street	Hebron CT 06248
Bruce Adams	First Selectman	Town of Kent	41 Kent Green Boulevard	Kent, CT 06757
Sean Hendricks	Town Manager	Town of Killingly	172 Main St. P.O. Box 6000	Killingly, CT 06239
John Halbergh	Town Council Chairman	Town of Killingly	172 Main St. P.O. Box 6000	Killingly, CT 06239
Cathy Iino	First Selectman	Town of Killingworth	323 Route 81	Killingworth, CT 06419
Joyce Okonuk	First Selectman	Town of Lebanon	579 Exeter Road	Lebanon, CT 06249
John Rodolico	Mayor	Town of Ledyard	741 Colonel Ledyard Highway	Ledyard CT 06339
Thomas Sparkman	First Selectman	Town of Lisbon	1 Newent Rd	Lisbon, CT 06351
Leo Paul	First Selectman	Town of Litchfield	74 West St.	Litchfield, CT 06759
Ralph Eno	First Selectman	Town of Lyme	480 Hamburg Rd	Lyme, CT 06371
Fillmore McPherson	First Selectman	Town of Madison	8 Campus Drive	Madison, CT 06443
Scott Shanley	Town Manager	Town of Manchester	41 Center Street	Manchester, CT 06040
Matt Hart	Town Manager	Town of Mansfield	4 So. Eagleville Road	Mansfield, CT 06268
Catherine Gudinski	First Selectman	Town of Marlborough	20 North Main Street	Marlborough, CT 06447
Manuel Santos	Mayor	Town of Meriden	142 East Main St.	Meriden, CT 06450
Edward St. John	First Selectman	Town of Middlebury	1212 Whittemore Rd.	Middlebury CT 06762
Jon Brayshaw	First Selectman	Town of Middlefield	393 Jackson Hill Road	Middlefield, CT 06455
Dan Drew	Mayor	City of Middletown	245 DeKoven Drive	Middletown, CT 06457
Benjamin G. Blake	Mayor	City of Millford	70 West River Street	Millford, CT 06460
Stephen Vavrek	First Selectman	Town of Monroe	7 Fan Hill Road	Monroe, CT 06468
Ron McDaniel	Mayor	Town of Montville	310 Norwich New London Tpke.	Montville, CT 06382
Barbara Bongiolatti	First Selectman	Town of Morris	3 East St.	Morris, CT 06763
Robert Mezzo	Mayor	Town of Naugatuck	229 Church Street,	Naugatuck, CT 06770
Erin Stewart	Mayor	Town of New Britain	27 West Main St.	New Britain, CT 06050
Rob Mallozzi	First Selectman	Town of New Canaan	174 South Avenue	New Canaan, CT 06840
Susan Chapman	First Selectman	Town of New Fairfield	4 Brush Hill Road	New Fairfield, CT 06812
Dan Jerram	First Selectman	Town of New Hartford	530 Main St.	New Hartford, CT 06057
Toni N. Harp	Mayor	City of New Haven	200 Orange Street	New Haven, CT 06510
Daryl Finizio	Mayor	City of New London	181 State Street	New London, CT 06320

Name	Title	City/Town	Street	Address
Patricia Murphy	Mayor	Town of New Milford	10 Main Street	New Milford, CT 06776
John Salomone	Town Manager	Town of Newington	131 Cedar St.	Newington, CT. 06111
Pat Liodra	First Selectman	Town of Newtown	3 Primrose Street	Newtown, CT 06470
Susan Dyer	First Selectman	Town of Norfolk	19 Maple Ave.	Norfolk, CT 06058
Karl F. Kilduff	Town Manager	Town of North Branford	909 Foxon Rd.	North Branford, CT 06471
Douglass Humes	First Selectman	Town of North Canaan	100 Pease St.	North Canaan, CT 06018
Nick Mullane	First Selectman	Town of North Stonington	40 Main Street	North Stonington, CT 06359
Harry Rilling	Mayor	City of Norwalk	125 East Avenue	Norwalk, CT 06851
Deb Hinchey	Mayor	City of Norwich	100 Broadway	Norwich, CT 06360
Bonnie Reemsnyder	First Selectman	Town of Old Lyme	52 Lyme Street	Old Lyme, CT 06371
Carl Fortuna	First Selectman	Town of Old Saybrook	302 Main Street	Old Saybrook, CT 06475
George Temple	First Selectman	Town of Oxford	486 Oxford Road.	Oxford, CT 06478
Paul Sweet	First Selectman	Town of Plainfield	8 Community Ave.	Plainfield, CT 06374
Robert Lee	Town Manager	Town of Plainville	1 Central Sq.	Plainville, CT 06062
David Merchant	Mayor	Town of Plymouth (Terryville)	80 Main St.	Terryville, CT 06786
Maureen Nicholson	First Selectman	Town of Pomfret	5 Haven Rd.	Pomfret Center, CT 06259
Susan Bransfield	First Selectman	Town of Portland	33 East Main Street	Portland, CT 06480
Bob Congdon	First Selectman	Town of Preston	389 Route 2	Preston, CT 06365
Robert J. Chatfield	Mayor	Town of Prospect	36 Center St.	Prospect, CT 06712
Anthony Falzarano	Mayor	Town of Putnam	126 Church St.	Putnam, CT 06260
Julia Pemberton	First Selectman	Town of Redding	100 Hill Road P.O. Box 1028	Redding, CT 06875
Rudy Marconi	First Selectman	Town of Ridgefield	400 Main Street	Ridgefield, CT 06877
Barbara Gilbert	Town Manager	Town of Rocky Hill	761 Old Main Street	Rocky Hill, CT 06067
Barbara Henry	First Selectman	Town of Roxbury	29 North Street P.O. Box 203	Roxbury, CT 06783
Kevin Lyden	First Selectman	Town of Salem	270 Hartford Rd.	Salem, CT 06420
Curtis Rand	First Selectman	Town of Salisbury	27 Main Street, PO BOX 548	Salisbury, CT 06068
Dan Syme	First Selectman	Town of Scotland	9 Devotion Rd. P.O. Box 122	Scotland, Ct 06264
Kurt Miller	First Selectman	Town of Seymour	1 First Street,	Seymour, CT 06483
Brent Colley	First Selectman	Town of Sharon	63 Main St.	Sharon, CT 06069
Mark A. Lauretti	Mayor	City of Shelton	P.O. Box 364	Shelton, CT 06484
Clay Cope	First Selectman	Town of Sherman	9 Rt. 39 North P.O. Box 39	Sherman, CT 06784
Mary Glassman	First Selectman	Town of Simsbury	933 Hopmeadow Street	Simsbury, CT 06070
Lisa Pelligrini	First Selectman	Town of Somers	600 Main St, PO Box 308	Somers, CT 06071
Matt Galligan	Town Manager	Town of South Windsor	1540 Sullivan Ave	South Windsor, CT 06074
Edward Edelson	First Selectman	Town of Southbury	501 Main St. South	Southbury, CT 06488-2295
Garry Brumback	Town Manager	Town of Southington (Plantsville)	75 Main St.	Southington, CT 06489
Cathy Osten	First Selectman	Town of Sprague	1 Main Street	Baltic, CT 06330
Rich Shuck	First Selectman	Town of Stafford Springs	1 Main St,	Stafford Springs, CT 06076
David Martin	Mayor	City of Stamford	888 Washington Boulevard	Stamford, CT 06901
Michael Pollard	Chief of Staff	City of Stamford	888 Washington Boulevard	Stamford, CT 06901
Russell Gray	First Selectman	Town of Sterling	1183 Plainfield Pike, P.O. Box 157	Sterling, CT
Ed Haberek	First Selectman	Town of Stonington	152 Elm Street	Stonington, CT 06378
Stephen J. Nocera	Town Manager	Town of Stratford	2725 Main St.	Stratford, CT 06515
John A. Harkins	Mayor	Town of Stratford	2725 Main St.	Stratford, CT 06515
Ed McAnaney	First Selectman	Town of Suffield	83 Mountain Rd	Suffield, CT 06078
Edmund Mone	First Selectman	Town of Thomaston	158 Main St.	Thomaston, CT 06787
Paul Lenky	First Selectman	Town of Thompson	815 Riverside Drive	No. Grosvenordale, CT 06255
Steve Werbner	Town Manager	Town of Tolland	21 Tolland Green	Tolland, CT 06084
Elinor Carbone	Mayor	City of Torrington	140 Main St.	Torrington, CT 06790

The Connecticut Light and Power Company

Docket No. 14-xx-xx

Letter of Intent

Dated May 9, 2014

Exhibit 2

Name	Title	City/Town	Street	Address
Timothy M. Herbst	First Selectman	Town of Trumbull	5866 Main St.	Trumbull CT 06611
Andy Goodhall	First Selectman	Town of Union	1043 Buckley Hwy	Union, CT 06076
Dan Champagne	Mayor	Town of Vernon	14 Park Pl,	Vernon, CT 06066
Robert Sirpenski	First Selectman	Town of Voluntown	115 Main St.	Voluntown, CT 06384
William Dickenson, Jr.	Mayor	Town of Wallingford	45 South Main St.	Wallingford, CT 06492
Craig Nelson	First Selectman	Town of Warren	50 Cemetery Road	Warren, CT 06754
Mary Lyon	First Selectman	Town of Washington	2 Bryan Hall Plaza P.O. Box 383	Washington Depot, CT 06794
Neil M. O'Leary	Mayor	City of Waterbury	236 Grand St.	Waterbury, CT, 06702
Joseph Geary	Chief of Staff	City of Waterbury	236 Grand St.	Waterbury, CT, 06702
Dan Steward	First Selectman	Town of Waterford	15 Rope Ferry Rd.	Waterford, CT 06385
Charles A. Frigon	Town Manager	Town of Watertown	Town Hall Annex, 424 Main Street	Watertown, CT
Ron Van Winkle	Town Manager	Town of West Hartford	50 South Main Street,	West Hartford, CT 06107
Noel Bishop	First Selectman	Town of Westbrook	866 Boston Post Road	Westbrook CT 06498
Gayle Weinstein	First Selectman	Town of Weston	56 Norfield Road	Weston, CT 06883
Jim Marpe	First Selectman	Town of Westport	110 Myrtle Ave.	Westport, CT 06880
Jeff Bridges	Town Manager	Town of Wethersfield	505 Silas Deane Hwy	Wethersfield, CT 06109
Christina Mailhos	First Selectman	Town of Willington	40 Old Farms Rd,	Willington, CT 06279
Bill Brennan	First Selectman	Town of Wilton	238 Danbury Road	Wilton, CT 06897
Dale Martin	Town Manager	Town of Winchester	338 Main St.	Winsted, CT 06098
Neal Beets	Town Manager	Town of Windham (Willimantic)	979 Main St.	Windham, CT 06226
Peter Souza	Town Manager	Town of Windsor	275 Broad Street	Windsor, CT 06095
Steve Wawruck	First Selectman	Town of Windsor Locks	50 Church St,	Windsor Locks, CT 06096
Thomas Dunn	Mayor	Town of Wolcott	10 Kenea Avenue,	Wolcott CT 06716
William Butterly	First Selectman	Town of Woodbury	281 Main Street South	Woodbury CT 06798
Allan Walker	First Selectman	Town of Woodstock	415 Route 169	Woodstock, CT 06281-3039

PAGE
BREAK

Lower Water Charges



On April 1, municipalities, businesses and residential customers of Connecticut Water started seeing the benefit of a net 4 percent reduction in water charges. The temporary, two year lowering of water bills is the result of a federal income tax refund related to deductions for infrastructure expenditures for the 2010, 2011, and 2012 tax years. An accompanying article on this page

provides more information on this and other changes made to customer bills. We are proud to be the first water utility in the state to have been able to return this benefit to our customers and communities in the form of lower water bills.

I am pleased to share that Craig Patla has been promoted to Vice President of Service Delivery. Many of you may know Craig through his management and engineering roles with the Company over the past 25 years. We are fortunate to have a leader like Craig to replace Terry O'Neill who retired after 35 years of distinguished service in the water profession.

Replacement of aging infrastructure continues in 2014, with approximately \$15 million committed to our Water Infrastructure Conservation Adjustment (WICA) program. More than 12 miles of water main are scheduled for replacement in 16 communities that will improve reliability and enhance water quality. Further, a state economist has calculated that our annual WICA spending supports 150 local construction and related jobs.

Our Linebacker® program serves more than 20,000 customers throughout our service area. This optional service protects customers from costly repairs to their water service line, wastewater line to the sewer or septic tank and in-home plumbing. We are looking for opportunities to partner with communities across the state to expand our program and provide this service to residents.

If you have any thoughts on how we can better serve you and your community, please let us know. You can call a member of the management team at your local Connecticut Water office, or call me at 1-800-286-5700 or send an e-mail to info@ctwater.com.

Thanks you.

Regards,

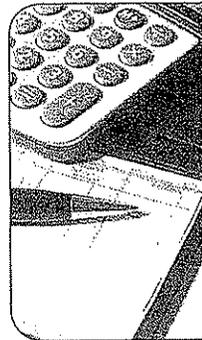
Eric W. Thornburg
President and CEO

Customers and Communities Benefit From Lower Water Charges

The fees charged to communities for public fire protection, irrigation, and municipal facilities are dropping by 4 percent. The lower fees are also being enjoyed by residential, commercial and industrial customers, too.

The reduction is the result of several changes that went into effect on April 1st that include:

- **A Tax Repair Adjustment:** This is the result of a \$12.4 million refund on Connecticut Water's federal income taxes related to different tax treatment of our infrastructure investments since 2010. The refund is being returned to customers through a credit on customer bills for two years.
- **Water Revenue Adjustment (WRA):** This is a new provision authorized by a 2013 law that prevents water utilities from collecting too much or too little revenue. If actual revenues exceed what the Public Utilities Regulatory Authority (PURA) has authorized in rates, customers will receive a credit on their bills. If revenues are below authorized levels, then customers will see a surcharge on their bills. The Water Revenue Adjustment removes the financial disincentive for water utilities to promote water conservation. The WRA is adjusted annually.
- **WICA:** The Water Infrastructure and Conservation Adjustment has been removed as a separate line on bills and the amount previously charged for WICA as been rolled into base rates.



The net result is a 4 percent reduction in our customers' water bills at least until October 2014. The timing of the next WICA increase will determine whether rates change in October 2014 or April 2015. Of course, if additional hydrants or water mains supporting public fire protection are added in your community, it would affect your charges.

Our goal is to provide you with high quality water and service for the least cost. We are pleased to be able to reduce water fees, especially while municipal budgets remain tight.



Craig J. Patla New Vice President of Service Delivery

He's a familiar face at town halls across the communities served by Connecticut Water. Craig Patla has been interacting with town officials in different capacities since he began his career as an engineer at Connecticut Water back in 1990.

We are pleased to announce that Craig has been named Vice President of Service Delivery. He replaces Terry O'Neill who recently announced his retirement after 35 years of distinguished service to the Company.

Craig is a natural and accomplished leader with a passion for the water profession. In his prior role as Director of Service Delivery, he capably led his operations team to deliver world class Customer Service. Craig has the skills and breadth of knowledge to

oversee the engineering and service delivery teams, integrating the essential components to provide for delivery of reliable, quality service to customers and communities.

Connecticut Water will continue to communicate with local municipal leaders on a regular basis. As always, your local region manager is your primary contact, but don't hesitate to contact Craig at 860-664-6140.

Connecticut Water's Linebacker® Program

Linebacker has been around for more than a dozen years, but unless you are a customer of Connecticut Water you may never have heard of our Linebacker Program. Linebacker is an optional service we offer to our customers that protects them from costly repairs or replacement of their water service line, wastewater line between septic tank or sewer main and in-home plumbing, depending on the level of service chosen by the customer. More than 20 percent of our customers are enrolled in the program.

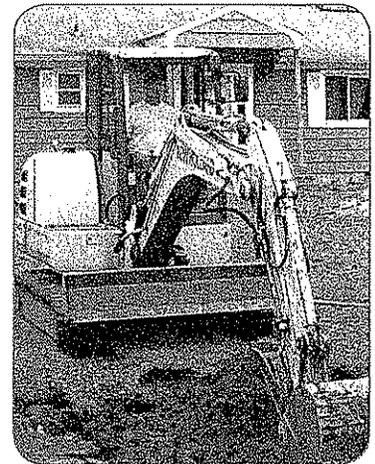
In our most recent customer satisfaction survey, 99 percent of the customers who were enrolled in Linebacker, and had an opinion about it, said they were satisfied.

Recently we have seen competitors enter the market. We think that our service makes the most sense for our customers for a number of reasons:

- Customers already know and trust Connecticut Water.
- We are familiar with the location and valves for the water service line.
- Our prices are competitive.
- The normal \$43 turn on and turn off charge for service line repair is included under the plan.
- We have a network of local plumbers and contractors that perform the repairs. We stand behind their work and it is in their interest to perform quality work to stay in our network.

Currently, Linebacker coverage is only offered to our customers. However, we are considering expanding our coverage to people that are not currently served by Connecticut Water.

We would like to speak with you if your municipality would like to offer this valuable service to residents in your community, whether or not they are Connecticut Water customers. Partnering with Connecticut Water would be a great way to offer the benefits of Linebacker protection to residents and generate some additional revenue.



Satisfied Customers!

A whopping 93 percent of Connecticut Water customers say they are satisfied with the water and service provided by the Company, according to a survey conducted by an independent research firm. The rating is among the highest Connecticut Water has received in the 21 years we have been measuring customer satisfaction.

Once again, our office and field customer service continues to receive high marks from our customers with positive ratings of 92 percent and 95 percent, respectively. The vast majority of customers, 94 percent, agreed with the statement that "Connecticut Water values its customers and is committed to providing excellent customer service."

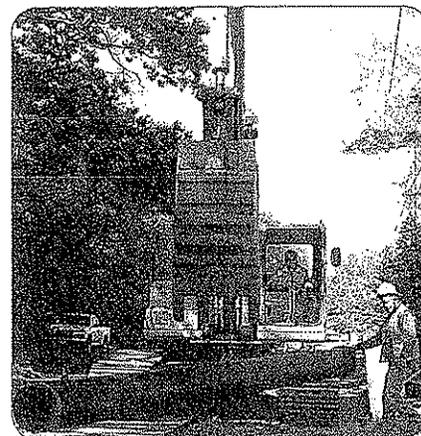
Our next customer satisfaction survey will be fielded later this spring.



2014 WICA Projects

2014 is shaping up to be another year of significant pipe replacement through our WICA program. As in past years, approximately \$15 million is budgeted for replacement of more than 12 miles of aging water pipe. This year we have modified our project bidding to 'bundle' work so that we are getting better pricing on the work, allowing us to replace even more pipe and stay within the budget. Replacing aging water mains improves service reliability, water quality, and can increase the flow of water available for fighting fires.

WICA projects are prioritized based on water main break history, material, capacity and other factors. Some of the largest projects planned in 2014 include:



Town	Location	Length of Pipe
Danielson	Adelaide Street, Cove Street, Frederick Street, Leander Street, Williams Street	2,000 ft.
Deep River	Kirtland Street	4,600 ft.
Enfield	Old King Street, Enfield Street, Gorman Avenue, South Street	8,000 ft.
Essex	Route 154	5,000 ft.
Farmington	Main Street, Farmstead Lane	4,000 ft.
Naugatuck	Maple Hill, May Street	3,500 ft.
Old Saybrook	Aquidneck Trail, Attawanhood Trail, Obed Trail, Owaneco Trail, Red Bird Trail, Sea Lane, Uncas Trail	6,000 ft.
Suffield	Mapleton Avenue	5,200 ft.
Vernon	Trout Stream Drive, Tumblebrook Drive, Deerfield Drive	9,000 ft.

Although it is difficult to track, we have seen a decrease in the number of water main breaks since the WICA program was launched in 2008, and we are confident that it has reduced the amount of water lost to leaks in these areas of our system. Since 2008, Connecticut Water has invested \$57.2 million to replace 62 miles of pipe with an average age of 73 years.

If there are road reconstruction projects scheduled in your community, please contact Dan Lesnieski, Connecticut Water's Infrastructure Rehabilitation Manager, at dlesnieski@ctwater.com to see if there is an opportunity to coordinate our work with planned road projects.

Our COST Culture

COST is Connecticut Water's Continuous Operations Savings Team, a group of our senior managers who are tasked with increasing efficiency and lowering our operating expenses. The team reviews all aspects of our business – but all with a fundamental ground rule: The efficiencies and savings identified cannot adversely affect water quality, customer service, or commitments made to our employees. Further, the savings must be sustainable and repeatable year-after-year. As you know from your local budgets, simply deferring projects will not deliver real savings, but simply delays the expense so it is not considered sustainable under our program.

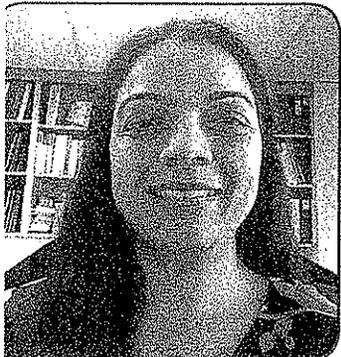
The team has delivered impressive results. In 2013, COST implemented \$700,000 in annual savings while, at the same time, we recorded our highest ever customer and employee satisfaction ratings.

Over the past three years that COST has existed, the team has implemented changes that have taken \$2.5 million in expenses out of the business. This is \$2.5 million that is available to absorb other increased costs such as health care, wages, insurance and energy without requiring a rate increase from our customers. Further, these savings will lower the amount of our next rate request, which will not be filed until late 2015 at the earliest.

COST will continue its work in 2014, honoring our goal to deliver savings without affecting quality or service.



Meet Dipti Shah
Water Quality Manager



Connecticut Water recently welcomed its new water quality manager Dipti Shah. She comes to the Company from the Water Department in Gilbert, Arizona, with nearly twenty years of experience in the water profession. The focus of her work has been water quality compliance, quality assurance, analysis, treatment optimization, action with regulatory agencies, implementing new drinking water regulations.

Coming from a water utility that serves 230,000 customers, with two water treatment plants and 22 wells, Dipti has extensive experience in source and water quality issues that will be valuable for Connecticut Water to assure our water quality not only meets, but exceeds, our customers' expectations. Connecticut Water has a combination of supply sources with surface water treatment plants and groundwater treatment facilities. Dipti will focus on delivering water compliance and optimizing operations for our existing facilities and will assist in the planning to ensure we effectively meet any new drinking water quality requirements adopted at the state or federal level.

Dipti is passionate about what she does and states, "I don't forget for one minute that the product we provide is ingested by our customers and that it is essential to their lives. Water quality professionals have the responsibility to do it right. Otherwise, it can put consumers in a very difficult position or end up losing customers' trust, and that is difficult to repair." She considers providing customers with water quality information and educating them about water supplies to be an important part of her job.

Craig Patla, Vice President of Service Delivery, commented, "We are fortunate to have attracted someone with such experience and talent to join the team at Connecticut Water and lead our water quality and compliance efforts. She will be a key part of the Service Delivery team and our commitment to customers."

Dipti was attracted to Connecticut Water by its mission and values. "The company core values of honesty, trust and respect align with my own values and that was the biggest lure for me to learn more about the company's operations."

Connecticut Water Company Local Leadership Team Contacts

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John Schumacher Assistant Superintendent of Operations	dschumacher@ctwater.com 800-428-3985, ext. 6067	Dan Lesnieski Infrastructure Rehabilitation Manager	dlesnieski@ctwater.com 800-428-3985, ext. 2834



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 Town Manager
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