

REGULAR MEETING – MANSFIELD TOWN COUNCIL
November 9, 2015

Town Clerk Mary Stanton 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, Kochenburger, Marcellino, Moran, Raymond, Ryan, Sargent, Shaiken, Shapiro

II. ORGANIZATIONAL BUSINESS

1. Election of Mayor

The Town Clerk called for nominations for the position of Mayor. Mr. Ryan moved and Ms. Raymond seconded the nomination of Paul M. Shapiro to serve as Mayor. Hearing no other nominations the Town Clerk called for a vote. The motion passed unanimously.

Election of Deputy Mayor

Mayor Shapiro asked for nominations for Deputy Mayor. Ms. Moran nominated Bill Ryan. Seconded by Ms. Raymond the motion passed unanimously.

Mayor Shapiro thanked members for their support and enumerated additional Freedom of Information training and tackling the school building project as two of his priorities. Mr. Shapiro stated that he is looking forward to working collaboratively with all eight other members of the Council.

2. Town Council Rules of Procedures

Ms. Moran moved and Mr. Ryan seconded to approve the following resolutions: BE IT RESOLVED, that under the authority of Section C302 of the Town Charter, the Town Council of the Town of Mansfield does hereby adopt as its rules of procedure the Town of Mansfield Town Council Rules of Procedure, dated November 12, 2013. These rules are in effect for the term of office of the Town Council, or until revised, and shall be adopted by the Town Council at the organizational meeting. Procedural matters not covered by the Town Charter or these Rules of Procedure will be determined by the Mayor, or by the Deputy Mayor in the absence of the Mayor, in accordance with Robert's Rules of Order, Newly Revised.

The motion passed unanimously.

Ms. Moran moved and Mr. Marcellino seconded to refer the Town Council Rules of Procedures to the Personnel Committee.

Members discussed the advisability of referring the existing rules to the Personnel Committee for review.

The motion passed with all in favor except Mr. Kegler, Ms. Raymond and Mr. Sargent.

3. Meetings of the Town Council

Ms. Moran moved and Mr. Ryan seconded to approve the following resolutions: RESOLVED: Pursuant to Section C302 of the Town Charter, the Town Council shall meet regularly on the second and fourth Mondays of every month at 7:30 p.m. in the Council Chamber of the Audrey P. Beck Building. The schedule of meetings for 2016, as provided by the Town Clerk, is hereby approved.

RESOLVED: Pursuant to Section C302 of the Town Charter the Town Council shall provide methods for the calling of special meetings. Special meetings of the Town Council may be called by the Mayor, or on the written request of at least three members of the Council, filed with the offices of the Town Manager and Town Clerk not less than 36 hours (excluding Saturday, Sunday, legal holidays and any day on which the Office of the Town Clerk is officially closed) in advance of such meeting, which request must specify the date and time and business to be transacted, and copies of this notice shall be served by mail or personally upon each Council member and the Town Manager or left at their usual place of abode at least 24 hours prior thereto.

RESOLVED: Emergency Special Meetings may be called by the Mayor or the Town Manager in case of an emergency with at least two hours notice given to Council members, without complying with the posting of notice requirement, but a copy of the minutes of every such Emergency Special Meeting shall be filed with the Town Clerk not later than 72 hours following the holding of such meeting in accordance with the Freedom of Information Act, C.G.S. section 1-225 (d).

Mr. Ryan moved and Mr. Sargent seconded to amend the meeting dates and to add Thursday, October 13, 2015 to the list of regular meetings.

The amendment passed unanimously.

The original motions, as amended, passed unanimously.

4. Appointment to Standing Council Committees

Mayor Shapiro made the following Mayoral appointments to the Standing Council Committees:

Personnel Committee: Toni Moran (Chair), Steve Kegler, Ben Shaiken

Committee on Committees: Peter Kochenburger (Chair), Ben Shaiken, Mark Sargent

Finance Committee: Bill Ryan (Chair), Alex Marcellino, Virginia Raymond.

Mayor Shapiro offered the following committee assignment recommendations for Council consideration:

- Eastern Highland Health District: reappointment of Matthew Hart for a term ending 10/4/2018
- Four Corners Water and Sewer Advisory Committee: reappointments of Virginia Raymond and Bill Ryan
- Sustainability Committee: reappointment of Paul Shapiro
- Capitol Region Council of Government: appointments of Paul Shapiro and Matthew Hart
- Transportation Advisory Committee: reappointment of Alex Marcellino and Bill Ryan
- University-Town Relations: appointments of Paul Shapiro(as Mayor) and Mark Sargent
- Ad Hoc Committee on Ordinance Development and Review Subcommittee: reappointments of Paul Shapiro (Chair), Steve Kegler, Peter Kochenburger, Toni Moran, Virginia Raymond
- Ad Hoc Committee on Police Services : reappointment of Toni Moran, the appointment of Bill Ryan and Steve Kegler

Moved by Mr. Ryan and seconded by Ms. Moran the suggested appointments were approved unanimously.
Open positions still remain on the Parking Steering Committee and the Discovery Depot Board.

III. APPROVAL OF MINUTES

Ms. Moran moved and Mr. Kochenburger seconded to approve the minutes of the October 26, 2015 minutes as corrected.

The motion passed with all in favor except Mr. Ryan, Mr. Shaiken and Mr. Sargent who abstained.

IV. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Cynthia Jones, Echo Road, read a letter from Rebecca Shafer and Bill Roe regarding rental housing in Town. (Statement attached)

David Freudmann, Eastwood Road, questioned why students in rental housing are subject to increased scrutiny and noted that those living in his neighborhood are good neighbors. Mr. Freudmann suggested that concerns be addressed to UConn who continues to increase enrollment but not dorm space.

Christopher Paulhus, Middle Turnpike, announced the scheduled events for the Veterans Day Commemoration to be held on Friday, November 13th and thanked the Senior Center and the Community Center for their support.

Fiona Leek, Echo Road, stated that Ms. Schafer's facebook group has 117 members and it is these members who are identifying problem rental housing. Ms. Leek commented that the problem is not a student issue but an UConn, Town and landlord issue.

Ric Hossack, Middle Turnpike, offered his congratulations to the Council members and asked if they are willing to represent the taxpayers in Town. Mr. Hossack also noted that 1925 Storrs Road has been identified as a problem rental house but the issues have yet to be addressed.

Jane Fried, Olsen Drive, commented that since the students live in Town because of the University, UConn should pick up the cost of the problems that arise because of out-of-control student behavior.

V. REPORT OF THE TOWN MANAGER

In addition to his written report the Town Manager offered the following comments:

- The zoning staff has been actively working and is making good progress on the situation at 1925 Storrs Road
- The Town has sent a letter to the contractor urging them to settle with Pollansky Construction LLC and has copied Ms. Pollansky on those efforts.

Following discussion of the appointment of a town attorney, Ms. Moran moved and Mr. Ryan seconded a motion to add the question of reappointment of the town attorney to the agenda as item 12.

The motion passed unanimously.

VI. REPORTS AND COMMENTS OF COUNCIL MEMBERS

Mr. Ryan, Chair of the Finance Committee, announced that their next meeting will take place on November 17th at 6:00 p.m.

Mr. Ryan also noted the passing of a great and valuable longtime resident Bill O'Keefe. Mr. O'Keefe taught at EOSmith, served as the athletic director and coached track for many years.

Ms. Moran commented on the successful opening of the Community Playground, noting its completion is a spectacular achievement for the Town.

Ms. Moran also reported that she, Councilor Raymond, and former Councilor Wassmundt attended the award ceremony for volunteer firefighters. Ms. Moran expressed her pleasure at attending the event noting that our volunteer firefighters are some of the true heroes in our Town.

Mr. Shaiken thanked the people Mansfield for their support of him and the other Council members and stated that he looks forward to a continuing conversation with residents.

VII. OLD BUSINESS

5. Storrs Center Update

The Town Manager provided an update on the business openings in Storrs Center which will take place over the next couple of months.

Ms. Raymond suggested the standing agenda items be revisited to see if they are still appropriate.

6. Community water and Wastewater Issues

The Four Corners Water and Sewer Advisory Committee will be meeting on November 10, 2015 to discuss DEEP's comments on the Environmental Impact Evaluation and other topics.

VIII. NEW BUSINESS

7. Proclamation in Honor of Mansfield's Veterans

Mr. Kochenburger moved and Mr. Shaiken seconded, effective November 9, 2015, to authorize the Mayor to issue the attached Proclamation in Honor of Mansfield's Veterans.

Motion passed unanimously.

8. Rental Housing Regulations and Enforcement

Director of Planning Linda Painter, Director of Building and Housing Mike Ninteau, and UConn Director of Off Campus Services John Armstrong presented a power point on the current regulations related to rental housing and enforcement of those regulations. Town Manager Matt Hart stated that to date the Town has focused on regulating use as opposed to restricting use.

The presenters responded to Councilors questions including questions about enforcement, number of off-campus students living in rental units, UConn's plans to provide additional housing stock, what can be legally done to control conversions, the impact of regulations on affordable housing opportunities, and effectiveness of current regulations.

Ms. Moran moved and Mr. Sargent seconded to create an Ad Hoc Committee on Rental Housing Regulations and Enforcement, for the following purposes:

1. To review rental housing regulations and their enforcement
2. To review proposals for additional regulations for the purpose of preserving single family residential neighborhoods and ensuring the quality of housing available for rental
3. To work with the Planning and Zoning Commission to integrate zoning and housing regulations

4. Membership shall consist of three (3) members of the Council and no more than three (3) members of the Planning and Zoning Commission.
Motion passed unanimously.

9. Proposed Amendments to Ordinance Regarding Alcoholic Beverages
Ms. Moran moved and Mr. Ryan seconded, to schedule a public hearing for 7:30 PM at the Town Council's regular meeting on November 23, 2015 to solicit public comment on the proposed Amendments to the Alcoholic Beverages Ordinance.
Motion passed unanimously.

10. Proposed Ordinance Regarding Dog Waste Control
M. Kochenburger moved and Ms. Raymond seconded, to schedule a public hearing for 7:30 PM at the Town Council's regular meeting on November 23, 2015 to solicit public comment on the Proposed Ordinance Regarding Dog Waste Control.
Motion passed unanimously.

11. Town Manager's Employment Agreement
Town Manager Matt Hart excused himself from the table.
Ms. Moran, Chair of the Personnel Committee, moved to approve the following resolution:
Resolved, to authorize the Mayor to execute the proposed Town Manager Employment Agreement between the Town of Mansfield, Connecticut and Matthew W. Hart, for a three-year term commencing on December 1, 2015 and expiring on November 30, 2018.
Motion passed unanimously.

12. Town Attorney Contract
Ms. Moran moved and Mr. Ryan seconded to refer the renewal of the town attorney contract to the Personnel Committee for its deliberation.
Motion passed unanimously.

IX. REPORTS OF COUNCIL COMMITTEES

No comment offered.

X. DEPARTMENTAL AND ADVISORY COMMITTEE REPORTS

No comments offered.

XI. PETITIONS, REQUESTS AND COMMUNICATONS

- 12. R. Shafer re: What Other College Communities Have Done
- 13. R. Shafer re: What Other College Communities Have Done; Examples of Regulatory Actions to Preserve the Single-Family, Residential Character of a Campus Neighborhood
- 14. B. Karnes re: Transfer Station
- 15. R. Shafer re: Non-owner occupied rentals
- 16. Jiff Martin Selected as White House Champion of Change
- 17. K. Filchak re: Brew Pubs – Benefits and Challenges – Mr. Hart noted that this may be a future Council agenda item.
- 18. Mansfield Minute November 2015
- 19. Press Release: Blaze Fast-Fire'd Pizza to Open Near University of Connecticut Campus

20. On Top of the World: Mansfield's Storrs Center gains global recognition
(Connecticut Town & City)

XII. FUTURE AGENDA

Earlier in the meeting Ms. Raymond requested the Council look at the rationale of continuing to have Storrs Center Update and Community Water and Wastewater as standing items on the agenda and to consider the possible inclusion of other items and areas of Town.

XIII. ADJOURNMENT

Mr. Ryan moved and Mr. Marcellino seconded to adjourn the meeting at 10:30 p.m.

The motion passed unanimously.

Paul M. Shapiro, Mayor

Mary Stanton, Town Clerk

November 9, 2015

PROCLAMATION IN HONOR OF MANSFIELD'S VETERANS

"Celebrating the Living and Remembering the Fallen"

Whereas, on Veterans Day, we pay tribute to the men and women who have worn the uniform of the United States Armed Forces, as Americans across this land commemorate the patriots who have risked their lives to preserve the liberty of our Nation, the families who support them, and the heroes no longer with us; and

Whereas, in an unbroken line of valor stretching across more than two centuries, our veterans have charged into harm's way, sometimes making the ultimate sacrifice, to protect the freedoms that have blessed America; and

Whereas we gather together today to remember our solemn obligations to our veterans, and recommit to upholding the enduring principles that our country lives for, and that our fellow citizens have fought and died for; and

Whereas, with respect for and in recognition of the contributions our service men and women have made to the cause of peace and freedom around the world, we publically honor the Town of Mansfield's veterans as we "Celebrate the Living and Remember the Fallen;"

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and the Mansfield Town Council that I, Mayor of the Town of Mansfield, do hereby proclaim today to be a celebration of Mansfield's veterans, and I encourage all residents to recognize the valor and sacrifice of our veterans and to thank them for their many contributions to our country, our community and our way of life.

Dated this 9th day of November, 2015.

Mayor

Sent: 11/8/2015 3:05:18 P.M. Eastern Standard Time

Subj: Letter to Town Council

Dear Council Members,

I am traveling out of town on business and am unable to attend the meeting, however, I would like my comments read into the record: Now that I have looked into this situation, and started a Facebook Group about the topic (Mansfield Neighborhood Preservation), I see that the problem is MUCH LARGER than I initially realized. I have spent the last few weeks speaking with community members. I have gone to their homes and heard their stories. I have been spending most evenings responding to their texts and emails. People in Mansfield's neighborhoods, families with young children and senior citizens, just normal people, do not feel they have had a voice in this issue. They do not WANT to report their neighbors, but have put up with their neighborhoods being overtaken by over-occupied rentals filled with 6+ unrelated people, for many years. Our neighborhoods are being bought in a "land grab" by out-of-town investors. For example, the owner of 78 Lynwood (this week's "House of Shame") also owns 2 other properties in town, which the owners purchased and immediately converted to rentals. They live in a beautiful new 3,000 square foot home on Columbia Lake. In addition to *increasing* rental density this *reduces* the number of affordable homes in town. There was a 30% rise in the number of homes converted to rentals in the last year. This increase is alarming. Most of the homes are purchased by investors who own multiple rentals in Mansfield. I am NOT addressing responsible landlords (like the ^{Doh}Debeours), whose housing is clean and well run, and *who live in town*, but instead those who see our neighborhoods only as an economic

opportunity for themselves, yet ruin our neighborhoods in the process. Is that what we want -- the UN-Neighborhooding of Mansfield?

It's time to take back our neighborhoods by enforcing laws on the books. My neighbors and friends and I are not the only ones that see the many cars at these houses. Town Officials drive by them daily. There IS a problem, so let's work together to fix it. Some of the properties that have been brought to our attention:

20 Hillside,

78 Birchwood Heights

871 Storrs Rd,

1008 Storrs Rd,

1630 Storrs Rd

112 Depot,

78 Lynwood,

25 Lynwood,

44 Birch Rd,

56 Birch Rd,

22 Russett Lane

3 Hillyndale,

138 Hillyndale

441 N. Eagleville

Our citizens have spoken. One of the top goals of "Mansfield Tomorrow" is reducing density of student housing that is being pushed into our family

neighborhoods. I respectfully request that all Rental Owners be immediately notified about the existence of, and increased enforcement of, the THREE (3) PERSON MAXIMUM LIMIT, and that the town place a MORATORIUM on the issuance of new rental permits until all current rentals are brought into conformity and plans are made to Reduce Rental Density in Mansfield Neighborhoods.

Respectfully submitted,

Rebecca Shafer

Bill Roe

Mansfield Center, CT