



**TOWN OF MANSFIELD
TOWN COUNCIL MEETING
March 14, 2016
COUNCIL CHAMBERS
AUDREY P. BECK MUNICIPAL BUILDING
7:00 p.m.
AGENDA**

	Page
CALL TO ORDER	
ROLL CALL	
APPROVAL OF MINUTES.....	1
PUBLIC HEARING	
1. Proposed Amendments to Ordinance Regarding Alcoholic Beverages (Item #2, 02-22-16 Agenda).....	13
OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL	
REPORT OF THE TOWN MANAGER	
REPORTS AND COMMENTS OF COUNCIL MEMBERS	
OLD BUSINESS	
2. Proposed Amendments to Ordinance Regarding Alcoholic Beverages (Item #2, 02-22-16 Agenda).....	15
NEW BUSINESS	
3. Presentation: UCONN Enrollment Projections	21
4. Proposed Sale of Region 19 Campus to UCONN.....	23
5. Historic Documents Preservation Grant	27
REPORTS OF COUNCIL COMMITTEES	
DEPARTMENTAL AND ADVISORY COMMITTEE REPORTS	
PETITIONS, REQUESTS AND COMMUNICATIONS	
6. A. Hilding (02/22/16)	39
7. T. Luciano (02/22/16)	59
8. Mansfield Commission on Aging re: public transportation.....	63
9. P. Shapiro/J. Goodwin re: Uconn South Campus Development EIE	65
10. P. Shapiro/J. Goodwin re: Uconn Student Recreation Center.....	69
11. M. Hart – Testimony Regarding House Bill No. 5049, An Act Implementing the Governor’s Budget Recommendation Regarding General Government.....	71

12. Eastern Highlands Health District re: Governor's FY17 Budget75
13. CRCOG re: Current CRCOG Transit Initiatives77
14. CT Trust for Historic Preservation re: Historic Preservation Technical Assistance Grant
Award Letter83
15. Project Green Space Update for Grassroots Supporters85
16. Mansfield Minute – March 201687

FUTURE AGENDAS

EXECUTIVE SESSION

17. Personnel in accordance with Connecticut General Statutes §1-200(6)(a), Town Manager
Employment Agreement

ADJOURNMENT

REGULAR MEETING – MANSFIELD TOWN COUNCIL
February 22, 2016
DRAFT

Mayor Paul M. Shapiro called the regular meeting of the Mansfield Town Council to order at 7:00 p.m. in the Council Chamber of the Audrey P. Beck Building.

I. ROLL CALL

Present: Kegler, Kochenburger, Marcellino, Raymond, Ryan, Sargent, Shaiken, Shapiro
Excused: Moran

II. APPROVAL OF MINUTES

Mr. Ryan moved and Mr. Shaiken seconded to approve the minutes of the February 6, 2016 special site visit meeting. Motion passed with all in favor except Mr. Kegler who abstained. Ms. Raymond moved and Mr. Ryan seconded to approve the minutes of the February 6, 2016 special budget overview meeting following a technical change in the date. Motion passed unanimously. Mr. Sargent moved and Mr. Shaiken seconded to approve the minutes of the February 8, 2016 meeting (adjourned to February 9, 2016) as presented. Motion passed with all in favor except Mr. Kegler who abstained.

III. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Lynn Stoddard, Ravine Road resident and member of the Sustainability Committee but speaking as an individual, spoke in support of the proposed plan for Ravine Road and thanked the Council for their work.

Charles Naumec, Riverview Road, addressed the February 9, 2016 discussion between the Council and Town Attorney Kevin Deneen regarding the rights of students who live on campus to vote on financial issues of the Town. (Statement attached)

Edward Hall, Mansfield Hollow Road resident and member of the Agriculture Committee but speaking as an individual, stated that the proposed solution regarding Ravine Road is a good one. Mr. Hall also agreed with the statements of Mr. Naumec.

David Freudmann, Eastwood Road, asked the Town Manager to hold firm on the assessed value of the property owned by the State Pension Fund and questioned the logic of UConn's plan to demolish dorms while increasing enrollment. Mr. Freudmann also supports the Town's plan to retain ownership of Ravine Road but disagrees with the placing of gates.

Karen Green, Stafford Road and owner of Spring Brook Farm, spoke in support of the proposed compromise noting that the gates will allow the farm to perform the work that is needed. Ms. Green noted that she has been in contact with many of the citizens who spoke to the Council about this issue and reported that they are supportive of the plan.

Alison Hilding, Southwood Road resident and member of the Connecticut Commission on Children, expressed agreement with the solution proposed for Ravine Road and noted her respect for citizens, like Mr. Naumec, who express their views. Ms. Hilding asked that the Council speak more strongly regarding UConn's plans for a recreational center. The plan, which includes the elimination of dorms, would put a burden on the Town.

Bernice Smith, Ravine Road, congratulated the Council on the proposed solution noting that a difficult problem has been solved.

IV. REPORT OF THE TOWN MANAGER

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

February 22, 2016

- Mr. Hart testified at the State Legislature's GAE Committee meeting regarding HB5049 which, although it does not change the budget for numbers for intergovernmental revenue, could potentially change the law to allow the State to go below 2015 funding levels. Mr. Hart asked that the Legislature respect the reforms passed in SB1.
- In response to a question, Mr. Hart added to his previous comments regarding his knowledge of Region 19's plans to sell the current school property and move to the Mansfield Depot area of Town. Mr. Hart stated that when he requested that members of the Region's Building Committee attend a Council meeting he was told that project details do not yet exist. The Manager will forward the Region's website project link to members and will again ask representatives of the Region to attend the next meeting. Council members expressed concern that the Regional School Board was not willing to attend a meeting since Mansfield is the host town and any decision could greatly impact the Town. Members also stated that a November referendum question might be premature.

V. REPORTS AND COMMENTS OF COUNCIL MEMBERS

Ms. Raymond attended COST's (Council of Small Towns) annual meeting and reported that keynote speaker Keith Phaneuf, who is a reporter for the CT Mirror, presented an interesting but depressing recap of the State's budget situation.

Mr. Kochenburger acknowledged the service of long time Planning and Zoning Commissioner Kay Holt, who served the Town in so many ways. Mayor Shapiro called Ms. Holt a treasure who will be missed.

VI. OLD BUSINESS

1. Ravine Road (Unimproved Portion)

Town Manager Matt Hart and Director of Public Works John Carrington described the proposed solution which was devised to address the issues raised by stakeholders.

Mr. Ryan moved and Mr. Shaiken seconded to endorse the concept of opening and repairing Ravine Road by putting up guide rails and allowing agriculture use by Spring Hill Farm at certain times, the specifics to be determined.

Mayor Shapiro suggested the following wording as a friendly amendment: move that the proposed compromise as set forth in Item 1 of the February 22, 2016 packet be endorsed by the Council and that staff be directed to work with the Town Attorney to draft an agreement to reflect the compromise.

Accepted by Mr. Ryan and Mr. Shaiken the motion passed unanimously.

Members thanked the Town Manager, staff and residents for their input and quick work.

2. Proposed Amendments to Ordinance Regarding Alcoholic Beverages

Mr. Sargent moved and Mr. Kochenburger seconded, to schedule a public hearing for 7:00 PM at the Town Council's regular meeting on March 14, 2016 to solicit public comment on the proposed Amendment to the Alcoholic Beverages Ordinance.

Mayor Shapiro noted that the proposed amendment is technical in nature and serves to bring consistency to the ordinance.

Motion passed unanimously.

VII. NEW BUSINESS

3. Presentation : Facilities Management

February 22, 2016

Director of Facilities Management Allen Corson and Assistant Facilities Manager Bill Trietch provided an overview of departmental operations, and the status of current projects and initiatives.

4. UConn South Campus Development EIE Comments

Mr. Kegler moved and Mr. Kochenburger seconded, to authorize the Mayor to co-endorse with the Chair of the Planning and Zoning Commission a letter to the University of Connecticut regarding the South Campus Development environmental impact evaluation. The draft comments contained in the February 22, 2016 memo of the Town Manager shall be used as the basis for this letter along with any additional comments identified by the Mansfield Traffic Authority.

Council members discussed the tone of the proposed letter; requested the language be more critical of the plan to remove beds as it will greatly impact the Town; and that the final letter be copied to the Town's Legislative Representatives. Council members agreed that the Town Manager will request an extension of the comment period and will forward the draft letter to Councilors prior to sending. Councilors may individually comment on the letter.

The motion to approve passed unanimously.

5. UConn Student Recreation Center Scoping

Ms. Raymond moved and Mr. Sargent seconded, to authorize the Mayor to co-endorse a letter to the University of Connecticut with the Chair of the Planning and Zoning Commission regarding the Student Recreation Center scoping process. The draft comments contained in the February 22, 2016 memo of the Town Manager shall be used as the basis for this letter.

Councilors expressed concerns, not with the idea of a new recreation center, but with its location and the elimination of existing dorm beds. Members requested stronger language in the letter. As with Item 4 the Town Manager will request an extension of the comment period and will forward the draft letter to Councilors prior to sending. The motion to approve passed unanimously.

The Town Manager will look at additional ways to keep Councilors informed of the various scoping meetings held by UConn and will report back at the next meeting.

6. Town-University Relations Committee Updated Memorandum of Understanding

Mr. Ryan moved and Mr. Shaiken seconded, effective February 22, 2016, to authorize Mayor Paul M. Shapiro to execute the attached Memorandum of Understanding between the Town of Mansfield and the University of Connecticut regarding the Town-University Relations Committee.

The motion passed unanimously.

7. Approval of 2016/17 Budget Review Calendar

Mr. Ryan moved and Mr. Shaiken seconded, to adopt the Proposed Budget Review Calendar for fiscal year 2016/17 as presented by the Director of Finance and the Town Manager.

The motion passed unanimously.

VIII. REPORTS OF COUNCIL COMMITTEES

Mr. Kochenburger, Chair of the Committee on Committees presented the following endorsed candidates:

The appointment of John Riesen to the Commission on Aging for a term ending 9/1/2018

February 22, 2016

The appointment of Althea Carr Neel and the reappointment of Lisa Dahn to the Mansfield Advocates for Children for terms ending June 30, 2019
Motion to approve passed unanimously.

IX. DEPARTMENTAL AND COMMITTEE REPORTS

No comments offered.

X. PETITIONS, REQUESTS AND COMMUNICATIONS

8. Letters re: Ravine Road

9. J. McGarry (02/08/16) (excerpt – full communication available in the Clerk's office)

10. K. Lyman re: Superintendent's Proposed Budget

11. Mansfield Downtown Partnership 2016 Events

12. Connecticut Water Company re: Straight From the Tap

13. Eastconn Connections – Mansfield's Goodwin Earris National Blue Ribbon Status

XI. FUTURE AGENDAS

Mr. Köchenburger requested the Region 19 building plans be added to the next agenda and that the process to begin to gather information and assess possible impacts, as outlined by the Town Manager, be undertaken.

Ms. Raymond requested that the personnel issue discussed during the last two executive sessions be added as an item of business to the next agenda. Other members objected stating the subject matter should be discussed in executive session.

Mr. Hart noted that before scheduling the executive sessions he did consult with the Town Attorney as to whether or not an executive session would be the proper format for the discussion. An executive session will be added to the next agenda.

XII. ADJOURNMENT

Mr. Shaiken moved and Mr. Ryan seconded to adjourn the meeting at 9:17 p.m.
The motion passed unanimously.

Paul M. Shapiro, Mayor

Mary Stanton, Town Clerk

February 22, 2016

Fair Treatment of Mansfield Tax Payers

Presented by Charles R. Naumec
52 Riverview Road, Mansfield Center, CT.
860-450-1355
charles_r_naumec@sbcglobal.net

Town of Mansfield Town Council Meeting
February 22, 2016

Questions re Student Voting

I would like to address the discussions between the Town Attorney, Mr. Kevin M. Deneen, and The Town Council members on February 8, 2016.

Attorney Deneen's comments relative to existing Connecticut State Statutes and election laws, as stated, do allow UConn students, living in University housing and paying no taxes, to vote on financial issues and referenda for the Town of Mansfield. I questioned the constitutionality of these students voting on financial issues and have asked the Secretary of the State to review the constitutionality of their voting on financial issues referencing the US Constitution and the 15th and 24th Amendments. Specifically, the 24th Amendment (Attachment A) which removes the requirement to pay any type of poll or other type of tax before allowing one to vote. This amendment is specific in specifying candidates for office and nothing more. The Secretary of the State review process was being monitored by the Mansfield Town Manager's office as noted by the Attached E-mail (Attachment B) from Sarah Delia and as mentioned by Mr. Hart during a previous Town Council meeting. I hope this effort continues.

I do have some issues relative to Attorney Deneen's opinion as to constitutional issues and existing referenda voting by nonelectors:

- Attorney Deneen's opinion is that the court will not differentiate between student commercial home rental and university housing. In addition, his opinion is that the legislator would believe that having a split ballot would be unconstitutional. I believe the requested constitutional review by the Secretary of the State's office should determine this.

- In response to a question from Virginia Raymond, Attorney Deneen stated that nonresident tax paying individuals are allowed to vote at the open Town Hall meeting on the budget but not on referenda. I have attached (Attachment C) a copy of the page from the Town of Mansfield Charter and a summary of Public Act 97-192 which clearly states that these individuals are allowed to vote on a separate ballot on referenda. This is the basis for my proposal of a second ballot for UConn students living in University housing to vote for candidates only.
- The opinion that the State legislator would not be able to change Statutes is not supported by Mr. Av Harris as reported in the February 15, 2016 article of the Chronicle, Willimantic, Conn. Mr. Harris is the Public Relations and Communications Officer for the Secretary of the State Office. The article quoted, "it would require legislative action to separate local questions from general election ballot".

I would hope that the Mansfield Town Council and Legislative representatives will continue to support the constitution review that I have requested of the Secretary of the State's office. Once this review is completed at the State level, additional action may be required.

It should be noted that the number of potential votes represented by students living in University housing out numbers the number of potential votes in the Town of Mansfield. The difference in numbers will get larger as the number of university housing units grows. This situation places the financial control of the Town in the hands of those voters that pay no taxes. This situation does not support "**Fair Treatment of Mansfield Taxpayers**".

Thank you,


Charles R. Naumec



(https://www.cornell.edu)Cornell University Law School (http://www.lawschool.cornell.edu)Search Cornell (https://www.cornell.edu/search/)

U.S. Constitution (/constitution/overview)

24th Amendment

Amendment XXIV

Section 1.

The right of citizens of the United States to vote in any primary or other election for President or Vice President, for electors for President or Vice President, or for Senator or Representative in Congress, shall not be denied or abridged by the United States or any state by reason of failure to pay any poll tax or other tax.

Section 2.

The Congress shall have power to enforce this article by appropriate legislation.

Taxonomy upgrade extras

constitution (/taxonomy/term/1054)

23rd Amendment up 25th Amendment (/constitution/amendmentxxiii) (/constitution/amendmentxxv)

Download HIPAA Checklist

Free HIPAA Security Guide By ESET® Ten Steps For HIPAA Compliance.

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Constitution Toolbox

- Explanation of the Constitution (/anncon/) - from the Congressional Research Service

Background Check Yourse

Enter a Name & Search Free! View Background Check Instantly.

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Boost your law firm revenue by 23%.

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Charles Naumec

From: Sarah Delia <DeliaS@mansfieldct.org>
Sent: Monday, October 05, 2015 4:42 PM
To: charles_r_naumec@sbcglobal.net
Cc: Matthew W. Hart
Subject: Your September 9 letter

Mr. Naumec,

I just wanted to let you know that we have heard from the Director of Constituent Services at the Secretary of State's Office. They have forwarded your request to the Legislation and Elections Administration Division attorneys. We will let you know as soon as we hear from them.

Thank you,

Sarah Delia
Town Manager's Office
Town of Mansfield
4 South Eagleville Road
Mansfield, CT 06268
860-429-3336 x 5
Delias@mansfieldct.org

From: Sarah Delia
Sent: Thursday, September 24, 2015 10:07 AM
To: 'charles_r_naumec@sbcglobal.net' <charles_r_naumec@sbcglobal.net>
Cc: Matthew W. Hart (Hartmw@MANSFIELDCT.ORG) <Hartmw@MANSFIELDCT.ORG>
Subject: Response to September 9 letter

Mr. Naumec,

We acknowledge receipt of your correspondence of September 9, 2015. We will work with the Secretary of State's office to see if they have received your correspondence and how they plan to respond to your inquiry.

Thank you,

Sarah Delia
Town Manager's Office
Town of Mansfield
4 South Eagleville Road
Mansfield, CT 06268
860-429-3336 x 5
Delias@mansfieldct.org

PA 97-192-sHB 6962
Government Administration and Elections Committee
Planning and Development Committee

AN ACT CLARIFYING THE RIGHT AND PROCEDURES OF VOTERS WHO ARE NOT
ELECTORS TO VOTE AT REFERENDA HELD IN CONJUNCTION WITH A STATE OR
MUNICIPAL ELECTION

SUMMARY: This act allows registered voters to vote on a local ballot question on the same machine used to vote for candidates at regular state or municipal elections. Those who are not registered to vote but are eligible to cast ballots on the question (i.e., adult property owners who are citizens) may use a separate voting machine or paper ballots if the legislative body of the town or board of selectmen approves. Without such approval, the vote on a local question held in conjunction with a regular election must be taken by requiring registered voters to vote twice, on separate machines or on paper ballots, as required under prior law.

The act includes the procedures that election officials must follow if the town has approved the use of separate machines or paper ballots for those who are not registered.
EFFECTIVE DATE: October 1, 1997

FURTHER EXPLANATION

Eligibility

The law allows (1) a registered voter (called an "elector") and (2) any citizen who is at least 18 years old and owns property in the town assessed for at least \$1,000 (called a "voter") to vote on a local question. But only registered voters can vote for candidates at an election. Because nonregistered voters are not permitted to vote at a regular election, prior law required the vote on a ballot question held on the same day as a regular election to be taken separately for both registered and nonregistered voters. The act authorizes a separate poll for voters who are not electors, thus permitting electors to cast their votes for candidates and the question on the same voting machine.

Approval

The act's procedures for allowing voters who are property owners to use separate machines or paper ballots must be approved by the town's legislative body or board of selectmen if the legislative body is a town meeting. In the absence of such approval, the vote on the question is conducted for both electors and voters in a separate room.

Procedures

Voters can vote on the ballot question at one separate location on a separate machine or by paper ballots that contain only the question. The vote may be taken at a regular polling place, but must be in a separate room which is considered a separate voting district and polling place for purposes of appointing a head moderator for the ballot question and any necessary poll workers. The notice of the election must include the polling place location to be used for the voters who are not electors. The ballot question moderator adds the results of the vote on the question by the registered voters to the vote by the voters who are not registered and files it with the town clerk. The return of the vote on the question that is filed with the secretary of the state by the town's head moderator must indicate that it does not include the vote of the voters who are not electors. In the case of a recanvass on the question, the same moderator must serve.

The act allows voters who are not electors to cast their vote on the question by absentee ballots. The ballots must be available by the 31st day before the election, the same day when other absentee ballots are ready.

TOP

Chapter 19: Elections

[HISTORY: Adopted by the Town Council of the Town of Mansfield as indicated in article histories. Amendments noted where applicable.]

Article I: Referendum Voting by Nonelectors

[Adopted 8-25-1997, effective 9-23-1997]

§ 19-1 Policy stated.

The procedures set forth in Public Act 97-192 are hereby adopted and approved by the Town of Mansfield. Mansfield voters who are not electors are hereby entitled to vote at referenda held in conjunction with elections pursuant to said public act.

SPECIAL MEETING – MANSFIELD TOWN COUNCIL
March 5, 2016
DRAFT

Mayor Paul Shapiro called the special meeting of the Mansfield Town Council to order at 9:10 a.m. in the Council Chamber of the Audrey P. Beck Building.

I. ROLL CALL

Present: Kochenburger, Marcellino, Moran, Raymond, Ryan, Shaiken, Shapiro
Excused: Kegler, Sargent

II. OLD BUSINESS

1. Council Goal Setting Session (2016-2017)

Town Manager Matt Hart, who served as facilitator for the discussion, noted that the purpose of the session is to establish priorities for the current Council term and to set the ground work for future years. Assistant Town Manager Maria Capriola and Director of Planning Linda Painter assisted with the process. Ms. Painter provided a brief synopsis of each of the goals listed in the Mansfield Tomorrow summary.

Councilors discussed each subject matter identifying those goals which are most important to them.

Staff will prepare a working draft of identified objectives for Council consideration.

III. ADJOURNMENT

Ms. Moran moved and Mr. Shaiken seconded to adjourn the meeting at 11:40 a.m.
The motion passed unanimously.

Paul M. Shapiro, Mayor

Mary Stanton, Town Clerk

March 5, 2016

PAGE
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PUBLIC HEARING
TOWN OF MANSFIELD
March 14, 2016

The Mansfield Town Council will hold a public hearing at 7:00 PM at their regular meeting on March 14, 2016 to solicit public comments regarding the proposed amendment to the Alcoholic Beverages Ordinance.

At this hearing persons may address the Town Council and written communications may be received. Information regarding the ordinances is on file and available at the Town Clerk's office: 4 South Eagleville Road, Mansfield and is posted on the Town's website (mansfieldct.gov).

Dated at Mansfield, Connecticut this 24th day of February 2016.

Mary Stanton, Town Clerk

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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MH*
CC: Maria Capriola, Assistant Town Manager; Cynthia van Zelm,
Executive Director of the Mansfield Downtown Partnership, Inc.;
Kevin Deneen, Town Attorney
Date: March 14, 2016
Re: Proposed Amendment to Ordinance Regarding Alcoholic
Beverages

Subject Matter/Background

At Monday's meeting, the Town Council will conduct a public hearing regarding the proposed amendment to the Ordinance Regarding Alcoholic Beverages. This item has been placed on the Council's agenda as old business to allow the Council the opportunity to debrief the public hearing and to potentially take action on the proposal.

As you will recall, at the January 11, 2016 meeting the Council approved amendments to the Ordinance Regarding Alcoholic Beverages. During the course of the discussion two additional amendments were presented and approved. Specifically, the Council added the Community Center as a location and private events as a permitted use. The Council made changes to the wording to incorporate these amendments; however, we failed to eliminate a reference in Section 101-5(B)(2) requiring the Town Manager to determine that events were open to the public.

Legal Review

Upon advice of the Town Attorney an amendment addressing the existing inconsistency is in order.

Recommendation

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

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

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

Move, effective March 14, 2016, to approve the proposed amendment to the Ordinance Regarding Alcoholic Beverages, which amendment shall be effective 21 days after publication in a newspaper having circulation within the Town of Mansfield.

Attachments

- 1) Proposed Amendments to Ordinance Regarding Alcoholic Beverages (redline)
- 2) Proposed Amendments to Ordinance Regarding Alcoholic Beverages (clean copy)



Town of Mansfield
Code of Ordinances

"Amendments to Ordinance Regarding Alcoholic Beverages"
February 22, 2016 Draft

Chapter 101: Alcoholic Beverages

Section 101-5, Possession and Consumption of Alcoholic Liquor

- A. Except as otherwise permitted by subsection (B) hereof, no person shall consume any alcoholic liquor, or have in his or her possession any open container of alcoholic liquor, while upon or within the limits of any public highway, public area or parking area within the Town of Mansfield. The possession of an open container of alcoholic liquor or consumption therefrom by any person while in a motor vehicle parked within or upon a public area shall also be a violation hereof.
- B. Exceptions.
1. Consumption of alcoholic liquor and possession of any open container of alcoholic liquor is permitted during any public or private function, public or private festival or public or private celebration being conducted within a public building, public highway, sidewalk or parking area or on public land, limited to the area of the Storrs Center Special Design District as defined in the Mansfield Zoning Regulations, the campus of the Audrey P. Beck Municipal Building located at 4 South Eagleville Road, Mansfield, Connecticut 06268, the campus of the Mansfield Community Center located at 10 South Eagleville Road, Mansfield, Connecticut 06268 and the campus of the Mansfield Public Library located at 54 Warrenville Road, Mansfield Center, Connecticut 06250, pursuant to a written permit issued by the town manager, or person designated by the town manager to issue such permits, authorizing the sale, service or distribution of alcoholic liquor at or in connection with such public function, public festival or public celebration.
 2. An application for a permit shall be in writing directed to the town manager. The application shall state the name and address of responsible officials of the organization sponsoring the function, festival or celebration (event), shall specify the parts of the public land, public building, public highway, sidewalk or parking area in the Storrs Center Special Design District or on the campus of the Audrey P. Beck Municipal Building, the Mansfield Community Center or the Mansfield Public Library to be used during the event, specify the beginning and ending time of the event and if it continues for more than one (1) day, the hours in each day it is to be conducted, the number of people anticipated to be in attendance at the event, whether the event is open to the public and arrangements for supervision. The application shall include adequate alcohol liability insurance. The certificate of insurance must specify the "Town of Mansfield, its officers, employees and agents" as additional insured parties and must be submitted to the Town Manager together with the application. The application and accompanying documentation shall be filed at least thirty (30) calendar days before the first day of the event. The permit

shall be issued if all of the required information and accompanying documentation is provided and approved, the application is made at least thirty (30) days before the event, and the town manager or his designee determines that the event will be open to the public ~~and that~~ all necessary permits, licenses and approvals have been obtained from all government authorities having jurisdiction including, but not limited to, the state department having jurisdiction over liquor control and the granting of the permit will be in accord with the health, safety, and welfare of the Town of Mansfield. (The town manager is authorized to issue additional standards not inconsistent herewith which if not met will result in denial of said permit.)



Town of Mansfield
Code of Ordinances

“Amendments to Ordinance Regarding Alcoholic Beverages”
February 22, 2016 Draft

Chapter 101: Alcoholic Beverages

Section 101-5, Possession and Consumption of Alcoholic Liquor

- A. Except as otherwise permitted by subsection (B) hereof, no person shall consume any alcoholic liquor, or have in his or her possession any open container of alcoholic liquor, while upon or within the limits of any public highway, public area or parking area within the Town of Mansfield. The possession of an open container of alcoholic liquor or consumption therefrom by any person while in a motor vehicle parked within or upon a public area shall also be a violation hereof.
- B. Exceptions.
1. Consumption of alcoholic liquor and possession of any open container of alcoholic liquor is permitted during any public or private function, public or private festival or public or private celebration being conducted within a public building, public highway, sidewalk or parking area or on public land, limited to the area of the Storrs Center Special Design District as defined in the Mansfield Zoning Regulations, the campus of the Audrey P. Beck Municipal Building located at 4 South Eagleville Road, Mansfield, Connecticut 06268, the campus of the Mansfield Community Center located at 10 South Eagleville Road, Mansfield, Connecticut 06268 and the campus of the Mansfield Public Library located at 54 Warrenville Road, Mansfield Center, Connecticut 06250, pursuant to a written permit issued by the town manager, or person designated by the town manager to issue such permits, authorizing the sale, service or distribution of alcoholic liquor at or in connection with such public function, public festival or public celebration.
 2. An application for a permit shall be in writing directed to the town manager. The application shall state the name and address of responsible officials of the organization sponsoring the function, festival or celebration (event), shall specify the parts of the public land, public building, public highway, sidewalk or parking area in the Storrs Center Special Design District or on the campus of the Audrey P. Beck Municipal Building, the Mansfield Community Center or the Mansfield Public Library to be used during the event, specify the beginning and ending time of the event and if it continues for more than one (1) day, the hours in each day it is to be conducted, the number of people anticipated to be in attendance at the event, whether the event is open to the public and arrangements for supervision. The application shall include adequate alcohol liability insurance. The certificate of insurance must specify the “Town of Mansfield, its officers, employees and agents” as additional insured parties and must be submitted to the Town Manager together with the application. The application and accompanying documentation shall be filed at least thirty (30) calendar days before the first day of the event. The permit

shall be issued if all of the required information and accompanying documentation is provided and approved, the application is made at least thirty (30) days before the event, and the town manager or his designee determines that all necessary permits, licenses and approvals have been obtained from all government authorities having jurisdiction including, but not limited to, the state department having jurisdiction over liquor control and the granting of the permit will be in accord with the health, safety, and welfare of the Town of Mansfield. (The town manager is authorized to issue additional standards not inconsistent herewith which if not met will result in denial of said permit.)



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *M Hart*
CC: Maria Capriola, Assistant Town Manager
Date: March 14, 2016
Re: Presentation: UCONN Enrollment Projections

Subject Matter/Background

Representatives from the UCONN administration will attend Monday's meeting to provide the Town Council with an update regarding the University's most recent enrollment projections.

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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *Matt H*
CC: Maria Capriola, Assistant Town Manager
Date: March 14, 2016
Re: Proposed Sale of Region 19 Campus to UCONN

Subject Matter/Background

At Monday's meeting Region 19 Superintendent Bruce Silva will provide the Town Council with an update regarding the proposed sale of the current EO Smith High School campus on Storrs Road to the University of Connecticut. The Region would plan to use the proceeds of the sale along with a state school construction grant to offset the cost of constructing a new high school at the University's Depot Campus on Route 44 in Mansfield.

As the host community, Mansfield will likely be affected by a transaction between the Region and UCONN. While a new high school campus may prove beneficial to the community, there are land use and financial issues to consider, as well as other factors. The Region is contemplating a November 2016 referendum, which will come quickly.

Recommendation

In reviewing the potential impacts of a sale of the EO Smith campus to the university, I would suggest that the Town Council consider the factors outlined below. The Council may identify other considerations as well.

- 1) Financial – how would the cost of debt service for the Region's project impact a subsequent Mansfield Public Schools project? Would the community be able to absorb debt service on two major school projects with overlapping debt schedules?
- 2) Land use – how would UCONN's redevelopment of the existing EOS campus or Farrell Fields impact abutting neighborhoods? Is there any way to ensure that UCONN's redevelopment would be consistent with Mansfield's PoCD, understanding that the state is not subject to local zoning?
- 3) Process & Schedule – is the Region targeting a November 2016 referendum? What is the process and main steps that need to be completed prior to the referendum? Does the schedule give adequate time

for the Region and member towns to adequately assess the impacts of the proposed project?

- 4) Storrs Center – what would be the business impacts on Storrs Center if the Region relocates? Would UCONN's presence be sufficient to replace this loss?
- 5) Sustainability – how would the carbon footprint of the new campus compare to that of the existing campus?
- 6) Transportation – right now the EOS community has ready access to the UCONN and WRTD bus lines? How would this change?
- 7) Vo-ag program – one of the reasons the Region has cited in support of the proposed move is the desire to have adequate space for its vocational agriculture (Vo-ag) program. Could the Region conceivably partner with UCONN's College of Agriculture and Natural Resources or an area farm to bolster its capacity?
- 8) Walkability – EOS is now a walkable campus, in close proximity to the community center, course offerings at the UCONN campus, Post Office, town hall, and the services and employment opportunities afforded by Storrs Center. How do we measure the value of this feature for the EOS community?

Hopefully, the Superintendent's presentation can address some of these factors. Staff is prepared to assist the Town Council as needed in its review of this important issue.

Attachments

- 1) Region 19 Building Committee, 03/15/16 Agenda

Regional School District #19
Board of Education
Building Committee Meeting
Tuesday, March 15, 2016
6:00 p.m.

Library Media Center

Agenda

1. Update on Property Appraisals & Selected Firm (Wellspeak, Dugas & Kane)
2. Update of Project Schedule
3. Criteria for Architecture Firm Selection
4. Other

PAGE
BREAK



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *M Hart*
CC: Maria Capriola, Assistant Town Manager; Mary Stanton, Town Clerk
Date: March 14, 2016
Re: Historic Documents Preservation Grant

Subject Matter/Background

Attached please find an application in the amount of \$5,000.00 to the State's Historic Documents Preservation Grant Program. As explained in the application, the grant funds would be used to microfilm and recreate a copy of the 1710-1803 Town Meeting Book; to restore and preserve Land Record Volume 41 (1896-1901); and to separate the bound Vital Records from 1943 to 1969 and place them in vital binders.

The state funds the grant program via a specific \$3.00 filing fee charged with the filing of land records, in which the town retains \$1.00 and remits the \$2.00 balance to the state. The State Library's Office of the Public Records Administrator oversees the fund and coordinates the grant program for Connecticut municipalities.

Financial Impact

The grant program does not require a local match. However, the cost to complete the proposed projects is \$5,594. The additional \$594 will be funded using the dollar the town retains from each land record filing, as described above.

Recommendation

Staff recommends that the Council authorize the Town Manager to submit the grant application on behalf of the Town. If the Town Council supports this recommendation, the following resolution is in order:

Resolved, that Matthew W. Hart, Mansfield Town Manager, is empowered to execute and deliver in the name and on behalf of this municipality a contract with the Connecticut State Library for a Historic Documents Preservation Grant.

Attachments

- 1) Proposed Grant Application

APPLICATION
TARGETED GRANT FY 2017
 Historic Documents Preservation Program
 Connecticut Municipalities
 GP-001 (rev. 1/2016)



STATE OF CONNECTICUT
 Connecticut State Library
 PUBLIC RECORDS ADMINISTRATOR
 231 Capitol Ave., Hartford, CT 06106

This form may be completed and printed for submission at cistatelibrary.org/publicrecords/hdpp

Name of Municipality: **Town of Mansfield**

Name of Municipal CEO: **Matthew W. Hart** **Title:** **Town Manager**

Phone with Area Code: 860-429-3336

Email: hartmw@mansfieldct.org

Name of Town Clerk: **Mary Stanton** **Title:** **Town Clerk**

Phone with Area Code: 860-429-3302

Email: stantonml@mansfieldct.org **Check if Designated Applicant:**

TC Mailing Address: 4 South Eagleville Road, Mansfield , CT 06268

MCEO Address if Different:

Grant Application Deadline: Cycle 1: April 30, 2016 Cycle 2: September 30, 2016

Grant Contract Period: The contract period begins after July 1, 2016 AND receipt of the fully executed contract. Grant projects must be completed and funds expended by June 30, 2017.

Maximum Grant Allowed: \$4,000 Small Municipality Population less than 25,000
 \$5,000 Medium Municipality Population between 25,000 and 99,999
 \$7,500 Large Municipality Population of 100,000 or greater

Amount Requested: \$ 5,000

Grant Category(ies): Inventory and Planning Organization and Indexing
 Program Development Storage and Facilities
 Preservation/Conservation

Budget Summary	Grant Funds (A)	Local Funds (B)	Total Funds (A+B)
1. Consultants/Vendors (Total cost for all consultants and vendors)	\$ 2600.00	\$ 594.00	\$ 3194.00
2. Equipment (Total cost for eligible items, i.e. shelving)	\$	\$	\$
3. Supplies (Total cost for eligible items, i.e. archival supplies)	\$ 2400.00	\$	\$ 2400.00
4. Town Personnel Costs (Total cost for all town personnel)	¹ \$	² \$	\$
5. Other (Please specify on a separate sheet)	\$	\$	\$
6. TOTAL	\$ 5000.00	\$ 594.00	\$ 5594.00

¹ Base pay only for personnel hired directly by the municipality for the grant project. Consultant/vendor costs should be listed on Line 1.
² Personnel taxes, benefits and any overtime must be paid by the municipality.

Narrative Page & Supporting Documentation

- Answer on an attached page, numbering the answers for questions 1 through 3; and question 4 if required.
 - Answers should be provided in the applicant's own words, not by referencing the vendor's proposal.
 - If applying for more than one project, questions 1 through 3 must address each project separately; for example, number the answers 1a and 1b, 2a and 2b, 3a and 3b.
1. **Describe the project.** State what will be done and why. Where applicable, identify the specific records involved, including volume numbers and date range.
 2. **Identify the vendors or town personnel.** For consultants/vendors, identify the company and the timeframe for completing the work. For town personnel to be paid with grant funds, follow the instructions on Page 12 of the Grant Guidelines.
 3. **State what the municipality hopes to accomplish.** Explain how the project will impact the records, the office and/or the municipality.
 4. **Provide a detailed budget.** If applying for only one project with one vendor, you may omit this question. Otherwise, list the detailed expenses that make up each Budget Summary line item (Consultants/Vendors, Equipment, Supplies, and Town Personnel Costs). Specify how expenses will be split between grant and local funds, if applicable.
 5. **Attach supporting documentation.** For consultants/vendors, provide a copy of the proposal or quote. For direct purchases of equipment or supplies, provide a copy of the product information/pricing.

Designation of Town Clerk as Applicant

This section to be completed only if the MCEO wishes to designate the Town Clerk to make the application for the grant.

I hereby designate, _____, the Town Clerk, as the agent for making the above application.

Signature of MCEO

Date

Name and Title of MCEO

Certification of the Application

This section must be signed by the applicant.

If the Town Clerk is designated above, the Town Clerk must sign. If the Town Clerk is not designated, the MCEO must sign.

I hereby certify that the statements contained in this application are true and that all eligibility requirements as outlined in the *FY 2017 Targeted Grant Guidelines* have been met.

Signature of Applicant (MCEO or Town Clerk if Designated)

Date (must be same as or later than above date)

Name and Title of Applicant

For State Library Use Only

Grant Disposition: Approved Denied

Grant Award: \$ _____

Grant Number: _____

Signature of Public Records Administrator

Date

Historic Documents Preservation Grant – 2017

1. Over the past year the Town Clerk's office has been working on a document preservation plan. The process includes examining all the records in our vault, evaluating both the condition and completeness of each record series, and prioritizing those records which need attention. Although the plan is not yet complete we have identified a number of records which are of high priority. We are proposing to use these grant funds to address the following:
 - o Town Meeting Book (1710 -1803) - This book was restored and rebound by Joseph Marotti Co. in the 1980's but was never microfilmed. In addition to microfilming this record book we will create a letter sized bound copy of the book for public use.
 - o Land Record Volume 41 (1896 – 1907) – This is the only early land record volume which has not been restored, deacidified and rebound.
 - o Vital Records (1943-1969) – This series of marriage, birth and death records were bound together in 24 books making it very difficult to provide legible copies to citizens. This would be the completion of a project started many years ago. The plan is to have the books taken apart and the vitals placed in binders. Jane Purtill, State Registrar of Vital Records, has been informed of this project and has expressed no concerns.

2. We requested quotes for this work from both Kofile Technologies and Adkins. Based on the scope of work planned for each series we have decided to have Kofile Industries restore, deacidify, and rebind Land Record Volume 41. It is estimated that the work will be completed within approximately 10-12 weeks after receipt. Adkins, our current microfilm vendor, will be charged with microfilming and copying the Town Meeting Book and separating the vitals. It is estimated that this work will be completed within 6 weeks of receipt.

3. The Town of Mansfield has made concerted preservation efforts over the years but there is work that remains to be done. The examination of records has uncovered a number of deficiencies in our preservation efforts. It is our plan to systematically address each issue.

We were surprised and disturbed by the fact that no microfilm existed for the Town Meeting Book. Additionally, we host many UConn History Craft and Journalism students who use our records to complete assignments. And while we are pleased to share any information we have, it will be beneficial to be able to provide a copy of the original Town Meeting Book. Students and other residents will have the ability to search original text without worrying about turning pages.

The bound vital records present a problem each time the office is asked to provide a copy to someone. We are unable to make a clean flat copy. As more people in this age group retire and as more entities require vital records as proof of identity this is becoming more and more of a problem. The vitals themselves are in good shape and are not in need of any restoration work at this time.

Land Record Volume 41 is in need of both restoration and rebinding. As stated earlier it is the last remaining land record volume which needs to be addressed.

4. The proposed budget is as follows:

<u>Item</u>	<u>Vendor</u>	<u>Grant Funds</u>	<u>Town Funds</u>	<u>Total</u>
Town Meeting Book	Adkins	\$ 399.00	0	\$ 399.00
Land Record Vol. 41	Kofile	\$2,195.00	0	\$2,195.00
Vital Record	Adkins	\$ 6.00	\$ 594.00	\$ 600.00
Vital Binders (Supplies)	Adkins	\$2,400.00	0	\$2,400.00

5. See attached.

January 27, 2016

Town of Mansfield
Mary Stanton, Town Clerk
4 So. Eagleville Rd.
Storrs, CT 06268

Dear Mary:

It was a pleasure meeting with you and Sharon during my recent trip through Connecticut to discuss the preservation needs of your office.

We are pleased to offer the following proposal for the records recently surveyed.

Scope of Work

1. **Maintain an INFORMATION LOG for each volume noting the following:**

- Condition of document upon receipt
- # pages and proper pagination, blank pages
- Presence of pressure sensitive material
- Presence of previous repairs
- Presence of staples, paper clips, brads, etc.
- Presence of acidic glues
- Identity of certificates/records (manuscript, Photostat, originally typed, etc.)
- Notation of original lettering on spine and covers
- Loose pages or attachments
- Special characteristics
- Any other information pertinent to the identification of the volume

This is the standard log used for all books and documents treated at Kofile Technologies. On it are recorded original condition, pagination, pressure sensitive repairs and other previous repairs, presence of staples, paper clips, etc, acidic glues, identity of certificates, original lettering on spine, loose pages or attachments and any other special characteristics and pertinent information. This log follows the book through the treatment process and is used in the final quality check. It is held as a permanent record of treatment.

2. **DISMANTLE BINDINGS completely, following accepted archival restoration guidelines.**

Extreme care must be taken not to cut the spine and folds of the section off the backs of the documents; therefore, cutting or chopping is not acceptable. The text block must be well cleaned and carefully disassembled.

- Remove all original binding materials and adhesive residues.
- Remove staples, paper clips, brads, etc.
- Remove pressure sensitive tape and old glue.
- Remove any sheets that are blank on both sides

For books to be Archival Grade Polyester encapsulated, manually separate folios into single sheets.

3. **SURFACE DRY CLEAN** all paper as necessary and prudent by accepted archival methods.

4. **REPAIR/RESTORE**

Mend/Reinforce

- Mend and guard paper tears. Mending tissue to be lightweight, closely matched in color and flexibility, eliminating formation of a breaking point in the sheet (Gampi or proven equal for tear repairs, Koso, Sekishu or proven equal for guarding). Adhesive for all tear repairs and guarding of folios to be ethyl cellulose paste or proven equal.
- Sufficient press time to be allowed after mending to insure paper will not cockle and that text block lies flat with no external pressure.
- Reinforce weak or tattered sheets to maintain mechanical integrity of document.
- Repair or replace index tabs as necessary.

Trim/Flatten

- Any sheets needing trimming must be neatly hand-trimmed to consistent size for uniformity and appearance.
- Flatten sheets as necessary.

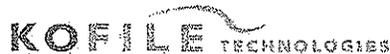
DEACIDIFICATION

Deacidification and buffering are performed with a custom-built spray exhaust booth using Bookkeeper® (magnesium oxide spray). Bookkeeper® spray is far more benign in its effects on the environment and worker safety than other deacidification products that have been available. The minimal acceptable application of this material is to one side of the sheet of paper. In all cases, it is the practice of Kofile Technologies to spray both sides of the sheet to insure complete buffering of the paper. The final pH of paper treated with magnesium oxide is in the range of 8 with an alkaline reserve of 2-4%. Images will be tested prior to treatment to determine compatibility of image media with the process.

5. **RE-SEW/REBIND**

Encapsulated Records

- Encapsulate sheets where necessary utilizing Archival Grade polyester envelopes 3 mil (or other appropriate mil thickness).
- Envelopes to be of uniform size with welded seals.
- Envelopes to be placed in Public Record binders: Tenacity Champ, to match previous work, hard back covered type with piano hinge.
- Loose leaf volumes to be in binders as follows:
 - Cover material of customer's choice
 - Metals of .035 gauge polished nickel plated cold-rolled steel
 - Upright post diameter as necessary – 5/16 or as original
 - Tooling to be performed with 23 karat gold foil.



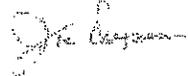
One Allen Martin Drive, Essex, VT 05452 800-639-3027 802-878-3335 Fax: 802-878-0932 www.kofile.us

Rebound Records

- Binding style can be "case construction" with reinforcement in the end papers, cover to text attachment and cover construction. Any re-sewing should follow existing sewing stations and include sewn-in end papers.
 - Sewing to be done by hand or Smythe-sewn, with sewing thread thickness evaluated and selected for each volume. Sewing thread to be chosen from unbleached linen stock or proven equal. Tapes to be linen or cotton.
 - Backing material to be litem of 50-75 threads/square inch weight.
 - End sheets to be chosen from a stock of strong, durable alkaline machine-made paper such as 80 lb. text Mohawk Super Fine Ivory or 100 lb. text weight Mohawk Super Fine Soft White or proven equal.
 - Hinge to be of Library Buckram or proven equal and must open with no strain on text block.
 - Boards to be of acid-free binders board of the best quality available and must be of sufficient thickness to preclude sagging or warping due to moisture or use.
 - Cover material to be leather, imitation leather, buckram or canvas.
 - Tooling to be performed with 23-karat gold foil.
6. **TITLE STAMPING** will generally follow the same format/style of originals and/or previous restored volumes.
 7. **TREATMENT REPORT**, referenced to information log, to be provided for each completed volume.
 8. All restoration **WILL BE COMPLETED WITHIN A PERIOD OF APPROXIMATELY 10-12 WEEKS**, beginning on the date of receipt of each item.
 9. All procedures to be performed are in accordance with generally accepted standards of conservation and restoration practice. Alterations, changes or insertions of any new material in any record is strictly forbidden.

We appreciate your business and the opportunity to offer our services to your community and hope you will call with any questions or comments.

Best regards,



Joe Degnan

KOFILE TECHNOLOGIES

One Allen Martin Drive, Essex, VT 05452 800-639-3027 802-878-3335 Fax: 802-878-0932 www.kofile.us

Conservation Proposal
Mansfield, CT
January 27, 2016

Land Record 44, Warrantee	\$2,195.00
Town Meetings/Miscellaneous Records, 1710-1803 (microfilm with 1 duplicate only, no preservation)	275.00
Pauper Records 1932-1933	750.00
Births, Marriages, Deaths 1943-1945	3,500.00
Births, Marriages, Deaths 1946-1948	3,500.00
Births, Marriages, Deaths 1949-1950	3,500.00
Births, Marriages, Deaths 1951-1952	3,500.00
Births, Marriages, Deaths 1953-1954	3,500.00
Births, Marriages, Deaths 1955	1,225.00
Births, Marriages, Deaths 1956	1,315.00
Births, Marriages, Deaths 1957	1,400.00
Births, Marriages, Deaths 1958	1,400.00
Births, Marriages, Deaths 1959	1,400.00
Births, Marriages, Deaths 1960	1,400.00
Births, Marriages, Deaths 1961	1,400.00
Births, Marriages, Deaths 1962	1,400.00
Births, Marriages, Deaths 1963	1,400.00
Births, Marriages, Deaths 1964	1,400.00
Births, Marriages, Deaths 1965	1,400.00
Births, Marriages, Deaths 1966	1,455.00
Births 1967	840.00
Marriages & Deaths 1967	965.00
Births 1968	825.00
Marriages & Deaths 1968	965.00
Births 1969	790.00
Marriages & Deaths 1969	1,085.00
Grand Lists (North Parish) 1853-1855, 1858-1860, 1870-1871, 1873-1874, 1876-1889, 1890, 1890, 1892-1900, 1902, 1905 (above volumes 21" x 13" will be combined into approximately 8 volumes and re sewn with cloth covers) Cost: \$950.00 per volume = \$7,600.00	
Grand Lists (North Parish) 1856, 1863-1865, 1868 (above volumes 11" x 14" will be combined into 1 volume and re sewn with cloth cover) Cost: \$900.00	



One Allen Martin Drive, Essex, VT 05452 800-639-3027 802-878-3335 Fax: 802-878-0932 www.kofile.us

adkins

40 SOUTH STREET, P.O. BOX 2440, NEW BRITAIN, CT 06050-2440
Tel: 1-800-807-3981 irene@adkinsinc.net

February 3, 2016

Town of Mansfield
Town Clerk
Town Hall
Mansfield, CT.

Dear Mary / Sharon:

Adkins is pleased to provide you a quote on the following:

- Take apart 24 bound books @ \$30/book.....\$600/lot
- 24 vital binders @ \$100/ea.....\$2,400/lot

TOTAL - \$3,000

Adkins will pick up approximately 10 books per week. You will have access to each certificate via the FAX.

Please call me if you have any questions.

Respectfully,



Irene Sulewski
Municipal Account Specialist

adkins

40 SOUTH STREET, P.O. BOX 2440, NEW BRITAIN, CT 06050-2440

Tel: 1-800-807-3981 irene@adkinsinc.net

February 3, 2016

Town of Mansfield
Town Clerk
Town Hall
Mansfield, CT.

Dear Mary / Sharon:

Adkins is pleased to provide you a quote on the following:

- Recreation of Town Meeting 1710-1803.....\$399.00
 - Microfilm – new letter size prints on archival paper installed inside red minute book

Please call me if you have any questions.

Respectfully,



Irene Sulewski
Municipal Account Specialist

PAGE
BREAK

53 Old Turnpike Road

Storrs, CT 06268

May 31, 2015

Mansfield Planning and Zoning

Town of Mansfield

4 South Eagleville Road

Storrs, CT 06268

Dear Members of PZC,

As a past member of the Mansfield PCZ, having served 13 years on this esteemed Commission, I write to you here to support those who are requesting you to change the zoning in the Hunting Lodge Road district to low density.

Extending back to the period during the 1980's and 1990'S when I served on the Commission, I witnessed the negative impact of development on the residents of the Hunting Lodge Road area, including Meadowood, Northwood, Southwood, and Separatist Road. The health, safety, and welfare of the families living in these areas were adversely impacted in many ways. I witnessed and acted as a commissioner to oppose and mitigate the events that formed this area's difficult history. Problems included the pollution of domestic drinking water well by the UCONN landfill and chemical pits; extensive development of multi-family housing (including Holinko Estates, and multiple phases of Celeron Square); and environmental damage to the area's wetlands and waterways. I mention this history to underscore my belief that families living in this area have long been abused by decisions and policies of the Town of Mansfield and the University of Connecticut, and are deserving of greater support and respect for their quality of life in the reformulation of the Town's new Plan of Conservation and Development. In revisiting the Plan, I encourage you to be very conscious of the concept of "spot zoning" as it applies to this area of Mansfield. The defining characteristic of spot zoning centers around the narrowness and unjustified nature of development as it benefits a particular property owner, while undermining the pre-existing rights and uses of adjacent property owners. In my opinion, past large scale development in and around the Hunting Lodge Road area provides a textbook definition of spot zoning. I think it's time to stop this tacit policy that has damaged and destroyed the residential nature of the area. Additional issues to review relative to the

submitted by Alison Hilding - 5/22/16

potential of any additional large scale development in this area include the inadequacy of existing infrastructure, including roads, drinking water supply, and sewage disposal, as well as adverse impacts on environment, and loss of natural habitat and open space. It is obvious that the Hunting Lodge Road area is overbuilt relative to infrastructure, and saturated with large scale housing development.

In closing, I stand with those who ask you to change the zoning density designation to low density in the Hunting Lodge Road area, and refocus more on conservation rather than irrational growth and development.

Respectfully,



Gregory F. Cichowski

May 28, 2015

The Mansfield Planning and Zoning Commission
4 South Eagleville Road
Storrs, CT 06268

Dear Planning and Zoning Commission Members,

I am adding my voice to the chorus of residents asking you to change the zoning density along Hunting Lodge Road to low density.

We have experienced polluted wells from the UCONN landfill and chemical pits, a high rate of cancer in our neighborhoods near these sites, and horrible and unsafe student behavior associated with massive parties from too many apartments along Hunting Lodge Road. Our local streams, including the Eagleville Brook and the Cedar Swamp Brook, have been negatively impacted by the large amount of paved surfaces in our area of town and would be further damaged by more apartments along Hunting Lodge Road. Wetlands along both Hunting Lodge Road and N Eagleville were compromised by the UCONN landfill leachate and would suffer from further development in this area.

We came to you in 2011 and asked that the Hunting Lodge Road area be rezoned as low density in light of the above history, quality of life, and environmental issues. We were told that the time to address this is when the new plan of conservation and development is being created. That time is now. Please take our long-standing request seriously and revise downwardly the density allowed on Hunting Lodge Road. Please act now to protect our health, safety, environment, and the value of our homes too.

Thank you for this opportunity to comment.

Sincerely,



Lisa Young
41 Meadowood Road
Storrs, CT

425 Middle Turnpike
Storrs, CT
May 27, 2015

Mansfield Planning and Zoning Commission
4 South Eagleville Road
Storrs, CT 06268

Dear Commission Members,

We are writing regarding the proposed new Plan of Conservation and Development for Mansfield. We ask that you lower the current zoning designation along Hunting Lodge Road to **low density**. We live at the end of Hunting Lodge Road along Route 44. We have witnessed years of destructive and dangerous behavior along Hunting Lodge Road due to the concentration of student apartments. This situation will worsen if the critical mass of students is allowed to increase. Moreover, Hunting Lodge Road itself will be challenged as is to accommodate more vehicular traffic. The taxpayers will have to cover the costs of road improvements and some independent homeowners properties would be adversely impacted. Because Hunting Lodge Road is close enough to campus to give students easy access, but far enough away to engender a sense of freedom from university restrictions, wild behavior has long characterized the student behavior in this area. Many of the year-round residents have been effected by noise, roadside trash and other nuisances and too many have sold their homes and moved away to find an acceptable quality of life. Both the town and the state were slow to respond in protecting this greater neighborhood. Increased development on Hunting Lodge Road would require greater and more expensive efforts to keep the area safe and livable for both year-round residents and the inhabitants of the apartments themselves. Fire, police and ambulance service is limited to the Hunting Lodge Road area due to the one-road access.

Of equal concern are the negative environmental impacts that further development along Hunting Lodge Road would create. This area includes the watersheds of two major local brooks; the Cedar Swamp Brook (which in this area actually represents the confluence of the Nelson and Cedar Swamp Brooks) as well as the Eagleville Brook. The Eagleville Brook has a long and sorry history from the extensive amount of impervious surface in its watershed as it traverses UCONN. The state has done an excellent job trying to recover this brook and it would be a shame to reverse that improving trend by adding more impervious surface in its watershed by allowing the proposed Ponde Place development to go forward. The Cedar Swamp Brook would be negatively effected by the proposed Ponde Place development and by increases of residences at Carriage House. These two properties sit above Pink Ravine. Their run-off would flow into the Cedar Swamp Brook, which cuts through the Ravine. Both the Cedar Swamp Brook and the Eagleville Brook are tributaries

to the Willimantic River, which needs full support from its tributaries – particularly given that the Willimantic is the recipient of all of the treated effluence from the UCONN sewers.

Mansfield's proposed development plans seem to give little concern overall to the wetlands and natural water systems on the north side of town. In this regard, the proposed development area for the Four Corners is too large. The proposed development area is in proximity to the important Cedar Swamp wetlands. If the proposed amount of impervious surface were allowed, considering roof and parking surfaces, the Cedar Swamp would be seriously impacted. Add this to the possibility of further development in the Hunting Lodge Road area and these local water systems, including the Cedar Swamp Brook, the Nelson Brook and the Eagleville Brook would suffer. Ultimately the Willimantic River would most likely be affected.

Development brings its share of increased administrative and town staff expenses. Additional road crews, more building inspectors and fire staff become necessary to accommodate growth and expenses for maintenance of the sewer pumping system will fall to the taxpayer. As a property owner on Route 44 we also have concerns regarding traffic. Already there are nearly daily instances of honking horns and screeching tires at the intersection of Hunting Lodge Road and Rt. 44. The combination of increased traffic from the Four Corners, the new North Hillside Road extension, along with the possibility of increased traffic from Hunting Lodge Road, would negatively impact my property and quality of life. Increased traffic is of concern with regard to noise, safety, air pollution, and travel time.

We urge you to move cautiously and to consider growth in a reduced and more sequential manner than is recommended in the current draft plan of conservation and development. We urge you to choose a smaller scale development path in an incremental fashion while observing the effects of change on our water sources and other environmental indicators. What is lost to development is lost forever. In finalizing our new plan of conservation and development please act first to protect our natural resources and our quality of life associated with them.

Thank you for your service to our community and for holding this public hearing.

Sincerely,



David Prewitt



Carol Prewitt

Planning and Zoning, Mansfield
Audrey Beck Town Office
4 South Eagleville Road
Storrs, CT 06268

May 30, 2015

Dear Planning and Zoning Commission Members,

I am reaffirming my long-standing request to lower the density along Hunting Lodge Road to low density residential to avoid the installation of more apartments in our greater neighborhood. We have been asking this of Planning and Zoning for years. Please be responsive to our request as you design the new Plan of Conservation and Development for Mansfield.

In recent years the application for apartments at Ponde Place was hair raising given the possibility that high-volume well pumping at that site had the potential for sucking the leachate from the UCONN chem. pits plume into drinking water wells in our neighborhood. The town took little action on our behalf at that time, leaving it to neighbors to ring the alarm bell about potential danger and seek help from the state. This is a very sensitive physical area given the history of groundwater and surface water pollution from the former UCONN chem. pits and landfill. Any development activity in this greater area requires close and careful scrutiny and presents various potential problems. If it is not the installation or use of high volume wells, it is the very excavation of the land for basements which could involve blasting which could impact the path of the chemicals still in the bedrock aquifer from the chem. pits. Wetlands abound in the Hunting Lodge Road area and are part of a significant and precious water system in this area.

The UCONN campus has been highly developed and as you know the Eagleville Brook has taken a toll from the development. Please do not negatively impact more waterways and wetlands in this area of town. We are looking to you for some respect for the natural environment in our area. I am also hopeful that you will make an effort to offer some balance and recovery opportunity in this section of town from the significant damage caused to groundwater, wetlands, and wildlife, including aquatic wildlife, in our greater neighborhood by the landfill and chem. pits. The combined development of the new Tech Park and Four Corners will further strain these already hurting systems. Every precaution should be taken in the Hunting Lodge and Birch Road area (where the Nelson Brook runs) to protect and preserve our valuable watercourses.

Beyond the environmental value of these combined wooded properties is their aesthetic value and also their impact on our quality of life. The installation of multiple apartments along Hunting Lodge Road had a very measurable negative impact on our neighborhood. The student activities at these apartments has been terrible for the reputation of the town and the university and made unsafe conditions for those of us who live here, for the students who live in the apartments and the guests who visit them, and for the fire, police, and ambulance personnel who have had to try and keep the area safe.

It took more than twenty years for UCONN and the town to really take seriously stopping Spring Weekend and the other regular weekend parties. Recently things have been quieter on Hunting Lodge Road. However, it continues to take a concerted, coordinated, and expensive effort to maintain that calm. It is a very tentative balance that addition of more apartments could quickly tip in the wrong direction. The thought of more students or any renters packed into the Hunting Lodge Road area is frightening.

How much history, what variety of combined problems, and how many pleading voices do you need to finally lower the zoning density in this area? Do we have a voice in what happens in the town we live in or do we not? Do we even have a say in what happens in our own neighborhood? Didn't HUD give the town money to create a plan of conservation and development that reflects the concerns and will of the people of Mansfield? Please make a plan that reflects our long standing request for our neighborhood and stop ignoring us and devaluing our concerns. It should not be out-of-town developers who control our town but rather those of us who live here and care about this town and our environment for the long-term.

In terms of slow action, UCONN's delay in investigating the landfill and chem. pits leachate was tragic. Everyone in our neighborhood is aware of the high rate of human cancer in our area which we believe may well be associated with the chemical pit plume.

I understand that you agreed to extend this public hearing to allow for further public participation. I am glad for this opportunity and I thank you for your consideration.

Sincerely,

Merrill Cook

219 Separatist Road
Storrs, Connecticut

222 Separatist Road
Storrs, CT 06268
May 28, 2015

Mansfield Planning and Zoning Commission
Town of Mansfield
4 South Eagleville Road
Storrs, CT 06268

Dear PZC Commission Members,

I am writing to voice my support for changing the zoning for Hunting Lodge Road to low density in the new Plan of Conservation and Development. I am concerned about the impact that increased impervious surface from roofs and parking lots will have on the health of the Cedar Swamp Brook and the Eagleville Brook due to run-off. I also note that there is considerable ledge in this area as can be seen outcropping on the west side of the current Carriage House Apartments as well as at the proposed Ponde Place site. This could mean that blasting might be required if there were further development at the Carriage House property or at the proposed Ponde Place site. Blasting could negatively impact area drinking wells. This is of significant concern given the proximity of these properties to the documented leachate plume from the former UCONN chemical pits and the landfill.

Additionally troubling is the more than two decade history of large crowds of partying students, sometimes numbering in the thousands, and the associated general quality of life issues that have resulted from such occurrences in this private apartment area. Although significant and laudable improvements have been made through a joint university and town effort to mitigate the situation, there is a real concern that the proposed increase in student housing will tip the balance again. Mob parties become possible in private housing and apartment complexes that are close enough for students and their guests to walk to from campus, but far from enough away to shield misbehavior and university oversight. I understand the rationale of housing students near campus to lessen commuting. However, I note that the unfortunate behavior that has occurred at off-campus private apartments within walking distance of the university has not occurred at the downtown apartment complex that is contiguous with campus or at the Greek village which similarly sits at the edge of campus. Since the Hunting Lodge Road apartment complexes are separated and buffered from the campus by a measureable amount of private property, yet are within walking distance to campus, thousands of students can drain out to party in this more secluded private neighborhood where crowd control becomes difficult.

Hundreds of thousands of state and town dollars have been spent over the years, and will continue to need to be spent to control or maintain the social and safety situation that results from the proximity of these privately-owned student apartments to campus. Additional monies will surely need to be spent to address the lack of capacity of the Hunting Lodge roadway to safely accommodate the burden of increased traffic that

would result from more apartments. Much of these costs will fall to the taxpayers of Mansfield.

The combination of negative environmental impacts from over-building in the Hunting Lodge Road area, potential of damage to residential drinking wells as a result of possible blasting, increased traffic and road reconfiguration needs, combined with dangerous personal safety and quality of life issues resulting from increased density in the area all lead me to request that you lower the density and not allow more apartments along Hunting Lodge Road.

Furthermore, I believe that the proposed development at Four Corners is too large and has the potential to damage the valuable Cedar Swamp wetlands system, which includes the Cedar Swamp Brook which, as noted above, would be subject to damage by further development along parts of Hunting Lodge Road.

Air quality in Mansfield will become an issue as traffic volume increases. Additionally, I question the wisdom of the large water diversion from the Shenipsit Lake and feel that if DEEP grants the water diversion permit it should be Mansfield's responsibility to use as little of the available water as possible. This means thoughtfully measured growth and a judicious use of the water. With a struggling East Brook Mall and the Grand Union Plaza only partially rented, I wonder where the demand is for this proposed commercial development.

I ask you to please limit the possibility for commercial and residential growth in Mansfield and along with it the associated burden on town services, including public works. I am mindful that not only does the environment pay a price for growth and development, but so does the tax payer. Gain to the grand list translates to growth in town staff and the associated cost to the taxpayer.

Lastly, I ask that PZC retain the discretion and control you currently have over development applications and continue to provide opportunities for public hearings and comment. I have faith in our elected officials and the public process and hope that you will remain heavily involved in development decisions and not reduce your involvement in the process such as by allowing staff site approval alone.

Thank you for this opportunity to communicate with you and specifically for having extended the public hearing.

Sincerely,



Virginia N. Gorin

5 Southwood Road
Storrs, CT 06268
May 27, 2015

Mansfield Planning and Zoning Commission
4 South Eagleville Road
Storrs, CT 06268

Dear Members of PZC,

I am writing to ask you to change the zoning regulation on Hunting Lodge Road to **low density residential**. No more multifamily dwellings, please. Over more than the past thirty years we have suffered enough in our neighborhood between the pollution of drinking water wells from the UCONN landfill and chemical pits, massive crowds of unruly and unsafe drunken students, damage to our Eagleville Brook from so much impervious surface at UCONN, to high volumes of construction traffic as UCONN builds. We have paid with our health – on my street of seven homes eight people have had cancer and I know the incidence is high on Meadowood and Hunting Lodge as well. Our quality of life and our property values have been diminished. It is time to give us a break, stop destroying our neighborhood, and protect our natural environment.

For years, despite our protests and requests for help we got little support from the town or UCONN to stop the degradation of our neighborhood. It took a student's death to make UCONN finally stand up and do something about Spring Weekend. But we residents were ignored for years, even as we warned UCONN and the town that some young person would lose his life if they continued to do little to stop the partying and destructive behavior that came with it. Little was done to protect our neighborhood and our quality of life—even when it was clear that families were selling their homes because of the proliferation of apartments on Hunting Lodge Road. Hunting Lodge Road was once a nice street of well-kept family homes.

Please change the zoning to low density and keep more apartments, or multifamily residences of any sort, from being built there. The Cedar Swamp Brook and the Eagleville Brook could not support any more impervious surface in this area. The Pink Ravine is beautiful. It is an undervalued natural resource in this town. It could be a beautiful hiking area for students and town residents if preserved. Once a drinking water reservoir, it is a forgotten and abused jewel. It should be annexed to the Shelter Falls Park and preserved in perpetuity.

Sincerely,

John Maloney

May 30, 2015

Mansfield Planning and Zoning Commission
Audrey Beck Building
4 South Eagleville Road
Storrs, Connecticut 06268

Dear PZC Members,

One of my greatest joys in living in Mansfield is the beautiful Pink Ravine in my neighborhood. I fish in the ravine reservoir often and walk the beautiful woods. This peaceful site, so close to the heavily-developed UCONN campus, is a jewel. When my sons return home, the Ravine is the first place they want to visit, so many of their fondest childhood memories are connected with this section of UCONN forest and the town's Shelter Falls Park which it abuts. Bubbling springs feed the reservoir pond and the holding pond dammed before it. The Cedar Swamp Brook scenically cuts its way through this glacial "kettle" and runs down to the Willimantic River. Bound by N Eagleville Road to the south, Shelter Falls Park to the north (Birch Road), close to Hunting Lodge Road to the east, and Bone Mill to the west, it forms a valuable wildlife corridor so close to the heavily developed UCONN campus.

Residents from our neighborhood as well as folk from across town have petitioned both the town and the university over the years to keep this area wild and protected. It has wildlife, water, and recreation value. It also offers a bit of peace on this side of town to residents who have to deal with the traffic, noise, lights, and hubbub of UCONN. Moreover, it offers a chance of renewal and healthier ecology near the area that suffered the most damage from the UCONN landfill and chem pits. It should be recognized for the value of its water systems, wildlife (including amphibians -- any kid in the neighborhood can tell you how many salamanders and turtles live there), birds (you can regularly find herons in the pond and sometimes a beaver too!). Many owls and hawks make these woods their home and every spring you can find bluebirds flying about the field at the intersection of Bone Mill and Birch Road. Migrating warblers fill the shrubbery along Ravine Road when the seasons change.

The land that sits to the east of the Ravine -- the west side of Hunting Lodge Road -- if developed would threaten the balance of the creatures and flora of these woods and the health of the Cedar Swamp Brook itself. High above the Ravine and ready to unleash its run-off down into the Cedar Swamp Brook, additional development at Carriage House or new construction at the proposed Ponde Place site would threaten the natural water systems in the

Ravine's woods. The noise, lights, traffic, and other activity caused by high density housing would ruin the peacefulness of this refuge for not just the wildlife in this corridor, but for those of us who quietly and respectfully enjoy these woods and the reservoir itself.

I welcome other residents and students to enjoy the trails and beauty of this area, but not a permanent mass of humanity housed its edge or the impervious surfaces of additional roofs and parking lots it would bring. The privately held land at the proposed Ponde Place site is laced with wetlands that are a natural and important part of the Ravine water system. Given the environmental damage that occurred just to the east of this area as a result of the former UCONN landfill and chem. pits, the Ravine and Shelter Falls, along with the private undeveloped land along Hunting Lodge Road should be respectfully protected and allowed to flourish, rather than be gouged into and paved over. The development of the UCONN Tech Park (which lies to the east of Hunting Lodge Road), is disrupting that natural wildlife corridor contiguous with campus (Bobcats have been sited in that area), making it all the more important to vigilantly guard this remaining natural section on the west side of Hunting Lodge Road.

I am sure you know about the steadily increasing traffic on both North Eagleville Road and Hunting Lodge Road as UCONN grows in addition to of all of the problems already caused by so many student apartments in this area. It is awful. Noise, garbage, drunken drivers, massive parties, etc. My mailbox has been torn down so many times. The Ravine is our refuge.

I urge you to make the undeveloped area along Hunting Lodge Road, and in particular the west side that sits above the Ravine, low density. This section runs south to north from the end of Northwood Road towards Birch Road. Please protect the natural environment of this beautiful place. And please protect our health, safety and quality of life by keeping the already high concentration of apartments in this area from growing. The introduction of more students into an area that has already been so difficult to keep safe would be a mistake. Things have been quieter at the student apartments since the young man's death at Spring Weekend a few years ago, but that could quickly change if the concentration of student apartments on Hunting Lodge Road were to increase or UCONN experience a change in administrators. Furthermore, it costs the town and state a lot to try and police this area and to protect it from a massive fire when mayhem breaks out. Dumpsters, mattresses, and other piled debris have been set on fire near the woods by revelers in the past.

We have written to you and urged you in the past to make the Hunting Lodge Road area low density. Please listen to our voices and respect our concerns. Our plea has been constant.

I suggest a name change for the Cedar Swamp – one that underscores the importance of this wetlands system and the brook that travels from it. “Swamp” is perceived as a negative, a valueless wasteland. We make this judgment unconsciously upon hearing the word “swamp”. Perhaps “Cedar Wetlands” or “Cedar Preserve” or “Cedar Sanctuary” would grant this area the respect and careful planning it merits. And with this mindfulness, perhaps the plans for development at Four Corners would be respectfully whittled down.

Also, please keep the power in the Planning and Zoning commission itself and do not cede it to town staff. Please keep the opportunity for public participation wide open. We vote for you and you represent us. We don't choose the staff nor do they work for us. They work for the town manager. His agenda does not always appear to correspond with ours, the residents.

Thank you for your service to our town. I know it takes a lot of your time.

Sincerely,



Barbara Hurd

329 NorthEagleville Road, Storrs

Jake Friedman
65 Northwood Road
Storrs, CT

Comments on Mansfield Tomorrow Plan of Conservation and Development

Dear PZC Members,

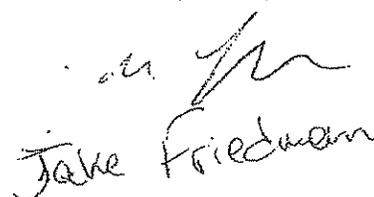
I've review portions of the Mansfield Tomorrow POCD and I have some concerns regarding future plans for my neighborhood. Map 8.2 shows plans to turn the wild areas adjacent Northwood Road into "Medium to High density institutional/mixed-use." As a resident of Northwood Road for 15 years, I can tell you that this is a bad idea.

Northwood Road has, in past years, been at the headwaters of a flow of partygoers through the woods toward Carriage House Apartments. It is only in the past 4 years that the intensity of partying, foot traffic, vandalism and littering on the street and in the woods has decreased. It was until only a few short years ago that my wife and I would leave town for certain weekends out of the year, when the party noise was loud and police helicopters circling above made it impossible to sleep. The medium/high density housing at Carriage House Apartments is the magnet that drew these unbearable conditions.

Since then, we have a developer intent on building a new apartment complex, called Ponde Place. At first, they told the townspeople (at public hearings) that the development was aimed at a mix of residents, professors, etc. It was only after a lot of skepticism that they finally "fessed up" that it was really intended for undergrad and some graduate students. The developer has already cleared a road leading from the end of Northwood Road through the woods toward Carriage House Apartments. This has already added some fuel to the fire. We have seen an uptick in foot-traffic of partiers and some vandalism (recently, my mailbox was removed and my neighbors' set on fire). The proposed POCD would open a chapter that we should close for good: the intense/large crowd partying that tends to happen at the Apartment complexes closest to campus and the unruly behavior in this adjacent residential neighborhood that goes with it.

Please help to keep a volatile situation at bay. The areas around Northwood and Meadowood Roads should stay as Low Density Residential. Even if the wooded areas are developed as a residential neighborhood, it would keep an adequate buffer between the parties and the quieter neighborhoods such as ours.

Respectfully,


Jake Friedman

May 23, 2015

Beverly Sims

61 Northwood Rd.

Storrs, Ct. 06268

Dear Ms. Painter:

I am requesting serious reconsideration regarding the zoning designation for the land in the Huntinglodge Rd. area, especially the parcel that has become known as Ponde Place. I am requesting a LOW DENSITY designation for a multitude of reasons. Five high density apartment complexes already exist in this area..Northwood, Huntinglodge, Holinko, Carriage House, and Celeron Apts. ,resulting in havoc on the well-travelled Huntinglodge Rd. While on a walk, I personally counted 43 cars in line at the 4 way stop (N. Eagleville Rd) just before the beginning of class. Can you imagine what 600 more students would add? Although buses, bikes and walking are options, many students still choose their cars.

My neighborhood..Northwood, Southwood, N. Eagleville, Separatist, etc. is one of the few remaining family neighborhoods in the Storrs proper area and we love it here. Although I am a strong supporter of our Downtown, we would be like the story of the Emperor with No Clothes if we did not acknowledge that it is a student center, housing many hundreds of students. Mansfield has been a good neighbor to UConn and we are entitled to have some areas NOT for students. UConn chose to add 5000 more students, so it is their responsibility to house them. They have plenty of land available to them. (Depot Campus, for instance)

Several years ago, at a much anticipated meeting of the UConn Water and Wastewater Advisory Committee, a commitment was made to provide water for our downtown development, a public and private partnership that included UConn. This made the headlines! At that very same meeting, another commitment was made to a private developer who was a member of the Augustus Storrs Circle of Friends (the elite group of major UConn donors). He was promised a water and sewer connection to his proposed student housing development on Huntinglodge Rd...Ponde Place. This commitment got 2 lines of publicity. I feel UConn was playing the role of the PZC and this was totally inappropriate. Although it is referred to as a Huntinglodge Rd. development, the reality is, according to their plan layout, it is also in the front yards of the Northwood residents, and the back yards of the Meadowood residents.

To make a long story short, there was extreme opposition to Ponde Place, including a petition, mainly because of environmental issues. As a result of this, then Town Planner Greg Paddick requested that a NON-PARTISAN group, the Ct. Environmental Review Team, study the issue. The 95 page report was never utilized because after an extreme draught, UConn withdrew their water offer (sewer hookup to the development is still committed) and the developer withdrew its Ponde Place application to "study security issues " on the property. In between all this, MANY "monitor" wells were drilled along with others, all over the property. One area was even fracked to get more water. All their dealings with DEEP for well approval, etc. were rejected, and the plan was dropped with the promise to return. Upon reading the shelved environmental report, many issues of concern were found...all related to high density. Some examples are excessive impervious surfaces, 16% wetlands, development too large for

the parcel, impaired waterways, wildlife impact, the plume of the UConn capped landfill that polluted many wells in the area, and on and on. That environmental non-partisan report is very important. High density development is not appropriate for this area. The developer now plans to tap into the incoming water for Mansfield.

It is a known fact that ANY kind of high density development in the area will impact our town resources...police, fire, road and sidewalk maintenance, public safety, traffic, etc.

I IMPLORE YOU TO DESIGNATE THIS ARE AS LOW DENSITY. THANK YOU.

Beverly Sims
BeverlySims

Honour Mary D'Amato
55 Northwood Road
Storrs, Ct. 06268

May 26, 2015

Ms. Linda Painter
Director of Planning & Development
Audrey P. Beck Municipal Building
4 South Eagleville Road
Mansfield, Ct. 06268

Dear Ms. Painter,

I attended the town meeting on May 15, 2015 where members of the public were allow to comment on the future plans to change the zoning of the 45+ acre land directly across from my house from RAR90 to Medium to High density/mixed use development. I second all the comments that Ms. Allison Hilding and Beverly Sims so eloquently mentioned at the meeting. I am adamantly against the changing of the zoning on this parcel of land for numerous reasons.

When we moved to 55 Northwood Road, back in 2007 it was a very quiet street. Driving thru the Northwood apartments you would noticed that the majority of residents were students with families' some with their parents staying with them. It was very quiet. Occasionally I would see a Mother or Father taking a walk with a young child either in a stroller or on a small bike. Being the road is a dead end and only having three residential homes on it there is hardly any vehicle traffic and I would consider it a safe street. That has since changed dramatically in the last 2-3 years.

Over the last couple of years the demographics of the students staying at Northwood Apartments has changed dramatically and certainly not for the better. There are no longer families' living there but all young under-grad students presumably single. The amount of trash, empty beer cases along with beer bottles can be seen on a daily basis. Even with two dumpsters, they leave their trash in and around the dumpsters not inside of them. It is not only an eyesore but certainly a health hazard. You may be wondering where I am going with this in regards to the subject of re-zoning but bear with me please.

On April 14, of this year our mailbox was set on fire with an accelerant, and while it was burning it fell to the ground igniting our front lawn. This was when it was all over the news of the high fire alert due to the weather and having no rain. It was just sheer luck that we were awake and home when this incident happened or the results could have been disastrous. Additionally last November our neighbor's mailbox was uprooted and literally thrown at our house and landed on the front ramp. At least 6 students were responsible for this act of vandalism. Where were they coming from you might ask, the Carriage House Apartments. The owners of the 45+ acres of land in question made a rough road when they were doing test well drilling, that leads directly to the back of the Carriage House Apartments straight thru the woods. This has led to large numbers of partygoers walking to and from Carriage house right in front of our homes. We have had to endure the increased foot traffic, noise, fireworks, trash and not to mention the public urination. This does not happen just on what is commonly referred to as Spring Weekend. This happens on any given weekend when the weather is good until all hours of the night. As taxpaying residents this should not be tolerated.

Another huge concern is the existing traffic on Hunting Lodge Road. Between the buses, students not obeying the speed limit, texting and talking on their phones along with the road being so narrow, I certainly can't imagine what the traffic would be like if high or medium density development was approved for that area. Has any traffic counting monitoring ever been done on Hunting Lodge? If not I would strongly suggest it.

In closing, I plea to the members of the board not to approve this area for high or medium density-mixed use property. I personally would love it if no development was done on this parcel of land. I drive by and see almost all of the off campus apartment's advertising leasing available, is there truly a need to build more High-to Medium housing? I cannot see any good coming from this at all. It would already add to the volatile circumstances we are currently living with now.

Thank you for your time and consideration in this matter,

Sincerely,



Honour Mary D'Amato

June 24th PZC meeting

Richard Cowles, Meadowood Road, read into the record a statement and submitted that statement for the record, expressing concern about the higher density development designation of the site referred to as "Ponde Place".

Beverly Sims, Northwood Road, expressed the same concerns raised by Cowles and asked that the Commission reconsider the proposed Compact Residential designation for that site. Sims submitted a copy of the ERT Report done years prior on Ponde Place and excerpts she felt pertinent for the Commission to review.

Quentin Kessel, Codfish Falls, Chairman of the Conservation Commission, speaking as a resident, highlighted specific recommendations made by the Conservation Commission with regard to forest preservation (Goal 2.4—request to add new action); permanent protection of open space (page 3.19) and scenic roads (Page 9.8-9.9 – deletion of statement regarding postponement of scenic road designations) and the hope that these recommendations will be given serious consideration by the Commission.

Arthur Smith, Mulberry Road, questioned why the Plan merges the Town's Strategic Plan with the Plan of Conservation and Development; expressed concern with the lack of control the Town has over UConn; questioned the justification for adding financial goals into the plan; expressed concern regarding preservation of rural character and open space preservation; and discussed items that he feels are missing from the plan.

Alison Hilding, Southwood Road, Member of the Connecticut Council on Environmental Quality, speaking as a resident, expressed her concern with the lack of metrics in the plan; the need for stronger protection of various environmental resources both in the plan and by Town management; the focus on economic development and lack of emphasis on conservation; and the impacts of future growth on natural resources, traffic and the town's rural character. With regard to the future land use map, Ms. Hilding requested that the Hunting Lodge Road area be changed from Compact Residential to Rural Residential, consistent with previous neighborhood petitions; and that the size of the Mixed Use Center at Four Corners be reduced due to the extensive natural resources in that area. She also requested that this Public Hearing be continued for two weeks to allow for further comment.

Virginia Raymond, Member of the Town Council and Four Corners Water and Sewer Advisory Committee, speaking as a Council member and as a resident, expressed concern that this document is different than what has been historically done; expressed concern with the focus on Economic Development and proposals to allow certain types of development "by right"; and noted that the pending Senate Bill 1 could impact future state revenue transfers as well as revenues generated locally by new development.

Bryan Coleman, Centre Street, stated that he felt this document was ambiguous and not user friendly; questioned whether the grant funding for this project created future obligations for the Town; and requested that the Commission grant Hilding's request to continue the Public Hearing.

Pat Suprenant, Gurleyville Road, echoed Kessel's comments regarding need for permanent protection of open space; expressed concern that the Plan is more of a development document than a conservation document; identified a desire for metrics and specific references to previously discussed overlay zones to prevent sprawl along the proposed water pipeline; and expressed opposition to the action proposing a Town Employer Assisted Housing program and proposals that would transfer authority from elected officials to Town staff.

Jake Friedman, Northwood Road, submitted a written statement for the members.

Virginia Raymond requested that the Commission delay adoption until completion of the NextGenCT fiscal impact study and Four Corners Sanitary Sewer System EIE.

6/15/2015
PZC public hearing on
POCD

- o May 28, 2015 – Letter from Roseann Kellner Gottier, Conserving Tolland
- o May 29, 2015 – June 1, 2015- Email chain between Patricia Suprenant and Linda Painter
- o May 30, 2015 – Barbara Hurd, 329 North Eagleville Road
- o May 31, 2015 – Email from Laurie Symonds, 22 Ellington Road, Tolland
- o May 31, 2015 – Letter from Gregory F. Cichowski, 53 Old Turnpike Road
- o June 1, 2015 – Email from Vicky Wetherell
- o **May 30, 2015 – Letter from Merrill Cook, 219 Separatist Road (received in the Clerk's Office on Monday, June 1, 2015 prior to the closing of the Public Hearing, and subsequently emailed to Commission members on June 2, 2015)
- o **May 27, 2015 – Letter from John Maloney, 5 Southwood Road (received in the Clerk's Office on Monday, June 1, 2015 prior to the closing of the Public Hearing, and subsequently emailed to Commission members on June 2, 2015)

Chairman Goodwin invited the public to speak.

Michael Soares, 99 Dog Lane, member of the Open Space Preservation Committee, Conservation Commission and the Water System Advisory Committee, speaking as a citizen, stated that he was appreciative of all the work that has been done on the plan and the inclusion of the public in the process. He stated that he would like to see the area of Mansfield Apartments (Storrs Road side of South Eagleville Road remain designated as Compact Residential or, if changed to Mixed Use Center, that the recommendations of the Open Space Preservation Committee with regard to design and compatibility with Moss Sanctuary be addressed; he requested that Goal 4.2, Strategy E, regarding potential future expansion of the Storrs Center Special Design District be clarified to specify the inholdings and expressed concern if the district were to be expanded outward; he expressed reservations with the way in which the scenic road ordinance is addressed in several sections of the plan and suggested adding language to integrate scenic roads, bike and pedestrian walkways and to eliminate references to delaying future scenic road designations.

Alison Hilding, 17 Southwood Road, discussed the cost of having students living in residential areas of Town, the high cost of having rentals, the loss of quality of life of the citizens living in the residential neighborhoods, and the detrimental impacts to quality of life and natural resources of allowing high density zoning in the ~~South~~ ^{North} Eagleville Road/Hunting Lodge Road area of Storrs. Ms. Hilding submitted several documents in support of the neighborhood's longstanding concern and struggle with these issues.

Anthony Giorgio, The Keystone Companies, LLC, who owns land on Hunting Lodge Road, expressed his support for recommendations in Chapters 7 and 8 of the plan and discussed the background of his previously withdrawn application to develop the land. He reiterated that even if the land use designation in the POCD remains compact residential, any future development will require additional review and approval from the Commission and Inland Wetlands Agency; these approvals will include public hearing processes.

Alison Hilding, 17 Southwood Road, stated that there were two communications she was certain were submitted to the Planning Office, but she did not hear them recited: namely, Merrill Cook, 219 Separatist Road and John Maloney, 5 Southwood Road.

At 8:24 The Commission agreed to temporarily hold the public hearing open while staff and Ms. Hilding attempted to locate those communications.

Note:
do for sb that
when had
-58- received
no for town
clock
on time but were
not in correct in the
packet - on arrival
by mail, one
by hand.

From: tulay luciano <tulayluciano@yahoo.com>
Sent: Monday, February 22, 2016 12:07 AM
To: Town Mngr; Town Clerk; Town Council
Cc: Linda Orange; Gregory Haddad; Senator Mae Flexer
Subject: Fw: Main Accumulation Area - Project Update

Dear Town Manager Matt Hart and Mansfield Town Committee Members:
I am pleased that Mr. Coite confirmed the project will start Spring 2015 and be finished this year. (The correspondence is pasted below.)

Spring is around the corner.

This is a public health matter therefore I request that both the council and the town/university committee do follow up the issue with Mr. Coite about when exactly the construction will start and the project updates are needed on timely manner.

Kind regards,

Tulay Luciano
808 Warrentville Rd.
Mansfield Ctr. Ct 06250

cc.
OPM
DHP
DEEP
the Chronicle
Naubesatuck Watershed Council (NWC)

From: "Coite, Jason" <jason.coite@uconn.edu>
To: tulay luciano <tulayluciano@yahoo.com>
Cc: "Miller, Richard" <rich.miller@uconn.edu>
Sent: Wednesday, November 18, 2015 4:14 PM
Subject: Re: Main Accumulation Area - Project Update

Ms. Luciano,

Thank you for your question about the UConn Main Accumulation Area. Apologies for not getting back to you sooner. I'm happy to provide you with an update.

First, a brief review of the actions taken in recent years. From June 2012 to March 2013 UConn hosted an MAA Siting Advisory Committee of University, Town, and other stakeholders to select a preferred site among several potential locations. From April 2013 to February 2014 we were involved in an EIE process on the preferred site – a spot in the Tech Park along the driveway to C-Lot parking area. In January 2014 a design team was hired, and shortly thereafter in April we received regulatory approval on the EIE. Design has been going full steam ahead since then, including securing the necessary environmental permits from DEEP.

We're pleased to report that the most recent milestone was the signing a contract with a construction contractor last month.

Strictly speaking, the contract schedule calls for starting work in 2015 so that it can be complete by September 2016. However, significant cost savings can be achieved if the construction work starts after winter – with minimal impact to the overall schedule. Winter weather reduces productivity and requires temporary heat and enclosures, both of which are costly, to maintain the necessary environment for many of the temperature sensitive construction materials used in the project.

Starting construction in spring 2016 eliminates months of winter work, makes a significant impact on the budget, and only pushes the project completion out one month to October 2016.

We are all very eager to see the construction of this project get underway, but we can't ignore the wisdom of waiting a little bit to save a significant amount of money – especially given that the completion date is so minimally affected.

Please note that the MAA will be a green building that has been designed to meet LEED Silver criteria and the state's High Performance Building standards. Low flow water fixtures will reduce water consumption by at least 30%. And LED lighting, heat reclamation in the ventilation system, and insulation above and beyond what the building code requires will reduce energy usage by at least 22%.

Lastly, please know that this summary was also provided to Jennifer Kaufman at the Town of Mansfield's municipal office. I understand that she has also forwarded to the Town Manager and the Town's Director of Planning.

I hope this helps address your question. If you need more information, please feel free to contact me.

Regards,

Jason Coite
Environmental Compliance Manager
Office of Environmental Policy
University of Connecticut

From: tulay luciano <tulayluciano@yahoo.com>
To: Matt Hart <townmgr@mansfieldct.org>; Town Council <towncouncil@mansfieldct.org>
Sent: Monday, November 16, 2015 12:43 AM
Subject: Fw: Main Accumulation Area - Project Update

Dear Town Manager Hart:

Below is my email to Mr. Coite of UConn office of Environmental Policy. This is a matter of public health therefore I respectfully request that MAA facility Project be put on the agenda of the next council meeting and be discussed.

Kind regards,
Tulay Luciano
Mansfield Ctr.
860.429.6612

From: tulay luciano <tulayluciano@yahoo.com>
To: Jason Coite <jason.coite@uconn.edu>
Sent: Friday, November 13, 2015 7:32 PM
Subject: Main Accumulation Area - Project Update

Jason Coite
UConn Office Of Environmental Policy
31 Ledoyt Road, U-3055
Storrs, Connecticut 06269

Dear Mr. Coite:
Could you kindly inform me what stage the MAA facility relocation is in?
As far as I remember, OPM approved the site and the building plan, and
allocated money for it.

Kind regards,
Tulay Luciano
808 Warrenville Road
Mansfield Ctr., CT 06250

cc. Mansfield Town Council
Mansfield Conservation Commission
Windham Conservation Commission
Windham Water works
Toxic Action
Naubesatuck Watershed Council (NWC)

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TOWN OF MANSFIELD
Commission on Aging



Item #8

303 MAPLE ROAD
MANSFIELD, CT 06268-2599
Tel: (860) 429-0262
Fax: (860) 429-3208
E-Mail: SeniorCenter@mansfieldct.org

January 11, 2016

James P. Redeker, Commissioner
Connecticut Department of Transportation
2800 Berlin Turnpike
Newington, CT 06111

Dear Commissioner Redeker,

Mansfield's Commission on Aging is a commission appointed by the Mansfield Town Council to look into the needs of the Town's elderly population. One of the needs we recently identified is the elderly's lack of access to reliable public transportation that serves their basic needs. For example we know that some elderly residents who due age and failing health cannot drive are unable to obtain transportation for medical appointments.

As a result of this concern, we spoke to Elizabeth Grant, the Administrator for the Windham Regional Transportation District (WRTD) at our January meeting. She kindly answered our questions and informed us about the challenges that they face as an organization.

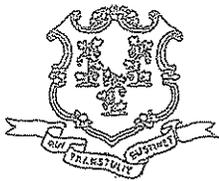
One issue that was raised was that significant changes to the bus routes and schedules would require a study by the DOT of public transportation needs in the area. The Commission on Aging is well aware of the budgetary pressures felt by all state agencies at this time, but we would like you to know that we strongly support the undertaking of such a study. We would also urge that this study be expedited due to issues of our elderly population particularly related to the lack of medical transportation. We believe that WRTD should create a system of schedules and routes that are more easily used and more responsive to the needs of our community once provided with these resources. We believe that such a study would show that there are unmet needs in the Mansfield/Willimantic area and that resources must be reallocated accordingly.

Thank you for your attention to this issue.

Sincerely,

Wilfred T. Bigl, Chairman
Mansfield's Commission on Aging

Cc: WRTD
Mansfield Town Council
Matt hew Hart, Mansfield Town Manager
Linda Painter, Director of Planning & Development
Patricia Schneider, Director of Human Services



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION



2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546

Phone:

February 3, 2016

Mr. Wilfred T. Bigl
Town of Mansfield
Commission on Aging
303 Maple Road
Mansfield, CT 06268-2599

Dear Mr. Bigl:

Your January 11, 2016 letter to Commissioner Redeker regarding public transportation services in the Mansfield/Willimantic area has been referred to this office for response.

There is already a significant state investment in transportation in your region. The Connecticut Department of Transportation (Department) provides federal and state funding to Windham Region Transit District (District) for the operation of Fixed Route, Dial-a-Ride and ADA transit services in the area. Additional state funding is provided to local towns for transportation of elderly and disabled individuals (which can include medical trips) through the Municipal Grant Program. And the Town of Mansfield has a vehicle provided by our Section 5310 grant program that the Town should be using to provide service for seniors and people with disabilities.

There are several ongoing studies that will affect services in your region. There is the CTfastrak Expansion study which includes the potential for more services to UConn from Hartford and Manchester. A statewide bus study has recently been initiated that will look at services more comprehensively throughout the entire state. And the Capitol Region Council of Governments has another planning study in the works that will include the Mansfield area.

However, very local transportation needs such as you seem to be most concerned with are best planned for and designed at the local level. So your conversation with the District was a good start. The Department has been notified by the District that it is interested in having a separate study of transit services for its service area and they have been told to prepare a formal scope of work and request for funding for our review.

Should you require further information, please feel free to contact Mr. Ricardo Almeida at (860) 594-2839 regarding existing transit operations or Ms. Lisa Rivers at (860) 594-2834 regarding the planning studies.

Very truly yours,

Michael Sanders
Transit and Ridesharing Administrator
Bureau of Public Transportation

TOWN OF MANSFIELD



Item #9

Paul M. Shapiro, Mayor

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

March 1, 2016
Mr. Paul Ferri
UConn Office of Environmental Policy
31 LeDoyt Road, U-3055
Storrs, Connecticut 06269

Subject: UConn South Campus Development EIE

Dear Mr. Ferri:

The Mansfield Town Council and Planning and Zoning Commission (PZC) offer the following comments and recommendations with regard to the South Campus Development Environmental Impact Evaluation (EIE):

- *Elimination of the Honors Residence Hall.* We are extremely disappointed to see that the 650-bed Honors residence hall has been removed from the scope of the South Campus Development. We urge the University to reconsider this decision and to move this project forward as expeditiously as possible.

We are concerned beyond measure at the implication of continued enrollment growth without a corresponding increase in on-campus student housing. Over the last five years, full-time undergraduate enrollment at the university has increased by 9%; in contrast, the number of students living on campus has increased by only 1%. While future enrollment increases may be uncertain due to state budgetary concerns, the recent enrollment growth as well as the State's goal of increasing undergraduate enrollment by 5,000 students over the next ten years cannot be ignored. Without an adequate supply of on-campus housing for both current and future students, the pressure to meet housing demands will continue to fall on our community, creating significant impacts on our residents.

The STEM residence hall currently under construction will add 725 beds to the current inventory; however, the proposed demolition of Connecticut Commons to accommodate the proposed Student Recreation Center will reduce the net gain to only 290 beds. Suspending the construction of the Honors residence hall will result in a net loss of 360 beds.

These decisions place the burden of addressing student housing needs on the surrounding community. In the EIE, the University states as the reason for deferring the residence hall project the need to evaluate "the impact of private, off-campus housing developments." This justification for deferring the construction of the STEM residence, is of particular concern as it implies that the University is intentionally shifting its student housing burden to the community. The Town is currently grappling with the impacts of burgeoning off-campus housing as more and more previously owner-occupied homes are converted to rental units. While previously this conversion trend was concentrated in neighborhoods close to campus, this is no longer the case, as houses throughout town are now being converted to student use. This conversion trend and the resulting

impacts on neighborhoods recently reached a boiling point with residents, resulting in the Town Council establishing a joint Ad Hoc committee with the PZC to evaluate current rental housing regulations and enforcement.

The proposal to defer construction of the residence hall is also contrary to both the Town's Plan of Conservation and Development and the University's own campus master plan. The Mansfield Tomorrow POCD identifies concerns related to rental housing trends and the need to maintain a balance between owner-occupied housing and investor-owned housing for rentals. The need for continued on-campus housing development was identified in two actions:

- o Goal 7.3, Strategy C, Action 2: Continue to encourage UConn to house an average of 70% of undergraduates in on-campus housing over each five-year period.
- o Goal 7.3, Strategy C, Action 3: Work with UConn and legislators to support continued development of on-campus housing.

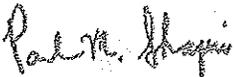
The campus master plan completed in 2015 not only identified the need for additional on-campus housing, it specifically identified the construction of the Honors Residence Hall as a near-term project (2015-2020) that would be funded through the Next Generation Connecticut initiative in contrast to other near term projects for which no funding was identified. The elimination of on-campus housing as well as the failure to significantly increase the inventory of on-campus beds in the short term not only puts a burden on the community, it also impacts the ability of the University to renovate and/or redevelop existing residence halls without reducing availability of on-campus housing below current levels.

- *Traffic Impacts.* The elimination of changes to the campus street network as part of the revised project scope has reduced the potential for off-site traffic impacts directly related to this project. However, the increase in off-campus housing demand anticipated as a result of suspending the residence hall portion of the project will have significant impacts on local roads.
- *Master Traffic Study.* We understand that data from the yet-to-be-published traffic study for the campus master plan was used to inform this EIE. We request an opportunity to review the master traffic study to understand the impacts of campus growth on town roads and to facilitate identification of appropriate mitigation measures.
- *Parking.* While the EIE identifies several possible mitigation measures for the loss of 81 parking spaces, many of them, such as the construction of a new parking garage off Bolton Road and encouraging alternative public transit and ride sharing options, are long term with no specific implementation date. Although the proposed project will eliminate less than 1% of the total parking available on-campus, the location of the facility at the edge of campus and the likelihood that the building will attract public visitors in addition to student and faculty, increases the likelihood that drivers, in an effort to park close to this building, will seek parking on town roads. The University must work with the Town to identify specific measures to reduce the impact of the parking reduction until additional parking is constructed.
- *Stormwater.* The EIE states that the proposed project will reduce impervious cover and improve the quality of stormwater discharges to Mirror Lake. It also references an on-going Campus Drainage Master Plan update which will identify potential measures to address hydrologic issues in the Mirror Lake drainage area. As with the traffic study, we request an opportunity to review and comment on the drainage plan when a draft is completed.

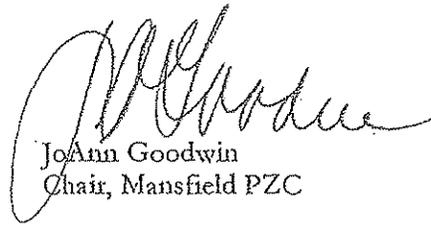
- *Cultural Resources.* The EIE states that mitigation measures to address the removal of the nine contributing structures to the National Register District will be addressed in an MOU with the State Historic Preservation Office. As we stated in the comments we provided during initial scoping, the Town requests that the University include protection and restoration of the façade and exterior of the Major Joseph Storrs House (currently Rosebrooms House) located on Route 195 opposite Moulton Road in its plan. This is an early 18th century wooden structure located at the gateway to the campus. Restoration and preservation of this structure will enhance the planned gateway while preserving an important town historical asset. The University should likewise maintain the exteriors of the Cordial Storrs and Gilbert houses in a historically appropriate manner.

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

Sincerely,



Paul M. Shapiro
Mayor



JoAnn Goodwin
Chair, Mansfield PZC

Cc: Town Council
Planning and Zoning Commission
State Senator Mac Flexer
State Representative Gregory Haddad
State Representative Linda Orange
State Historic Preservation Office

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Paul M. Shapiro, Mayor

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

March 1, 2016
Mr. Paul Ferri
UConn Office of Environmental Policy
31 LeDoyt Road, U-3055
Storrs, Connecticut 06269

Subject: UConn Student Recreation Center

Dear Mr. Ferri:

The Mansfield Town Council and Planning and Zoning Commission (PZC) offer the following comments and recommendations with regard to the proposed Student Recreation Center:

- *Proposed Site.* The Town does not support the development of the proposed recreation center on the site of the Connecticut Commons residence halls.

We are concerned beyond measure at the probable impact the proposed elimination of 435 beds of student housing will have on our community. Over the last five years, full-time undergraduate enrollment at the University has increased by 9%; by contrast, the number of students residing in campus housing has increased a mere 1%. While future enrollment increases may be uncertain due to state budgetary concerns, the recent enrollment growth, as well as the State's goal to increase undergraduate enrollment by 5,000 students over the next ten years, will only exacerbate an already precarious housing situation. Without an adequate supply of on-campus housing for both current and future students, the pressure to meet housing demands will continue to fall on our community, creating significant impacts for our residents.

The STEM residence hall currently under construction will add 725 beds to the current inventory; however, the proposed demolition of Connecticut Commons will reduce that gain to 290 beds. The proposed elimination of student housing as part of this project however, in addition to the decision of the University to suspend the proposed development of an Honors residence hall which was expected to add 650 beds, will result in a net loss of 360 beds.

These decisions place the burden of addressing student housing needs on the community. The impact has been felt throughout town as previously owner-occupied homes are converted to rental units, usually housing three, if not more, students. This conversion trend and the resulting impacts on neighborhoods recently reached a boiling point with residents, resulting in the Town Council establishing a joint Ad Hoc committee with the PZC to evaluate current rental housing regulations and enforcement.

The proposal to eliminate on-campus student housing is also contrary to both the Town's Plan of Conservation and Development and the University's campus master plan. The Mansfield Tomorrow POCD identified concerns related to rental housing trends and identified the need to

maintain a balance between owner-occupied housing and investor-owned housing for rentals. The need for continued on-campus housing development was identified in two actions:

- o Goal 7.3, Strategy C, Action 2: Continue to encourage UConn to house an average of 70% of undergraduates in on-campus housing over each five-year period.
- o Goal 7.3, Strategy C, Action 3: Work with UConn and legislators to support continued development of on-campus housing.

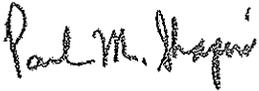
The campus master plan completed in 2015 not only identified the need for additional on-campus housing, it specifically identified the replacement of Connecticut Commons with a new 700 bed residence hall. Potential sites identified in the master plan for the student recreation center now proposed, included Y-Lot and the site of the existing field house. Neither of those options involve the elimination of student housing and in the Town's view both of these potential sites are vastly preferred over the present proposal.

The elimination of on-campus housing as well as the failure to significantly increase the inventory of on-campus beds in the short term not only puts a burden on the community, it also impacts the ability of the University to renovate and/or redevelop existing residence halls without reducing availability of on-campus housing below current levels.

- *Sustainability.* We support UConn's goal of attaining LEED Gold certification for the proposed recreation center and encourages the University to include implementation of multiple strategies recommended in the Sustainability Framework Plan in the development of this facility.
- *Stormwater.* We encourage the University to implement Low-Impact Development and Green Infrastructure practices as part of the project to improve stormwater quality and reduce impacts to the watershed.

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

Sincerely,



Paul M. Shapiro
Mayor



JoAnn Goodwin
Chair, Mansfield PZC

Cc: Town Council
Planning and Zoning Commission
State Senator Mae Flexer
State Representative Gregory Haddad
State Representative Linda Orange

**Testimony Regarding House Bill No. 5049, An Act Implementing the Governor's Budget
Recommendation Regarding General Government**

**Government Administration & Elections Committee – Public Hearing
February 22, 2016**

**Matthew W. Hart (Town Manager)
Town of Mansfield**

I appreciate the opportunity to testify on House Bill No. 5049, specifically those elements of the bill that relate to the payment in lieu of taxes program (PILOT).

Mansfield is home to the University of Connecticut's main campus in Storrs, with a total population of 26,543 and a year-round population closer to 13,000. Outside of the university, we are still in many ways a rural community with a limited tax base consisting of residential and some commercial properties. With state support, we are building the mixed-use Storrs Center project to serve as our downtown, and this initiative has positively impacted our grand list.

Last year, the Town of Mansfield was pleased to support those elements of Senate Bill No. 1 designed to adequately fund and to stabilize the PILOT grant for those towns that host a significant amount of state property. With the presence of UCONN and the former Bergin Correctional Institute, Mansfield is very reliant on the PILOT grant, receiving approximately \$7.19 million in FY 2015/16 under this program. Mansfield is unique in that the value of state-owned property, at approximately \$1.2 billion, actually exceeds the value of private property in town (our most recent grand list totals approximately \$1.1 billion).

Under statute, Mansfield should be receiving 45% on the assessed value of state property (32% beginning in FY 2017/18). The actual grant amount is closer to 22% of assessed value for FY 2015/16. As detailed in the attached spreadsheet, Mansfield's PILOT grant has fluctuated over the past 10 years and has not approached the statutory calculation of 45% of assessed value. Please make no mistake; state property certainly has an impact on the host municipality. While UCONN offers many benefits to Mansfield in terms of employment, arts and culture and other university-related amenities, it also has a real impact on our municipal services, including code enforcement, community services, education, public safety and public works.

As a result of last year's reform to the PILOT, under the Governor's Proposed FY 2016/17 Budget Mansfield's PILOT payment is expected to increase to \$9.8 million, or 26.77% of the assessed value of state property in town. This demonstrates real progress on the part of the General Assembly and Governor. HB 5049 does not specifically modify the Governor's Proposed FY 17 allocation for the PILOT grant. However, the law currently prohibits a reduction in PILOT below what was received prior to June 30, 2015. HB 5049 would remove that prohibition and allow a reduction below the FY 2014/15 figure. Given the recent progress made with last year's SB 1, I would ask the legislature to oppose this change permitting a reduction in PILOT below what was received prior to June 30, 2015. Falling below FY 2014/15 levels would clearly be a move in the wrong direction.

To summarize, I ask that you do nothing to endanger last year's reforms to the PILOT that were designed to adequately fund and to stabilize the PILOT grant for municipalities that are the most significantly impacted by state property. A town like Mansfield is not going to be able to grow its grand list to a size that will adequately fund the service demands associated with a major state institution such as UCONN. As you well know, over the past two decades the state has invested billions into UCONN and it is now one of the nation's premier public institutions. In order for the state to maximize the investment that it has made in our community, it is important to ensure that the town receives an adequate and stable PILOT grant from the state.

I appreciate the opportunity to speak with you today and am happy to answer any questions you may have.

TOWN OF MANSFIELD
PILOT GRANT
STATE OWNED REAL PROPERTY
GRANT IN LIEU OF TAXES

October 1 Grand List	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
University of Connecticut	\$ 483,020,780	\$ 941,613,470	\$ 1,002,219,242	\$ 1,007,933,938	\$ 1,047,181,652	\$ 1,047,417,552	\$ 1,060,861,563	\$ 1,064,605,653	\$ 1,074,891,430	\$ 1,126,547,658	\$ 1,154,840,324	\$ 1,204,124,045
DOT & Right of Way									2,337,580	2,337,580	2,337,580	2,337,580
Northeast Correctional Facility	18,089,770	17,727,976	17,727,976	17,727,976	17,727,976	17,727,976	17,727,976	17,727,976	17,727,976	17,727,976	17,727,976	17,727,976
Eastern CT State University	3,049,340	3,521,560	3,521,560	3,521,560	3,521,560	3,521,560	3,521,560	3,521,560	3,521,560	3,521,560	3,521,560	3,521,560
Other Real Property	1,243,760	2,515,660	2,515,660	2,104,396	2,104,396	2,104,396						
Totals	\$ 505,403,650	\$ 965,378,666	\$ 1,025,984,438	\$ 1,031,287,870	\$ 1,070,535,584	\$ 1,070,771,484	\$ 1,082,111,099	\$ 1,085,855,189	\$ 1,098,478,546	\$ 1,150,134,774	\$ 1,178,427,440	\$ 1,227,711,161
Fiscal Year	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17 *
Calculated PILOT Grant	\$ 7,034,461	\$ 9,561,593	\$ 10,563,536	\$ 11,077,579	\$ 12,245,857	\$ 12,388,291	\$ 12,991,826	\$ 13,271,322	\$ 13,816,114	\$ 14,465,820	\$ 14,821,671	\$ 16,502,280
Actual PILOT Payment	\$ 7,703,004	\$ 7,620,956	\$ 8,020,784	\$ 8,396,689	\$ 8,055,354	\$ 7,265,843	\$ 7,058,654	\$ 7,021,354	\$ 6,784,862	\$ 7,648,878	\$ 7,192,804	\$ 9,818,046
Prior Year Mill Rate	.03093	0.02201	0.02288	0.02387	0.02542	0.02571	0.02668	0.02716	0.02795	0.02795	0.02795	0.02987
Reimbursement Rate	49.28%	35.87%	34.17%	34.11%	29.60%	26.39%	24.45%	23.81%	22.10%	23.79%	21.84%	26.77%

* As Proposed by the Governor on February 3, 2016

Note 1. The Mansfield Training School Facilities have been combined with UConn Depot Campus

Note 2. Full funding equals 45% of taxes receivable

PAGE
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Eastern Highlands Health District

4 South Eagleville Road • Mansfield CT 06268 • Tel: (860) 429-3325 • Fax: (860) 429-3321 • Web: www.EHHD.org

February 22, 2016

Sent via Email

Representative Linda Orange
52 Standish Road
Colchester, CT 06415

Dear Representative Orange -

I am sure you are being inundated with comments, concerns and questions from many of your constituents regarding the Governor's budget. I sympathize with what I am sure will be an arduous effort to develop an equitable budget over the next number of months. These are extraordinary times that call for sacrifice by many and local public health is certainly not immune.

The Governor's FY17 budget, as presented, recommends a 12% funding reduction to local and district departments of health from FY15. While on its face this reduction may seem equitable compared to the significant reductions in many other line items in the Governor's budget, I would be remiss if this office failed to underscore and bring to your attention a number of very troubling issues associated with this specific reduction to local public health.

- Health Districts have a long standing proven record of successes. If "*sharing services*" at the local level is an important State of Connecticut solution to mitigating our ongoing economic challenges and controlling cost at the local level, then should we not be investing in such successes, as opposed to compromising them with such funding reductions?
- This reduction is coming during very uncertain public health times when local public health is being called to the forefront in the battle against emerging diseases like Ebola, and Zika. (It was local public health, not the state health department that conducted all "on the ground" illness monitoring of all travelers to Connecticut from West Africa during the Ebola crisis, including a hand full within our own health district!)
- We are at our tipping point! This reduction will be in addition to an 18% reduction absorbed by health districts over the past six years for a total reduction of 30%. This agency has already reduced its field staff by 20% due to revenue reductions over that period undermining our ability to meet minimum state mandated services.
- Direct public health services are provided through local health departments, *not* the state department of health. It is unreasonable given the current budget challenges confronting our member towns for them to be expected to offset this shortfall. If the Governor's

Preventing Illness & Promoting Wellness for Communities In Eastern Connecticut
Andover • Ashford • Bolton • Chaplin • Columbia • Coventry • Mansfield • Scotland • Tolland • Willington



Eastern Highlands Health District

4 South Eagleville Road • Mansfield CT 06268 • Tel: (860) 429-3325 • Fax: (860) 429-3321 • Web: www.EHHD.org

budget is adopted as recommended this will force the health districts to prioritize, and *further reduce or eliminate the delivery of selected mandated local public health services. Specifically, your constituents in Mansfield will likely experience impacts in many of the following basic service areas:* adequate complaint investigation, adequate communicable disease control and surveillance, timely building permit review and approval, timely restaurant inspections and, local responsiveness to emerging diseases and other public health emergencies.

Disease prevention is the primary mission of local public health. This budget as recommended will have a chilling effect on our ability to comply with basic minimal mandated services and meet that mission. I contend that a failure to invest in prevention is, at least in part, why we are in this current crisis. I look forward to any assistance you can provide on this matter.

Please let me know if you have any questions. I would be happy to meet at any time. If you need additional information please let me know.

Respectfully,

Robert L. Miller, MPH, RS
Director of Health
Eastern Highlands Health District
4 South Eagleville Road
Mansfield Ct. 06268
Cell: 860-209-8990
www.ehhd.org

Cc: Matt Hart, Town Manager, Mansfield
Paul Shapiro, Mayor, Mansfield
Board of Directors

Current CRCOG Transit Initiatives

Corridor Studies

Comprehensive Transit Service Analysis

Project Manager: Cara Radzins, cradzins@crcog.org

Study Area: The Hartford Division of CTtransit plus Berlin, New Britain, Plainville, Southington, and Bristol

Schedule: Summer 2014 – Fall 2016

Website: www.hartfordtransitstudy.com

Summary: CRCOG is managing a comprehensive service analysis of CTtransit bus service in the Hartford Division. The study will identify potential system enhancements and service improvements that assume a 20% cost increase for an overhaul, a 5-10% increase for a streamlining of the system, and a 10-15% increase for the final, hybrid recommendation. CRCOG recently expanded the study in order to analyze and make recommendations for the New Britain Transportation and Dattco bus systems.

Present Status: Two improvement scenarios (overhaul and streamlining) were presented to the public at 10 meetings in January 2016. The consultant team is in the process of developing a hybrid scenario based on the feedback received at these meetings. An Advisory Committee meeting is planned for March 2016, and final study recommendations are anticipated to be presented to the public in Fall 2016. The Extra Work portion of the study recently got underway and is currently in the data collection phase.

Eastern Gateways Transportation Study

Project Manager: Cara Radzins, cradzins@crcog.org

Study Area: Bolton, Coventry, Mansfield, Tolland

Schedule: December 2015 – Spring/Summer 2017

Website: Not yet developed

Summary: The purpose of this study is to develop a pro-active plan to address current and long-range travel and community quality of life issues on the Route 195 and Route 44 corridors that lead to/from the UConn Storrs campus and to build on opportunities to enhance them. The emphasis of this study will be on enhancing the safety, capacity, access management, connectivity, and multimodal options. Transit opportunities to serve the university will be identified and analyzed as part of this effort.

Present Status: CRCOG held a kick-off meeting with the study team and began assembling a Technical Advisory Committee. The first meeting of this group is anticipated for March 2016, with the first round of public engagement occurring in April 2016.

Farmington/Hartford Transportation Safety and Improvements Study

Project Manager: Rob Aloise, raloise@crcog.org

Study Area: Farmington/Hartford around UConn Health Center and future Downtown Campus

Schedule: Winter 2016 – Fall 2017

Website: Not yet developed

Summary: CRCOG is managing a study to analyze the transportation networks surrounding the UConn Health Center in Farmington and UConn's relocated future Greater Hartford Campus in downtown Hartford in order to support this growth in a sustainable manner. Opportunities to improve all modes of transportation including transit facilities and circulation within the study area will be identified.

Present Status: CRCOG is in the process of finalizing a scope, fee, and contract with the highest rated consultant team. It is anticipated that this effort will get underway in March 2016.

Transit-Oriented Development (TOD) Efforts

Transit-Oriented Development Desire and Readiness Study

CRCOG Contact: Emily Hultquist, ehultquist@crcog.org

Study Area: CTfastrak Corridor

Schedule: Fall 2015 – Present

Summary: CRCOG has assisted CTDOT and the consultant team in organizing initial stakeholder meetings for the TOD Desire and Readiness Study being conducted for the CTfastrak Corridor. CRCOG has also participated at the meetings as a Stakeholder. Meetings have been held in Hartford, New Britain, and West Hartford.

Present Status: Desire and Readiness Workshops were completed in January 2016. The project is ongoing.

Transit-Oriented Development On-Call Assistance

Project Manager: Emily Hultquist, ehultquist@crcog.org

Study Area: Flatbush, Newington Junction, and Downtown New Britain CTfastrak Station Areas

Schedule: Fall 2012 – June 2016

Summary: CRCOG has managed small planning studies spanning CTfastrak Station areas in Hartford, West Hartford, Newington and New Britain. These studies helped to introduce the concept of Transit-Oriented Development and gathered input on a potential vision for the station areas. The studies produced a vision map, possible densities and recommendations for moving forward with further planning at each station area. The New Britain study also produced a concept plan that was included in a CTDOT TIGER Application in late 2015.

Present Status: Consultant work was completed in January 2016. CRCOG staff assistance will continue through June 2016.

Transit-Oriented Progress Reporting

Project Manager: Emily Hultquist, ehultquist@crcog.org

Study Area: CTfastrak Corridor & CTrail Hartford Line Corridor

Schedule: Spring 2015 – Present

Summary: CRCOG has developed a set of Station Area Progress Reports for each station along CTfastrak and the CTrail Hartford Line. These progress reports provide a snapshot of actual development completed or underway in station areas, as well as other activities underway to prepare for and support transit-oriented development. They will be updated quarterly.

Present Status: These reports were updated in January 2016.

Study of Best Practices in Engaging Anchor Institutions and Neighborhoods to Build Corridors of Opportunity

CRCOG Contact: Emily Hultquist, ehultquist@crcog.org

Study Area: Various CTfastrak Station Areas

Schedule: February 2016 – December 2016

Summary: This project will help the Capitol Region move forward with engaging anchor institutions (such as colleges and universities, hospitals, State of Connecticut offices, and other large employers) and neighborhoods in transit-oriented development (TOD) surrounding seven CTfastrak station areas. This project is a direct follow up to the recently completed study, *Making it Happen: Opportunities and Strategies for Transit-Oriented Development in the Knowledge Corridor* which held the key finding that anchor institutions represent a significant source of employment and real estate activity in the region and are, in many cases, closely linked to the new transit and rail services.

Present Status: Consultant selection for this effort will be conducted in February 2016. It is anticipated that the project to be completed by December 2016.

Other Transit-Related Efforts

Corridor Advisory Committee (CAC)

CRCOG Contact: Lyle Wray, lwray@crcog.org

Study Area: Cities and towns within the Hartford Line and the CTfastrak transit corridors

Schedule: Quarterly Meetings

Website: www.crcog.org/transportation/transit/CAC.html

Summary: CRCOG, in partnership with the Connecticut Economic Resource Center, Connecticut Main Street, and the South Central Regional Council of Governments, convened the CAC in 2013 to provide the chief elected officials and other stakeholders in the cities and towns within the New Haven-Hartford-Springfield rail and the CTfastrak rapid transit corridors with a forum to share information and discuss issues of common concern. A subcommittee focused on a more detailed consideration of issues related to the CTfastrak rapid transit service was also created.

Present Status: The last meeting of this group occurred on January 25, 2016. Topics included updated on *CTfastrak*, *CTrail*, *CTfastrak* TOD Capacity Study Desire and Readiness workshops, TIF Implementation, OPM's Responsible Growth and TOD Grant Program, and municipal planning and development efforts in station areas. Meetings are generally held on a quarterly basis, and the next one will likely be held in late Spring/Summer 2016.

Regional Bus Shelter Program

Project Manager: Tim Malone, tmalone@crcog.org

Study Area: Phase 1: Bloomfield, South Windsor, Wethersfield, and Windsor Locks. Phase 2: Hartford. Phase 3: East Hartford. Subsequent phases will include additional municipalities as funding allows.

Schedule: Phase 1 underway. Phases 2 and 3 coordination beginning in Spring 2016

Summary: CRCOG is working in partnership with *CTtransit*, GHTD, and CTDOT to implement a regional bus shelter program that relieves municipalities of the responsibility for bus shelter maintenance and cleaning, while providing high quality bus-rider amenities.

Present Status: Bus shelter installations are complete in Windsor Locks and are in process in South Windsor. An installation schedule is being developed for Wethersfield, and Bloomfield is working on final designs for its shelters. Phase 2 and 3 planning and design will be initiated in the coming months.

Transit Data Repository / Data Mining

Project Manager: Ming Zhao, mzhao@crcog.org

Study Area: *CTtransit* Hartford Division

Schedule: Fall 2015 – December 2016

Summary: CRCOG has been working with a set of automatic passenger count (APC) and automatic vehicle location (AVL) data from *CTfastrak* in order to understand performance and other metrics of the system. CRCOG has been researching comparable systems and how to summarize the large number of records into a useable format. CRCOG is also managing a study, working with CTDOT, *CTtransit*, UConn, and our consultant, to establish a transit data repository – a user friendly tool for processing and summarize the APC and AVL data, as well as generating reports for the metrics.

Present Status: Analysis of *CTfastrak* APC and AVL data is ongoing. CRCOG is in the process of revising the scope of work for the Data Repository effort in order to make sure that the consultant develops a product that is most effective for use by CTDOT, *CTtransit* and CRCOG.

Additional Transit Efforts within the Capitol Region

CTfastrak Expansion Study

CTDOT Contact: Lisa Rivers, lisa.rivers@ct.gov

Study Area: Bolton, Coventry, East Hartford, Manchester, Mansfield, South Windsor, Tolland, and Vernon

Schedule: Initial expansion in Summer 2016, full service in 2017

Website: www.ctfastrak.com/about/expansion-study

Summary: CTDOT is managing a study to determine how best to expand the CTfastrak system east of the Connecticut River. Initial service will begin in Summer 2016, with full service running in 2017. CRCOG is serving on the Stakeholder Committee for this effort and will help to develop a concept that enables the initial implementation with limited capital investment and defines future expansion options.

Present Status: CTDOT has held several Stakeholder Committee meetings and Public Outreach events. It is anticipated that an initial service plan for 2016 will be presented by CTDOT at the next Stakeholder Committee meeting on February 19, 2016.

CTfastrak Before and After Study

CRCOG Contact: Ming Zhao, mzhao@crcog.org

Study Area: CTfastrak Corridor

Schedule: Two years after start of CTfastrak service (March 2017)

Summary: CRCOG was responsible for CTfastrak modeling throughout the New Starts process. CRCOG will be working on pulling together the 'after' data related to ridership for the required FTA before and after study.

Present Status: This effort will kick off two years after start of CTfastrak service (March 2017). CRCOG provide on-going CTfastrak technical support for CTDOT on this project as-requested.

Statewide Bus Study

CTDOT Contact: Lisa Rivers, lisa.rivers@ct.gov

Study Area: Entire State

Schedule: Fall 2015 – Fall 2016

Website: www.ctbusstudy.com

Summary: CTDOT is managing a study to build upon previous an ongoing bus-related analyses in order to provide an evaluation of gaps in bus service throughout the state. The goal of the study is to optimize fixed-route service and identify the most needed investments in order to develop a cohesive statewide system. CRCOG will be supporting this effort by sharing data, findings, and recommendations from the ongoing Comprehensive Transit Service Analysis.

Present Status: CTDOT is working with their consultant team to gather information about existing bus transit services and on-going studies relating to these services throughout the state.

Transit On-Board and Origin-Destination Survey (I84 Highway Viaduct)

CRCOG Contact: Ming Zhao, mzhao@crcog.org

Study Area: Hartford Division of CTtransit

Schedule: Spring 2016

Summary: CRCOG worked with CTDOT on understanding and scoping the on-board and origin-destination survey needs for the I84 Viaduct Reconstruction Project. CRCOG was involved in the consultant negotiations and will be assisting CTDOT in managing the consultant's work.

Present Status: A draft survey has been prepared and reviewed by stakeholders. A meeting will be held in February 2016 to discuss the logistics of the data collection effort. It is anticipated that the surveys will occur in March or April 2016.

Union Station Master Plan

GHTD Contact: Vicki Shotland, vshotland@ghtd.org

Study Area: Union Station Transportation Center Complex and surrounding area

Schedule: Winter 2015/2016 – December 2016

Summary: The Greater Hartford Transit District (GHTD) will develop a Master Plan for the Union Station Transportation Center Complex that identifies short, medium, and long-term opportunities for improving the station's physical plant; passenger flows and passenger service; exterior environment (including parking); and sustainability. The Plan will consider the needs of passengers using the station and the needs of pedestrians, bicyclists, and motor vehicle operators in the vicinity of the station. The Plan will assess building and building systems condition, passenger experience and convenience, and potential for additional private concessions.

Present Status: GHTD recently began this effort with their consultant team. The study is in its initial phases. While the project does not have a dedicated website, updates will be posted on GHTD's website at www.hartfordtransit.org.



February 18, 2016

Ms. Ann Galonska, Museum Director
 Mansfield Historical Society
 PO Box 145
 Storrs Mansfield, CT 06268

*Historic Preservation Technical Assistance Grant
 Award Letter & Contract
 Sign and return by March 31, 2016.*

Dear Ms. Galonska:

It is my pleasure to inform you that Mansfield Historical Society's application for a Historic Preservation Technical Assistance Grant (HPTAG) has been approved. We have allocated up to \$16,012 for a condition assessment of the old Town Hall (1843) and former Town Office Building (1935).

HPTAG is a collaborative historic preservation technical assistance program of the Connecticut Trust for Historic Preservation (Connecticut Trust), in partnership with and funding from, the Connecticut State Historic Preservation Office, Department of Economic and Community Development, through the Community Investment Act. Notwithstanding any other provision or term of this agreement to the contrary, the Connecticut Trust's ability to provide grant funding is subject to the approval and subsequent allotment of funds to the Connecticut Trust comprising such funding and the continued availability of the funding at all times from the State of Connecticut.

If you accept this grant you must conduct your project in conformance with the following conditions:

1. *Required Match:* This grant must be matched 1:1 with cash funds and may include qualified in-kind donations. Evidence of the match must be submitted in a final report as set forth in paragraph 4 below. The grantee represents and warrants that the cost-share contributions, both cash and "in-kind", included in the budget, are accurately calculated and complete. The amount of in-kind services shall not exceed the amount of sponsor cash contributed to the project.
2. *Receipt of Grant Funds:* 50% of the awarded grant amount will be paid upon receipt of this signed contract. Final payment will be made upon receipt and approval of your Final Report and Budget Summary and required attachments. The amount of the total grant payment is equal to 50% of documented eligible project costs up to the full amount of the grant.

3. *Limitations to use of grant funds:* Grant funds may be used only during the period of the grant: which is February 18, 2016 through February 18, 2017. Any outstanding obligations are to be liquidated within thirty days after payment of the full grant.
4. *Interim Report and Final Evaluation:* The grantee agrees to submit a status report describing the progress made on the grant project by August 18, 2016 and a final financial and narrative report stating the results and accomplishments of the project at the completion of the project. The final report must address the project's conformance with the *Secretary of the Interior Standards for Treatment of Historic Buildings*. A letter of conformance from the project architect is required. The grant period ends February 18, 2017; Final Reports are due by March 18, 2017.
5. *Publicity:* The grantee agrees to include in all publicity about the project the statement that the project was "partially funded by a grant from the Connecticut Trust for Historic Preservation in partnership with and funding from, the Connecticut State Historic Preservation Office, Department of Economic and Community Development, through the Community Investment Act."
6. *Equal Opportunity:* The grantee agrees not to discriminate in the providing of services against any person because of race, sex, color, age, national origin or disability.
7. *Indemnification:* The grantee hereby agrees to indemnify and hold harmless the Connecticut Trust, its officers, trustees and employees from and against any claims, demands, actions, liabilities, losses, and expenses, including attorney's fees, arising out of or in connection with the performance of the grantee's project described in the application and this letter.
8. *Digital Documentation:* The grantee shall provide to the Connecticut Trust a digital picture or jpeg of the final project, if applicable.

Please sign and return the original of this letter by March 31, 2016 as your acceptance of this agreement. By doing this you acknowledge that these grant funds will be used solely for the purposes described in your grant application and are subject to the conditions contained in this letter of agreement. If a signed agreement is not received by this date, the applicant must re-apply to the Connecticut Trust for funding at a subsequent grant round. Approval for funding then is not guaranteed.

This is a contract between Mansfield Historical Society and Connecticut Trust for Historic Preservation. The enclosed copy is for your records.

Sincerely,

Daniel Mackay
Executive Director

Grantee Signature and Printed Name

Date

Subject: Project Green Space Update

From: David Radcliffe [mailto:davidwradcliffe@gmail.com]

Sent: Thursday, February 25, 2016 8:10 PM

To: David Radcliffe <davidwradcliffe@gmail.com>

Subject: Project Green Space Update

Project Green Space Update for Grassroots Supporters

Thursday, February 25, 2016

On behalf of Audubon Connecticut, we want to update you on Project Green Space. As you may know, we have asked the Co-Chairs of Planning & Development, Senator Cathy Osten and Representative Phil Miller to introduce the local option legislation that would place a fee on home buyers for a fund devoted to open space, park and farmland acquisition and stewardship.

After many conversations with Representative Miller and Senator Osten and other supporters in the legislature, we have decided to defer our efforts to enact legislation for the 2017 legislative session. We are deferring our efforts because we believe we need to continue to build support for the campaign and will be more successful next year. Additional factors that influenced our decision include the budget continues to be the dominant issue in the short session and it is an election year. Representative Miller has committed to us to introducing the bill in the 2017 legislative session. And of course, we will continue to work hard in the current session to protect what's needed for effective open space acquisition and stewardship in CT, including but not limited to protect the Community Investment Act, funding for DEEP, and other related issues.

We are hosting a conference call this FRIDAY from 2:30-3:00 pm if you have any questions or offer any feedback on Project Green Space. The call-in number and passcode are listed below.

We appreciate your hard work and dedication to Project Green Space over the past six months. You have talked about the issue with your friends and family, solicited the support of local elected officials and key influencers in your city or town and you have spoken with elected officials to recruit their support for Project Green Space. Our work is not over we will continue to solicit your support of Project Green Space over the next year and will be building the list of supporters in cities and towns across the state. Audubon Connecticut is committed to working with our partners and grassroots supporters to ensuring that Project Green Space 2017 is a success.

On behalf of Audubon Connecticut, thank you for your support and endorsement of Project Green Space. With your continued support over the next year, we will be able to celebrate the success of Project Green Space and preserve the character of your community.

Conference Call

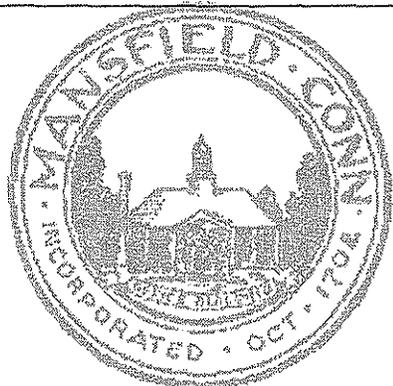
Friday, February 26, 2016

2:30 - 3:00 pm

(888) 585-9008

Passcode: 147 749 919

PAGE
BREAK



THE MANSFIELD

MINUTE

Item #16

MARCH 2016

www.mansfieldct.gov

- *Town Budget Presentation, Monday, March 28, 5:30 – 7 PM, at the Town Hall Council Chambers.*
- *Town Hall will be closed on March 25.*
- *Winter Storrs Farmers Market at the library, Saturdays, Mar. 12 & 26, 3-5 PM.*
- *Mansfield schools are closed March 24 & 25.*
- *It's almost spring! April vacation camp registrations are beginning; check out Parks & Rec for Camp Mansfield and Ray Reid Soccer camp.*
- *Sign up for Wowbrary and be among the first to learn about new books, movies, and music at the library!*

Budget Meetings begin March 28

All citizens are welcome! We urge you to attend these sessions or to take time to read budget information that will be posted on the Town's web site: www.mansfieldct.gov.

Do you have a suggestion or comment on this year's budget? We'd like to hear it! Just fill out the form and click 'submit'.
(mansfieldct.org/forms/budget_suggestion.php)
Full list of meetings on pg. 2.

Facilities Study:

Assessing the present and planning for the future.

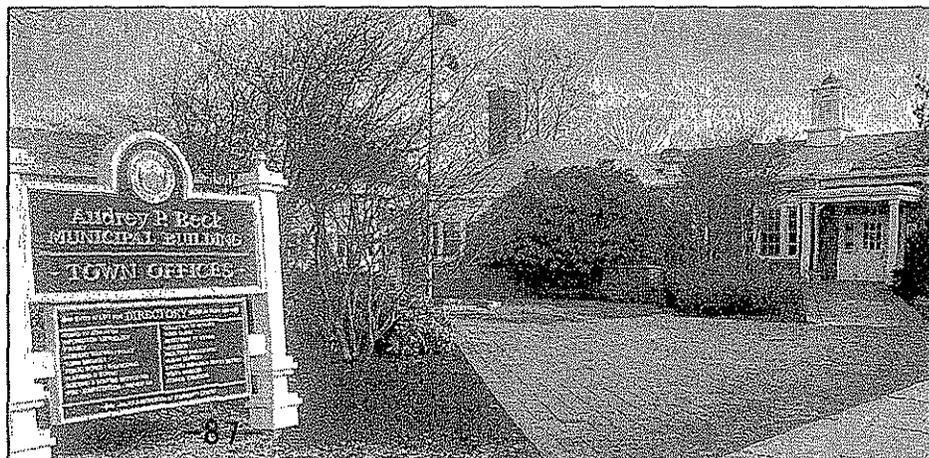
The Town is seeking an assessment of current conditions and recommendations for repairs, improvements, and modernization of Town facilities. The Facilities Management Department, along with the Facilities Planning Committee, is currently in negotiations with a company to start the process of conducting a Facility Study for Town buildings. Several Town buildings are over 50 years old. While improvements have been made over the years, many of these facilities may need updates to improve both energy efficiency and overall function based on current operations. This study does not include the School Buildings for which the Mansfield Board of Education is seeking to conduct a similar but (somewhat) more extensive evaluation.

The company conducting the Facility Study for Town Buildings will review each facility and develop a conditions statement for each. Company representatives will interview building managers to help determine whether the current building setup or layout will still suit the future needs of the Town. The study will also match current needs with any grant opportunities or any potential special funding.

When complete, this study will enable the Town to do the following:

1. Identify the extent and severity of the deferred maintenance liability.
2. Identify what is necessary to adapt the selected facilities to meet the planned future requirements of the Town, the requirements of today's standards and codes, and the needs of changing technology as it impacts space (i.e., facilities adaptation).

(Continued on page 2)



Facilities Study cont. from pg. 1

3. Identify and prioritize deferred maintenance reduction projects that best take advantage of available funds and improve the functional aspects of the facilities.
4. Identify the resources needed to maintain the operability, suitability, and value of the physical assets given their current function.
5. Identify the building replacement costs and property/building condition indices.
6. Develop a long-range comprehensive financial planning process that protects the value of the Town's assets.
7. Develop a tool that supports the Town's planning process by providing readily accessible facilities information for the Town facilities decision making process.

The timeline of the study will be a minimum of three months up to a possible six months to gather all needed information and develop a comprehensive report. The company under contract will conduct presentations to the Town Council, as well as presentations to the general public. The finished product will be a Facilities Master Plan for repairs, alterations, replacement and improvements for all Town buildings and equipment.

Town Hall Hours:

Monday	8:15-4:30
Tuesday	8:15-4:30
Wednesday	8:15-4:30
Thursday	8:15-6:30
Friday	8 - 12

Town Budget Meetings

Unless otherwise noted, all meetings will take place in Council Chambers, Audrey P. Beck Municipal Building (Town Hall), 4 South Eagleville Rd.

Budget Presentation

Monday, Mar. 28, 5:30-7:30 PM
Budget Message, Budget in Brief, Guide to the Budget, Revenue Summaries, Expenditure Summaries

Budget Review

Wednesday, Mar. 30, 6:30 PM
General Government, Public Safety

Budget Review

Tuesday, Apr. 5, 6:30 PM
Community Services, Community Development, Public Works

Budget Review

Tuesday, April 7, 6:30 PM
Board of Education, Town Wide Operating Transfers, Capitol Improvement Program

Public Information Session

Tuesday, Apr. 12, 7:00 PM
Manager's Proposed Budget Review

Budget Review

Thursday, April 14, 6:30 PM
Town Aid Road Fund, Parks & Recreation Program Fund,

Mansfield Discovery Depot, Other Operating Fund, Debt Service Fund, Enterprise Funds

Budget Review

Wednesday, Apr. 20, 6:30 PM
Internal Service Funds, Cemetery Fund/Long Term

Investments, Eastern Highlands Health District Fund, Mansfield Downtown Partnership Fund, Supplementary Data

Budget Discussion

Thursday, Apr. 21, 6:30 PM
Flagged Items, Additions and Reductions

Public Hearing on Budget at Regular Council Meeting

Monday, Apr. 25, 7:00 PM

Adoption of Budget

Wednesday, Apr. 27, 6:30 PM

Public Information Session

Wednesday, May 4, 7:00 – 8:30 PM
Town Council Adopted Budget

Annual Town Meeting

Tuesday, May 10, 7:00 PM
at Mansfield Middle School Auditorium

Participation is encouraged! Make your voice heard and vote on your Town Budget.

Who may vote at the Town Meeting? Any person who is registered to vote and any citizen of the USA over the age of 18 who owns property (motor vehicle or land) in Mansfield valued at \$1,000 or more.



Solarize CT Is Now Available for All CT Residents

Concerned that you missed your chance to Solarize? No worries! Solarize has expanded to let all Connecticut residents participate – right now. Simply go to <http://solarizect.com/signup/> and sign up to see if your home is good for solar. You'll have access to \$0 down financing and pre-qualified installers.

Raising Readers Parent Club



The Town is offering a free, 8-week parent club designed to help parents of young children develop a family tradition of reading with their children. The club will be run by certified instructors, and parents will receive a free book to take home and share with their children after each session. Childcare and refreshments will also be offered free of charge.

The club will be held each Monday from March 21 to May 18 with the exception of April 16. The class will be held at the Senior Center from 5:30 PM to 6:30 PM. Mansfield residents will be given priority for enrollment, but should spaces remain, enrollment will be opened to residents of other towns.

Topics of discussion include how to choose a book for your children, how stories about emotions can help a child's emotional health, how to balance reading with TV and video games, and how to best take advantage of our local library.

Parents should RSVP as soon as possible and direct any questions to Maggie Ferron, Early Childhood Services Coordinator, at 860 429-3338 or FerronMB@mansfieldct.org.

Nash-Zimmer Transportation Center Has Daily Service to New York City

Heading to NYC for shopping, shows or sightseeing? Don't drive to Hartford or New Haven! Peter Pan provides bus service from the Nash-Zimmer Transportation Center in Storrs Center to NYC three times a day. Park your car in our low-cost Storrs Center Parking Garage and enjoy the ride. For schedules and tickets, go to peterpanbus.com. The Nash-Zimmer Transportation Center is listed under "Mansfield, CT".



Bicycle Commuters— This Club is For You!

Do you commute by bicycle to UConn or Storrs Center? Then check out the Bike Commuter Club at the Nash-Zimmer Transportation Center. Indoor bike cages, lockers, showers—everything you need to support your commute. For more information go to www.mansfieldct.gov/TransportationCenter and click on "bike".

Assessment Appeals

The Board of Assessment Appeals will hold meetings at Town Hall on Tuesday, March 1 & 15 from 6:30 – 8:30 PM; and Saturday, March 26, from 9 – 12 and 1 – 4 PM.

They will hear appeals on assessments for the October 1, 2015 Real Estate and Personal Property Grand Lists, as well as the October 1, 2014 Supplemental Motor Vehicle Grand List. If you want to file an appeal, please contact the Assessor's Office at 429-3311 or visit www.mansfieldct.gov for more information.

Wood Stoves, Fireplaces, and Space Heaters

Careful operation is crucial for your safety!

Remember to be safe when heating your home.

- Use only fuels appropriate for the appliance.
- Use coal only if specifically approved by the stove manufacturer.
- Never use gasoline or other flammable liquids to start a wood fire as it might explode or flare up.
- Never use gasoline in kerosene heaters.
- Never use artificial logs made from wax and sawdust in wood stoves.
- Pressure-treated wood should not be burned in stoves or fireplaces as it contains toxic chemicals.
- Always use a fireplace screen.
- Keep a window ajar or the door open in a room where an unvented heater is in use.
- Avoid the use of extension cords with electric heaters.
- Never use heaters to dry clothing or other combustibles.
- Don't leave fireplaces or space heaters unattended.
- Keep young children away from any appliance that has hot surfaces that can cause burns.

Tool Collection Coming to the Library

We are assembling a collection of hand tools and garden tools that you can borrow with your library card! The tool lending will begin in May. Stay tuned for details or visit our [Facebook](#) page to watch our progress. Interested in making a tool donation? Email Adam at DelauraAS@MansfieldCT.org.

Cake Pans Too!

We are putting together a collection of cake pans for you to borrow, with many interesting shapes and sizes—coming soon!



March Events and Activities in Mansfield

Parks and Recreation

Winter Family Fun Nights!

Friday, Mar. 4, 5:30-8:30 PM

Saturday, Mar. 19, 4:30-7:30 PM

at the Community Center.

Giant inflatables, ping pong, tot toys, puzzles, open gym & more!

No registration is required.

Free Mansfield Day

Sunday, Mar. 13, 11 AM-2 PM

Have you been

wondering what all the

excitement is about at the

Mansfield Community Center?

Well, if you're a Mansfield

resident you can find out for

FREE.

Recreation Rescue

Thursday, Mar. 24, 7:30-5:30

For children in grades K-8, games and activities. Field Trip to Dave & Busters. Fee

Family Friday Paint Nights

Friday, Mar. 25, 6:30-8:30 PM

Acrylic paint so dress for a mess!

Each participant paints a 16" x 20" canvas. Supplies and step-by-step instruction provided. Fee.



Storrs Winter Farmers Market

The Market is held from 3 to 5 PM at the library.

2016 Winter dates:

March 12 and 26

April 9 and 23

For more info:

storrsfarmersmarket.org

Mansfield Public Library

Book Discussion Group

Potluck Supper

Tuesday, Mar. 8, 6-8PM

Interested in joining a book discussion group? Now is the perfect time! We will be choosing books to read for the coming year. All are welcome! Bring a friend!

After School Rainbow Craft

Thursday, Mar. 10, 4-5:30 PM

There are so many ways to make a rainbow! Drop in after school for a variety of rainbow crafts.

All ages welcome. Free!

For the Sake of the Country: Female Spies in the Civil War

Thursday, Mar. 17, 6:30 - 8 PM

Historian Matthew Bartlett, dressed in period costume as a Pinkerton agent and his wife Jenn, in costume as a spy, present this fascinating program. Learn how these women risked their lives and changed the course of the war.

Train Your Brain For Enhanced Memory and Top Performance

Wednesday, Mar. 23, 1 - 2 PM

In order to stay sharp, it is vitally important to exercise our brain.

This one-hour Seminar will teach participants 25 ways to develop a training regimen for your brain!



Blocks and Board Games

Thursday, Mar. 24, 1-3 PM

Spend some time at the Library on this day off from school and enjoy a variety of board games and building toys. All ages.

Mansfield Senior Center

AARP Tax-Aide Assistance

AARP's Tax-Aide program provides free tax preparation to taxpayers with low to moderate income. Appointments are available Tuesdays and Thursdays through April 7th. Call 860-429-0262 for an appointment.

FoodShare

Thursday, Mar. 3, 17 & 31

11:30—12:15 PM

Wrights Way back Parking Lot. Please bring your shopping bags.



Open Mansfield
open.mansfieldct.gov

Open Mansfield Demo

Friday, Mar. 11, 10-11 AM

How are my tax dollars spent?

Join us for a brief demo of our new financial transparency portal *Open Mansfield* and learn how to find the answer to this question and more!

St. Patrick's Day Entertainment

Wednesday, Mar. 16, 12 PM

Corned Beef Cabbage & Mashed Potatoes. Entertainment by *Seldom Heard*. Meal \$4.50 for over 60's. Entertainment \$2.

Brunch and Ballet

Saturday, Mar. 12, 12 PM

Brunch includes: Quiche Lorraine, Cheese Quiche, garden salad, fruit salad and beverage. Young dancers from preschool, elementary and high school will perform.

\$6 by March 9.



Town of Mansfield, Connecticut
Audrey P. Beck Municipal Building
4 South Eagleville Road, Mansfield, CT 06268
mansfieldct.gov 860.429.3336

