



**TOWN OF MANSFIELD
TOWN COUNCIL MEETING
August 8, 2016
COUNCIL CHAMBERS
AUDREY P. BECK MUNICIPAL BUILDING
7:00 p.m.
AGENDA**

	Page
CALL TO ORDER	
ROLL CALL	
APPROVAL OF MINUTES.....	1
OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL	
REPORT OF THE TOWN MANAGER	
REPORTS AND COMMENTS OF COUNCIL MEMBERS	
OLD BUSINESS	
1. Proposed Amendments to the Mansfield Housing Code and Related Ordinances (Item #2, 07-25-16 Agenda).....	29
NEW BUSINESS	
2. Cancellation of August 22, 2016 Meeting.....	39
3. Ad Hoc Committee on Naming of the Town Square.....	41
REPORTS OF COUNCIL COMMITTEES	
DEPARTMENTAL AND ADVISORY COMMITTEE REPORTS	
PETITIONS, REQUESTS AND COMMUNICATIONS	
4. Petition re: Housing Rights	43
5. B. Coleman (07/25/16)	57
6. J. Hanley (07/25/16)	59
7. A. Hawkins (07/25/16).....	61
8. R. McDonald (08/04/16)	63
9. C. Naumec (07/25/16)	65
10. R. Shafer (07/25/16)	71
11. J. Sherman (07/26/16).....	75
12. W. Varga (07/25/16).....	77
13. D. Whitney (08/04/16).....	79

14. Planning and Zoning Commission re: Proposed Amendment to Zoning Regulations Regarding a Temporary and Limited Moratorium o Applications Related to Multi-Family Housing.....	81
15. M. Capriola re: Timeline – Town Manager Performance Review Process	85
16. M. Hart re: Appointment to Economic Development Commission	87
17. D. Malloy re: Crumbling Foundations.....	89
18. State of Connecticut Department of Transportation re: Traffic Concerns on U.S. Route 6	93
19. Celebrate Mansfield Festival	95
20. Mansfield Historical Society Summer 2016 Workshops	97
21. CRCOG Annual Report and Member Benefits Information.....	99
22. Connecticut Water – “Straight from the Tap”	103
23. Eastern Regional Tourism District Annual Review	107
24. Hartford Courant – ‘Officials Looking At Options For E.O. Smith’ – 7/25/16.....	117

FUTURE AGENDAS

EXECUTIVE SESSION

ADJOURNMENT

SPECIAL MEETING – MANSFIELD TOWN COUNCIL
July 25, 2016
DRAFT

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

I. ROLL CALL

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

II. NEW BUSINESS

1. Facility Needs Assessment for Municipal Buildings

EMG representatives, in person and by phone, presented an overview of the process undertaken to perform a facility needs assessment and previewed a number of the reports and tables which will be available upon completion.

III. PUBLIC COMMENT

David Freudmann, Eastwood Road, expressed disappointment that the assessment was not conduct by Town staff.

IV. ADJOURNMENT

Mr. Shaiken moved and Mr. Ryan seconded to adjourn the meeting at 6:47 p.m.
Motion passed unanimously.

Paul M. Shapiro, Mayor

Mary Stanton, Town Clerk

August 24, 2015

REGULAR MEETING – MANSFIELD TOWN COUNCIL

July 25, 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: Marcellino, Moran, Raymond, Ryan, Sargent, Shaiken, Shapiro

Excused: Keane, Kochenburger

II. APPROVAL OF MINUTES

Mr. Ryan moved and Mr. Shaiken seconded to approve the minutes of the July 11, 2016 meeting as presented. Motion passed by all.

III. PUBLIC HEARING

1. Proposed Amendments to the Mansfield Housing Code and Related Ordinances
Rebecca Shafer, Echo Road, spoke on behalf of Bill Roe, who was unable to be at the meeting. Mr. Roe is in favor of the proposed amendments and commented on the impact of the rental near his home which seems to be used as a party house or flophouse. Mr. Roe believes that the problem will only be fixed when UConn houses all students on-campus. Ms. Shafer submitted a copy of a letter and photo which has been sent by the Neighborhood Preservation Group to a landlord in Maine. (Letter and photo will be added as a communication in the August 8, 2016 Council packet)

Alison Hilding, Southwood Road, spoke in support of the changes to the regulations noting that they will benefit the entire community. Ms. Hilding read letters of support from Kathryn Strother Ratcliff and Thomas R. Nielsen into the record. (Letters are attached)

Daniel Byrd, McConaughy Hall and President of USG, stated that although he is not necessarily opposed to the proposed changes he does believe that the Town has an obligation to make students aware of the regulations. Mr. Byrd stated that over 300 students have signed a petition requesting that the public hearing be delayed until school is in session.

Branko Cavarkapa, Davis Road, stated that he understands the frustration of the neighborhood residents but Mansfield is a college town and the students' presence enriches the community. Mr. Cavarkapa commented that the Town should enforce existing laws and not create new ones.

Jo Ann Douda, Eastbrook Heights and longtime former resident of Hanks Hill Road, spoke in favor of the amendments and described the effect renters had on her childhood neighborhood. (Statement attached)

Brian Coleman, Centre Street, expressed concerns with the proposed change regarding percentage of ownership, the automatic accruing of fines for multi-unit buildings, and the exaggeration of the problems as expressed by neighborhood groups. Mr. Coleman requested a change to the definition of family and will forward a petition he has circulated to make sure tenants are aware of this meeting and to solicit comments from

July 25, 2016

them. (Comments from the petition will be added as a communication in the August 8, 2016 packet, Statement proposing changes to the definition of family is attached.)

John Mihalopoulos, Maine resident and owner of 4 rental homes in Mansfield, stated that he works hard to obey Town laws and suggested residents complain to the police if there are problems in their neighborhoods. Mr. Mihalopoulos commented that the Town has never invited him to talk about the problem and that although he pays taxes he gets no services.

Penny Tavar, Newtown resident and owner of rental properties for 16 years, remarked that both students and parents are feeling harassed by inspections and photos. Ms. Tavar commented that it is not clear how it is assumed/determined that more than 4 people are living in a house.

Ted Panagopoulos, Manchester resident and owner of rental properties in Mansfield, stated that the Town is violating laws and due process is not being followed. Mr. Panagopoulos commented that behaviors permitted for residents are forbidden for renters and that all should be treated equally. He suggested the Town arrange a meeting with landlords, tenants, students, UConn officials and Town Officials to look for solutions. David Freudmann, Eastwood Road, spoke in opposition to the proposed amendments noting that they seem to be designed to reduce economic incentives for landlords and to justify prejudice. Mr. Freudmann urged respect for property rights and tenants.

Theodore Mihalopoulos, Illinois resident and owner of property in Mansfield for over 30 years, commented that students are part of the community and have the right to the peaceful enjoyment of their homes. He suggested residents call the police if there are problems. Mr. Mihalopoulos called the fines discriminatory and noted that landlords have no right to tell tenants how to live.

Fiona Leek, Middle Turnpike, read a letter from Carla and Jim Kelly. (Letter attached) Elizabeth Jockusch, Birchwood Heights Road and speaking for herself and Lionel Shapiro, described how conversions have negatively impacted their quality of life. Ms. Jockusch thanked Council members for their work.

Robert Cepelak, Sawmill Brook Lane, spoke in support of the amendments and noted that the problem maybe not irresponsible landlords but irresponsible tenants.

John Walker, Sawmill Brook Lane, although he does not rent to students asked that the public hearing be continued to September when school is back in session. Mr. Walker stated the fines are excessive and the inspections invasive and disruptive.

Richard DeBoer, Blacksmith Shop Road whose family has been landlords since the 1930's, stated that the inspection fees and fines are too high and the fees should be covered by taxes.

Lowrey DeBoer, Blacksmith Shop Road resident and owner of a 5 family home in Mansfield, commented that the regulations are unconstitutional and that he has been fined \$500 per day. Mr. DeBoer's tenants object to inspections.

Craig Marcus, Coventry resident, questioned whether the statistics provided by neighborhood groups have back up documentation; objected to certain groups of residents inundating Town officials with petty complaints; and took issue with the stalking and harassing of tenants.

Scott Philipson, Hunting Lodge Road, commented that counting cars encourages drunk driving by not allowing someone to leave a car at someone's house for the night.

July 25, 2016

Justin Gorton, Dog Lane, questioned why tenants can't park as many cars as can be accommodated in the driveway; asked that the fines be lowered; and that the hearing be held when the majority of residents are in Town.

Eric Green, Hunting Lodge Road, decried the lack of communication between the Town and tenants noting that although no one has asked him to stop certain behaviors, he has had his picture taken multiple times.

Charles Naumec, Riverview Road, spoke in support of the proposed amendments and suggested a list of all rental properties be maintained by the Town and shared with the Department of Revenue Services to insure proper tax liabilities. Mr. Naumec also recommended all rental properties not owned by individuals have their trade name certified. (Statement attached, supplementary materials will be added as a communication in the August 8, 2016 packet)

John Murphy, Browns Road, voiced support for the proposed changes to the ordinances noting the importance of closing loopholes and inconsistencies in language in the current ordinances. Mr. Murphy remarked that some of the problematic landlords do not live in the Town and urged quick approval of the amendments. (Statement attached)

Brian Usher, Meadowood Road spoke in favor of ordinances that are fair, reasonable and will create a safer neighborhood. His neighborhood has had some significant problems with parties, traffic and blight.

Georgiana Fisher, Brittany Drive and landlord who has had the same tenant for 16 years, objected to being required to prepare parking plans. Ms. Fisher expressed concern regarding the talk of a rental moratorium, as it would be discriminatory.

Brett Eagleson, Middletown resident, expressed disappointment regarding the timing of this public hearing and commented that no Town official has reached out to landlords to work on a solution. Mr. Eagleson stated that discriminatory ordinances will only inflame the situation further.

Mayor Shapiro closed the public hearing at 8:30 p.m. and recessed the meeting until 8:40 p.m.

IV. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

David Freudmann, Eastwood Road, commented that the Town is not charging enough for the financial services offered to the Boards of Education and other organizations and questioned the proposed sewer agreement.

Brian Coleman, Centre Street, has forwarded the link to the aforementioned petition to the Town Manager who will print and distribute it to Councilors. Mr. Coleman also asked for a status report on his request regarding information on rental properties and police calls.

Al Hawkins, Spring Hill Road, asked about the announced demolition of the tennis courts at the Mansfield Middle School and how that action is consistent with the plans in Mansfield Tomorrow Plan of Conservation and Development. (Statement attached)

V. REPORT OF THE TOWN MANAGER

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

- Mr. Hart will include the police statistics requested by Mr. Coleman in the next packet

July 25, 2016

- Mr. Hart will consult with the Superintendent of Schools regarding the Mansfield Middle School tennis courts and will report back to the Council. The Department of Public Works has been asked not to take any action at this time.

VI. REPORTS AND COMMENTS OF COUNCIL MEMBERS

Mr. Ryan noted the passing of Barbara Lasher former Goodwin School Principal. Mr. Ryan commented that she was a nice lady who will be missed.

VII. OLD BUSINESS

2. Proposed Amendments to the Mansfield Housing Code and Related Ordinances

This item of business will be placed on the August 8, 2016 agenda for further discussion. Ms. Moran, Chair of the Ad Hoc Committee on Rental Regulations and Enforcement, reminded members of the public that the Committee always has a public comment section at the beginning of the meeting and encouraged interested parties to attend.

3. Agreement between the Town of Mansfield, the Mansfield Board of Education and the Regional School District No. 19 Board of Education for Employee Benefits, Financial Management, Information Technology and Risk Management Services

Mr. Ryan moved and Mr. Shaiken seconded, effective July 25, 2016, to authorize the Town Manager to execute the Agreement between the Town of Mansfield, the Mansfield Board of Education and the Regional School District No. 19 Board of Education for Employee Benefits, Financial Management, Information Technology and Risk Management Services, for a term beginning on July 1, 2016 and expiring on June 30, 2019.

The motion passed unanimously.

The Town Manager will look at the ability to amend or renegotiate agreements with smaller agencies as the opportunities arise.

Ms. Moran moved and Mr. Sargent seconded to recess as the Town Council and convene as the Water Pollution Control Authority. Motion passed unanimously.

4. WPCA UConn Sewer Agreement

Attorney Jim Welsh, Director of Public Works John Carrington, and Assistant Town Engineer Derek Dilaj updated the Council on the issues raised at the June 25, 2016 meeting including plans to propose language which will protect the Town in case of a non-renewal of the contract..

Members discussed the 5 year agreement period, the need to possibly renegotiate the contracted gallon usage once areas are more built out, and back up plans. The Town will respond to Councilor Raymond's list of questions submitted to staff. (Questions attached)

Ms. Moran moved to recess as the Water Pollution Control Authority and reconvene as the Council. Seconded, the motion failed with Moran and Ryan in favor and all others in opposition.

Mr. Sargent clarified that Ms. Raymond's questions would be addressed in writing.

Mr. Shaiken moved and Ms. Moran seconded to recess as the Water Pollution Control Authority and reconvene as the Council.. The motion passed unanimously.

July 25, 2016

VIII. NEW BUSINESS

5. Agreement between the Town of Mansfield and the Green Family regarding Ravine Road

Mr. Shaiken moved and Mr. Ryan seconded, effective July 25, 2016, to authorize the Town Manager to execute the Agreement between the Town of Mansfield and the Green family regarding Ravine Road.

Motion passed unanimously.

6. Mansfield/Chaplin Boundary Line

Ms. Moran moved and Mr. Sargent seconded, to adopt the attached resolution establishing the boundary between the Towns of Chaplin and Mansfield.

Motion passed unanimously.

7. Personal Services Agreement between the Town of Mansfield and CT DEEP for Construction of Universal Access Trail at Bicentennial Pond

Mr. Marcellino moved and Mr. Sargent seconded to approve the following resolution: Resolved, effective July 25, 2016, that it is in the best interest of the Town of Mansfield, CT to enter into contracts with the Department of Energy and Environmental Protection (CT DEEP) in the amount of \$253,471.00 to construct a Universal Access trail around Bicentennial Pond as part of the Recreational Trails Program FY 2015-16. In furtherance of this resolution, Matthew W. Hart, as the Town Manager of the Town of Mansfield, is duly authorized to execute said contract with the Connecticut DEEP on behalf of the Town of Mansfield, deliver this contract on behalf of the Town and to do all things necessary or appropriate to carry out the terms of this contract, including executing and delivering all agreements and documents contemplated by those contracts.

Motion passed unanimously.

IX. REPORTS OF COUNCIL COMMITTEES

Mr. Ryan announced the Finance Committee will be meeting on July 28, 2016 at 6:30 p.m. in Room B.

Ms. Moran noted the Personnel Committee has begun the town manager evaluation process and that the survey is currently available to members. Mr. Hart's self-evaluation is completed and ready to be sent to members.

Mr. Shaiken, speaking for Mr. Kochenburger Chair of the Committee on Committees, reported a number of resignations have been received and appointments are being sought.

X. DEPARTMENTAL AND COMMITTEE REPORTS

No comments offered

XI. PETITIONS, REQUESTS AND COMMUNICATIONS

8. Ethics Board FY 15/16 Annual Report - Assistant Town Manager stated that an advisory opinion had been issued in response to a question posed by a previous Council member.

July 25, 2016

9. Annual Report on Storrs Center Parking Management Plan – A number of issues have been identified including whether there is enough capacity to meet residential needs, sufficient time limit on street parking to meet the need of the various vendors, and how best to manage private lots. All these items will be reviewed.
10. CT State Library re: Historic Documents Preservation Grant
11. Department of Public Health – Water Utility Coordinating Committees
12. UCONN 2015 Water Quality Report

XII. FUTURE AGENDAS

No items offered.

XIII. ADJOURNMENT

Mr. Shaiken moved and Mr. Marcellino seconded to adjourn the meeting at 10:30 p.m.
Motion passed unanimously.

Paul M. Shapiro, Mayor

Mary Stanton, Town Clerk

July 25, 2016

July 24, 2016

Dear Mansfield Town Council,

I commend the Town Council on its bi-partisan response to residents' concerns about rental properties in Mansfield.

The increasing number of rentals is a major threat to residents' quality of life and property values. We must have good regulations and enforcement that will protect both.

My husband and I, as well as most of my neighbors, moved here for the rural community, the quiet, the stable neighborhoods. The growth in non-owner occupied homes threatens all of those to the core.

DO SOMETHING! Save our town, our quality of life, our investment.

Sincerely,

Kay Strother Ratcliff/RS

Kathryn Strother Ratcliff, 30 plus year resident at
60 Bundy Lane
Mansfield, CT

My name is Thomas Nielsen and I live at 41 Birchwood HTS, Storrs CT. Once again, I would like to thank you for suggesting these changes. I believe they are very important to ensure that rental exemptions are used only by those intended, that rental permits are given only to those who comply with all of our ordinances and that rental permits can and should be revoked if landlords do not comply with our Town zoning and housing ordinances. I also laud the choice of proactively holding a hearing and considering a vote to enact these changes in a prompt and prudent manner.

Thank you for your time,

Thomas R. Nielsen

41 Birchwood HTS

Storrs, CT 06268

July 25, 2016

Members of the Town Council:

I would strongly urge the town council to vote to accept the proposed amendments to the Mansfield Housing Code and related ordinances.

I believe the town is currently at a crossroad in dealing with the increase in the conversion of family homes into rental properties within established neighborhoods.

I have seen firsthand what a long term problem this has been. I returned to my childhood home on Hanks Hill Rd., a home my parents built in the 1940's, to care for my elderly mother. In 2003, a couple from out of town bought a neighboring house, supposedly to reside in. This was the first of many properties this absentee landlord would and still owns in town. In the second year, the tenants were using the house as a fraternity party house. When the neighbors talked to this landlord about the changes to our neighborhood, he told us we didn't really understand young people, that my mother who was nearing 90 should "just move" and that if we kept complaining to the town about the house he would "sue the neighbors for damaging his business."

Thirteen years ago, the neighbors often felt that we were alone with all of this. People thought the rentals were only on Hunting Lodge Rd., the students weren't here year-round, we should make friends with them, and just get used to it. Even the police didn't always take behavioral and traffic issues seriously—even at 2 AM. We were told the students had rights. What happen to our rights as permanent residents whose homes were our biggest assets? What happened to our quality of life? And there didn't seem to be any widespread concern over where students would live as UConn yearly increased enrollments.

There were other neighbors in other neighborhoods who also were dealing with these same issues. And the problem began to be taken seriously by Mansfield officials. I thank all past and present council members for all the many changes in zoning ordinances and housing code that were made over the years.

For some reason it seems that everyone got complacent, or assumed that only the neighborhoods bordering UConn were being affected by this. But the conversions are almost everywhere—from older homes to brand new homes. This cannot be ignored or not dealt with anymore. Now it has become an issue of what we want our town to be. These proposed changes in the code will make things consistent across the board, and make enforcement easier. As I recently told someone the issue of rental conversion is like a leak in your roof, you plug one hole and things are fine for a while, but eventually the leak starts somewhere else. This is one leak that can be plugged now.

Jo Ann Douda

40A Eastbrook Heights

Mansfield Center, CT 06250



I am requesting the immediate change to the Town of Mansfield Zoning Regulations.

Article 4 Section B Item

23. Family. A person living alone, or any of the following groups living together as a single non-profit housekeeping unit and sharing common living, sleeping, cooking and eating facilities:

Change to 4 adults, as long as parking and septic permit

3. A cumulative total of up to three (3) adult persons. More than three (3) adult persons may qualify as a family pursuant to other categories of this definition;

Brian Coleman

July 25, 2106

To Mansfield Town Council:

UConn is showing a great deal of irresponsibility to the Mansfield community in their constant push to increase the student population—without providing housing even for the present student body. This, in effect, throws local real estate into a rescue role which has resulted in destabilization of our neighborhoods, and a lack of affordability for families to rent or buy homes when the prices are driven sky high by the fat money that landlords can charge for "rental homes"—\$2,800-\$4,200 a month! We cannot count on the real estate firms to police themselves, as their work is to sell or rent homes, and they say they do not have the privilege of vetting buyers' intentions.

UConn has 13,481 undergraduate and graduate students living off campus. This is 54.9 percent of Mansfield's population of 24,588!! This means UConn's housing policies and its students have a more negative impact on Mansfield than the student population at 42 other state universities have on their host communities. It doesn't really matter which students make up this statistic. It is already an unsupportable intrusion into our community life, our water, roads, emergency services, police, recreational areas and other natural resources. But persistent zoning infractions have been difficult to identify due to privacy laws, civilian manpower requirements and such. Being outnumbered by a temporary population of students is preventing us from running our own town!

This is further compounded by the construction of large scale private apartments intended to house hundreds of students **directly adjacent to residential neighborhoods.**

We live on Rt. 44 just down from Four Corners and have to negotiate through constant construction and frequent gridlock to get anywhere, even in the summer. It does, of course, get much worse when school is in session.

This whole deteriorating situation is caused directly by UConn, which persists in not being supportive, or even available, to address these problems. Therefore, the full-time residents and home owners in Mansfield are forced to amend our zoning and rental laws to protect what is left of our community. We desperately need your support!

Thank you for your support,

Carla Kelly

Carla and Jim Kelly
811 Middle Turnpike
Storrs-Mansfield, CT 06268
860-429-9572

**Comments/Recommendations
Mansfield Housing Code and Related Ordinances
Public Hearing**

**Town of Mansfield Town Council Meeting
July 25, 2016**

**Presented by Charles R. Naumec
52 Riverview Road, Mansfield Center, CT**

The proposed amendments to the Mansfield Housing Code and related Ordinances are logical, provide consistency, and close “loopholes” relative to existing Mansfield rental property requirements.

In an effort to insure compliance with this Code and related Ordinances, I would like to recommend the following which could be accomplished by additional amendments to this code and related ordinances or by the modification of applicable additional Town Ordinances:

First, The Mansfield Housing or Assessor’s or Town Clerk’s Office should maintain and continually update a listing of all rental properties. The ownership and residence of these property owners should be precise. This listing should be made available to The State of Connecticut Department of Revenue Services for their use in insuring both in state and out of state owners are subject to Connecticut Income tax on the earnings from the rental properties.

Secondly, Rental property not owned by an individual(s) must have their “Trade Name” certified per existing Mansfield Ordinance. This existing procedure will insure preciseness of ownership. In addition, the requirement to “speak with the planning and zoning office and health office to assume ability to conduct such business in said location” should be the initial step of Housing Code Section 901.2.

Copies of applicable State and Town Ordinances are attached.


Charles R. Naumec

JOHN E MURPHY
P.O. BOX 436
199 BROWNS ROAD
MANSFIELD CENTER, CT 06250

July 25, 2016

To: Mayor Shapiro and Members of the Mansfield Town Council

Re: Proposed Changes to Zoning Ordinances

I write again to strongly support swift action on the four proposed ordinance changes proposed by Planning and Zoning staff. It is very important for our town to resolve existing loopholes and differences in language between the building code and zoning regulations. These loopholes have been used for many years by property owners to maximize and in some cases exceed occupancy limits to maximize profits with little or no regard for the significant impacts on neighborhoods and the quality of life in our town.

Others have already documented the growth of staff levels and the student population at UConn, and that the university is accepting many more students than it can house on campus. Currently the university provides no housing for graduate students. The Mansfield Neighborhood Preservation Group is continuing its good work to research these changes and has learned that they are real and growing national issues for cities and towns of all sizes, as they struggle to accommodate the needs and demands of universities as they strive to succeed with their missions. This year we have a rare and unique opportunity to correct, realign and reconfigure the core relationship between UConn, our town government and residents. We can make this something positive and holistic and genuinely focused on long-term solutions.

Some have suggested that there should be a delay on the required hearing until after UConn students return in September. There is no need for this and in fact such a delay will hurt the process already underway. The proposals before you now concerns *correcting our existing system* more than fundamentally changing it. It does not concern the lives of students as tenants directly but rather is focused on the behavior of landowners who fail to manage their properties in good faith and with respect to neighbors and families in their neighborhoods. Currently one home per week is being converted to rental status by investors. This rate of change without correction only increases potential violations, damages morale among residents who are very worried about their future, and the resulting stress and tension will only make the job of the Council even more difficult.

One final point I raise today concerns the unintended consequences of rapid growth at UConn. The Board of Trustees rarely, if ever, hears from local residents directly about local concerns. Trustees hear primarily from the same administrators who are deeply involved with development of the university, and that information is often filtered through the lens of the achievement of short-term goals rather than ultimate long-term goals.

Harry Hartley was the last UConn President to come from within the institution – someone with a history of service prior to becoming President. Subsequent Presidents came from outside of our state and had no prior connection to our town or the people who live here. This is not necessarily bad, of course, but it shows an inherent lack of connection to the local quality of life, and a stronger possibility that decisions and priorities will be more focused on short term success during their term than on long term impacts – thus the "unintended consequences." It is vital that during this process of correcting the core relationship between our town and UConn that the Trustees hear directly from residents in this context. It will be part of restoring the good will and good faith that so many people are trying to create.

I close with a reminder from the Mansfield Tomorrow planning document, which was developed by the whole town a few years ago. One of the identified Top 4 goals speaks loudly to us today:

Support Neighborhoods: The continued conversion of single-family homes into rental units, particularly in neighborhoods near UConn and ECSU where there are large student populations, is a significant concern for the long-term health of these neighborhoods.

As a local media producer I have covered these issues and I am very impressed with the good intentions and hopes of many citizens who share a common concern and purpose. It is still largely non-partisan and should not be polluted by further delay, lack of candor and disclosure, and potential manipulation by parties with personal interests. I hope you agree and will act now to support the proposed ordinance changes. These small steps will make a huge difference to the final results.

Thank you for your consideration and I wish you Godspeed in your good work!

John

Town Councilor Virginia Raymond

Comments and Questions

RE: Proposed Sewer Service Agreement between Town of Mansfield and University of Connecticut
July 25, 2016

- Section 2 (a) reads in part: "UConn and Mansfield agree to cooperate during the Term in clarifying the locations of, and inventorying of the infrastructure associated with, the UConn Sewerage System, the UConn Sewage Plant and the Mansfield Sewerage System".
 - Okay, so the location of "missing" inventory and infrastructure are identified; then what? What might this mean in dollars?
- Section 2 (b) (ii), last two lines of the paragraph. What is meant by "property interests UConn may have in the property receiving Sewerage Services from such infrastructure"? Provide an example in the context of this provision, please.
- Section 4 (2), states that UConn has the right to override Mansfield's decision to not allow Mansfield Facilities that UConn has approved to connect to the UConn Sewerage System. Please explain why this in the best interests of Mansfield as it appears to allow certain end users to do an end-round the Town.
- Section 5 (b), Shouldn't there be a reciprocal provision that UConn must maintain its systems and the treatment facility pursuant to applicable best industry practices. Further, is "best industry practices" supposed to be a defined term? It isn't in upper case nor does it appear in Exhibit A.
- Section 5 (c), Shouldn't there be a reciprocal provision that allows Mansfield the right of inspections?
- Section 7 (a), Shouldn't there be a reciprocal provision that allows Mansfield to make "reasonable requests" for improvements and modifications, etc. to ensure UCONN's compliance with its sewer use regulations or applicable law? Ditto for Section 7 (b) and Section 7 (c) and Section 8 (c).
- Section 9 (a) and Section 9 (b) state that Mansfield will be charged two separate fees:
 - a fee based on actual amount of sewage treated at the plant; and
 - capital costs based on the 18% of capacity reserved for Mansfield.Are both charges ultimately passed on to the Mansfield end users?
 - Also with regard to Section 9, Shouldn't there be a carve-out in the event UConn receives state and/or federal grants (i.e. any so-called free money) for capital projects (does the definition of "UConn Capital Costs" (pg 65 of the Council package) sufficiently cover this?

- o Section 10 (a), Term. I raise again my grave concerns regarding the term of the agreement. The draft CTDEEP Record of Decision ("ROD") explicitly states that this project/endeavor was based upon a 20-years planning horizon. That is, that today's existing capacity of the UConn Sewage Treatment Facility is more than sufficient to meet both UCONN's and Mansfield's sewage treatment needs taking into account both entities' anticipated growth over the course of the next 20-years.

A 5-years base term doesn't come close to meeting the spirit, let alone the letter, of the sewage treatment commitment this project was based upon. What community, would embark on a project of this magnitude knowing going in that there was only a 5-years firm commitment from UConn for the treatment of Mansfield's sewage? Would voters have approved this project knowing this? Of course not. That's because the understanding going in (as verified by the draft ROD) was not 5 years but 20 years. CTDEEP should immediately be made aware of this significant development ("bait and switch").

At a minimum the base term of this agreement should be for 20 years with UConn obligated to provide Mansfield written notice in year 15 as to whether or not it is willing or able (due to treatment facility capacity availability), to extend the agreement beyond the 20-years base term. This 5-years notice should provide Mansfield with sufficient time to plan and implement a "plan B" for the treatment of Mansfield sewage.

OTHER

Shouldn't there be a Change in Law provision whereby UConn cannot seek or lobby for changes in law or its sewer use regulations that would cause a significant adverse impact on Mansfield's financial obligations under the agreement?

The chart presented on pg 102 of the Council package should be incorporated into the agreement as an exhibit and referenced in Section 2 (b) (ii).

July 24, 2016

Dear Mansfield Town Council,

I commend the Town Council on its bi-partisan response to residents' concerns about rental properties in Mansfield.

The increasing number of rentals is a major threat to residents' quality of life and property values. We must have good regulations and enforcement that will protect both.

My husband and I, as well as most of my neighbors, moved here for the rural community, the quiet, the stable neighborhoods. The growth in non-owner occupied homes threatens all of those to the core.

DO SOMETHING! Save our town, our quality of life, our investment.

Sincerely,

Kay Strother Ratcliff/RS

Kathryn Strother Ratcliff, 30 plus year resident at
60 Bundy Lane
Mansfield, CT

My name is Thomas Nielsen and I live at 41 Birchwood HTS, Storrs CT. Once again, I would like to thank you for suggesting these changes. I believe they are very important to ensure that rental exemptions are used only by those intended, that rental permits are given only to those who comply with all of our ordinances and that rental permits can and should be revoked if landlords do not comply with our Town zoning and housing ordinances. I also laud the choice of proactively holding a hearing and considering a vote to enact these changes in a prompt and prudent manner.

Thank you for your time,

Thomas R. Nielsen

41 Birchwood HTS

Storrs, CT 06268

July 25, 2016

Members of the Town Council:

I would strongly urge the town council to vote to accept the proposed amendments to the Mansfield Housing Code and related ordinances.

I believe the town is currently at a crossroad in dealing with the increase in the conversion of family homes into rental properties within established neighborhoods.

I have seen firsthand what a long term problem this has been. I returned to my childhood home on Hanks Hill Rd., a home my parents built in the 1940's, to care for my elderly mother. In 2003, a couple from out of town bought a neighboring house, supposedly to reside in. This was the first of many properties this absentee landlord would and still owns in town. In the second year, the tenants were using the house as a fraternity party house. When the neighbors talked to this landlord about the changes to our neighborhood, he told us we didn't really understand young people, that my mother who was nearing 90 should "just move" and that if we kept complaining to the town about the house he would "sue the neighbors for damaging his business."

Thirteen years ago, the neighbors often felt that we were alone with all of this. People thought the rentals were only on Hunting Lodge Rd., the students weren't here year-round, we should make friends with them, and just get used to it. Even the police didn't always take behavioral and traffic issues seriously—even at 2 AM. We were told the students had rights. What happen to our rights as permanent residents whose homes were our biggest assets? What happened to our quality of life? And there didn't seem to be any widespread concern over where students would live as UConn yearly increased enrollments.

There were other neighbors in other neighborhoods who also were dealing with these same issues. And the problem began to be taken seriously by Mansfield officials. I thank all past and present council members for all the many changes in zoning ordinances and housing code that were made over the years.

For some reason it seems that everyone got complacent, or assumed that only the neighborhoods bordering UConn were being affected by this. But the conversions are almost everywhere—from older homes to brand new homes. This cannot be ignored or not dealt with anymore. Now it has become an issue of what we want our town to be. These proposed changes in the code will make things consistent across the board, and make enforcement easier. As I recently told someone the issue of rental conversion is like a leak in your roof, you plug one hole and things are fine for a while, but eventually the leak starts somewhere else. This is one leak that can be plugged now.

Jo Ann Douda

40A Eastbrook Heights

Mansfield Center, CT 06250



I am requesting the immediate change to the Town of Mansfield Zoning Regulations.

Article 4 Section B Item

23. Family. A person living alone, or any of the following groups living together as a single non-profit housekeeping unit and sharing common living, sleeping, cooking and eating facilities:

Change to 4 adults, as long as parking and septic permit

3. A cumulative total of up to three (3) adult persons. More than three (3) adult persons may qualify as a family pursuant to other categories of this definition;

Brian Coleman

July 25, 2106

To Mansfield Town Council:

UConn is showing a great deal of irresponsibility to the Mansfield community in their constant push to increase the student population—without providing housing even for the present student body. This, in effect, throws local real estate into a rescue role which has resulted in destabilization of our neighborhoods, and a lack of affordability for families to rent or buy homes when the prices are driven sky high by the fat money that landlords can charge for "rental homes"—\$2,800-\$4,200 a month! We cannot count on the real estate firms to police themselves, as their work is to sell or rent homes, and they say they do not have the privilege of vetting buyers' intentions.

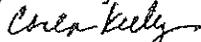
UConn has 13,481 undergraduate and graduate students living off campus. This is 54.9 percent of Mansfield's population of 24,588!! This means UConn's housing policies and its students have a more negative impact on Mansfield than the student population at 42 other state universities have on their host communities. It doesn't really matter which students make up this statistic. It is already an unsupportable intrusion into our community life, our water, roads, emergency services, police, recreational areas and other natural resources. But persistent zoning infractions have been difficult to identify due to privacy laws, civilian manpower requirements and such. Being outnumbered by a temporary population of students is preventing us from running our own town!

This is further compounded by the construction of large scale private apartments intended to house hundreds of students **directly adjacent to residential neighborhoods.**

We live on Rt. 44 just down from Four Corners and have to negotiate through constant construction and frequent gridlock to get anywhere, even in the summer. It does, of course, get much worse when school is in session.

This whole deteriorating situation is caused directly by UConn, which persists in not being supportive, or even available, to address these problems. Therefore, the full-time residents and home owners in Mansfield are forced to amend our zoning and rental laws to protect what is left of our community. We desperately need your support!

Thank you for your support,



Carla and Jim Kelly
811 Middle Turnpike
Storrs-Mansfield, CT 06268
860-429-9572

Comments/Recommendations
Mansfield Housing Code and Related Ordinances
Public Hearing

Town of Mansfield Town Council Meeting
July 25, 2016

Presented by Charles R. Naumec
52 Riverview Road, Mansfield Center, CT

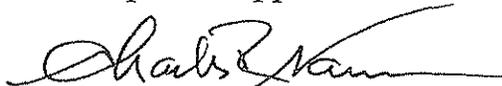
The proposed amendments to the Mansfield Housing Code and related Ordinances are logical, provide consistency, and close “loopholes” relative to existing Mansfield rental property requirements.

In an effort to insure compliance with this Code and related Ordinances, I would like to recommend the following which could be accomplished by additional amendments to this code and related ordinances or by the modification of applicable additional Town Ordinances:

First, The Mansfield Housing or Assessor’s or Town Clerk’s Office should maintain and continually update a listing of all rental properties. The ownership and residence of these property owners should be precise. This listing should be made available to The State of Connecticut Department of Revenue Services for their use in insuring both in state and out of state owners are subject to Connecticut Income tax on the earnings from the rental properties.

Secondly, Rental property not owned by an individual(s) must have their “Trade Name” certified per existing Mansfield Ordinance. This existing procedure will insure preciseness of ownership. In addition, the requirement to “speak with the planning and zoning office and health office to assume ability to conduct such business in said location” should be the initial step of Housing Code Section 901.2.

Copies of applicable State and Town Ordinances are attached.


Charles R. Naumec

JOHN E MURPHY
P.O. BOX 436
199 BROWNS ROAD
MANSFIELD CENTER, CT 06250

July 25, 2016

To: Mayor Shapiro and Members of the Mansfield Town Council
Re: Proposed Changes to Zoning Ordinances

I write again to strongly support swift action on the four proposed ordinance changes proposed by Planning and Zoning staff. It is very important for our town to resolve existing loopholes and differences in language between the building code and zoning regulations. These loopholes have been used for many years by property owners to maximize and in some cases exceed occupancy limits to maximize profits with little or no regard for the significant impacts on neighborhoods and the quality of life in our town.

Others have already documented the growth of staff levels and the student population at UConn, and that the university is accepting many more students than it can house on campus. Currently the university provides no housing for graduate students. The Mansfield Neighborhood Preservation Group is continuing its good work to research these changes and has learned that they are real and growing national issues for cities and towns of all sizes, as they struggle to accommodate the needs and demands of universities as they strive to succeed with their missions. This year we have a rare and unique opportunity to correct, realign and reconfigure the core relationship between UConn, our town government and residents. We can make this something positive and holistic and genuinely focused on long-term solutions.

Some have suggested that there should be a delay on the required hearing until after UConn students return in September. There is no need for this and in fact such a delay will hurt the process already underway. The proposals before you now concerns *correcting our existing system* more than fundamentally changing it. It does not concern the lives of students as tenants directly but rather is focused on the behavior of landowners who fail to manage their properties in good faith and with respect to neighbors and families in their neighborhoods. Currently one home per week is being converted to rental status by investors. This rate of change without correction only increases potential violations, damages morale among residents who are very worried about their future, and the resulting stress and tension will only make the job of the Council even more difficult.

One final point I raise today concerns the unintended consequences of rapid growth at UConn. The Board of Trustees rarely, if ever, hears from local residents directly about local concerns. Trustees hear primarily from the same administrators who are deeply involved with development of the university, and that information is often filtered through the lens of the achievement of short-term goals rather than ultimate long-term goals.

Harry Hartley was the last UConn President to come from within the institution – someone with a history of service prior to becoming President. Subsequent Presidents came from outside of our state and had no prior connection to our town or the people who live here. This is not necessarily bad, of course, but it shows an inherent lack of connection to the local quality of life, and a stronger possibility that decisions and priorities will be more focused on short term success during their term than on long term impacts -- thus the "unintended consequences." It is vital that during this process of correcting the core relationship between our town and UConn that the Trustees hear directly from residents in this context. It will be part of restoring the good will and good faith that so many people are trying to create.

I close with a reminder from the Mansfield Tomorrow planning document, which was developed by the whole town a few years ago. One of the identified Top 4 goals speaks loudly to us today:

Support Neighborhoods: The continued conversion of single-family homes into rental units, particularly in neighborhoods near UConn and ECSU where there are large student populations, is a significant concern for the long-term health of these neighborhoods.

As a local media producer I have covered these issues and I am very impressed with the good intentions and hopes of many citizens who share a common concern and purpose. It is still largely non-partisan and should not be polluted by further delay, lack of candor and disclosure, and potential manipulation by parties with personal interests. I hope you agree and will act now to support the proposed ordinance changes. These small steps will make a huge difference to the final results.

Thank you for your consideration and I wish you Godspeed in your good work!

John

Town Councilor Virginia Raymond

Comments and Questions

RE: Proposed Sewer Service Agreement between Town of Mansfield and University of Connecticut

July 25, 2016

- Section 2 (a) reads in part: "UConn and Mansfield agree to cooperate during the Term in clarifying the locations of, and inventorying of the infrastructure associated with, the UConn Sewerage System, the UConn Sewage Plant and the Mansfield Sewerage System".
 - Okay, so the location of "missing" inventory and infrastructure are identified; then what? What might this mean in dollars?
- Section 2 (b) (ii), last two lines of the paragraph. What is meant by "property interests UConn may have in the property receiving Sewerage Services from such infrastructure"? Provide an example in the context of this provision, please.
- Section 4 (2), states that UConn has the right to override Mansfield's decision to not allow Mansfield Facilities that UConn has approved to connect to the UConn Sewerage System. Please explain why this in the best interests of Mansfield as it appears to allow certain end users to do an end-round the Town.
- Section 5 (b), Shouldn't there be a reciprocal provision that UConn must maintain its systems and the treatment facility pursuant to applicable best industry practices. Further, is "best industry practices" supposed to be a defined term? It isn't in upper case nor does it appear in Exhibit A.
- Section 5 (c), Shouldn't there be a reciprocal provision that allows Mansfield the right of inspections?
- Section 7 (a), Shouldn't there be a reciprocal provision that allows Mansfield to make "reasonable requests" for improvements and modifications, etc. to ensure UCONN's compliance with its sewer use regulations or applicable law? Ditto for Section 7 (b) and Section 7 (c) and Section 8 (c).
- Section 9 (a) and Section 9 (b) state that Mansfield will be charged two separate fees:
 - a fee based on actual amount of sewage treated at the plant; and
 - capital costs based on the 18% of capacity reserved for Mansfield.Are both charges ultimately passed on to the Mansfield end users?
 - Also with regard to Section 9, Shouldn't there be a carve-out in the event UConn receives state and/or federal grants (i.e. any so-called free money) for capital projects (does the definition of "UConn Capital Costs" (pg 65 of the Council package) sufficiently cover this?

- Section 10 (a), Term. I raise again my grave concerns regarding the term of the agreement. The draft CTDEEP Record of Decision ("ROD") explicitly states that this project/endeavor was based upon a 20-years planning horizon. That is, that today's existing capacity of the UConn Sewage Treatment Facility is more than sufficient to meet both UCONN's and Mansfield's sewage treatment needs taking into account both entities' anticipated growth over the course of the next 20-years.

A 5-years base term doesn't come close to meeting the spirit, let alone the letter, of the sewage treatment commitment this project was based upon. What community, would embark on a project of this magnitude knowing going in that there was only a 5-years firm commitment from UConn for the treatment of Mansfield's sewage? Would voters have approved this project knowing this? Of course not. That's because the understanding going in (as verified by the draft ROD) was not 5 years but 20 years. CTDEEP should immediately be made aware of this significant development ("bait and switch").

At a minimum the base term of this agreement should be for 20 years with UConn obligated to provide Mansfield written notice in year 15 as to whether or not it is willing or able (due to treatment facility capacity availability), to extend the agreement beyond the 20-years base term. This 5-years notice should provide Mansfield with sufficient time to plan and implement a "plan B" for the treatment of Mansfield sewage.

OTHER

Shouldn't there be a Change in Law provision whereby UConn cannot seek or lobby for changes in law or its sewer use regulations that would cause a significant adverse impact on Mansfield's financial obligations under the agreement?

The chart presented on pg 102 of the Council package should be incorporated into the agreement as an exhibit and referenced in Section 2 (b) (ii).

PAGE
BREAK



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant Town Manager; Michael Nintean, Director Building & Housing Inspection; Linda Painter, Director of Planning and Development
Date: August 8, 2016
Re: Proposed Amendments to the Mansfield Housing Code and Related Ordinances

Subject Matter/Background

On July 25, 2016, the Town Council conducted a public hearing regarding the proposed amendments to the Mansfield Housing Code and related ordinances. At that meeting, the Town Council decided to continue its consideration of this item at its August 8th meeting.

As you will recall, staff has been working with the Ad Hoc Committee on Rental Regulations and Enforcement to review and to update various provisions within the Town's housing code and related ordinances. The Committee has voted to send the attached draft language for consideration and possible action by the Town Council.

The objectives of the proposed amendments are to accomplish the following:

- The amendments to the Section 901.1 of the Housing Code and Section 152-4 of the Landlord Registration Ordinance would ensure that the definition of an owner-occupied dwelling is consistent with the most stringent provisions as presently codified in the Mansfield Off Street Parking Ordinance. This change would eliminate the current loophole that exempts certain rental properties from landlord registration and certificate requirements when a small percentage of the property is transferred into the name of someone residing in the unit (such as 1%) or when an officer of the LLC holding title to the property resides in the unit.
- The amendment to Section 901.2 of the Housing Code would require a dwelling unit to be in compliance with all pertinent laws, ordinances and regulations prior to the issuance of a rental certificate. This would give staff the ability to hold a certificate and for fines to accrue if the subject unit meets the requirements of the Housing code but is not in compliance with other regulations such as zoning, health, fire, building, etc.

- The amendment to Section 404.5 of the Housing Code would delete the current overcrowding provision in the code and replace the language in its entirety to be consistent with the current Mansfield Zoning Regulations. This would allow housing certificates to be revoked for noncompliance and fines to accrue at a rate of \$100 per day until the zoning violation is corrected. Please be aware that while this step would add tools to achieve compliance it remains challenging to prove overcrowding and a violation of this provision of the Zoning Regulations. The current method of monitoring and counting cars is imperfect.

As a reminder, Chapter 130 of the Mansfield Code adopts the International Property Maintenance Code (2003 edition) to serve as the Town's Housing Code, with local modifications.

Financial Impact

Other than a minor increase in certification fees collected from currently exempt properties, there should be little to no financial impact if the proposed changes are enacted.

Recommendation

Staff believes the proposed amendments would achieve the objectives articulated by the Ad Hoc Committee.

If the Town Council wishes to adopt the amendments, the following motion is in order:

Move, effective August 8, 2016, to approve the proposed amendments to the Mansfield Housing Code and related ordinances, which amendments shall be effective 21 days after publication in a newspaper having circulation within the Town of Mansfield.

Attachments

- 1) Chapter 130, Section 901 of the Housing Code (**blackline** and clean copy)
- 2) Chapter 152. Rental Property (**blackline** and clean copy)
- 3) Chapter 130, Section 404 of the Housing Code (**blackline** and clean copy)

Chapter 130. Housing Code

Article II. Amendments to Code

§ 130-35. Chapter 9, Rental Certification and Inspections.

[Amended 3-26-2007, effective 4-20-2007; 10-14-2014, effective 11-7-2014]
Add CHAPTER 9, RENTAL CERTIFICATION AND INSPECTIONS:

**SECTION 901
CERTIFICATION**

Findings. The Town Council of the Town of Mansfield finds that inadequate maintenance of residential rental property within the community is a detriment to the public welfare, health and safety.

901.1 Scope. No owner, agent or person in charge of a residential rental housing unit offered for rent within the Town of Mansfield shall allow any person to occupy the same as a tenant or lessee for a valuable consideration, unless the owner, agent or person in charge holds a valid certificate of compliance issued by the Code Official for the specific housing unit.

Exception: The provisions of this chapter shall not apply to those housing units that are:

1. Age-restricted to persons aged 55 and older.
2. Owned by the Mansfield Housing Authority.
3. Owned by the State of Connecticut. This exception shall not include those dwellings or dwelling units located within the Town of Mansfield that are owned by an entity leasing real property from the State of Connecticut.
4. Newly constructed housing units for the first five years after issuance of an initial certificate of occupancy by the Town of Mansfield Building Department.
5. Housing units in any building consisting of not more than four units, ~~one of which is where the owner's primary place of residence in which he or she remains for more than half of the calendar year.~~ resides at least 6 months per calendar year. Owner is defined as that individual owning at least a 50% fee simple interest in said property. To qualify for this exemption, any such owner-occupant must be the record owner of a minimum 50% fee simple interest in said residential rental property in his or her personal individual capacity only.
6. Single-family dwelling units rented or leased for a period not to exceed one year when the original owner occupant will return to that unit as his or her primary residence at the end of the rental term or lease.
7. Single-family dwelling units sold and rented or leased by the buyer to the seller as a condition of the sale to provide the seller with extended occupancy for a period not to exceed one year.

Implementation Schedule: The provisions of this chapter shall be implemented pursuant to a schedule, hereinafter referred to as the "implementation schedule," developed and maintained by the Code Official. No owner, agent or person in charge of a dwelling or dwelling unit located within the Town of Mansfield shall be found in violation of this chapter until such time as he/she fails to obtain a valid certificate of compliance within the period of time specified by the implementation schedule.

Term of Certificate: Every rental certificate of compliance shall expire pursuant to the date set forth within the implementation schedule. The fee for a certificate of compliance shall be \$150 for the two-year period established pursuant to the schedule.

901.2 Conditions for issuance of certificates. Upon request of the owner, agent or other person authorized to rent a dwelling unit (hereinafter referred to as the "applicant"), the Code Official will be available at an appointed time, within a reasonable amount of time, agreed upon by the Code Official and the applicant, or later if the applicant requests, to inspect such dwelling or dwelling unit. If such inspection or reports provided to the Code Official pursuant to 130-10 establishes that the dwelling or dwelling unit is in substantial compliance with this code and any other applicable law, regulation or code, the Code Official shall issue a certificate of compliance for said dwelling or dwelling unit, provided that all fees or other assessments charged against the dwelling or dwelling unit pursuant to this Housing Code have been paid. One copy of the certificate of compliance shall be handed to or sent by mail to the applicant; a second copy shall be posted by the owner or his/her designated agent in a conspicuous location inside the dwelling or dwelling unit for the information of the tenant and shall not be removed by or at the direction of anyone other than the tenant; and a third copy shall be kept on file in the Code Official's office. After the issuance of a certificate, if, upon reinspection or receipt of reports provided to the Code Official pursuant to Section 130-10 pursuant to this code it is determined by the Code Official that the dwelling or dwelling unit is no longer in substantial compliance with this code or any other applicable law, regulation or code, the certificate may be revoked by the Code Official in a writing stating the reasons for the revocation.

Chapter 130. Housing Code

Article II. Amendments to Code

§ 130-35. Chapter 9, Rental Certification and Inspections.

[Amended 3-26-2007, effective 4-20-2007; 10-14-2014, effective 11-7-2014]

Add CHAPTER 9, RENTAL CERTIFICATION AND INSPECTIONS:

**SECTION 901
CERTIFICATION**

Findings. The Town Council of the Town of Mansfield finds that inadequate maintenance of residential rental property within the community is a detriment to the public welfare, health and safety.

901.1 Scope. No owner, agent or person in charge of a residential rental housing unit offered for rent within the Town of Mansfield shall allow any person to occupy the same as a tenant or lessee for a valuable consideration, unless the owner, agent or person in charge holds a valid certificate of compliance issued by the Code Official for the specific housing unit.

Exception: The provisions of this chapter shall not apply to those housing units that are:

1. Age-restricted to persons aged 55 and older.
2. Owned by the Mansfield Housing Authority.
3. Owned by the State of Connecticut. This exception shall not include those dwellings or dwelling units located within the Town of Mansfield that are owned by an entity leasing real property from the State of Connecticut.
4. Newly constructed housing units for the first five years after issuance of an initial certificate of occupancy by the Town of Mansfield Building Department.
5. Housing units in any building consisting of not more than four units, where the owner resides at least 6 months per calendar year. Owner is defined as that individual owning at least a 50% fee simple interest in said property. To qualify for this exemption, any such owner-occupant must be the record owner of a minimum 50% fee simple interest in said residential rental property in his or her personal individual capacity only.
6. Single-family dwelling units rented or leased for a period not to exceed one year when the original owner occupant will return to that unit as his or her primary residence at the end of the rental term or lease.
7. Single-family dwelling units sold and rented or leased by the buyer to the seller as a condition of the sale to provide the seller with extended occupancy for a period not to exceed one year.

Implementation Schedule: The provisions of this chapter shall be implemented pursuant to a schedule, hereinafter referred to as the "implementation schedule," developed and maintained by the Code Official. No owner, agent or person in charge of a dwelling or dwelling unit located within the Town of Mansfield shall be found in violation of this chapter until such time as he/she fails to obtain a valid certificate of compliance within the period of time specified by the implementation schedule.

Term of Certificate: Every rental certificate of compliance shall expire pursuant to the date set forth within the implementation schedule. The fee for a certificate of compliance shall be \$150 for the two-year period established pursuant to the schedule.

901.2 Conditions for issuance of certificates. Upon request of the owner, agent or other person authorized to rent a dwelling unit (hereinafter referred to as the "applicant"), the Code Official will be available at an appointed time, within a reasonable amount of time, agreed upon by the Code Official and the applicant, or later if the applicant requests, to inspect such dwelling or dwelling unit. If such inspection or reports provided to the Code Official pursuant to 130-10 establishes that the dwelling or dwelling unit is in substantial compliance with this code and any other applicable law, regulation or code, the Code Official shall issue a certificate of compliance for said dwelling or dwelling unit, provided that all fees or other assessments charged against the dwelling or dwelling unit pursuant to this Housing Code have been paid. One copy of the certificate of compliance shall be handed to or sent by mail to the applicant; a second copy shall be posted by the owner or his/her designated agent in a conspicuous location inside the dwelling or dwelling unit for the information of the tenant and shall not be removed by or at the direction of anyone other than the tenant; and a third copy shall be kept on file in the Code Official's office. After the issuance of a certificate, if, upon reinspection or receipt of reports provided to the Code Official pursuant to Section 130-10 it is determined by the Code Official that the dwelling or dwelling unit is no longer in substantial compliance with this code or any other applicable law, regulation or code, the certificate may be revoked by the Code Official in a writing stating the reasons for the revocation.

Chapter 152. Rental Property

Article I. Landlord Registration

§ 152-4. Definitions.

As used in this article, the following terms shall have the meanings indicated:

ADDRESS

A location as described by the full street number, if any, the street name, the city or town, and the state, and not a mailing address such as a post office box.

AGENT IN CHARGE

One who manages real estate, including, but not limited to, the collection of rents and supervision of property.

NONRESIDENT OWNER

Of a residential rental housing unit means any owner of such said property who does not reside onsite or does not own at least a 50% interest fee simple in his individual capacity. ~~in any such unit or its associated premises, which is owned by her or him.~~ Any owner-occupant who is not the record owner of a minimum of 50% fee simple interest in said residential rental property in his or her personal individual capacity shall also be considered a non-resident owner for the purposes of this article.

Chapter 152. Rental Property

Article I. Landlord Registration

§ 152-4. Definitions.

As used in this article, the following terms shall have the meanings indicated:

ADDRESS

A location as described by the full street number, if any, the street name, the city or town, and the state, and not a mailing address such as a post office box.

AGENT IN CHARGE

One who manages real estate, including, but not limited to, the collection of rents and supervision of property.

NONRESIDENT OWNER

Of a residential rental housing unit means any owner of said property who does not reside onsite or does not own at least a 50% interest fee simple in his individual capacity. Any owner-occupant who is not the record owner of a minimum of 50% fee simple interest in said residential rental property in his or her personal individual capacity shall also be considered a non-resident owner for the purposes of this article.

Chapter 130. Housing Code

Article II. Amendments to Code

§ 130-25. Section 404, Occupancy Limits.

SECTION 404, OCCUPANCY LIMITS, is amended as follows:

- A. 404.1 Privacy. Dwelling units, housekeeping units, rooming units and apartment units shall be arranged to provide privacy and be separate from other adjoining spaces.
- B. 404.5 Overcrowding. The maximum occupancy by unrelated individuals in a dwelling unit shall be as provided in the Mansfield Zoning Regulations, as may be amended.

Chapter 130. Housing Code

Article II. Amendments to Code

§ 130-25. Section 404, Occupancy Limits.

SECTION 404, OCCUPANCY LIMITS, is amended as follows:

- A. 404.1 Privacy. Dwelling units, housekeeping units, rooming units and apartment units shall be arranged to provide privacy and be separate from other adjoining spaces.
- B. 404.5 Overcrowding. The maximum occupancy by unrelated individuals in a dwelling unit shall be as provided in the Mansfield Zoning Regulations, as may be amended.



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant Town Manager
Date: August 8, 2016
Re: Cancellation of August 22, 2016 Meeting

Subject Matter/Background

With summer vacations, the Town Council has often cancelled one of its August meetings.

Recommendation

If the Town Council wishes to cancel the August 22, 2016 regular meeting, the following motion is in order:

Move, to cancel the August 22, 2016 regular meeting of the Mansfield Town Council.

PAGE
BREAK



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant Town Manager; Cynthia van Zelm, Executive Director, Mansfield Downtown Partnership
Date: August 8, 2016
Re: Ad Hoc Committee on Naming of the Town Square

Subject Matter/Background

Mayor Shapiro has asked me to add this item to the agenda in order to establish an Ad Hoc Committee on Naming of the Town Square.

Recommendation

Typically, the naming committees have been comprised of three members of the Town Council.

If the Town Council wishes to establish the ad hoc committee, the following motion is in order:

Move, to appoint Councilors _____, _____, and _____ to the Ad Hoc Committee on Naming of the Town Square, which is charged with identifying an appropriate name for the town square for the Town Council's review and consideration.

PAGE
BREAK

July 24, 2016

Dear Members of the Mansfield Town Council,

Over the past several months the Mansfield Neighborhood Preservation Group, headed by Ms. Rebecca Shafer, has implemented an aggressive campaign against single family rentals and students in the neighborhoods of Mansfield.

As a landlord who owns and operates both multi and single family homes, I have been a proponent for the Constitutional rights of those who rent from me. I am also an avid supporter of free markets both of which I think are being infringed on by many of our rental regulations.

I feel that the data and testimony presented by the Mansfield Neighborhood Preservation Group to the council has been exaggerated or is not accurate. The phrase "the studentification of our neighborhoods" has been used and described as a global crisis. This of course is an exaggeration of the problem. Like it or not we live in a university community. Communities next to universities are under the influence of the obvious market pressures created by them. Students, staff and faculty become members of the community, they purchase goods and services and have the right to vote in our elections. Sure, many students reside here only four years or less but they are an economic and political entity of our community. The intentional exclusion of them may not be a wise idea. The Mansfield Neighborhood Preservation Group wrote a letter to the University stating it doesn't want students in our neighborhoods. This may be a dangerous path to follow.

This is not to say that there aren't any problems created by single family homes in the neighborhoods of the town. The nuisance ordinance created several years ago has been an effective tool in handling problems that arise from time to time. The Town Manager, State Police and the University have made great strides on reducing noise, unruly parties and even spring weekend! The police calls according to Mr. Hart have gone down in regards to parties and noise.

During the July 11th Town Council meeting, Councilor Sargent didn't support the motion to take the changes in the rental ordinance language to a public hearing, because he felt that the group it affected most would not present, the students.

Earlier this spring, the majority of the council agreed and stated that students should be able to vote on municipal issues. Holding a public hearing on an issue that affects the students is contrary to this belief.

Brian Coleman

26 Centre St

Mansfield Center CT

Since a portion of my tenants are students I felt it necessary to make this group aware of the public hearing through a petition.

Please accept this petition as a request by the undersigned to postpone the hearing on July 25th and hold it after classes commence this fall.

Regards,

Brian Coleman

The Mansfield Town Council

This petition is to recognize the fact that the Town of Mansfield intentionally discriminates against students. Those who sign it are for equal rights and housing for all.

	Name	From	Comments
1.	Brian Coleman	Mansfield Center, CT	Lets support equal housing and treatment for all.
2.	Nicholas Eshelman	Hampton, CT	I've lived or worked in college town all of my life and--odd that I have to says this--you can't have a school without students. Also, why single out landlords with economic penalties? I spent a year at a university in France founded in 1289 and they were complaining about students back then (I attended shortly after the founding).
3.	Tosca B	Mansfield Center, CT	
4.	Krishna Patel	Mansfield Center, CT	
5.	David Freudmann	Mansfield, CT	These ordinances are disrespectful of property rights and tenants' rights. A case of gov't overreach.
6.	Megan Coleman	Mansfield Center, CT	
7.	Ryan Hallisey	Storrs, CT	
8.	Bryan White	Hebron, CT	
9.	Sean Beaulieu	Bethany, CT	
10.	Erin Murphy	Coventry, CT	
11.	Matt Moll	Storrs Mansfield, CT	
12.	Tom Martella	Storrs Mansfield, CT	
13.	Nolan Birtwell	Southbury, CT	
14.	Jake Pesci	Fairfield, CT	Restricting the number of students to reside in Mansfieldneighborhoods is discriminatory and an unneeded obstacle in the already challenging journey of higher education. The limiting of students in neighborhoods can be seen as an equivalent to redlining due to the direct denying of services (bus access, close proximity to campus utilities, etc.); it is unjust and unfair.
15.	Brittany Waters	ashford, CT	
16.	Ben Coyman	Storrs Mansfield, CT	
17.	Sebastian Fidilio Jr.	Brooklyn, NY	
18.	Alexander Miller	Mansfield, CT	

	Name	From	Comments
20.	Shawn Muckenhirn	Storrs Mansfield, CT	
22.	Ruth Yuste	Willimantic, CT	
23.	Sara Islam	Bethel, CT	
24.	Thanuja S	Mansfield Center, CT	
25.	Chris Jablonka	Wethersfield, CT	
26.	Robert Isner	Farmington, CT	
27.	Dane Searles	Storrs Mansfield, CT	Considering that most properties in the 06268 Storrs-Mansfield area are rental properties for UConn students it is a violation of basic property rights to not have a say in the regulations governing ourselves. The authority of a government should depend on the consent of the people, as expressed by votes in elections. Removing the opportunity to vote is an affront to the ideals this country was founded on.
28.	Justin S	Storrs Mansfield, CT	
29.	Raymond Gerte	Coventry, CT	
30.	William Adams	Franklin Square, NY	
31.	Ashlynn Waters	Ashford, CT	
32.	Bryan Sweeney	Acton, MA	House rent is often too high to be met by only 4 college students. This law makes finding economical accommodation scarce and difficult to find.
33.	Kathryn Mclean	Cheshire, CT	
34.	Shawna Glenney	Manchester, CT	
35.	Anthony DiNicola	Storrs Mansfield, CT	
36.	Matthew Scibek	Storrs Mansfield, CT	
37.	David Rogers	Storrs Mansfield, CT	
38.	Evan Pennington	Middletown, CT	
39.	Alison Smith	Storrs Mansfield, CT	
40.	Maureen Chapman	Willimantic, CT	
41.	Tony Bell	Storrs Mansfield, CT	
42.	Salvatore Scalia	Brooklyn, NY	
43.	Kate Brennan	Sparta, NJ	
44.	Cameron Dickson	Burlington, CT	
45.	Madeline Cooper	Storrs, CT	
46.	Rachel Moore	Storrs Mansfield, CT	
47.	Jack Malespini	Cromwell, CT	

	Name	From	Comments
48.	Chance Foster	Tolland, CT	To hold a vote while a majority of the constituents it will impact are away is shady and disgraceful. Postpone the vote and uphold the true values of our democratic society.
49.	Daniel Baird	Wilton, CT	
50.	Anthony Mastroluca	Storrs Mansfield, CT	
51.	Ben Pulley	Storrs Mansfield, CT	
52.	Brent Young	Storrs, CT	
53.	Marissa T	South Windsor, CT	
54.	Ryan Fitzpatrick	Mansfield, CT	
55.	Arpit Dave	Ashland, MA	
56.	James Kopack	Storrs Mansfield, CT	
57.	Otto Holda	Amston, CT	
58.	Nicholas Richards	Storrs Mansfield, CT	
59.	Sara Haestad	Manchester, CT	
60.	Dean Rapp	Storrs, CT	
61.	Michael Sanchez	Thornwood, NY	
62.	Dominick Serio	Franklin Square, NY	
63.	Neema Sabokrooh	Norwood, MA	
64.	Stephen Lovely	Charlton, MA	Let's face it. Mansfield has become a college town. The residents have to accept this. They are going to unprecedented extremes to make it more difficult for students living off campus when we have the right to live as we must in our undergraduate/graduate time here.
65.	Joe McMahon	Holden, MA	
66.	Tim Shea	Storrs Mansfield, CT	
67.	Ryan Shea	Mansfield, CT	
68.	Luke Conrad	Chatham, NJ	
69.	Jamie Costanza	Pelham, NY	
70.	Philip Simonin	Northfield, CT	
71.	Alexandra Apgar	Middlebury, CT	
72.	Steven Lynch	Storrs, CT	
73.	jordan krauss	storrs, CT	
75.	Joe Russo	Storrs Mansfield, CT	
76.	Shane Keney	Storrs Mansfield, CT	Connecticut
77.	Nick Gomez	Monroe, CT	
78.	Aarchit Malhotra	Storrs, CT	
79.	Zach Abdalian	Storrs Mansfield, CT	Rental property parking is an equally important issue

	Name	From	Comments
80.	Erica Zins	Storrs Mansfield, CT	
81.	Samuel Turner	Storrs, CT	
82.	Brendan Dakin	West Hartford, CT	
83.	Andrew Johnson	Storrs Mansfield, CT	
84.	Lou Maselli	North Haven, CT	
85.	Brendan Clark	Storrs Mansfield, CT	
86.	Joel Choi	Flushing, NY	
87.	Jim P	Storrs Mansfield, CT	
88.	Kevin Fan	Storrs Mansfield, CT	
89.	Heather Regan	Vernon, CT	Students drive your economy of the small town you hold so near and dear. Be respectful of their rights, they are the backbone of your economy. They are just trying to better themselves and adding restrictions is making an already difficult task exceedingly difficult
90.	Connor Bell	Madison, CT	
91.	Briana Proudfoot	Storrs Mansfield, CT	
92.	Paige Gorman	Storrs Mansfield, CT	
93.	Alicia Tierney	Malden, MA	
94.	Nanette Adesso	Willimantic, CT	
95.	Mariana Lukacova	Moldava Nad Bodvou, Slovakia	
96.	Jason bassos	Suffield, CT	
97.	Gabriell Dias	Bridgeport, CT	This is how many of us socially interact with one another and open ourselves to different kinds of people. Don't take this away, especially at a huge state school
98.	Aldi Canaj	Westport, CT	
99.	Andrew Gionet	Niantic, CT	
100.	Kelly Loftis	Branford, CT	
101.	Ali taseer	Storrs Mansfield, CT	
102.	Robert Dombroski	Guilford, CT	The town of Mansfield literally harassed my house though we were not breaking any laws. We did not have an noise complaints and complied with all ordinances. If you don't want to live in a college town then don't, but don't take out your frustrations on students just trying to complete their studies without extraneous difficulties.
103.	Corinna Kraemer	Storrs Mansfield, CT	
104.	Nicole Rincon	Greenwich, CT	
105.	Sarah Pellegrini	Middletown, CT	
106.	Sagine Philitas	Norwalk, CT	
107.	Dina Smith	NEWINGTON, NH	

	Name	From	Comments
109.	Javier Ruano	Storrs Mansfield, CT	If you live in Storrs Mansfield, pay utilities here, sleep here, go to school here, and are a rightful law abiding neighbor, you should have a say on the rules that govern this town.
110.	Collette P	Storrs, CT	
111.	Evan Schiess	Clinton, CT	
112.	Jack Leyland	Coventry, CT	If as a resident of Mansfield you aren't prepared to respectfully coexist with the students of a University that has been a part of your town for 150 years, perhaps it's time to find a new place to live.
113.	Hannah Melroy	Willington, CT	
114.	Amanda Lauzon	Westford, MA	
115.	Christina Moavero	Danbury, CT	
116.	Justin Gorton	Storrs Mansfield, CT	
117.	Alexander Kyc	Trumbull, CT	
118.	Sarah Wiszniak	Storrs Mansfield, CT	
119.	Jason Cotaling	Storrs Mansfield, CT	This was absolutely ridiculous that a deputized housing inspector was able to walk onto my previous rental property to give me a ticket for having 5 vehicles in my driveway. Not on the grass, not in the woods, but in my 150 yard long driveway because "this is not how the parking plan was coordinated". These "officers" stalked our house and gave us absurd tickets that were over 90 dollars a piece. It is insane to realize that residents of this town are so ungrateful of things UConn has provided them, however, will not let honest and respectful students live in their neighborhoods. If they want to pass this vote I would suggest passing a law forbidding them to use Price Chopper and every new development around town that were created to better establish the position and success of the University of Connecticut.
120.	Jack Myers	Southington, CT	
121.	Gabriel Pertierra	Miami, FL	I used to live in Mansfield in a house secluded from the community in the middle of the woods and the town's regulations were far too strict. When ever we would host gatherings without violating noise and population regulations, the town would take pictures of our property the next morning to ticket cars of people that made the right decision by not drunk driving and leaving their vehicles until the next morning. It's not illegal to have people over but it is a violation to photograph private property (using drones) and without consent. Regulation "officers" would even trespass onto our property and peer in our windows without any tenants present to make sure regulations inside the house were met.
123.	Matthew Gavin	San Francisco, CA	

	Name	From	Comments
124.	Kaitlin Murphy	Eastchester, NY	
125.	Kunal Kataria	Southington, CT	
126.	ben egan	Southington, CT	
127.	Joe Petrosino	Branford, CT	
128.	Timothy Swan	South Windsor, CT	
129.	jennifer kellogg	east granby, CT	I lived in a house with 4 friends (all of us uconn students) in mansfield last year. We were respectful neighbors and were simply living in a house and going to school every day. But for some reason that's a problem and the town harassed us and fined us until one of us moved out, which does nothing except take time away from our school work and ruin the rest of the year for the housemate that moved out. We have all graduated now but I hope future uconn students will be able to have a say in this ridiculous law. I can understand the need to limit college parties or whatever it is this law is attempting to do, but this is not the way to do it.
130.	Ryan B	Cromwell, CT	I lived in Mansfield as a student for 2 years (including the summers). I only once had the cops show up, they came for a loud party during my first summer at the house and it was only because it was 4 a.m. (we got no fines, they just wanted to make sure no one was driving). For the remaining 2 years I was harassed by the deputized housing inspector, who would always ring my doorbell and ask all of my guests personal questions about myself and roommates. At least once a week I would find his card left wedged in the door. We never parked cars in my driveway either, all guests knew to park elsewhere and walk. Somehow they just knew we were students and just didn't like it.
131.	Madeline Riggott	South Glastonbury, CT	
132.	Kate Valenti	Storrs, CT	
133.	Alexander Moreira	Winsted, CT	Regulations are not cool
135.	Zachary Clyne	Storrs Mansfield, CT	
136.	Lawrence Aspilaire	Ashford, CT	
137.	Kyle Barry	Southington, CT	
138.	Alex MANSER	Storrs Mansfield, CT	
139.	Cherie Langlois	Willimantic, CT	
140.	Joe Greenwald	Storrs Mansfield, CT	Violating the 4th amendment rights. why?
141.	James Payne	Storrs Mansfield, CT	
142.	Rolando Pozuelo	Wilton, CT	
143.	mackenzie v	mansfield, CT	

	Name	From	Comments
144.	Kierstyn van Olden	Stratford, CT	
145.	Taylor Dubreuil	Storrs, CT	
146.	Kevin Derohanian	Seminole, FL	
147.	Taylor Muthersbaugh	Monroe, CT	
148.	Shea Berry	Mystic, CT	
149.	Steven David	Storrs Mansfield, CT	
150.	Lexi Fragola	Wallingford, CT	
151.	Christian Schirmer	Willington, CT	
152.	Margaux Ancel	Westport, CT	
153.	Justin Ayer	Mansfield, CT	
154.	James Colella	New Fairfield, CT	
155.	Luke Dombroski	Mansfield, CT	
156.	Cody DePersia	Mansfield, CT	
158.	Richard Conner	Glastonbury, CT	
159.	Zachary LeGeyt	Glastonbury, CT	
160.	Jackson Ryther	Storrs, CT	
161.	Jamie Buck	Storrs Mansfield, CT	
162.	Deborah Foster	Clinton, CT	
163.	Brian Murray	Storrs Mansfield, CT	
164.	Ajeetej Rai	Clinton, CT	
165.	Bill Oldach	Storrs Mansfield, CT	
166.	Ashley Brannan	Stamford, CT	
167.	gregory Weston	Storrs Mansfield, CT	Our house has four bedrooms and yet we end up paying more rent per person because we are only allowed to fill three of them
168.	Max Sicard	Hampton Falls, NH	
169.	Tanner Gleason	Storra, CT	These regulations are discriminatory and make it difficult for students to find housing due to overcrowding in on campus dormitories. There is a clear lack of suitable on campus housing options and students are forced to find off campus housing. Limiting availability for student housing is unfair and not conducive to a prosperous Mansfield. Students who live off campus often work at surrounding businesses to pay their rent and said businesses would suffer if students did not live around the Mansfield area.
170.	Andrew Fratoni	Storrs Mansfield, CT	
171.	Johnny Diep	Groton, CT	

	Name	From	Comments
172.	Scott Gusciora	Orange, CT	
173.	Kaitlyn Cofield	Storrs Mansfield, CT	
174.	Michaela Crane	Branford, CT	
175.	Jermaine Harris	Seymour, CT	
176.	Matt Slivinski	Colchester, CT	What makes us different? We deserve the same rights!
177.	Claudia Gorniak	Stratford, CT	
178.	Quinlan Demac	Cheshire, CT	
179.	tamsen bertz	Storrs, CT	
180.	Abby B	Storrs, CT	
181.	Sean Willis	West Milford, NJ	
182.	Kadeem Richards	Bristol, CT	
183.	Emily Otten	Bolton, CT	
184.	Austin Ficara	Mansfield Center, CT	
185.	Matthew Kopec	Somers, CT	
186.	Truman Strodel	Mansfield Center, CT	
187.	Alyssa Pingitore	Storrs Mansfield, CT	
188.	Lauren Daddona	Enfield, CT	
189.	Leena Kader	Kensington, CT	
190.	Shqiponja Kuka	DERBY, CT	I was a student at UCONN right before they built all the new buildings. The convenient location would have been perfect as a student there. I would have been extremely disappointed if I was to be discriminated against because I was a student.
191.	Katie Houlihan	Woodstock, CT	
192.	jen walker	CT, CT	
193.	Kimberly Cisco	Somers, CT	
194.	Tyler Jackson	Storrs Mansfield, CT	
195.	Edgar Ortiz	Storrs, CT	
196.	Zachary Zimmerman	Sag Harbor, NY	
197.	Jeremy Bronen	Woodbridge, CT	
198.	JJ Williams	Monroe, CT	
199.	Shivam Mukherjee	Manhasset, NY	
200.	Trey Lerner	West Hartford, CT	
201.	Dan Gibson	West hartford, CT	
202.	Edan Segall	West Palm Beach, FL	
203.	Joseph Slivinski	STORRS MANSFIELD, CT	Let my people live

	Name	From	Comments
204.	Brendon Anderson	Storrs, CT	
205.	Brian Whooley	Storrs, CT	Due to the current rental regulations I was not able to secure off campus housing of my first preference. I had to settle for a more expensive option by living in the Oaks on the Square. Had these regulations not been in place I would have been able to find affordable housing with fellow UConn students. These regulations also take away the opportunity for Greek life members in Storrs to live together and build lasting relationships, something that is essential to the fraternity/sorority experience. These outdated regulations have been in place for too long and it is time that a change is made.
206.	Matt SanGiacomo	Bethel, CT	
207.	Bennett Propp	Westport, CT	
208.	Ross Smith	Storrs, CT	
209.	Mudasir Khanday	storrs, CT	
210.	Brandon Wilkoff	Port Washington, NY	
211.	Ross Knoll	Mansfield, CT	
212.	Jonathan Ryan	Montauk, NY	
213.	Josh Schaperow	Bethany, CT	
214.	Samuel Roll	Storrs Mansfield, CT	
215.	Ximena Garcia	Mansfield, CT	
216.	Brendan Buckley	Wallingford, CT	It's 2016.
217.	Nate Gallagher	Barkhamstead, CT	Students have equal rights
218.	Ben Mari	Storrs, CT	As legal paying renters and citizens, we deserve to abide by the same laws and regulations that any other legal renter and citizen has the right towards.
219.	Dylan Bender	Fairfield, CT	
220.	Kyle Filbert	Franklin, MA	
221.	Patrick Maguire	Ridgefield, CT	
222.	Andrew blum	South Salem, NY	
223.	Michael Steinberg	Storrs Mansfield, CT	
224.	Daniel Fitzgerald	South Glastonbury, CT	
225.	Sam Slater	Storrs, CT	
226.	Kevin Tran	Storrs Mansfield, CT	
227.	Anna Hack	Storrs Mansfield, CT	
228.	Samuel Bartlett	Easton, CT	
229.	Jason McCutchan	Southbury, CT	
230.	Brian Triglione	West newbury, MA	

	Name	From	Comments
231.	Ryan Trager	Windham, NH	
232.	Timothy Nolan	North Scituate, RI	
233.	Alex Romero	Mansfield, CT	
234.	Sam Baden	Storrs Mansfield, CT	
235.	Ken Tetteh	Worcester, MA	
236.	Zach Weinstein	Storrs, CT	
237.	Seth Scott	Monroe, CT	
238.	Jenna Dickinson	Andover, CT	
239.	Kaitlyn Czapiga	Storrs, CT	
240.	Jordan A	Storrs, CT	
241.	Pierre Aguirre	Irvine, CA	
242.	Kevin Fazio	Storrs, CT	
243.	Max Reiter	Voorhees, NJ	
244.	Thomas Wilson	Storrs, CT	
245.	Kathryn Hlywa	Storrs, CT	
246.	Kyle Dougherty	Storrs, CT	
247.	Sean Dunne	Medway, MA	
248.	Allison Letizia	Manchester, CT	
249.	Frank Amaefuna	Storrs, CT	Student's need a voice too
250.	Conor O'Donnell	Noank, CT	
251.	Sean Quinnell	Storrs Mansfield, CT	
252.	Dan Seara	Storrs, CT	
253.	Jason Chandler	Storrs Mansfield, CT	
254.	Silas Jackson	Storrs Mansfield, CT	
255.	Michael Dicocco	Merrick, NY	
256.	Connor Mitchell	Storrs Mansfield, CT	
257.	Brian Patterson	Ivoryton, CT	
258.	Peter Klinga	Storrs, CT	
259.	Julian Yuliawan	Milford, CT	
260.	Zachary Maitland	Voluntown, CT	
261.	Juliana Jacoboski	Old saybrook, CT	
262.	Alex Gaborit	West Simsbury, CT	
263.	Zach Mills	Gorham, ME	
264.	Thomas Webb	Storrs Mansfield, CT	
265.	Spencer LeBel	Storrs Mansfield, CT	
267.	Matt VonSchleusingen	Mansfield, CT	

	Name	From	Comments
268.	Justin Sciuto	Milford, CT	
269.	Alec Lasky	Wilton, CT	
270.	Liam King	Mansfield, CT	
271.	Pedro Rodriguez	Storrs, CT	
273.	Benjamin Lavallee	Milford, CT	
274.	Rafay Irfan	Rocky hill, CT	Let us live. Let kids be kids . Supposed to be the best time of our lives and these landfords are making it hell. Just take our rent and shut the hell up .
275.	Logan Welch	Manchester, CT	House renter for 2 years, never has the town asked for input from renters, they just assume everything because they clearly know best.
276.	Dave Attolino	Orange, CT	
277.	Pam Boland	GROVETOWN, GA	
278.	Daniel Cioffari	Riverside, CT	
279.	Jay Verma	Storrs, CT	
280.	Matthew Kirsch	Ridgefield, CT	
281.	Nathan Kozlowski	Colchester, CT	
282.	Humza Mirxa	Storrs Mansfield, CT	
283.	Kathleen Waggoner	Willimantic, CT	
284.	Chris Durkin	Bellmore, NY	
286.	Connor Keenan	Coventry, CT	
287.	Ross Brancati	Mansfield, CT	
288.	Zach Rosenfield	Lexingt, MA	
289.	Phil Disalvo	East Hartford, CT	
290.	Nick Liucci	Enfield, CT	
291.	Scott Seigle	Wethersfield, CT	
292.	James Langelotti	Carmel, NY	
293.	Daniel Wergeles	Storrs, CT	
295.	John Mihalopoulos	Ellsworth, ME	They should have the right to express their opinion and vote they are residents for 4 year or more
296.	Zachary Sofa	Wallingford, CT	With tuition costs increasing, this is great step in the right direction to helping students afford higher education.
297.	Thomas Caporale	Glastonbury, CT	
298.	Steven Leandri	Gales Ferry, CT	
299.	Michael Gaulin	Greenville, RI	
300.	Stephen Cangelosi	Middlebury, CT	

	Name	From	Comments
301.	Cameron DeBrusk	Contoocook, NH	No legislation without representation
302.	Zoe Krause	Tolland, CT	
303.	Don McMenemy	Willington CT, CT	
304.	Kyle Lutz	Storrs Mansfield, CT	
305.	Kevin Mitchell	Storrs Mansfield, CT	
306.	Jonathan Mathews	Pawcatuck, CT	
307.	Jennifer Pires	Mountainside, NJ	
308.	Max Klein	Storrs Mansfield, CT	
309.	Julia Eldridge	Wallingford, CT	
310.	Hayley Smith	Storrs Mansfield, CT	
311.	David Dardik	Storrs Mansfield, CT	
312.	Francesca Colturi	Unionville, CT	Students and the UConn community comprise 50% of the Mansfield/Storrs population. We live and eat and shop here. We deserve a say since UConn campus cannot and will not house even close to 100% of us.
313.	Sarah Jensen	Willington, CT	
314.	Kate Holden	Wichita, KS	
315.	Ethan Klausner	Warren, NJ	
316.	George Mihalopoulos	Cromwell, CT	
317.	Max Cohen	Old Greenwich, CT	
318.	Noreen Pease	Mansfield Center, CT	I am the property manager at Woodsedge apartments and if students want to live at my properties they should be able to as long as they qualify just like everyone else.
319.	William Perret	Storrs Mansfield, CT	
320.	Ted Mihalopoulos	Glen Ellyn, IL	
321.	Athina Loveland	Newington, CT	
322.	Mary DeLuca	Hamden, CT	

Submitted by Brian Coleman
7/25/16 meeting

Item #5

Comments from Petition circulated July 18-July 25

I am the property manager at Woodsedge apartments and if students want to live at my properties they should be able to as long as they qualify just like everyone else.

Students and the UConn community comprise 50% of the Mansfield/Storrs population. We live and eat and shop here. We deserve a say since UConn campus cannot and will not house even close to 100% of us.

House renter for 2 years, never has the town asked for input from renters, they just assume everything because they clearly know best.

With tuition costs increasing, this is great step in the right direction to helping students afford higher education.

As legal paying renters and citizens, we deserve to abide by the same laws and regulations that any other legal renter and citizen has the right towards.

Due to the current rental regulations I was not able to secure off campus housing of my first preference. I had to settle for a more expensive option by living in the Oaks on the Square. Had these regulations not been in place I would have been able to find affordable housing with fellow UConn students.

What makes us different? We deserve the same rights!

These regulations are discriminatory and make it difficult for students to find housing due to overcrowding in on campus dormitories. There is a clear lack of suitable on campus housing options and students are forced to find off campus housing. Limiting availability for student housing is unfair and not conducive to a prosperous Mansfield. Students who live off campus often work at surrounding businesses to pay their rent and said businesses would suffer if students did not live around the Mansfield area.

Our house has four bedrooms and yet we end up paying more rent per person because we are only allowed to fill three of them

We lived in a house with 4 friends (all of us uconn students) in mansfield last year. We were respectful neighbors and were simply living in a house and going to school every day. But for some reason that's a problem and the town harassed us and fined us until one of us moved out, which does nothing except take time away from our school work and ruin the rest of the year for the housemate that moved out. We have all graduated now but I hope future uconn students will be able to have a say in this ridiculous law. I can understand the need to limit college parties or whatever it is this law is attempting to do, but this is not the way to do it.

This was absolutely ridiculous that a deputized housing inspector was able to walk onto my previous rental property to give me a ticket for having 5 vehicles in my driveway. Not on the grass, not in the woods, but in my 150 yard long driveway because "this is not how the parking plan was coordinated". These "officers" stalked our house and gave us absurd tickets that were over 90 dollars a piece. It is insane to realize that residents of this town are so ungrateful of things UConn has provided them, however, will not let honest and respectful students live in their neighborhoods. If they want to pass this vote I would suggest passing a law forbidding them to use Price Chopper and every new development around town that were created to better establish the position and success of the University of Connecticut.

f you live in Storrs Mansfield, pay utilities here, sleep here, go to school here, and are a rightful law abiding neighbor, you should have a say on the rules that govern this town.

The town of Mansfield literally harassed my house though we were not breaking any laws. We did not have an noise complaints and complied with all ordinances. If you don't want to live in a college town then don't, but don't take out your frustrations on students just trying to complete their studies without extraneous difficulties.

This is how many of us socially interact with one another and open ourselves to different kinds of people. Don't take this away, especially at a huge state school

Students drive your economy of the small town you hold so near and dear. Be respectful of their rights, they are the backbone of your economy. They are just trying to better themselves and adding restrictions is making an already difficult task exceedingly difficult

To hold a vote while a majority of the constituents it will impact are away is shady and disgraceful. Postpone the vote and uphold the true values of our democratic society.

House rent is often too high to be met by only 4 college students. This law makes finding economical accommodation scarce and difficult to find.

Considering that most properties in the 06268 Storrs-Mansfield area are rental properties for UConn students it is a violation of basic property rights to not have a say in the regulations governing ourselves. The authority of a government should depend on the consent of the people, as expressed by votes in elections. Removing the opportunity to vote is an affront to the ideals this country was founded on.

From: James Hanley <jameshanley@snet.net>
Sent: Monday, July 25, 2016 6:04 PM
To: Town Council; Matthew W. Hart
Subject: Single family home rental amendments

Dear Mansfield Town Council Members,

Unfortunately I cannot attend tonight's Council Meeting, but I wish to express strong support for the amendments intended to better manage the control of single family homes that are converted by landlords to student rooming houses.

Our neighborhood of Storrs Heights and Flaherty Road has already been seriously compromised by landlords who have turned single family homes into absurdly overcrowded rooming houses. One in particular, #17 Flaherty, still has as many as twelve cars parked all over the property during the school year. How did the landlord manage that? He simply dumped two truckloads of gravel across every inch of the yard and made it one huge parking lot. Seems all the town was able to do was tell the landlord to remove the additional tenants who were living illegally in the garage.

Every time a house comes up for sale, we are afraid of another turnover and the eventual trashing of our beautiful neighborhood. Property values will suffer accordingly, and every citizen who lives in Mansfield will lose.

Sincerely,
James Hanley
35 Storrs Heights
Storrs CT 06268

PAGE
BREAK

242 Spring Hill Road
 Storrs, CT 06268
 (860)487-1105

To Mayor Paul Shapiro and members of the Mansfield Town Council,

July 25, 2016

My name is Alan Hawkins, I reside at 242 Spring Hill Road, diagonally across from the Mansfield Middle School.

For the 38 years that I have lived here public activity at the tennis courts, across the street, has been fairly consistent during early mornings, evenings and on weekends in fall, summer and spring. For many years I used these courts on a regular basis. The availability of this amenity has been a significant enrichment to life in Mansfield. I have enjoyed seeing the utilization of this facility by many town residents over the years, until this facility was taken out of service a few years ago due to a lack of maintenance.

The town of Mansfield recently completed an update to the "Plan of Conservation and Development". This "New Plan" became effective on October 8, 2015. This comprehensive document of some 430 pages informs the reader that it is intended to be a guide to both the Planning and Zoning Commission and the Town Council. This would imply that one of these groups, or both should be the steward(s) of the plan. In order for this to be the case, I would expect at least one of these groups should be monitoring activity by all town departments in order to ascertain where potential conflicts with the POCD may exist. The plan states that: As additional actions and initiatives are contemplated, they should be evaluated with regard to how the action will help to advance the vision and goals contained in the overall plan.

The plan also states that:

1. We value and promote communication, transparency and community participation in town decision-making.
2. We invest and take pride in our municipal services and facilities, providing our residents and taxpayers with excellent service and a strong return on their investment.
3. Also important to life in Mansfield are the parks, playgrounds, ball fields and sports courts used by Mansfield residents of all ages. The town has numerous active recreation areas on public properties (see Table 3.2), including school athletic facilities that are available for public use when not in use by the school. These facilities are used for programs sponsored by the Town as well as several youth sports leagues.
4. Listed assets in the above referenced table include the tennis courts at the Mansfield Middle School. This inclusion seems disingenuous because at the time that this plan was adopted these courts had been allowed to fall into such disrepair that the tennis nets were removed and the gates leading to these courts were padlocked. Further, negotiations had already begun between the Middle School Administration, town Public Works and the town Recreation Department to demolish these courts.

Plans to demolish these courts have progressed far in advance of the process laid out in the "New Plan of Conservation and Development". At the June 9th meeting of the Mansfield Board of Education it was decided to proceed with the demolition of the courts as soon as the Mansfield Public Works department had available resources to accomplish the task. I am dismayed to hear about this plan for a number of reasons including:

1. The planning for the demolition of these courts has apparently been in progress for about two years, while the Plan of Conservation and Development was being re-written.
2. The Plan of Conservation and Development lays out a plan that seems quite comprehensive and includes these courts in an inventory of the amenities provided in town (even though they have not been accessible for quite some time).
3. The plan discusses the vision to create a single, unified framework of values, goals, strategies and actions that will guide both the Planning and Zoning Commission and the Town Council as they make decisions about the town's physical, social and economic development over the next two decades.
4. The plan to demolish these courts has not been vetted with town residents, no community participation has been solicited.
5. After demolition of the middle school tennis courts, the only available tennis courts in town are the courts at the E.O. Smith High School. I don't believe that these tennis courts will provide adequate space for the E.O. Smith athletic department and tennis team, Parks and Recreation's tennis programs, and the general public that would like to play tennis in town.

Please communicate with the Mansfield Board of Education and attempt to reconcile the anticipated demolition of these courts against the Mansfield Plan of Conservation and Development.

Thank you,

A handwritten signature in cursive script that reads "Alan R. Hawkins".

Alan R. Hawkins

cc. Mansfield Board of Education

Ryan McDonald
Landlord, 78 Lynwood Road
P.O. Box 68
Mansfield, CT 06268
August 04, 2016

Matt Hart
Town Manager
Town of Mansfield
4 So Eagleville Road
Mansfield, CT 06268

Dear Matt Hart:

It has come to my attention that the Proposed Amendments to the Mansfield Housing Code and Related Ordinances submitted by the Ad Hoc Committee will come up for consideration and possible action by the Town Council at the next meeting on Monday, August 8th, 2016. At this time I request a postponement of the above mentioned vote on the provisions of the Rental Regulations and Enforcement submitted by the Ad Hoc committee. A postponement until at least after the committee meets again on Wednesday, August 10th, 2016 seems sufficient. This would allow the Ad Hoc Committee to review the recent concerns brought to light at the previous town council meeting by multiple student residents and Mansfield landlords.

Thank you for your assistance. I look forward to hearing from you.

Sincerely,



Ryan McDonald
Landlord, 78 Lynwood Road

CC: Maria Capriola, Assistant Town Manager; Michael Nintean, Director Building and Housing Inspection; Linda Painter, Director of Planning Development

PAGE
BREAK

Submitted by Charles Nawmac 7/25/16
Connecticut Department of Revenue Services

Item #9

Nonresidents with Connecticut Source Income

A nonresident is anyone whose legal residence (domicile) is outside of Connecticut and who does not maintain a permanent place to live in Connecticut for the entire year at which he or she spends more than 183 days in the taxable year. A nonresident can also be someone whose legal residence is in Connecticut but does not maintain a permanent place to live in Connecticut, maintains a permanent place to live outside of Connecticut, and does not spend more than 30 days in Connecticut in the taxable year.

Nonresidents of Connecticut who are required to file a Connecticut return must complete:

- Form CT-1040NR/PY; and
- Schedule CT-SI;
- Visit our [Current Forms Page](#) for forms and instructions.

Nonresident Who Must File a Return

A nonresident who worked in Connecticut is required to file Form CT-1040NR/PY, Nonresident and Part-Year Resident Income Tax Return, if any of the following is true for the taxable year:

- Connecticut income tax was withheld from your wages or other payments or
- He or she made estimated payments of income tax to Connecticut or
- He or she meets the gross income test* and had any income from Connecticut sources (such as wages from working in Connecticut) or
- He or she was required to pay the federal alternative minimum tax.

A nonresident or part-year resident meets the *gross income test* if his or her total income for the year, including income earned within and without Connecticut exceeds:

- \$14,500 for single filers or
- \$12,000 for married persons filing separately, or
- \$19,000 for head of household, or
- \$24,000 for married persons filing jointly

What Income Is Subject To Connecticut Income Tax?

The general instructions for Form CT-1040NR/PY include information about who should file this form as well as other helpful advice.

A nonresident's income derived from Connecticut sources is subject to Connecticut income tax. Connecticut source income includes income from a business, trade, profession or occupation carried on in this state, including but not limited to:

- income from wages for services performed in Connecticut;
- payment of accrued sick pay, vacation pay, etc. earned during employment in Connecticut;
- severance pay;
- unemployment benefits received as a result of former employment in Connecticut;
- income from the sale or rental of real or tangible property located in this state; and
- income of a partner in a partnership or shareholder in an S corporation doing business in Connecticut.

Completing Form CT-1040NR/PY

Submitted with letter @ 7/25/16 meeting
by Charles Naumec

On Line 1 of Form CT-1040NR/PY you begin with federal adjusted gross income. (If you are filing a joint federal income tax return, and your spouse was a nonresident who did not have any Connecticut source income, you should file Form CT-1040NR/PY as a "married filing separately for Connecticut only" and include only your share of federal adjusted gross income on Line 1. The instructions to Form CT-1040NR/PY also include information on filing if you are married and your spouse has a different residency status.)

On Schedule CT-SI, only include the income that is from a Connecticut source. For example, if you worked in Connecticut and the W-2 shows \$23,500 in CT wages, enter \$23,500 on Line 1 of Schedule CT-SI. If you do not have any other CT source income, enter the same amount on Line 6 of Form CT-1040NR/PY.

Figure the amount of tax on Line 8 based upon the greater of the amount on Line 5 (Connecticut adjusted gross income) or the amount on Line 6 (Connecticut source income). Use the Tax Tables, the Tax Calculation Schedule or the online calculator.

Calculation Of The Tax By Nonresidents

Connecticut law requires a nonresident to calculate his or her tax in the same way as a resident of Connecticut. The nonresident must start with federal adjusted gross income on Line 1 of the return. Tax is calculated on all income as reported on Line 5. The nonresident is then required to prorate the tax based upon the percentage of income from Connecticut sources.

For example, if the Connecticut income tax calculated on your entire income (as reported on Line 5 of Form CT-1040NR/PY) was \$1,000, but you were a nonresident who earned only 50% of your income from wages earned while working in Connecticut, your tax due to Connecticut would be 50% of \$1,000, or \$500.

This method of calculation allows the nonresident to be taxed at the same rate as a resident, taking into account the same exemptions and tax credits available to a resident at the same income level, but only requires payment of the tax in relation to the percentage of total income derived from this state.

When you file the resident income tax return with your home state, you may be able to claim credit for taxes paid to Connecticut for income earned in this state. Please contact the tax department in your state of residence to find out if you will be eligible to claim such a credit.

If One Spouse Was a Nonresident with Connecticut source income and the other Spouse is a Nonresident without Connecticut source income

If you file a joint federal income tax return but only one spouse is a nonresident with Connecticut source income, that spouse should file as **married filing separately** even if they file a joint federal return. The spouses may file a joint Connecticut income tax return **only** if they both consent to file a joint Connecticut nonresident income tax return. If the spouses file a joint Connecticut income tax return then they will be jointly and severally liable for the entire Connecticut income tax on such return.

For example, if you were a nonresident of Connecticut who is required to file a Connecticut return and your spouse was a nonresident of Connecticut with no Connecticut source income, you should file Form CT-1040NR/PY as married filing separately for Connecticut only even if you and your spouse file a joint federal income tax return (unless you agree to file a joint nonresident return, including the income of both spouses in the calculation of Connecticut adjusted gross income).

On Line 1 of Form CT-1040NR/PY you should include only your share of the federal adjusted gross income. To determine your share of federal adjusted gross income, you should recompute your

In general, the nonresident's state of residence will allow a credit for the income taxes paid to Connecticut for income earned in Connecticut. The nonresident who works in Connecticut will be required to file a nonresident return (Form CT-1040NR/PY) in Connecticut as well as a resident income tax return in his state of residence.

Property Tax Credit

By law, the property tax credit may only be claimed by full year residents. Nonresidents and part-year residents are not eligible to claim the property tax credit.

FROM TOWN OF MANSFIELD HOME PAGE:

Trade Name Certificates

Under Connecticut General Statute 35-1, "No person...shall conduct or transact business in this state, under any assumed name, or under any designation, name or style, corporate or otherwise, other than the real name or names of the person or person conducting or transacting such business, unless there has been filed, in the office of the town clerk in the town in which such business is or is to be conducted, a certificate, stating the name under which such business is being transacted and the full name and post-office address of each person conducting or transacting such business."

The cost for such a trade name certificate is \$5.00. A copy of the form may be [downloaded here](#) (pdf format, may be filled out before printing).

Prior to filing persons must speak with the planning and zoning office and health office to assure ability to conduct such business in said location.

Persons establishing such a business must contact Department of Revenue Services for Tax ID and information at 860.297.5862 or toll free 1.800.382.9463 Address:

Department of Revenue Services
25 Sigourney Street
Hartford, Ct. 06106

All firms forming a corporation, limited partnership, limited liability partnership or limited liability company must file with the Connecticut Secretary of the State:

Connecticut Secretary of State
Commercial Recording
30 Trinity Street
Hartford, Ct. 06106

860.509.6079

PAGE
BREAK

Submitted by Rebecca Shafer
7/25/16 meeting

Item # 10

John & Helen Mihalopoulos
19 Eleni Trail
Ellsworth, ME 04605

July 22, 2016

Re: Rental property at 188 North Eagleville Rd. Mansfield, CT

Dear Mr. and Mrs. Mihalopoulos,

Attached is a photo of your rental property at 188 North Eagleville Road taken Friday, July 15 at 7:15pm.

I am writing on behalf of the Mansfield Neighborhood Preservation coalition. We are a large and committed group of Mansfield citizens dedicated to preserving the neighborhoods within our town. Needless to say the behavior exhibited in the photo is irresponsible and reckless and cannot be condoned in our residential neighborhoods.

We are sure that this type of behavior does not occur in your neighborhood. We also do not want such rude and inappropriate behavior in our neighborhoods. This situation is an embarrassment for Mansfield, and speaks poorly of your ability to be a landlord and to maintain a rental permit in our town.

We ask that you please address this issue as soon as possible and get this situation under control. You should also know that the town, the police and the University have all been made aware of the activity occurring on your property.

Finally, we ask that, in the future, you please screen your tenants carefully so that they more closely fit with the family neighborhood in which your property or properties reside.

Regards,

William Roe
Rebecca Shafer
John Murphy
Charles Ausburger
Irene & Bill Petix
Carin Morse Van Gelder
Carol Isakson
Joseph Briody
Tricia Kelly
Mike Campetelle
Sharon Beebee Baker
Alison Hilding
Elizabeth Cowles & Richard Cowles
Craig Nava-Wutsch

Rebecca Aubrey
Nancy & Ed Tomastik
Ginnie Gorin
Virginia Conland-Murdoch & George Murdoch
Jan Lowe
Erin & Enoch Elliott
Julia Sherman
Megan Perch-Meikle
Chris Brooks
Kate & Mike Dwyer
Karl & Pat Beckert
Adam Lambert
Linda Duckstein
Kathryn Ratcliff
Brian, Kathy, Beth and Anne Usher
Carla Mahl Kelly & John Kelly
Charles Naumec
Joan & Stu Sidney
Ellen & Wilbur Colburn
Nancy Detmer Barry
Heike Brueckner
Bettejane Karnes
Tom Nielsen
Eden Early Espanol
Heather Evans

cc: Town Council
Town Manager
John Armstrong
Greg Haddad
Mae Flexer

**Owners:
John & Helen Mihalopoulos
19 Eleni Trail
Ellsworth, ME 04605**

Address: 188 N. Eagleville Rd., Storrs, CT

**You Honk
We Drink**

Taken: 7/15/2016

-73-

PAGE
BREAK

From: Julia Sherman <julsherman@hotmail.com>
Sent: Tuesday, July 26, 2016 8:38 AM
To: Town Clerk
Subject: Preserving Peaceful Neighborhoods- Support from a Landlord

Dear Town Council Members,

First, I would like to thank you for your services and patience regarding the housing regulations in our town. Last night's meeting was informative and allowed all sides of the issue to be heard. Complaints that the meeting was held in July because students are not there is part of the point. While most students are respectful, they are unaware and uninterested in town life. Any resident or land owner who had a vested interest in the outcome was there, or sent a representative.

I think you did not hear enough from landlords who approve of your efforts to maintain peaceful, respectful neighborhoods in our town. I am a landlord, I rent to students and they are model citizens. I pay my town taxes and federal and state income tax on my earnings. We have other rentals on our street, and the homeowners have assured that the tenants are good neighbors. I am not against people buying houses as investment properties, I am against the 'absentee' landlord who does not make sure their tenants are good neighbors. Being a landlord is work. Maintaining a building, meeting code, paying higher insurance rates, and keeping the building occupied with dependable, considerate tenants takes time and effort and someone needs to be available who is responsible for the property *at all times*.

Investment buyers are responsible to become aware of ordinances before they decide that this is a good way for them to earn money. They should not be alienating themselves from their neighbors.

Parking regulations apply to everyone, I don't think there is discrimination here. As far as I understand, if any neighbor is out of compliance, anyone can send in a complaint.

I agree that if someone is 'drunk' they should not drive. That is not the point. Any home owner can have a party and would want folks to stay overnight under those circumstances. Our problem is there are houses that are not being used as 'single family' residences, parties occur too often and drunk and disorderly behavior is too frequent. I do not think taking pictures of houses from the street is illegal, and if this is evidence of disorderly behavior, that needs to be submitted to you. I also assume police called to a disorderly gathering have the right to check if liquor is being served to minors. I hope the Town will continue to respond to calls regarding disorderly, loud and destructive behavior. I don't think private citizens should have to confront a bunch of drunk college students to ask them settle down. If we can't afford the cops necessary for the job, perhaps we need a system that fines the landlords and/or tenants for these services. Landlords can include this provision in their leases.

I hope this helps you in your efforts to tighten loopholes in zoning regulations. I also suggest we insist that the State of Connecticut provide adequate campus housing for their undergraduates. They have taken their alcohol problems and dumped them into our laps, so to speak.

Julia Sherman

PAGE
BREAK

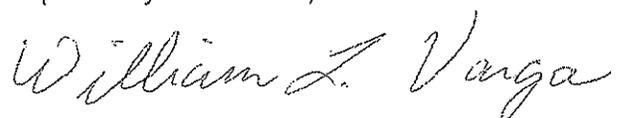
Town of Mansfield
Town Council
July 25, 2016

To The Members of the Town Council,

My family has lived on this property approximately 100 years, I have been here for 66 years, and actively farm the land. I wanted to express my concerns as follows:

- The survey stake and pin is located approximately 6 feet in from the boundary line/stonewall within an actively used field.
- I am concerned that during farming operations the marker could be hit, disturbed, damage the equipment, or injure someone.
- For ease of maintenance of the monument and for use of the field. Please consider its placement on the roadside of the stone wall.

Respectfully submitted,

A handwritten signature in cursive script that reads "William L. Varga". The signature is written in black ink and is positioned below the typed name.

William Varga
40 River Road
Mansfield, CT

PAGE
BREAK

**PULLMAN
& COMLEY LLC**
ATTORNEYS

Item #13

Diane W. Whitney
90 State House Square
Hartford, CT 06103-3702
p 860 424 4330
f 860 424 4370
dwhitney@pullcom.com
www.pullcom.com

August 4, 2016

Via E-Mail

Matthew W. Hart, Town Manager
Town of Mansfield
Audrey P. Beck Municipal Building
4 South Eagleville Road
Mansfield, CT. 06268

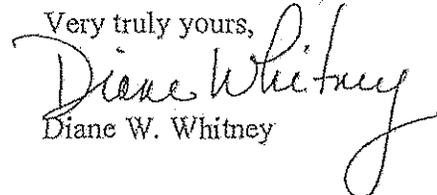
Re: Student Rental Housing Issues

Dear Mr. Hart:

I represent Ryan McDonald and others landlords who own residential property in Mansfield that they rent to University of Connecticut students. I understand that there is concern at this time with some of the conditions put on that property, the ordinances that apply to it, and the way that the restrictions are enforced. Rather than continue to have enforcement issues that tax your municipal resources and frustrate both the landlords and their neighbors, I would welcome the opportunity to work with all interested groups in this matter to see if a more permanent and effective solution could be reached that would satisfy the concerns of all interested parties.

To facilitate that process, would it be possible to postpone the hearing scheduled for August 8th, and also postpone any hearings to be held in the next few weeks on enforcement matters so we could try to fashion such a solution? I cannot honestly tell you how long that process might take, but I can pledge that my clients and I are ready to start the process immediately and have no interest in prolonging it. If you would identify those parties you think should be involved in this effort, that would help us get started quickly.

I hope that all parties will be interested in taking advantage of this opportunity and that we can work together to arrive at a solution that will be helpful to all. Please feel free to call me if you have any questions about this request.

Very truly yours,

Diane W. Whitney

PAGE
BREAK

From: Jessie Richard
Sent: Tuesday, August 02, 2016 2:40 PM
To: tseidel@seccog.org; zoningref@rcog.org; neccogoffices@neccog.org; Kevin Deneen; Sara-Ann Chaine; Jennifer S. Kaufman; BRIAN MCCARTHY; EASTBROOK MALL; EASTBROOK MALL; HOME BUILDERS ASSOCIATION OF CT; JENNIFER & GEORGE THOMPSON; JENNO492@YAHOO.COM; John McGill; Karin Randolph
Subject: Town of Mansfield Referral: Zoning Regulation Revision Re: Moratorium
Attachments: REFERRAL Multi-Family Moratorium.pdf; 09-06-16 PZC HEARING-moratorium.pdf

Please see the attached **DRAFT** PZC-proposed 8/1/16 amendment to Article 3 of the Zoning Regulations related to the adoption of a nine (9) month temporary and limited moratorium on the development of multi-family housing. The Public Hearing will be held on September 6, 2016 at 6:35 p.m. Any comments should be received in this office prior to that date.

Should you have any questions or comments, please contact the Mansfield Planning and Zoning Office.

Jessie L. Richard
Town of Mansfield
Planning and Community Development
4 South Eagleville Road
Storrs, CT 06268
(860)429-3330

PROPOSED AMENDMENT TO ZONING REGULATIONS REGARDING A TEMPORARY AND LIMITED MORATORIUM ON APPLICATIONS RELATED TO MULTI-FAMILY HOUSING

MANSFIELD DEPARTMENT OF PLANNING AND DEVELOPMENT ▪ AUGUST 1, 2016

OVERVIEW

The proposed changes:

- Establish a temporary and limited moratorium on multi-family housing development to allow the Commission time to update the Zoning Regulations related to multi-family housing in accordance with recommendations contained in the Mansfield Tomorrow Plan of Conservation and Development.

PROPOSED AMENDMENT

AMENDMENT TO ARTICLE THREE

REVISE ARTICLE THREE OF THE ZONING REGULATIONS TO ADD A NEW SUBSECTION A AND TO RE-LETTER EXISTING SUBSECTIONS A THROUGH L AS B THROUGH M. THE NEW ARTICLE THREE, SUBSECTION A SHALL READ AS FOLLOWS:

A. TEMPORARY AND LIMITED MORATORIUM ON MULTI-FAMILY HOUSING APPLICATIONS

1. Statement of Purpose.

This section has been adopted to provide the Commission with the time necessary to consider adoption of potential changes to the Zoning Map and Zoning Regulations pursuant to Section 8-2 of the Connecticut General Statutes.

The Mansfield Tomorrow Plan of Conservation and Development (POCD) recommends numerous changes to the Zoning and Subdivision Regulations to achieve the goals established in the Plan. Since the POCD became effective in October 2015, the Commission has been working on updates to various regulations. As described in the proposed approach to updating multi-family housing regulations dated May 25, 2016, proposed revisions related to multi-family housing will need to address numerous recommendations contained in the POCD and are expected to include the development of new design guidelines and sustainability requirements.

To ensure that new multi-family housing is consistent with the vision and goals established by the

POCD, this temporary and limited-term moratorium has been adopted to provide the time necessary to meet statutory responsibilities and protect and promote the public's health, safety and general welfare.

2. Applicability.

During this temporary and limited-term moratorium, the Commission will not receive any of the following applications for review and action:

- a. Petitions to amend the Zoning Map to establish or expand a Design Multiple Residence (DMR), Age-Restricted Housing (ARH), Planned Residence District (PDR), or Pleasant Valley Residence/Agriculture (PVRA) zone.
- b. Petitions to amend the Zoning Regulations to permit multi-family dwellings in any zone where they are not currently permitted or to establish a new zone which would include multi-family dwellings.
- c. Petitions to amend the Zoning Regulations related to multi-family housing development in the Design Multiple Residence (DMR), Age-Restricted Housing (ARH), Planned Residence District (PDR), Pleasant Valley Residence/Agriculture (PVRA), Planned Business 2 (PB-2), Planned Business 4 (PB-4), and Institutional (I).
- d. Special Permit applications to expand nonconforming multi-family housing developments in the Rural Agriculture Residence (RAR-90), Residence 20 (R-20), Design Multiple Residence (DMR) and Planned Business 3 (PB-3) zones.
- e. Special Permit applications to establish or expand multi-family housing in the Design Multiple Residence (DMR), Pleasant Valley Residence/Agriculture (PVRA), Planned Business 2 (PB-2), Planned Business 4 (PB-4), and Institutional (I) zones.

3. Effective Date/Term.

This temporary and limited-term moratorium shall become effective on Monday, September 12, 2016 or upon subsequent publication of the notice of adoption and shall remain in effect for a period of nine (9) months.

LEGAL NOTICE

The Mansfield Planning and Zoning Commission will hold a Public Hearing at 6:35 p.m. on Tuesday, September 6, 2016, in the Council Chamber, A.P. Beck Bldg., 4. S. Eagleville Rd., Mansfield, CT to hear comments on PZC-proposed 8/1/16 amendment to Article 3 of the Zoning Regulations related to the adoption of a nine (9) month temporary and limited moratorium on the development of multi-family housing.

No information from the public shall be received after the close of the Public Hearing. The proposed amendment is available in the Town Clerk's Office and the Planning Office.

J. Goodwin, Chair
V. Ward, Secretary

TO BE PUBLISHED Tuesday, August 23, 2016 and Wednesday, August 31, 2016

****PLEASE CHARGE TO THE MANSFIELD PZC/IWA ACCOUNT**

MEMORANDUM

Town of Mansfield
Town Manager's Office
4 So. Eagleville Rd., Mansfield, CT 06268
860-429-3339
maria.capriola@mansfieldct.org



To: Town Council

cc: Matthew Hart, Town Manager

From: Maria Capriola, Assistant Town Manager
At the Request of the Personnel Committee

Item #15

Date: Revised 7/20/16

Re: Timeline – Town Manager Performance Review Process

The Personnel Committee met May 16, 2016 to discuss the process and timeline for the Town Manager's performance review. The Committee has asked me to distribute the timeline to Council. The timeline, including tasks and due dates, is noted below. Matt will distribute his self-evaluation to Council.

<u>Task</u>	<u>Date</u>	<u>Person/People Responsible</u>
Online survey instruments updated	7/1/16	Toni Moran, Maria Capriola
Self-evaluation due to Council	7/19/16	Matthew Hart, Town Manager
Council members complete performance review online via Survey Monkey	7/20-8/4/16	Council Members
Personnel Committee prepares draft evaluation	8/5-8/22/16	Personnel Committee
Town Council meets in Executive Session to discuss performance review	8/22/16	Town Council
Town Council meets in Executive Session in a special meeting in advance of Council meeting to conduct performance review with Town Manager	9/12/16	Town Council & Town Manager
Town Council adopts review and makes changes to compensation plan, if any	9/26/16	Town Council

PAGE
BREAK

TOWN OF MANSFIELD
OFFICE OF THE TOWN MANAGER



Item #16

Matthew W. Hart, Town Manager

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

July 20, 2016

Mr. Lane Watson
56 Lorraine Drive
Storrs-Mansfield, CT 06268

Re: Appointment to Economic Development Commission

Dear Mr. Watson:

This letter is to confirm your appointment to the Economic Development Commission for an initial term effective July 20, 2016 through April 26, 2019.

I trust that you will find the work of the Commission to be rewarding and I greatly appreciate your willingness to serve our community.

Please do not hesitate to contact me with any questions regarding your appointment.

Sincerely,

Matthew W. Hart
Town Manager

Cc: Town Council
Mary Stanton, Town Clerk

PAGE
BREAK

Dannel P. Malloy
GOVERNOR
STATE OF CONNECTICUT

July 21, 2016

Steven Werbner
Town Manager
Tolland, CT

John Elsesser
Town Manager
Coventry, CT

Thomas Delnicki
Mayor
South Windsor, CT

Christina Maillhos
First Selectman
Willington, CT

Paul Shapiro
Mayor
Mansfield, CT

Dear Public Officials of Northeastern Connecticut,

I write in response to your letters concerning crumbling foundations in northeastern Connecticut. Thank you for your suggestions and for your ongoing collaboration as we respond to this terrible situation affecting not only these individual homeowners, but the fiscal health and wellbeing of your towns and, ultimately, the state of Connecticut.

As you know, in August of 2015, I directed the Department of Consumer Protection (DCP) in conjunction with the Office of the Attorney General to thoroughly investigate this matter. Lieutenant Governor Wyman has been involved from the beginning and continues to diligently oversee all paths of this investigation on my behalf.

The initial focus of DCP's investigation was to determine if grounds exist to initiate legal action under the Connecticut Unfair Trade Practices Act (CUTPA) against one or more entities for problems relating to the manufacture, sale or installation of concrete foundations in northeastern Connecticut. Last week, DCP announced that they have received a letter from Attorney General George Jepsen's office stating that it could not find sufficient evidence to support claims for CUTPA violations. Despite this particular legal conclusion, the work of our agencies does not end on that note. Commissioner Wade at the Connecticut Insurance Department (CID) launched a data call a few weeks ago to investigate whether affected homeowners received appropriate notice regarding definitional and coverage changes to their insurance policies. We will keep you informed on this matter as CID continues to investigate.

The entire State of Connecticut is dealing with the challenge of doing more with less and specifically, your towns struggle with the possibility of raising mill rates to deal with the loss of income. We were all discouraged that this issue did not meet the threshold for qualifying for assistance from the Federal Emergency Management Agency (FEMA) and the Small Business Administration (SBA). This is why I applaud the good faith effort conducted by Travelers Insurance Company in sitting down with the Office of the Attorney General and members of my administration to put together the blueprint of a program to support impacted homeowners. This type of public-private partnership is the correct way to remediate some of this damage and I am hopeful that more insurers will come forward and contribute to this program. In the meantime, we will continue working with the Office of the Attorney General to ensure that access to this program will include the necessary consumer protections that you have described.

I agree that a financial impact study to assess the impact of this issue on the communities of northeastern Connecticut is warranted, and I would suggest that your membership organizations, the Capitol Region Council of Governments (CRCOG) and the Northeastern Connecticut Council of Governments (NECCOG) are the most qualified to conduct it. No one understands the situation your towns are facing better than you; I would also ask that you also seek out the expertise at the Connecticut Conference of Municipalities and the Connecticut Council of Small Towns. As such a study progresses, please highlight any specific issues that may require clarification or technical assistance and my administration will endeavor to provide the needed support.

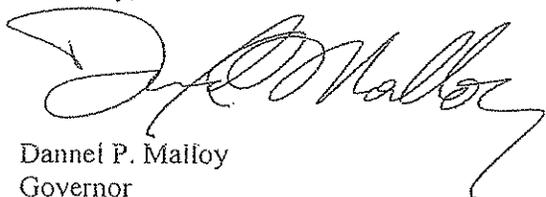
To assist your town assessors as they comply with Public Act 16-45: An Act Concerning Concrete Foundations, I have instructed the Intergovernmental Policy Division at the Office of Policy and Management to serve as a liaison and to provide your towns with the relevant expertise and resources. The division will be reaching out to NECCOG in the coming days.

DCP will continue to provide informational pamphlets and other resources to all members of the public on their website: www.ct.gov/dcp/concrete. As a reminder, DCP has not identified any type of quick fix related to concrete repair. Regardless of what a contractor may tell you, currently the only complete solution is a total replacement of the faulty foundation. It is possible that other measures may slow the deterioration process, but homeowners should weigh all their options when undertaking repairs, and as always, use licensed engineers and registered home improvement contractors. Anyone contacted by a contractor offering to repair or replace faulty concrete should always be wary of possible scams. The incredible staff at DCP, CID and the Department of Banking will continue to offer consumer support and protection.

With the possibility of a relief program being formed by the insurance companies of Connecticut, now, more than ever, I ask that you encourage affected homeowners who have not submitted a formal complaint with DCP, to please do so now. The information gathered by DCP's investigation would steer any type of relief that could come from such a program.

Again, I appreciate your correspondence and your suggestions. Please do not hesitate to contact my office directly should you have questions or wish to discuss the state's ongoing investigations and response.

Sincerely,



Dannel P. Malloy
Governor

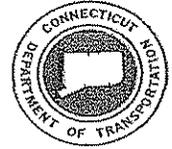
cc: The Honorable Nancy S. Wyman, Lt. Governor
The Honorable George Jepsen, Attorney General
The Honorable Richard Blumenthal, U.S. Senator
The Honorable Christopher Murphy, U.S. Senator
The Honorable John B. Larson, U.S. Representative
The Honorable Joe Courtney, U.S. Representative
Shari Cantor, Mayor, West Hartford
Jonathan Harris, Commissioner of Consumer Protection
Katharine L. Wade, Commissioner of Insurance
Jorge Perez, Commissioner of Banking

Lyle Wray, Executive Director Capitol Region Council of Governments
John Filchak, Northeastern Connecticut Council of Governments
Joe DeLong, Executive Director, Connecticut Conference of Municipalities
Elizabeth Gara, Executive Director, Connecticut Council of Small Towns

PAGE
BREAK



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION



2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546
Phone: (860) 594-2788

July 26, 2016

Item #18

VIA E-MAIL

Mr. Matthew W. Hart
TownMngr@mansfieldct.org
Town Manager
Town of Mansfield
4 South Eagleville Road
Mansfield, CT 06268-2599

Dear Mr. Hart:

Subject: Traffic concerns on U.S. Route 6
Town of Mansfield

Thank you for your letter dated July 7, 2016 inquiring about concerns along U.S. Route 6 in the town of Mansfield as a result of the proposed gas infusion station located in the town of Andover. The Department of Transportation's (Department's) Division of Traffic Engineering has reviewed your concerns and offers the following information.

The infusion station is proposed to be located on the south side of U.S. Route 6 west of Lake Road intersection across from the Xtra Mart store in the town of Andover. As you are aware, U.S. Route 6 already accommodates large vehicles such as tanker trucks. The number of additional tanker trucks due to this proposal is considered a minimal increase and is not anticipated to substantially impact capacity and traffic operations.

A review of three years of crash data (2013 – 2015) for the section of U.S. Route 6 in the town of Mansfield revealed 11 crashes and none involved tractor semi-trailers or truck-trailer combinations. The crash types consisted of:

- five fixed object
- two overturns
- one turning – intersecting paths
- three sideswipe – same direction

The review did not reveal a concentrated pattern of crashes.

In reference to the concerns of potential hazardous materials and the safety of the operation of the gas infusion station, these items are outside the purview of the Department. Other agencies, such as the Department of Motor Vehicles or the Department of Energy & Environmental Protection, may be more suited to address questions related to these items.

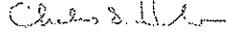
A section of U.S. Route 6 in the Town was studied by the Capitol Region Council of Governments as part of the "Route 6 Hop River Corridor Transportation Study." At this time, no State projects have been initiated as a result of the study.

Mr. Matthew W. Hart

July 26, 2016

Thank you for taking the time to contact the Department. Your comments help us to better serve the residents of Connecticut. Should you wish to discuss any of this information further, please contact Mr. Kevin Ng at Yiu.Ng@ct.gov or (860) 594-2749.

Very truly yours,

 Charles S. Harlow, P.E.
2016.07.26
15:50:30-04'00'

Charles S. Harlow, P.E.
Manager of Traffic Engineering
Bureau of Engineering and Construction

cc: State Senator Mae Flexer, Mae.Flexer@cga.ct.gov
State Representative Gregory Haddad, Gregory.Haddad@cga.ct.gov
State Representative Linda Orange, Linda.Orange@cga.ct.gov
Mr. Rob Klee, Commissioner, Department of Energy & Environmental Protection, Robert.klee@ct.gov
Mr. Michael Bzdyra, Commissioner, Department of Motor Vehicles, dmv.phonecenter@ct.gov
Mr. Robert Burbank, First Selectman, Town of Andover, andoverselectman1@comcast.net



CELEBRATE MANSFIELD FESTIVAL SUNDAY, SEPT. 18, 2016 | NOON - 4.00 PM

July 12, 2016

Dear Mr. Hart:

Matt

On Sunday, September 18, thousands of residents and visitors will gather on the Town Square to celebrate the people, businesses, and organizations that make Mansfield a great place to live, learn, work, and play at the Celebrate Mansfield Festival!

Now in its 13th year, the Celebrate Mansfield Festival has grown into a true community tradition with families, seniors, and students alike looking forward to it year after year. The Festival is Mansfield's largest, most inclusive community event. Featuring hands-on activities, food from local restaurants, an eclectic parade, and live music, the Celebrate Mansfield Festival is fun for all ages!

The Festival draws thousands of residents and visitors to your business tenants' front doors. Downtown businesses have the option to set up a table outside their storefront or to have a booth; participation fees are waived for downtown businesses.

To accommodate the event, Dog Lane (from Storrs Road to 18 Dog Lane), Royce Circle (from Dog Lane to Wilbur Cross Way), and Bolton Road Extension will be closed for the day. Storrs Road will be closed briefly to accommodate the Celebrate Mansfield Parade. The State Police will close the road from approximately 11:45 am through the end of the Parade (approx. 12:45 pm). More specifics on the road closures will be provided to you closer to the date of the Festival.

If you have questions or concerns about the Celebrate Mansfield Festival, please feel free to contact the Partnership office (860.429.2740 or mdp@mansfieldct.org.)

Sincerely,

Cynthia van Zelm
Cynthia van Zelm
Executive Director

Thank you!

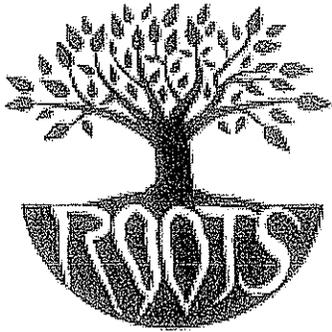
PAGE
BREAK

MANSFIELD HISTORICAL SOCIETY

Summer 2016 Workshops

Item #20

Saturday, July 23 - ONLINE GENEALOGY WORKSHOP, 10:00 a.m. - 1:00 p.m. at the Buchanan Auditorium, Mansfield Public Library

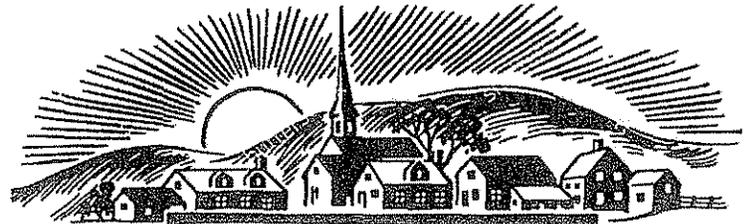


This program will demonstrate the wealth of genealogy information available on both free and pay genealogy websites. It is a hands-on workshop so please bring a laptop if you have one. Workshop participants will have the opportunity to access and explore some of these resources using the library's Wi-Fi connection. The workshop will be led by Richard C. Roberts, former head of the History and Genealogy Unit of the Connecticut State Library and Keith Wilson, President of the Mansfield Historical Society and a genealogist with more than 30 years of family research experience.

Saturday, August 20 – HOW TO RESEARCH AN OLD HOUSE WORKSHOP, 10:00 a.m. - 1:00 p.m. at the Buchanan Auditorium, Mansfield Public Library

Mansfield Historical Society member Bruce Clouette will present our second summer workshop. This workshop will focus on a case study of an 18th-century house in Mansfield and will cover historic map research, deed research, probate records, and other sources of information. Bruce's

"day job" is researching historic properties for National Register of Historic Places nominations, archaeological background reports, and environmental-impact studies. He's been at it since 1975 and has picked up a few tricks along the way.



BOTH WORKSHOPS ARE FREE! To ensure that enough handouts are available, please preregister for the workshops. Registration is requested a minimum of three days prior to each event.

Contact the Mansfield Historical Society via email (mansfield.historical@snet.net) or by phone (860-429-6575). Please provide the following information: Name, address, phone number, and email address. Indicate which workshop(s) you plan to attend and the number of participants. **THANK YOU!**

Mansfield Historical Society
P. O. Box 145
Storrs Mansfield, CT 06268-0145

Web site: www.mansfieldct-history.org
E-mail: mansfield.historical@snet.net

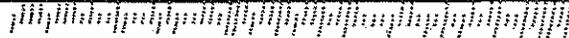
NON-PROFIT ORG
U.S. POSTAGE
PAID
STORRS, CT
PERMIT NO. 34

ADDRESS SERVICE REQUESTED

Matt Hart, Town Manager
Audrey Beck Municipal Building
4 S. Eagleville Road
Storrs, CT 06268

UPCOMING WORKSHOPS : July 23 - Online Genealogy August 20 – Old House Research

0525982574 0002



GRANT PROJECT UPDATE: On June 15 and 16, the field work portion of the condition assessment study was completed. Staff members from the Nelson Edwards Architects, Inc. and GNCB Consulting Engineers, Inc. thoroughly examined our museum buildings – the old Town Hall and former Town Office Building – from top to bottom. They were joined by Steve Kearns, a restoration carpenter who pulled up floor boards and took down ceiling insulation to examine the rafters. A number of structural issues and areas of water infiltration were identified. We have also received the floor plans generated by the laser scanning of the buildings in April and topographical survey drawings of the site made by Towne Engineering, Inc. in late June. Now we await the consultants' report and recommendations, due by the end of August.

REMEMBER – THE MUSEUM AND LIBRARY ARE OPEN! Due to the condition assessment project, only a portion of the museum is open. However there are two interesting new exhibits well worth a visit. One focuses on Edwin Fitch, a Mansfield builder-architect active in the 1830s through the 1860s. It includes photographs of houses, churches and other structures that he built, many in the Greek Revival style. The other exhibit showcases the work of the late James Klar, a noted local photographer. "Claude's Place" is a series of silver images that he took in 1978-1980 of Claude McDaniels' farm on Wormwood Hill. The McDaniels' house is currently being restored by MHS member Greg Cichowski. A side display shows the restoration work in progress. If you visit soon, you can also see live silkworms! There will be silkworms or silk moths at the museum through July. **The museum is open on Saturday and Sunday afternoons, 1:30 - 4:30 p.m., through the end of September.**

Monday, July 18, 2016

Item #21

Paul Shapiro, Mayor
Town of Mansfield
Audrey P. Beck Municipal Building
4 South Eagleville Road
Mansfield, CT 06268

Re: CRCOG Annual Report and Member Benefits Information

On behalf of the CRCOG Policy Board I am happy to send you CRCOG's annual report and your CRCOG member benefits information which lays out some of the details of what you receive for your dues. All of our members receive more in benefits than paid in dues.

CRCOG is committed to addressing a wide range of issues of concern to municipalities such as transportation, homeland security, public safety, solid waste management, and brownfields assessment and remediation, and crumbling foundations to name a few. In addition, CRCOG assists in developing and sharing best practices in planning related to transit oriented development, green infrastructure, complete streets, environmental protection, alternative energy, food security and many other topics. CRCOG is your place to bring forward issues on which we might work together.

I thank you for your participation to make our metro region the best it can be. If you have questions or suggestions, please feel free to contact me at (860 522 2217 extension 232 or lwright@crcog.org).

Sincerely,

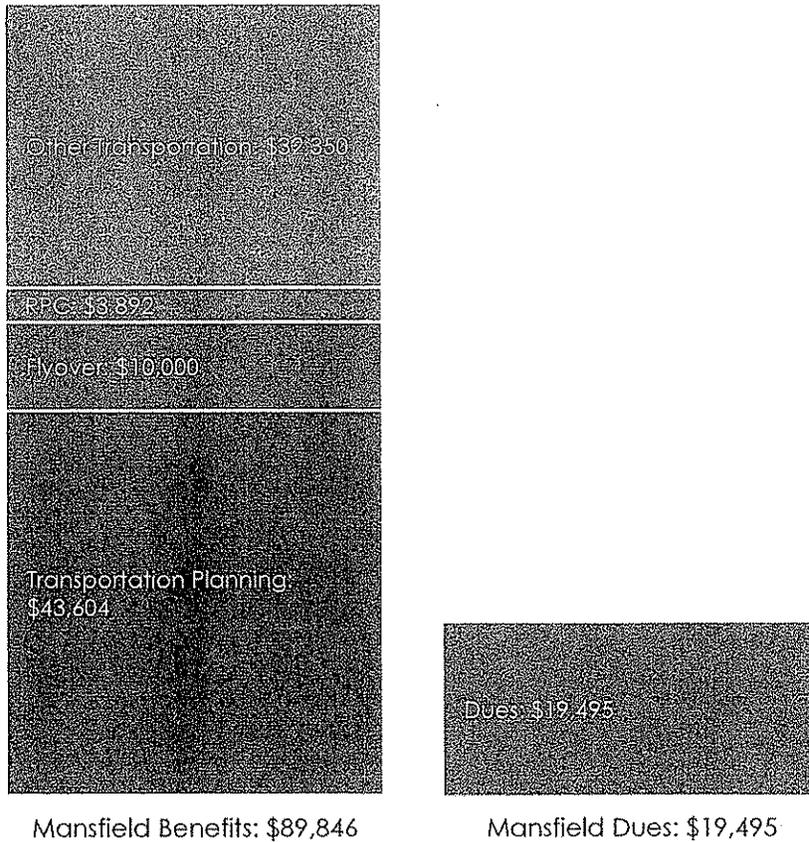


Lyle D. Wray
Executive Director

CRCOG CAPITAL REGION COUNCIL OF GOVERNMENTS : Mansfield

Membership Benefits FY 2015-2016

Mansfield | \$4.60 of Benefits Per Dollar of Dues



NOTE: The above chart does not include one-time town-specific benefits, such as corridor studies or funded capital projects.

Mansfield | Highlights

- » The town is expected to receive \$387,000 for a future LOTCIP project associated with South Eagleville Road walkway connection. CRCOG worked with the town and other municipalities to secure \$540,000 for a study of gateway corridors to UConn Storrs.
- » CRCOG served as a member of the action team which developed a Healthy Communities Toolkit for Eastern Highlands Health District communities, and contributed input and resources to support development of the toolkit.

Annual Report 2015-2016

Highlights



CTfastrak celebrates one year of operations; ridership exceeds targets.



\$1.6 million saved by member municipalities through the Purchasing Council.



CRCOG is managing statewide aerial imagery flyover. Online permitting system serves 24 municipalities.



Re-launched MetroHartford Brownfields Program and initiated a workshop series on Next Generation Economic Development in Connecticut

Return on Investment

\$1 of local dues helps CRCOG access \$11 of state, federal, and other funding.

Financial Highlights 2015-2016 Projections

Revenues: \$8,318,228

Local \$754,030	State \$3,361,242	Federal \$3,047,729	Other \$1,155,227
--------------------	----------------------	------------------------	----------------------

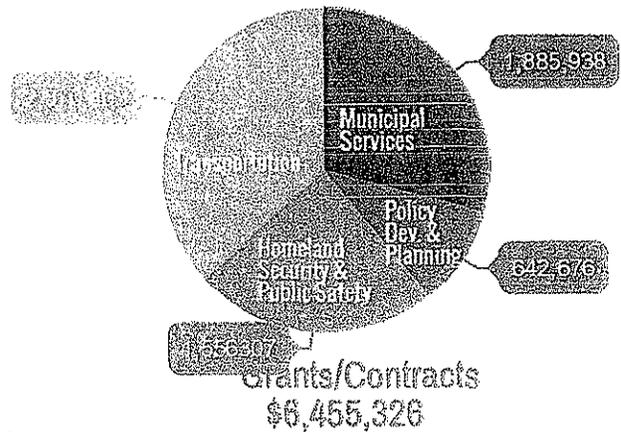
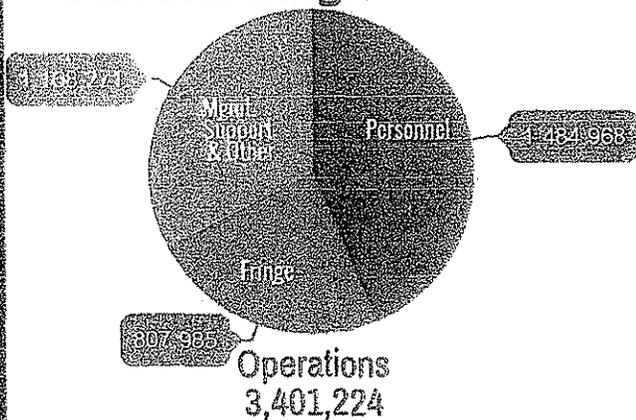
Expenditures: \$8,050,710

Personnel	Finance	Meet Support & Office	Municipal Services	Policy Dev. & Planning	Homeland Security & Public Safety	Transportation
-----------	---------	-----------------------	--------------------	------------------------	-----------------------------------	----------------

Operations
3,028,258

Grants/Contracts
\$5,022,452

2016-2017 Budget



Homeland Security & Public Safety



The Get Ready Capitol Region website was fully upgraded and continues to be the go to site for citizen emergency preparedness in the region. An ambassador program was launched to promote the site and a new partnership formed with the Hartford Marathon Foundation.

The CAPTAIN mobile data communications system is currently undergoing an upgrade and the CT-CHIEF Records Management System is being piloted by the State Criminal Justice Information System.

CRCOG delivered the FEMA Student Tools for Emergency Preparedness Program for all 5th grades students in both Bristol and Canton and will continue to offer this service.

CRCOG also began receiving funding from the Department of Public Health for infectious disease preparedness. A functional exercise was held and Healthcare Coalition planning well underway.



CRCOG conducted several After Action Reviews of Real Life Incidents at the request of our member communities along with a variety of Table-Top exercises. CRCOG also sponsored several FEMA Courses including "Integrating Whole Community Inclusive Planning into the Emergency Management Process"

Municipal Services

CRCOG expanded upon the CRCOG Data Center with the expertise of CRCOG's IT Strategic Partner, CCAT. CT OPM provided at total of \$529,000 to CRCOG to establish a "home" for all five Nutmeg Network Demonstration Project services. In addition, the CRCOG Data Center will be able to house future IT cooperative software licenses and IT services through a sustainable cost model that allows for expansion as services and storage needs grow. Early savings estimates for the 17 pilot towns participating in these efforts are from 32% to 58% each year for the various projects versus commercially available options. Dollar savings for the initial pilots are \$805,876 with more to come as the services are rolled out statewide.



CRCOG also convened three meetings on a variety of topics of interest to municipal Human Services and Social Services directors from the CRCOG region as part of the CRCOG Human Services Coordinating Council. We were able to raise more complex issues than would otherwise have been discussed at the regional level for the first time through this group.

Policy, Planning and Development



In FY 2016, CRCOG advanced projects that are helping to create a more connected, competitive, vibrant, and green Capitol Region by:

- Improving the redevelopment potential of contaminated properties through environmental investigations conducted under the MetroHartford Brownfields Program. This year, the program worked on seven sites, six of which hold potential for transit oriented development (TOD).
- Providing technical assistance on TOD to member communities through the CTfastrak and CTrail-Hartford Line Corridor Advisory Committee, and TOD on-call technical assistance.
- Advancing regional complete streets planning through education on best practices in assessing and implementing complete streets, implementation of the Regional Pedestrian and Bicycle Plan, and monitoring trends in walking and biking in the region. 
- With the CRCOG Foundation hosting a three-part workshop series on Next Generation Economic Development in Connecticut. Topics covered included Talent Development and Advanced Manufacturing, Innovation and Entrepreneurship, and Anchor Institutions, Neighborhood Involvement, and the Innovation Economy.
- Partnering with the CHART Coalition of the Eastern Highlands Health District on the Plan4Health Project, which produced an on-line Healthy Communities Toolkit to help rural planning and zoning commissioners better understand their roles in developing healthier communities through active transportation and access to healthy foods.

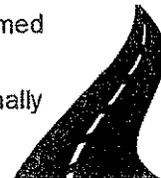
Transportation



CTfastrak, CT's first Bus Rapid Transit System, celebrated its 1 year anniversary and surpassed the year one ridership goal. April 2016 had a total of 377,717 corridor passenger trips.

In addition, CRCOG's transportation department:

- Continued administration of the Local Transportation Capital Improvement Program and programmed approximately \$11.2 million in funding under this program for municipally sponsored projects
- Programmed approximately \$10.3 million in federal 2015 Surface Transportation Urban funds
- Approved over \$55 million for new municipally sponsored transportation projects to improve regionally significant roads, sidewalks and multi-use trails
- Completed Capitol Region Intelligent Transportation System Strategic Plan
- Initiated or advanced 7 planning transportation studies
- Continued general transportation planning and mobility management with the region (freight, vehicular, bus transit, rail, aviation, vulnerable users)



Connecticut Water Company
93 West Main Street
Clinton, CT 06413-1600
Office: 860.669.8636
Fax: 860.669.9326
Customer Service: 800.286.5700
www.ctwater.com



Matthew Hart
Town Manager
Town of Mansfield
4 South Eagleville Road
Mansfield, CT 06268

Enclosed is a copy of our current "*Straight From the Tap*," bill insert which we are sending this quarter to customers in your community. It contains useful information and we wanted you to see yourself what we are sharing with customers in case you get comments or questions.

CT Water Company strives to provide regular communications on our water quality and service, and we are available if you or anyone in your community has a question or concern about their water.

The topics discussed in our Summer "*Straight From the Tap*" edition include:

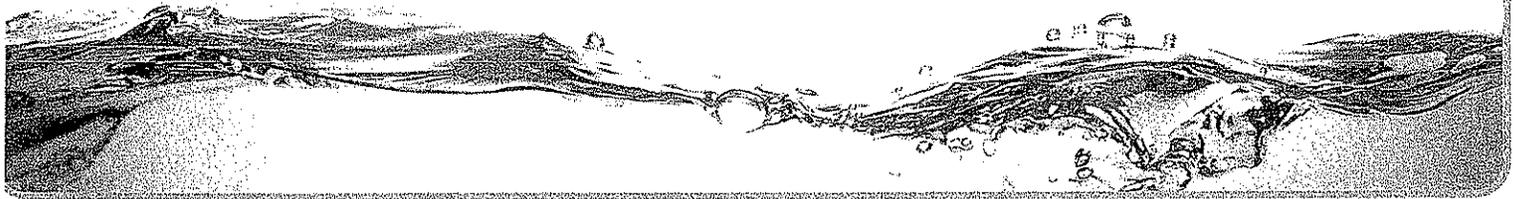
- Annual Water Quality Reports on Website
- The Basics of Drinking Water Treatment
- Professionals Committed to Safe Drinking Water
- CT Water Active in the Community

You can find a link to our latest water quality information for your service area on our website at www.ctwater.com/WaterQuality. The new water quality page makes it easier for customers to find water quality information. In addition to our annual water quality reports, customers will also be able to view the most recent lead test results from their water system.

Each quarter, we will send you the current "*Straight From the Tap*" bill insert. Feel free to post the document to your municipal website. We can provide you with an electronic version suitable for the internet. The most recent four issues can also be downloaded at www.ctwater.com > Customers > Bill Inserts and Facts Sheets.

We appreciate your interest and look forward to hearing from you at any time. If you have any questions about the water quality or service in your town, please contact Dan Meaney at 860.664.6016 or email us at publicaffairs@ctwater.com.

Straight from the Tap Connecticut Water



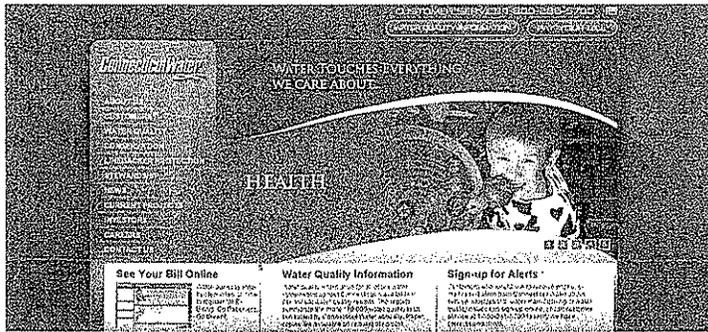
Pay your bill online by check or credit card at www.ctwater.com

2015 Annual Water Quality Report

We are proud to serve you and provide the results of your water quality testing in our Annual Water Quality Report. The report provides a summary of water quality testing done in 2015 and includes useful information on drinking water. You can find the report on Connecticut Water's Web site at www.ctwater.com/WaterQuality. Printed copies are available at no cost by calling our Customer Service team at 1-800-286-5700.

Get Information Faster & Easier

We've made it easier to find the information you are looking for www.ctwater.com. You can now search the contents of website right from the home page. We want you to be able to find the information you want easily and fast!



We have also added a link on the home page to our water quality page where you can easily access our Annual Water Quality reports, information on lead with our most recent lead results, and fact sheets on lead, chlorine and fluoride.

More than 25% of our customers have already signed up for e-billing. Care to join them?

E-billing saves you time, money and helps protect the environment.

1. Enrolling is easy and free. Once enrolled, you will get an email notifying you when your bill is issued.
2. You can set up automatic payments, which can save you even more time and eliminate late payments.

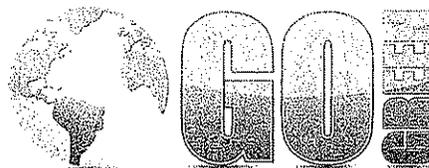
Connecticut Water Active in the Community

Our employees are active in the community and we support their volunteer and charitable efforts. Teams of employees recently worked to restore an aquifer area near the Farmington River in Farmington, pitched in to clean-up a watershed area in Naugatuck. Employees organized collections for food and other charities, with our most recent collection for toiletries, clothes and footwear to donate to the Connecticut Veterans Home in Rocky Hill.

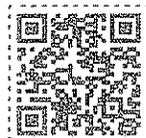


Our team is planning another donation before Veterans Day in November. If you would like to donate items, visit www.ctwater.com > Stewardship > Serving Communities for a list of articles needed – they can be dropped off at any of our work centers and offices through late October.

Sign up at www.ctwater.com



Scan to enroll



Sign Up for Electronic Billing Today!
Convenience • Security • Savings • Accessibility

ctw-130314

Professionals Committed to Safe Drinking Water

Getting clean, safe water is just a turn of a faucet for our customers. However, behind the scenes there are dedicated water professionals who are committed to delivering a continuous supply of high-quality drinking water to families and communities.

The State of Connecticut requires training and licensing of water utility employees whose jobs involve the treatment of drinking water and the operation of water distribution systems. There is a rigorous exam required to obtain the licenses and ongoing training to maintain them. Knowledge and skill are just the start. Our people have a passion for providing safe drinking water and have made it their life's work.



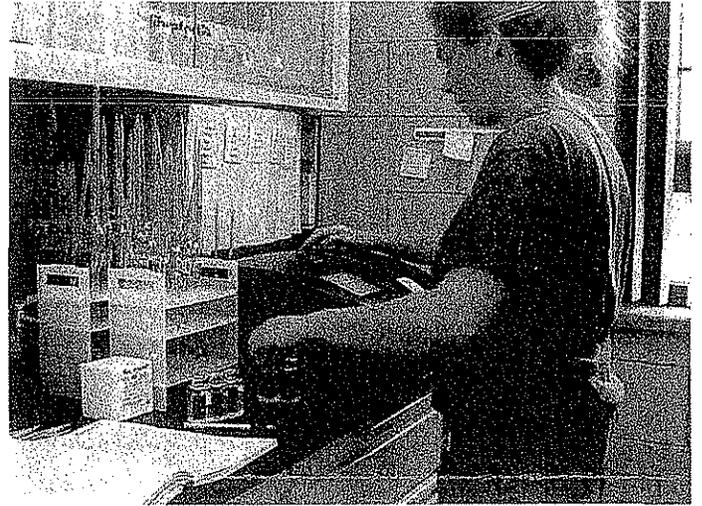
Left to right: Chris, Paul and Ryan

Take Chris and Paul for example, they are both on our Service Delivery Team and combined they have 44 years of experience in drinking water treatment at Connecticut Water. Chris is licensed to operate our pumping and treatment systems, and inspects watershed areas to protect the quality of our source water. Paul holds the highest license for operation of a surface water treatment plant and works with our Water Treatment staff at the plants across the Company.

Leading our Water Quality Team is Ryan, a licensed Professional Engineer. Ryan has a wide breadth of experience that includes working for the City of New York in the Bureau of Water and Sewer Operations, where he led a team of engineers and technicians who supported the design and operation of several drinking water reservoirs and more than 7,000 miles of water main providing water to nearly 9 million people.

Together with their colleagues across the company, they do what it takes to deliver safe drinking water 24 hours a day, 365 days a year.

The Basics of Drinking Water Treatment



Water from our reservoirs and groundwater sources (wells) is treated to be sure it is safe to drink and contributes to good health. Here's an overview of the basics of water treatment.

- **Clarification** – this is a process where larger particles in the water are removed prior to filtration. (Surface water)
- **Filtration** – water from reservoirs (surface water) is filtered to remove contaminants that the water picked up as it flowed over land to the reservoir. Groundwater is naturally filtered as it percolates through the soil into an aquifer.
- **Additives** – the water receives additional treatment to ensure its quality and meet state and federal water quality standards.
 - Chlorine is added to keep the water free of bacteria.
 - Sodium Bicarbonate (baking soda), or other similar additives, are used to adjust the pH of the water so it is not corrosive to household plumbing.
 - Fluoride is added when a water system serves more than 20,000 people – as required by Connecticut's public health code.

Holidays

July 4 – Independence Day

September 5 – Labor Day



**Customer Service and 24-hour
Emergencies 1-800-286-5700**

If you have comments or suggestions, send an e-mail to PublicAffairs@ctwater.com.



PAGE
BREAK



Town Council
EDC

Eastern Regional Tourism District
27 Greenmanville Ave., Mystic, CT 06355
P: 860 536 8822 P: 860 536 8855
mystic.org

Item #23

July 25, 2016

Town Manager Matthew Hart
Beck Municipal Bldg, 4 So. Eagleville Rd
Mansfield, CT 06268

Dear Town Manager Matthew Hart:

Thank you for your support of the Eastern Regional Tourism District. We have enclosed a copy of the 2015-16 Eastern Regional Tourism District Annual Review. The Review details the many activities and accomplishments we were able to achieve this past fiscal year.

We were optimistic for the upcoming 2016 tourism summer season and were planning a fall campaign for the 2017 fiscal year. Unfortunately, that changed when on June 30 Governor Malloy eliminated regional tourism funding.

All regional tourism activities will have to cease if the Tourism District is forced to shut its doors due to lack of funding.

If you believe in the economic return tourism brings to the Mystic Country region, we encourage you to contact your local legislators and/or Office of Policy & Management Secretary Benjamin Barnes.

Sincerely,

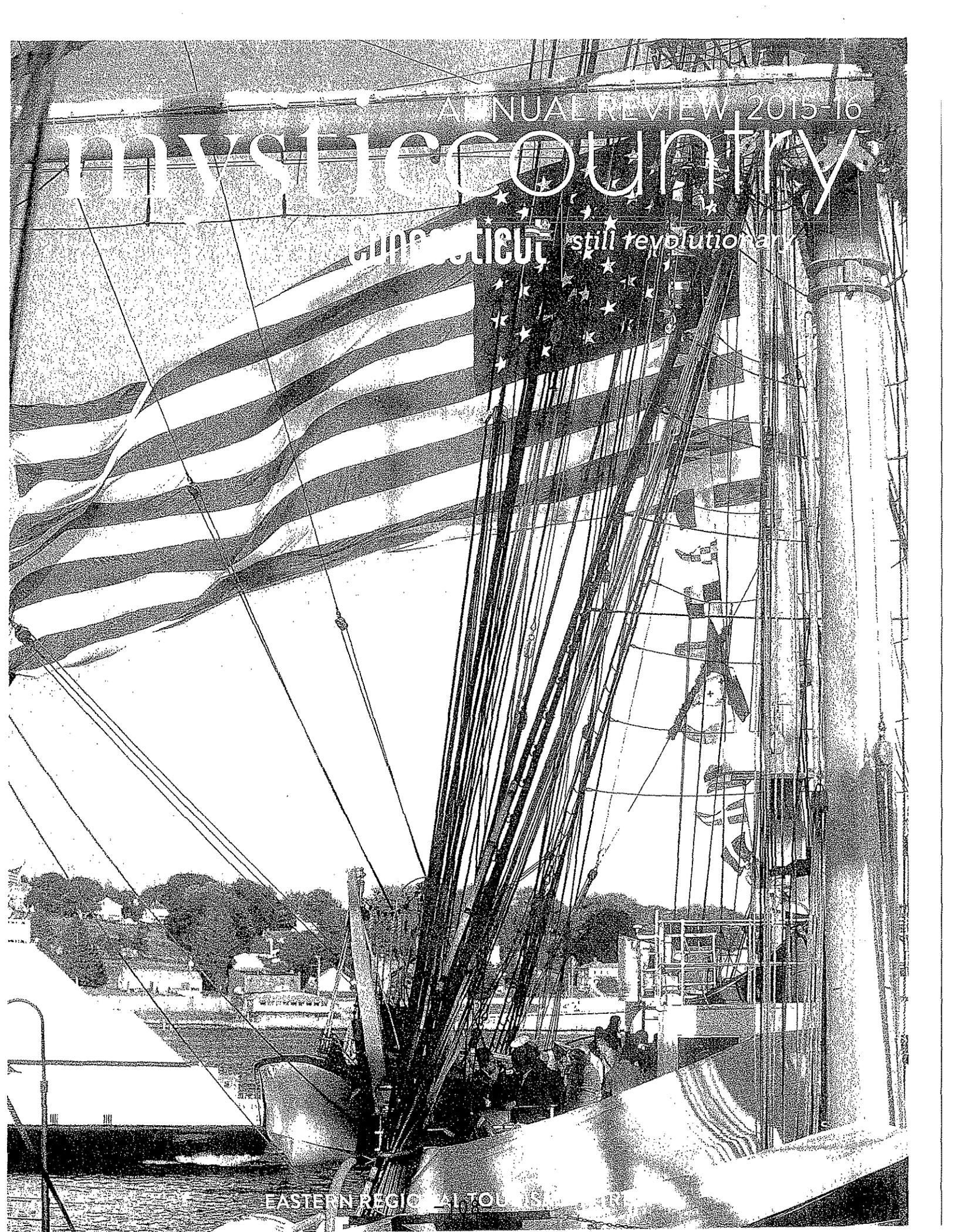
Ed Dombroskas
Executive Director

ANNUAL REVIEW 2015-16

mysticcountry

ambitious still revolutionary

EASTERN REGIONAL TOURISM AWARDS



Fiscal year 2015-16 can best be described as a year of significant challenge as well as great achievement. The year began with a hope that fiscal stability would endure through the end of the fiscal year. In the summer, budget was developed that matched the revenue projections. In addition, the Board of Directors approved a strategic plan that sets the vision, goals and objectives for the next five years. The plan provides a framework for the future of the organization. This plan is a key component of the organization's long-term vision.



This page: Old Lighthouse Museum, Stonington

On the cover: The USCG Barque EAGLE. Photo courtesy of The Day/Seth Jacobson

During the first two quarters of the fiscal year significant progress was made in the planning process. Staff, working in conjunction with the Board, participated in a long range planning exercise that focused on the needs of and changes within the tourism industry. Cooperative marketing projects were defined and initiated with our industry constituents and a new partnership with the Connecticut Office of Tourism was launched to integrate and upgrade the State and Regional District websites. Unfortunately, the anticipated fiscal stability we anticipated for the year was not realized.

At about the beginning of the second quarter it became apparent that State revenues were not at predicted levels. As a result, the Governor exercised his authority to impose a budget reduction for the Regional Tourism District. This reduction was followed by a second reduction as the budget picture deteriorated. Further clouding the future was a proposal for Fiscal 2017 that all funding for Regional Tourism Districts be eliminated. At that point all future planning for the Eastern Regional Tourism District became irrelevant as efforts turned toward determining if the District was to survive into the next fiscal year. A final determination on funding for fiscal 2017 for the District was not known until late May but it was determined that Tourism District funding would continue into fiscal 2017 however at a much reduced level over the budget for fiscal 2016. This action will set the course for the first months of fiscal 2017 as we determine what activities can be reasonably undertaken with reduced resources and also keeping a watchful eye on possible further reductions during the fiscal year.

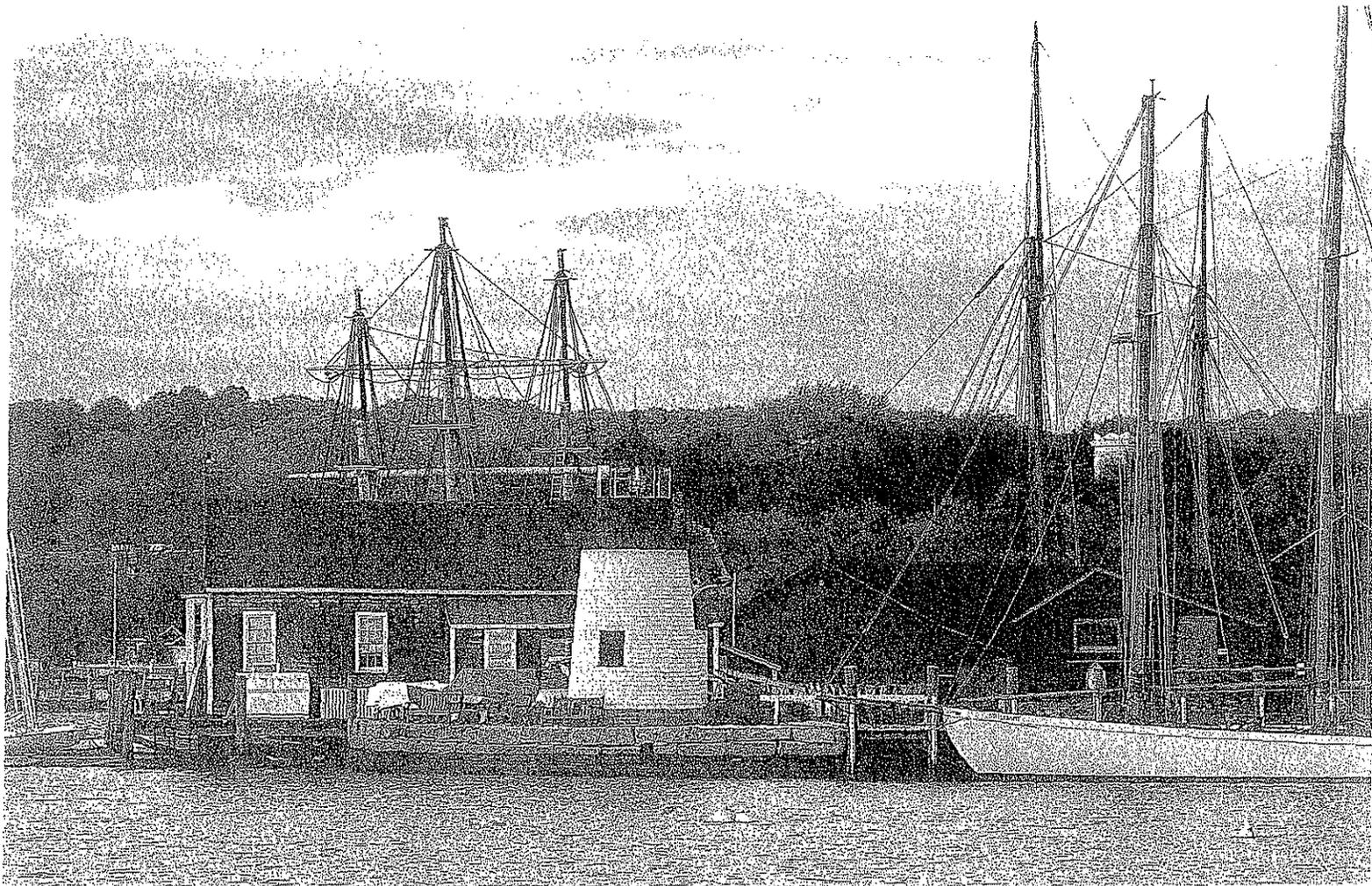
In spite of the gloom created by the economic realities of resource reductions, last year some very significant accomplishments were realized, two of which are worthy of particular note. First, our tourism constituents who have historically supported and participated with the District in outreach to groups and tourism operators via trade show participation "upped their game" this year. Faced with the inability of the District to fully support participation in the planned shows, working groups were formed for cooperative marketing initiatives and gap funding was offered by our constituents. As a result

the Eastern Regional Tourism District/Mystic Country was able to be present at all the sales events originally planned and were able to participate in some additional sales events as well. This was all achieved through financial and in-kind contributions from our constituents in support of Mystic Country's sales and promotion efforts.

Second, as a result of unprecedented cooperation between the Connecticut Office of Tourism and the Regional Tourism Districts, a project to upgrade and integrate State and Regional Tourism District websites was planned, coordinated and executed during the fiscal year. As a result the State tourism website was revamped and populated by the substantial content maintained by the Districts. For Mystic Country, the technologically aging website of Mystic.org was replaced by the newly created State website CTvisit.com. Now the Eastern Regional Tourism District staff serves as the regional curator and administrator for Mystic Country content contained in this newly integrated site. The result is a much more vibrant display of Mystic Country and Connecticut tourism assets in an attractive, consumer oriented format. For Mystic Country, in the short time the new regional site has been available to the public, the result is hundreds more inquiries for information and vacation planning as compared to the same period last year. In addition, through a cooperative arrangement between the State, District and private-sector Greater Mystic Visitors Bureau the opportunity for individual tourism entities to further enhance their placement in the Mystic Country website has been preserved.

Sustaining stability while achieving progress is perhaps the best way to describe the efforts of this past year. Our hope is that the upcoming year will be less of a challenge and will allow for more of the innovation and growth that the tourism industry in eastern Connecticut deserves.

Ed Dombroskas
Executive Director
Eastern Regional Tourism District/Mystic Country



6,111 LEADS

CT Getaway Guide Free Standing Newspaper Insert (FSI) for Fall/Winter 2015-16.

5,809 LEADS

CT Getaway Guide Free Standing Newspaper Insert (FSI) for Spring/Summer 2015.

517 LEADS

CT Visitors Guide 2015: Mystic Country co-op advertising spread included.

3,279 LEADS TO DATE*

CT Visitors Guide Spring/Summer 2016

1,604

NEW: Requests for *Mystic Country Visitors Guide* from CTvisit.com from April 4, 2016 to Date*

250,000 COPIES

Mystic Country Visitors Guide full run: provided content for free listings and photography; provided advertising space for northeast advertorial section.

150,000 COPIES

Distribution of *Mystic Country Visitors Guide* 2015-16; negotiated distribution contracts and managed distribution throughout the Northeast, including over 200 AAA offices.

Travel Exclusive newsletter emailed to international consumers.

The ERTD published a quarterly consumer-based newsletter outlining interesting things to see and do in

the 42-town region. The newsletter is distributed to a list of over 50,000 consumers.

Both the *Sundae Drives* and the *Antiques Trail* are currently being updated and are scheduled to be reprinted by the ERTD. In collaboration with the Southeastern Connecticut Coalition, the ERTD also helped launch the *Historic Houses of Southeastern Connecticut* trail brochure, designing, promoting and arranging distribution for the piece.

The ERTD produced specially-themed radio segments weekly. These radio spots feature area events and activities for the weekend ahead. The segment airs weekly on WELJ 104.7 FM, Q105 105.5 FM, WLLM 98 AM, and The Wolf 102.3 FM.

*os of June 1, 2016

In 2015-16, the Connecticut Office of Tourism (COT) worked closely with the Regional Tourism Districts to gather data, content and visuals to populate the relaunch of the Connecticut tourism website CTvisit.com.

The new collaborative CTvisit.com website integrates the regional district website (Mystic.org) with the State website and includes an increased prominence for restaurants and hotels, increased opportunities for overnight stays, customized experiences for each of our state's regions and dramatically enhanced listing pages for each of our tourism partners.

In preparation for the late April launch of CTvisit.com, the Tourism Districts and the COT created a new set of guidelines for content on CTvisit.com. By collaborating with local Main Street Organizations and merchant groups, the Eastern

Regional Tourism District was able to add nearly 500 Mystic Country listings to the CTvisit.com database and more than 400 photographs.

The new site launched on April 21, 2016 to much acclaim and improved traffic. From April 21 to June 1, 2016, the new CTvisit.com has had a year-over-year increase of 56% in visits (396,383 vs. 254,656), 54% in unique visitors (318,036 vs. 206,259) and 67% in pageviews (1,075,363 vs. 642,155).

The Eastern Regional Tourism District now actively manages the Mystic Country portion of the State website (MysticCountry.com) approving and entering events and deals, helping constituents update their listings, and creating new content for the consumer.

TOP EVENTS: BIGGEST EVENTS IN MYSTIC COUNTRY

In early 2016, the Eastern Regional Tourism District electronically published a year-long overview of the region's most popular events. Formatted into a magazine style, the interactive online calendar can be found at Issuu.com/MysticCountryCT.

MONTHLY STORIES

The ERTD created and updated 48 mini-promotions and stories for 2015-16. In total more than 600 tourism partners and events were highlighted in these promotions, which were posted on Mystic.org, CTvisit.com and SeeMysticCountryCT.com websites and heavily highlighted on the Tourism District's social media outlets. Topics covered were:

JULY

Ice Cream Trail
Farmers Markets
Summer Music
Food, Fairs & Festivals

AUGUST

Country Fairs
Corn Mazes
Best of CT Winners
Summer Savings

SEPTEMBER

Walking Tours
Scenic Drives
Pet-Friendly Travel

OCTOBER

The Last Green Valley's Walktober
Submarine Century/USS Nautilus
Haunted History
Fall Favorites
Autumn Adventures
Trick-or-Treating while Traveling
Mystic Pizza Anniversary/Trail

NOVEMBER

National Beer Day
Santa Sightings
Holiday Happenings
Lantern Light Tours at Mystic Seaport
Main Streets for the Holidays

DECEMBER

Holidays on Stage
Unique Gifts
Cut-Your-Own Tree

JANUARY

Fireside Escapes
Cabin Fever
Connecticut Magazine Bests
Garde Winter Cinema Series
Hygienic XXXVII

FEBRUARY

Chocolate & Candy Shops
Romantic Willimantic
Project Oceanology Seal Watches

MARCH

St. Patrick's Day Events
Easter Egg Hunts in Mystic Country
Gardens & Wine

APRIL

April Vacation
30+ Events Happening this May

MAY

Yankee Magazine's CT Best
Get Out on the Water
Free & Fun in Mystic Country
Historic Houses of Southeastern CT
30+ Not-To-Miss Events this June

JUNE

Fireworks in Mystic Country
Thames River Heritage Park
Submarine Century
Farmers Markets

YEAR-ROUND

Antiques Trail
Touring Retro
Foodie Finds
What to Do This Weekend: Event Picks

Distribution & Fulfillment

150,000 Mystic Country Visitors Guides were distributed by the ERTD. Major distribution locations included: 200 AAA offices throughout the Northeast; Bradley Airport; Amtrak Northeast hubs; Fairfield and Westchester County train stations; CT Welcome Centers; New York Thruway and Northern NJ Thruway; I-95 and I-91 in CT and MA; Boston Hotels & Info Centers; and various local and regional hotels, restaurants and info centers.

Approximately 10,000 copies of the Mystic Country Visitors Guide were mailed or delivered through website requests, phone requests, fulfillment of Mystic Information Center and CTVisit.com requests from individuals, conference and group planners, special event requests and trade show follow-up.

Sales

LEADS

Leads from trade shows totaled 341, plus additional leads from International trade shows attended by Discover New England and the CT International representative.

FAM TOURS

The ERTD hosted 10 Familiarization Tours with a total of 75 participants in FY 15-16. These FAM Tours represented groups from the UK and Ireland, Italy, Australia, Germany and tour operators from around the country.

CO-OP PARTNERS

Creamery Brook Bison
Crossings Brew Pub
CT River Valley Co-op
Downtown Mystic
Essex Steam Train & Riverboat
Flanders Fish Market
Florence Griswold Museum
Foxwoods Resort Casino
Harbour House at Inn at Mystic
Hilton Mystic
Holiday Inn Norwich

Howard Johnson Inn - Mystic
Hyatt Place Mystic
Inn at Mystic
Mashantucket Pequot Museum
Microtel Inn & Suites Uncasville
Mohegan Sun
Mystic Aquarium
Mystic Downtown Merchants
Mystic Marriott Hotel & Spa
Mystic Seaport
Nature's Art Village

ASSISTANCE

ERTD assisted a number of meeting planners, tour operators and group leaders with site visits, options for transportation and tours, meals, activities, Mystic Country Visitor Guides, maps and brochures.

REQUESTS FOR PROPOSALS (RFP)

The ERTD distributed 23 Requests for Proposals (RFPs) for a total of 12,324 room nights.

Ocean Beach Park
Putnam Business Association
Quality Inn Mystic
Residence Inn
Roseland Cottage
SpringHill Suites Waterford
Taylor Brooke Winery
The Last Green Valley
The Spa at Norwich Inn
The Whaler's Inn
Willimantic Brewing Company



Industry Support

ADVISORY COMMITTEE

Twenty-three members, representing hotels and attractions throughout the region, met quarterly to discuss sales strategies and co-operative projects.

MARKETING COMMITTEE

The ERTD reestablished the Marketing Committee and met 10 times this fiscal year. This committee is comprised of 17 members of various tourism sectors (attractions, accommodations, industry).

ADJUNCT COMMITTEE

Bi-monthly meetings were held to discuss tourism marketing priorities. Locations for the meetings changed throughout the year and throughout the Northeast communities.

Northeast ad placements included *Explore!*, *Visit NECT Visitors Guide*, *CHAT* and the *Mystic Country Visitor Guide*. The ERTD also supported the Windham Regional Chamber of Commerce's *Festivals, Fun & Flor* program on WILL-AM.

BROCHURE SWAPS

Two successful brochure swaps were held in Mystic and Pomfret, bringing together constituents and their printed materials to share and distribute at the opening of the tourism season.

MARKETING WORKSHOPS

ERTD produced four highly successful workshops on working with the new state website CTvisit.com. Locations were in Mystic, Danielson, Willimantic and Norwich.

Public Relations & Social Media

MEDIA & TRAVEL TRADE OUTREACH

Maintained and continually updated a comprehensive calendar of events for eastern Connecticut. Submitted more than 125 events to 50 regional media throughout the year for organizations that do not have communications staff.

Maintained ongoing contact with travel writers and editors via seasonal mailings. Pitched stories about the region and worked with visiting writers interested in exploring the region first-hand by hosting area accommodations.

Outreach involving seasonal mailings, press releases and social media resulted in more than 120 placements over the course of the year featuring Mystic Country events, businesses and travel itineraries.

Numerous media follow the District on Facebook and Twitter in order to gather news and information about upcoming events and activities to cover.

STATE OFFICE OF TOURISM SUPPORT

The ERTD attended state tourism meetings and conference and coordinated with statewide tourism campaigns, providing support to state agencies with images (see media library), content and ideas. The Tourism District also provides support to the state for media inquiries and visits.

MEDIA LIBRARY

The ERTD continues to expand its regional photo library. Currently, the library consists of more than 5,000 photos of events, towns, attractions, accommodations and eateries. Drone photography and video is slated to begin in late June 2016.

CONSUMER OUTREACH

Social media continues to grow and is a tremendous tool for notifying and influencing consumers (potential visitors and in-state residents) about upcoming events and sharing iconic images that influence attitudes towards the area.

THE MYSTIC COUNTRY BLOG

The ERTD's regional blog, SeeMysticCountryCT.com had its best year since its launch in 2010. The District's blog traffic increased year-over-year. Sessions are up 29%, users are up 28% and pageviews are up 12%. While future blog articles are in the works, they will now be hosted on CTvisit.com

TOURISM CONSTITUENT OUTREACH

The ERTD published a monthly *Business of Tourism* newsletter. This electronic newsletter is sent to over 1,500 industry professionals in eastern Connecticut and beyond. For FY 15-16, 24 issues of the *Business of Tourism* were distributed-11 standard issues and 14 supplements.

Mystic Country Social Media Outlets

FACEBOOK

facebook.com
/MysticCountryCT
Growth:
35,678 fans to 38,101
(7% growth)

50% increase in engagement

TWITTER

twitter.com
/MysticCountryCT
Growth:
3,498 to 4,635 (33% growth)
393% increase in impressions

INSTAGRAM

instagram.com
/MysticCountryCT
Growth:
1,410-4,398 (212% growth)

PINTEREST*

pinterest.com
/MysticCountryCT
Growth:
115 to 155 (35% growth)

*Currently under development



Media outlets that included or are scheduled to include the Mystic Country region in their 2015-16 publications/broadcasts as a result of outreach by the Eastern Regional Tourism District.

Meetings Focus Magazine

Visit New England

ARRIVE (Amtrak)

Huffington Post

Delish.com

DNE Romantic Destinations

Wingspan - Al Nippon Airways

TravelingMom.com

Association News

Anton Media Group

We3Travel.com

Getaway Mavens

Drive I-95

Masshole Mommy

Norwich Magazine

Connecticut Traveler Magazine

Boston Globe

New Haven Register

The Day

Berks County Living

Hartford Courant

Courier Magazine

Connecticut Food & Farm Magazine

Connecticut Family

Hibu, New London

Long Island Pulse

Yankee Magazine

Norwich Bulletin

The Culture Trip

Mashable

Eat in Connecticut

Mystic Matters SEC-TV

Travel with Kal

Connecticut Magazine

CTNow.com

the-e-list.com

1,000 Places to See Before You Die

AAA Journeys Magazine

AAA Journeys.com/webextras

Buzzfeed.com

DiscountsMyFlights.com

CTRestaurantWeek.com

WINY Radio

WILI Radio

The Wolf Radio

The New York Times

Sound & Country Magazine

Orange Social Video (China)

This is Mystic

Seasons Magazine

Student Group Tour Magazine

Main Streets Across America
- National Life Group

ContentedTraveller.com

Travel+Leisure

USA Today

Fox CT (Daytrippers)

National Public Radio (NPR)

Savvy Shopper - Korky Vann

Expedia Travel Guides

Seasons Magazine

CTeatsout.com

PAGE
BREAK

Officials Looking At Options For E.O. Smith

By Antonio Salazar

25 July 2016

Elizabeth Tucker practiced for months for her school's fall concert, but after perfecting her intonation, all of her hard work went to waste when she began her final rehearsals in her school's auditorium.

"The sound is completely different in the auditorium. This causes some students in the choir to sing too loud or sing too quiet. It can really throw the sound off," said Tucker.

While she loves her high school, E.O. Smith, she knows that many of the facilities across various fields could use repairs.

After complaints about outdated facilities, the Regional School District 19 Board of Education and the University of Connecticut have entered negotiations about the possible purchase of E.O. Smith High School.

According to Regional School District 19 Board of Education member Casey Cobb, there are issues with the auditorium, the agricultural education department, the music department, and the fine arts department at the current school.

"On June 14, 2015 the Board of Education met and 25-30 parents of kids in the drama and agricultural education program had organized themselves to make a plea to the board to improve the facilities," said Superintendent Bruce Silva.

In response to this, the board sent out a request for qualifications (RFQ) and received offers from nine different contractors, before deciding to move forward with Tai Soon Kim Partners (TSKP), a Hartford based contractor, according to Silva.

"An RFQ is when you make it known you are looking to make renovations and contractors show their interest and submit proposals for studying the building," said Silva.

Initially, the board was presented three options. The first two would expand on the current site, while the third suggested building a new school.

More specifically, the first option called for building a second floor above the school's world language wing and placing the Ag-Ed program there. This option would cost \$13.8 million, according to TSKP. In order to do this, the current first floor would have to be destroyed and reconstructed.

"The benefit to this option was that it freed up storage space for the drama department in the space that Ag-Ed would be leaving," said Silva.

Option two would simply destroy the current site of the Ag-Ed program and build a new one. This option was estimated to cost \$9.3 million, but would not solve many of the problems.

The third option was the most extreme, according to Silva.

The contactors suggested building a new school on site, in the location of the current parking lot in what would be a four year project that would cost \$38.4 million, according to TSKP.

"The day they were going to presentation, the contractor called me and said that option three may be rather unexpected and he just wanted to give me a heads up," said Silva. "We went from some renovations to a whole new school."

Once the possibility of a new school was presented, the board requested an estimate for a new school at a different location.

Following the board's request, on Feb. 2, TSKP presented four finalized options.

The three initial options remained the same, option four was the plan for a new relocated school which was estimated to cost significantly less (\$35.9 million) and could be built in only two years.

All of the aforementioned prices include government reimbursement. A new school would receive 70 percent reimbursement, while construction on the current building would receive 75 percent.

Those prices would eventually be split into three and would be paid for by taxpayers in the three towns that make up the district over a period of time to be determined later, according to Cobb.

Region 19 is composed of students from Ashford, Mansfield, and Willington.

Likewise, the Region 19 Board of Education is composed of representatives from each of the towns that utilize the high school.

"After the final presentation, the board agreed that option four made the most sense, especially if the University of Connecticut was interested in purchasing our high school," said Silva.

After sending a letter to the university about possibly selling the school, Silva received a response stating that the university was interested in acquiring the property and would be willing to negotiate.

Early on in negotiations, UConn proposed a plot at the Depot Campus as a part of a possible deal, according to Silva.

"Depot was given to the university by the state about 25 years ago. It was not something the university sought. It was a state mental facility that had closed and so it came to UConn," said UConn Deputy Chief of Staff Michael Kirk. "Right now, it's a patchwork of university functions that could not fit here and abandoned property that UConn has not known what to do with for 25 years."

According to Silva, without the inclusion of the Depot Campus lot, there would be no negotiations as there is nowhere in any of the three towns that could feasibly house a new school. E.O. Smith was originally built in 1956 by UConn and was run by the university until Region 19 took over in 1987.

The relationship between the two schools is still alive as a select few students from E.O. Smith take classes at UConn.

"One of the interesting things about moving to the Depot campus is that we remain on the edge of the university. Our roots are with the university and we want to maintain a relationship," said Silva.

According to Kirk, "What we need to do is figure out what the high school would require. You have these deteriorating buildings there that we would like to knock down and rebuild as a renovation to that campus. We would work with E.O. Smith on that."

Recently, the building committee indicated a desire not to move the project to a referendum vote next November. Despite this, the committee will likely continue to consider all of their options, according to Silva.

Silva believes that the move is what is best for the school.

One of the main benefits that Silva highlights about the move is the opportunity to consolidate the school's facilities. Currently, due to spatial restrictions, the school must use Farrell Fields as well as Mansfield Middle School for its sports teams.

Safety is also a concern for Silva at the current location. According to Silva, residents of the neighboring apartments often cut through the school's property and sometimes even through gym classes.

"I am sure most of them are students and mean no harm, but better safe than sorry," said Silva.

Lack of parking space is another issue that plagues the current site.

"It's really hard to get a parking spot when you're a senior even though it's such a small school," said Luke Stover, a student at E.O. Smith.

According to Silva, parking has especially become an issue at E.O. Smith with the recent development of downtown Storrs.

The move could also have implications on the ever-expanding Storrs Center. Although UConn provides a majority of the patrons, the high school of 1,235 students also provides business.

"I believe a move would have a direct impact on the Storrs center across the street. Not only that, but the town of Mansfield would lose control of that site," said Paul Shapiro, the mayor of Mansfield.

Shapiro emphasized not knowing what exactly the university had in store for the site as his main concern.

Recently, a Facebook group in opposition of the relocation was formed. The page titled "Keep EO Smith Downtown" is composed of long and short term residents of Mansfield, Ashford, Willington, and other tuitioning towns, current E.O. Smith students, as well as other members of the community and has almost 1,600 members.

"Realistically, the move would have no implications on the downtown area. If anything, it would bring more business as college students can likely spend more," said Kirk.

Upon hearing about the possible relocation of the high school, Insomnia Cookies employee Tabatha Saffin said, "I do not think it would affect us much. Realistically, we would probably make more money because when high school kids come in, they only buy one or two cookies."

The move would benefit UConn as well. In the most recent master plan, the university has included the addition of a new parking garage in South Campus as well as the need for new honors dorms, according to UConn.

According to Kirk, the university likes the swing space that E.O. Smith would offer while other buildings are constructed or renovated.

"Like a lot of big universities, UConn always has a great need for space: academic space, classroom space, office space, athletic space, and you feel as though you never have enough. That's especially true when we are doing significant renovations," said Kirk.

In addition to the school building, UConn would also acquire the school's track and Farrell Fields. Farrell Fields are located less than a mile from E.O. Smith High School and include two soccer fields, a baseball diamond, and space for field hockey.

"The main benefit would be being able to teach classes and conduct athletic and administrative activities out there," said Kirk.

There have been two main complaints by the townspeople about the possible move: the loss of access of the downtown area and the emotional attachment.

"As a graduate, I would be very opposed to them destroying E.O. Smith. To some, it might be a building to tear down, but to me, it held an important chapter in my life," said Christine Lacroix, an E.O. Smith graduate from 2013.

Despite the complaints, Silva believes that the move is what is best for the school.

"There's not enough value in the downtown area to forsake the possibility of a new high school with adequate parking and state of the art facilities that we don't have at the current site, that's the tradeoff," said Silva.

From: *The Hartford Courant*
Accessed: 28 July 2016

<http://www.courant.com/community/mansfield/hc-wm-eo-smith-0728-20160725-story.html>