TOWN OF MANSFIELD
COMMUNITY QUALITY OF LIFE COMMITTEE

Thursday, July 14, 2011
7:00 p.m.
Town Hall, Audrey P. Beck Building
Council Chambers

MEETING AGENDA

1. Call to Order/Roll Call
2. Appointment of Recording Secretary
3. Approval of May 5, 2011 Minutes
4. Opportunity for Public to Address the Committee
5. Chairperson's Report
6. Communications
7. Old Business
    a) Police Services Study
    b) Review Action Plan
8. New Business
9. Adjournment

Committee on Community Quality of Life
DRAFT Minutes
Thursday, May 5, 2011

Members Present: TMoran (Chair), EPaterson, JReisen, Richard Long, DMorse, DKeane (arrived 7:10), JFriedman (alternate)

Members Absent: JSaddlemire, CKeuffner

Staff Present: MNinteau, JHintz, MHart

1. Call to Order/Roll Call
Meeting was called to order at 7:00pm

2. Appointment of Recording Secretary
Jake Friedman was appointed Recording Secretary

3. Approval of April minutes
Motion to approve April 7, 2011 minutes passed unanimously, with 2 abstentions: Morse and Friedman

4. Opportunity for Public to Address the Committee
Brian and Cathy Usher of Meadowood Rd. spoke of their concerns with the potential new student housing development "Ponde Place." The developers have drilled test wells within a few hundred yards of their property and apparently intend to turn the wells into producing wells to supply water for the project. The Ushers raised concern about the potential for the wells to drag chemicals from the former UConn landfill into the area water table and the potential for the project to negatively impact/lower the water table, especially since the project is planned to use sewers connected to UConn wastewater treatment facility and will not be recharging the local water table. The Ushers cited a high incidence rate of cancer in the neighborhood and the known carcinogens found in the former UConn landfill groundwater contaminants. They also questioned the need for off-campus student housing, as there is no lottery for on-campus housing, indicated sufficient supply. They noted the impact that the proximity of Carriage House Apartments has had on their quality of life, particularly when parties are occurring at Carriage House.

Beverly Sims of Northwood Rd. spoke of her concerns about the potential "Ponde Place" development. She echoed the concerns that the Ushers brought up and added that the project (per formerly submitted plans) calls for parking lots with lighting and the construction of 3-story buildings, larger than any in the area. She is concerned that those items, the water issues and the potential chemical contamination will deteriorate the quality of life in the neighborhood. She noted that the Conservation Committee and the ERT report on the "Ponde Place" land warn about the potential of the project for groundwater contamination and the impact on wetlands.

Judith Kucharski of Highland Rd. requested that the noise ordinance be altered to more effectively address noise from dirtbikes and ATVs. Statement is attached (same as what was given to the Town Council). TMoran noted that the issue will potentially addressed by the Nuisance House Ordinance that was passed through the Committee.

5. Chairperson's Report
There was much discussion over the potential Ponde Place student housing development project and whether it should be added to the Committee's agenda or whether the town's Plan of Conservation and Development should be added to the agenda. The Committee agreed unanimously to invite the new or former Director of Planning to the next meeting. Staff will invite and add a discussion of the Plan of Conservation and Development to the next agenda.

The committee agreed unanimously to re-order the remaining portions of the meeting.

6. Communications
No Communications to report.

7. New Business: Update on Spring Weekend
JHintz updated the committee on Spring Weekend events. There was a noted drop in number of guests to the area, number of incidences/arrests and amount of traffic. The decrease in apparent interest in Spring Weekend by students was attributed to the Easter holiday, the inclement weather and the efforts by UConn to de-escalate Spring Weekend events. Celeron and Carriage House management also implemented perimeter fencing and a well-organized guest management strategy. Police were stationed at campus entrances, checking all visitors to campus.

EPaterson noted that there were no events on campus (e.g. Jorgensen events, etc.) that drew visitors. Stakeholders will be reviewing the impact of that and other policies and implement the ones that worked for future years to ensure that Spring Weekend remains de-escalated.

MHart updated the committee on the Police Services Study. The study is included in the next Town Council meeting and will be the subject of a Public Hearing.

8. Old Business: Update from Sub-Committee
JFriedman updated the committee on the efforts of the landlord sub-committee. The sub-committee invited a small group of landlords to join and to help organize a round-table meeting to discuss best practices. There was little response. The sub-committee will reach out to a larger group of landlords in town to gauge interest in supporting a round-table discussion.

TMoran recommended that EDR be invited to discuss best practices with the committee. Staff will invite either EDR or local police groups to the June meeting to discuss best practices.

9. Adjournment
Meeting adjourned at 7:37pm.

Respectfully Submitted,

Jake Friedman
Recording Secretary

Priority	Action	Status	Date
1	Plan for Residential Housing at Storrs Center	Pending	
2	Security Plan Best Practice & Process	Sub-Committee formed	TBD
3	Neighborhood Dialogue	Staff Provided Contact List	
4	Police Response Time	Police Study	TBD
5	Community Patrols	Police Study	TBD
6	Noise Enforcement	Police Study	TBD
7	Neighborhood Watch Groups	Police Study	TBD
8	Tenant Registry	Tabled	
9	Student Rental Zoning	Tabled	
10	Assembly Permits	Tabled	