

MINUTES

1. CALL TO ORDER

Mayor Antonia Moran called the meeting of the Mansfield Town Council to order at 7:00 p.m. on Zoom.

2. ROLL CALL

Virtual: Bruder, Cotton, Dufresne, Kueffner, Moran, Mullen, Shaiken, Tomecko, Zaicek

3. APPROVAL OF MINUTES

A. 01.12.2026 Minutes

Shaiken **moved** and Kueffner seconded to adopt the January 12, 2026 meeting minutes. Motion **passed** unanimously.

4. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE COUNCIL

Elizabeth Vitullo, East Road, spoke in opposition to the proposed UConn golf practice facility, noting that the Historic District Commission and Planning and Zoning Commission have concerns about the project. She shared concerns regarding water quality and pesticide contamination and asked for guidance from the Council for how to proceed.

Laura Tordenti, East Road, spoke in opposition to the proposed UConn golf practice facility and shared concerns regarding the integrity of 52 Foot Preserve, land contamination, and destruction of the historic arboretum. (Statement attached.)

Kueffner **moved** and Shaiken seconded to move new business item UConn Golf Practice Facility (CEPA Scoping Process) up on the agenda to occur as the first item of new business. Motion **passed** unanimously.

5. OLD BUSINESS

A. Adoption of Town Council Goals and Objectives for 2025-2027 Term (Item #5B, 01.12.26)

Aylesworth briefly summarized the process to date. Kueffner commented that he would like to make further revisions to the document to improve flow and clarity without changing the intended meaning.

Kueffner **moved** and Zaicek seconded to accept the Town Council's goals and objectives for the 2025-2027 term in principle with exact verbiage to be presented at the next meeting. Motion **passed** unanimously.

6. NEW BUSINESS

A. UConn Golf Practice Facility (CEPA Scoping Process)

Aylesworth provided a summary of the project timeline to date, discussed the scoping phase, and noted that the PZC has authorized their Chair to sign the attached letter. Mayor Moran highlighted the Town's concerns detailed in the letter. In response to Councilor questions, Jennifer Kaufman

discussed alternative locations for the proposed facility, the CEPA scoping process, and requirements of the Historic District Commission.

Shaiken **moved** and Cotton seconded, effective January 26, 2026, to authorize the Mayor to submit a comment letter to the University of Connecticut on behalf of the Town Council, jointly signed by the Planning and Zoning Commission Chair. Motion **passed** unanimously.

B. Mansfield Deconstruction Resolution

Aylesworth briefly summarized the proposed resolution and the work of the Sustainability Committee and Solid Waste Advisory Committee (SWAC) to bring this resolution forward. Rita Kornblum, SWAC Chair, and Lynn Stoddard, Sustainability Committee Chair, spoke in support of the resolution. Stoddard spoke to the extensive work of the committees to interview contractors and recycling professionals and research best practices for deconstruction and added that Vinton and Goodwin schools are an opportunity to pilot deconstruction in Mansfield. In response to Councilor questions, Virginia Walton, Recycling Coordinator, discussed the spectrum of deconstruction methods that can impact the cost of such projects.

Kueffner **moved** and Dufresne seconded, effective January 26, 2026 to authorize the Mayor to adopt the Mansfield Deconstruction Resolution as presented. Said resolution shall be entered in the index of Policy Resolutions of the Mansfield Town Council. Motion **passed** unanimously.

C. Scheduling a Public Hearing - Proposed Changes to Solid Waste Ordinance and Regulations

Cotton **moved** and Zaicek seconded that the Council recess as the Town Council and convene as the Mansfield Resource Recovery Authority. Motion **passed** unanimously.

Virginia Walton, Recycling Coordinator, discussed the proposed changes to the ordinance.

Shaiken **moved** and Kueffner seconded to schedule a public hearing regarding proposed amendments to the Solid Waste Ordinance and Solid Waste Regulation as presented by the Solid Waste Advisory Committee to be held on February 9, 2026. Motion **passed** unanimously.

Bruder **moved** and Cotton seconded that the Council recess as the Mansfield Resource Recovery Authority and convene as the Town Council. Motion **passed** unanimously.

D. Communications and Branding Update

Communications Specialist Margaret Chatey provided the Council with an update on ongoing branding and communications projects/initiatives for the Town of Mansfield and the Mansfield Public Schools. Chatey discussed duties of the Communications Specialist, the importance and types of communication, social media stats, collaboration and coordination with departments and events, and upcoming challenges and opportunities.

E. Solar Revenue Sharing Agreement

Aylesworth summarized the terms of the solar revenue sharing agreement. Attorney Lee Hoffman answered Councilor questions and added further details about the agreement.

Bruder **moved** and Shaiken seconded, effective January 26, 2026 to authorize the Town Manager to execute the incentive payment share agreement between Moodus Solar One, LLC (as seller)

and the Town of Mansfield (as buyer) as approved to form by the Town's legal counsel in this matter.

Shaiken commented that he would like the proceeds from the agreement to go towards clean energy projects in Mansfield.

Motion **passed** unanimously.

7. REPORT OF THE TOWN MANAGER

Town Manager Ryan Aylesworth presented and discussed his written report. The report is available online at www.MansfieldCT.gov and is on file with the Town Clerk.

8. REPORTS AND COMMENTS OF COUNCIL MEMBERS

Moran reported that she attended the funeral for Audrey Barberet and the family was very appreciative of the proclamation. She also reported that she and Tom DeVivo will be going to both breakfast and dinner as part of Taste2Towns and encouraged everyone to participate in the event. Cotton reported that she recently attended Delta Sigma Theta's 41st annual Dr. Martin Luther King, Jr. scholarship breakfast. The keynote speaker was Dr. Roslyn Clark Artis, President of Benedict College. Other attendees were Governor Lamont, LT Governor Susan Bysiewicz, and Senator Blumenthal. She also recently attended the Connecticut Veterans Hall of Fame induction for the class of 2025. Inductees have served honorably in the US military and gone on to positively impact the lives of people and organizations in the state of Connecticut.

Zaicek reported that free babysitting will be offered by the Town so parents can enjoy Taste2Towns.

9. REPORTS OF COUNCIL COMMITTEES

Bruder reported that the Personnel Committee met tonight, reviewed the Rules of Procedure, and worked on the Town Manager's 360 review.

Cotton reported that the Committee on Committees will meet on February 3rd.

10. PETITIONS, REQUESTS AND COMMUNICATIONS

A. 2024-2025 Annual Report

B. Promotional Swearing in Ceremony - Invitation 2-5-26

C. N. Silander - UConn Golf Practice Facility on East Road

11. FUTURE AGENDAS

None.

12. ADJOURNMENT

Zaicek **moved** and Shaiken seconded to adjourn the meeting at 9:34 p.m. The motion **passed** unanimously.

Antonia Moran, Mayor

Sara-Ann Chaine, Town Clerk

Sara-Ann Chaine

From: Laura Tordenti <laura@lauratordenti.com>
Sent: Tuesday, January 27, 2026 1:57 PM
To: Town Clerk
Subject: Remarks of L. Tordenti @ January 26, 2026, Town Council Meeting - Public Comment: Proposed UConn Golf Facility

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening. My name is Laura Tordenti, and I live at 3 East Road in Storrs. My property is directly across from the proposed site. I am speaking tonight—as I have at two other meetings recently—because I strongly believe that the Town of Mansfield and those who represent it must protect its own interests--our interests.

Those of you who comprise Mansfield's Town Council have an obligation to the residents, specifically those of us in the village of Storrs, to act as our stewards; it is part of your duty to protect this community.

The integrity of the 50-foot Cliff Preserve at 954 Storrs Road must be preserved. This 102-acre tract is protected through a partnership between the Town and DEEP. The official sign at the preserve highlights the scenic vista overlooking the Fenton River Valley as a primary public interest. To permit an athletic facility near this treasure--on open-space watershed land adjacent to a state-funded preserve -- is a

betrayal of the conservation work this town has already achieved.

Of critical concern is the inevitable contamination of our soil and water. Golf facilities of this size and scope require pesticides, herbicides, and fertilizers. This site is watershed land. We are talking about toxic chemicals leaching into the ground where our children and grandchildren play and into the water that we drink. Once groundwater is tainted, there is no turning back.

The university's plan to bulldoze 7 acres of a 22-acre parcel—destroying the horticultural treasure that is the Waxman Collection of Conifers -- is an abhorrent waste of our heritage. This collection is part of Mansfield's wonderfully creative landscape and cannot be replaced once it is gone.

We must call this what it is: the creation of a de facto private golf course. While UConn is a public institution, this facility is not for the public. It is restricted to nine student-athletes, three coaches, and, as was said at the public scoping meeting, those who are invited to special events, which I assume will include the generous donor or donors who are funding this project and perhaps VIPS.

Is it fair or just or ethical to sacrifice public watershed and historic views for the exclusive benefit of a dozen people and some special guests?

It occurred to me while I was trying hard not to watch all of the unpleasant news on the national landscape, that the UConn is acting in an almost hegemonic fashion with the Town of Mansfield, and, in this case, specifically the village of Storrs, where there is a beautiful but, yes, badly neglected arboretum with an historic past, that the university owns, and wants to use for an athletic training facility.

As I have said publicly before and in writing to university officials going back three years, when I first learned of this proposed project, I am a proud graduate of UConn and an enormous fan of its academic and athletic programs. With regard to athletics, of course, I want student-athletes in all sports to have the finest facilities. But I can think of far better places to build such a facility than on the identified a 7-acre parcel that somebody thought was a good idea for this facility.

The Community saw this before with Horsebarn Hill and Pfizer. As I understand it, and I may be incorrect, if so, please educate me, it was the community's outcry, with the assistance of a very expensive law firm specializing in land

use, that gave Pfizer pause, and they backed out, presumably because of the bad PR.

So that project was stopped, and this one must stop as well.

Town officials must not allow the University to raze this historic and environmentally sensitive landscape for what will, in essence, be a private-access facility.

Protect our community. Protect our water. Protect our soil. Protect the Fenton River Valley.

Thank you.



A Resolution Calling for Municipal Building Deconstruction

WHEREAS, the Town of Mansfield understands the benefits of deconstruction and building material reuse; and

WHEREAS, the Town of Mansfield will be among a small number of innovative municipalities nationwide that are adopting these measures; and

WHEREAS, the Town of Mansfield recognizes the value of reuse and preserving its cultural heritage by prolonging the lifespan of current building stock, its architectural features, and building material as much as possible; and

WHEREAS, globally, buildings account for 39% of annual greenhouse gas emissions and more than 50% of resource extraction and solid waste production; and

WHEREAS, the Town of Mansfield is to adopt a circular economy approach to construction and deconstruction in the built environment; and

WHEREAS, the Town of Mansfield will reduce landfill waste by requiring careful deconstruction of buildings that have run their full course of use; and

WHEREAS, the Town of Mansfield will require as much material as possible to be reused in the community; and

WHEREAS, the Town of Mansfield will require as much material as possible to be recycled that cannot be easily reused; and

WHEREAS, the Town of Mansfield, through the process of deconstruction and not mechanical demolition, will reduce the release of hazardous dust from the site; and

WHEREAS, the Town of Mansfield will thus reduce the carbon emissions associated with the extraction and transportation of raw materials that make up the built environment; and

WHEREAS, the Town of Mansfield will thus create more jobs in deconstruction, reuse, and recycling sectors by creating value out of reused and recycled materials, which are subsequently used again in new construction and remodeling, contributing to circularity in the continual building, care, and maintenance of the town; and

WHEREAS, the Town of Mansfield will thus ensure that the benefits of deconstruction, salvage, and reuse are shared among all local communities to reduce historical social and economic inequities.

NOW THEREFORE, BE IT RESOLVED, that the Town Council directs the Facilities Management Department to pilot deconstruction during the next major municipal building renovation or demolition. The Pilot may involve full deconstruction, which is the disassembly of a building in the reverse order it was constructed for the purposes of reuse and recycling, or selective deconstruction, which is the disassembly of selected portions of a building for the purposes of reuse and recycling; and

BE IT FURTHER RESOLVED, that the Facilities Management Department and Sustainability and Solid Waste Coordinator report to Town Council within one year of the resolution effective date with a status report; and

BE IT FURTHER RESOLVED, that the Facilities Management Department and Sustainability and Solid Waste Coordinator report to Town Council once the pilot is completed with relevant findings and recommendations.

The resolution shall become effective upon adoption.

IN WITNESS WHEREOF, I have set my hand and caused the seal of the Town of Mansfield to be affixed on this 26th day of January in the year 2026.



Antonia Moran
Mayor, Town of Mansfield