

# Central WUCC

## Formal Comments Received on the Draft Exclusive Service Area Boundaries

April 19, 2017

**From:** Avon Water [<mailto:avonwater@snet.net>]

**Sent:** Monday, March 13, 2017 10:24 AM

**To:** 'CT DPH WUCC'

**Subject:** RE: Updated Draft ESA Maps

Please be advised that the Farmington map does not show the Farmington Woods Condominium Complex portion in Farmington, as Avon Water Company ESA. This should be changed.

Thank you,  
Bob

Robert W. Wesneski  
President  
Avon Water Company  
14 West Main Street  
P.O. Box 424  
Avon, CT 06001-0424  
860-678-0001 (Tele)  
860-678-0521 (Fax)  
[avonwater@snet.net](mailto:avonwater@snet.net)

## Jeanine Gouin

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**From:** Eric Trott <etrott@coventryct.org>  
**Sent:** Thursday, March 16, 2017 5:27 PM  
**To:** Jeanine Gouin  
**Subject:** Coventry ESA map  
**Attachments:** 20170316173043548.pdf

Good Afternoon – I reviewed Coventry’s ESA map included in the draft boundary document sent out today. I have a couple quick adjustments to suggest on it:

- : Add the Town Hall and Board of Education buildings as indicated on the attached marked up copy.
- : Move Coventry Grammar School to fit in the parcel located just north of the yellow dot.
- : In the CTWC Northern Regions – Lakewood and Lakeview should be capital ‘L’s.

Otherwise the changes that we suggested previously look good.

Thank you!

*Eric M. Trott*

Coventry Director of Planning and Development  
(860) 742-4062

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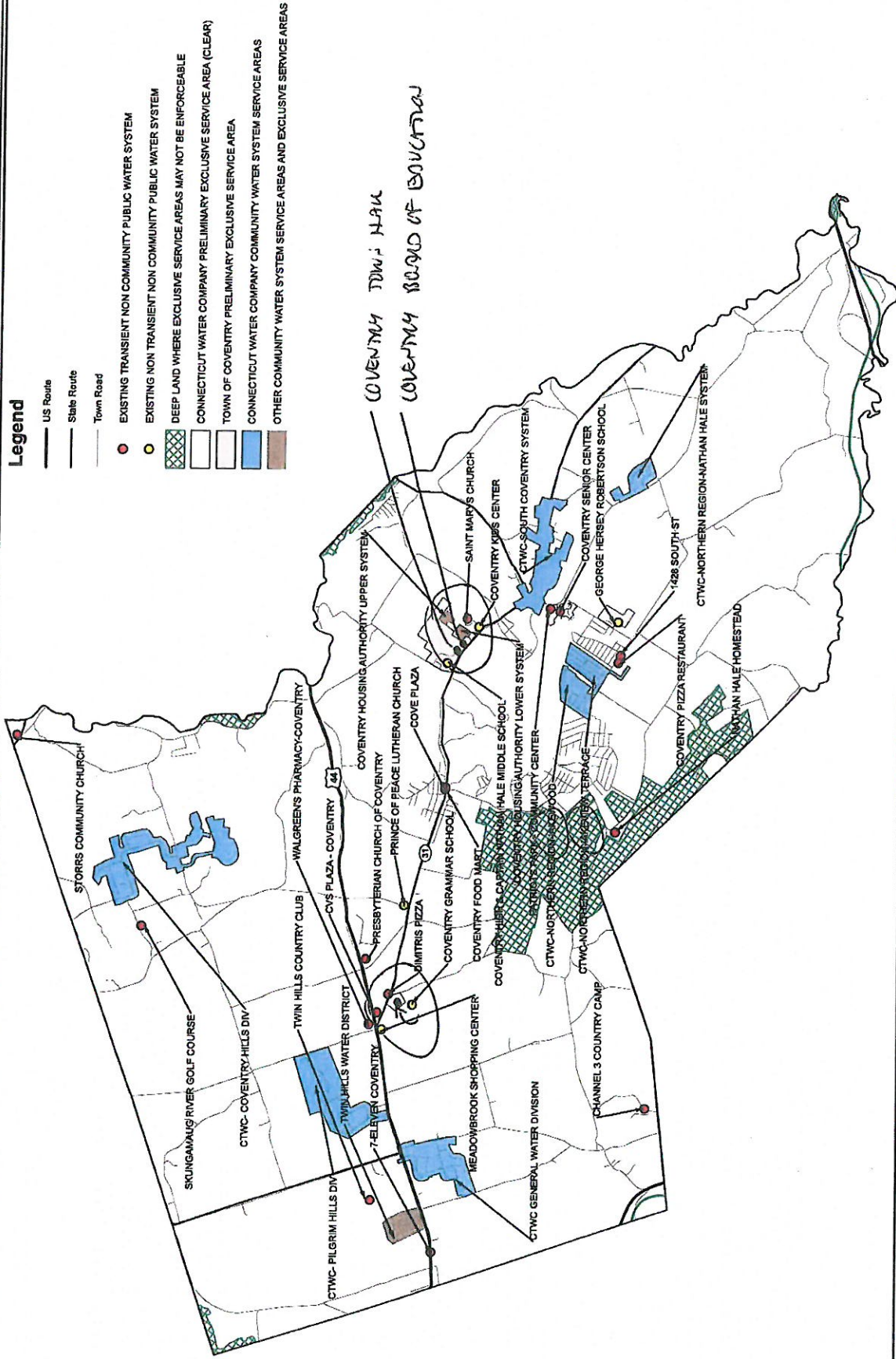
**MITONE & MCBROOM**  
 Environmental Engineers  
 200 Main Street, Suite 200  
 Westfield, MA 01085  
 Tel: 413-865-1234

NO.	DATE	DESCRIPTION

Coventry ESA Declaration  
 For Coventry PWSMA  
 Central PWSMA  
 Coventry, CT

SUB  
 100.000  
 100.000  
 MARCH 15, 2017  
 1017-4244

**ESA Fig. 12**



## Jeanine Gouin

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**From:** David Radka <DRadka@ctwater.com>  
**Sent:** Monday, March 20, 2017 9:50 AM  
**To:** Tom Hansen; bhalloran@themdc.com; bavery@hazardvillewater.com  
**Cc:** Jeanine Gouin  
**Subject:** RE: Central WUCC

Thanks, Tom. I am including MMI on this reply so they can validate DEEP identified land in all 3 WUCCs. My understanding is the mapping provided by the agency was intended to only show that land under DEEP direct ownership and/or control.

Dave

*David Radka  
Director of Water Resources & Planning  
The Connecticut Water Company  
860.664.6059 Work  
860.391.4425 Mobile*

---

**From:** Tom Hansen [mailto:THansen@newenglandservicecompany.com]  
**Sent:** Monday, March 20, 2017 9:44 AM  
**To:** David Radka; bhalloran@themdc.com; bavery@hazardvillewater.com  
**Subject:** Central WUCC

On behalf of Valley water Systems I have reviewed the preliminary recommended service area map and description. My only comment regards the description of DEEP land. WUCC says that for DEEP-owned and maintained lands within an ESA the rights and responsibilities assigned to the ESA holder may not apply to those lands.

However, in the case of the Farmington VWS/DEEP ESA, I do not think the DEEP owns or maintains any of the land that they are claiming. They claim that because it is mostly wetlands and flood plain that it falls under their "jurisdiction". But I don't think they own it or can sell or transfer it.

So do we need a further clarification of DEEP land? And if so, won't that expand the DEEP designation to many other locations in the WUCC (all wetlands, etc)?

Thanks

Tom Hansen  
Valley Water Systems



## Jeanine Gouin

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**From:** Kenneth Skov <kskov@aquarionwater.com>  
**Sent:** Wednesday, March 22, 2017 3:04 PM  
**To:** Eric.McPhee@ct.gov  
**Cc:** Daniel Lawrence; Jeanine Gouin; David Radka (DRadka@ctwater.com)  
**Subject:** Question Regarding The Upper Connecticut River WUCC Archived Meeting Minutes  
**Attachments:** Agreement between CWC and West Service Corp Clarifying ESA.pdf; ESA Fig 59 - Suffield ESA Declarations.pdf

Hi Eric,

I am not sure who to ask this question, so I figured I would start with you. In 2014, Aquarion acquired the West Service Corporation (WEST) water system in Suffield which is now Aquarion's West Suffield system (PWSID CT1390021). The ESA for the system shown on the WUCC map (see Fig 59 attached) doesn't appear to be correct. In looking through our files, I found the attached agreement between the West Service Corporation and the Connecticut Water Company that clarifies the ESA boundary of WEST to include the properties abutting WEST mains. The agreement also requests that the ESA clarification be approved by the Upper Connecticut River Water Utility Coordinating Committee (UCRWUCC) (see highlighted section of the attached agreement).

So my question to you is, does the DPH have the meeting minutes of the UCRWUCC from back in 1997 or 1998 that would show if this clarification was approved by the UCRWUCC and/or a map revision? If DPH does not have the minutes, where would I be able to find them?

Ken

### **Kenneth R. Skov**

Manager Water Resources and Infrastructure Planning  
Aquarion Water Company  
600 Lindley Street  
Bridgeport, CT 06606

(203) 362-3033 (office)

(203) 330-4654 (fax)

(203) 770-3852 (mobile)

[kskov@aquarionwater.com](mailto:kskov@aquarionwater.com)

### **Stewards of the Environment**



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This email has been scanned by the Symantec Email Security.cloud service.

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AGREEMENT

This Agreement made this 7<sup>th</sup> day of NOVEMBER, 1997 by and between the WEST SERVICE CORPORATION, a Connecticut corporation having a principal place of business at 3999 Mountain Road, West Suffield, Connecticut 06093 (hereinafter referred to as "WEST") and THE CONNECTICUT WATER COMPANY, a specially chartered Connecticut corporation having a principal place of business at 93 WEST Main Street, Clinton, Connecticut 06413 (hereinafter referred to as "CWC").

WITNESSETH:

Whereas several residential subdivisions are being, or soon will be, developed in the vicinity of the intersection of Copper Hill Road and Phelps Road in the Town of Suffield, and the developers have requested water service from CWC, and

Whereas CWC is franchised by the Connecticut legislature to provide water service in this area, and,

Whereas this area is within the CWC Exclusive Service Area (hereinafter referred to as "ESA"), as established by the Upper Connecticut River Water Utility Coordinating Committee, (hereinafter referred to as "UCRWUCC" and,

Whereas CWC and WEST have agreed in principal to clarify the ESA boundary of WEST to include the properties abutting the existing WEST mains and request such clarification to be approved by the UCRWUCC, and,

Whereas the distribution facilities of CWC are now a considerable distance east of this area while the distribution facilities of WEST are now a short distance north of this area, and,

Whereas CWC desires to maintain its ESA while providing economical water service to developments in this area through cooperation with WEST, and,

Whereas, the WEST system currently provides domestic service and limited fire flows within its ESA, and

Whereas WEST and CWC mutually desire to establish an agreement pursuant to which WEST would provide water to CWC to provide such economical water service.

NOW THEREFORE

It is mutually agreed between the parties hereto as follows:

- 1.) WEST shall sell water to CWC for use by CWC and the customers of CWC in the ESA of CWC.



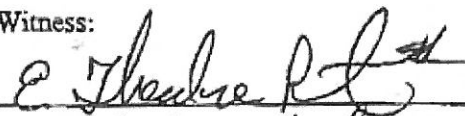
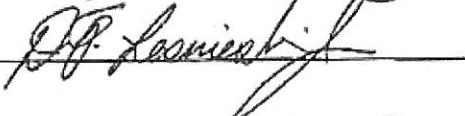
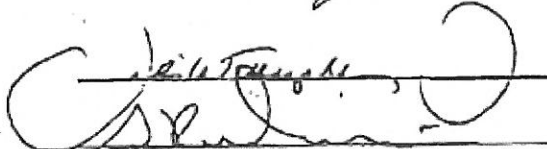
- 2.) The water will be delivered by WEST to a meter to be installed at a mutually acceptable location at the CWC/WEST Exclusive Service Area boundary, said location to allow WSC's ESA to include the properties abutting existing WEST mains and the 800 feet of main proposed in this section, through approximately 800 feet of 12" main to be constructed at no cost to WEST but to WEST's specifications.
- 3.) All water will be metered in a suitable meter installation at said boundary. These metering facilities shall be constructed and maintained at no cost to WEST but to design and specifications subject to WEST's approval.
- 4.) WEST will deliver water to CWC at the meter installation under operating flow and pressure conditions normal to the WEST system. WEST will not be held liable for the failure to deliver water as aforesaid in the event of ruptured mains, acts of God, or other failures resulting from acts beyond the control of WEST; provided, however, WEST shall make every reasonable effort to prevent interruptions of service and, when such interruptions occur, shall endeavor to re-establish service with the shortest possible delay consistent with the safety of its customers and the general public.
- 5.) CWC will pay WEST for all water delivered based on readings of the meter referred to in paragraph three hereof and as shown on bills to be rendered monthly by WEST for water sales in the previous month and CWC agrees to pay all bills for water within 30 days of the date the bill is received by CWC. Water service to CWC may be discontinued if any such bill is not paid within 45 days of the due date.
- 6.) WEST agrees to charge and CWC agrees to pay for all water delivered to CWC at the established rates of WEST, or some other rates as may be determined by the DPUC, which rates may from time to time be revised with the approval of the DPUC.
- 7.) WEST agrees to own, operate and maintain all facilities to be constructed under this agreement in the WEST ESA. Such operation and maintenance shall be at no cost to CWC except that maintenance of the meters shall be at CWC expense. Anyone connecting to the WEST portion of the mains shall be a customer of WEST.
- 8.) Distribution facilities required within the CWC ESA to convey water for CWC use and to the homeowners or developers who desire to connect for water service shall be constructed to CWC's specifications at no cost to WEST.
- 9.) CWC agrees to own, operate and maintain all facilities to be constructed in the CWC ESA under this agreement. Such operation and maintenance shall be at no cost to WEST. Anyone connecting to the mains in the ESA of CWC shall be a customer of CWC and shall not be in privity of contract with WEST.

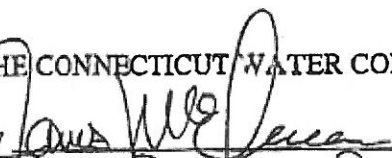


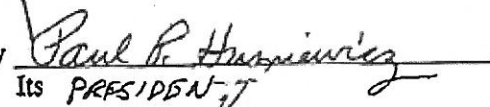
- 10.) CWC will observe and enforce in the area to be served by this main extension any water ban or other water restrictions which WEST may from time to time impose on other customers of WEST.
- 11.) WEST will make copies of appropriate water quality reports available to CWC to facilitate compliance with the Safe Drinking Water Act regulations and state regulations.
- 12.) WEST shall promptly apply to and diligently pursue DPH for the necessary sale of excess water permit required by this transaction at an initial quantity of up to 15,000 gpd average daily demand. If requested, CWC shall assist WEST in this application.
- 13.) WEST agrees that it will indemnify and save CWC harmless against any and all loss, cost, liability or damage incurred directly or indirectly by WEST in connection with this agreement. CWC agrees that it will indemnify and save WEST harmless against any and all loss, cost, liability or damage incurred directly or indirectly by CWC in connection with this agreement.
- 14.) Conditions. The respective obligations of the parties hereto are subject to the following conditions:
  - a.) Such approval of this Agreement as may be required by the Department of Public Utility Control and the Department of Public Health ("DPH").
  - b.) Receipt by WEST of the sale of excess water permit from DPH.

IN WITNESS WHEREOF, the parties hereto have caused to be set their hands and seals as of the date first above written.

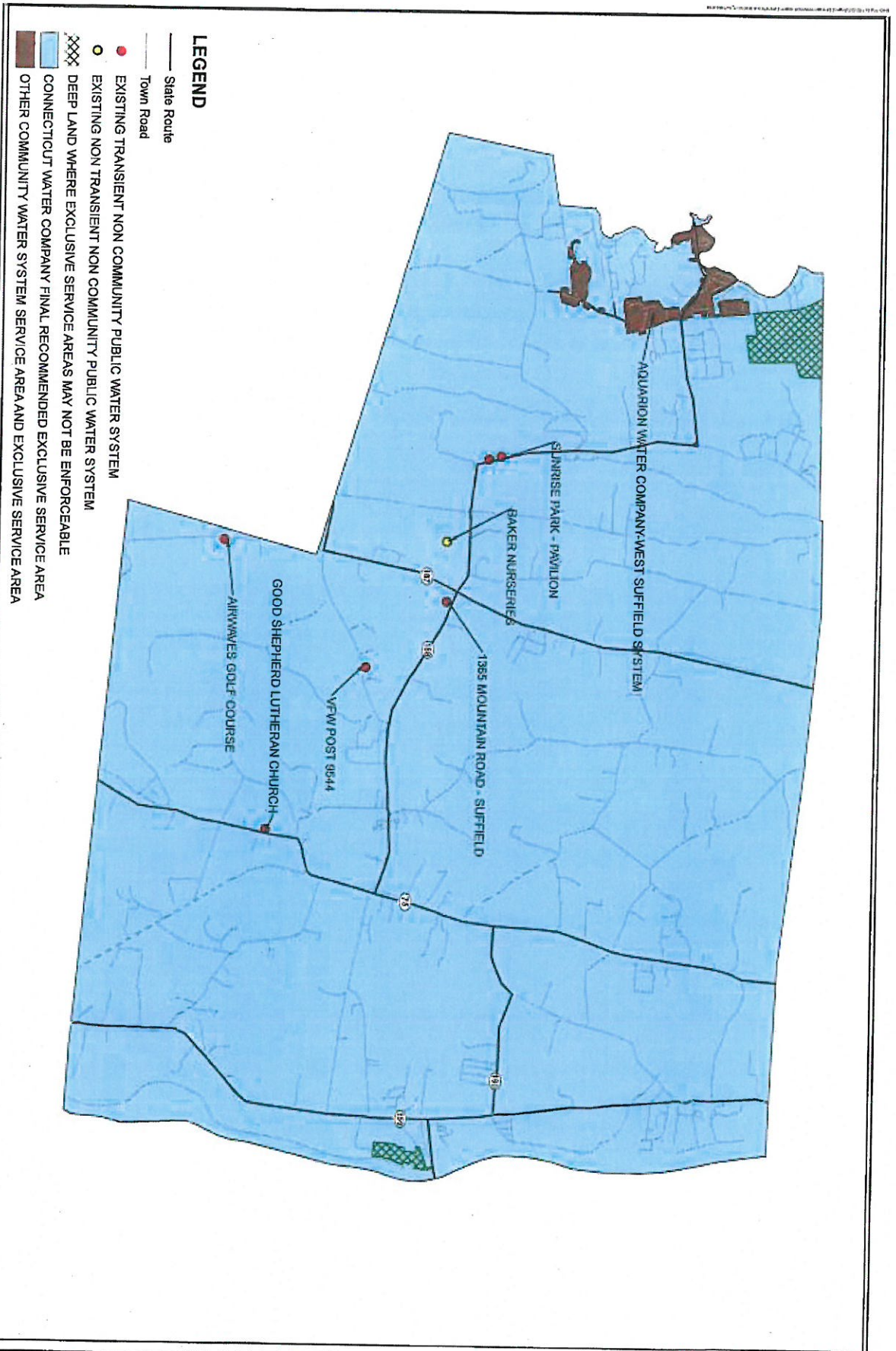
Witness:

THE CONNECTICUT WATER COMPANY  
 By   
 Its VICE PRES. ENGR & PLANNING

WEST SERVICE CORPORATION  
 By   
 Its PRESIDENT

WFG/cdl  
11/7/97



<b>ESA Fig. 59</b> <small>March 15, 2017</small> <small>197-26-04</small>	<b>Suffield ESA Declaration</b> For Suffield ESA Boundary Delineation Central PWSMA Central WUCC Suffield, CT	<table border="1"> <thead> <tr> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	DESCRIPTION	DATE	BY																
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<table border="1"> <thead> <tr> <th>SUB</th> <th>NER</th> <th>SAB</th> </tr> </thead> <tbody> <tr> <td>148-000</td> <td>148-000</td> <td>148-000</td> </tr> </tbody> </table>	SUB	NER	SAB	148-000	148-000	148-000	<b>MILONE &amp; MACBROOM</b> <small>20 Ready Drive</small> <small>Cheshire, Connecticut 06118</small> <small>DNR(207) 271-0773 Fax (203) 271-0733</small> <small>www.miloneandmacbroom.com</small>														
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## Jeanine Gouin

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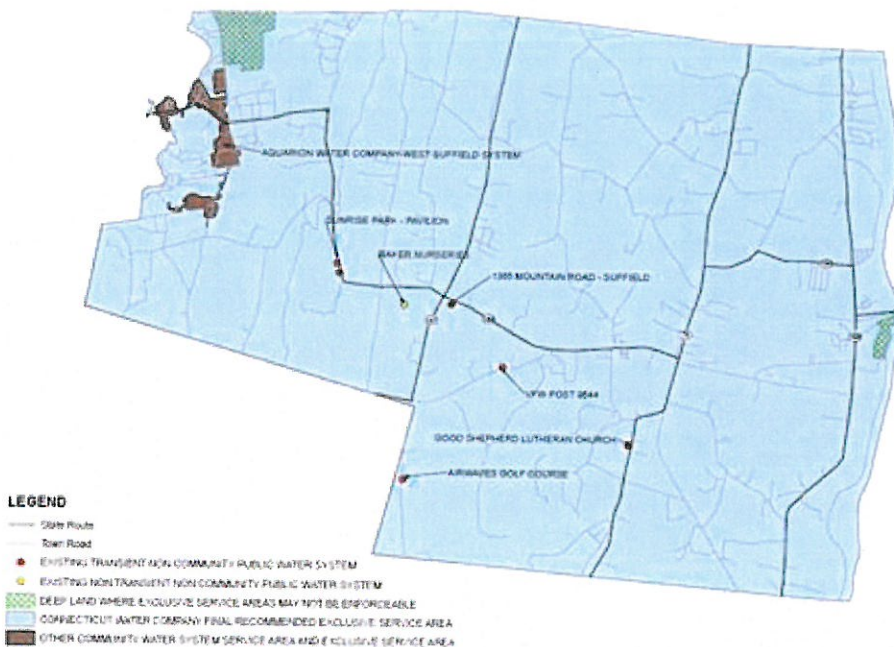
**From:** David Radka <DRadka@ctwater.com>  
**Sent:** Thursday, March 30, 2017 11:19 AM  
**To:** Bill Hawkins; bholloran@themdc.com; bavery@hazardvillewater.com  
**Cc:** Jeanine Gouin  
**Subject:** RE: Suffield ESA Question

Hello, Bill.

You are correct that Aquarion owns and operates a fairly small system in western Suffield (the former West Service Corp. system). Its Exclusive Service Area was previously defined under the original Upper CT WUCC, and was limited to the area it then served. At a minimum, ESAs are assigned that are coincident with whatever area an existing water system serves at the time. This was and remains the protocol for all WUCCs. The map below is from the Central WUCC preliminary recommended ESA boundaries document (March 15, 2017), and identifies Aquarion's ESA (in brown) as distinct from CWC's. Hope that clarifies things.

Dave

*David Radka*  
Director of Water Resources & Planning  
The Connecticut Water Company  
860.664.6059 Work  
860.391.4425 Mobile



---

**From:** Bill Hawkins [mailto:Bhawkins@SuffieldCT.gov]  
**Sent:** Thursday, March 30, 2017 10:59 AM  
**To:** David Radka; bholloran@themdc.com; bavery@hazardvillewater.com  
**Subject:** Suffield ESA Question

Gentlemen,




I have a question regarding the preliminary ESA boundary for Suffield. It appears in the 3/15/2017 preliminary ESA document that Suffield is entirely a Ct Water Company exclusive service area. However, Aquarian Water Company owns a small public water system in West Suffield that serves less than 1,000 people. Does this matter in terms of the ESA boundaries noted in this document? I appreciate any help and/or clarification.

Thanks,

Bill Hawkins, AICP  
Suffield Town Planner  
230 C Mountain Road  
Suffield, CT 06078  
Phone (860) 668-3848  
[bhawkins@suffieldct.gov](mailto:bhawkins@suffieldct.gov)

Please note the new email address as of 9-21-16

 Please don't print this email unless you really need to.



April 3, 2017

Mr. Daniel Lawrence and Mr. Russell Posthauer, Jr., Co-Chairs, Western WUCC  
Mr. Bart Halloran and Mr. David Radka, Co-Chairs, Central WUCC  
Mr. Bob Congdon, Mr. Mark Decker, and Mr. Patrick Bernards, Tri-Chairs, Eastern WUCC

Re: Comment on Draft ESA Document and Preliminary Designation of ESAs

Dear Water Utility Coordinating Committee Chairs:

I write today to thank the WUCCs for considering how to best address lands under the custody and control of the Department. Our February 1, 2017 letter took advantage of a collaborative process with the WUCCs, and their consultants, that lead to proposed plans and maps that, if formally adopted, will recognize the Department's rights and provide sufficient information regarding Department lands for future water supply planning activities by ESA holders. The Department appreciates the decision of each WUCC to show all lands within the Department's custody and control, to identify any of those lands preliminarily assigned to an ESA with a note indicating that that assignment may not be enforceable against the Department and that the plans prepared by all three WUCCs include specific language regarding the Department's position that "when lands in the custody and control of the Connecticut DEEP are within an ESA, the rights and responsibilities assigned to the ESA holder do not apply to those lands."

The Department thanks each WUCC for the opportunity to participate in its planning process and encourages the WUCCs to finalize the same designation of Department lands, map notes and summary of the Department's position in their final ESA plans.

Sincerely,

A handwritten signature in blue ink that reads "Robert Kaliszewski".

Robert Kaliszewski  
Deputy Commissioner

# STATE OF CONNECTICUT

## DEPARTMENT OF PUBLIC HEALTH



Raul Pino, M.D., M.P.H.  
Commissioner

Dannel P. Malloy  
Governor  
Nancy Wyman  
Lt. Governor

### Drinking Water Section

April 11, 2017

To: Central Corridor Water Utility Coordinating Committee (WUCC) Representatives:  
David Radka, Co-Chair  
Brendan Avery, Recording Secretary  
R. Bartley Halloran, Co-Chair

RE: Consultation on Draft Preliminary Recommended Exclusive Service Area (ESA) Boundaries

The Department of Public Health received the Central WUCC's Draft Preliminary Water Supply Assessment on March 16, 2017 and would like to thank the Central Corridor WUCC representatives and Milone & MacBroom, Inc. for their efforts. The Department reviewed the preliminary recommended ESA document and acknowledges that all components outlined in the Regulations of Connecticut State Agencies (RCSA) Section 25-33h-1(d)(B) have been included. The Department offers the following recommendations to further enhance this valuable draft document:

- Individual Map Information
  - ESA Fig. 6 – “Bolton ESA Declaration” – The Bolton Center School is incorrectly labeled on the Bolton High School building footprint. The Bolton Center School and well are located northwest of Bolton High School.
  - A Transient Non Community public water system (CT0330214 – “Convenience Store”), recently activated in November 2016, is not depicted on ESA Fig. 13 “Cromwell ESA Declaration”. The system is located at 164 West Street, Cromwell.

The Department would also like to thank the public water utilities, Milone & MacBroom, Inc. and the Central WUCC representatives for contacting Town representatives to discuss exclusive service area claims within their towns. Please continue to work with local officials as we move through the remainder of the WUCC planning process.



Phone: (860) 509-7333 • Fax: (860) 509-7359  
410 Capitol Avenue, P.O. Box 340308, MS#12DWS  
Hartford, Connecticut 06134-0308  
[www.ct.gov/dph](http://www.ct.gov/dph)

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Thank you again for your work on the recommended ESA boundaries. If you would like to discuss the Department's suggestions please feel free to contact me at 860-509-7333.

Sincerely,

A handwritten signature in blue ink that reads "Lori D. Mathieu". The signature is written in a cursive style with a large initial "L".

Lori Mathieu  
Public Health Section Chief  
Drinking Water Section

## TOWN OF MANSFIELD



Paul M. Shapiro, Mayor

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

April 17, 2017

Mr. David Radka, Central Region WUCC Co-Chair  
[dradka@ctwater.com](mailto:dradka@ctwater.com)

Mr. Bart Halloran, Central Region WUCC Co-Chair  
[bhalloran@themdc.com](mailto:bhalloran@themdc.com)

Subject: Central Region Water Utility Coordinating Committee (WUCC)  
Draft Report: Preliminary Recommended Exclusive Service Area Boundaries

Dear Mr. Radka and Mr. Halloran:

Thank you for providing the public with the opportunity to review and comment on the Preliminary Recommended Exclusive Service Area Boundaries for the Central Region WUCC. After review, the Mansfield Town Council and Mansfield Planning and Zoning Commission offer the following comments regarding the proposed Exclusive Service Area (ESA) boundaries in Mansfield:

- *Perkins Corner (Intersection of Routes 31 and 32 Intersection).* While this area is not a priority for redevelopment at this time, Mansfield's Plan of Conservation and Development (POCD) does identify this area as having potential for new commercial and light industrial uses in the future if water and sewer service were to become available. Given the proximity of existing water and sewer infrastructure operated by Windham Water Works (WWW) and the Windham Water Pollution Control Authority (WWPCA) to the south, this area would have seemed to be a more logical area for WWW service than Connecticut Water Company (CWC). The Town encourages the two utilities to work together as needed to meet any water needs in this area that would support appropriate commercial development consistent with the POCD. Additionally, as a WUCC member, the Town reserves the right to seek a change to the ESA boundaries in the future if needed to address land use and development goals.
- *Unassigned Areas.* The Town supports the recommendation that the agricultural lands owned by the University of Connecticut in the Spring Hill area along Route 195 and the Moss forest tract located at Mansfield's northern boundary with Willington remain unassigned. Pursuant to UConn's 2015 campus master plan, no development is anticipated in these areas; as such, an ESA is not needed. However, the decision to leave these parcels unassigned calls into question the recommendation that other significant natural resource areas owned by UConn be designated either as part of the CWC ESA or as a State Agency Community Water System area. In particular, the Pink Ravine tract (located on the north side of North Eagleville Road, north and south of Nelson Brook within the CWC ESA) and the Fenton River Forest

Tract (located to the north and east of Horsebarn Hill Road within the State Agency Community Water System Area) are significant natural resource areas upon which no development is proposed in UConn's master plan. In fact, the Sustainability Framework Plan incorporated as part of the Master Plan establishes a goal to "Preserve campus biota (or ecosystems) and enhance landscapes and landholdings." Given that these tracts are not proposed for development in the UConn Master Plan and that development of these tracts in the future would be contrary to the Sustainability Framework established in UConn's Master Plan, the Town requests that these tracts also remain unassigned to be consistent with the approach used for the Spring Hill and Moss Tracts.

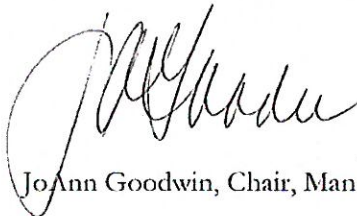
- *Technical Corrections.* Given the nature of this report and the fact that the associated maps will determine Exclusive Service Area boundaries for many years to come, it is imperative that the maps be accurate. We have noticed several items which appear to be incorrect with regard to the proposed map for Mansfield, and there may be more that we have not identified. These maps should be reviewed to ensure that the information depicted is correct prior to finalizing recommendations to the Department of Public Health. Examples of needed corrections on the Mansfield map include:
  - Addition of newer water systems that are included in DPIH's current inventory but are not included on the map, such as Toast Four Corners.
  - Correct locations of existing systems. For example, the Perkins Corner Existing Non-Transient Non-Community Water System should be located at the northern point of the intersection of Routes 31 and 32 based on the address, but is depicted much further south on the east side of the road.
  - Verification that DEEP lands are correctly identified. For example, there is a parcel located on the east side of Route 32, south of Mansfield City Road (Map ID 26/56/14) which according to our land records is owned by the State of Connecticut/DEEP Land Acquisition and Management; however, this parcel is not included in the DEEP lands identified by cross-hatching on the map. Additionally, there is a parcel along the Willimantic River south of Route 275 (Map ID: 20.54.18) that is identified as DEEP property on the map; however, according to our land records it is owned by the Connecticut Department of Transportation.

If you have any questions with regard to the comments contained in this letter, please contact Linda Painter, Director of Planning and Development, at 860.429.3329 or [painterlm@mansfieldct.org](mailto:painterlm@mansfieldct.org).

Sincerely,



Paul M. Shapiro, Mayor



JoAnn Goodwin, Chair, Mansfield Planning and Zoning Commission

C: Town Council  
Planning and Zoning Commission  
Conservation Commission  
Mary Ellen Kowalewski, CRCOG





# Town of Bolton

222 BOLTON CENTER ROAD • BOLTON, CT 06043

April 18, 2017

Via Electronic Mail

TO: David Radka, Central Region WUCC Co-Chair  
[DRadka@ctwater.com](mailto:DRadka@ctwater.com)

Bart Halloran, Central Region WUCC Co-Chair  
[bhalloran@themdc.com](mailto:bhalloran@themdc.com)

Brendan Avery, Central Region WUCC Recording Secretary  
[bavery@hazardvillewater.com](mailto:bavery@hazardvillewater.com)

**RE: Comments on Preliminary Recommended Exclusive Service Area Boundaries**

The Town of Bolton wishes to offer the following comments on the preliminary recommended exclusive service area boundaries for the Central Connecticut Public Water Supply Management Area. The preliminary ESA boundaries indicate the following ESA designations: Town of Bolton for selected Town-owned parcels; Connecticut Water Company for areas north of Route 44 and within 200 feet of south side of Route 44, and Aquarion Water Company for the remainder of the town.

The Town of Bolton supports the ESA designations of the Connecticut Water Company and the Town of Bolton. The Town wishes the Aquarion Water Company ESA to be restricted to R-2, R-3, Industrial and General Business Zones within the Route 6 Corridor. The attached map defines those zones along Route 6. The Town asks that the remainder of the community remain undesignated for the following reasons:

1. Most of Bolton south of the Route 44, Route 384 and Route 6 corridors is currently zoned for low-density single-family residential uses (R1, one-acre minimum lot size). The Town anticipates that this land will continue to be zoned for low density residential and limited small business development into the future. It is unlikely that public water service will be required in this area.

2. The land uses that might potentially need community water systems (Low Density Multifamily (R-2), Moderate Density 1-2 Family Homes (R-3), and Mixed Use Buildings) are restricted to the Route 44 and Route 6 corridors. In addition, businesses are concentrated along Route 6 and Route 44, with only a limited number of small businesses along Route 85.
3. It is a goal of the 2015 Bolton Plan of Conservation and Development (Plan of C&D) to enact policies that will help Bolton retain its rural character. Bolton has retained its rural character to date because most of its land area is farm, forest or other undeveloped land. Even though Bolton contains over 2,000 housing units, most are located on side roads so they are not apparent.
4. Community character is a core value of the community, and an important element of the Plan of C&D. In the broadest sense, community character includes those features that contribute to the overall quality of life for residents by enhancing the quality of the overall physical environment. Key elements of overall community character, which are consistent with agricultural land uses, land preservation and low density development are: rural character, scenic elements, undeveloped land, and gateways. This value will guide future zoning.

Thank you for your consideration of our comments. Please contact Patrice Carson, Consulting Director of Community Development, at 860-649-8066 ext. 6114.

Sincerely,



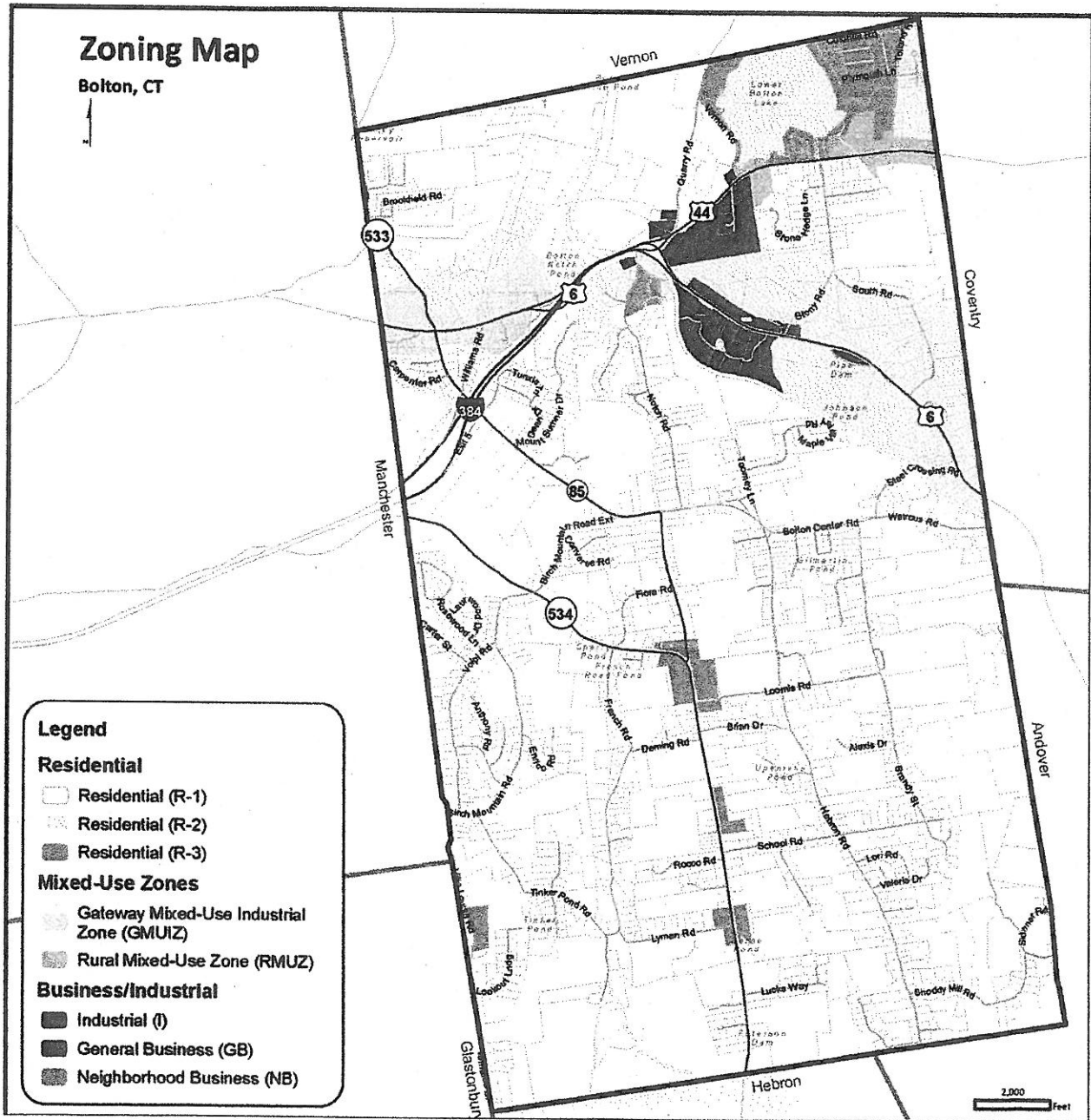
Joyce Stille  
Administrative Officer  
Town of Bolton



Patrice L. Carson, AICP  
Consulting Director of Community Development  
Town of Bolton

# Zoning in Bolton

Most of Bolton is zoned for single-family residential uses, although the R-1 and R-2 districts also allow for two-family homes on larger lots. The R-2 district also allows for multifamily development. Business, industrial, and mixed-use zones are located along Route 6 and Route 44, with some neighborhood business zones along Route 85.





**From:** Alison Hilding [<mailto:aahilding@gmail.com>]  
**Sent:** Tuesday, April 18, 2017 5:48 PM  
**To:** Mathieu, Lori  
**Cc:** Rivers Alliance of CT  
**Subject:** WUCC meeting tomorrow

Dear Lori,

I had intended to attend tomorrow's WUCC meeting but found this morning that I unfortunately will not be able to. I left a message at your office this morning hoping to have a chance to speak with you today before tomorrow's meeting so as to convey my concerns. Below I will quickly and informally address some of my concerns.

Specifically I question the distribution of water company service areas in Mansfield and believe that perhaps a larger area in southern Mansfield should be assigned to the Willimantic Water Works. In this regard an area along Route 32 called "Perkins Corner" and surrounding lands to my mind might more appropriately be included in the WWW area. In the current Mansfield POCD this area is slated for potential commercial development and is very close to the WWW system. It makes little sense to me to therefore assign this area of Mansfield to CT Water given how far it is from the entry of the Shenipsit pipes, and likewise the Willimantic River wells and the Fenton River wells. Similarly, it would seem perhaps sensible to also assign a larger area in southern Mansfield, such as along or near Route 195, to the WWW given the value in having diverse water sources and also in light of the possibility of local droughts, such as the possibility of a drought in the Shenipsit area but not in the Mansfield Hollow or vice versa.

At the April 12, 2017 Mansfield Town Council meeting David Radka of CT Water spoke in an effort to inform and promote comment from the council. It became entirely clear that most members of the town council understand little about what a WUCC is or what they were being asked to respond to in terms of water company service area and exclusive assignment. The mayor asked Mr. Radka with a puzzled look what he wanted the town council to say in their letter. The council appeared to be addressing the question of water company assignment for the first time that very evening. The Council seemed ill prepared to respond in a knowledgeable fashion to the service area question and surely appeared to have not discussed the WUCC question before last Monday when they approved the scope and direction of their comments. They had few questions and seemed both puzzled and unfamiliar with the issues. This was troubling to witness.

Linda Painter, the Director of Planning and Development also presented at the above mentioned town council meeting commented that members of the Mansfield Conservation Commission had expressed concern about the assignment of a water company to two state-owned areas in town, namely the 150 acres which surrounds the former drinking water reservoir at Bone Mill Road, (commonly known as Pink Ravine) and also the land near the Fenton River in northern Mansfield, presumably near the Fenton River wells, as I understand it. I did not attend the Conservation Commission meeting at which this was discussed. My take-away from Ms Painter's comments was that the Conservation Commission was concerned that assigning these areas to a water company might serve to promote rather than protect these lands from development. It is not clear to me whether they were including land outside the area near the

Fenton River which is already protected from development or not. I did not fully understand their concerns.

I am personally concerned about what appears to be total lack of short and long range planning for water use in Mansfield along with a complete disconnect between land use planning, proposed commercial and residential development, and available water. Please see the attached comments concerning water use in the report by Charles Vidich in response to the January 2017 draft Mansfield PZC Multi-Family Housing proposal . As you can see, the proposed development at full build out outstrips available water resources. Additionally it is not clear to me that the current distribution of water to UCONN and the town is appropriately balanced given the pressure from UCONN for the town to house more students rather than the university, despite a clear preference from local residents for UCONN to house more of its students on its own campus. Furthermore development is not being considered with a mindfulness to balancing which water sources the developments will rely on for water. These water consumption issues deserve consideration and should also be kept in mind when deciding exclusive areas for water company assignment. We already have water coming in from two watersheds and its potential use and overuse is not being appropriately considered and safeguarded. Land use planning and water availability should be considered in tandem, not separately, or as is the case in Mansfield currently, not at all. There seems to be some false impression that since there is a new water source from the Shenipsit that the supply of water is now limitless.

Sorry not to have had the chance to chat today and please forgive the hurried nature of this communication. I regret that I cannot attend the WUCC meeting tomorrow.

All the best,

Alison