

STATE OF CONNECTICUT
OFFICE OF POLICY AND MANAGEMENT

November 9, 2010

Raeanne Curtis, Commissioner
Department of Public Works
165 Capitol Avenue
Hartford, CT 06106

Dear Commissioner Curtis,

A handwritten signature in cursive script that reads "Raeanne".

On February 5, 2010, the Department of Developmental Services (DDS) declared property located at 1327 Stafford Road in Mansfield to be surplus to their needs. As required under Connecticut General Statute 4b-21, this office solicited reuse proposals from State agencies; no reuse was identified and on June 11, 2010 the Department of Public Works (DPW) was notified that the property was surplus to State needs and that DPW should begin the disposition process.

However, as part of the disposition process, DPW posted the required notice in the Environmental Monitor; during that required public comment period, my office received a letter from the University of Connecticut (UCONN) stating that the property located at 1327 Stafford Road in Mansfield was in fact owned by UCONN who had been allowing DDS to utilize the property since 1969. UCONN indicated that the property is not surplus to the needs of the University.

Therefore, since UCONN never relinquished ownership of this property, including the period during which it was used by DDS, I have determined that the State owned property located at 1327 Stafford Road in Mansfield cannot be treated as surplus and that DPW should cease any further efforts to dispose of the property. As the property is under UCONN's custody and control, any future use or disposition of this property will be at the discretion of the University.

If you have any questions concerning this matter please contact Patrick O'Brien of my staff. He may be reached at (860) 418-6353.

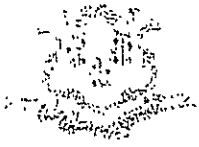
Sincerely,

A handwritten signature in cursive script that reads "Brenda".

Brenda L. Sisco
Secretary

cc: Interim President Austin - UCONN
Commissioner O'Meara - DDS

Attachments



M. Jodi Rell
Governor

State of Connecticut
Department of Developmental Services

DDS

Peter H. O'Meara
Commissioner

Kathryn du Pree
Deputy Commissioner

February 5, 2010

The Honorable Robert Genuario, Secretary
Office of Policy and Management
450 Capitol Avenue
Hartford, CT 06106

RE: Surplus Property – Buildings & Vacant Land

DDS, in accordance with C.G.S. Sec. 4b-21 purchase, sale or exchange of state land, would like to inform you that the attached listing of properties are surplus to this agency's needs. Notification, as well as all information in our files, (deeds, property maps...) were conveyed to your Bureau of Assets Management staff in mid-November, 2009.

Further information regarding these properties can be obtained from Jeffrey Cyr, DDS Director of Engineering. His telephone number is 860-418-6031.

Thank you for your assistance.

Very truly yours,

Peter H. O'Meara
Commissioner

JC

cc: Martin C. Zito, DDS Director of Administration and Chief of Staff
James P. Welsh, DDS Director of Legal and Government Affairs
Christine Pollio, DDS Director of Legislative and Executive Affairs
Jeffrey Cyr, DDS Director of Engineering

\\ACS-Chief of Staff\CS-Engineering\WORD & PDF\Fax and Letter Formats\Commissioner Letter Head to OPM - Bidg. Surplus 4.DOC

Phone: 860 418-6000 • TDD 860 418-6079 • Fax: 860 418-6001
460 Capitol Avenue • Hartford, Connecticut 06106
www.ct.gov/dds • e-mail: ddsct.co@ct.gov
An Equal Opportunity Employer

DDS Surplus Buildings & Land

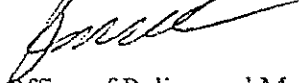
DDS Region	Structure Name	Address	Town	Gross Square Feet	Structure Classification	Year Constructed or Acquired	Condition	Total Acres	Historic Register	OPM Building Number	
North	Windham Road Group Home	7 Windham Road	Brooklyn	2,086	Residence	1955	Good	1.3	No	4122-134123	
North	Birch House Group Home	1327 Stafford Road	Mansfield	2,425	Residence	1950	Good	2	No	4122-479	
North	Vacant Land	Goodrich Rd.	Farmington	Land	Land	Land	Good	1.6	N/A	N/A	VACANT LAND - Residential neighborhood near Westfarms Mall, along Rte 9 off-ramp onto I-84 East
North	Vacant Land	Craig Ave.	Southington	Land	Land	Land	Good	2.2	N/A	N/A	VACANT LAND - Residential neighborhood, Cul-de-Sac. Off Meriden-Waterbury Turnpike (Rte. 322)
South	Broad Street Group Home	164 Broad Street	New London	10,939	Residence	1900	Good	0.33		4125-14126	
South	Broad Street Garage	164 Broad Street	New London	437	Residence	1900	Good	----		4125-74126	Garage
South	Rope Ferry Group Home	345 Rope Ferry Road	Waterford	1,375	Residence	1945	Good	0.22	No	4125-5182412	
South	Woodmont Road Group Home	102 Woodmont Road	West Haven	1,064	Residence	1950	Fair	0.15	No	4125-8344	
South	Woodmont Road Garage	102 Woodmont Road	West Haven	500	Garage	1950	Fair	----	No	4125-8345	Garage



STATE OF CONNECTICUT
OFFICE OF POLICY AND MANAGEMENT

MEMORANDUM

To: All State Agency Heads

From: Robert L. Genuario – Secretary, Office of Policy and Management 

Date: March 10, 2010

Subject: Surplus Property: - 7 Windham Road, Brooklyn, CT
- 1327 Stafford Road, Mansfield, CT
- 164 Broad Street, New London, CT

This memo is being sent to inform you that:

1. State owned property located at the below locations has been declared to be surplus by the Department of Developmental Services (DDS); and that
2. In accordance with C.G.S. 4b-21(b) the Office of Policy & Management is soliciting reuse proposals for this property from State agencies; and that
3. Any agency wishing to make use of these properties is required to submit a reuse proposal to the OPM no later than June 7, 2010, and that
4. Instructions for submitting a reuse proposal can be found on the OPM website at www.ct.gov/opm/reuse

If you have any questions concerning this matter please contact Paul F. Hinsch at (860) 418-6429 or paul.hinsch@ct.gov.

PROPERTY INFORMATION:

- **7 Windham Road, Brooklyn, CT – ID #02182010**
 - **1.30 +/- acres with single family residence**
 - **2,086 gross square feet**
 - **Built in 1955**
 - **Good condition**

- 1327 Stafford Road, Mansfield, CT – ID #02052010
 - 2.00 +/- acres with single family residence
 - 2,425 gross square feet
 - Built in 1950
 - Good condition

- 164 Broad Street, New London, CT – ID #02262010
 - 0.33 +/- acres with residential dwelling
 - 10,939 gross square feet
 - Garage - 437 gross square feet
 - Built in 1900
 - Good condition

Surplus Property Reuse Proposal – Required Elements

Submission Deadline: June 7, 2010. Direct Proposals To:

Office of Policy and Management
 450 Capitol Avenue - #52ASP
 Hartford, CT 06106-1379
 Attention: Paul F. Hinsch

Proposals must include the information outlined below. All information is required unless otherwise noted. Clearly label and number each section of your reuse proposal.

Section #1 - Property Information

1. Provide the property address, town and surplus property identification number.

Section #2 - Agency Contact Person Information

1. Provide the name, mailing address, phone number and email address of a contact person at your agency who can answer questions concerning this reuse proposal.

Section #3 - Transmittal Memo

1. Provide a transmittal memo addressed to the Secretary of the OPM which has been signed by your agency head.

Section #4 - Program Description

1. Provide a detailed narrative as to how your agency anticipates using the property.
2. Indicate if this program is mandated by federal, state or local law.
3. Indicate if the proposed reuse represents a new program, the expansion of an existing program, or the relocation of an existing program.

Section #5 - Implementation Schedule

1. Provide a detailed timeline for the development and reuse of this property.

Section #6 - Budgetary Information

1. Provide a detailed five (5) year operating and capital budget which outlines the anticipated cost/revenue sources for the reuse of this property as well as the implementation of the associated program.

Section #7 - Alternative Options

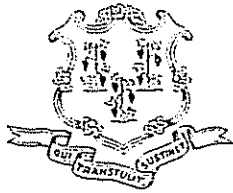
1. Provide a detailed description as to where and how your agency will house and implement the program if your agency is not able to reuse this specific property.

Section #8 - Additional Documentation (optional)

1. Include any additional, relevant, supporting documentation.

DDS SURPLUS BUILDINGS

<u>Description</u>	<u>Address</u>	<u>Town</u>	<u>Gross SF Area</u>	<u>Year Constructed</u>	<u>Acres</u>	<u>Condition</u>
Windham Road Group Home	7 Windham Road	Brooklyn	2,080	1955	1.3	Good
Birch House Group Home	1327 Stafford Road	Mansfield	2,425	1950	2	Good
Broad Street Group Home	164 Broad Street	New London	10,939	1900	0.33	Good



STATE OF CONNECTICUT
OFFICE OF POLICY AND MANAGEMENT

March 10, 2010

Raeanne Curtis, Commissioner
Department of Public Works
165 Capitol Avenue
Hartford, CT 06106

Peter H. O'Meara, Commissioner
Department of Developmental Services
460 Capitol Avenue
Hartford, CT 06106

Dear Commissioner Curtis and Commissioner O'Meara,

I am writing to inform you that the Department of Developmental Services (DDS) has notified the Office of Policy and Management that DDS has declared seven (7) properties to be surplus to their needs. Four (4) of these properties were acquired through the Department of Transportation and will revert back to them under a separate letter. The attached listing shows the remaining three (3) properties which will undergo the state's surplus property process. In order to determine if these properties are surplus to the needs of the State of Connecticut, my office, in accordance with C.G.S. 4b-21, has sent letters to State agencies soliciting reuse proposals for these properties. The deadline for agencies to submit reuse proposals is June 7, 2010.

To alleviate the Department of Public Works (DPW) from having to hire an interim property manager, I would ask that the DDS continue to oversee and manage these properties while the OPM determines if these properties are surplus to the needs of the State.

Based upon the reuse proposals which are received by OPM, my office will determine if permanent custody and control of these properties should be transferred to another state agency for its reuse or if these properties are surplus to the needs of the State of Connecticut and should be sold by DPW in accordance with C.G.S. 4b-21 and 3-14b. Please be aware that no reuse of these properties may be undertaken without written permission from OPM.

I would ask that DPW prepare a document (including timelines and budget estimates) which identifies all of the necessary steps required to sell these properties should OPM determine that these properties are surplus to the needs of the State. Please forward this information to Paul Hinsch of my staff no later than April 1, 2010.

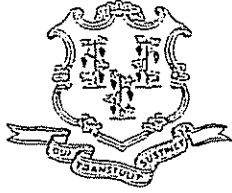
If you have any questions concerning this matter, please contact Paul Hinsch at (860) 418-6429.

Sincerely,

Robert L. Genuario
Secretary

DDS SURPLUS BUILDINGS

<u>Description</u>	<u>Address</u>	<u>Town</u>	<u>Gross SF Area</u>	<u>Year Constructed</u>	<u>Acres</u>	<u>Condition</u>
Windham Road Group Home	7 Windham Road	Brooklyn	2,080	1955	1.3	Good
Birch House Group Home	1327 Stafford Road	Mansfield	2,425	1950	2	Good
Broad Street Group Home	164 Broad Street	New London	10,939	1900	0.33	Good



STATE OF CONNECTICUT
OFFICE OF POLICY AND MANAGEMENT

June 11, 2010

Raeanne Curtis, Commissioner
Department of Public Works
165 Capitol Avenue
Hartford, CT 06106

Dear Commissioner Curtis,

A handwritten signature in cursive script that reads "Raeanne".

On February 5, 2010 the Department of Developmental Services declared three (3) State owned properties, located at the following addresses, to be surplus to their needs:

7 Windham Road in Brooklyn, CT
1327 Stafford Road in Mansfield, CT
164 Broad Street, New London, CT

At this time these properties are ready to be declared surplus to the needs of the State.

As required by CGS 4b-21, the OPM solicited reuse proposals from State agencies, however, none were received. Therefore, since no State agency reuse proposals were received, I am notifying you in accordance with CGS 4b-21 that these properties may be treated as surplus to State needs and I request that DPW begin the process to dispose of them.

If you have any questions concerning this matter please contact Paul Hinsch of my staff at (860) 418-6429.

Sincerely,

A handwritten signature in cursive script that reads "Brenda".

Brenda L. Sisco
Acting Secretary

cc: Peter H. O'Meara, Commissioner



University of Connecticut
Office of the President

Philip E. Austin
*Interim President and
University Professor*

October 20, 2010

The Honorable Brenda L. Sisco
Interim Secretary
Office of Policy and Management
450 Capitol Avenue
Hartford, CT 06106-1379

Re: Surplus Property at Spring Manor Farm

Dear Secretary Sisco:

It has come to our attention that a parcel of land known as 1327 Stafford Road a/k/a 86 Spring Manor Lane, and also known as Birch Cottage on the grounds of the former Mansfield Training School, was posted as a property for possible sale on the Environmental Monitor.

The University respectfully objects to the sale of this property as we consider ourselves the owner of the parcel. In 1969, the Mansfield Training School Farm parcel was transferred to the University for "agriculture and natural resource purposes, teaching, research and related programs". Subsequently, the University entered into a lease agreement with the Department of Mental Retardation (DMR) for the use of three houses as group homes, one of which is Birch Cottage. The Department of Mental Retardation did attempt to have these houses officially transferred back to them, however, the university would not agree to transfer the property at 1327 Stafford Road to them.

A review of University files and the land records of the Town of Mansfield have revealed the following, and copies of the supporting documentation are attached:

1. The property in question appears to be a portion of that property appearing on a University of Connecticut Land Inventory list maintained by an Accountant in the Property Management division at the University. This list is attached, and the pertinent transfer is highlighted. In 1993, the University purchased 754.91 acres of the Mansfield Training School area of Mansfield from the State Department of Public Works.
2. The Property Card for this property maintained by the Tax Assessor of the Town of Mansfield lists the University of Connecticut as the owner of the parcel.

An Equal Opportunity Employer

Gulley Hall
352 Mansfield Road Unit 2048
Storrs, Connecticut 06269-2048

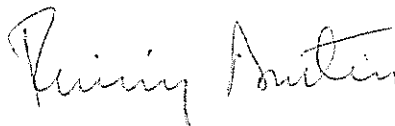
Telephone: (860) 486-2337
Facsimile: (860) 486-2627

3. The University leases or leased this property to DMR, and a copy of the Letter of Agreement (lease) is attached hereto. (The address contains a clerical error in that the property is listed at 85 Spring Manor Lane, however this is not a valid address; the subject property is 86 Spring Manor Lane, Mansfield, CT.) This lease agreement covered the term from February 1995 through November 1999.

Neither the university nor the Town of Mansfield's Assessor have been able to locate the chain of title on the parcel, nor have we been successful in locating a deed reference. However, based upon a review of all of the information that we have regarding this parcel, we have a reasonable and good-faith belief that the University of Connecticut is the owner of the property.

Therefore, we respectfully request that the Office of Policy and Management continue to allow the University of Connecticut's ownership of the property as part of the Spring Manor Farm site which is managed by the College of Agriculture and Natural Resources Farm Services Department for agriculture, research, teaching and related uses. Recently, we have successfully developed a student based farming activity at the farm and this house could allow an expansion of that new endeavor. Please feel free to contact us with any questions that you may have regarding this request.

Sincerely,

A handwritten signature in cursive script, appearing to read "Barry Feldman".

Enclosures

c: Barry Feldman, Vice President and Chief Operating Officer

AGREEMENT

This Agreement entered into this 29th day of May, 1969, by and between the Mansfield Training School (hereinafter referred to as MTS) and the University of Connecticut (hereinafter referred to as University), whereby the said MTS perpetually grants to the said University the exclusive use of land, buildings and equipment presently constituting the MTS farm operation. This use by the University shall be for agriculture and natural resource purposes, teaching, research and related programs. The premises concerned are designated as Parcels I, II, III, IV and V on a certain aerial photograph entitled "Aerial Photo-Map of MANSFIELD STATE TRAINING SCHOOL showing Parcels of Land made available to the UNIVERSITY OF CONNECTICUT May 1969" which is attached hereto.

There is reserved from this grant the following items:

- (1) Pumping stations for water
- (2) Incinerator
- (3) Chlorinating Plant
- (4) Garbage Collection Building (pending initiation of different collection system)
- (5) Sanitary Landfill Area
- (6) Paint Shop (pending availability of alternate quarters)
- (7) Greenhouse (pending replacement of same on another location)
- (8) Spring Manor Cottage - except that this cottage shall continue to be used by the resident Farm Manager, so long as such a resident Farm Manager is assigned by the University.
- (9) Pine Cottage
- (10) Birch Cottage
- (11) All utility lines and access to same
- (12) Hay fields west of Bone Mill Road and south of 44A on which buildings or recreational development are scheduled for construction.
- (13) Stonewall Cottage

(14) Overlook, Riverview and Willow Cottages

(15) Water towers and access road within Parcel IV

MTS also agrees as follows:

1. The University of Connecticut may construct buildings on the land on the west side of Route 32 designated on map as Parcel I and on the east side of 32 designated as Parcel III which is the subject of this grant, and may use such buildings and land perpetually.

In addition the University may use: Parcel II for teaching, agricultural and natural resources purposes but may not erect buildings; Parcel IV will be used by Mansfield State Training School for camping activities but the University may use it for purposes which do not detract therefrom; Parcel V through which run sanitary sewer lines may not be used for building purposes, but may be used for teaching, agriculture and natural resources purposes:

2. The existing buildings designated for University of Connecticut use will continue to be serviced by existing electric utility lines, provided that electric service to any major new facilities shall be arranged by the University and electric current provided thereto at University expense.

3. Water will be supplied to any new buildings by MTS without charge, connection costs to be borne by the University.

4. The existing sewage facilities on the farm may be operated and modified as deemed necessary by the University.

5. New buildings and other structures can be tied into MTS fire alarm system and will be serviced by MTS firemen without cost.

6. The University may use MTS trash and incinerator facilities without cost within the regulations promulgated by the Health Department and the MTS for such use.

7. MTS agrees that the above described use by the University shall be exclusive, and that it will not permit any other construction on or use of said premises without the written permission of the University.

8. This use shall continue until such time as the parties hereto mutually agree to its termination in writing.

The University of Connecticut agrees as follows:

1. The University will assume responsibility for road maintenance and snow removal other than that done by the State Highway Department except in those areas used primarily by the Mansfield Training School, e.g., water pumps.
2. The University of Connecticut will purchase electricity to serve the new construction directly from the Connecticut Light and Power Company.
3. The University agrees that the above described use by the University shall be exclusive and that it will not permit any other construction on or use of said premises without the written permission of the Mansfield Training School.

Signed and sealed this 29th day of May, 1969.

J. H. Kelly as to Law

John M. Evans (L.S.)
John M. Evans, Vice Pres. for
Financial Affairs, University of
Connecticut

Andrew H. Farnette

Franklin M. Foote (L.S.)
Franklin M. Foote, M.D., Commissioner
Department of Health

Andrew H. Farnette

Bert W. Schmickel (L.S.)
Bert W. Schmickel, Deputy Commissioner
Office of Mental Retardation

Francis P. Kelley

Francis P. Kelley (L.S.)
Francis P. Kelley, Superintendent
Mansfield Training School

Approved

George J. Conkling
George J. Conkling, Commissioner of
Finance and Control

University of Connecticut

Land Inventory as of 06/30/2010

Agency Number	Agency Name	Sub-Agency Number	Sub-Agency Name	Plot Name	Address	Town Name	Year Acquired	Acquisition Method	Initial Acquisition Cost	Owned or Leased	Is This Land Being Used	Total Acres
7301	University of Connecticut	7301	University of Connecticut	Windham County Purchase	Wolf Den Rd	Brooklyn	1951	Purchased	\$2,465.00	Owned	Yes	5.80
7301	University of Connecticut	7301	University of Connecticut	Las Farm	Route 44A	Coverly	1956	Purchased	\$13,407.00	Owned	Yes	21.52
7301	University of Connecticut	7301	University of Connecticut	Avery Point-US Coast Guard Transfer	Grider	Groton	1958	Purchased	\$283,000.00	Owned	Yes	73.00
7301	University of Connecticut	7301	University of Connecticut	Middlesex County Transfer	Route 9	Regdum	1961	Purchased	\$15,955.00	Owned	Yes	6.20
7301	University of Connecticut	7301	University of Connecticut	Hartford Seminary Foundation	55 Elizabeth St	Hartford	1975	Purchased	\$67,359.00	Owned	Yes	19.68
7301	University of Connecticut	7301	University of Connecticut	David Whitmore Property	East River Marsh	Madison	1982	Gift	\$4,000.00	Owned	Yes	5.00
7301	University of Connecticut	7301	University of Connecticut	University Of Conn-Storrs	Storrs	Mansfield	1981	Various	\$1,682,231.00	Owned	Yes	2610.72
7301	University of Connecticut	7301	University of Connecticut	University Of Conn-Torrington	University Dr	Torrington	1966	Purchased	\$32,163.00	Owned	Yes	96.00
7301	University of Connecticut	7301	University of Connecticut	University Of Conn-Hartford Regional	1800 Asylum Ave	West Hartford	1961	Purchased	\$568,149.00	Owned	Yes	57.56
7301	University of Connecticut	7301	University of Connecticut	Ruth Carey Property	Daleville Rd	Willington	1998	Purchased	\$102,200.00	Owned	Yes	353.00
7301	University of Connecticut	7301	University of Connecticut	Mansfield Training School	Route 44A	Mansfield	1993	Purchased	\$2,043,077.00	Owned	Yes	754.51
7302	University of Connecticut	7302	University of Connecticut	Mansfield Training School	Route 44A	Mansfield	2005	Transfer In	\$654,000.00	Owned	Yes	45.50
7301	University of Connecticut	7301	University of Connecticut	Faculty Alumni Center	2131 Hillside Road	Mansfield	1953	Purchased	\$33,000.00	Owned	Yes	2.44
7301	University of Connecticut	7301	University of Connecticut	CT DOT Transfer	305 Skiff St	New Haven	1984	Purchased	\$123,100.00	Owned	Yes	0.47
7301	University of Connecticut	7301	University of Connecticut	Bloomigdale's Property	20 Broad St	Stamford	1984	Purchased	\$5,783,974.00	Owned	Yes	7.52
7301	University of Connecticut	7301	University of Connecticut	Marrone Property	25 Circle Drive	Mansfield	1998	Purchased	\$89,208.00	Owned	Yes	1.40
7301	University of Connecticut	7301	University of Connecticut	Brown Property	64 Separatist Road	Mansfield	1999	Purchased	\$48,065.00	Owned	Yes	7.68
7301	University of Connecticut	7301	University of Connecticut	New London County Transfer	562 New London Tpk	Norwich	1999	Purchased	\$300,000.00	Owned	Yes	7.90
7301	University of Connecticut	7301	University of Connecticut	Fleet Bank	14 Dag Lane	Mansfield	2000	Purchased	\$145,400.00	Owned	Yes	0.71
7301	University of Connecticut	7301	University of Connecticut	Epsilon PI House	1455 Storrs Rd	Mansfield	2002	Purchased	\$40,000.00	Owned	Yes	0.65
7301	University of Connecticut	7301	University of Connecticut	Pledge Greek House	1451 Storrs Rd	Mansfield	2003	Purchased	\$79,760.00	Owned	Yes	0.30
7301	University of Connecticut	7301	University of Connecticut	WRTD BR-Downtown Campus	150 East Main Street	Waterbury	2003	Exchange	\$2,243,400.00	Owned	Yes	2.10
7301	University of Connecticut	7301	University of Connecticut	CT DEP Transfer	Birch Road	Mansfield	2007	Purchased	\$30,000.00	Owned	Yes	0.13
									TOTAL	\$14,826,476.00		4108.45

MANSFIELD
 Owner: UNIVERSITY OF CONNECTICUT
 U BOX 3038 FACILITIES MANAGEMENT
 STORRS MANSFIELD, CT 06269

Address 86 SPRING MANOR LA
 10/14/2010
 ExCode Amount
 1327 Stafford Road
 MTS

014/0018/DC2104
 Land Use Code E703 Prop Type 1 VACANT LOT
 Neighborhood 40000 Desirability AVERAGE
 Card of
 Work Year: 2010

Book / Page	Developers Lot #	Census 0000

LAND DATA AND COMPUTATIONS										
Land Type	Frontage	Depth	Base Rate	Rate Fct 1	Rate Fct 2	Adjusted Rate	Base Value	Other Code	Adjust Factor	Value
G1		AC								
Total Land Value										

PROPERTY CHARACTERISTICS		LAND TYPE	
01 TOPO-ELEV	07 STREET RIGHTS	S SQUARE FEET	G GROSS
Street Level	1 Chub & Gutter	1 Primary Site (CALP)	1 SITE VALUE
Above Street	2 Sidewalk	2 Exc Rear Ac (App Rate)	
Below Street	3 Alley	3 Exc Rear Ac (App Rate)	
	None	F# Exc First Ac (CALP)	
		R# Exc Rear Ac (CALP)	
		if depends on zoning	
		if depends on zoning	
02 TOPO-TERRAIN	08 LOC REGION	MEMORANDUM	
Rolling	1 Urban		
Steep	2 Suburban		
Low	3 Rural		
03 TOPO-EXTREME	Business District		
Swampy	1 Industrial		
Loedge	2		
04 PUBLIC UTIL	09 LOC ENHANCE		
All	1 Recreational		
Water	2 Waterfront		
Sewer	3		
Gas	4 Flood Plains		
	5 Easement/Public		
	6 Non-Conforming		
05 PRIVATE UTIL	Well		
	1 Obstructions		
	2 Zoning		
	3 Non-Buildable		
	4		
	5		
06 STREET/ROAD			
Paved	1		
SemiPaved	2		
Unpaved	3		
Propose	4		

OWNER HISTORY			
Name	Book	Page	Page

SALES HISTORY			
Date	Price	Book	Page

COMPARABLE SALES			
Parcel	Date	Adjusted Price	Points

VALUE HISTORY			
Use	Quantity	Appraised Value	Assessed Value
COMM LAND	1.000	75000	52500
COMM BUILD	1.000	171400	119980
Total	2.000	246400	172480
2010			
COMM LAND	1.000	75000	52500
COMM BUILD	1.000	171400	119980
Total	2.000	246400	172480
VALUE SUMMARY			Total
Land			Improvement
Cost			
FYC			246400

TOWN OF MANSFIELD - RESIDENTIAL PROPERTY RECORD CARD

- 1 AGRICULTURAL
- 00 vacant land
- 01 crop production farm
- 02 horse farm
- 03 hobby farm
- 04 hobby farm
- 05 fruit & nut farms
- 06 vegetable farms
- 07 tobacco farms
- 08 nurseries
- 09 other
- 2 MINERAL (See Detail)
- 3 INDUSTRIAL
- 00 vacant land
- 10 research & development
- 20 manufacturing & assembly
- 30 light mfg. & assembly
- 40 industrial warehouse
- 50 industrial truck terminal
- 60 small shops
- 70 small shops
- 80 other
- 90 other
- 4 COMMERCIAL
- 00 vacant land
- 01 1-2 story retail shops
- 02 3-4 story retail shops
- 03 40 or more retail units
- 10 multi-unit residential
- 11 hotels
- 12 nursing homes & hospitals
- 15 mobile home parks
- 16 Group camp grounds
- 19 other (10020)
- 21 spas/recreation
- 22 churches & Jr. cpts. sites
- 24 lot for retirement sites
- 25 neighborhood bus center
- 26 community shop center
- 27 other
- 28 other
- 30 ext. sales center
- 35 drive-in restaurants
- 39 other food service units
- 40 dry clean shops / laundries
- 41 medical office
- 44 car service areas
- 45 auto-rep and shops
- 47 office bldg. - 1 or 2 story
- 48 office bldg. 3 or more stories
- 49 office bldg. 4 or more stories
- 52 car washes
- 54 auto sales & service
- 55 commercial garages
- 56 parking lot or structure
- 60 storage
- 62 self storage
- 63 self storage
- 64 service bldg.
- 65 large bldg. / structure, park
- 66 commercial warehouse
- 67 other
- 68 mobile home parks
- 69 mobile home bldg.
- 70 other farm, structures
- 5 RESIDENTIAL
- 0 one family dwelling
- 1 two family dwelling
- 2 three family dwelling
- 3 condominium unit
- 4 house trailer park
- 5 planned lot
- 6 unplatted 10-20.29 sq. ft.
- 7 unplatted 20-29.29 sq. ft.
- 8 unplatted 30-39.29 sq. ft.
- 9 other residential
- 60 other
- 61 other
- 62 other
- 63 other
- 64 other
- 65 other
- 66 other
- 67 other
- 68 other
- 69 other
- 70 other
- 71 other
- 72 other
- 73 other
- 74 other
- 75 other
- 76 other
- 77 other
- 78 other
- 79 other
- 80 other
- 81 other
- 82 other
- 83 other
- 84 other
- 85 other
- 86 other
- 87 other
- 88 other
- 89 other
- 90 other

LETTER OF AGREEMENT

The University of Connecticut, ("UConn") and the Department of Mental Retardation, ("DMR") each an agency of the State of Connecticut, hereby agree as follows:

1. UConn hereby agrees to lease the space consisting of 1,708 square feet, known as Birch Cottage, located at 85 Spring Manor Lane, Mansfield, Connecticut to the DMR for the annual sum of \$1.00 per year.

2. The term of this Agreement shall be December 1, 1994 through November 30, 1999.

3. UConn will provide utility service up to the premises.

4. DMR will be responsible for all services inside the premises, including but not limited to the following: electricity; heat; hot and cold running water charges and sewer system; snow and ice removal; sanding; groundskeeping; interior janitorial service; window washing; rubbish removal; any renovations necessary to comply with any applicable fire, health, handicap accessibility and safety codes; repair (including replacement) of any damage caused to the premises by DMR or its invitees; replacement of burnt-out bulbs, tubes and ballasts; toilet supplies; structural maintenance and repairs.

5. DMR shall not make any modifications to the premises without prior written approval of UConn's Executive Director of Facilities Management.

DEPARTMENT OF MENTAL RETARDATION

UNIVERSITY OF CONNECTICUT

By Linda H. Goldfarb
LINDA H. GOLDFARB
Acting Commissioner

By Wilbur R. Jones
WILBUR R. JONES
Vice President for
Finance and Administration

Date: Feb. 9, 1995

Date: 4/24/95



STATE OF CONNECTICUT RECEIVED
DEPARTMENT OF MENTAL RETARDATION
Eastern Region

DEC - 4 1998

Facilities Management Dept.
University of Connecticut

December 1, 1998

Mr. Larry Schilling, Director
Facilities management, UCONN
U - Box 038
Storrs, Ct. 06269

Dear Larry,
I am writing to follow-up on some issues that are still out-standing regarding a number of our Residential Programs. If you could let me know the status of them, I would greatly appreciate it.

Our Priority is still the need to repair the Stonewall Group Home septic system. Last action taken was to send you a copy of Blue prints, done by the DPW designers, to install lines from our Group Home tying in at Greenlawn, so we can be on the central system. To date we have not heard from anyone and the problem is extremely tenuous. Our Licensing division is getting concerned that no plan has developed yet. We continue to have the system pumped every month to maintain some of its integrity.

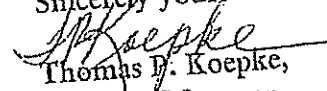
We had talked and I think you had mentioned to Mike Cleary, that the three homes we currently occupy (1279, 1327 and 1340 Stafford Road) would be transferred back to us. This would relieve UCONN from leasing us property. To date we have not seen an agreement to initiate that process or turn the buildings back to us.

Lastly, we have not heard the status of the transfer of Spring Manor back to DMR. We are not sure that this is even still under consideration.

I appreciate your time to review the status of the above concerns. I know you are extremely busy with UCONN expansion projects, but your assistance will help us to continue with the planning process for our programs, especially the Stonewall septic system.

Thanks for your time and if I can assist in any manner, please do not hesitate to contact my office. Because of a change in location, I have included my latest business card for your convenience.

Sincerely yours


Thomas D. Koepke,
Facilities Manager,
DMR Eastern Region

CC: Michael Cleary, Facilities Director, DMR

401 W Thames St - Unit 202, Norwich CT 06360
Main Telephone: (860) 859-5400
TDD: (860) 859-5493
An Affirmative Action / Equal Opportunity Employer



University of Connecticut
Division of Business and Administration

Capital Project and
Contract Administration

March 5, 1999

Mr. Thomas P. Koepke
Facilities Manager - Eastern Region
Conn. Department of Mental Retardation
401 W. Thames St. - Unit 202
Norwich, CT 06360

Dear Mr. Koepke:

I am writing in reply to your December 1, 1998 letter to Larry Schilling, Director of Facilities Management, about the status of some issues regarding a number of your Residential Programs.

The University of Connecticut no longer owns Greenlawn [1308 Stafford Road] and therefore can not approve the tying in of sewer lines from the Stonewall Group Home to this piece of property. The Greenlawn property was sold to private owners over a year ago. For DMR to tie into the University central sewer system, it will have to install lines along Route 32 to the Junction of Routes 32 and 44. It is my understanding that this information was given to DMR previously.

The leases for the three DMR homes [1279, 1327 and 1340 Stafford Road] will expire on November 30, 1999. The University, at this time, is not looking to transfer the houses back to DMR. UConn may either sell the properties to DMR at the appraised market value, sell them to private parties based on competitive bids, or renew the leases at a fair market rental rate.

The University is currently proceeding with the sale of Spring Manor and Pine Cottages. If DMR has an interest in buying them at the appraised value, please let me know as soon as possible.

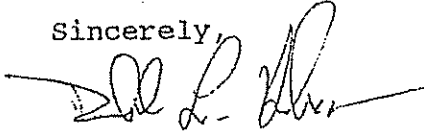
An Equal Opportunity Employer

31 LeDoyt Road, U-47
Storrs, Connecticut 06269-3047

Telephone: (860) 486-0990
Facsimile: (860) 486-3117

If you have any questions/concerns about these issues, please
feel free to contact me at [860] 486-3270.

Sincerely,

A handwritten signature in black ink, appearing to read "Donald L. Anderson", with a long horizontal flourish extending to the right.

Donald L. Anderson
Property Manager

cc: Michael Cleary, Facilities Director, DMR
Fred Hethcote, Director of Capital Projects and
Contract Administration, UConn