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The Manchester Herald

Manchester, Conn.

Tuesday April 28, 1981

25 Cents



Special visitor

Patients in the pediatrics section of Manchester Memorial Hospital had a special visitor Tuesday morning through the courtesy of the Brunswick Corp., Chicago. Bo-Dingo the clown, on a promotional tour of the area, stopped by the hospital to cheer up young patients including Danielle Demming who is recovering from an arm injury. (Herald photo by Pinto)

Penny backs recommendation

CRCOG to act on Manchester housing

MANCHESTER — When the Council of Governments meets tomorrow at noon it is expected to formally approve the March 31 recommendation of its Housing Committee that the proposed Oakland Street housing project receive a \$246,000 annual rent subsidy from the Department of Housing and Urban Development. At the same time, Mayor Stephen Penny, Manchester's representative to the Policy Board, said he too would support the Housing Committee's decision and recommend a vote in favor of the proposed rent subsidies. Despite the anticipated CRCOG endorsement and the unanimous approval on April 20 of the preliminary site plans by the Manchester Planning and Zoning Commission, the 110 unit, lower income housing development is running into some difficult hurdles. "At this point in time the Oakland Street project is a very iffy proposition at best," said HUD consultant Mary Lou Crane who doubles as assistant to HUD's Hartford

regional director John McLean. "The CRCOG recommendation is just that ... a recommendation," added Crane. "Contrary to published reports, nothing has been approved to date. Once CRCOG's Policy Committee formally submits its recommendations, HUD will then make the final determinations. All of this may be academic, however," pointed out Crane. "We may not have any funds available whatsoever for any of the CRCOG recommendations which, in addition to Oakland Street, includes two small Hartford projects and a Farmington apartment complex. With all the proposed budget-trimming in Washington we can only wait and see." The Capitol Region Council is the only one of the state's 15 regional planning areas that reviews HUD housing applications and makes recommendations. CRCOG qualified for this right in 1978 when a majority of its 29 towns approved an arc-wide housing opportunity program. CRCOG works in close association with HUD, making recommen-

dations on anticipated surplus monies not utilized in regular HUD programs. For the current fiscal year the surplus subsidy money available in the Hartford area was estimated at \$1,000,000 until the budget-chopping in Washington began. The subsidies, the so-called Section 8 program, are the key component of the latest governmental approach to its low income housing needs. Fair market rentals are first established for different regions (for example, in the Hartford area \$466-\$504 for one-bedroom apartments and \$570-\$606 for two-bedroom apartments), tenants are obligated to pay 25 percent of their annual income toward their rentals with HUD making up the differential in the form of a direct subsidy to the developer. Even if the \$546,000 subsidy, recommended by CRCOG for the Oakland Street apartments is approved by HUD and federal money becomes available, the subsidy is considered too small by the developer, Utility Development Corporation of East Hartford, and the whole project may be abandoned. Arthur Anderson, president of Imaginex, the housing consulting firm engaged by UDC, stating that plans for 32 three-bedroom units, 58 two-bedroom units and 20 one-bedroom apartments, estimates that a subsidy of about \$742,000, or more than \$6500 apartment, will be needed. This comes to \$198,000 more than the subsidy recommended by CRCOG and, while the differential does not seem insurmountable, Anderson pointed out that subsidies are a continuing annual commitment so that the differential could run into millions of dollars over a period of years. "We must seek additional sources of financing," said Anderson, "such as the Connecticut Housing Finance Authority or HUD itself in the event that some of the other CRCOG recommendations do not materialize. Time is of the essence, however, because UDC only has an option on the property which will expire in several months." John Hamill of Utility Development, the son-in-law of UDC's president Harold Rothstein, told The Herald, "the cost of the land is too high to support a smaller development." White Hamill would not disclose the purchase price, published reports place it at \$550,000 with the option price at \$3,500 on one percent of the acreage parcel, which was rezoned multi-family residential on March 3, 1980, is owned by Max Wichman and is located in the northern part of town off Route 83. Rothstein and his Utility Development Corporation have built a number of HUD-financed developments in the Hartford area including the moderate income Square Village apartments in Manchester. UDC took over the Oakland Street option when the Manchester Area Conference of

Churches last month abandoned its three-month effort to sponsor and develop low cost housing. In addition to the difficulties involved in raising the option money, MACC members felt the intense pressure from accusations that they were interjecting themselves in the middle of a controversial federal lawsuit. The suit, which is currently being tried before U.S. District Court Judge M. Joseph Blumenfeld, charges the Town of Manchester with racial discrimination in its withdrawal, by referendum, from the Community Development block grant program. Meanwhile HUD's Crane and Mary Barnes, spokesperson for the Housing Committee of CRCOG, vehemently deny that any special consideration is being given to the Oakland Street project as an attempt to defuse the present situation. Many people, however, remain skeptical so if additional funding is found for Oakland Street the political repercussions are bound to reverberate from Manchester to Hartford to Washington and back.

Related story on page 4

Extra section featured today

MANCHESTER — The annual profile, or progress edition, is included as part of today's Herald. The special 22-page section temporarily replaces the standard "Focus" section of the paper for today only. The special section details, in stories and photographs the progress made within the community in the past 12 months on several levels, economically, socially and educationally. Included in the section are detailed reports on the progress and future of the massive J.C. Penney Catalog Distribution Center located in Buckland Industrial Park including photographs of the interior of the complex. The interior photographs detail some of the machinery, the largest of its type in the area, to be found within the walls of the multi-acre center. Also included in the section is a detailed pictorial report on the expansion of Manchester Memorial Hospital explaining the reason for the project will have on existing structures within the area. The edition is designed to show the progress as well as well as the heritage of the "City of Village Charm."

Pope sends emissary to demonstrate concern

BELFAST, Northern Ireland (UPI) — Pope John Paul II sent a personal emissary to Belfast today in a show of concern over the condition of hunger striker Bobby Sands, in the 59th day of his "fast to death." In County Down, a member of the Ulster Defense Regiment was ambushed and killed, a British military spokesman said. A second UDR man was wounded seriously while a third escaped unscathed. The pontiff's secretary, Rev. John Magee, was ordered to Belfast, the British Foreign Office in London said. He will arrive in London, then fly to the riot-torn Northern Ireland capital. "The pope has said that he wishes to demonstrate his concern for the humanitarian aspects of the Sands case by sending his secretary, Rev. John Magee to London and Belfast," a Foreign Office spokesman said. In Castleblanney, 40 miles south of Belfast, three uniformed part-time Ulster Defense Regiment soldiers were ambushed while driving a civilian van on the Dublin Road, a military spokesman said. The attackers were believed to be members of the outlawed Irish Republican Army. Several bullets, fired from a hill overlooking the highway, ripped into the van, hitting two of the soldiers, killing one. Officials did not release their names. Troops sealed off the area in the



Bobby Sands

death watch and say he is deteriorating fast. His family claims he is so weak he can scarcely speak. Prime Minister Margaret Thatcher, briefed on the Ulster situation by Northern Ireland Secretary Humphrey Atkins, apparently was determined not to give in to Sands' demands. "No government that takes the task of governing seriously can surrender to such threats," Michael Allison, a minister of state at the Northern Ireland office, told Ulster businessmen Monday in a speech turning down Sands' demand to gain political status for IRA prisoners. "The lives of the hunger strikers remains, as they always have done, in their own hands," Allison said, stressing Britain will not intercede to save the life of Sands, 27, whose hunger strike has led to 10 days of rioting and battles with police in Belfast and London. But Sinn Fein, the political wing of the IRA that seeks to unite Northern Ireland with the Republic of Ireland, said Sands and his three fellow strikers vowed not to give up their fast. "The death of Bobby Sands ... will get the British government nowhere," the Sinn Fein statement said. In the latest violence Monday, a policeman was killed and two others badly hurt when a booby-trapped truck they were examining in a Belfast street blew up in their faces. The Irish National Liberation Army, an IRA splinter group, claimed it planted the bomb.

Seclusion ends with address

WASHINGTON (UPI) — President Reagan, ending four weeks of seclusion since being shot in the chest, makes a dramatic appearance before Congress tonight to tell lawmakers the time is now for action on his economic program. Reagan's 9 p.m. EDT appearance on Capitol Hill won't exactly be a "pep talk," his treasury secretary said early today. But it will be "an indication that the time for action has come." In the speech to a joint session of Congress to be televised nationwide, "The president will be explaining his program again to the Congress and ask their cooperation," Treasury Secretary Donald Regan said. The president summoned GOP congressional leaders to a morning meeting at the White House to preview his 15-minute address. There is guaranteed drama when Reagan walks down the aisle of the House chamber tonight — he was shot in the left lung a month ago. Acting press secretary Larry Speakes said Reagan will mention the March 30 assassination attempt in his speech. There were indications Monday the Reagan program is gaining ground on Capitol Hill. House Speaker Thomas "Tip" O'Neill conceded the budget cuts would likely get through the Democratic-controlled chamber. Passage seems certain in the Republican-dominated Senate. However, Regan said on NBC's "Today" show the administration is not going to claim victory based on O'Neill's remarks. "That might be a trap, you know," the treasury chief said. "Speaker O'Neill is a wily fellow — a nice fellow — but you can't take everything at face value." "We're not going to lay down," Regan said. "We're going to continue to fight right up to the time of the roll call counts." Regan's doctors raised no objections to his going to Capitol Hill. The president appeared to be limping slightly when he returned to the White House Monday from a weekend at Camp David, but told reporters he felt "good." The president's proposed budget took a legislative battering while he was hospitalized. But in recent days, as he has regained his strength, his economic program has as well. O'Neill Monday all but acknowledged defeat for a Democratic alternative budget containing fewer cuts in spending for social programs. He indicated conservative Democrats were getting on the Reagan bandwagon. Aides said Reagan's telephone pep talks to wavering House members during the Easter recess and an administration media blitz gave him a boost in promoting his package. Vice President George Bush Monday told the U.S. Chamber of Commerce he was optimistic Reagan's plan would be passed intact or "in a form very close" to the spending and tax cuts the president unveiled in a Feb. 18 speech on Capitol Hill. In tonight's remarks, Regan also was expected to indicate concern re-

Today's Herald

Body found in river

Atlanta police pull the body of another black male from the Chattahoochee River and identify him as the 26th victim of the killers preying upon Atlanta's young blacks. The victim — Jimmy Payne, 21, who disappeared last week — is the fourth consecutive adult slain. Page 3.

In sports

Manchester High trackmen continue unbeaten ... Indian nine racks up second straight win ... Page 9. Rookie Dodger pitcher hurls fourth shutout and wins fifth straight game ... Ron Guidry and Goose Gosage team up for Yankee win ... Page 10.

Rain ending Wednesday

Rain beginning tonight, ending Wednesday morning. Partly cloudy Wednesday afternoon. Detailed forecast on Page 2.

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Dodd supports Nicaragua aid

By LISA SHEPARD
 WASHINGTON — After a week in Central America, Sen. Chris Dodd (D-Conn.) is convinced the United States should resume economic aid to Nicaragua or risk losing current gains in that country's human rights and freedom in its press.

On April 1, the Reagan administration announced it was continuing to withhold economic aid to Nicaragua because of information that the Marxist Sandinistas ruling Nicaragua were supplying guns to leftist guerrillas in El Salvador. Dodd says there is evidence the gun movement "has slowed to a trickle."

"I don't believe we should continue the suspension of assistance aid to Nicaragua," said Dodd Monday. "Principally because of how impressed we were with the private sector, the press and independent political parties in Nicaragua."

Dodd said without U.S. assistance those groups fear they will lose all opportunities to participate in the development of the new government replacing outgoing President Anastasio Somoza. The senator expressed surprise that the private sector, press and political parties are allowed to act freely without great fear of reprisal from the Sandinistas.

Dodd promised to explore different avenues for providing the remaining \$15 million installment of a \$75 million economic package for Nicaragua. He said a strong case could be made for sending food to be distributed through the church and providing some economic assistance to the private sector.

The senator also promised to look into possibly outlawing certain activities taking place in Miami training camps, where soldiers are now being trained to overthrow the Sandinista government in Nicaragua. But constitutional law makes it very difficult to prohibit any activities taking place on



Melissa Gilbert, 2, daughter of Mr. and Mrs. Joseph Gilbert of 178 Maple St., is surprised at her aptness in handling a basketball at Charter Oak Park Monday afternoon under the watchful eyes of her father. (Herald photo by Pinto)

Parties finding common cause in redistricting

By MARTIN KEARNS
 Herald Reporter

MANCHESTER — In the battle to redistrict Manchester into a single state senatorial district, town Republicans and Democrats appear to have found a common cause.

The chairman of the Democratic Town Committee, Ted Cummings, today embraced Republican state Sen. Carl Zinsner's endorsement of the town's reunification into the 4th Senatorial District.

As the result of a 1970 redistricting, Manchester is split between the 3rd and 4th senatorial districts. With 1980 census results in hand, the state Legislature later this year is expected to again take up the reapportionment issue.

Town Democrats for some time have supported the proposed redistricting and Zinsner's endorsement Monday was welcome news.

"Those (Zinsner's) are very encouraging remarks. They set the stage where Democrats and Republicans of good will can end Manchester's fragmentation," said Cummings.

Like Zinsner, Cummings has his own ideas on which towns should be lumped with Manchester in the revamped 4th district. According to Cummings, South Windsor has a historical connection with the town and should remain in the 4th.

Zinsner recognizing the Legislature's Reapportionment Committee is working to establish 33 senate districts of 80,000 voters—suggested the 3rd District's boundary by drawn north to include South Windsor. In this manner, the 4th District could be compensated for the loss of Manchester voters.

But Cummings today was careful not to make the neighboring town an issue and, like Zinsner, called the reunification of Manchester the cen-



Two members of Boy Scout Troop 362 of St. Bartholomew's Church have received the Ad Altare Dei award, the highest Catholic award in scouting. From left, Rev. Martin Scholsky, pastor, St. Bartholomew's Church; Joseph Langer and Thomas Robinson. (Herald photo by Pinto)

Conrail mulls closing Manchester rail line

By PAUL HENDRIE
 Herald Reporter

MANCHESTER — The freight railroad line which serves South Manchester is one of three lines in the state Conrail may close, according to Carol Gaetjen, senior planning analyst at the state Economic Development Department.

Gaetjen said Monday that new government regulations deregulating freight railroads oblige Conrail to provide service only where it is profitable.

The South Manchester line and lines in Avon and Rocky Hill have not been returning profits and if Conrail cannot get shippers to absorb the costs, the trains will stop rolling, said Gaetjen.

The main line serving Manchester will not be affected.

Gaetjen said she met last Friday with shippers served by the three lines to explain that Conrail will be asking them for surcharges ranging from \$100 to \$1,000 per car to keep the line open.

Those who decline to pay the surcharges will no longer be served. If few customers on any line decide to pay the surcharges, Conrail will close the line.

Gaetjen said Conrail will offer permanent contracts to those shippers who choose to continue ser-

Field trips voted

MANCHESTER — Two first-graders from the Champlin Country Camp were approved by the Board of Education last night for Grade 4 student trips from Bowers and Verplanck schools.

The Bowers trip will be from May 27 to 29 and the Verplanck trip from June 11 to 12. The trips are for outdoor education.

The Board last night also approved to join the Joint Council on Economic Education, a University of Connecticut based group which seeks to promote integration of economic studies into various classes. It provides training and offers study guides for teachers as well as setting up teacher study programs within school systems.

Allan Chester, director of public personnel, told the board that a summer school for special education students, conducted by the University of Connecticut, will be held this year at Robertson School and the swimming pool at Robertson Park will be used. Last year the program was held at Verplanck.

Manchester — The Zoning Board of Appeals last night cleared the way for St. Bridget's Church to hold its annual bazaar and raffle from Monday, June 15, to Saturday, June 20.

The board granted the parish a special exception and a variance, to allow the carnival to take place and to permit the sale of beer.

As in past years, the permission was granted with four conditions: "The hours of the carnival and the sale of beer shall be 6 p.m. to 10 p.m. Monday through Friday and 1 p.m. to 10 p.m. Saturday;

ZBA grants permit for church bazaar

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Manchester — Mrs. Jeanette H. Wiggin, an English teacher at Manchester High School, has accepted a position as assistant principal at Granby High School. She will resign from her Manchester post May 2.

Her resignation was among five accepted by the Board of Education last night. Among them is the resignation of Mrs. Catherine W. Sampson, who has been on leave of absence from Illing Junior High School where she has been a social studies teacher. She has accepted an administrative position in the Bolton school system.

Other resignations accepted were from Mrs. Shirley T. Adams, a Grade 3 teacher at Bowers School; Mrs. Vivian J. Honor, a remedial reading teacher; R. Scott MacLaughlin, a horticultural teacher at ROTC.

Mrs. Kathleen V. Whitten, a Grade 3 teacher at Kenney School, was granted a leave of absence for the 1981-82 school year.

Manchester — The American Cancer Society is in need of volunteer drivers to transport patients to medical appointments.

A trip takes only about one and one-half hours, officials said. The more drivers available the fewer times the office has to call on any one individual to help. Those interested in volunteering should contact the society office, 648-2168.

Prosecutor says slap led to killing

NEW YORK (UPI) — Stagehand Craig Crimmins attempted to rape and then killed violinist Helen Hagnes Mintka after she slapped him over a remark he made in a backstage elevator at the Metropolitan Opera House, the prosecution charges.

But the defense lawyer contended in his opening statement Monday that his police coerced Crimmins, 22, into signing a "voluntary" confession to the crime.

A detective threatened the "pliable" high school dropout with "a racial, sexual threat" if he were jailed, said lawyer Lawrence Hochheiser. The detective claimed Crimmins would only "see a doctor" instead of going to prison if he confessed, Hochheiser said.

The opening statements were made on the first day of the "Murder at the Met" trial in state Supreme Court in Manhattan, which was scheduled to resume today.

Crimmins is accused of second-degree murder and attempted rape in the death of Miss Hagnes. The attractive, Canadian-born musician was bound and gagged, then buried 60 feet to her death from the roof of the Metropolitan Opera House.

If convicted on the second-degree murder charge, Crimmins could receive from 15 years to life in prison. The attempted rape charge carries a maximum of 15 years.

In his 25-minute opening statement, Assistant District Attorney Robert Hayes quietly described the violinist's slaying in chilling detail.

He said Crimmins told police he had made a remark to the blond, free-lance violinist, as the two rode

Money search defines plan

HARTFORD (UPI) — The state Department of Environmental Protection forecast good air quality for today in Greenwich and moderate air quality for the rest of Connecticut.

MANCHESTER — The attempts by Utility Development Corp., headed by Hartford developer Harold Robinson, to find additional subsidy money for its proposed 110-unit lower income Oakland Street housing project illustrates significant points in how the federally subsidized housing works.

The vast majority of family housing presently being built under the Section 8 rent subsidy program is being constructed by private developers. The balance is handled by non-profit sponsors such as churches and by government agencies such as local housing authorities.

The income levels are based on the \$23,200 Hartford area median income for a family of four.

Educators approve long range goals

MANCHESTER — A set of long range goals worked out by a committee of Manchester citizens was approved last night by the Board of Education.

The goals were drawn up by a 38 member committee and last night, James a committee member, urged the board to adopt them without change. John Tucci, another committee member, however, asked the board again to find what the State Board of Education plans to do with the goals before approving them.

While he supports the goals, Tucci said it would be difficult to translate them into policies and procedures. He has said he is concerned that the state will mandate such procedures in future years.

Allan Chester, director of pupil personnel services, agreed that moving from general goals to specific programs is difficult and said the administration "can use a substantial assist" in that job from the citizen committee.

Honoring retirees

VERNON — Seven teachers who will be retiring from the Vernon school system at the end of this school year, have a total of 170 years of service to their credit.

The teachers are: Clair Albom, 29 years; Alice Welti, 29 years; Rosalyn Novogard, 25 years; Janet Morrill, 27 years; Ione Chaisick, 18 years; Lucile Smith, 17 years; and Ethel Coleman, 15 years.

The teachers will be honored at a reception to be held May 21 at the Elk's Carriage House from 2:30 to 4:30 p.m.

State to buy turbine

HARTFORD (UPI) — The state Department of Transportation will purchase a \$1 million turbine for the Cos Cob power plant, which was scheduled to resume today.

The turbine will replace one of three at the plant.

"Under this estimate, the turbine should pay for itself in six months," O'Neill said. "More importantly, it should provide peace of mind for thousands of Connecticut and Westchester County commuters who rely on this rail service to get to and from work."

The new turbine will require less steam and will nearly triple the rated power capacity of the third turbine generator from its present level of 35 percent to between 90 percent and 100 percent.

One turbine generator is undergoing repairs in Canada and is scheduled to be back on line in mid-May.

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 Board of Planning
 Tax Collector
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 First Selectman
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 Planning Commission
 Board of Tax Review
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Connecticut firm plans to start oil drilling

GREENWICH (UPI) — A Connecticut company plans to extract oil from tar sands lying beneath a 19,000-acre tract in western Kentucky.

The Pittston Co. announced Monday it has formed a joint venture with private investors to develop a pilot project.

Company officials said a demonstration-scale version of the project was expected to be in operation by the end of next year, producing 500 barrels of synthetic oil daily.

Pittston Chairman N.T. Camelia said the firm planned an initial investment of \$8 million for construction and operation of the pilot facility expected to be in operation by the end of this year and the ensuing demonstration project.

He said a study by a petroleum engineering consulting firm had

determined there were "several hundred million barrels of oil in place in the tar sand formations" underlying the 19,000 acres in western Kentucky.

If the pilot program showed the project commercially viable, Camelia said plans would be developed for a large-scale project, which could produce 12,000 barrels of the synthetic fuel daily.

He said the fuel, which will be extracted by a system similar to that producing heavy oils in California, could be used as an industrial fuel or upgraded into lighter production by refining.

Pittston, which has assets of more than \$1.3 billion, is a diversified firm with interests in mining and marketing of bituminous coal, the marketing and distribution of fuel oil, Brink's security transportation and other areas.

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Q-TIPS COTTON BALLS 5 bags of 75 5 for \$4	CUTEX CUTICLE REMOVER 2 for \$3
CUTEX NAIL DRY 2 for \$3	CUTEX NAIL BUFFER 2 for \$5
CUTEX BUFFER REFILL 3 for \$5	CUTEX HOT OIL TREATMENT \$3

214 SPENCER ST., MANCHESTER

2 APR 28

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5-Auctions
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The Herald

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Manager for branch office in growing commercial...

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ARBOR ACRES FARM. INC. Equal Opportunity Employer seeks full time...

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Services Offered. 31 TEMPORARY PART TIME PERSONNEL SECRETARY...

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CALDWELL OIL, INC. 200 Gallons Minimum \$1.22 9 COD. 24 Hour Oil Delivery.

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For Home Delivery Call 647-9946. Includes ad rates and contact information.

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Hand on computer training two evenings a week from 7-10 p.m. Tuesdays and Thursdays.

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Hand on computer training two evenings a week from 7-10 p.m. Tuesdays and Thursdays.

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Money sought for insurance

MANCHESTER — The Board of Education has asked that its budget request be increased by \$313,000 to make up for unexpected increases in the cost of Blue Cross and CMS premiums.

The board passed a resolution making that request after a discussion last night about changing the medical insurance plan to one which would be self-insured and administered by a professional administrative firm under contract.

Both Board of Education and town employees would be affected since both town and board are jointly in Blue Cross and CMS plans.

Youth faces theft charge

MANCHESTER — Police yesterday arrested Martin W. Wright, 16, of 186 Tudor Lane, apartment 6, for two counts of third degree larceny.

Wright was charged with the April 10 theft of James Sheeny's bicycle from the front of Irling High School. Sheeny had reported chaining the bicycle to a tree. He said he left track practice to find the chain cut and the bicycle missing.

The bicycle was valued at \$300. Wright was released on \$100 bond. Police also arrested Jeffrey L. Stark, 27, of 40 1/2 Sumner St. for first degree larceny and third degree burglary.

Stark entered police headquarters and surrendered himself yesterday, police said. He was charged for a March 8 burglary.

Richard R. Watts, 17, of 68 Pearl St. was arrested yesterday and charged with fourth degree larceny. Police said the charge stems from an attempted theft from Marshalls, 324 Broad St.

Tracy City bomber hits once again

TRACY CITY, Tenn. (UPI) — A dynamite bomb was tossed into the Municipal Building early today, injuring one man and blowing the door of the mayor's office off its hinges. The same building was wrecked by a bomb in 1976.

The small bomb was tossed into a hallway between the double-wing building that separates the city offices and the police department and jail at about 5:30 a.m. CDT, police said.

Tennessee Bureau of Investigation Agent Joe Hannah described the

Building damaged

MANCHESTER — A town Fire Department spokesman reported that a building at 461 Main St. was damaged by fire yesterday.

The spokesman said firefighters were called to the fire at 4:37 p.m. yesterday. He said there may have been several thousand dollars worth of damage.

Firefighters also responded to a brush fire at 129 Hemlock St. at 6 p.m. yesterday.

Lioness Club

BOLTON — The Bolton Ladies Lioness Club will hold its monthly meeting at 7 p.m. Tuesday in the Marco Polo Restaurant, 1250 Burnside Ave., East Hartford. New members are always welcome. For more information call Norma Tedford at 627-0914.



Obituaries

Daniel F. Shea

WEST HARTFORD — Daniel Shea, 63, of West Hartford, formerly of Manchester and a former member of The Manchester Herald staff, died Monday at Hartford Hospital.

At the time of his death he was a member of the Hartford Courant staff.

He was born in Manchester and lived there for many years before moving to West Hartford. He was also active in sports.

He leaves his wife, Viola A. (Horvath) Shea, two sons and a daughter and two grandchildren.

Funeral services will be Thursday at 8:15 a.m. from the Richard W. Sheehan Funeral Home, 1084 New Britain Ave., West Hartford with a mass of Christian burial at 9 a.m. at the Church of St. Brigid. Friends may call Wednesday from 2 to 4 and 7 to 9 p.m.

Julia M. Kolb

CLASTONBURY — Julia M. Kolb, 91, formerly of 219 Hollister Drive, East Hartford, died Sunday

at a Glastonbury convalescent home.

Funeral services and burial will be held at the convenience of the family. There are no calling hours. The Newark & Whitney Funeral Home, 318 Burnside Ave., East Hartford, has charge of arrangements.

Gilbert L. Martel Sr.

EAST HARTFORD — Gilbert L. Martel Sr., 89, of 101 Connecticut Blvd., died Monday at a local convalescent home. He was the husband of Mary (Cunningham) Martel.

Funeral services will be held Thursday at 1 p.m. at Rose Hill Funeral Home, 580 Elm St., Rocky Hill. Friends may call Wednesday from 2 to 4 and 7 to 9 p.m. Memorial contributions in his memory to a charity of the donor's choice.

In Memoriam

In memory of Thomas E. Hobin, Sr. who passed away April 21, 1974. Wife & Family



Returning President Reagan returns to the White House Monday with his wife Nancy to polish up the speech he will deliver today to a joint session of Congress. (UPI photo)

Speech set tonight

Continued from page 1

cent encouraging signs on the economic front might be missed before his legislative package is enacted.

The president met Monday with his chief speech writer, Ken

Khachigian, to polish his remarks and with his congressional lobbyist, Max Friedersdorf, for an assessment of his legislative proposals.

His speech is timed to coincide with a series of crucial votes on the budget cuts this week and to

demonstrate he is making a rapid recovery.

Meantime, Speakes said although Reagan is picking up steam with more official activities, he is not expected to show up full-time in the Oval Office for a while yet.

Momentum is growing for plan

WASHINGTON (UPI) — With the president's budget plan building momentum in the Senate and getting a backhanded boost from the Democratic leadership in the House, Treasury Secretary Donald Regan cautiously forecast victory today.

"It's close, but we think we'll win," Regan said. "I think we've won the battle of the minds."

Regan's comments followed by a day an agreement by Senate Republicans to resolve a two-week-old dispute focusing on projections for a balanced budget in 1984, and House Speaker Thomas O'Neill's virtual concession of defeat for a proposed Democratic alternative in his chamber.

"We're not going to lay down and assume victory," Regan added in an NBC interview early today. "We have to go on a vote by vote basis. We're going to continue to fight right up to the time of the roll call counts."

The agreement by Senate Republicans means that GOP rebels on the Senate Budget Committee who earlier rejected President Regan's spending blueprint because of the size of the deficit are now expected to approve it.

The House Rules Committee arranged to meet today to set the rules under which the House will consider the 1982 budget resolution Thursday. On Congress' first day back from its Easter break, O'Neill, D-Mass., conceded "many Democrats" are likely to jump ship and vote for a modified version of the Regan budget rather than the Democratic plan he supports.

O'Neill questioned whether Democrats could stop Reagan and told reporters an administration media blitz in conservative Southern Democratic districts "has had a tremendous impact" on swing Democrats who will determine the outcome of the budget fight.

But Rep. James Jones, D-Okla., unwilling to concede defeat before the bill even reaches the House floor, later said O'Neill had an "erroneous perception of how some members are leaning."

Jones said a formal count of Democratic votes had not been made and added, "My informal count still shows the vote will be very close."

Reps. Delbert Latta, R-Ohio, and Phil Gramm, D-Texas, will propose the more conservative Reagan budget, slightly modified with additional spending cuts, when the House begins work on the measure.

The agreement among Senate Budget Committee Republicans was struck at a meeting early Monday. It still does not show how the federal budget will be balanced on schedule, which three conservative Republicans wanted before supporting Reagan. But it gives them a way out of an embarrassing snag and clears the way for Senate action late this week or early next week.

Sen. Charles Grassley, R-Iowa, the only republican holdout, said he requested some clarifications from the White House and expected to make up his mind today.



Several hundred participants in the U.S. Chamber of Commerce annual meeting in Washington, D.C., march to the Capitol Monday to show their support for President Reagan's economic package currently being debated in Congress. (UPI photo)

Hayakawa wants official language

WASHINGTON (UPI) — Sen. S.I. Hayakawa, R-Calif., says it's time the government stopped leading immigrants to believe they can fully assimilate into American society without speaking English.

The rise of bilingual programs, says the Canadian-born semanticist of Japanese ancestry, has eliminated the need for many immigrants to learn English.

And to clarify the "confusing signals" being sent out, he proposed a constitutional amendment Monday that would declare English the official language of the United States.

"I believe we are being dishonest with linguistic minority groups if we tell them they can take full part in American life without learning the English language," he said.

Hayakawa noted the requirements for U.S. citizenship require immigrants to be able to "read, write and speak words in ordinary usage in the English language." But he noted many states require bilingual ballots and the Carter administration proposed requiring certain schools to teach courses entirely in a student's native tongue.

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Boy free but must stay out

MANCHESTER — A 15-year-old youth arrested this month for allegedly terrorizing fellow students at Irling Junior High School is free on \$5,000 surety bond, but court officials reportedly have stipulated he stay out of Manchester.

The Police Department's youth services officer, Lt. Patricia Graves, today said the former Manchester student — identified by fellow students as Willie White of no certain address — is alleged to be with his mother in Hartford.

The youth appeared Friday in Hartford Superior Court's juvenile matters section to face arraignment for 18 offenses police have charged him with. In conducting a one-man campaign of terror, police said the 6-foot-2 youth threatened other students on several occasions.

A court affidavit includes claims of attempted extortion and threatening. In one incident, a student told police the youth had dangled him over a staircase and threatened to drop him unless he gave him money.

Police arrested the youth on an adult warrant, apparently due to the serious nature of his alleged offenses. Among others he is charged with first-degree robbery and second-degree reckless endangerment.

A juvenile court official this morning expressed concern over the media's handling of the incident, in particular the youth's right to confidentiality surrounding court proceedings.

Police have refused to identify the youth by name because he is a juvenile, and has suggested he does not live with either of his parents.

No one sure of increase on pensions

MANCHESTER — Town administrators are trying to find out whether the town has committed itself to a permanent 5 percent increase in pensions for town employees who were pensioned before July 1, 1979.

The question was raised Monday at a meeting of the Pension Board, but no one seems to be able to find a clearcut indication that the commitment is permanent, although most administrators agree the Board of Directors intended that it be permanent and confined to a single year.

Thomas Moore, town controller, said today that since the increase was given to employees already retired, the cost to the town cannot increase from one year to the next; it can only decrease.

Break reported

MANCHESTER — Police reported the Fletcher Glass Co., 54 McKee St., was broken into over the weekend.

Attempts to break into a locked safe failed, police reported. Nothing was reported missing.

The burglar or burglars apparently entered the store through a rear window, police said.

Correction

A story which appeared in the News Briefing column on Page 2 in Monday's Herald carried a wrong dateline.

In the story concerning the arrest of Ku Klux Klan Imperial Wizard Bill Wilkinson, the dateline should have read "Manchester, Tenn."

FOCUS

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288 APR 28

Manchester hospital: example of progress

By **BARBARA RICHMOND**
Herald Reporter

MANCHESTER — Since 1919 when Manchester Memorial Hospital was established, it has grown not only physically but program-wise. It is known as one of the leading hospitals in introducing new programs. It was a pioneer in the development of progressive patient care which allows the assigning of medical and surgical patients to nursing units according to their degree of illness and nursing needs, hospital officials say.

The hospital offers inpatient services in several areas including psychiatry, obstetrics, surgery and pediatrics and outpatient services plus emergency services. The hospital's mental health center, which will be enlarged with the current expansion program, is looked to by state officials as one of the best mental health centers and is the only inpatient psychiatric unit in the Northwestern part of the state.

Andy Beck, public relations director for the hospital, said the hospital is committed to families and their comfort. And all of the services are provided with that in mind.

One of the other unique services the hospital offers is that of short-term stays. This service is especially designed for patients who are having dental work or minor surgery. By eliminating the need for an overnight stay, it also reduces costs.

Manchester Memorial was also the leader in this country in developing the natural birth concept, officials said. Under the expansion program, now in progress, the "birthing" rooms will be increased from three to six while the hospital will still be capable of handling traditional births and Caesarean births.

Another new program, established about a year ago at the hospital, is the Horizons Independent Living Program which enables adults who have a history of mental or severe emotional problems to be able to cope with the transition from the hospital into the community.

The clients, as they are called, are taught how to cope with everyday living, they are helped to find a job and a place to live, when they are ready. This program receives funding from the state Department of Mental Health.

The hospital is committed over and over for the manner of handling emergency cases. The emergency department has crisis intervention

workers to handle emotional problems with patients and their families. This is part of the social services operation. As part of the expansion program now in progress there will be a new home-care department. Workers in that unit help arrange for a patient's care after being discharged from the hospital. They inform them of services available to them such as Meals-On-Wheels, Homemaker services and visiting nurse services.

The hospital also has a myriad of support groups in a wide variety of categories. One is for couples who become parents for the first time and another is for parents of adolescents and pre-adolescents. The meetings give parents a chance to compare notes and exchange ideas and to eventually find out that

their concerns and problems are similar, and not unique. The hospital's physical therapy department, which has been operating for about 26 years, has grown considerably over those years. It has a wide variety of equipment, treatment areas, whirlpools and such, and has developed exercise programs for cardiac patients. It has also developed special treatments for injuries suffered in various sports activities and therapists also spend a lot of time teaching preventive medicine techniques.

In the hospital's long-range expansion plans, it included an intent to develop a unit dose system in the pharmacy. Hospital officials said this system is repeatedly recommended by the state Department of Health. It would increase the control over drugs and

reduce the human error in the preparation and administration of drugs, hospital officials said. The long-range plans also include setting up a Respiratory Intensive Care Unit within the existing Intensive Care Unit, along with plans to computerize the pulmonary function capability. Another long-range plan would be to set up an Educational Coordination Program in the laboratory and a training director in personnel, officials said.

Under short-range projects and plans, the hospital intends to replace and upgrade its nuclear camera. Officials said the current camera is old and the resolution is poor. And a newer camera would provide the hospital with extended capabilities.

Noting there is a definite need for radiation therapy east of the river, hospital officials hope, within the coming two years, to buy a linear accelerator to enable Manchester Memorial to be the radiation therapy center in this area. Officials noted that the population which would be served by this specific service, would be greater than the hospital's current service area for general medical care.



Coming down

These houses, now used for Manchester Memorial Hospital programs, stand across from the hospital on Haynes Street. But they will have to come down to make room for more parking facilities, after the hospital's current expansion program is completed. (Herald photo by Richmond)



Giant oaks

These giant oaks that stand guard at the entrance to Manchester Memorial Hospital will have to come down when the building, the original one dedicated in 1919, comes down as part of the Hospital's expansion program. The trees were planted as memorials to veterans. And the original hospital, was built for the same reason. (Herald photo by Richmond)

It seems like only yesterday...

Stewart Dillon first opened the doors of his new automobile dealership at 130 Center Street in Manchester for the sales and service of Ford cars and trucks. As this area's newest car dealer, Stewart Dillon was determined to establish a service reputation which was second to none. He knew service was as important as the sale itself. And today that philosophy has become the trademark of Dillon Ford.



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About a decade later, in 1962, Stewart Johnston purchased the firm with which he had been continuously associated since 1938. He chose not to alter the firm's name because of the unsurpassed service reputation it had attained. Dillon Sales and Service had become a symbol of integrity for its customers and for the community.

Collins D. Johnston joined his father in management in 1971 as daily rental manager and customer relations officer. Later, he broadened his experience as truck sales manager, general sales manager, and finally as general manager. In 1978, he was named Vice President.

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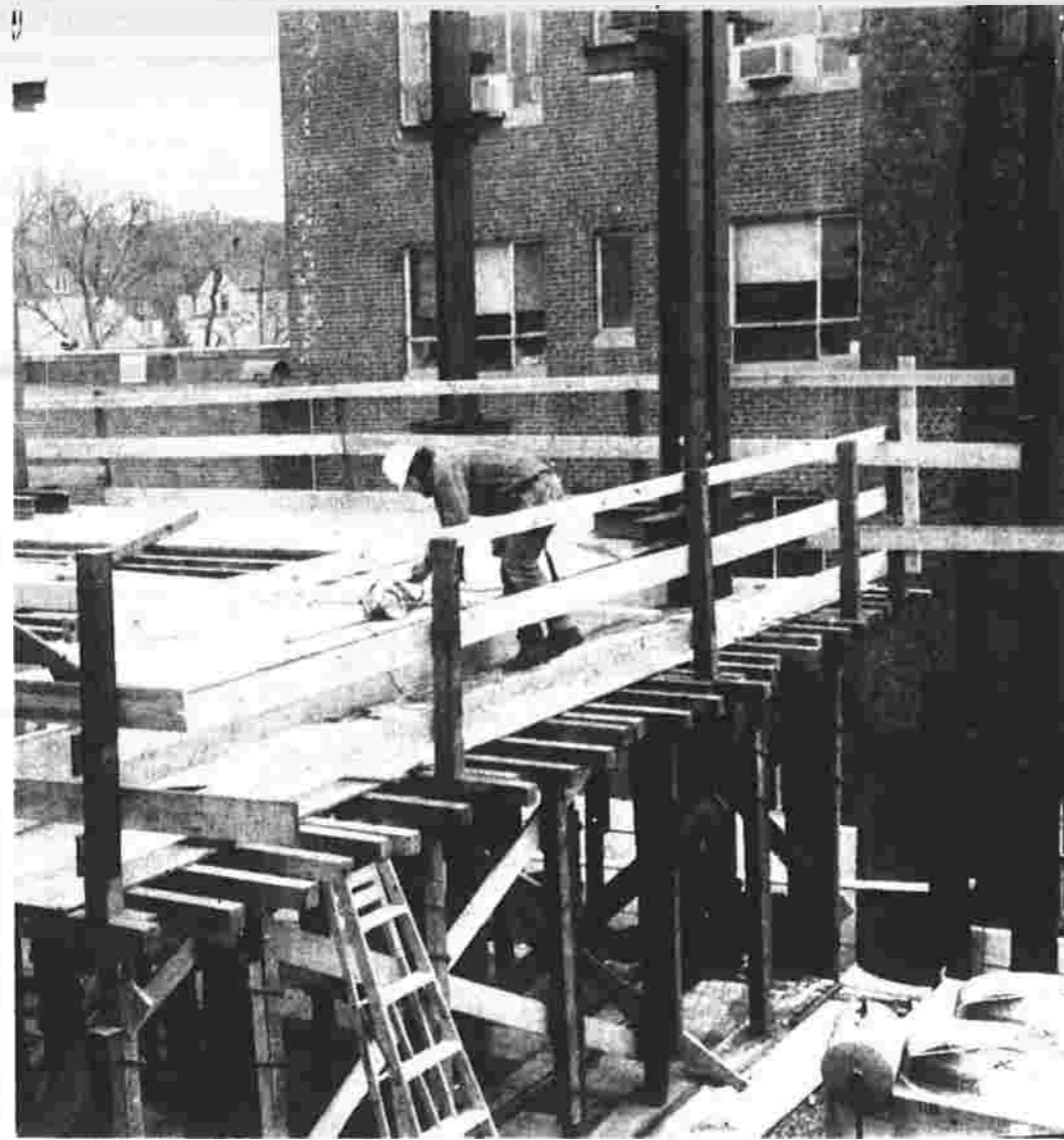
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Expansion

Looking like large steel crosses, these beams are being installed for the two-story addition to the 1970 East Building. The addition will house a maternity/nursery unit and an intermediate care floor. (Herald photo by Richmond)



Framing-in

Work is moving on schedule at Manchester Memorial Hospital on the \$26.2 million expansion program. Construction workers are shown putting some framework up where the two-story addition to the 1970 East Building. (Herald photo by Richmond)

Hospital expansion means service

BY BARBARA RICHMOND

MANCHESTER — The name Manchester Memorial Hospital is synonymous with progress. Since 1919 when the hospital was incorporated as a memorial to veterans of World War I it has not only grown as far as the physical facility is concerned, but it also has grown in services and programs.

This year the hospital is into yet another major expansion program. Stage I of this two-stage program includes the building of a new mental health center and adding two floors above the wing that was built in 1970 and expanding the boiler room facilities. Stage II will include the renovation of the central building which was built in 1938 and currently houses the maternity department. It will also include renovating the west wing of the 1948 building.

Michael Gallacher, assistant director of the hospital, said these older buildings will be renovated

to bring them up to state code. He said they met all of the codes when they were built. But codes have changed and they have to meet these new codes. However, all of the buildings do have sprinkler systems.

One of the code specifications that has changed is the fire rating which has been changed from two to three hours in the patient areas. Gallacher explained that this means it would take three hours to burn through the floor or ceiling or any of the walls of a room.

The final phases of the second stage will be the demolition of the original 1919 building. Gallacher said efforts were made to try and keep that portion but it would be too expensive to remodel it and bring it up to code.

The new central building will be two levels but one level will be below ground. It will contain administrative offices and some treatment area.

Asked if he thought this will be the last expansion program, Gallacher said

he wouldn't say the hospital will meet the needs of the area for the next 20 years. But he did add it will meet the needs through 1985. The current expansion program is scheduled for completion in late 1984.

Gallacher said as part of the last phase, the three houses the hospital owns, across the street from the main facility, will be torn down to make way for sorely needed parking areas. He said a parking consultant said it should meet future needs but in the interim, parking is a critical problem. To be torn down will be the Crowell House which is used for psychiatric patients, the therapy unit, and the public relations offices.

In noting he wouldn't say the facility would meet the needs for the indefinite future, Gallacher said something dramatic could happen after 1985. He said if the population expands beyond what is anticipated, the facility will actually have six less beds than were anticipated as

needed. "There are 303 beds now and there will be 303 beds when the expansion program is completed," he said.

However, he said the areas where beds are used will be realigned so some areas will have more beds than they do now and others, such as pediatrics, will have fewer beds. There will also be fewer beds in the obstetrics unit and the self-care unit and more in the psychiatric department and adult medical-surgical department.

Gallacher also said they are anticipating some realignment in ancillary functions as there are some critical needs in some areas.

Edward M. Kenney, executive director of the hospital, has called the current building program "the best planned expansion project in the hospital's history." He said it will assure that residents of the Greater Manchester area will have continued access to health care services in the years ahead.

Ground was broken in January for the \$26.2 million expansion program. Frid, Ferguson, Mahaffey and Ferry are the architects and Industrial Construction Co. is the construction manager.

Foundation holes have been dug and a lot of the steel is up. The first phase is very much underway and on schedule.

When the new two-story wing is added to the existing wing, it will house a new maternity department with the number of birthing rooms to be expanded from three to six. The birthing units, that simulate as nearly as possible a home atmosphere, were pioneered at Manchester Memorial.

Up to now, women who have Caesarean births had to be taken from the maternity department to the regular operating room. Gallacher said this will be changed when the department is moved and an operating room will be included in the area. He said this will eliminate having to move the expectant mother to another



Overseer

Michael Gallacher, assistant director at Manchester Memorial Hospital, wearing his ever-present hardhat, looks out over the maze of construction work going on at the hospital. In the foreground is part of the foundation for a new two-story mental health center and in the background, the crossbars of steel will hold the flooring for a two-story addition on an existing wing. (Herald photo by Richmond)

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J. Garman Clothier has become somewhat of an institution in downtown Manchester. Specializing in quality clothing for men & women for over 27 years the name J. Garman has become known throughout the area for fine clothing and personal services.

Beginning in 1954 as a women's shop, J. Garman was formally known as Coret Casuals. Three years later the men's department was opened and the store was so popular that the name was then changed to J. Garman Clothier.

Joe would like to take this opportunity to thank all his customers for the past 27 years and looks forward to making new friends in the coming years.

Al Cashman (left) has been with the store for 10 years and assists Joe Garman in buying the menswear. Ellen Schmedding (center) is manager of the store and has been with Joe for 20 years and does all the buying of the Womenswear. Pictured on the right is Joe Garman (owner).

The women's clothing department is traditional with an accent on style. Carrying a medium to better grade of ladies sportswear, dresses, coats, suits, sweaters many of which are imported from Scotland, Ireland, England and Canada. Known for our ladies camel coats we have been carrying camel coats from the same manufacturer for the past 27 years.

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28 APR 28

Penney complex is a reality

By Paul Hendrie
Herald Reporter

MANCHESTER — J.C. Penney is indeed coming to Manchester, despite all rumors to the contrary. That's the word from Hank Rusman, director of field public affairs, who vigorously denied all reports that the retailing giant has decided to abandon its new \$20 million, 46-acre warehouse and catalog center in the Buckland Industrial Park.

"That has never been the case," stated Rusman about the virtually completed, but still unoccupied facility.

He said the plant is on schedule for an August 1982 opening.

"I'd say we do not anticipate any further delays," said Rusman. "I would certainly hope not, though I would not want to venture to say that there will definitely be no more delays."

Rusman said problems with equipment acquisition have contributed to the delay. Henderson also pledged a 1982 opening. The facility's debut has been moved back twice.

Construction on the regional distribution center began in March 1978. The building was originally scheduled for occupation in the fall of 1980. But J.C. Penney Chairman Donald Y. Siebert told stockholders at their 1979 annual meeting that the building's opening would be delayed.

"A facility like this has to be open before the peak season, the pre-Christmas season that begins in October. That means you have to be open far enough in advance to get the crew trained before October. So, if you can't open in time, you're really as well to wait until the next year."

Ralph Henderson, corporate vice president for catalog operations, told the Manchester Chamber of Commerce at its February luncheon

that the troubled economy also contributed to the delay. Henderson also pledged a 1982 opening. The facility's debut has been moved back twice.

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Rumors flew over center

The environmental group filed a law suit against the U.S. Environmental Protection Agency. It charged the EPA with improperly letting the state revoke an air pollution control regulation, which could have blocked Penney's construction, without having a replacement regulation in place.

The original regulation said building projects with 400 or more parking spaces would not qualify for approval because they could lead to unhealthy concentrations of pollutants. The rule later related that rule with one applying it only to highway and airport construction, but when Penney's construction was permitted, the new regulation had not yet been formulated.

The environmental coalition won the suit in U.S. Second District Appeals Court, but too late to halt construction.

Other neighborhood residents said they objected to the facility's height and the installation of a railroad spur line. A number of Buckland area residents worried that the development would leave the residential area boxed-in by industry.

Hank Rusman said residents should not worry that the distribution center will have a detrimental effect on their neighborhood.

"I think we'll be the best possible neighbor we can be," he said. "J.C. Penney has the reputation of being a good corporate neighbor in every community in which we are located."

"We have taken precautions to protect neighbors of the facility from noise, dust and traffic. I was up there recently and I saw we have even gone to the extent of building a high mound between the facility and the residential area that abuts the property. In general, these facilities are not noisy. The only noise might be from traffic, and that's not too bad. And the railroad line will not be too loud."

Despite the opposition, construction continued. Frank Conti, local chief building inspector, last September pronounced the facility fit for a permanent certificate of occupancy. Conti said the certificate means the structure itself is safe for occupancy, even though the work at the facility is incomplete. He said the fixtures and furniture were still being installed.

The building inspector called the facility a "beautiful building" and said the company had done a "tremendous job" in designing it.

Nevertheless, rumors flew. Local people whispered that J.C. Penney was abandoning plans to occupy the facility. As the rumors had it, the decision to build the distribution center was seen by the company as a big mistake and the retailer was seeking a buyer or renter for a mammoth white elephant.

Vice president Henderson was dispatched to Manchester this February, to put the rumors to rest. Henderson said he had a principal role in the decision to build the facility and had been involved in the

project from its inception.

"If there was a mistake, I assure you that if I was here at all today, it would not be as a vice president of the J.C. Penney company," Henderson told the local Chamber of Commerce at a Feb. 5 luncheon.

"I made the decision for the delay," he continued. "We completed the building on schedule because it made economic sense. We have installed some of the material handling equipment in order to complete the structure and fire protection system." He said all construction will be complete by the end of 1981.

Henderson blamed the latest delay on the slumping national economy, which has hit retailers especially hard. He said the August 1982 opening date is planned to coincide with the company's release of the fall 1982 catalog.

He emphasized that there are no plans to sell, rent or lease the warehouse. He said similar rumors had surfaced in other states where Penney facilities were built and all such rumors proved false.

The Penney catalog distribution center is seen as a pillar in

Manchester's economic future. It was the first and largest developer to locate in the Buckland Industrial Park.

The company purchased 162 acres at a cost of approximately \$3 million.

Already Penney is Manchester's top taxpayer with a \$12 million assessment.

The warehouse itself covers 45 acres and cost \$20 million to build. It will serve as a regional distribution center for New England, New York, eastern Pennsylvania and New Jersey.

Rusman said Manchester is an ideal location for J.C. Penney.

"We located in Manchester because of the business environment of the state of Connecticut and the central location of the greater Hartford area," commented Rusman. "The location in Manchester was because of the community itself and the accessibility by major highways, as well as the availability of the land. That's a big piece of property."

He said the facility will employ some 2,000 people when it is operational.

"They will all be local area people, except for a number of

Complex will employ 2,000

experienced management people who will be transferred from some of our other locations around the country," explained Rusman. "There will be a broad variety of jobs, with everything from office functions to computer operation to manual jobs."

"We don't have a specific timetable yet for hiring the staff, other than the fact that it would not begin until several months before the plant is opened. The staff would be built-up gradually over that period."

J.C. Penney has already appointed Dennis Radabaugh, presently assigned to the Atlanta catalog distribution center, as Manchester plant manager.

Radabaugh said he expects hiring for the local plant to begin early next year.

"We're shooting to start shipping orders in August 1982," said Radabaugh. "We're planning to build-up our inventory in late spring 1982, probably about May. We'll be doing some hiring and training beginning in mid-March. The vast majority of our staff will be hired locally."

Radabaugh said he is looking forward to the Manchester assignment. He said he and his wife Sylvia and three-year-old daughter Abbey have already bought a house in the area and will move to Connecticut this July.

Radabaugh said the move to Connecticut will be a homecoming, in a sense.

"My grandfather claims we are descended from the Abbey family, which was prominent in the Enfield area," he said. "When we were up in the area, we visited the statue of Thomas Abbey in Enfield, who I believe was active in the French and Indian Wars."

Radabaugh has worked for J.C. Penney's catalog division since his 1966 college graduation. He worked in the Milwaukee plant until 1971, when he was transferred to Atlanta. Radabaugh served on an expansion planning staff in New York from March to September 1976, when he returned to Atlanta as operations manager.

Radabaugh was originally appointed manager of the Manchester plant in March 1980, but he has remained on special assignment in Atlanta because of the delays in opening the Connecticut facility.

Radabaugh said his goal is to build a rapport with the local community.

"The key to an operation of any distribution center is to get well established in the community and make sure everyone really understands our role," said Radabaugh. "It is very difficult for people to perceive what goes into filling catalog orders. It's a complicated process and we are a computer sophisticated operation."

"It's not one person taking an order sheet and placing the item on a truck."

Other neighborhood residents said they objected to the facility's height and the installation of a railroad spur line. A number of Buckland area residents worried that the development would leave the residential area boxed-in by industry.

Hank Rusman said residents should not worry that the distribution center will have a detrimental effect on their neighborhood.

"I think we'll be the best possible neighbor we can be," he said. "J.C. Penney has the reputation of being a good corporate neighbor in every community in which we are located."

"We have taken precautions to protect neighbors of the facility from noise, dust and traffic. I was up there recently and I saw we have even gone to the extent of building a high mound between the facility and the residential area that abuts the property. In general, these facilities are not noisy. The only noise might be from traffic, and that's not too bad. And the railroad line will not be too loud."

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Storage area in the vast J.C. Penney catalog distribution center in the Buckland Industrial Park now stands empty, but soon will be filled with items too numerous to mention or describe to be sent to J.C. Penney centers throughout the east. (Herald photo by Tarquino)

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Setting up
Hank Ruszczyk, draftsman, left, and Mark Clark, industrial engineer, look at some of the computerized controls in the mammoth J.C. Penney catalog distribution center in Buckland Industrial Park. (Herald photo by Tarquino)

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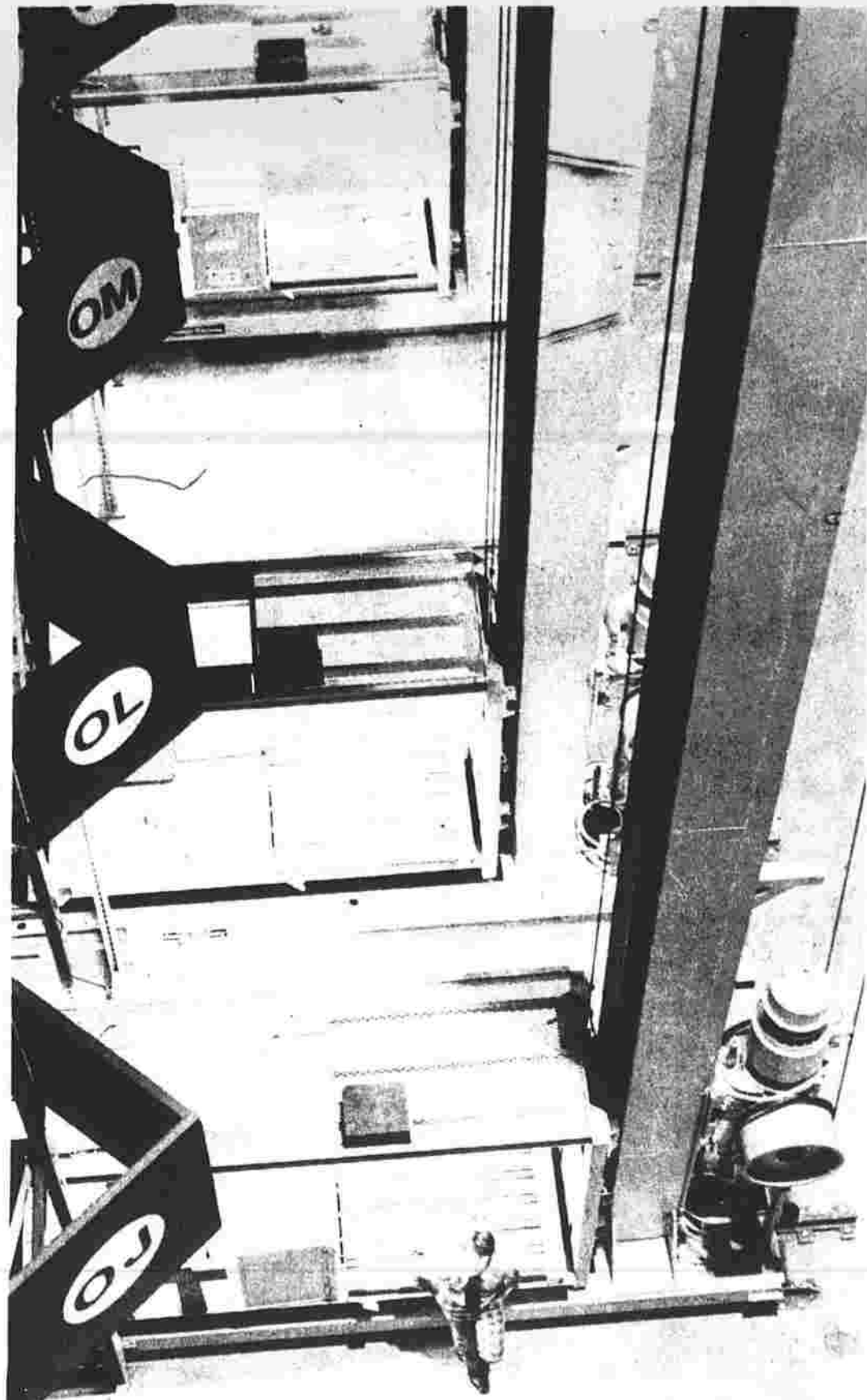


Not Pictured — Allen Anderson, Ronald Enders, Terence Fleming, Craig Ledoyt, Claude Mallet, David Mayer, Gary Rutenberg, Michael Lynch, Jack Boyd, Ronald Bridenmour, Barbara McFall, Rob art Corton, Gregory Cassels, Michael J. Lynch, Pauline LeClair, Leslie Croon, Michael B. Lynch, James McAffife, Wayne Norton, Daniel Lowry, Thomas Ozimek.

FOCUS

..... a profile on our community, our people, our businesses, and our heritage.





Mark Clark, an industrial engineer at the J.C. Penney warehouse in Buckland Industrial Park is dwarfed by a giant stacking crane inside the massive facility. The crane will be used to stack materials once the center is open. (Herald photo by Tarquinio)

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Interior of the massive J.C. Penney catalog distribution center in the Buckland Industrial Park, shows giant stacking cranes, left, to be used to stack material in the center and open storage areas, right, which will be utilized once the complex is officially open. (Herald photos by Tarquinio)



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Child guidance center continues growth

By BARBARA RICHMOND
Herald Reporter

MANCHESTER—The Community Child Guidance Clinic, which incorporated in 1959 and opened its doors in 1960, has continued to grow over the years—and finally outgrew its quarters on Haynes Street—moved to 317 N. Main Street, and now has outgrown that building. Consequently, the clinic is in the midst of a major expansion program. Mrs. Carole L. Katz, business director for the clinic, said construction work is about 80 percent completed on the new building, which is going up adjacent to the existing building. Plans are to move into that building next month.

The original building, a house built in 1827 was the primary clinic facility until a 3,200-square-foot addition was built in 1972. Mrs. Katz said she said the original house was renovated for a special education preschool which opened in 1974. The original house will come down as part of the expansion program and the entire new and renovated area is scheduled for completion by September.

Mrs. Katz gives credit to a very ambitious Board of Directors and a

volunteer coordinator for conducting a building fund drive to raise more than \$400,000 needed for the new wing. The wing, containing 7,000 square feet will house an expanded preschool, a conference room and additional office space.

Clifford Johnson, chief social worker for the clinic said that about half of the 600 clients served at the clinic are from Manchester. The clinic also serves the towns of Andover, Bolton, Columbia, Coventry, Ellington, Hebron, South Windsor, Stafford-Stafford Springs, Tolland, and Vernon.

The clinic provides individual-family and group therapy for the whole variety of problems and also has some special programs, Johnson explained.

One of the special programs is the preschool program, started in 1974. There are about 12 children involved and half of them are autistic. Johnson said the program is an effort at working with these young children to see they can rule out more expensive placements, out of the community, in later years. The program is also designed to serve other seriously disturbed children.

Johnson also explained about the

large number of young people who are referred to the clinic because they are victims of abuse. The Central Abuse Treatment Team found that little attention was being given in this area to child abuse, particularly incest. He said the monthly statistics received from the state show there are some 50 or 60 such cases reported each month.

"They're talking about 600 children a year being victimized sexually by parents," Johnson said. He said this team dealing with this probably isn't duplicated anywhere else in the state. He said referrals come from a broader area than the towns regularly served by the clinic. Referrals usually come from the state Department of Children and Youth Services (DCYS) or the police.

Johnson said the courts basically don't like to be involved with such cases and neither do the police because it's difficult to successfully prosecute them.

Johnson said that clinic workers recognize that dealing with child abuse isn't easy. He said he thinks the DCYS workers are under-supported and overworked. He said "unfortunately you only hear of

their work when there is a terrible tragedy but not of the ongoing work of DCYS."

Another program the clinic has, which Johnson feels is most noteworthy, is with the Day Treatment Program at the Bently School. He said this is an alternative to placements outside the community. He said they're working to help the young people to stay in town.

Johnson said the clinic staff works as closely as it can with other agencies. There are other programs that the clinic has from time-to-time

such as group meetings for parents, clinics for single parents of preschool age children, for step-parents and such.

Johnson said the clinic receives a lot of referrals now because the whole community is more sensitive about needs and also because the clinic is more visible now.

The clinic also serves as a training center each year for four to six graduate students interning in social work, psychology and special education.

The first floor of the new building will be for the pre-school program. There will be four classrooms and some offices.

On the upper level will be a new conference room for board and staff and such, an activity room where the preschoolers can play when the weather is too bad to go outside, two group rooms and a new staff lounge.

The new building will be completely equipped to accommodate

Dr. Tanash H. Atoyntan is psychiatrist-director of the clinic. In his annual report to the board Dr. Atoyntan referred to how the clinic has grown over its some 20 years of existence. "The philosophy basically remains the same. We try to avoid the impersonalization of treatment procedures," he said.

Dr. Ellen Marmor of Vernon is president of the Board of Directors. In her report she noted there is an expanding need for clinic and preschool services within the communities that the clinic serves.



Shown is a view of the new Community Child Guidance Clinic building, now under construction on North Main Street in Manchester. This is the rear of the building, facing the parking area. To the left is the existing facility, some of which will be renovated and the old main house will be torn down. (Herald photo by Richmond)

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Clifford Johnson, chief psychiatric social worker for the Community Child Guidance Clinic, discusses clinic programs that serve Manchester and 10 other towns. (Herald photo by Richmond)



Aerial view of Manchester from the area shows the downtown section and the town buildings and Center Congregational Church near top. (Photo by Edwin Ciolkosz)

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Penney complex

The J.C. Penney catalog distribution center is almost invisible from the road near the Buckland Industrial Park, but the center covers hundreds of acres. (Herald photo by Pinto)

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Cheney mills

Part of Manchester's heritage is the Cheney Brothers mill complex, once the major employer in the city. The complex, part of a historic development, is seen in this aerial photo.



Buckland

The Buckland School, left, and the Buckland Fire Station, right, seen in this aerial photo, have been centers of controversy in the town for several months.

Aerial photos
by
Edwin Ciolkosz

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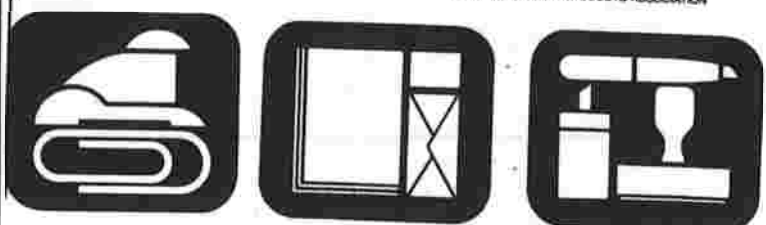


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River race

A typical scene in the 1981 Hockanum River Canoe Race was repeated several times in the rapids off Oakland Street. The race has grown in popularity since its inception and attracts both amateurs and hard-core canoeing enthusiasts from throughout New England. (Herald photo by Burbank)

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Progress in Manchester also includes recreation and one of the latest forms to hit the community is the annual Hockanum River Canoe Race. Started a few years ago the race has grown in popularity and this year attracted more than 100 participants. One of the major challenges in the race is negotiating the rapids behind Economy Electric off Oakland Street. (Herald photo by Burbank)

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Pictured (l-r) Manager Connie Lagasse, Shirley Beas, Anne Andriolot. Not pictured-Owner Claire Bielawiec, Beth Marco & Joan Paternostro.

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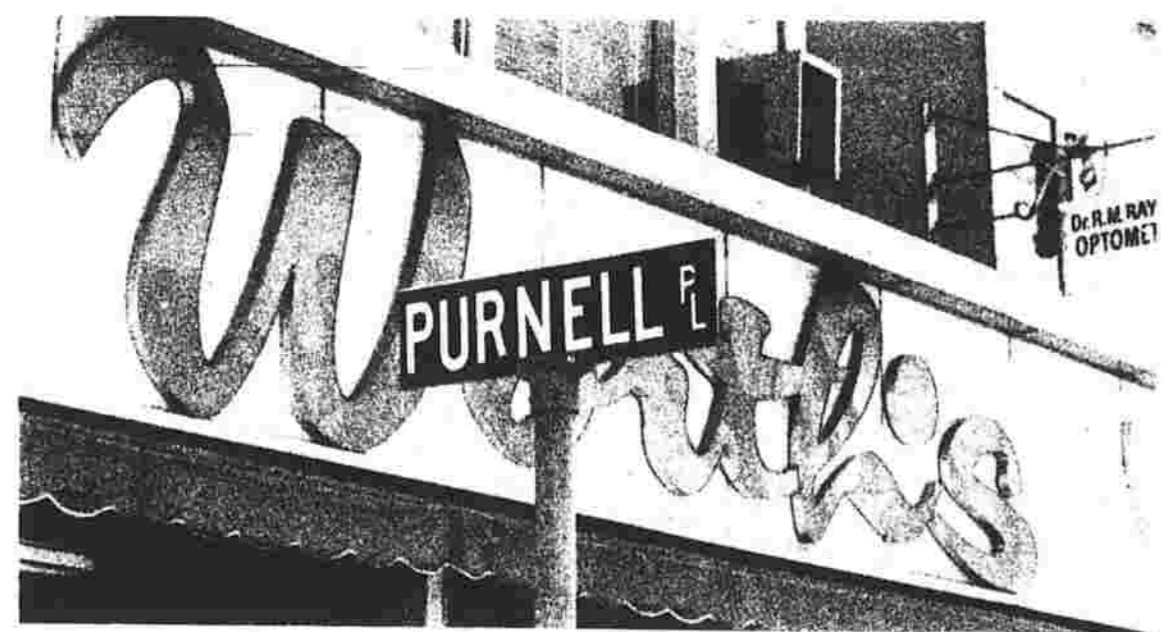
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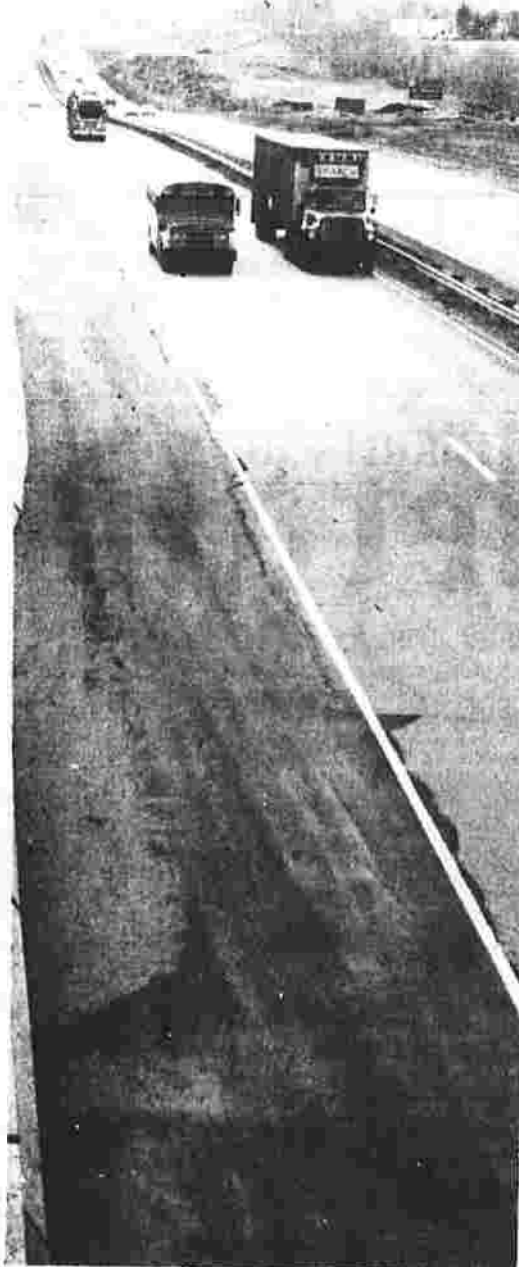
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Construction and progress have gone hand in hand since the nation was founded more than 200 years ago. Without construction, progress would come to a halt or move at a snail's pace. Construction in the Manchester area is a familiar sight ranging from the construction of buildings for housing or shopping centers, facilities for town services such as water and sewer facilities and the ever-present road construction. Road construction seems to be a yearly event in the spring in the area and this year happens to be no exception. Construction is progressing on a project in the Deering Street area which will ultimately reroute Route 30 and provide additional access to the super highway. The project involves the re-routing of the roadway itself as well as the construction of new bridges to facilitate access and egress to and from the highway.

Photos by Pinto



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The Hockanum River flows through Manchester on its way to the Connecticut River. The Hockanum Linear Park Committee is seeking to expand the park and provide for a natural setting in which residents may walk and enjoy the beauty of the stream. A plan calls for the development of a bikeway along the banks of the river, away from the hiking trails. The purpose of the new bike path would be to encourage commuters to bike to their jobs in Manchester and East Hartford. If successful, the idea would save energy and promote physical fitness for town residents. A finalized version of the proposal is expected to surface in the near future. (Herald photos by Pinto)



Commuters may bike along Hockanum

MANCHESTER — In the not-distant future, you may be able to hop on your bicycle in Manchester and cycle all the way into Hartford on a pathway along the Hockanum River.

That's just one of the optimistic projections made in a state Department of Environmental Protection study of the Hockanum River, that long-neglected, 25-mile waterway which snakes its way from Ellington and Vernon, through Manchester and East Hartford before surrendering its water to the Connecticut River.

The study, conducted by Roy Mann Associates, a Cambridge, Mass. based consulting firm, suggests using the riverside for recreational purposes, including hiking, cycling, canoeing, boating and cross-country skiing. The study is due to be released in final form soon.

These suggestions have been applauded by Dr. Douglas Smith, chairman of Manchester's Hockanum River Linear Park Committee.

"Our goals are to protect the river and keep it in as free and natural a state as possible," said Smith. The local committee was formed in 1970. Smith said the state study is consistent with his group's goals.

"The study is intended to identify all the natural features along the river, like soils, wetlands and things like that," Smith explained. "It is intended to identify problems along the river, possible points of pollution

or places where there are flooding problems. They want to identify land use and existing parks along the river. The study is intended to identify what the existing river is like and put together a linear park in all four towns."

The DEP, which paid Roy Mann Associates \$19,000 to do the study, does not want to run the proposed park itself. Rather, the study recommends a funding mix of state, federal, private and volunteer money and it suggests that each town retains autonomy over its section of the park.

Smith said the park as a whole probably would be overseen by some sort of regional commission, composed of representatives from each of the four towns. The DEP study also recommends some sort of regional management set-up.

"It could coordinate the whole thing, instead of the fragments we have now," Smith added. But he stressed the importance of local control.

"The park would probably be supervised by each town, because each town wants to retain control - we don't want a state park," said Smith. "Each town may have different uses for the park. Our interest in Manchester is to keep it for passive recreational uses. We don't want active recreation facilities like ballfields near the river. We want to keep it for things like nature walks that don't disturb the natural en-

vironment."

For example, Smith agreed that commuter bicycle paths are a good idea, but he said they should be kept at a distance from the river itself.

"We've asked that the bikeway not be near our walkways," Smith explained. "We don't want any vehicle too near the river because that could disturb the natural setting. Also, bicycle paths lead to dirt bikes

Birdwatching to biking

and snowmobiles and they could cause damage.

"I know the Department of Transportation has definite plans for a bikeway to go at least from Manchester to East Hartford, as part of the I-86 expansion work. It would be a 10-foot wide paved pathway. In some places they would take over abandoned railroad right-of-ways. It would be more for commuting and not just for recreation. At least for now, it would go into the Pratt and Whitney area in East

Hartford, but eventually it may begin in Ellington or Vernon and go right into Hartford."

A draft of the study conducted by the DEP even suggests the possibility of eventually converting an abandoned railroad bridge crossing the Connecticut River at Hartford into an exclusive bicycle bridge.

Smith said the DEP study also recommends how to purchase and otherwise acquire land for the linear park. He said this is a problem in Manchester, where most of the land is owned.

"Most of the land along the river belongs to private landowners, there are over 1000 owners of land along the river," noted Smith. "So we're trying to get easements, agreements to allow us to use the land without actually buying it. We're getting some easements, but a few of the landowners are afraid to grant easements."

"They're afraid of vandalism with the increased use that a park would bring. But vandalism is not a problem. It has never been a real problem along the Hockanum River."

"Now we have walkways about six-miles long on one side of the river through Manchester. Our goal

is to further extend that walkway and eventually have paths on both sides of the river."

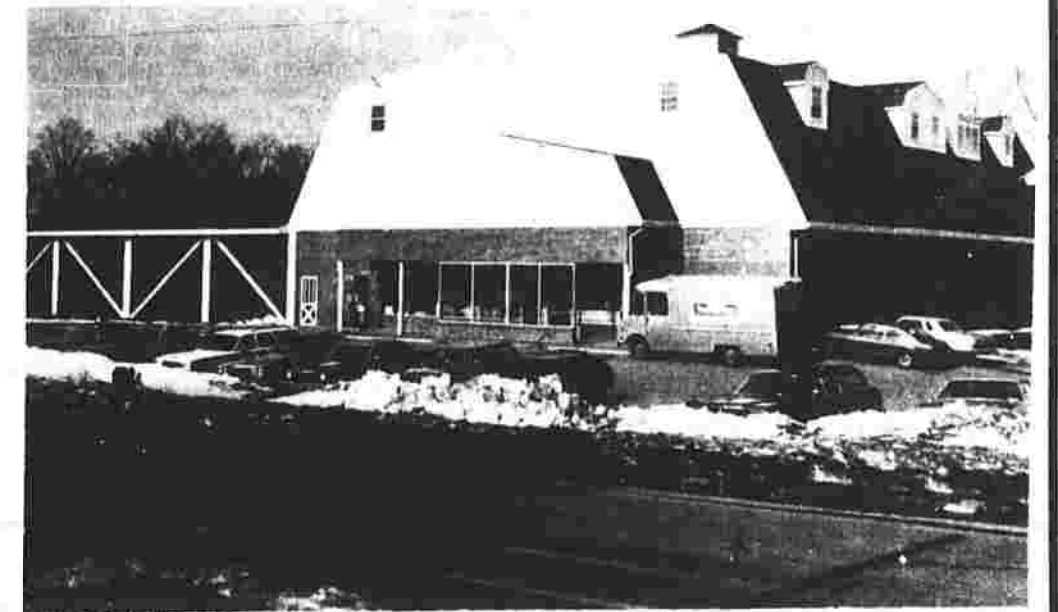
Smith said his committee has a trail-clearing subcommittee which schedules path-clearing workshops every Saturday. He said groups like Boy Scout troops often help with the work, which earns the scouts points toward merit badges.

But Smith said small streams along the riverbanks break the continuity of the paths in several places.

"We're interested in building a number of footbridges - about half dozen or more - along the way," he said. "We like to build them with steel bases and lumber planking on top. We're hoping that local businesses will donate some of the materials, as one local company did in the past. We want to build at least one new footbridge this spring, between New State Road and Middle Turnpike West. We've already received DEP clearance to build it."

Smith said there was some concern last year, when the town sought to expand its landfill into the marshy area that once was Laurel Lake. The plans called for re-directing the Hockanum River in the process.

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Union Pond future depends on state study

MANCHESTER — Union Pond's survival is in doubt. A state-ordered study may determine whether the north end pond becomes baseball diamonds and football fields, or is born-again as a local source of hydroelectric power.

Public Works Director Jay Giles said the town is now conducting a Department of Environmental Protection-ordered safety study of the Union Pond dam. He said the town will be forced to repair the dam or remove it if the structure does not meet strict safety requirements.

"I'm not sure if it is possible to fix it," noted Giles.

He added that removal of the dam would lower the water level so what is now a pond would become "a river channel meandering through the town."

Giles said strict new laws on dam safety were passed during the Carter administration, in response to the disastrous collapse of a Georgia dam. The laws require that all dams must be studied to determine how much water they can safely pass without washing out.

The Army Corps of Engineers completed one study of the Union Pond dam in March 1979. That study found that "structure or portion of it could be subject to future collapse. The general stability of the dam is questionable."

The Army Corps of Engineers study basically recommended that the state of Connecticut require us to do further study to determine the safety of the dam," explained Giles.

The public works director said Manchester already conducted a phase-two study, but has been ordered by the state to begin again, because the standard the town required of the dam was not as tough as that imposed by the state. The state does not believe the dam can safely hold as much water as the town claims.

Giles said the town study, conducted by Glastonbury engineer Clarence Welts, estimated the worst potential strain on the dam would be the "1 percent flood," which is a flood that has a 1 percent chance of occurring any year.

He said Welts calculated that roughly 5,000 cubic feet per second of water would rush over the dam in a 1 percent flood. Since Welts determined that the dam could handle about 5,000 cubic feet per second, it would safely meet that standard.

But Giles said the DEP wants the dam to meet a standard known as "1/2 of the worst probable flood," which he said would mean an estimated 32,000 cubic feet per second of water passing over Union Pond dam.

"In our estimate, the dam won't pass the 1/2 of the worst possible flood," said Giles.

Giles noted that the 32,000 cubic feet per second is only an estimate of 1/2 of the worst probable flood at Union Pond dam and the state is demanding that Manchester's study determine an exact figure.

Basically, that's the major bone of contention," said Giles. "In our opinion, why should we spend \$ amount of dollars to refine the figure down? What does it matter if the number is 32,000 cubic feet per second or 28,000 cubic feet per second? We'll live with the 32,000 and see what happens. But they want us to find out if that 32,000 is correct.

"They want a detailed study. It involves an awful lot of work and expense. You have to determine how much water would flow into the Hockanum River from other streams and sources as far back as Ellington. But that means surveying all the possible storage areas of water upstream to determine how much water will be flowing by the time it reaches the pond."

While conceding that some structural repairs to the dam are indeed needed, Giles said the state is imposing unfair standards. He said there have never been any flooding problems with the Union Pond dam and he called 1/2 of the worst probable flood "an arbitrary standard."

"My contention is that we're not talking about the Grand Coulee dam here, where if the dam was to break, you'd have this huge wave of water," said Giles. "The dam is only about 30 feet high or so and even if it did break there wouldn't be any real danger. I've been told that during the 1938 hurricane there was so much water that the dam looked like a little bump in the water. You wouldn't have known

Experts doubt dam's stability

there was a dam underneath. Water that year was measured at 5,000 cubic feet per second in East Hartford."

Giles also complained that the town must foot the bill for the state-ordered study. He estimated the study's cost at \$30,000 to \$50,000. The DEP has maintained the study could be done for about \$15,000.

The public works director said there are possibly insurmountable problems with each of the two possible methods of fixing the dam: it fails the state safety test.

Giles said the town could build up the dirt part of the dam on each side of the concrete spillway. He said this would prevent the dirt from washing away in a flood, but would also cause runoff flooding onto neighboring property.

Giles said the other method would be to pave the dirt embankments with concrete, but that would make it necessary to cut-down the size of the present concrete spillway.

"If we cut-down the spillway, you would so lower the level of the pond that you might as well just remove the dam," commented Giles.

The town has estimated the cost of repairing the dam at \$270,000.

But Giles said removal of the dam is no easy solution either.

Removal of the dam would lower the water level so only a narrow river channel would run through what is now the pond. However, Giles said the present pond bottom would not instantly become usable land.

"If you knock the whole thing down, that is also an expensive proposition," commented Giles.

"Some people have said, 'why don't you just go in there and build ballfields?' But you couldn't do that, because the bottom is covered with a thick black sludge. A couple of years ago, when we emptied the

pond, two of the local teen-age girls tried to cross it. They got stuck up to their waists and firefighters had to come over from the Eighth District Fire Department and pull them out."

Republican Town Director William Diana last November called for a conversion of the pond into a recreation area.

"If we do repair the dam, there is no federal or state aid," said Diana at the time. "If we look at it for a recreation site, there would be state reimbursement."

Giles said paper and textile mills along the Hockanum River and its tributaries upstream from the pond have been dumping waste in the river since the last century. He said much of this has accumulated on the bottom of Union Pond and would have to be cleared away before the reclaimed land could be put to use.

"I think the state of Connecticut would probably require you to clean-up land like that, so that would be more of an expense," said Giles. "You would have to clear all the sludge out and then replace it with topsoil before you could begin planting grass or trees or using the land for recreational purposes."

Giles also said some of the submerged land may not belong to the town, the town only obtained the right to flood it more than 100 years ago. He said about 85 percent of the land does probably belong to the town, but some of the territory that could revert to private ownership may have strategic value.

Eighth District Fire Chief John Christenson maintains the pond is essential, because the department draws on it when fighting major fires. Already the fire department has complained that water level reductions, ordered by the DEP, have robbed firefighters of an important back-up water supply.

Giles said he too would prefer to see the pond remain in operation, because it could play a role in helping the town meet its future energy needs.

"The dam also has a potential for providing hydroelectric power," said Giles. "A rough estimate we had was that it could generate about 450 kilowatt hours of electricity, enough to provide all the power needs for the senior citizens' housing complex a couple of blocks away."

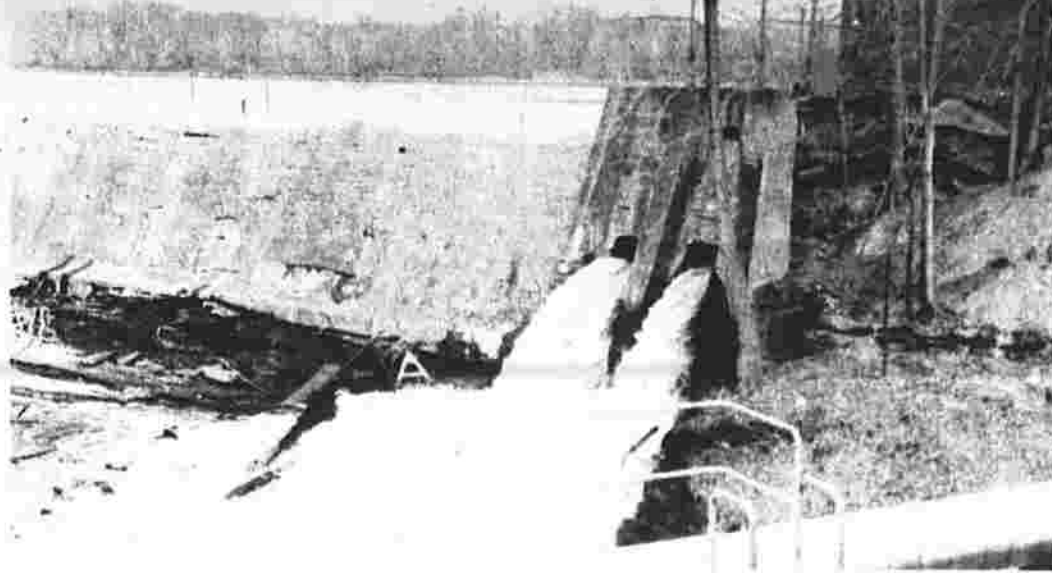
He said power could be provided to other town buildings as well during the summer, when the housing complex would not be using its electric heating.

A study released last July by Elwood McMorrow of the New London Naval Underwater Systems Technical Volunteer Service estimated that it would cost about \$250,000 to buy a turbine and generator for the dam and another \$240,000 for installation costs and necessary repairs to the dam.

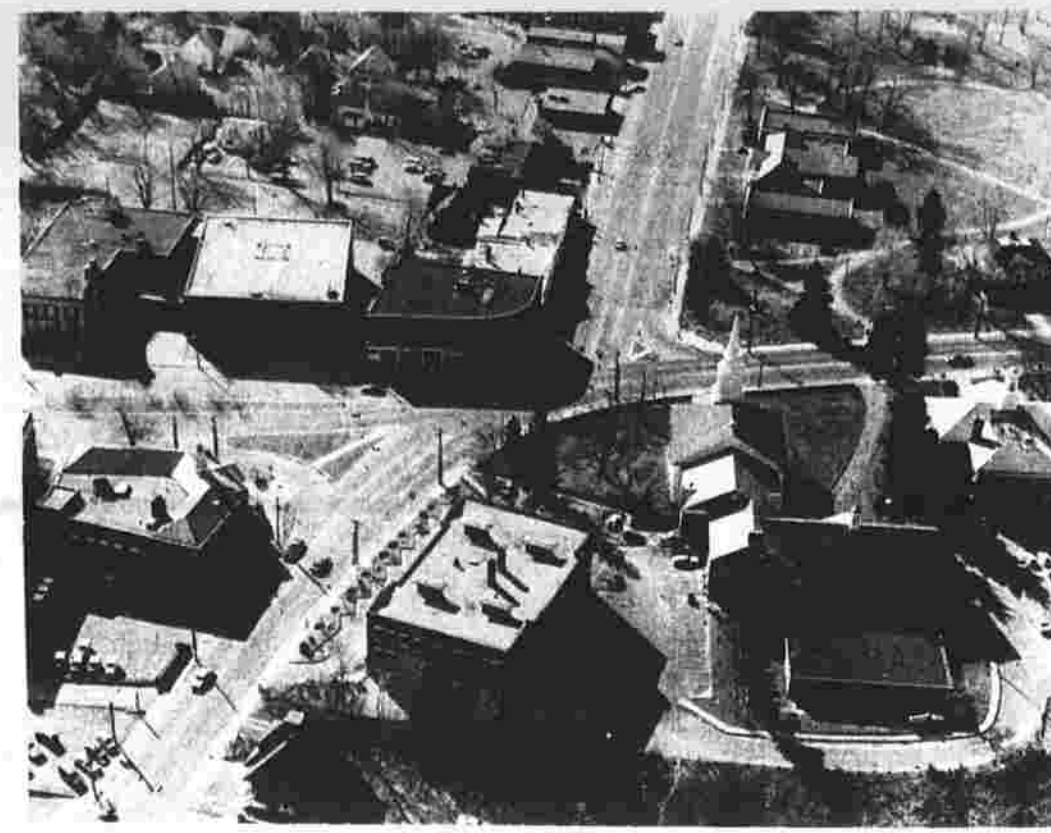
"We could save \$45,000 in fuel costs each year, so it would have a 10 year pay back," said Giles.

He said the dam was originally built to provide hydroelectric power for the Cheney Mills and some of the original generating facilities are still there.

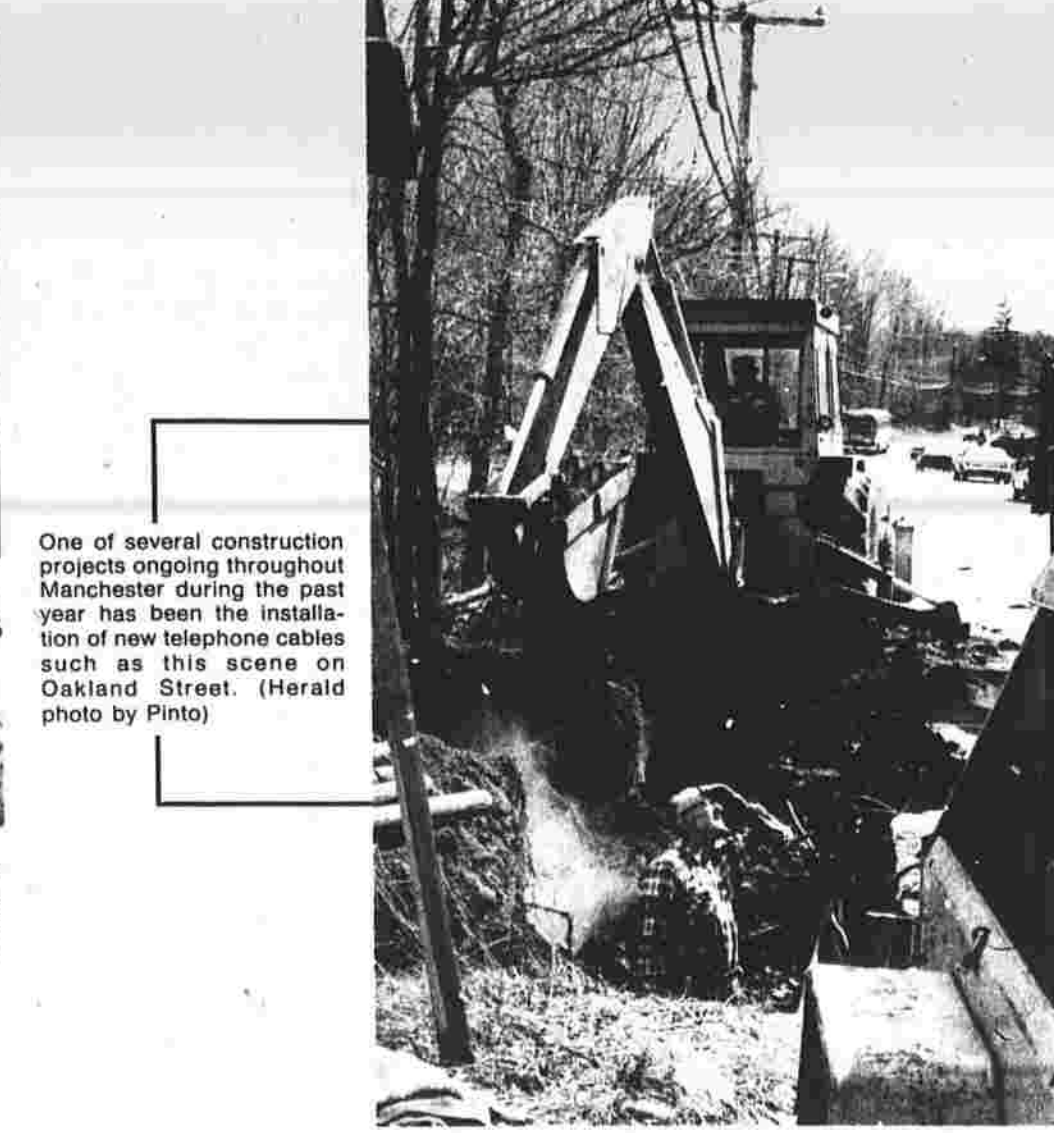
Giles said he is excited about the prospects of restoring the Union Pond dam to its practical role of providing hydroelectric power. But he fears state regulations may force destruction of this landmark which could play an important part in Manchester's future that it played in the past.



Pond The Union Pond dam may be torn down or extensively repaired if it fails a government-ordered safety study. Town Public Works Director says the dam is a potential source of hydroelectric power.



View of center This aerial photograph of Manchester shows the intersection of Main, Center and East Center Streets and the existing Odd Fellows building, upper center, which is slated for demolition as part of a road improvement project in the area. (Photo by Edwin Ciolkosz)



One of several construction projects ongoing throughout Manchester during the past year has been the installation of new telephone cables such as this scene on Oakland Street. (Herald photo by Pinto)

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Controversial area This aerial view shows part of East Cemetery and the Holl and Harrison Street area which has become the center of controversy in past months because of expansion plans being considered by Multi-Circuits Inc., a manufacturing firm located in the area. (Photo by Edwin Ciolkosz)

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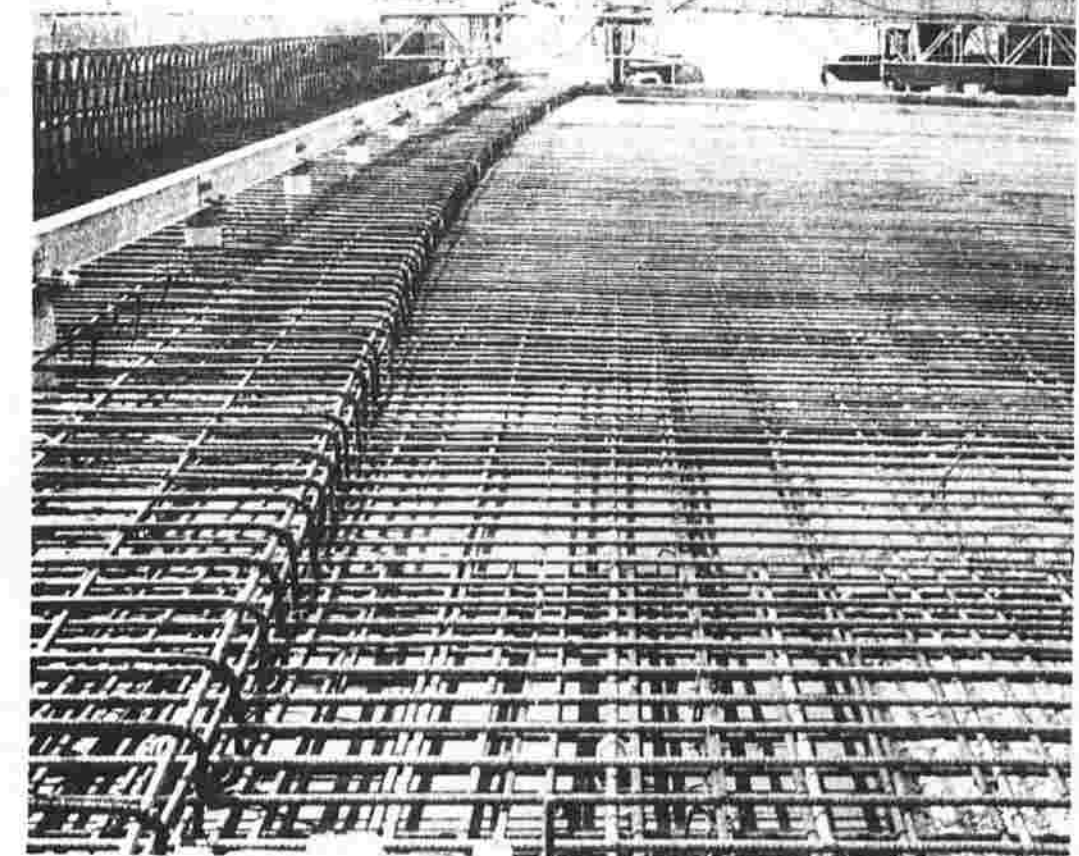


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Barbara Witham, Helen Hilvyak, & Beryl Hunt

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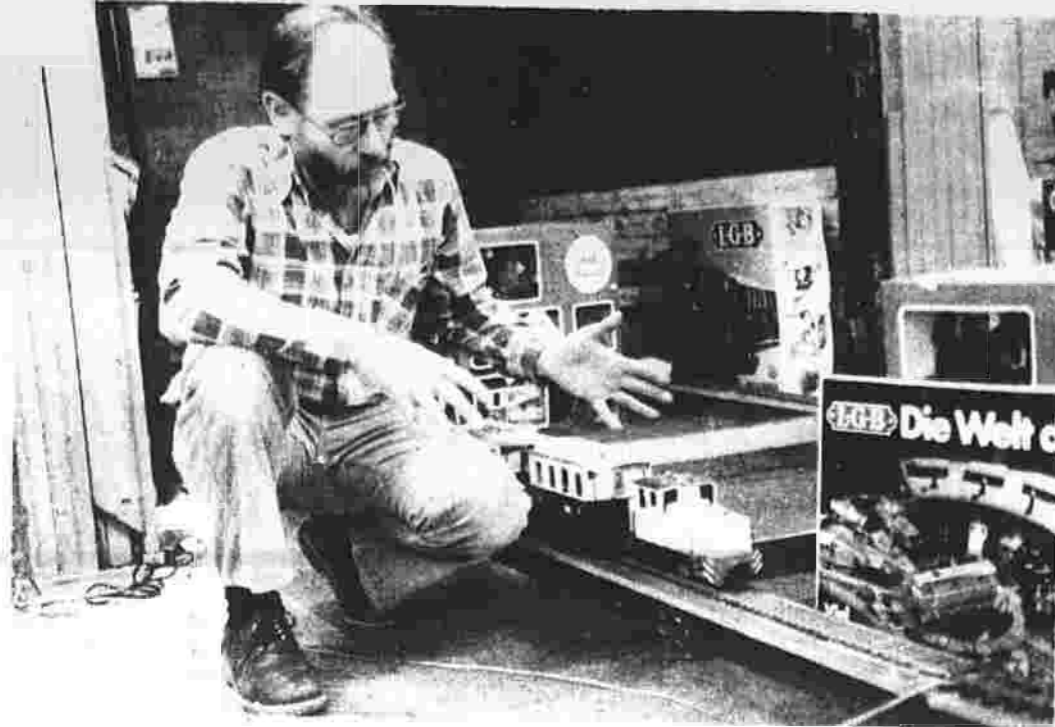
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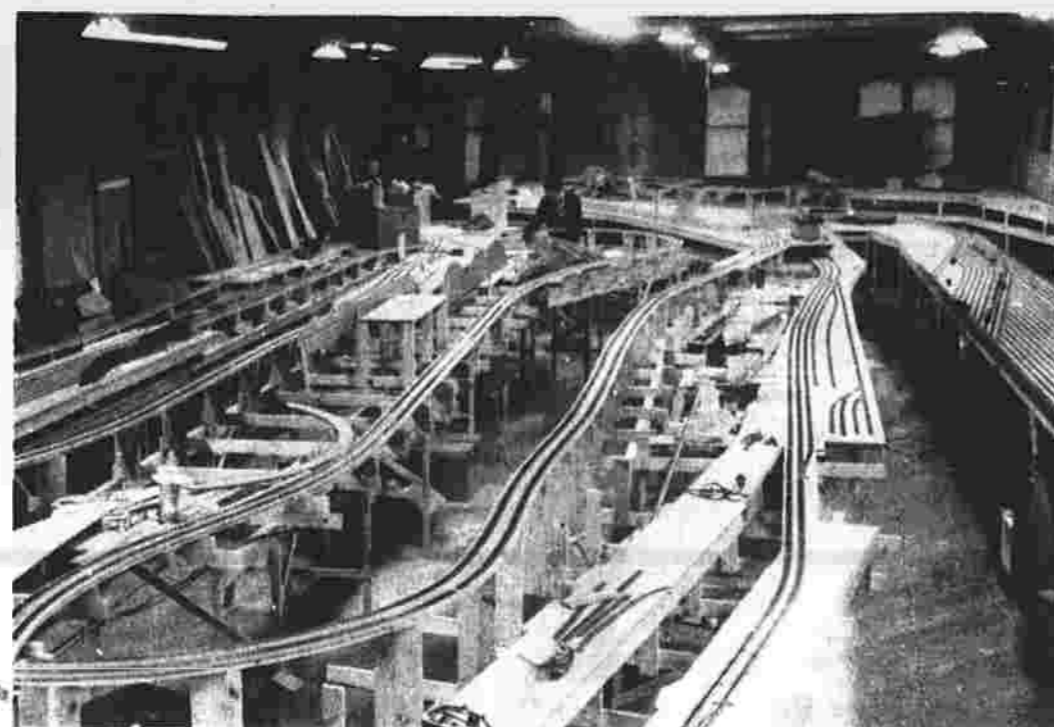


Steel A study in steel is apparent as work continues on the new I-86 overpass in Talcottville. The heavy steel reinforcing bars form a grid to hold the concrete for the project. The grid must hold up under the constant travel of cars and trucks. (Herald photo by Pinto)

28 APR 28



Robert Bell, owner of the Train Exchange-Miniature Corner on Hilliard Street, in the former Bon Ami factory, watches one of the many models he has on display and for sale. (Herald photo by Richmond)



This model railroad, that just about fills a 100-foot long hall in the Train Exchange-Miniature Corner on Hilliard Street, will be the largest model railroad in the country. It's being built to celebrate the 10th anniversary of the Train Exchange. (Herald photo by Richmond)

Railroad going places in Manchester

By BARBARA RICHMOND
Herald Reporter

MANCHESTER — The Train Exchange on Hilliard Street, in the former Bon Ami factory, will be celebrating its 10th anniversary in June. And in preparation for the celebration, Robert Bell, owner, is in the process of building what will be the largest model railroad network in the country.

Bell had his business in a much smaller building across the street until a year ago. He said he had been eyeing the building for 10 years and it had been derelict for about 15 years. Needless to say, with pigeons and raccoons as the prime occupants, it needed a lot of housecleaning.

model of what was known as the old Cheney "goat train."

There will also be a modern city, complete with skyscrapers, along the route of the train. The tracks wind their way around 10,000 square feet, through mountains, rivers and cities and Bell said it takes a train 25 minutes to make the complete circuit.

Incorporated into the train system will be a replica of an old trolley car system with its own intricate network of wires. The trolley used to be the main means of transportation between Manchester and Hartford.

To make it easier for the public to view the model railroad, Bell has built a 100-foot-long viewing section along one side of the room. And at one end of the room he has also built a loft from which an "engineer" will oversee the operation of the railroad.

Bell said it took a year of planning on the drawing board and now the plans are being refined in three dimensional terms. Assisting Bell in doing the carpentry work is Harold Pease, who is a retired cabinet-maker in his 70's.

Bell said it should normally take about seven or eight years to build a model railroad of the proportions he has planned. But he is planning to finish it up in time for his June celebration and it was only started this past October.

The tracks incorporate the treacherous horseshoe curve that's a part of the Pennsylvania railroad system. Besides a model railroad club Bell also sponsors a Slot Car Club and a Model Rocket Club. He sells, in his shop, just about everything anyone would want or need to build any kind of train. There are all kinds of ready-made models on sale and all kinds of kits. For more sophisticated collectors he has replicas of trains of foreign countries. He said the interest in these is growing.

He said model train enthusiasts get very involved about the authenticity of the models and therefore he stocks some 10,000 different parts down to the tiniest of windows and lights.

In the shop is a kit to build a live steam locomotive. It contains a boiler that really works and is one of the expensive items in the shop. Bell put one of these together himself and said he had so much fun doing it he sold it just for the price of the kit.

Many of the model items he sells are manufactured in the rear of the building. He sells supplies to more than 350 dealers throughout the country. He also runs workshops for railroad buffs who prefer assembling their own cars.

If all of this seems like more than one could expect under one roof — well take a deep breath because there's more — much more.

Bell is also involved in the dollhouse and miniature furniture business and to go through his showroom is a little like being in a fairyland.

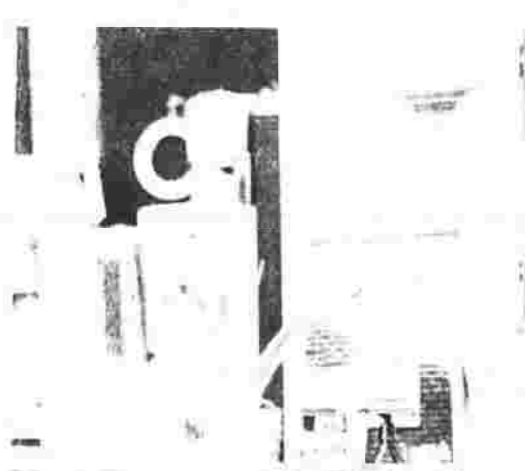
Do you want a dollhouse done in Colonial, Williamsburg, Chippendale, Victorian, or modern motif? Bell has it all.

And you can have that house papered with miniature copies of famous makes of wallpaper or the floors covered with the finest of carpets. The shop has the most elegant of canopied beds, handmade by a local woman, Gay Metz, as are many of the other items made by local craftsmen.

A model nursery is complete with miniature boxes of pampers. There's wicker furniture, Hitchcock items, all kinds of miniature food items, hundreds of perfectly made copies of house plants, lamps that light and a tiny mantle clock that really works.

Bell manufactures the tiny parts and wiring for the lamps. Not to be overlooked are hundreds of the miniature hand-blown glass pieces, tiny pianos and organs and brass beds and crystal chandeliers and everything from molding to bay windows for those who want to make their own house.

Story and photos by Barbara Richmond



This variety of tiny wooden staircases and above them a variety of miniature windows, are among hundreds of items available at the Train Exchange-Miniature Corner on Hilliard Street for building dollhouses. (Herald photo by Richmond)



Along with all kinds of model train clubs and workshops and miniature dollhouse furniture and dollhouse parts he sells and manufactures, Robert Bell of the Train Exchange-Miniature Corner on Hilliard Street, also runs a model Rocket Club. He's shown holding a T-shirt advertising the club and a model rocket hangs overhead. (Herald photo by Richmond)

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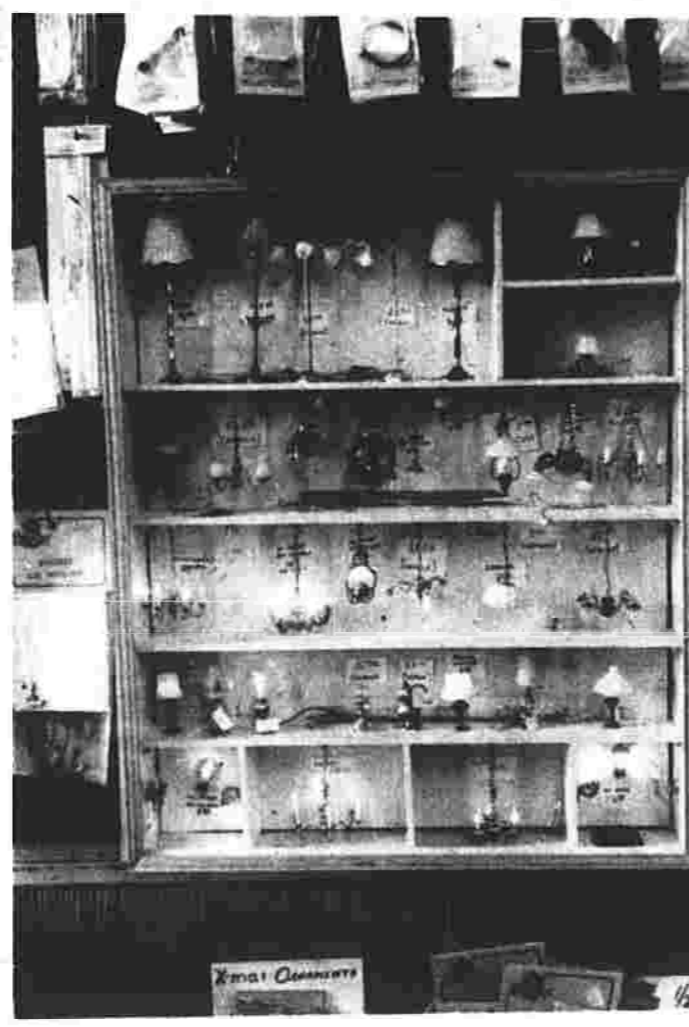
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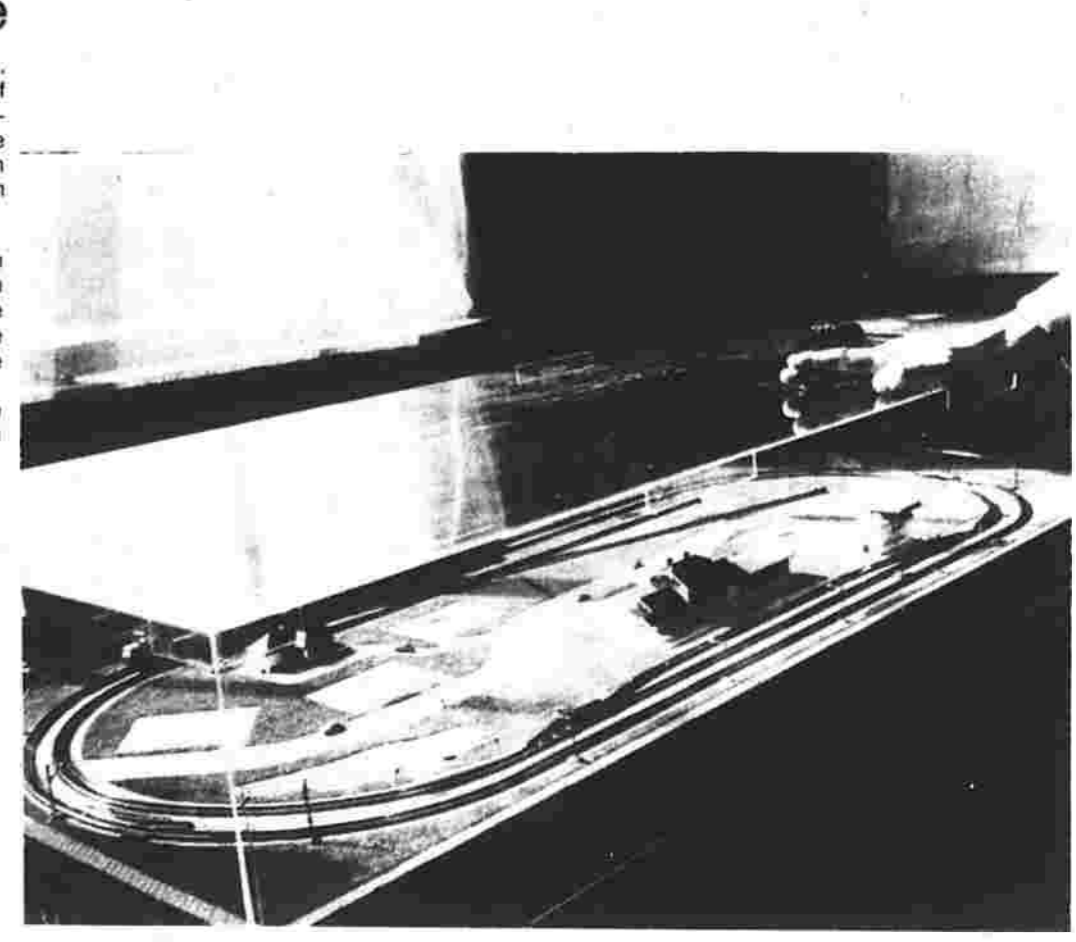
Trains galore

This tiny nursery, above left, complete with miniature box of Pampers, is but one of hundreds of rooms of dollhouse furniture available at the Train Exchange-Miniature Corner on Hilliard Street.



Robert Bell, owner of the Train Exchange-Miniature Corner on Hilliard Street, stands, above right, at a replica of the treacherous Horseshoe curve of the Pennsylvania railroad network. It's part of what will be the largest model railroad in this country.

These tiny lamps, some of them lighted to show the contrast, are among thousands of dollhouse accessories on display and for sale at the Miniature Corner which is part of the Train Exchange on Hilliard Street. The parts that make the lamps light are manufactured by Robert Bell, owner of the Train Exchange and the Miniature Corner.



In contrast to the model railroad network being built at the Train Exchange-Miniature Corner on Hilliard Street, Bell, right, holds a train on his hand from a railroad model at his business. This is the smallest model in the country. (Herald photos by Richmond)

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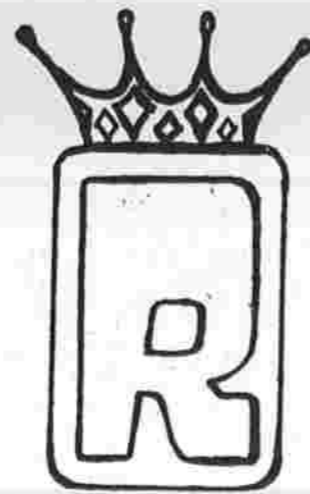
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Construction is next step for conversion

By PAUL HENDRIE
Herald Reporter

MANCHESTER — Construction is imminent on the conversion of the former House and Hale department store building to business condominiums, according to John DeQuattro, the project's developer.

DeQuattro said all but 2,000 square feet of the 32,000 square feet of available office space have been sold. Completion of the project, once it is underway, is expected to take no more than five months.

The plan is to modernize the building's interior and divide it into units of roughly 1,000 square feet each. The units will be sold to businesses for office space. Tenants will share common costs.

The building was purchased last year by the Heritage Savings and Loan Association for \$175,000.

J.D. Real Estate's DeQuattro — the town's largest landlord — is developing the complex, along with contractor Jack Hunter. A total investment of \$1.5 to \$2 million is planned. DeQuattro is in charge of selling the units.

The Main Street building will become the first business condominium complex in the Manchester area. Insurance agents, doctors, dentists and lawyers are expected to be among the tenants.

Heritage Savings and Loan President William Hale called the condominium the "most viable" use for the building.

The structure, built in two major sections, is a historic landmark. In 1950, the western section was erected as a retail store for Charles E. House and J.W. Hale. The eastern portion of the building was added in 1919 and became the first self-service grocery store in New England.

The store flourished as a downtown Manchester retail center for decades. But what once was a symbol of Main Street's commercial viability became a symbol of downtown decay in January 1980, when the Almay Co. closed the store's doors.

The company said it would move the store to a more lucrative shopping center setting, because the downtown store could not make money.

But the Heritage Savings and Loan decision to buy the building, invest about \$2 million in it and sell the units as business condominiums is seen as a needed infusion of new

commercial life in a struggling downtown.

Proponents say it fits into other plans for a Main Street renaissance, which include reconstruction of the Center Street intersection and realignment of the Main Street traffic flow.

"This pushed one step further along what will happen to Main Street," said Town Manager Robert B. Weiss.

"This is just one step in making the downtown attractive," added DeQuattro. "It will create an environment in making the downtown attractive to other types of business."

The plans call for restoration of the building's three-story, masonry exterior to its original condition. The interior will be modernized to make way for additional parking.

The Circle Theatre building on the site's east side will be demolished to make way for additional parking. After removal of the theatre, which

Most of space has been sold

stands between the original 1909 structure and the adjacent Cheney building, a pedestrian passage can be installed to link the parking area with Main Street. The passage and parking areas will be repaved, landscaped and lighted.

The existing store front display will be removed and replaced with masonry and windows that will retain the building's original character.

A new entrance will be constructed on the building's south side, providing grade-level access from the parking area. A glass-enclosed stairway will be constructed at the new entrance, to give access to the building's elevator.

The building's interior will be retrofitted and insulated to maximize energy efficiency. Existing windows will be replaced with energy-efficient, insulating glass units. New insulation will be added to the inside surfaces of all exterior walls and the roof. New heating, electrical and plumbing facilities will be installed.

Common corridors and all office space will have suspended, acoustical lay-in tile ceilings and the floors will be carpeted, with ceramic tiles in the bathrooms.

The cost to buyers will be \$65 per square foot, or \$65,000 for an average, 1,000 square foot unit. In addition, common charges for all tenants for the first year will total an estimated \$33,500.

These costs include utilities and maintenance and break down to an

annual cost of \$1 per square foot.

The Heritage Place project is consistent with the national trend to rehabilitate existing structures, instead of tearing them down to start from scratch.

The developers hope the restored

Heritage Place can contribute to a revitalized Main Street, just as House and Hale stood at the center of Main Street's hustle and bustle for 70 years.



House and Hale building

The House and Hale building will get a facelift and an interior restoration, as the abandoned store is converted to business condominiums. Construction on the project is imminent, according to developer John DeQuattro. (Herald photo by Hendrie)

Hartford Distributors opens new facility

MANCHESTER — "When I purchased Hartford Distributors 18 years ago, I put every dime I had in the world into the purchase," recalled Jules Hollander, president of the local Anheuser-Busch beer marketer. "When we started, we only had seven trucks and about 20 employees. Today we have 42 trucks and more than 100 employees."

Hartford Distributors' economic success story in this time of recession is perhaps best symbolized by the company's ultra-modern new warehouse, which opened in grand style last month.

The \$2 million, 70,000 square foot facility in the Buckland Industrial Park debuted in a gala ceremony, which featured Governor William O'Neill and a complete roster of local merchants and officials. All touted the warehouse as a centerpiece of Manchester's — and Connecticut's — economic future.

"The amount of beer in the warehouse today is about the same amount as we sold in all of 1963," Hollander told guests at the opening. "The amount of money we spent in state taxes in this year alone is about as much as I paid to buy Hartford Distributors in 1963."

"I'd like to see you keep paying all those taxes," needed Governor O'Neill.

The warehouse can hold 350,000 cases of packaged beer and another 10,000 half-barrels of draught beer, the company claims.

"Our warehouse, which is about twice the size of our former

quarters, will enable us to serve our retail customers more efficiently, while keeping our products at the peak of freshness," proclaimed Hollander. "This is probably the biggest beer cooler anywhere. It's bigger than the coolers at many breweries."

The keystone of the facility is the 20,000 square foot Controlled Environment Warehouse, which company officials bill as an energy-efficient use of modern technology.

Its automatic ventilation system relies primarily on outside air to cool the warehouse, although there are four 10-ton refrigeration units to provide chilled air when needed. Warm air is pulled out of the storage area by exhaust fans near the roof.

A panel of sensors, which reacts sensitively to any temperature changes, automatically controls the entire system by regulating huge louvers in the side of the building. The louvers can open to draw on cool outside air, or close to block outside heat.

Heavy fiberglass insulation and "air curtains" — strips of clear plastic strung across the doorways — help keep cool air from escaping and warm air from intruding.

Company officials said even the forklifts play a part in keeping the warehouse cool. The machines are battery-powered, rather than motor-driven, to cut-down on engine heat.

Hollander said the elaborate cooling system was mandated by Anheuser-Busch, which sets strict temperature goals for its

warehouses in different parts of the country. In Connecticut, the St. Louis brewery has set a scale ranging from 40 degrees to 74 degrees, depending on the time of year.

"Beer is a perishable product and its fresh taste can deteriorate," said Hollander. "Keeping our products cool slows down this process and ensures our customers the best quality technology permits."

The new warehouses also houses an 8,000 square foot recycling center, which will handle some 14,000 cases of empty bottles and cans each day during the warm months.

"It's a labor-intensive, costly operation," said Hollander. "But, it works. It keeps our retailers happy and we think it's the cleanest, most efficient way to cope with Connecticut's container deposit law."

Bottle collection is handled by Hartford Distributors' "Container Cavalry," a fleet of 12-bay, side-loader trucks which the company established last year. The "Cavalry" does nothing but pick-up empty bottles and cans from retail outlets. Each morning, more than eight truck loads of empties are hauled-in for processing.

The bottles are unloaded and stacked separately from the cans. The cans are piled in large plastic bags.

The bottles are trucked to the Connecticut Container Recovery Corp., a Manchester company which

Hartford Distributors partly owns.

At the recovery plant, the bottles are separated by color, then crushed and sold to glass factories as "cullet," which is eventually converted to new bottles.

The cans are processed right at the warehouse. Plant workers separate non-Anheuser-Busch cans from the piles as they load the rest of the cans into two huge "Crush-Pak" crushing machines. The separated cans are later returned to their proper source.

A conveyor belt lifts the cans into the "Crush-Pak," which sucks them in, crushes them and spits them out, straight into the back of a trailer.

Seven hundred fifty cases of aluminum cans are shot from the can-like "Crush-Pak" machines each hour. Every fourth work day in winter and every other day in summer, the company ships 7½ tons of aluminum back to Anheuser-Busch.

"We've segregated the recycling area from the storage area to keep the noise and smell from the normal warehouse," explained Hollander. "We don't take any chances with our food products. The entire warehouse receives daily floor scrubbing."

Hollander said the company has gone so far as installing white tires on its forklifts, to prevent marking the floor. He said the special tires are more expensive and less durable than regular black tires, but they are important for sanitary reasons.

The new Hartford Distributors' warehouse is one of the key links in the Buckland Industrial Park, along with the completed, but still unoccupied, J.C. Penney warehouse.

Hollander said the company spent more than a year investigating building designs and cooling systems before ground was broken January 1980.

Deputy Mayor Steve Cassano said similar economic development will be hampered by President Reagan's budget cuts. He said communities like Manchester will be unable to afford development of industrial parks, like the Buckland development, to lure new and expanding businesses to town.

"You look at this facility and you look just over there at J.C. Penney and you realize how important this development is to the town, then you see what's going to happen if Reagan's budget cuts go through," said Cassano.

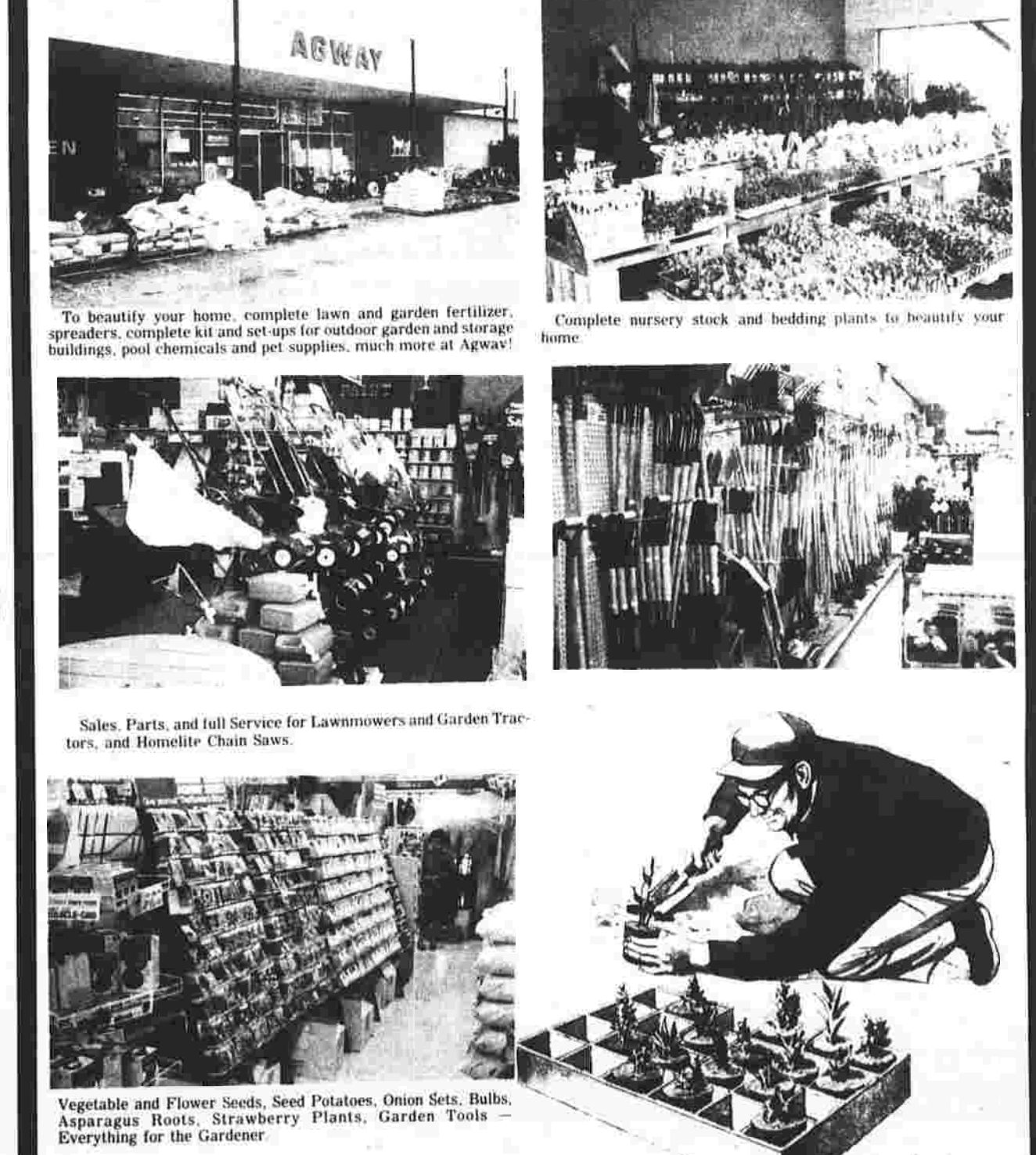
But Hartford Distributors shines brightly in today's often clouded economic picture. The company, which serves all of Hartford and Tolland counties, now employs 125 people. It handles more than 1,800 retail accounts, according to the company, and business continues to grow.

"I just can't tell you how happy I feel about this new building," said Hollander. "I think we fit into the new building like a hand into a glove."



This Controlled Environment Warehouse (CEW) at the new Hartford Distributors Inc. facility in Manchester, Ct., is designed to keep Anheuser-Busch products cooler and fresher year-round. The 20,000 square foot CEW relies on a sophisticated ventilation system for cooling, with refrigeration units used only as backup. A panel of temperature sensors controls louvers in the side of the building which can open to let cool air flow in, or close to bar outside heat. The new program is a nationwide quality control effort by Anheuser-Busch.

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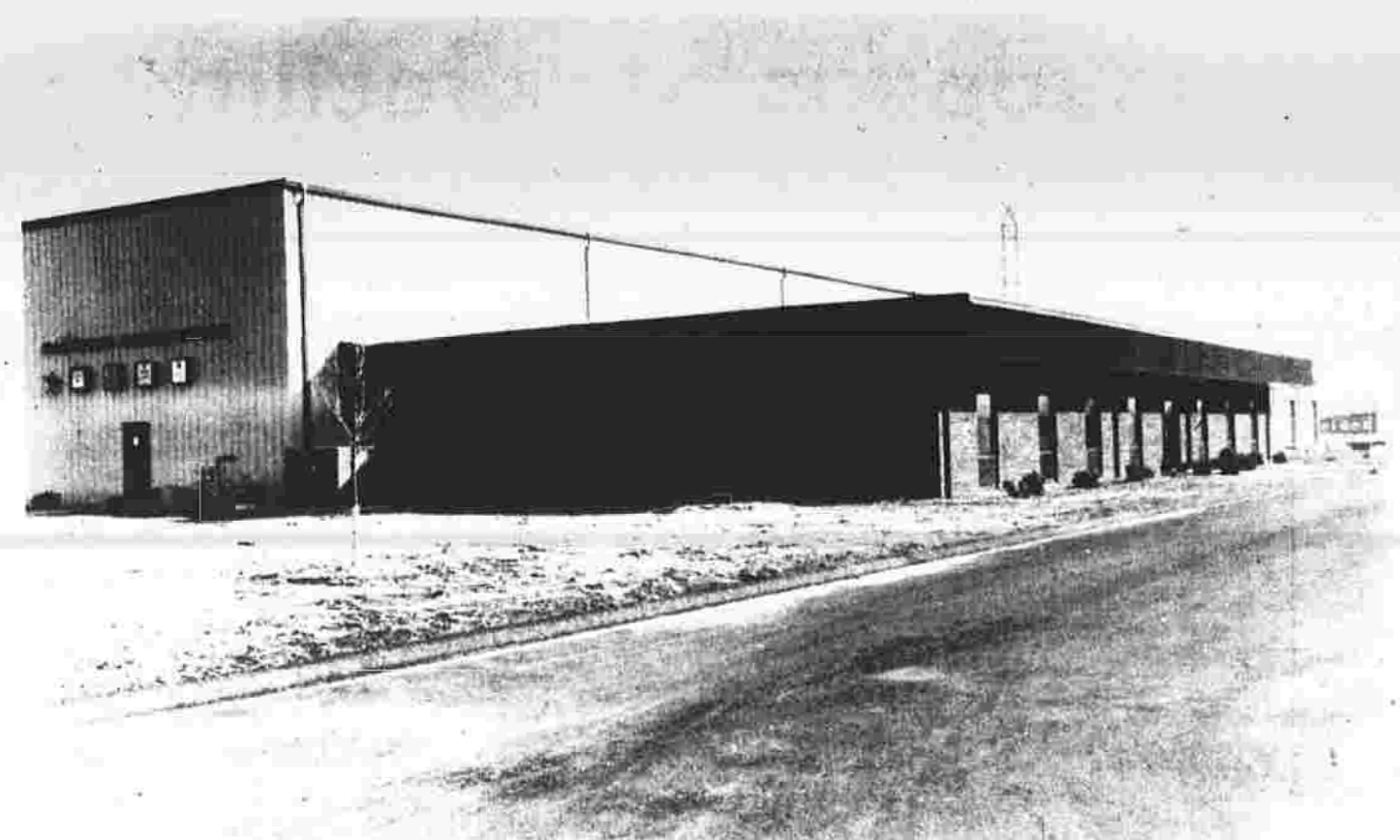
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New Facility

Hartford Distributors new warehouse, above left, is the pride of the company. It includes a recycling center, above right, where aluminum cans are fed through the crusher for reuse. Warehousemen, right, put together another shipment of Anheuser-Busch products. The \$2 million facility can store up to 350,000 cases of packaged beer and an additional 10,000 half-barrels of draught beer.

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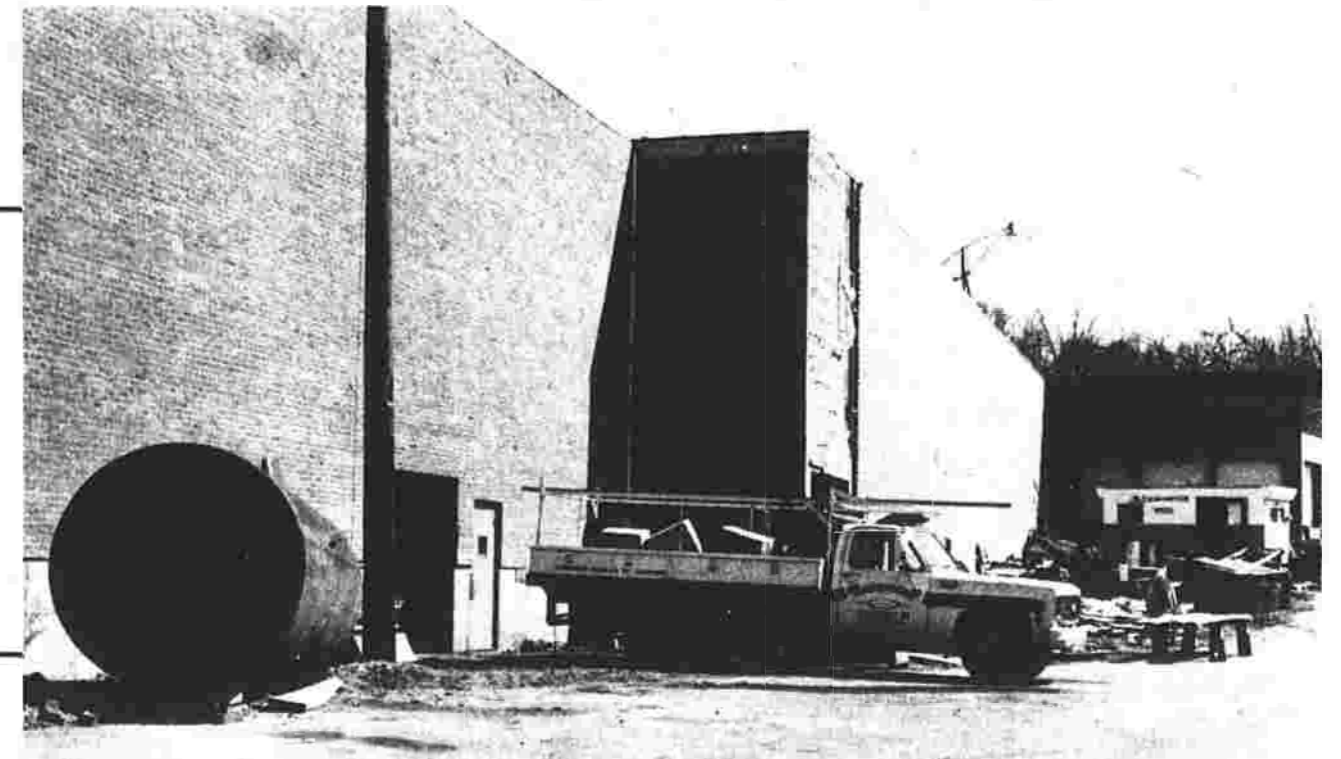
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A major expansion of facilities at Manchester Memorial Hospital is one of the major projects in the town during the past year. This aerial photo shows the expansion work and the area surrounding the hospital. (Photo by Edwin Cioikosz)



Purdy Corporation, Hilliard Street, is one of several companies in Manchester undergoing expansion. The past year saw work start on a new hospital expansion, the finishing of the J.C. Penney complex and the conversion of the former House and Hale buildings into office condominiums. (Herald photo by Pinto)



One of the firms undergoing expansion in Manchester is Purdy Corporation on Hilliard Street. (Herald photo by Pinto)

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