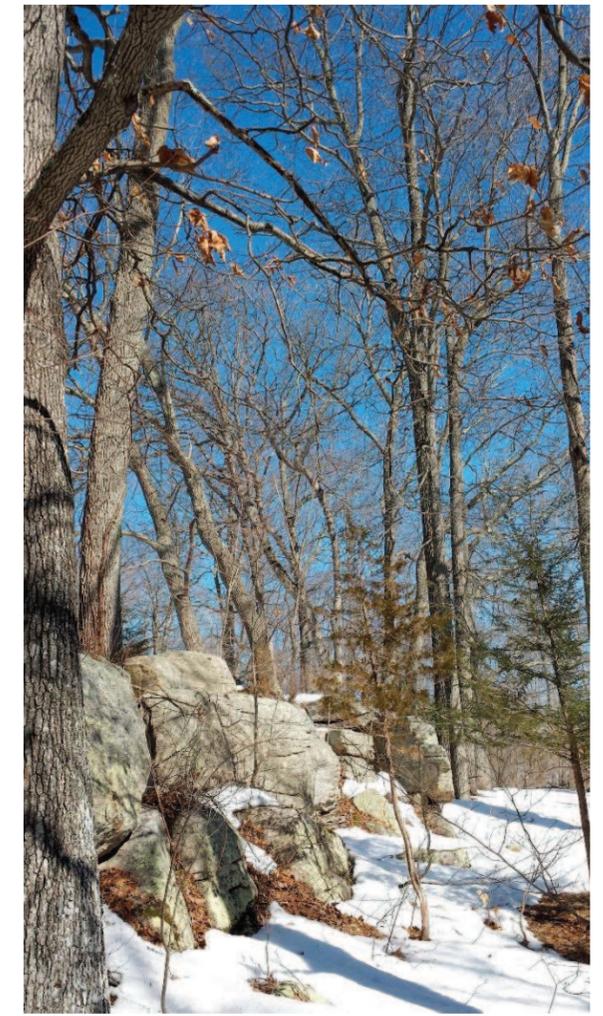
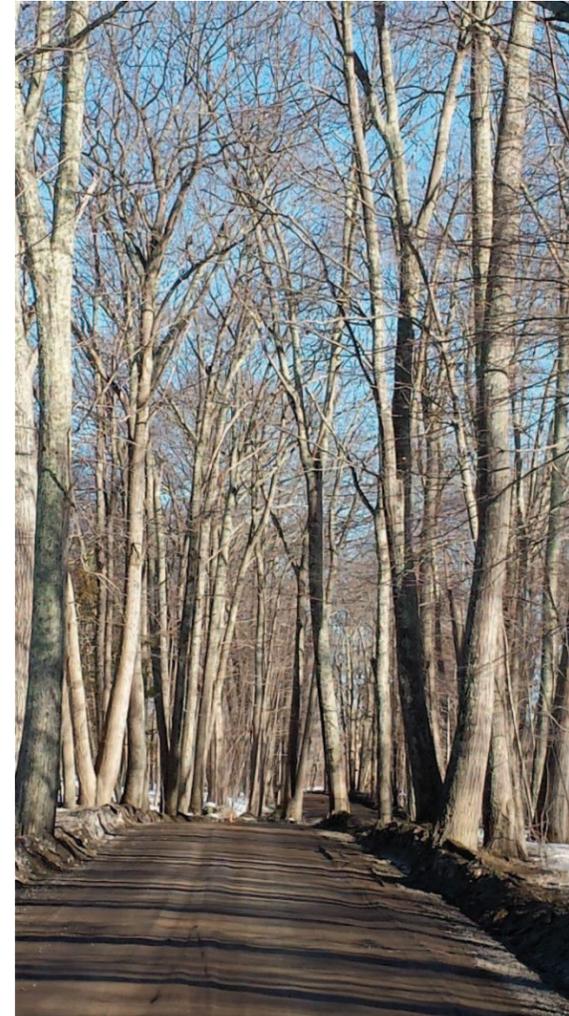


SITE LOCATION



SITE ANALYSIS NEIGHBORHOOD INFLUENCES

For Willard J. Stearns & Sons, Inc.
Coventry & Brown Roads
Mansfield, CT

John Alexopoulos, RLA, ASLA
March 23, 2015

March 20, 2015

Off-Site and Neighborhood Influences Analysis:
Proposed Residential Subdivision, Coventry Road and Browns Road
John Alexopoulos, Landscape Architect CT Lic. # 550

Property of Willard J. Stearns and Sons, Inc., Mansfield, CT

I visited the property on several occasions in the months of December 2014 through March of this year.

The property is located on Coventry Road and Browns Road. The 36.9 acre parcel falls within the RAR90 Rural Agricultural Residence 90 zoning district. The surrounding properties are single family developments except for the agricultural lands across Browns Road. A single family home property is found on the western boundary whose driveway connects to Coventry Road, the rear of several single family home lots are found on the south boundary (Chatham Drive) and three residences are found on the eastern side, Browns Road. The residence closest to the intersection of Coventry and Browns Roads is part of this proposed development. The other two residences are separated by a segment of this property.

About half of the eastern portion of the property was likely pasturage in the past save for the wetlands. The 1934 photograph shows this easternmost portion of the property as open pastureland. There is no evidence of old foundations or any other remnant suggesting habitation or structures supporting agriculture. Most all of this portion consists of woods and emerging vegetation. There is a hayfield accessed through a barway along Browns Road. This field is about an acre in size. Excepting some open ground associated with the houses along Browns Road, this is essentially the only open on the property. Most all of the remainder of the property including the wetlands is wooded and recently logged and consists of mostly deciduous second growth trees. There is a small pond within the wetland closest to Coventry Road.

Coventry Road is classified as a local street while Browns Road is classified a collector street. Coventry Road is unpaved for the extent of the property. Coventry Road connects Browns Road with Route 32 some distance away. Brown's Road ends to the south at Route 32 some distance from where Coventry Road joins route 32. Browns Road connects to Mansfield City Road less than a mile to the east. Mansfield Middle School is just about 1.6 miles away from this property via Mansfield City Road and Spring Hill Road and Vinton School is about the same distance via Browns Road and Route 32.

Significant Assets:

- The site has several significant features:
 - Wetland habitat that extends through the site from north to south
 - Outside of the wetland soils and a small area of stone/ledge, about 75 per cent of the site has buildable soils. A small area including the open hayfield is listed as farmland soil.
 - Fully canopied for nearly all of the site
 - Rock outcroppings adjacent Browns Road
 - Rock outcrop adjacent reverting field and associated with larger oak trees
 - Group of hemlocks adjacent wall and wetland
 - Large trees along Coventry Road and on the western boundary
 - Scenic character of Coventry Road, a canopy road
 - Notable views of the agricultural fields across Browns Road and of Chestnut Hill—though restricted to small "overlooks" next to Browns Road and from the hay field
 - Some rubbles of stone walls—though not extensive within the property and mostly on property boundaries
 - Open Space and preserved farmland opposite Coventry Road and extending the length of this property

Constraints:

- Wetland extending across the site from north to south and wetland adjacent Coventry Road. Access to a portion of property on the west side needs a wetland crossing.
- Stony soils
- Limited area of slopes 15 per cent or over—on the rise close to Browns Road
- Sight line distances along Coventry Road due to existing large trees and due to alignment along Browns Road
- Small areas of rock outcroppings adjacent Browns Road

Considerations:

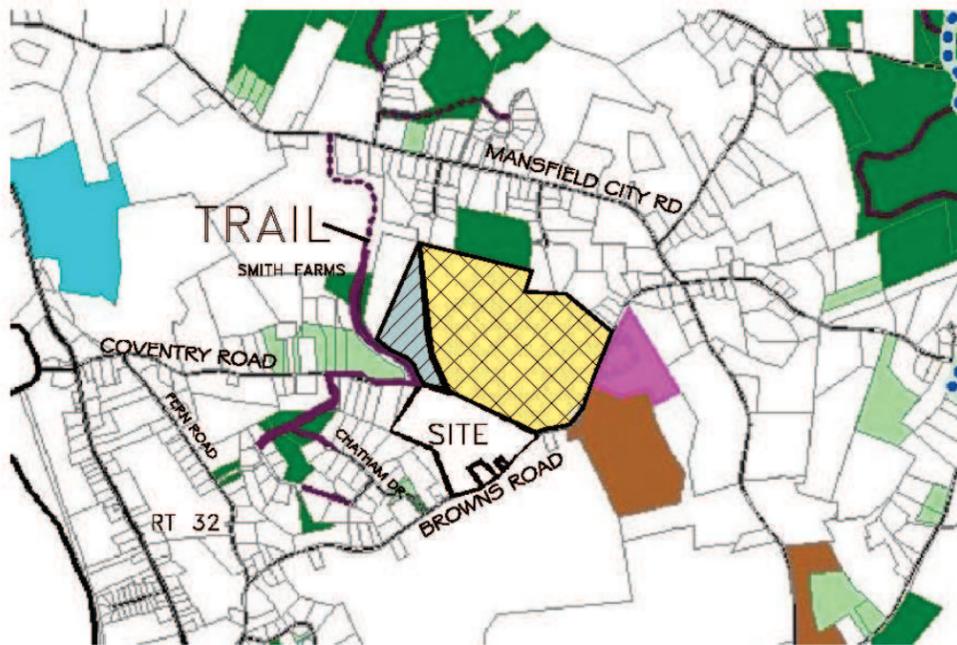
- Limit the number of entrances into property from both Coventry Road or Browns Road.
- Potential driveway entrances have possible restricted sight lines on Coventry Road because of existing trees.
- Limited areas for access from Browns Road due to sight line restrictions regarding slope and alignment. The existing barway into the hayfield appears to be a possible driveway access.
- Buildable soils in the western portion require wetland crossing.
- The stone wall along Coventry Road. Where curb cuts are required, any wall section needing removal should be relocated as near to the curb cut as possible.
- Use the group of hemlock trees in the design layout.
- Wetland protection through conservation easement or dedicated open space.

Off-Site Considerations:

The property is bounded by existing residences on three sides. Chatham Drive residences have their rear properties on the southern boundary, a single home is immediately adjacent on the west boundary and along Browns Road are the three residences. This property connects to Browns Road in several locations between and aside these existing residences. Most houses on Chatham Drive are close to that road so much of the southern border is rear and forested property. Across Browns Road is the extensive agricultural property, mostly hay fields, swapping up to the height of land approaching Stearns Road. Across Coventry Road is protected land, consisting of Mansfield Open Space and protected agricultural land. The Open Space is wooded and uses the Smith Farms driveway as the extension of the trail that comes from Chatham I and II. This trail enters Coventry road about a quarter mile from the Smith Farms driveway. The protected farmland is open pasturage.



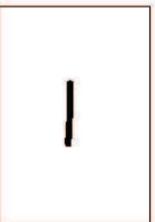
SITE LOCATION

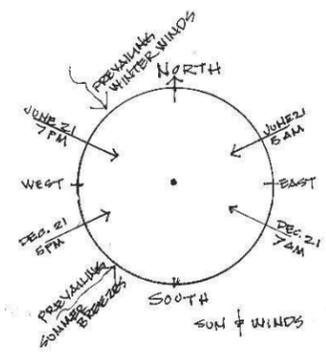
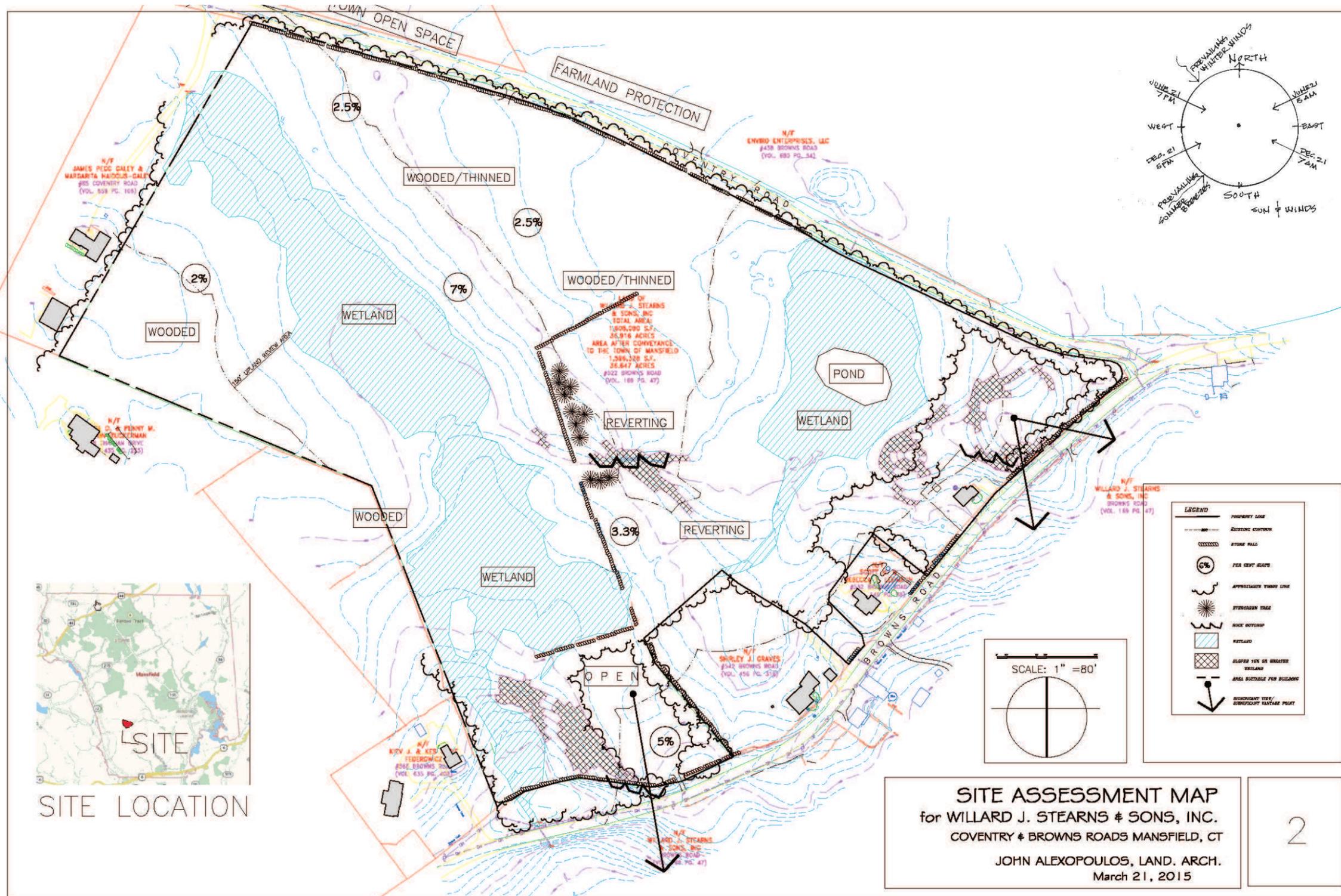


OFF SITE LAND USES

-  OPEN SPACE
-  FARMLAND PROTECTION
-  TRAIL

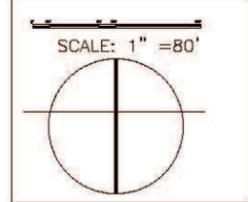
SITE AREA MAP
for WILLARD J. STEARNS & SONS, INC.
COVENTRY & BROWNS ROADS MANSFIELD, CT
JOHN ALEXOPOULOS, LAND. ARCH.
March 21, 2015





LEGEND

	PROPERTY LINE
	SETBACK CONTROL
	STONE WALL
	PER CENT SLOPE
	APPROXIMATE THRESH LINE
	HYDROGEN TREE
	ROCK OUTCROP
	WETLAND
	DESIGNED FOR OR OBSERVED WETLAND
	AREAS SUITABLE FOR BUILDING
	SIGNIFICANT TREE / SIGNIFICANT LANDMARK POINT



SITE ASSESSMENT MAP
 for WILLARD J. STEARNS & SONS, INC.
 COVENTRY & BROWNS ROADS MANSFIELD, CT
 JOHN ALEXOPOULOS, LAND. ARCH.
 March 21, 2015

2

March 20, 2015

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Fully canopied for nearly all of the site

Rock outcroppings adjacent Browns Road

Rock outcrop adjacent reverting field and associated with larger oak trees

Group of hemlocks adjacent wall and wetland

Large trees along Coventry Road and on the western boundary

Scenic character of Coventry Road, a canopy road

Notable views of the agricultural fields across Browns Road and of Chestnut Hill– though restricted to small “overlooks” next to Browns Road and from the hayfield.

Some rubbles of stone walls – though not extensive within the property and mostly on property boundaries

Open Space and preserved farmland opposite Coventry Road and extending the length of this property

Constraints:

Wetland extending across the site from north to south and wetland adjacent Coventry Road. Access to a portion of property on the west side needs a wetland crossing.

Stony soils

Limited area of slopes 15 per cent or over – on the rise close to Browns Road

Sight line distances along Coventry Road due to existing large trees and due to alignment along Browns Road

Small areas of rock outcroppings adjacent Browns Road

Considerations:

Limit the number of entrances into property from both Coventry Road or Browns Road.

Potential driveway entrances have possible restricted sight lines on Coventry Road because of existing trees.

Limited areas for access from Browns Road due to sight line restrictions regarding slope and alignment. The existing barway into the hayfield appears to be a possible driveway access.

Buildable soils in the western portion require wetland crossing.

The stone wall along Coventry Road. Where curb cuts are required, any wall section needing removal should be relocated as near to the curb cut as possible.

Use the group of hemlock trees in the design layout.

Wetland protection through conservation easement or dedicated open space.

Site Access:

Access is by Coventry and Browns Road with constraints as noted above. There are no streets adjacent the property.

Topography:

The property generally slopes from Coventry Road south to the large north to south wetland. This wetland flows mostly gently until approaching the Browns Road property line where it is at its steepest. Across this large wetland, the southernmost piece of the property slopes at about two per cent north into the wetland. At the highest point near the intersection of Coventry Road and Browns Road the elevation is about 530 feet while the lowest point on the property is in the southeast corner near Browns Road is about an elevation of 467 feet. The elevation difference is about 63 feet.

Most of the buildable portions of the site range from nearly level in the large area adjacent Coventry Road to about seven per cent near the larger wetland. Steeper slopes, some of which are fifteen per cent or greater are mainly associated with the area close to Browns Road.

Vegetation:

The 1934 aerial photograph of the property shows a portion of the site related to Browns Road that is primarily open land, likely pasture. A variety of tree and shrub species are found throughout the property and are second growth. The area between the large wetland and Coventry Road has been recently logged of mostly oak and the trees remaining are mostly oak mixed with some ash and hickory. There are scattered young pine in this area. There is a high understory on most of the property with very young saplings beneath. Trees in the logged area are mostly oak and generally don't exceed 8" to 10" diameter at breast height (dbh). Larger trees are found on the edges of the open field as well as behind the existing houses and along the outcrop near the rear of one of the Browns Road residences. The wetlands are wooded with typical undergrowth and somewhat larger trees. Most of the site has a limited shrub or small tree understory. Large trees remain along Coventry Road, with dbh exceeding well over 12" for the most part. There is one relatively large grouping of hemlocks associated with the wall in the center of the property. The areas that were pastured and closer to Browns Road are reverting to forest with both shrubs and trees present. Invasive species are mostly found in this area and near the existing houses along Browns Road. Invasive species are multiflora rose, autumn olive, barberry and bittersweet.

Stone Walls:

Stone walls are found along both roads and approximately in the middle of the property. All of these walls are rubbly. The wall along Coventry Road is nearly continuous until reaching the smaller wetland adjacent to the road. This wall has lost what would have been a top layer. There are old barway gaps here and there in these walls.

Views:Into site --

There are no extensive views or vistas of great or unusual significance from Coventry Road. Views into the site from Browns Road are restricted because of slope, existing houses and vegetation. .

Within site --

Relatively limited except due to logging and the absence of understory vegetation, much of the front portion of the property from the large wetland to Coventry Road can be seen.

Off site --

There are no undesirable views off-site.

Significant potential views of the agricultural fields to the east and Chestnut Hill are possible but from limited vantage points near Browns Road and on the highest points of elevation of the property as well as from the hayfield.

Existing Open Space:

There is adjacent Town of Mansfield Open Space across Coventry Road to the north. There is a trail that ascends from Chatham II and Fern Road and reaches Coventry Road some distance from the property, proceeds along Coventry Road and turns left onto the Smith Farms driveway.

Aquifer Recharge Area or Flood Hazard:

The property does not lie within an aquifer recharge or flood hazard area.

Soils:

Indicated from the Tolland County Soil Survey as either Leicester-Ridgebury-Whitman wetland soils complex, Woodbridge moderately drained upland soils association and Hollis near Browns Road. All soils are stony. The Woodbridge soils are buildable soils and can be used as pasturage. These soils drain very slowly in the spring and after heavy periods of summer rains. The area of the hayfield and about another acre or so above it are listed as farmland soils. The Hollis soils group is found adjacent Browns Road and behind the three residences where the rock outcroppings associated with the high points of the property are found. There are large boulders found throughout the property.

Species endangered, threatened or of special concern:

No species indicated within the property area or adjacent the property according to the State of Connecticut Natural History Database (DEEP Dec. 2014).

Solar access:

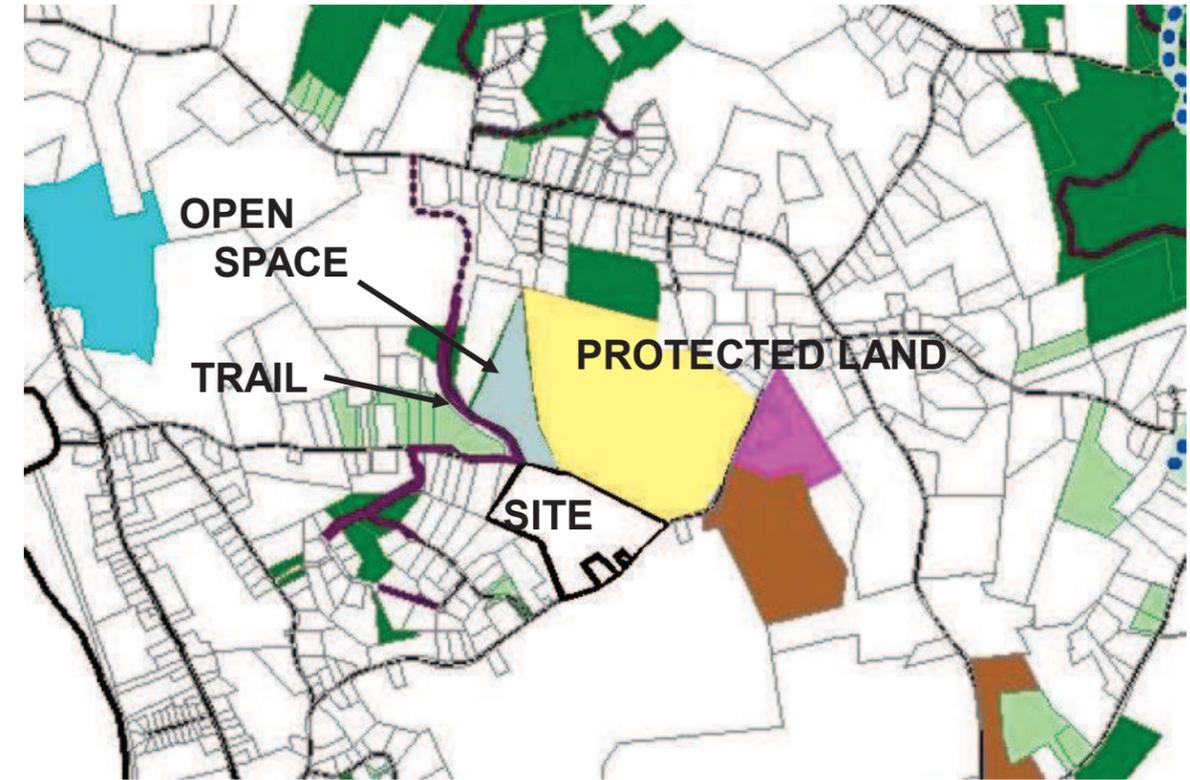
Residences can be oriented such that there is a maximum potential for solar gain and some attenuation of winter winds. There are no slopes on most of this property where orientation is dictated by slope aspect. It is possible that one or two house sites could be located adjacent Browns Road affording a southern aspect.

Off-Site Considerations:

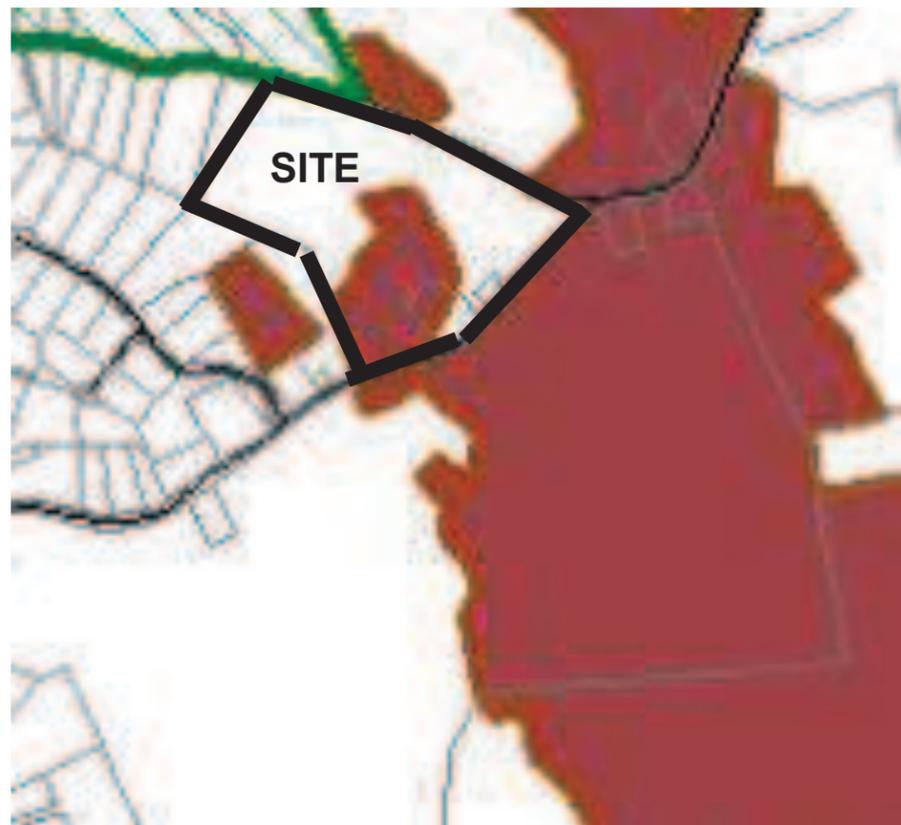
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Across Browns Road is the extensive agricultural property, mostly hay fields, sweeping up to the height of land approaching Stearns Road.

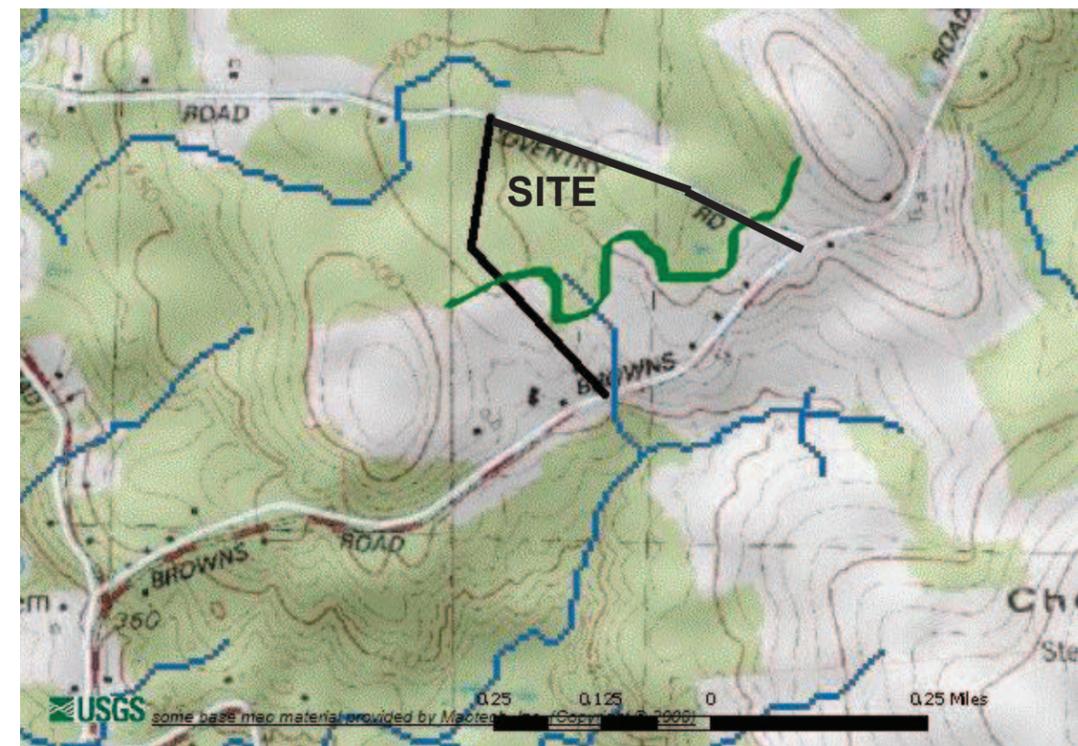
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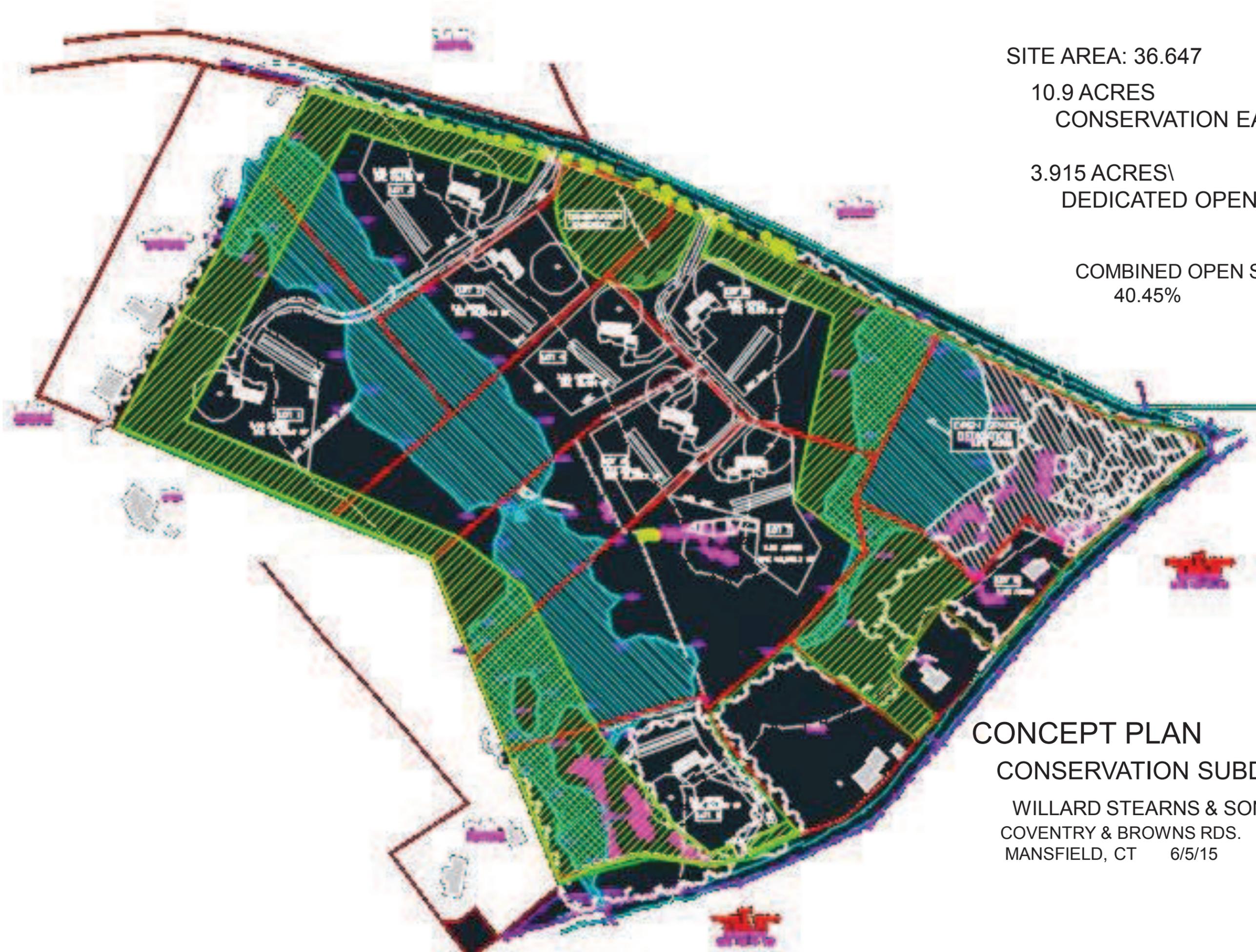
EXISTING OPEN SPACE/ PROTECTED LANDS



AGRICULTURAL LAND



1983 PASTURE/WOODS EXTENT



SITE AREA: 36.647
10.9 ACRES
CONSERVATION EASEMENT

3.915 ACRES\
DEDICATED OPEN SPACE

COMBINED OPEN SPACE
40.45%

CONCEPT PLAN
CONSERVATION SUBDIVISION

WILLARD STEARNS & SONS, INC.
COVENTRY & BROWNS RDS.
MANSFIELD, CT 6/5/15