



**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matthew Hart, Town Manager *M.H.*  
**CC:** Maria Capriola, Assistant to Town Manager; Gregory Padick, Director of Planning; Open Space Preservation Committee  
**Date:** May 24, 2010  
**Re:** Dog Lane/Bundy Lane Parcel

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**Subject Matter/Background**

In the 1980's, the University of Connecticut Foundation received a gift of a 4.6 acre parcel of vacant land at the corner of Dog Lane and Bundy Lane. The Foundation has determined that the University has no use for the parcel, and the organization has offered to transfer it to the Town by quit claim deed at no charge with the intent that the Town preserve it as open space.

The Open Space Preservation Committee (OSPC) reviewed the Foundation's offer at its April 20, 2010 meeting and some members conducted a subsequent site visit to the property. After consideration, the Committee has recommended that the Town pursue acquisition of this property and consider the possibility of transferring ownership to Joshua's Trust because the Trust owns a nearby preserve.

**Recommendation**

Staff recommends that the Town Council schedule a public hearing to solicit public comment regarding the proposal from the UConn foundation to transfer the Dog Lane/Bundy Lane parcel to the Town of Mansfield. Staff also recommends the referral of this item to the Mansfield Planning and Zoning Commission for review and comment.

If the Council supports these recommendations, the following motions are in order:

*Move, effective May 24, 2010, to schedule a public hearing for 8:00 p.m. at the Town Council's regular meeting on June 14, 2010, to solicit public comment regarding the proposal from the UConn foundation to transfer ownership of the Dog Lane/Bundy Lane parcel to the Town of Mansfield.*

*Move, effective May 24, 2010, to refer to the Planning and Zoning Commission for review and comment the proposal from the UConn foundation to transfer ownership of the Dog Lane/Bundy Lane parcel to the Town of Mansfield.*

## OPEN SPACE PRESERVATION COMMITTEE

May 10, 2010

To: Mansfield Town Council, Matt Hart

Re: Proposal from UConn Foundation for transfer of Dog Lane/Bundy Lane parcel

The University of Connecticut Foundation received a gift of a 4.6 acre parcel of vacant land at the corner of Dog Lane and Bundy Lane in the 1980's. They have determined that the University has no use for it, and they have offered to transfer it to the Town by quit claim deed at no charge with the intent that the Town preserve it as open space. The committee reviewed this offer at its April 20, 2010 meeting and during a subsequent visit to the property by some committee members.

### Description

This parcel is mostly wetlands with a few small "islands" of dry land that support large white pines. Access to the parcel is limited to a small dry area next to Dog Lane and another small area next to Bundy Lane. The wet areas host skunk cabbage and red maple. A large red maple/shrub swamp with standing water lies in the southwest corner of the property (see map). Most of the land has a barberry infestation, but there were some native wildflowers and a healthy stand of red maples and pines. A year-round stream crosses the northwest corner. A man-made ditch drains across the property from Bundy Lane into the wetlands associated with the stream. Piles of fill along Bundy Lane may have resulted from creating this ditch. A large brush pile and many leaf piles have been dumped on the Bundy Lane frontage by neighboring home owners. There is also a large patch of pachysandra spreading from plants dumped there. Pipes associated with percolation tests were also noted.

### Comments

The parcel has little recreational value because of numerous wetland areas. No informal trails or other neighborhood recreational uses were noted. Town ownership of this parcel would help maintain the natural character of this visible parcel in a suburban area. The committee considered the possibility of a trail across this property to connect Joshua Trust's Whetten Woods Preserve to Bundy Lane, but the size of the swamp and adjacent wetlands probably would make it difficult to construct this trail.

### Town Plan's Open Space Acquisition Priority Criteria (Appendix K):

The committee reviewed these criteria as they pertained to this property. A relevant criteria is "preserves or protects important scenic resources." This property is the only undeveloped parcel remaining on Dog Lane, a Town Scenic Road.

### Anticipated start-up or maintenance requirements

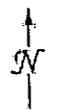
The committee recommends that this property be allowed to remain in its natural state, without trail construction or improvements. "No dumping" signs are recommended.

### Recommendation

The committee recommends that the Town pursue acquisition of this property and consider the possibility of transferring ownership to Joshua's Trust because the Trust owns a nearby preserve.



- M MapGrid
- N towns
- A Dimensions
- A Address
- A ParcelID
- A Area
- A Streets
- A Parcels
- powerlines
- wetlands
- water
- Town
- roads
- highways



1 in = 211.59 ft

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Disclaimer: This map is for assessment purposes only. It is not valid for use as a survey or for conveyance