

**Open Space Preservation Committee
Agenda
Tuesday, September 15, 2009
Conference Room B
7:30 p.m.**

1. Call to Order
2. Roll Call
3. Approval of May and June Minutes-No quorum for July and August
4. Opportunity for Public Comment
5. Old Business
6. New Business
 - November Open Space Bond Referendum
7. Reports
8. Communications
 - Minutes
 1. Conservation Commission
 - Other
9. Future agendas
10. Adjournment

DRAFT
Town of Mansfield
Open Space Preservation Committee
May 19, 2009 - minutes

Members present: Evangeline Abbott, Ken Feathers, Quentin Kessel, Steve Lowrey, Jim Morrow, Vicky Wetherell.

1. Meeting called to order at 7:40.
2. Minutes of the April meeting approved on motion by Wetherell/Lowrey.
3. Opportunity for Public Comment: none present.
4. Old Business
5. New Business: Draft Revisions to the Zoning and Subdivision Regulations (Public Hearing 06/15/09). Lengthy discussion centered on common driveway provisions in terms of reduction of environmental impact and traffic safety. Farm animal provisions also sparked comments in regard to several seemingly unrealistic restrictions. In addition, it was determined that V. Wetherell would compile comments on Open Space Acquisition Management Guidelines for members to review prior to submission.
6. Meeting adjourned at 9:05.

Respectfully submitted,
Evangeline Abbott

DRAFT
Town of Mansfield
Open Space Preservation Committee
June 16, 2009 - minutes

Members present: Evangeline Abbott, Ken Feathers, Quentin Kessel, Steve Lowrey, Jim Morrow.

1. Meeting called to order at 7:40.
2. Minutes of the April meeting approved on motion by Feathers/Lowrey.
3. Opportunity for Public Comment: none present.
4. Old Business: V. Wetherell will report on the 06/15 Zoning and Subdivision Regulations Public Hearing at the July OSPC meeting.
5. New Business: Brief discussion of aquifer protection regulations.
6. Meeting adjourned at 8:15.

Respectfully submitted,
Evangeline Abbott

"SHALL THE TOWN OF MANSFIELD APPROPRIATE \$1,052,450 FOR ACQUISITION OF LAND OR INTERESTS THEREIN FOR OPEN SPACE, MUNICIPAL, OR PASSIVE OR ACTIVE RECREATIONAL USES AND FOR IMPROVEMENTS TO LAND CURRENTLY OWNED BY THE TOWN OR TO BE ACQUIRED BY THE TOWN FOR SUCH PURPOSES, AND AUTHORIZE THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO DEFRAID SAID APPROPRIATION?"

On the November ballot, voters will be asked to approve \$1,052,450 in bonding for future purchases of open space, farmland, municipal, passive or active recreational uses. These funds will also be used for improvements to land currently owned by the Town and for the land that the Town may purchase as a result of the bonding.

} Draft
lay person's
version for
mailing

Planning, Acquisition, and Management Guidelines for Mansfield Open Space, Park, Recreation, Agricultural Properties and Conservation Easements

(Approved by Mansfield Town Council Nov. 13, 1995, revisions approved Aug. 25, 1997 and August 24, 2009)

Background

This document serves to guide the Town of Mansfield as it plans, acquires and manages the following:

- Open space, park, and recreation areas
- Agricultural properties
- Open space acquired as a result of subdivision, as appropriate
- Conservation easements

I Planning

- A. The Planning and Zoning Commission (PZC) has a statutory responsibility to periodically review and update the Town's Plan of Conservation and Development (POCD), including open space, recreation and agricultural elements. Appendix J of the 2006 POCD contains a listing of Significant Conservation and Wildlife Resources. Appendix K contains the Open Space Acquisition Priority Criteria. These pertinent sections of the POCD are contained in **Attachment A**.
- B. The Town Council, Conservation Commission, Agriculture Committee, Open Space Preservation Committee, Parks Advisory Committee, Recreation Advisory Committee, Historical Society, various staff members and the public shall directly assist the PZC with its review and updating of the POCD. Interim studies and reports shall be encouraged on specific areas of Town and on various aspects of local goals to promote recreational opportunities and to protect and enhance valuable natural, agricultural or historic resources.
- C. The PZC and Inland Wetland Agency periodically shall review and update land use regulations to help implement community goals and objectives regarding the protection and enhancement of natural, agricultural, historic and recreational resources.
- D. The Town Council shall consider on an annual basis the allocation of funds and taxation policies to help implement community goals regarding the protection and enhancement of natural, agricultural, historic and recreational resources.

II Acquisition

A. Planning and Zoning Commission/Inland Wetlands Agency (IWA) Application/Approval Process

The Town Manager is authorized to receive for the Town any open space/conservation easement acquisition approved by the PZC/IWA application process. However, in the event that the Town Council disagrees with PZC/IWA recommendation for the proposed acquisition, the Town Manager is not authorized to accept the acquisition without specific Town Council authorization. Before acting however, the Town Council will provide PZC/IWA the opportunity to justify their recommendation.

1. The procedure for reviewing open space/conservation easement acquisitions associated with the PZC application/approval process is detailed below.
2. Proposed open space/conservation easements associated with the PZC application/approval process shall be referred for comment to the Open Space Preservation Committee, the Town Council, the Conservation Commission, and as appropriate, the Parks Advisory Committee, the Recreation Advisory Committee, and the Agriculture Committee.
3. Proposed open space/conservation easements associated with the PZC application/approval process shall be evaluated by taking into account site and neighborhood characteristics, the proposed development layout, natural, historic, cultural and scenic resource information, and priority criteria contained in Mansfield's POCD and regulatory provisions.
4. Comments from committees shall be forwarded to the PZC/IWA and the Town Council. As deemed necessary, the PZC/IWA and/or the Town Council may obtain expert advice to address management concerns and potential liabilities.
5. Any Town Council comments or recommendations, including any obtained expert advice, shall be forwarded to PZC/IWA in association with the application review process.
6. If a public hearing is held as part of the PZC/IWA application process, committee and Town Council comments shall be submitted prior to the close of the public hearing.

B. Other potential open space acquisitions

1. Step I-Committee Reviews

In response to a Town Council or staff referral or a committee initiative, the Open Space Preservation Committee shall conduct preliminary reviews of potential acquisitions and/or conservation easements. Potential acquisitions shall be evaluated based on resource information and priority criteria contained in Mansfield's POCD. As deemed appropriate, property owners shall be contacted, sites shall be visited and the Town's other land use commissions and committees shall be consulted. Available properties worthy of further consideration shall be referred to the Town Council with a background report. Said report shall identify important site characteristics and potential benefits. In addition, potential liabilities and management concerns, including anticipated maintenance and improvement costs, shall be noted.

2 Step II-Town Council Review

The Town Council shall review the Open Space Preservation Committee report. In instances where deemed necessary to maintain the confidentiality of the transaction, the Open Space Preservation Committee report shall be discussed in executive session. As deemed appropriate, the Town Council shall take a field trip to the site. Where multiple properties are being reviewed, the Town Council may schedule a meeting (in executive session when necessary) with the Open Space Preservation Committee to consider priorities.

3. Step III-Negotiations, Grant Applications

After evaluation of site characteristics, potential benefits and management needs, the Town Council shall authorize the Town Manager to begin preliminary negotiations with property owners of land deemed suitable for further consideration. If appropriate, and if grant funds are available, the Town Manager shall direct staff to complete a grant application to subsidize the purchase of the identified property.

4. Step IV-Appraisals, Consultants

Depending on preliminary negotiations, the Town Council may authorize the Town Manager to hire a real estate appraiser to prepare an opinion of value or appraisal report for potential properties or portions of said property. In addition, the Town Council may authorize the Town Manager to retain other expert advice to inform the Council on other management concerns and/or potential liabilities.

5. Step V-Purchase Agreements

Subject to Town Council authorization, the Town Manager may negotiate and execute purchase agreements for potential acquisitions. Said purchase agreements shall be conditional upon final approval by the Town Council, following a Public Hearing. As appropriate, the Town Manager may utilize specialists, such as the Trust for Public Land, to negotiate and facilitate agreements.

6. Step VI-Public Hearing

The Town Council shall hold a Public Hearing to receive public comment regarding a proposed purchase. Prior to the Public Hearing, neighboring property owners shall be notified by staff and, in situations where a referral has not yet taken place, the proposed purchase shall be referred to the PZC pursuant to Section 8-24 C.G.S.

7.. Step VII-Town Council Vote

Following the Public Hearing, the Town Council shall vote on whether to acquire the subject property.

8 Step VIII-Property Preparation

After the Town Council votes to acquire the property, and before a management plan is approved, Town Staff, relevant committee members and other volunteers shall take appropriate steps to prepare the property for Town ownership. These steps may include, but are not limited to:

- Gathering information from abutters regarding management issues/concerns
- Creating safe access
- Surveying land and marking boundaries, if appropriate
- Developing a map including boundary information, existing notable features such as trails, waterways, buildings and vistas

C. Sale of Town-owned Properties

In general, it is the Town's policy not to sell land or conservation restrictions acquired by the Town through purchase, donation or as a result of a PZC/IWA subdivision application process. In some instances, a deed restriction may prevent the Town from selling Town-owned land. In the unusual instances where Town lands and easements may be transferred to private ownership, clear benefit to the Town must be demonstrated. In these instances, the Town Council shall refer the property to PZC pursuant to Section 8-24 of the Connecticut General Statutes, and hold a Public Hearing to receive public comment regarding the proposed sale. In addition, staff shall notify neighboring property owners of the proposed sale.

D. Leasing of Town-owned Properties

1. **Agricultural Land**

The policy goals of the Town 2006 POCD encourage sustainable agricultural land use, and the conservation and preservation of Mansfield's agricultural resources (p.4). For this reason, when the Town acquires farmland or land with prime agriculture soils, it is Town policy that this land be actively farmed. When the Town initiates an agricultural lease of Town property, there shall be a formal "Request for Agricultural Services." The Town shall publish a legal notice requesting sealed proposals no less than 10 days prior to the date the proposals are due. The Town Manager, with advice from the Agriculture Committee, shall be responsible for selecting the services rendered and for monitoring the leases. A sample lease for Town-owned agricultural land is contained as **Attachment B**.

2. **Other Land**

In instances where an individual requests to lease Town-owned property, this request shall be referred to the Open Space Preservation Committee and any other relevant committee to review. In general, it is the Town's policy to lease only Town-owned agricultural lands. In the rare instance when the Town agrees to lease other Town-owned land to a private party, clear benefit to the Town must be demonstrated. In these instances, the Town Council shall refer the property to PZC pursuant to Section 8-24 of the Connecticut General Statutes, and hold a Public Hearing to receive public comment regarding the proposed lease. In addition, staff shall notify neighboring property owners of the proposed lease.

III Managing Town Parks, Preserves, Open Space and Agricultural Land

A. Step I-Management Plan Assignments

The Town Manager, with the advice of committees and Town staff, shall assign the support role of a draft management plan to the appropriate Town staff, with input from appropriate committees.

As a general rule, the preparation of a draft management plan shall be a coordinated effort involving the Conservation Commission, Agriculture Committee, Parks Advisory Committee, Recreation Advisory Committee, Open Space Preservation Committee, Town staff, and, as appropriate, the PZC, Inland Wetland Agency and Beautification Committee. Responsibility for preparing a written draft management plan will be as follows:

- 1) The Conservation Commission shall provide input for draft management plans for undeveloped open space areas;
- 2) The Agriculture Committee shall provide input for draft management plans for properties with existing or proposed agricultural or horticultural uses;
- 3) The Parks Advisory Committee shall provide input for draft management plans for existing or proposed park areas with trails, community gardens or other recreational facilities;
- 4) The Recreation Advisory Committee shall provide input for draft management plans for properties with existing or proposed playgrounds or athletic fields.
- 5) The Open Space Preservation Committee shall provide input for draft management plans for properties with special characteristics reviewed during the acquisition process.

B. Step II-Drafting the Management Plan

1) Format

Management plans shall be prepared utilizing the general format contained in **Attachment C**. Each plan shall summarize the information gathered and presented during the acquisition process. In addition, the management plan shall document important site characteristics, concerns, and goals for the use of the property as well as recommended management and monitoring actions.

2) Invasive Species

Pursuant to Mansfield's Non-Native Invasive Species Policy (included as **Attachment D**) adopted on the staff level after briefing the Town Council at their 11/22/04 meeting, management plans shall include the development and implementation of an invasives control plan and prohibit the use of species banned by Public Act 04-203 of the State of Connecticut, with any subsequent revisions.

3) Fiscal Notes and Budget Considerations

Fiscal notes estimating the costs associated with managing the property shall be included as an attachment to the management plan. These fiscal notes shall serve to guide the Town

Council and committee members as to *estimated* projected costs associated with implementing the management plan. More precise cost estimates shall be prepared annually for budget consideration by the Town Manager and Town Council as part of the annual Capitol Improvement Budget. When available, sources of grant assistance shall be investigated and grant applications shall be prepared by staff to implement goals and objectives stated in the management plan.

4) Naming the Property

The proposed name of the property shall be included in the draft management plan. In general, the Town of Mansfield shall name properties after a significant natural or historic feature. In some instances, it shall be deemed appropriate by the advisory committees, the Town Council, the PZC or staff to name a property in a different manner. Naming of properties after a person shall be limited to those properties that have been donated to the Town or made a specific condition of acquisition. In all cases, the Town Council, with advice from advisory committees and the PZC, shall make the final decision regarding the name of the property.

C. Step III-Staff and Committee Review

Staff shall provide comment and circulate the draft management plan to appropriate committees for final review before an abutters' review and public comment.

D. Step IV-Abutters' Review

After the preparation of a draft management plan or significant changes in a plan, the responsible staff member or committee member shall notify abutting property owners and schedule an abutters' meeting to provide opportunity for neighborhood comment.

E. Step V-Town Council Review

The Town Council shall review draft management plans or significant changes in a plan and, as deemed appropriate obtain additional information from the Town's various land use commissions/committees and staff. The Town Council may choose to hold a Public Hearing to receive public input to the plan.

F. Step VI-Town Council Approval

The Town Council shall approve a new management plan or significant changes to an existing plan for Town-owned properties.

G. Step VII-Implementation

Implementing management plans shall be a coordinated effort among Town staff, advisory committee members, and volunteer stewards. Implementation shall be coordinated through the Parks and Recreation Department but may include staff from various other Town departments including the Department of Public Works, Planning Department, etc.

Plan implementation may include but will not be limited to:

- Structural improvements for public access and safety (such as establishing a parking area, constructing trails, improving wheelchair accessibility)
- Ecological management (such as inventorying natural resources, managing and controlling invasive species, encouraging native habitats, improving wildlife habitat)
- Maintenance of parking areas, signage, and boundary markers
- Monitoring of plan goals and objectives to ensure effective implementation
- Public outreach including public information and interpretive guides and maps, and use for education and research

H. Step VIII-Monitoring

Site conditions, including any new improvements, shall be monitored in accordance with the schedule established in the approved management plan by staff or appropriate volunteers. Any problems or issues uncovered shall be reviewed by staff and the commission /committee members that assisted in the preparation of the management plan. As appropriate, problems or issues shall be referred to the Town Council.

I. Step IX-Management Plan Update

The management plan(s) shall be updated as per the approved schedule or as often as deemed necessary by the Town Council or by the commissions/committees.

IV Management of Conservation or Agricultural Easements

A specific management plan is not needed for conservation or agricultural easements unless public access, trails or other municipal interests not adequately addressed in the easement are involved. If a management plan is appropriate, a draft shall be prepared, using the steps detailed in Section III of these guidelines. The Conservation Commission, with staff assistance, shall be responsible for periodically monitoring Mansfield's existing Conservation Easements. **Attachment E** contains a Conservation Easement Abstract and Monitoring/Inspection Form. The Agriculture Committee, with staff assistance, shall be responsible for periodically monitoring any agricultural easements.

Problems or issues uncovered shall be reviewed with staff. As appropriate, problems or issues shall be referred to the Town Council, PZC, or Inland Wetland Agency, depending on the specific easement document.

Attachment A
Pertinent Documents from the 2006 POCD

APPENDIX K-OPEN SPACE ACQUISITION PRIORITY CRITERIA

The following open space acquisition criteria, are provided to assist in the evaluation of potential sites for additional preserved open space. All open space acquisition decisions should be based on a comprehensive review of specific site characteristics, information contained or referenced in this Plan and information obtained through an active public notice and review process. The listed criteria are not weighted to help establish priorities, but in general, sites that address multiple primary categories or that would be of town-wide significance in addressing a goal or objective of this Plan would have a higher priority than sites that address fewer primary categories or do not have Townwide significance. It also is noted that land availability, acquisition costs and budgetary priorities will also significantly influence open space acquisition decisions.

1. Identified or specifically referenced as a potential conservation, preservation or recreational area within Mansfield's Plan of Conservation and Development, the WINCOG Regional Land Use Plan or the Connecticut Policies Plan for Conservation and Development
 - Identified as a potential conservation area on Map 21
 - Identified as within one of Mansfield's significant conservation and wildlife resource areas in Appendix J
2. Conserves or preserves historic or archaeological resources
 - Site is located within or adjacent to a Plan-identified village area (see Map #5)
 - Site contains historic structures, sites or features including, but not limited to mill sites, cemeteries, foundations, stone walls (see Map 2)
 - Site is a recorded archaeological site
3. Conserves, preserves or protects notable wildlife habitats and/or plant communities
 - Site includes species listed by State or Federal agencies as endangered, threatened or of special concern (see Map #11 for DEP Natural Diversity Data Base data)
 - Site contains or helps protect vernal pools, marshes, cedar swamps, grasslands, waterbodies or other notable plant or animal habitats
 - Site is within a designated large contiguous interior forest area (see Map #11)
 - Site includes a diversity of habitats
4. Conserves, preserves or protects important surface or groundwater resources
 - Site is located within or proximate to a State-designated wellfield aquifer area, potential stratified drift wellfield area or existing public water supply well
 - Site is proximate to the Willimantic Reservoir or tributary watercourses and waterbodies
 - Site contains or is adjacent to significant wetlands, watercourses or waterbodies and acquisition will significantly help to protect the water resource
 - Site contains a flood hazard area
5. Conserves, preserves or protects agricultural or forestry land
 - Site contains prime agricultural soils or agricultural soils of State-wide significance, (particularly important when in association with an existing agricultural use)

2006 MANSFIELD PLAN OF CONSERVATION AND DEVELOPMENT

Effective Date: April 15, 2006

Adopted by Mansfield Planning and Zoning Commission: January 17, 2006

Endorsed by Mansfield Town Council: January 9, 2006

- Site is located within an existing agricultural area such as the area in southwestern Mansfield along Mansfield City Road, Stearns Road, Browns Road, Crane Hill Road and Pleasant Valley Road
 - Site contains prime forestry soils (particularly important when located within a large contiguous interior forest area or within a site implementing a long-term forest management plan)
 - Site would provide a significant buffer for an existing agricultural use
6. Conserves, preserves or protects important scenic resources
- Site contains scenic overlooks, ridgelines, open fields, meadows, river valleys and other areas or features of particular scenic importance. (Information contained on Map 12 should be utilized in considering relative scenic importance.)
 - Site contains significant roadside features such as specimen trees and noteworthy stone walls
 - Site abuts a Town-designated Scenic Road
 - Site is visible from existing roadways, trails and/or readily accessible public spaces
 - Site contributes to the scenic quality of one of Mansfield's historic village areas
7. Creates or enhances connections
- Site is located along the Willimantic River, the Nipmuck Trail or other State-recognized greenway or a potential town-wide or multi-town greenway or trail system
 - Site would expand an existing park or preserved open space area and contribute to a continuous area of open space, protect a wildlife corridor, and/or provide a new trail access between open space properties or from existing roads or subdivisions to open space properties)
 - Site would provide a new linkage from an existing or proposed residential neighborhood to an open space/park area, school or commercial area
 - Site provides a buffer area for existing trails
8. Creates or enhances recreational opportunity
- Site is physically suitable for future ballfields and other active recreational use
 - Site abuts an existing school, playground or active recreational site
 - Site provides new boating or fishing access to the Willimantic River or other significant watercourses or waterbodies
 - Site abuts or is within the watershed of existing outdoor public swimming site, such as Bicentennial Pond in Schoolhouse Brook Park
 - Site is located within or proximate to existing areas of higher-density/residential development

Attachment B
Sample Lease for Agriculture Land

LEASE AGREEMENT

Made the day of 2005, between the Town of Mansfield, acting herein by Matthew W. Hart, its Town Manager, a municipal corporation located in the County of Tolland, State of Connecticut, hereinafter referred to as "Lessor," and [insert name of farmer] , hereinafter referred to as "Lessee".

WITNESSETH

That the said Lessor, for and in consideration of the covenants hereinafter reserved and contained, and to be kept and fulfilled on the part of said Lessee, has let and by these presents does grant, demise and farm let unto said Lessee for an initial sixty (60) month term or five (5) planting seasons.

AND IT IS FURTHER AGREED that if Lessee is found to be in default of any of the covenants herein contained, Lessor shall cause written notice of said default to be sent, by Certified Mail, to Lessee. In the event Lessee takes no steps to cure said default within fifteen (15) days after mailing of said notice, then it shall be lawful for Lessor, without further notice to re-enter and take possession of said leased premises, and such re-entry and taking possession shall end and terminate this lease.

AND THE SAID LESSEE does hereby further agree to comply with and conform to all the laws of the State of Connecticut, and the by-laws, rules, and regulations of the Town of Mansfield within which the premises hereby leased are situated, relating to health, nuisance, fire, highways, and sidewalks, so far as the premises hereby leased are, or may be, concerned, and to save the Lessor harmless from all fines, penalties, and costs for violation of, or non-compliance with, the same.

THE LESSEE will maintain the fields in good agricultural condition and will mow the field at least once a year.

THE LESSEE will submit by November 30 of each year a form enclosed in Attachment B to:

The Mansfield Parks Coordinator
Parks and Recreation
10 South Eagleville Rd.
Storrs, CT 06268
860-429-3015x110
860-429-9773 (FAX)

Any restricted use pesticide must be applied by a licensed applicator. The plan will conform to agricultural practices recommended by the CT Cooperative Extension System or a comparable advisor.

The LESSEE agrees to refrain from the long-term storage of manure on the site. The temporary storage of hay is allowed until November 1 of each year.

THE LESSEE shall not cut, other than pruning, destroy or remove any trees without the consent of the Town of Mansfield, said consent to be in writing, and not unreasonably withheld; nor introduce farm or domestic animals; nor install any fencing.

At the end of the five (5) year period, beginning with the effective date of this lease, and at the end of any succeeding five (5) year term agreed to by the parties, the Lessor may review the terms and conditions of the lease to determine if it is in the best interests of the Town to continue the lease for additional five (5) year term and if so, whether any changes will be made in the lease at the discretion of the Lessor. The Lessee may terminate the lease with written notification prior to November 30 of any year. If the Lessee fails to meet the terms of the lease as contained herein, the Lessor may terminate the lease with a one-month written notice.

AND AT THE TERMINATION of lease as provided for above, the Lessee will quit and surrender the premises

hereby demised in as good state and condition as reasonable use and wear thereof will permit, damages by the elements excepted, and the said Lessor shall have the right to enter said premises for the same purpose of showing the same to applicants for hiring the same, at any time subsequent to the November 30 date. The Lessee shall have the first option of renewing this lease under terms to be set forth by the Town.

COMMENCING WITH the growing season of a year to be determined, the Lessee agrees to compensate the Lessor in an amount to be determined payable on or before February 1 of each year. Said amount will be negotiated prior to each subsequent growing season.

THE LESSEE and the Lessee's family shall be relieved of any obligation within this lease should the Lessee become incapacitated or unable to maintain the responsibilities entailed in this agreement.

THE LESSEE will maintain Workmen's Compensation coverage in accordance with the laws of the State of Connecticut if employees are hired to work the land. The Lessee will provide liability insurance with limits of not less than \$100,000.00 per occurrence, naming Lessor as an additional insured, insuring against loss or injury caused by Lessee's activity on the demised premises.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
In the Presence Of:

TOWN OF MANSFIELD

Attachment C
Sample Management Plan

Mansfield Preserve Management Plan

MANSFIELD LAND MANAGEMENT PLAN FOR PARK, RECREATION, OR OPEN SPACE PROPERTY

NAME OF PROPERTY: Mansfield Preserve.

LOCATION OF PROPERTY: Frontage on Gurley Road, Birch Drive and Main Street

MAP/BLOCK/LOT :

Smith Revocable Trust	10.43.35-1	28.76 acres	
Mansfield Heights Subdivision		10.43.12	1.6 acres
	<i>Total</i>		<i>30.36-acres</i>

PUBLIC ACCESS: Allowed, passive recreation only.

PROPERTY CLASSIFICATION: Open Space Preserve

PURCHASE INFORMATION:

Smith Revocable Trust: 28.76 acres for \$90,000 on 5/22/1996 from Open Space Fund.
Mansfield Heights Subdivision: 1.6 acres for \$1.00 on 9/27/1967

AGENCIES THAT HELPED PREPARE MANAGEMENT PLAN: Staff, Parks Advisory Committee, Open Space Preservation Committee

DATE MANAGEMENT PLAN WAS PREPARED: November 2007

REVISION DATES:

DATE OF TOWN COUNCIL APPROVAL:

COMMITTEE REVIEW DATE: PAC to review biannually

OVERVIEW

Mansfield Preserve is a 30-acre parcel with frontage on Gurley Road, Birch Drive, and Main Street. The property is primarily wooded and contains a portion of Bundy Brook and an approximately 4-acre agricultural field, currently in hay production and leased to a local farmer. There are remains of the former Bundy Homestead. The Chipmunk Trail runs through the eastern portion of the property connecting Joshua's Trust's Gurleyville Gristmill to UConn's Fenton River Forest Tract.

MANAGEMENT GOALS

A. Recreational

Maintain trail system in conjunction with Connecticut Forest and Parks Association.

B. Ecological

Maintain riparian buffer along Bundy Brook.

C. Agricultural

Encourage sustainable agricultural practices on the agricultural field.

D. Historical

Encourage interpretation of Bundy Homestead. Cooperate with Mansfield Historical Society and Joshua's Trust to preserve historical artifacts on the property.

INVENTORY

A. Notable Physical Characteristics

The northwestern portion of Mansfield Preserve contains a steeply sloping hemlock forest. The center of the property contains an approximately 4-acre agricultural field currently in hay production and leased to a local farmer. The eastern portion of the site contains a swampy area with an adjacent esker. Bundy Brook is located in the southern part of the forest. A mature stand of pines and other interesting vegetation is located along the Northern side of Bundy Brook.

B. Notable Special Features

Mansfield Preserve contains approximately 0.25 miles of the Chipmunk Trail, which connects Joshua's Trust's Gurleyville Gristmill to UConn's Fenton River Forest Tract. The main entrance to the property is off of Gurley Road, where there is adequate parking. The former Bundy Homestead site is located in the southwest corner of the site and contains foundations, a root cellar and stone walls.

C. Notable Concerns

Monitor the Bundy homestead area for debris. Obtain permanent easement for access to the field by farmer and for land management. The site contains steep slopes. Thus, trail should be planned to minimize erosion.

MANAGEMENT

A. Preparation

1. Develop, purchase and install appropriate preserve signage
2. Install boundary markers and signs as needed
3. Mark existing pedestrian trail leading out to Holly Drive (Torrey Trail).

B. Maintenance

1. Maintain trailheads and trails in conjunction with Connecticut Forest and Parks Association, which maintains the Chipmunk Trail.

C. Ecological Management

1. Prepare a natural resources inventory.
2. Based on the natural resource inventory, determine how to encourage native plant and animal communities and to control invasive plants.

D. Enhancements

1. Encourage public participation by recruiting and training a volunteer steward
2. Solicit educational and research use
3. Create an interpretive trail guide

E. Monitoring

1. Staff and/or volunteer annually monitor entrances, trails, and boundaries
2. Staff and/or volunteer annually update and review the management schedule

ATTACHMENTS

- Attachment 1 Aerial Photo
- Attachment 2 Trail Map
- Attachment 3 Bundy Preserve Abutters List
- Attachment 4 Fiscal Notes
- Attachment 5 Property Deeds

Appendix D
Non-Native Invasive Species Policy

Non-Native Invasive Species Policy- Adopted on the Staff level after briefing the Town Council at their 11/22/04 meeting.

To properly address non-native invasive species, use the resources available in the already established academic invasives community, and ultimately define the Town role, the Town enacted the following invasives policy:

The Town of Mansfield recognizes that the spread of invasive plants and animals is a serious environmental problem threatening our local natural ecosystems. Therefore, in the Town's continuing effort to preserve, restore, and protect native plant and animal communities of Mansfield, we establish this policy for invasives control.

- Include the development and implementation of an invasives control plan in Town properties' land management plans.
- Train staff and volunteers in control methods, and apply to selected sites.
- Educate residents about the invasives problem.
- Work with other groups concerned with invasives control.

Are you concerned about non-native invasive species such as Asiatic bittersweet, burning bush, multiflora rose, autumn olive, Russian olive and others? There are several excellent sources of information available through the Connecticut Invasive Plant Working Group (CIWPG), Invasive Plant Atlas of New England (IPANE), Natural Resources Conservation Service (NRCS).

Attachment E
Conservation Easement Abstract
Conservation Easement Monitoring/Inspection Form

Mansfield Conservation Easement Abstract

Location of Easement (address): _____

Name of Property: _____

Subdivision (if applicable): _____

Original Grantor: _____

Assessor's Map: _____ Block: _____ Lot: _____

Date Easement filed on Land Record: _____

Size of Easement: _____

Current owner(s) (attach listing of all owners address and phone): _____

Method of Identifying Easement area (iron pins, medallions): _____

General Description of Easement area (special features, existing structures, roads, etc.):

Nature of Easement restrictions (notation of unique or special conditions): _____

Attachments (check all the apply)

- _____ Copy of Conservation Easement document
- _____ Survey Plan/Subdivision map
- _____ Topographic map with Easement boundaries
- _____ Aerial Photo
- _____ Photos with associated map/sketch indicating location and direction of photos
- _____ Record of ownership/property transfers
- _____ Monitoring Inspection Reports
- _____ Other (please describe)

Mansfield Conservation Easement Monitoring/Inspection Report

Location (address): _____

Name of property/subdivision: _____

Local contact/resident (as appropriate): _____

Monitoring visit notification:

Date letter was sent to owner/local contact: _____

Date/time of follow-up phone call: _____

Description of current land use abutting easement area: _____

Easement boundaries/markers (are boundaries present and visible): _____

Descriptions of observed human or natural alterations or encroachments to the
conservation area _____

Observations/Comments (List any potential problems/general condition of easement):

To the best of your knowledge and observation, are the terms/conditions of the
Conservation Easement being complied with? (please describe) _____

Method/nature of inspection (personal visit, aerial, walked boundaries/spot-check interior, etc.): _____

Date and Time of Inspection): _____

List all persons attending inspection (owner and others): _____

Monitor's name: _____

Monitor's signature: _____

Owner's/local contact's name and signature (where possible):

Attached support data (please describe) (i.e. photos, aerial photos, maps/illustrations/sketches, other): _____

For your info

SUMMARY		
<i>Total Acres of Land with Buildings/Facilities:</i>		161.40
<i>Total Acres of Land with Individual Management Plans:</i>		1573.11
<i>Total Acres of Land with Grouped Management Plans:</i>		456.61
<i>Total Acres in Easements:</i>		593.16
<i>Total Acres of Town Owned Land and Easements</i>		2784.28
	<i>Pending</i>	
<i>Total acres of pending land in Grouped Management Plans</i>		0.00
<i>Total Pending Land in Easements</i>		3.70
<i>Total Pending</i>		3.70
Overall Notes:		
1. Excludes roads owned by the Town		
2. Does not include two parcels owned by the Mansfield Housing Authority		
3. Through a lease arrangement, the Town manages active recreational uses at the 55-acre Lions Club property west of Wormwood Hill Rd.		
4. Through a lease arrangement, the Town manages a 44-acre open space parcel along Nelson's Brook between Birch Road and Middle Turnpike.		
5. Through a lease arrangement, the Town maintains limited public access rights from Depot Road to the Willimantic River.		
6. Through an easement arrangement with J. James, the Town maintains an open space and recreation easement on approximately 4.5 acres of land adjacent to Schoolhouse Brook Park (between Clover Mill Road and Browns Road)		
7. There is a trail agreement with John Troyer for a trail on his property connecting to the Southern portion of Dunhamtown Forest.		

Land with Buildings/Facilities		
Name	Location	Acreage
Audrey P. Beck Building	So. Eagleville Rd	5.40
Buchanan Center(Library)	Warrenville Rd. (Rt.89)	4.10
Discovery Depot (Childcare center)	Depot Rd.	15.60
Eagleville Fire Dept.	Storrs Rd.(Rt. 195	1.00
Goodwin School	Hunting Lodge Rd.	11.80
Gurley (Pink Ravine) Cemetery	Bonemill Rd	1.80
Middle School	Spring Hill Rd.	25.00
New Mansfield Center Cemetery	Cemetery Rd	4.40
Old Eagleville Schoolhouse	Stafford Rd (Rt 32/S. Eagleville Rd.(Rt. 275)	1.70
Old Mansfield Center Cemetery	Storrs Rd. at Cemetery Rd	1.50
Old Town Hall (Historical Society)	Storrs Rd.(Rt, 195	0.70
Reynolds School (storage use	Depot Rd.	1.00
Senior Center	Maple Rd.	1.90
Southeast School	Warrenville Rd. (Rt.89)	16.10
Town Garage/Dog Pound	Clover Mill Rd.	20.00
Transfer Station	Warrenville Rd. (Rt.89)	26.70
Vinton School	Stafford Rd (Rt 32)	22.70
Total Acres of Land with Buildings/Facilities:		161.40

Parks and Other Land with Site-Specific Management Plans		
Name	Location	Acreage
Baxter Farm	E. side of Baxter Rd.	25.80
Bicentennial Pond/Schoolhouse Brook Pond	N. Side of Clover Mill Rd.	170.00 *
Common Fields/Col. E Storrs Field	Bassetts Br/Cemetery/Storrs Rd	19.00
Coney Rock Preserve	Mulberry Road includes a 9-acre open space dedication from Horseshoe Hts subdiv. Does not include Mullane Property (17-acres- Proposal Rock) or Chapin Property (134-acres). Managed together with Joshua's Trust as one property.	68.25
Crane Hill Field	950 ' of frontage along Crane Hill Road	12.23
Dorwart Preserve	Mulberry Road .	61.00
Dunhamtown Forest	S. of Dunham Pond Rd./, Fieldstone Drive, former Dunnack Property, former Sibley Property, and Maxfelix Drive	226.13
Eagleville Preserve	Stafford Rd./ E. of Willimantic River	23.00
Fifty Foot	East/ Storrs Roads	102.00
Harakaly Property	Warrenville Rd. (South of Mt Hope Rd)	0.80
Lions Club Park	Wormwood Hill Road	69.90
Little Lane Property	Little Lane	1.90
McGregor Property	Stonemill Rd./ E of Fenton River	2.20
Merrow Meadow	Merrow Road	16.00
Moss Sanctuary (pending)	On the corner of Rte 275 and Rte 195. Frontage on Birchwood Hts Road	134.50
Mt. Hope Park	Warrenville Rd.	35.33
Old Spring Hill Field (former Bodwell Farm)	Spring Hill Rd. (N. of Mansfield Middle School)	6.50
Porter Meadow	Storrs. Rd. opposite Puddin Lane	6.80
River Park (Plains Rd)	Land Swap with UConn for Middle Turnpike Property	10.00

Town Owned Land and Conservation Easements As of September 1, 2009

Saw Mill Brook Preserve	South of Crane Hill Rd along Sawmill Brook Includes Fesik property and Landlock parcel purchased from the Vernon Family).	78.50
Schoolhouse Brook Park	So. Side of Clover Mill Rd (Includes Barrows, Hall, Swanson Larkin Property, Morneau)	329.37
Shelter Falls Park	Birch/ Hunting Lodge Roads	75.10
Spring Hill Field	Spring Hill Road	16.00*
Sunny Acres park	Meadowbrook Lane	6.50
Thornbrush Road Property	Thornbrush Road (Off Old Kent Rd)	0.90
Torrey Property	S. side of Gurleyville Rd. W of Fenton River	28.80
White Cedar Swamp	Mansfield City/ White Oak Roads (includes Wild Rose Estates Phase I open space dedication).	45.41
Wolf Rock Access (Ferguson Property)	Crane Hill Road	1.19
Total Acres of Land with Individual Management Plans:		1573.11
Note: * = portions of one 231-acre parcel		

Town Owned Land and Conservation Easements As of September 1, 2009

Name		Acreage
Baxter Rd (Baxter Estates) Includes ROW between Baxter Road and Town of Willington		24.60
Birchwood Heights Rd.		1.40
Bone Mill Rd (Bonemill Estates)		2.89
Boulder Lane		6.30
Candide Lane (N. of Stearns Rd. includes segment of Cider Mill Brook)		3.61
Cedar Swamp Rd (Toll Rd Subdivision)		7.55
Chatham Drive (3 parcels)		8.30
Cheney Drive		1.10
Costello Circle		0.90
Coventry Rd.		1.20
Coventry Rd. (Smith Farms Subdivision)		32.70
Crane Hill Rd.		1.20
Davis Rd.		1.50
Deerfield Lane		17.00
Elizabeth Rd.		4.00
Ellise Road		2.00
Farmstead Road		2.10
Fellen Road		0.90
Gurleyville Road (east of Bundy Lane)		1.20
Highland Road (corner of Stearns Rd.)		21.90
Hillcrest Drive		0.20
Hillyndale Road		2.10
Holly Drive		1.60
Homestead Drive (2 parcels)		5.70
Jacobs Hill Road		2.70
Jackson Lane (Aurora Estates)		4.56
Kaya Lane		9.40
Lorraine Drive		2.10
Mansfield City Rd/Beacon Estates Dr (Smith Farms 2)		51.47
Lions Club Park	Wormwood	69.90
Moss Sanctuary (pending)		12.74
North Eagleville Road(two groups of parcels at Meadowood Road)		3.60
North Eagleville Road/ Hillyndale Rd.		3.30
Philip Drive		5.90
Meadowbrook Ln opposite Pollack Rd (Pine Grove Subdivision)		0.85
Monticello Lane		1.40
Monticello Lane (Fellows Estates)		17.14
Quail Run Road (Vinton Woods subdivision)		6.45
Russet Lane		0.90
Sawmill Brook Lane		13.80
Scottron and Sheffield/Fern Road (Chatham II)		11.42
South Eagleville Rd/Old Schoolhouse Rd		0.99
Stafford Road (North of Coventry Road)		9.90
Stafford Road (South of Cider Mill Road)		6.00
Stearns Road (No. side East of Vinton School)		2.30
Stearns Road (So. Side between Stafford and Woodmont Roads)		6.20
Warrenville Rd. (South of Mt Hope Rd)-Stephen Estates		0.80
Storrs Road (So. Of Cedar Swamp Road)		4.00
Thomas Drive		5.50
Westgate Lane		0.90
Woodmont Drive		1.70
Storrs Road Willington Town Line (Windwood Acres/Baxter Estates II)		30.53
Warrenville Road/Dodd Road (Quiet Meadow)		38.74
Stafford Road-adjacent to Vinton School (Unistar Developments)		4.07
Total Acres of Land with Grouped Management Plans:		456.61

Conservation Easements		
Land Protected with Written Agreements with the Town		
Name		Acreage
Adeline Pl. (Pine Grove subdivision)		1.50
Bassetts Bridge Rd. (Hawthorne Park Subdivision)		1.47
Bedlam Rd (Aurora Estates)		2.24
Birch Road/Hunting Lodge Rd.(Highbrook subdivision)		3.80
Brookside Lane (Deer Ridge subdivision)		3.00
Brookside Lane (Deer Ridge subdivision)		3.00
Browns Rd and Crane Hill Rd (Sawmill Valley Estates)		21.02
Browns Rd, (Well House Subdivision)		1.58
Browns Rd. (Southern portion of Schoolhouse Brook Park)		4.50
Browns Road (Kidderbrook Estates) 3 lots		9.84
Candide Lane (Candide Lane Subdivision-Larry Ross)		0.71
Candide Lane (Ouimette/ Pichey Parcels)		1.00
Candide Lane/Stearns Road (Pond View Estates)		0.73
Chatham Dr. (2 parcels)		1.60
Chatham II (in 4 parcels)		0.36
Conantville Rd. (Ledgebrook)		3.00
Coventry Rd. (Smith Farms Subdivision)		32.30
Crane Hill Road (Dressler & Weitz Subdivision)		2.75
Crane Hill Road (Malek Manor lot 4)		2.66
Crane Hill Road (Palmer Property (DevelopmentRights))		14.00
Davis' Rd. (Gifford Estates subdivision)		15.00
Dodd Road-Laguardia Lane (Quiet Meadow Subdivision)		7.47
Dunham Pond Road/Rte 275 (Dunham Farm Estates)		8.13
Dunnock (Dunnock Acres)		5.52
East Rd/Windswept Ln (Windswept Manor subdivision)		6.30
Ellise Road (Glen Terrace V)		29.66
Fieldstone Drive (Maplewoods subdivision)		13.80
Hanks Hill Rd (Hanks Hill Estates)		3.75
Highland Rd./Stoneridge Lane(Laurel Ridge subdivision)		61.00
Homestead Dr. (Homestead Acres subdivision)		2.00
Hunting Lodge Rd (#97) (UConn Foundation)		4.00
Hunting Lodge Rd. (Semarakis)		0.87
Lions Club Park Wormwood Hill Road		69.90
Lorraine Dr.(Woodland Estates subdivision)		5.00
Maple Rd. (resubdivision of Gifford Estates, lot 27)		2.90
Maple Rd/MaxFelix Dr. (Maplewoods Sect. 2 subdivision)		18.93
Maple Road (Gifford Estates)		5.67
Maple Road (Mapleview Farms subdivision)		11.50
Maple Road (Nursing and Rehab Center)		3.00
Middle Turnpike (Favretti property)		7.70
Monticello Lane (Fellows Estates)		3.46
Moss Sanctuary (pending)		1.90
Moulton Rd. (Raynor Subdivision)		1.18
Mt Hope Road (Mt Hope Rd)		3.14
Mulberry Road (Mulwood West)		2.90
Mulberry Road (Partridge Way subdivision section 2)		4.75

Conservation Easements	
Land Protected with Written Agreements with the Town (cont.)	
Name	Acreage
Mulberry Road (Partridge Way subdivision)	4.30
Nipmuck Rd. (Fenton Valley subdivision)	0.50
South Bedlam Rd. (Buhrman Estates Subdivision, Sections 1,2 and 3)	16.70
South Bedlam Road (Ross lot of Record)	0.70
South Eagleville Rd. (Crossing at Eagle Brook subdivision)	11.80
South Eagleville Rd. (Mansfield Cooperatives project)	15.70
Stearns Rd./Candide Ln (Pondview subdivision)	0.73
Storrs Heights Rd. (Janes property)	1.70
Storrs Rd. (Cantor Grous Subdivision)	6.40
Storrs Rd. (Norling property)	7.00
Storrs Rd. (Windwood Acres Subdivision)	15.70
Warrenville Rd.(Roaring Brook subdivision)	3.20
Warrenville Rd.(Stephen Estates) 2 parcels	12.50
White Oak Rd. (Cider Farms II subdivision)	6.00
Wildwood Rd.(Nichols/Hepple property)	0.50
Woodland Rd. (Best Subdivision)	5.20
Woodland Road (Lucas Subdivision)	4.90
Wormwood Hill Rd (Mulwood East)	8.17
Wormwood Hill Rd. (Abbe Estates subdivision)	0.30
Wormwood Hill Rd. (Abbe Estates subdivision)	2.49
Wormwood Hill Rd. (Little Divide subdivision)	4.00
Wormwood Hill Rd/Knowlton Rd (Green) Agricultural Easement	13.40
Wormwood Hill Rd/Knowlton Rd (Green) Conservation Easement	47.90
Wormwood Hill Road (Green lot of Record) Agricultural Easement	5.30
Wormwood Hill Road (MacFarland Acres)	4.78
Total Acres in Easements:	608.86
Pending Conservation Easements	
Wormwood Hill Rd (Hallock Subdivision)	3.70

Town of Mansfield
CONSERVATION COMMISSION
Meeting of 19 August 2009
Conference B, Beck Building
(DRAFT) MINUTES

Members present: Robert Dahn, Peter Drzewiecki, Quentin Kessel, Scott Lehmann, John Silander, Joan Stevenson. *Members absent:* Frank Trainor. *Others present:* Grant Meitzler (Wetlands Agent).

1. The meeting was **called to order** at 7:35p by Chair Quentin Kessel.

2. The draft **minutes of the 15 July 09 meeting** were approved, with (a) a correction of item 7.10 to reference Article 6 (not Article 5) and (b) an addendum to item 6 indicating that the penultimate sentence of paragraph 2 in the resolution regarding the 2009 Windham Region Land Use Plan had been corrected (by unanimous e-mail vote on 23 July 09 of those who attended the July meeting) to read: "It is a Class I viewshed bordered by one of Mansfield's designated Bicycle Routes" instead of "It is a Class I viewshed bordered by one of Mansfield's officially designated Scenic Roads."

3. **IWA referral W1437 (B'Nai Brith Hillel, N. Eagleville Rd).** Lehmann participated in the IWA field trip to the site earlier in the day; his report is attached.

The applicant proposes (a) modest paving at the side and rear of the building and (b) stump removal from a cleared area behind the building (where the applicant hopes to construct a parking lot, though that project is not part of this application). There is a small wetland slightly uphill and about 50 ft from the proposed paving work at its closest point; it is probably a remnant of a larger wetland that was filled when 'Church Row' was constructed in the pre-IWA era. It is classed as a wetland in virtue of soil type; Meitzler indicated that when he visited the site three weeks ago it was dry (despite an unusually wet July) and appeared to lack typical wetland vegetation. If it retains any wetland functionality, it would be as a vernal pool – something one could determine only by observation in early spring. After some discussion, the Commission agreed unanimously on the following motion (Silander, Drzewiecki):

The proposed paving would probably have a minimal impact (if any) on the wetland.

However, there is a potential for impact from stump removal, if the wetland does function as a vernal pool, and adequate sedimentation controls should therefore be required for this part of the proposed work.

4. **Recreational Trails Grant.** The Parks and Recreation Department is applying for a grant to construct a wheelchair-negotiable trail from the Middle School around Bicentennial Pond. Some Commission members wondered why the plan didn't call for up-grading Byron's Trail (as opposed to constructing a new trail paralleling it), but in the end the CC agreed unanimously (motion: Drzewiecki, Dahn) to the following statement, drafted by Kessel, in support for the application:

Mansfield's Bicentennial Pond Recreation Area is widely utilized by area residents; however, it is not friendly to those with limited mobility. The proposed trail improvements will afford access to natural areas around the pond that are currently inaccessible to wheelchair-bound individuals. This multipurpose trail will also provide connections for hikers, joggers and others to existing trails in the neighboring Schoolhouse Brook Park.

We also note the benefits of the plan to the neighboring Mansfield Middle School and its student program.

5. Windham Region Land Use Plan. Kessel communicated the Commission's (corrected) motion on the proposed 2009 Windham Region Land Use Plan to WinCOG, with the disclaimer that it represents the position of the Commission and not necessarily that of the Town of Mansfield.

6. Membership. At this point, the Commission lacks Alternates. Several names were suggested; Kessel and Silander will try to determine if these people might be interested.

7. Invasives. Silander reported that the grounds of CVS at 4 Corners have been re-planted with vigorous invasives (burning bush, barberry) after excavation for groundwater remediation at the site. He wondered why the PZC had permitted this, given Town policies against the use of invasive species in landscaping. The Commission agreed to join in expressing disappointment to the PZC about this.

8. The meeting **adjourned** at 8:25p. Next meeting: 7:30p, Wednesday, 16 September 09.

Scott Lehmann, Secretary
20 August 09

A brief report on today's IWA Field trip.

W1437 B'Nai Brith Hillel, N. Eagleville Rd. The application is for paving and patio work at the rear of the building, and for stump removal in a recently cleared area behind the building. There is a small wooded wetland slightly uphill and about 50 ft from the proposed paving at its closest point. It is probably a remnant of a larger wetland that was filled when the churches on N. Eagleville were constructed, in the bad old days before the Inland Wetlands Act. The wetland is now guarded by poison ivy, so we did not approach too closely; it appears to have no typical wetland vegetation and to be a wetland solely in virtue of soil type.

The proposed paving work will probably have no significant wetland impact, since it would be downhill from the wetland. Stump removal could impact the wetland if sedimentation isn't controlled – whether the impact would be negative depends upon whether the wetland is a wetland in anything but name at this point.

The applicant intends to turn the cleared area into a parking lot, which would involve re-grading. However, this application does not cover that. If the wetland is a real wetland, parking lot construction could have a significant impact on it.

Scott Lehmann, 19 August 09