Parks Advisory Committee Meeting
September 2, 2009
Eagleville Preserve
6:30 pm

***In the event of rain we will meet at the Mansfield Community Center Conference Room at 7:30**

Acting Secretary- Eric Kruger

I. Welcome
II. Roll Call
III. Approval of June Minutes

IV. New Business
1. Review of Eagleville Preserve Management Plan

V. Continuing Business
1. Fall FOMP Programs-Walktober, etc.
2. Winter Program Ideas

VI. Staff Report

1. NAV Fall workdays- fall schedule
2. Grants in application phase
   a. Design of Universal Access Trail at Bicentennial Pond
3. Grants Currently in Implementation Phase
   - Commonfields Path through time
   - River Park (online trail guide)
   - NEPA Tree Grant Program-rain garden plantings at River Park

VII. Other Committee Minutes
1. Conservation Commission
2. Planning and Zoning Commission
3. Agriculture Committee

VIII. Other
- Fall Projects
  - Bird blind at Commonfields- Eagle Scout
  - Build and install benches at Commonfields and River Park
  - Rain Garden Planting River Park
  - WHIP Native Shrub Planting
  - Other WHIP Tasks
  - Open Space Referendum
  - NAV workdays

IX. Adjournment

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

Name of property: Eagleville Preserve

Location of property: West side of Route 32, south of Route 275.

Size of property: 23 acres (10 acres agricultural fields, 11 acres of woods and wetlands, 2 acres for Community Garden on Route 32).

Public access: yes, agriculture and passive recreational uses.

Property classification: Purchased by Town.

Agencies that helped prepare the management plan: Open Space & Farmland Preservation Committee, Parks Advisory Committee.

Date plan was prepared: November 17, 1995

Revision dates: November 22, 1995, revised
December 4, 1995, PAC reviewed
December 6, 1995, PAC approved

Date of Town Council approval: January 22, 1996

Committee review date: OSPC/PAC monitor annually.

MANAGEMENT PLAN FOR PARK PROPERTY

NAME OF PROPERTY: Eagleville Preserve

LOCATION OF PROPERTY: West side of Route 32, South of Route 275

SIZE OF PROPERTY: 23 acres (10 acres agricultural fields, 11 acres of woods and wetlands, 2 acres for Community Garden on Route 32)

PROPERTY CLASSIFICATION: Purchased by Town

Agencies that helped prepare Management Plan: Open Space & Farmland Preservation Committee
Parks Advisory Committee

APPROVED BY TOWN COUNCIL 1-22-96

Date Plan was prepared: 11/17/95 (draft)

Overview: Property is a level terrace adjacent to the Willimantic River. Entire property is prime farmland, but area next to river is subject to occasional flooding and is now wooded. The two wetlands include, 1) an old gravel pit on the North boundary (buttonbush swamp) and 2) an old river meander (mixed woods with silky dogwood understory). Entire property is in the Willimantic River aquifer zone. Open fields include an 8-acre field west of the railroad track and a 2-acre field west of Route 32. Both fields are above the flood hazard zone (see attached maps).

I. INVENTORY

Wooded Area:

A. Notable Physical Characteristics:

1. Riparian woodlands, wetlands, and abandoned farmland
2. Existing rough pathways along banks of river, old farm roads
3. River height varies widely depending on rainfall
4. Dunham Pond Brook forms southern border

B. Notable Features:

1. Views of river and of brook from existing pathway
2. Variety of plant and animal life

C. Notable Concerns:

1. Existing trash piles on property (old farm use)
2. Access to proposed trails is by way of state (DEP) owned property to north
3. Bridge built in summer of 1995 on DEP property has washed out - no legal access to property at present
4. Part of the proposed route of the trail is through wetlands, very wet at periods of high water (noted in Nov. 95)

Community Garden:

A. Notable Physical Characteristics:

1. 2 acres of flat, fertile land (Merrimac soil)
2. Easily accessible to community

B. Notable Features N.A.

C. Notable Concerns:

1. Lack of water source
2. Identification of management role of PAC
3. Lead member to be named
4. Need for sensitivity to homeowners of abutting properties

Agricultural Field:

A. Notable Physical Characteristics:

1. Prime farmland soil: Merrimac (see attached description)
2. Level topography
3. Soil is in good condition, according to Soil Conservation Service field test, August, 1994
4. No chemicals applied in over 3 years, so it is certifiable for organic farming by New England Organic Farmers Assoc.
5. Irrigation source from Willimantic River to the west.
6. Potential for wells in the Willimantic River aquifer zone.

B. Notable Special Features: NA

C. Notable Concerns:

1. Field is becoming overgrown with shrubs.
2. Preserve the farmland in good condition.
3. Protect potential uses of the aquifer for water supply.

II. GOALS

Wooded Area:

A. Requiring immediate action:

1. Obtain approval of DEP to use their land for trail access (done 7/95)
2. Arrange to construct bridge on DEP property farther upstream on the Canal (done 8/95-but see above)
3. Removal of trash, plan for keeping clean
4. Cooperate with Open Space to firm up route of proposed trail between woods and fields

B. Short Term (up to 5 yrs.)

1. Identify route of trail by blazing (paint) and signs
2. Arrange for PAC member to monitor trail use
3. Encourage community (Eagleville) participation

C. Long Term

1. Support Mansfield's role in Greenways project along Willimantic River - advocacy

Community Garden:

1. Establish Community Gardens on acreage between Railroad tracks and Route 32

Agricultural Field:

A. Requiring immediate action

1. Maintenance of open fields without damage to edge habitat.

B. Short Term (up to 5 yrs.)

1. Lease to farmer(s) in 5-10 year range to encourage their stewardship.
2. Investigate edge and shrubland habitat and recommend a vegetation management plan.
3. Edge habitat management - return to native vegetation regimes
4. Control of woody weeds and other aggressive, introduced woody species.

C. Longer Term (+ 5 yrs.)

1. Maintain area as productive open land with rich natural/native edge habitat and potential well-field.

III. RECOMMENDED MANAGEMENT ACTIONS

Wooded Area:

A. Short Term

1. Determine entire trail system (done by PAC 9/95) attempt to identify route of trail along river for entire parcel length; at present it must detour along farm road due to heavy brush, briars and stony piles near power line crossing.
2. Clear existing pathways ASAP along DEP and town owned property (in progress)
3. Replace bridge across inlet (Winter 95, after water level recedes) and determine method of crossing diversion area on DEP property - stepping stones, bridge (move bridge upstream on canal).
4. Paint blazes on trail, place signs as needed
5. Place sign on Route 275 (Curt to arrange with DEP, Ann Strutt may assist in contact)
6. Create bog bridges as needed
7. Clear areas of farm trash (partially completed by UConn students and town crews, 11/95), remove hunting stands.

B. Long Term

1. Educational: Identify areas of interest, guide to area, using expertise of committee (96/97)
2. Advocacy: This might become part of the proposed Willimantic River Greenway. It could be a stopping place for canoes on trips down river. There is a put-in place on DEP property South of Route 275. The course is described in Joshua Tract's guidebook.

Community Garden:

1. Meet with homeowner south of area - done
2. South boundaries to be defined with planting 95-96 (plant by North fence also?)
3. Establish sign on Route 32 to identify garden area
4. Common garden plot area adj. to Route 32 should be mowed 2-3 times/yr. to control/eliminate woody weeds; or use Roundup.

Agricultural Field:

A. Short Term

1. Mow 2-3 times/yr. until leased.
2. Develop the terms of the lease.
3. Suggested lease conditions:
   a. Crop will be organic and/or IPM vegetable/fruit production, IPM hay or alfalfa (or other legume cover crop).
   b. List of fertilizers, herbicides and pesticides used is provided to the Town annually.
   c. Soil has both summer and winter cover crop.
   d. Unproductive areas are to be kept mowed.
   e. Provide spring plowing of Community Garden on Route 32 (investigate fertilization of CG plot).
   f. Meet with SCS and Ext. Service reps to develop a Best Management Practices Plan (copy given to the Town).
4. Develop Management/treatment of edge habitat.
5. Investigate potential of this area of the Willimantic River aquifer for well-field production.

B. Long Term

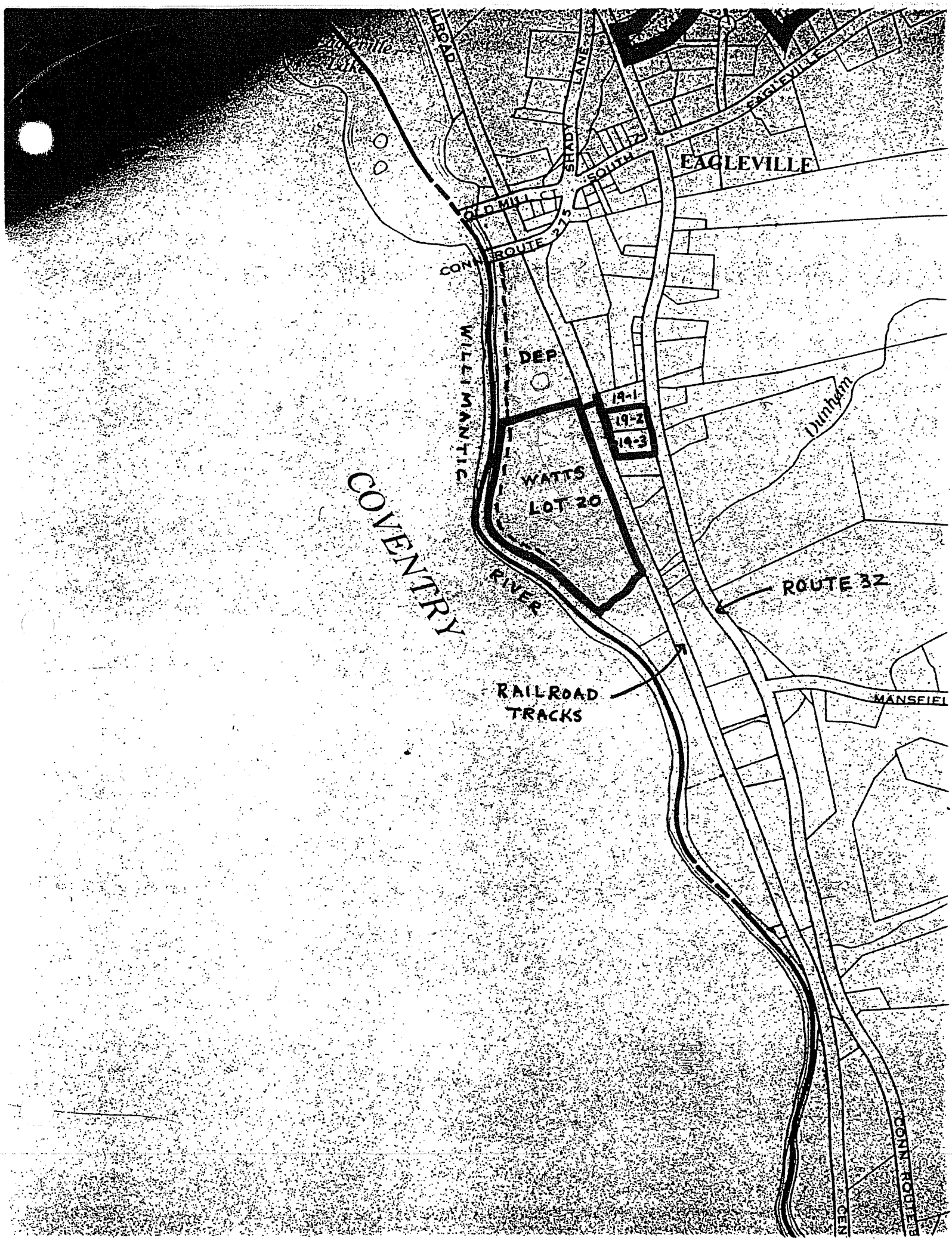
1. Maintain area as productive open land with rich natural/native edge habitat and potential well-field.

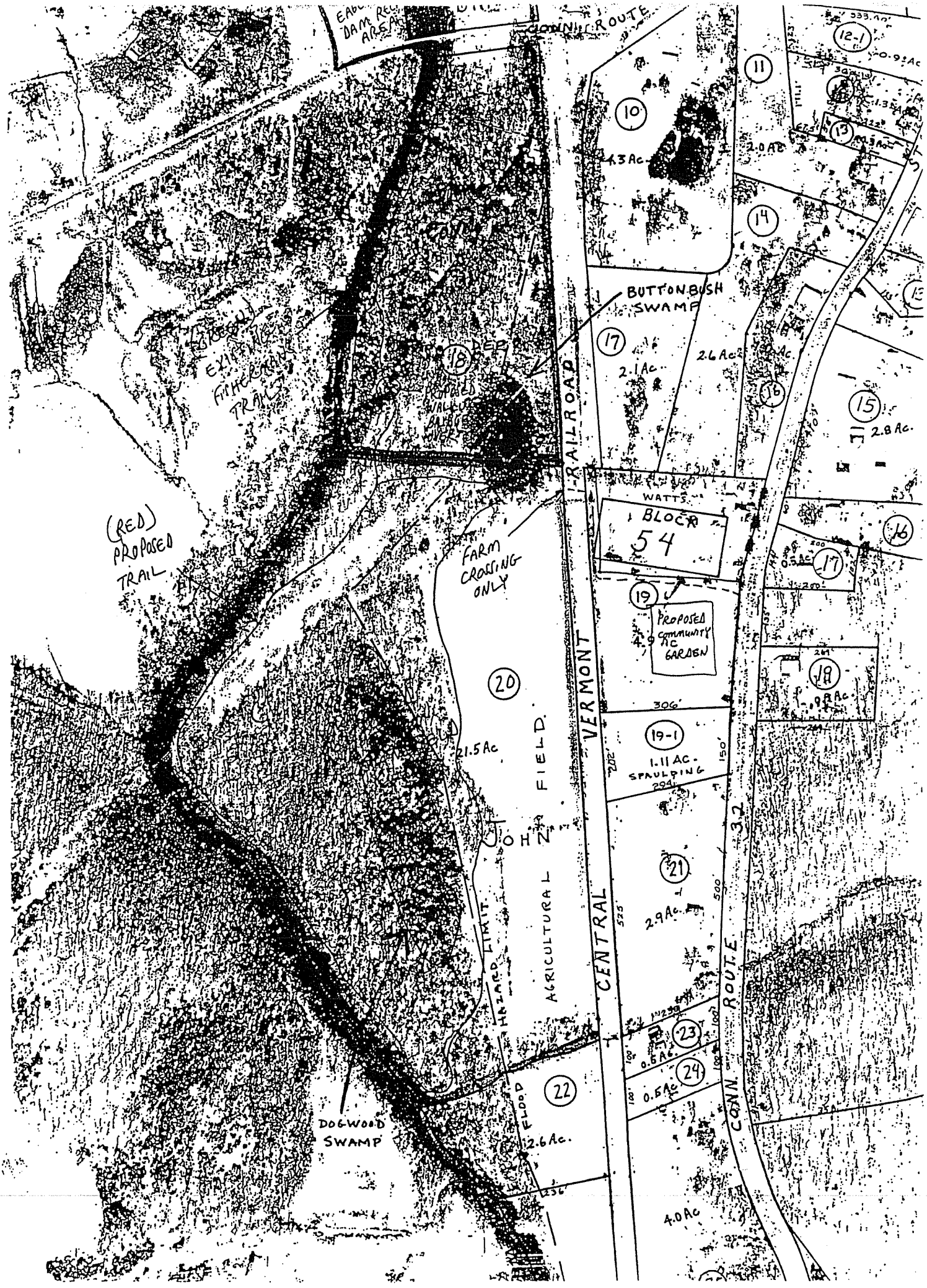
Recommended Schedules for:

A. Monitoring site conditions: one time/mo. during the growing season.
B. Monitoring implementation of recommended management actions: three times/growing season.
C. Updating management plan. As required, based on A and B.

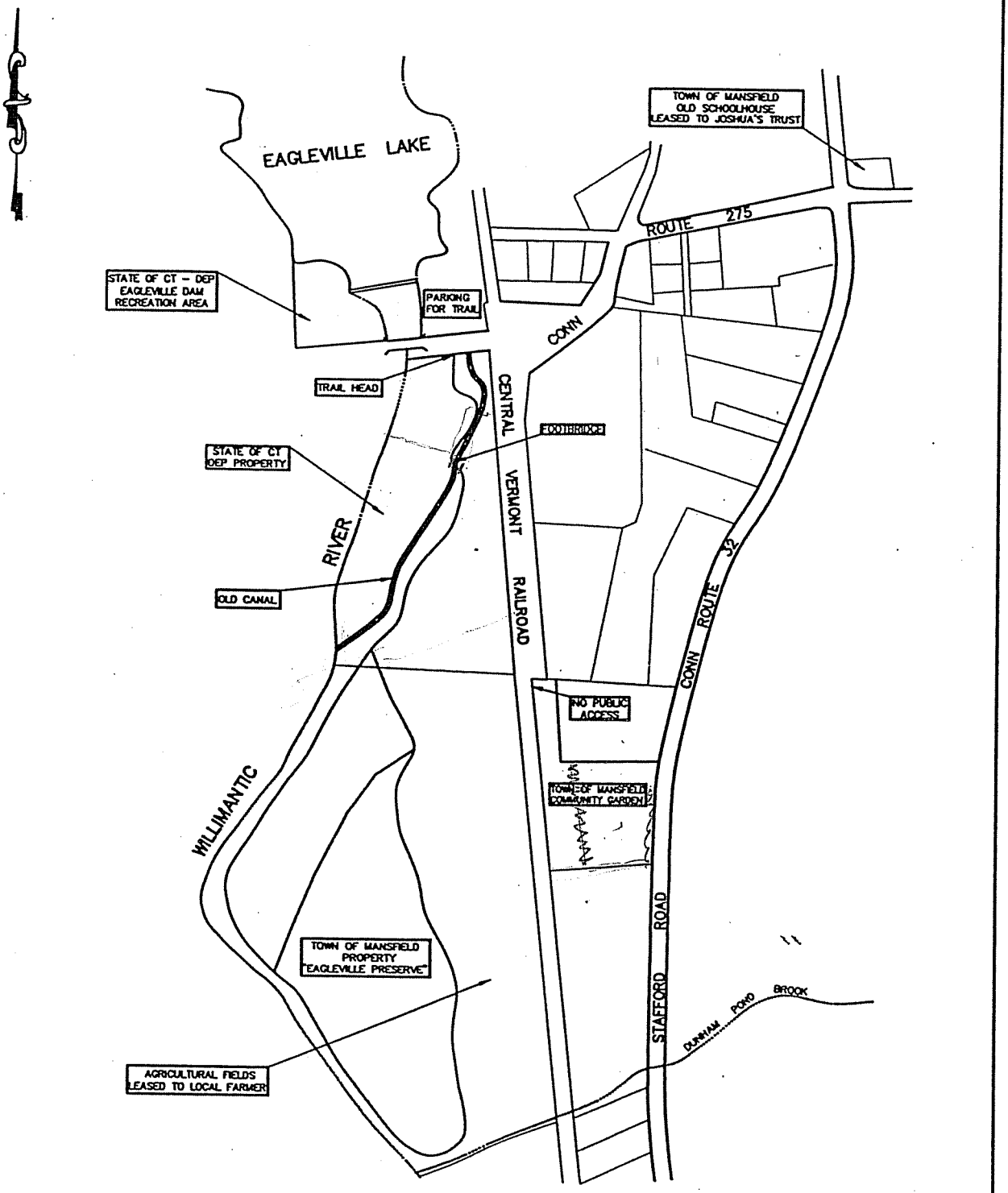
ATTACHMENTS

1. Property Map
2. Aerial Photo
3. Topographic Map
4. Soils Map
5. Description of Merrimac Soil


Lake
ROAD
SHADY LANE
SOUTH
EAGLEVILLE
EAGLEVILLE
OLD MILL CT
ROUTE 275
CON
WILLIMANTIC
DEP
19-1
19-2
19-3
WATTS
LOT 20
COVENTRY
Dunham
RIVER
ROUTE 32
RAILROAD
TRACKS
MANSFIEL
CONN ROUTE
CEN

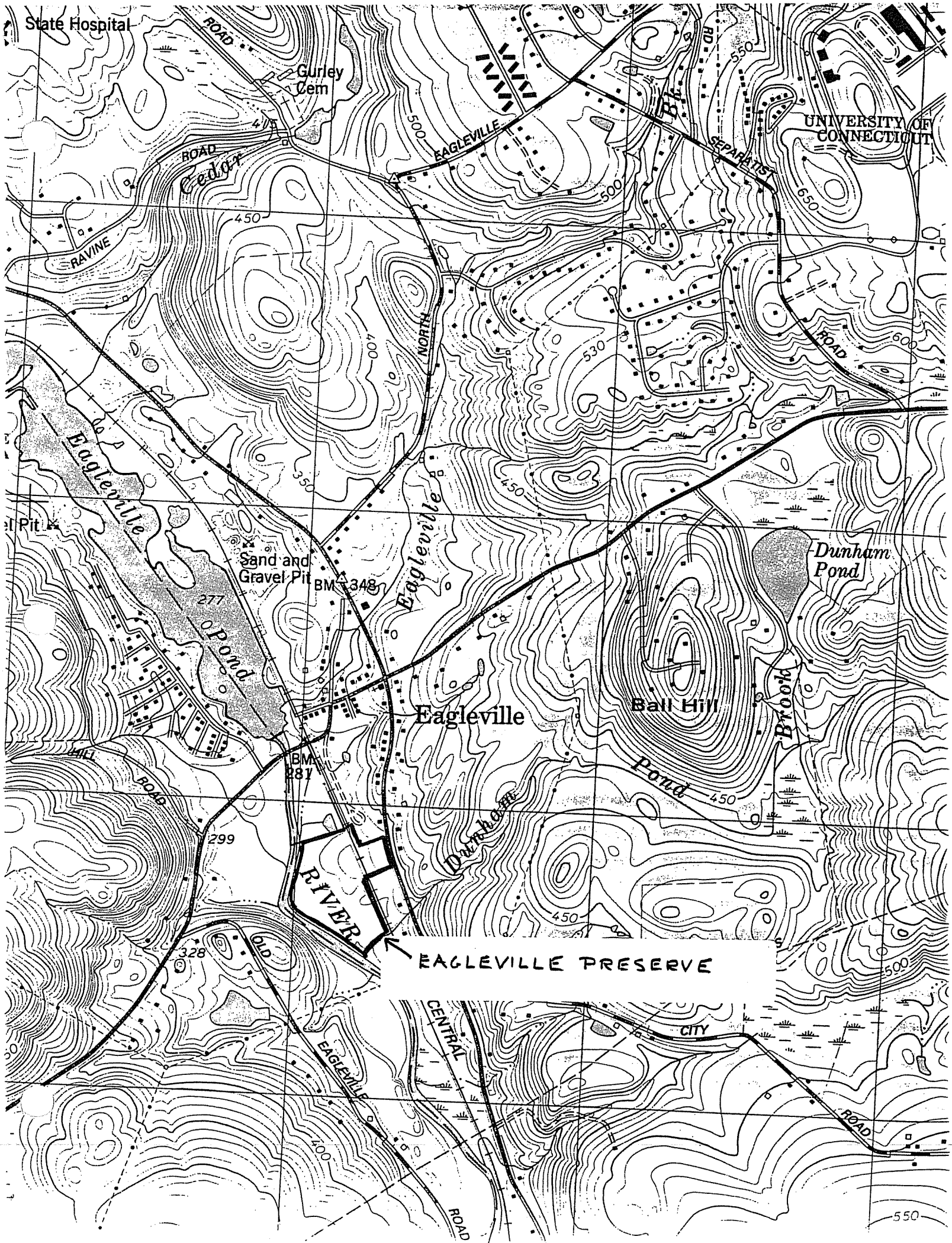


CONN. ROUTE
BUTTONBUSH SWAMP
(RED) PROPOSED TRAIL
FARM CROSSING ONLY
WATTS
BLOCK 54
PROPOSED COMMUNITY GARDEN
VERMONT
CENTRAL
RAILROAD
JOHN
FIELD
AGRICULTURAL
HAZARD LIMIT
FLOOD
DOGWOOD SWAMP
CONN. ROUTE 32
10
11
12-1
13
14
15
16
17
18
19
19-1
20
21
22
23
24
4.3 Ac.
2.0 Ac.
2.1 Ac.
2.6 Ac.
2.8 Ac.
4.9 Ac.
1.11 AC. SPAULDING
21.5 Ac
2.9 Ac.
0.5 Ac.
2.6 Ac.
4.0 Ac



MANSFIELD PARKS & RECREATION DEPT.

EAGLEVILLE PERSERVE


State Hospital
ROAD
Gurley Cem
EAGLEVILLE
SEPARATIST
RD
UNIVERSITY OF CONNECTICUT
Cedar
ROAD
RAVINE
NORTH
ROAD
Eagleville
Eagleville
Pond
Sand and Gravel Pit
BM 348
277
Dunham Pond
Ball Hill
Brook
Eagleville
BM 281
HILL
ROAD
Pond
Dunham
299
RIVER
EAGLEVILLE PRESERVE
328
OLD
CENTRAL
CITY
EAGLEVILLE
ROAD
ROAD
450
500
550
600
650
530
400
350

Eagleville Preserve soils:
MrA = Merrimac
On = Ondawa (floodplain)
Sb = Saco (wetland)
Hk C = Hinckley
WILLIMANTIC
GRAVEL PIT
VERMONT
MrA
Po
Lm
EtB
HkC
TsA
SsA
Sb
On
Bk
ChB
SxB
SwB
HrC
HrE
CrD
CrC
Pk
Pm
Lg
PdB

subsoil is yellowish-red or reddish-yellow gravelly sandy loam or loamy sand in the upper part, but at a depth of 12 to 18 inches, it grades to loose sand, gravel, and cobbles, derived principally from reddish rocks.

Gravelly sandy loam and gravelly loamy sand are the principal types. The depth to loose sand, gravel, and cobbles varies but generally ranges from 8 to 18 inches. The content of coarse fragments in the surface layer and subsoil ranges from about 20 to 40 percent by volume.

Manchester gravelly sandy loam, 0 to 3 percent slopes (MgA).—This soil occurs in small, scattered areas, and the acreage is small. A large part is in scrubby forest or is idle, but small acreages are used for tobacco, other crops, hay, and pasture.

This soil is fairly well suited to alfalfa if limed and fertilized heavily. The soil is droughty and, unless it is irrigated, it is poorly suited to general crops and to hay and pasture. If it is irrigated and heavily fertilized, however, this soil is suitable for tobacco, early sweet corn, and early vegetables. (Capability unit IIIs–2; woodland suitability group 7; urban group 1)

Manchester gravelly sandy loam, 3 to 15 percent slopes (MgC).—This soil is very rapidly permeable and has a low moisture-holding capacity. The surface relief is generally very irregular.

A large part of this soil is in scrubby forest or is idle. Small areas are used for tobacco, alfalfa, sweet corn, and vegetables and for hay and pasture.

Because of droughtiness, low natural fertility, and irregular slopes, this soil is poorly suited to general crops and to hay and pasture unless it is irrigated. It is fairly well suited to alfalfa, but irrigation and large, frequent applications of fertilizer are necessary for high yields. Applied nutrients leach out rapidly. Runoff is difficult to control on some areas, as the slopes are too irregular for contour cultivation, terracing, and stripcropping. (Capability unit IIIse–1; woodland suitability group 7; urban group 1)

Manchester gravelly loamy sand, 3 to 15 percent slopes (MhC).—Both the surface layer and the thin subsoil are loamy sand or gravelly loamy sand. They absorb water very rapidly.

This soil is very droughty and is largely in scrubby forest or is idle, but small areas are used for crops and for hay and pasture. It is poorly suited to general crops, especially corn and shallow-rooted legumes and grasses. If the soil is fertilized heavily and frequently and is irrigated, it can be used for alfalfa, early vegetables, early sweet corn, and tobacco. Unprotected areas are subject to some water and wind erosion. (Capability unit IVse–1; woodland suitability group 7; urban group 1)

Merrimac Series

The soils in the Merrimac series are well drained to somewhat excessively drained. They are nearly level to gently sloping or undulating. These soils overlie stratified sand and gravel on high terraces.

These soils are near the excessively drained Hinckley, the moderately well drained Sudbury, and the poorly drained Walpole soils. The Merrimac soils differ from Agawam soils in having a sandy, gravelly substratum, and they are coarser than the Enfield soils. The Merrimac soils are in scattered areas in the narrow valleys throughout the county.

The 8- to 10-inch plow layer is brown to very dark grayish-brown sandy loam. This layer is very friable and usually contains some gravel. The upper subsoil is dark-brown to yellowish-brown gravelly sandy loam. It is generally very friable, unless a plowsole has formed in the upper part. The lower subsoil, slightly paler in color, is very friable sandy loam or gravelly loamy sand, but at a depth of about 24 inches it grades to loose sand and gravel that contains some cobbles in places. The subsoil layers contain a varying amount of gravel.

Fine sandy loam and sandy loam are the principal types, but gravelly phases also occur. The depth to the sandy, gravelly substratum ranges from about 18 to 30 inches. Coarse fragments in the surface soil and subsoil range from 5 to 30 percent by volume.

Merrimac fine sandy loam, 0 to 3 percent slopes (MrA).—This soil is moderately permeable and has a high moisture-holding capacity. It is very easy to work.

A large part of the soil has been cleared and is used for crops and for hay and pasture. Some of it is in forest and some is idle. Tobacco and potatoes are the principal crops grown on this soil in the Central Lowland section of the county. Some acreage is used for silage corn, other cultivated crops, and hay and pasture. This soil is well suited to tobacco, potatoes, sweet corn, nursery stock, and alfalfa, and it is fairly well suited to other legumes and to grasses for hay and pasture. When fertilized and limed properly, it produces good yields. It can be cultivated intensively with little risk of erosion, if good tilth is maintained. (Capability unit I–1; woodland suitability group 2; urban group 1)

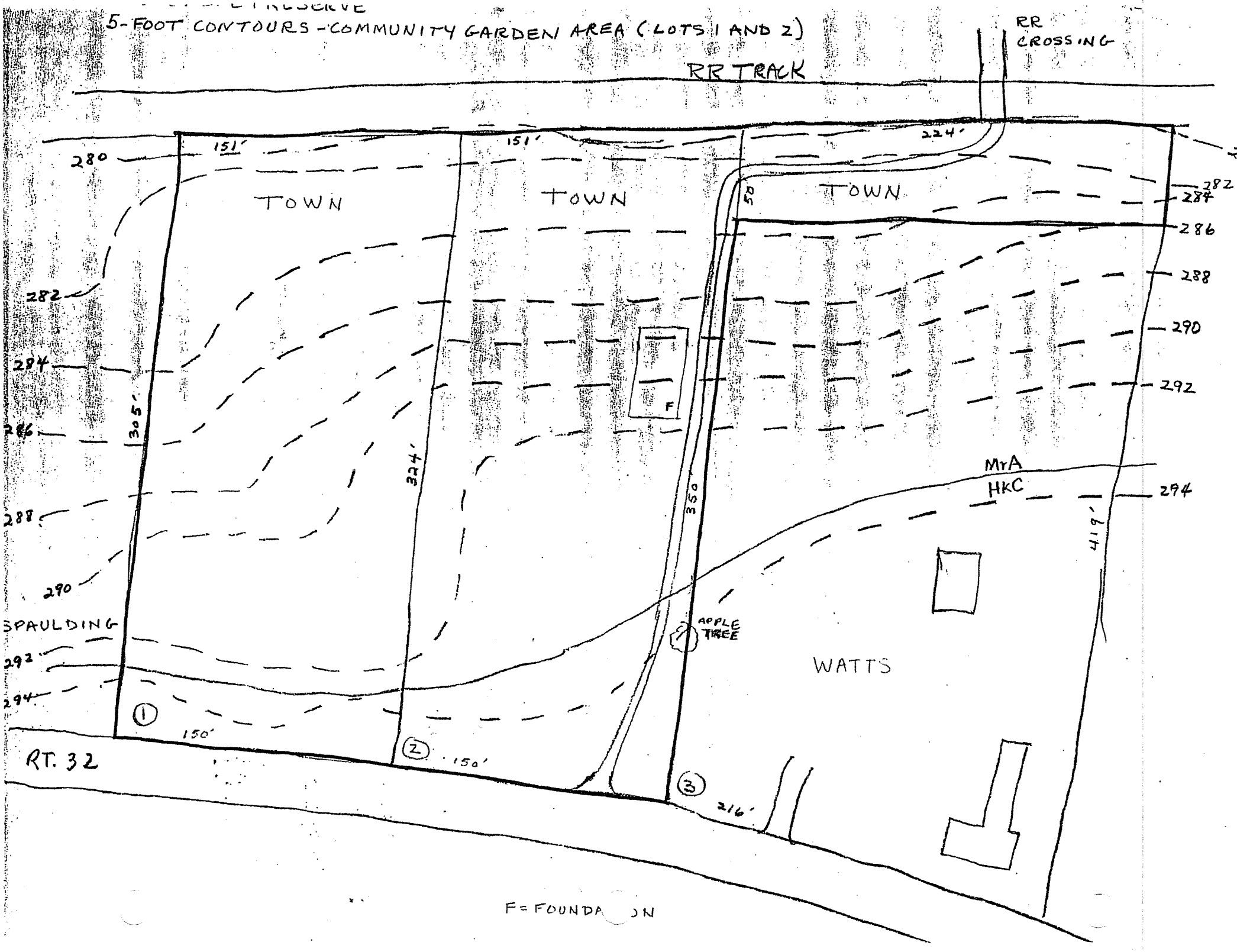
Merrimac fine sandy loam, 3 to 8 percent slopes (MrB).—This soil is used for the same crops as Merrimac fine sandy loam, 0 to 3 percent slopes. It has the same soil properties and requires the same management, but simple practices are needed to control runoff and erosion. (Capability unit IIe–1; woodland suitability group 2; urban group 1)

Merrimac sandy loam, 0 to 3 percent slopes (MyA).—This soil occurs in small, scattered areas, mainly in the Eastern Highland. It is rapidly permeable and has a moderate moisture-holding capacity. The soil is easy to work and can be tilled early in the spring. It is somewhat droughty, however, and in most seasons, crops lack water unless they are irrigated.

This soil is fair for tobacco, alfalfa, and early vegetables but poorly suited to shallow-rooted legumes and grasses and to silage corn. Fair to good yields of most crops are obtained in favorable seasons if the soil is fertilized. Liberal amounts of fertilizer are necessary for high yields, even if the soil is irrigated. Applied nutrients leach out fairly rapidly. Careful management is required to maintain good tilth. Runoff is not a problem, but unprotected areas are subject to some wind erosion in spring. (Capability unit IIs–1; woodland suitability group 7; urban group 1)

Merrimac sandy loam, 3 to 8 percent slopes (MyB).—This soil occurs in small, scattered areas. Most of it is on slopes of 3 to 8 percent, but it includes a small acreage on slopes of 8 to 15 percent. In soil properties, use, and suitability, this soil is essentially the same as Merrimac sandy loam, 0 to 3 percent slopes. The soil absorbs water readily, but unprotected areas are subject to some water

5-FOOT CONTOURS - COMMUNITY GARDEN AREA (LOTS 1 AND 2)



F = FOUNDATION

PAC Land Management Plan Review Sheet

Date: 2-16-05 Preserve: Eagleville Preserve

Original Plan approved date: 1-22-96 Plan last reviewed: _____

Current status assessment:

List start-up, short-term, and long-term goals already accomplished.

1. Wooded area: start up, short-term, and long-term goals are done, except invasives removal.
2. Community Garden: not active in three years, last mowed three years ago, edges are growing in.
3. Ag field: leasing done. Last year planted in corn, no winter cover crop this year. No edge management evident.

List LMP goals put on hold.

No plans to use garden in 2005; will use UConn garden location, because now have water there.

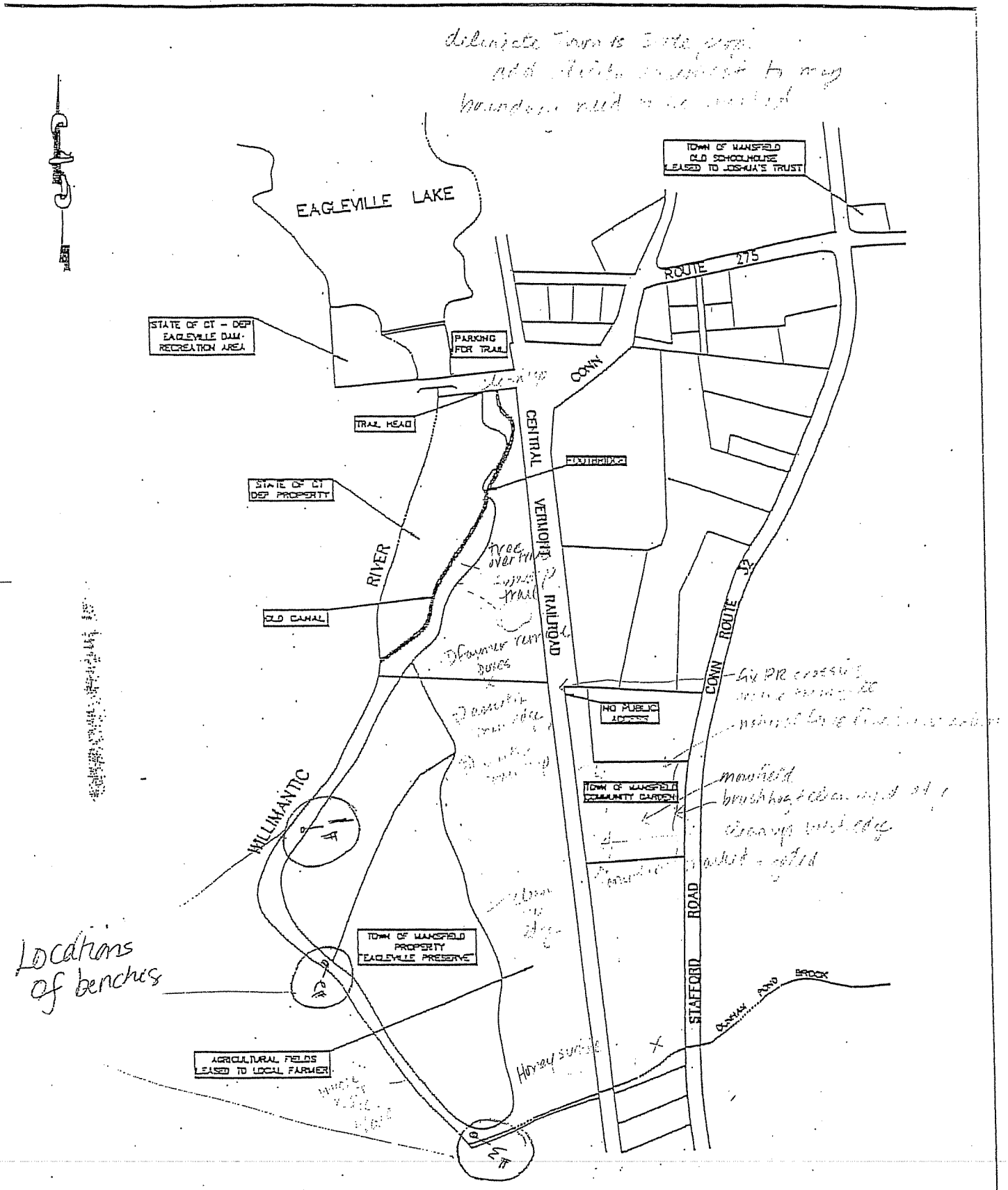
List LMP goals or special projects to complete this year.

1. Mark boundaries, especially delineating DEP from Town areas. Add utility corridor to map, with swamps located.
2. Community Garden: clean up edge by Rt. 32, plant cedars along North fence, mow field in spring, remove invasives from west edge, install gate at south edge to stop neighbors from dumping.
3. Ag Field: fix RR crossing, install gate, remove boxes from north edge, remove invasives from north and west edges. Ask for winter cover crop planting in fall.
4. DEP entrance: widen trail and remove fallen tree, install steps over worn humps.
5. Wooded area: remove invasives along trail, move river edge portion of trail to around large tree, remove honeysuckle from southeast edge, make new trail from utility easement to buttonbush swamp view.

Additional comments.

Need to recruit new steward, and an invasives monitor.

Attach a map if necessary. Give to Parks Coordinator for review, placement in Preserves file, and management schedule preparation.



MANSFIELD PARKS & RECREATION DEPT.

EAGLEVILLE PERSERVE

Natural Areas Volunteers
Town of Mansfield CT, Parks & Recreation Department

PROPOSED VOLUNTEER RESTORATION MANAGEMENT SCHEDULE

Volunteer Work Dates
__/__/__.
__/__/__.
__/__/__.
Other event __/__/__.

SITE *Eagleville Preserve* (1 of 2) Prepared by *J. Haskell*
YEAR *2005* Quarter (circle one) [1] 2 3 4

Map Symbol/ Plant Community	OBJECTIVE	METHOD	EXPECTED WORK DATE	DATE DONE
	Improve map to include utility easement, boundaries. Deliniate DEP/Town boundaries	*UConn landarch students Online trail guide project Staff put up Natural Areas signs*	*June 2005*	
A. DEP entrance	*Improve trails*	*NAV widen path*	*June 2005*	
B. DEP trail	"	*DPW remove tree over trail*	*June 2005*	
C. DEP trail	"	*DPW install steps over humps*	*July 2005*	
D. river trail	*stop erosion*	*staff divert trail from riverbank*	*July 2005*	
E. along utility corr.	*environmental education*	*staff create trail to buttonbush swamp*	*July 2005*	
	involve public	*staff recruit steward and invasives monitor*	*July 2005*	

Prepared after staff review 2-16-05.

Approved By: _____
Date: _____

Natural Areas Volunteers
Town of Mansfield CT, Parks & Recreation Department

PROPOSED VOLUNTEER RESTORATION MANAGEMENT SCHEDULE

Volunteer Work Dates
__/__/__.
__/__/__.
__/__/__.
Other event __/__/__.

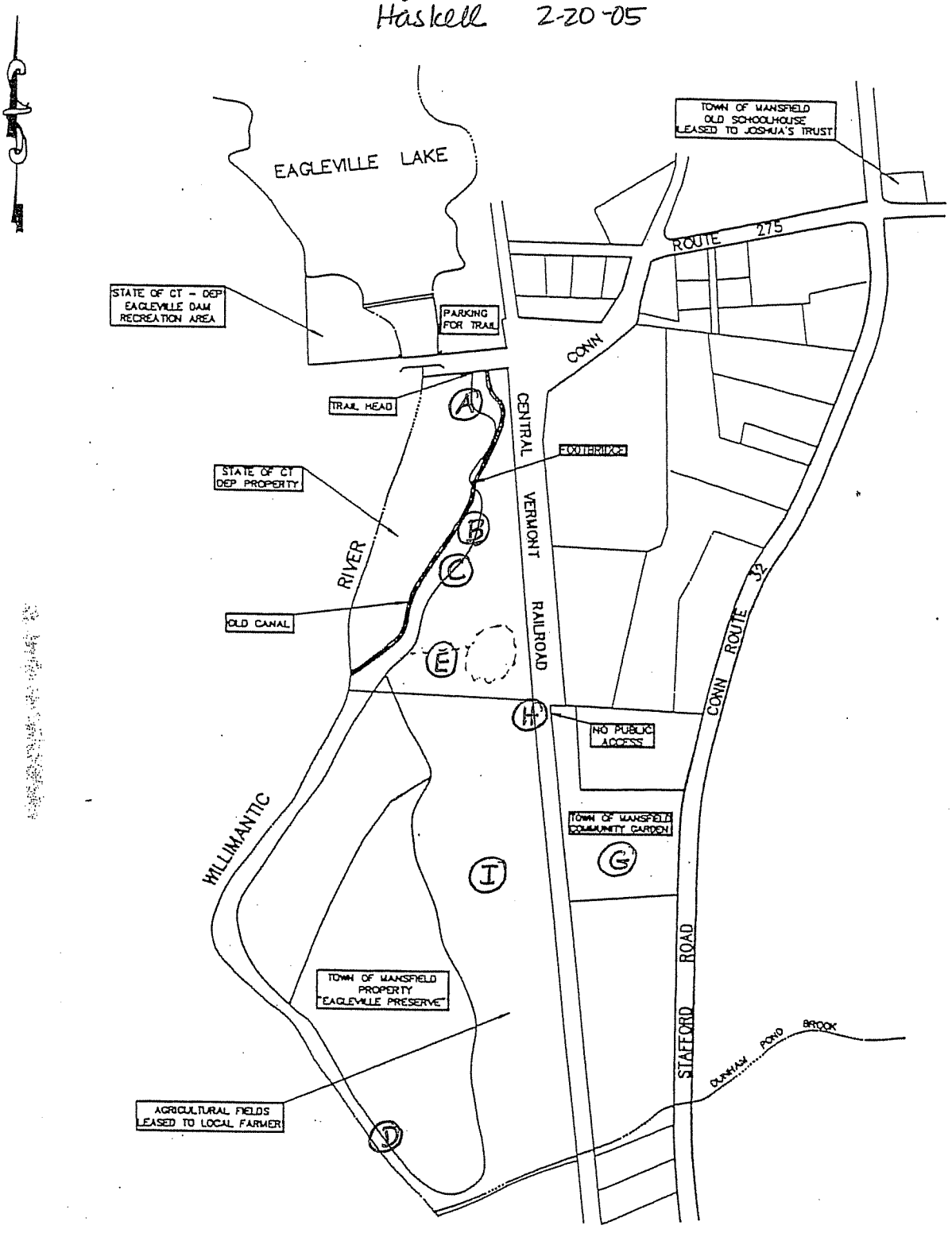
SITE *Eagleville Preserve* (2 of 2) Prepared by *J. Haskell*
YEAR *2005* Quarter (circle one) [1] 2 3 4

Map Symbol/ Plant Community	OBJECTIVE	METHOD	EXPECTED WORK DATE	DATE DONE
G. Community Garden	*Keep open for view and possible use in future as garden. easement, boundaries.*	*DPW cut brush by road, cut brush from west edge, mow field in spring.*	*April 2005*	
	Good neighbors	*DPW plant along north fence.*	*Fall 2005*	
	"	*Staff mark southern boundary and DPW install gate.*	*Fall 2005*	
H. RR Crossing	*Safety*	*RR fix tracks crossing*	*July 2005*	
	"	*DPW install gate for farmer*		
I. Ag Field	*Use prime Ag soils*	*Staff ask farmer to plant cover crop*	*Fall 2005*	
north edge	*Clean up*	*Staff ask farmer to remove boxes*		
west edge	*naturalize*	*NAV clear invasives*	*Sept 2005*	

Prepared after staff review 2-16-05.

Approved By: _____
Date: _____

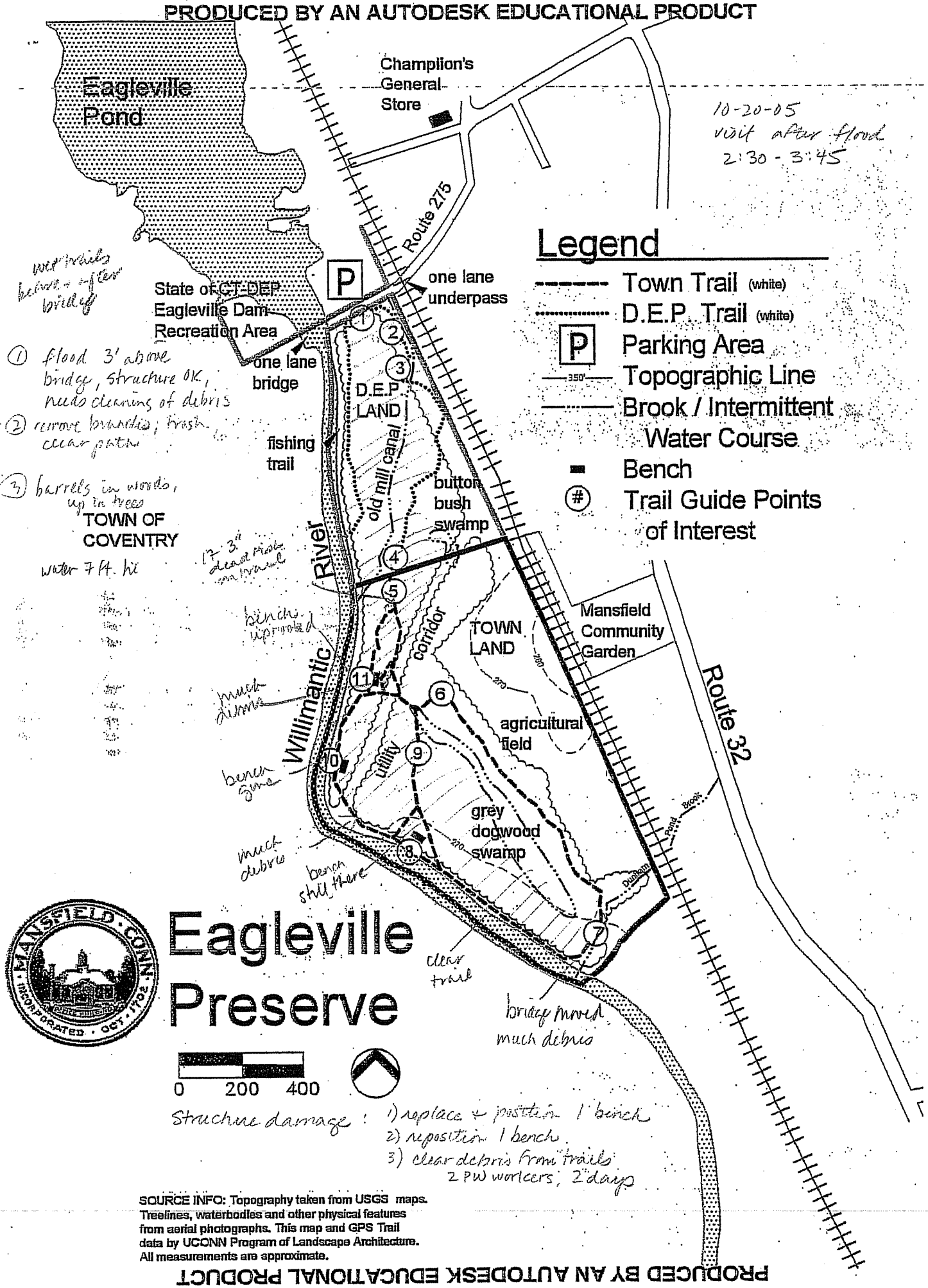
Eagleville Preserve Man. Schedule
Haskell 2-20-05



MANSFIELD PARKS & RECREATION DEPT.

EAGLEVILLE PERSERVE

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



Eagleville Preserve

SOURCE INFO: Topography taken from USGS maps. Treelines, waterbodies and other physical features from aerial photographs. This map and GPS Trail data by UCONN Program of Landscape Architecture. All measurements are approximate.

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

Town of Mansfield CT, Parks Office

PROPOSED VOLUNTEER RESTORATION MANAGEMENT SCHEDULE

Volunteer Work Dates
10/22 and 10/29 .

SITE Eagleville Preserve Prepared by J. Haskell
YEAR 2005 Quarter (circle one) 1 2 3 4

Other event _____.

Map Symbol/ Plant Community	OBJECTIVE	METHOD	EXPECTED WORK DATE	DATE DONE
A. DEP entrance	clear around bridge	NAV widen path	10/22/05	10/22
B. DEP trail	Invasives removal.	NAV removal, cut stump treatment.	10/29/05	10/29
C. Town?DEP boundary	Deliniate town property from invasives infested DEP property	staff put up natural areas signs	Fall 2005	
D. river trail	stop erosion	staff divert trail from riverbank	Fall 2005	
E. Community Garden area.	keep open and invasives free	DPW mow and brush hog around perimeter with staff present.	November 2005	

LMPlan reviewed by PAC April, 2005.

Approved By: _____
Date: _____

MANSFIELD AGRICULTURE COMMITTEE

Minutes of July 1, 2009 meeting
Audrey P. Beck Municipal Building
Conference Room B, 7:30 p.m.

1. Acting Chairman, Bill Palmer, called the meeting to order at 7:35.

2. PRESENT: Bill Palmer, Al Cyr, Charlie Galgowski, Vicky Wetherell, Kathleen Paterson.
Also attending, Jennifer Kaufman.

3. Minutes of the May 6, 2009, meeting were approved.

Old Business

4. Farm Animal Zoning Regulations

Jennifer reported that the proposed regulations probably would not be approved and that PZC would decide how to proceed at their July 6 meeting.

5. Working Farms Action Plan in the Mansfield 2020 Strategic Plan

The committee completed their comments on the Working Farms Action item, including potential obstacles, partners, etc. These comments will be forwarded to the Town Manager's office. The committee recommended adding an action step to the proposed plan: the town should apply for a state-sponsored farm viability grant to address the action steps in this plan. There is a November 13 deadline for this application.

New Business

6. Working Session

The committee decided to have a working session on August 12 at 7:30 p.m. to discuss a farm viability grant proposal.

7. Promoting Local Agriculture

The committee decided to have a table at the Storrs Farmer's Market on July 25 to hand out promotional materials and answer questions.

8. The meeting adjourned at 9:05 p.m.

AGRICULTURE COMMITTEE WORK SESSION, August 12, 2009

Present: Al Cyr, Charlie Galgowski, Bill Palmer, Kathleen Paterson, Vicky Wetherell, Jennifer Kaufman

Notes on discussion of potential projects for a farm viability grant (due Nov. 13) and for future projects with or without a grant

1) Workshops options: ag. regulations, session for land owners on protection options, or presentation to Town Council (new members after election) on farmland preservation and contribution to economy

2) Ag. Committee listening session for ag. producers, perhaps with a speaker, on a Saturday morning in winter, perhaps at the Grange

3) Possible partnerships:

with Farmers Market (20 vendors—4 of them from Mansfield),

with schools (an edible school yard or local foods in cafeteria, but problem of coordinating crop season with school year)

with Eastern Highlands Health District (healthy eating initiative)

with UConn groups (Kathleen has a list)

4) promotional display, map with brochure like parks guide with photos and information on each farm. Where would it be placed?, permanent or movable?, brochure with map of farms. Website for town's farms (see Woodstock's website). Table at Know Your Towns Fair.

5) Business incubator for new farmers

6) Farm tour (bike tour, bus tour to start and end at Farmers' Market, possibly as part of Walktober in 2010, possible scavenger hunt and/or door prizes of local produce)

7) Uniform signs at farms (with name and start-up date), perhaps a regional Last Green Valley project

8) Regional projects

Survey or listening session for region's ag. producers, regional project and/or workshop

At Septenber 1 meeting, make list of towns to meet in January to find out if there is interest in regional projects

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

Town of Mansfield
CONSERVATION COMMISSION
Meeting of 17 June 2009
Conference B, Beck Building
MINUTES

Members present: Quentin Kessel, Scott Lehmann, John Silander. *Members absent*: Robert Dahn, Peter Drzewiecki, Joan Stevenson, Frank Trainor. *Others present:* JC Beall, Katrina Higgins, Grant Meitzler (Wetlands Agent), Greg Padick (Town Planner).

1. The meeting was **called to order** at 7:40p by Chair Quentin Kessel.

2. The draft **minutes of the 20 May 09 meeting** were approved as written.

3. IWA referral W1433 (Beall & Higgins, Wormwood Hill Rd). The applicants propose a single family house on a wooded lot on the S. side of Wormwood Hill Rd., about 500 ft. from the Ashford town line. (The lot is the "first cut" from one of the Green family parcels.) Portions of its driveway and septic system lie within 150 ft. of (and uphill from) a small wetland, c.120 ft. away at their closest points; the reserve septic system lies wholly within 150 ft. of the wetland, c.80 ft. away at its closest point. The wetland is probably not a vernal pool, as it appears to contain standing water only briefly. A **motion** (Kessel, Silander) finding no significant wetland impact as long as the erosion and sedimentation controls shown on the map are in place during construction was adopted – Kessel & Silander voting in favor, Lehmann (a friend of the applicants) abstaining.

4. Windham Region Land Use Plan. The Windham Council of Governments (WinCOG) is updating its 2002 Regional Land Use Plan for towns in the Windham Region. According to Town Planner Greg Padick, this plan is purely advisory. However, granting agencies pay attention to it, so any inconsistencies between the regional plan and state & town plans should be resolved before the 2009 update is approved. The Town aims to submit its comments to WinCOG by 06 August.

WinCOG's goal is to keep the region attractive; the regional plan's strategy is to encourage development in certain areas and to conserve the rest. Proposed land uses are shown on maps. Padick pointed to two areas in which Mansfield's land-use plans and what these maps call for are not compatible:

- The regional plan calls for preserving the area S. of Pleasant Valley Rd. and W. of Mansfield City Rd. from development, while Mansfield proposes a mixture of preservation and development.
- The Warren property off Maple Rd. is now under contract for an assisted living facility, so this area would be intensely developed, though it is not identified as a development area on the regional map.

Padick suggested that CC members look carefully at the text and maps of the proposed 2009 update (available online at www.wincog.org) before the Commission's 15 July meeting, with a view to formulating comments for the Town at that meeting.

5. Common driveways. Padick indicated he would be happy to discuss "Common driveways: their use and abuse" at another time.

6. Aquifer protection. Padick reviewed the status of stratified-drift aquifer (SDA) protection in

Mansfield. The state-mandated municipal aquifer-protection program covers only SDAs with existing wells serving 1,000 or more people: in Mansfield, only the University's level-A mapped Willimantic and Fenton River well-fields qualify. Most of the other SDAs in Mansfield are in areas zoned 2-acre residential, which, in Padick's view, provides sufficient protection for them. The significant exceptions are the Storrs and Pleasant Valley areas, where more intense development could degrade SDAs.

Padick believes that present regulations, if appropriately updated, would provide adequate protection for SDAs. An Aquifer Protection Overlay Zone setting forth special rules for development in aquifer areas is not needed, in his view. The prohibitions on certain kinds of development found in the Tolland and Ridgefield overlays can be achieved by zoning regulations. In particular, permitted uses of the Pleasant Valley zone can be restricted by prohibiting certain activities and/or requiring applicants to show that the activities they propose will not threaten the aquifer.

At the same time, Padick pointed out that most towns protect aquifers to protect water supply, whereas Pleasant Valley has access to all the water it needs from Mansfield Hollow Reservoir. At some point, the cost of increased aquifer protection will exceed its benefits. Protection for SDAs would be enhanced by prohibiting trucks carrying fuel oil and other hazardous materials on roads over these aquifers, but few would judge such a trade-off to be acceptable.

Padick suggested that the CC consider at its July meeting what changes to the Town's zoning regulations are needed to protect SDAs, and communicate its recommendations to him. He would then aim to provide a draft of revisions for consideration at our August meeting.

7. CL&P Interstate Reliability Project. CL&P's filing with the Connecticut Siting Council will be put off until fall, Padick reported.

8. Ponde Place. As far as Padick knows, the Ponde Place developers don't yet have a well permit from the Department of Public Health, which has asked them to study the effect of withdrawals on the movement of ground water from the old UConn chemical landfill.

9. Blight. Silander observed that many of the houses along Hunting Lodge Rd. are in poor shape and asked what the Town could do about it. Padick indicated that the Quality of Life Committee is working on it. The root of the problem, in his view, is a shortage of suitable off-campus student housing, which creates pressure for conversions.

10. The meeting **adjourned** at 9:05p. Next meeting: 7:30p, Wednesday, 15 July 09.

Scott Lehmann, Secretary
18 June 09; approved 15 July 09

Town of Mansfield
CONSERVATION COMMISSION
Meeting of 15 July 2009
Conference B, Beck Building
MINUTES

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

1. The meeting was **called to order** at 7:30p by Chair Quentin Kessel.

2. The draft **minutes of the 17 June 09 meeting,** with minor amendments by Kessel, were approved.

3. IWA referrals. Lehmann & Stevenson participated in the IWA field trip on Bastille Day; Lehmann's report is attached.

a. **W1435 (Bachioli, 78 Mansfield Hollow Rd.)** The applicant proposes to replace an above-ground swimming pool with an in-ground pool of approximately the same size in the same location. After brief discussion, the Commission agreed unanimously to the following **motion** (Trainor, Stevenson):

> The Conservation Commission expects no significant wetlands impact from this project as long as excavated material is removed from the site and standard erosion controls are in place during construction.

b. **W1218 (Birch Rd. Pike Path)** This is a renewal application, the original permit having expired while the Town sought funding for the project, which would connect the bike paths along Hunting Lodge Rd. and Rte. 44. Manna from heaven has now arrived in the form of federal economic stimulus funds, but in an amount that requires downsizing: the path will be narrowed to 8 ft and moved closer to Birch Rd. In consequence, its footprint in wetlands (c. 0.1 acre, mostly near Hunting Lodge Rd.) will be half of what it would have been under the original design, according to Meitzler. Moving the path to the N. side of Birch Rd. would not significantly reduce wetlands impact and would compromise safety, since cyclists would have to cross Birch Rd. at two points. Silander having noted that erosion controls employed on the portion of the Hunting Lodge Rd. bike path now under construction are ineffective (fans of sediment can be seen in wetlands along the route), the Commission unanimously agreed to the following **motion** (Stevenson, Trainor):

> The Conservation commission is pleased that revisions of the original design for this project have reduced its impact on wetlands, but hopes that more care will be taken to control erosion during construction than is evident on the southern portion of the Hunting Lodge Rd. bike path; it suggests that the project be scheduled so that construction occurs during dry season.

c. **W1436 (Gaffney, 125 Wildwood Rd.)** The applicant proposes to convert a small swampy area along the brook just N. of Wildwood Rd. into a shallow pond; the area lies wholly within a conservation easement held by the IWA. Silander observed that a shallow pond here can be expected to silt-in within a relatively short period of time. Lehmann worried that allowing such a conversion (apparently for landscaping) would set a bad precedent, since the conservation easement is designed to protect the values of the area

"in its present state as a natural and undisturbed area." After some discussion, the Commission unanimously agreed on the following comment (**motion:** Silander, Stevenson):

> This project would have a significant impact on the functionality of the present wetland and might have significant downstream effects. The Conservation Commission also fears that allowing conversion of an area protected by a conservation easement for reasons unrelated to conservation would set a bad precedent.

4. NE Region Management Area Water Supply Forum. Kessel attended this meeting on 14 July 09. The state Department of Public Health hopes to convene a water utility coordinating committee (WUCC) for the region to "... coordinate the planning of public water supply systems" in the area. The committee would aim to divvy up the region among suppliers and to organize a back-up system for failures (so that someone is prepared to step in to provide water, should the supply to some group of consumers break down).

5. Eagleville Brook TMDL Project. This DEP project aims to improve water quality in the Eagleville Brook watershed, primarily by controlling sediment. A meeting was held on 14 July 09 to brief stakeholders about it.

6. 2009 Windham Region Land Use Plan. This is an update of the Windham Council of Governments 2002 Regional Land Use Plan. Kessel attended a public hearing concerning it on 01 July. Town Planner Greg Padick has drafted comments for consideration by the PZC; written comments on the plan will be received until 06 August. The Commission unanimously agreed to the following **motion** (Kessel, Trainor):

> The Mansfield Conservation Commission endorses, with one exception, the comments on the "Draft Windham Region Land Use Plan 2009" in the June 15, 2009 letter from Greg Padick, Director of Planning, to the Mansfield Planning and Zoning Commission.
>
> The exception is as follows: the Windham Region Land Use Plan designates a small portion of southern Mansfield as a "High Priority Preservation Area," whereas in Mansfield's Plan of Conservation and Development much of this same area is designated for development (e.g., a portion is zoned as an industrial park). The Conservation Commission values the Windham Region Plan's methodology to prioritize preservation areas (Appendix B), which takes into account data from Mansfield's Plan. Much of this area is prime farmland, beneath which is one of Mansfield's major aquifers. It is a Class I viewshed bordered by one of Mansfield's officially designated Scenic Roads. There seems to be a stream running through it that is designated as a flood hazard zone.
>
> For these reasons, the Mansfield Conservation Commission urges the Town of Mansfield to accept the Windham Region Plan's designation of "High Priority Preservation Area" for this portion of Mansfield.
>
> A copy of this portion of the minutes is to be forwarded to the Director of Planning, the Mansfield Planning and Zoning Commission, and the Mansfield Town Council.

{**Addendum:** On 23 July 09, those Commission members who attended the 15 July 09 meeting concurred by e-mail in the following **correction** of the penultimate sentence of paragraph 2: "It is a Class I viewshed bordered by one of Mansfield's designated Bicycle Routes."}

7. Aquifer protection. The Commission remains convinced that more should be done to protect Mansfield's stratified drift aquifers from contamination, as insurance against the loss of other sources of drinking water and because it is a lot easier to keep contaminants out of

ground water than it is to remove contaminants from it. Accordingly, it recommends the following additions to Mansfield's Zoning Regulations (**motion:** Kessel, Trainor; adopted unanimously):

1. Article 5, Section A, Sub-section 2, Paragraph 2, sentence 1 (p.20): insert "and representatives of appropriate land-use committees" after "Town Planner".
2. Article 5, Section A, Sub-section 2, Paragraph 2, sentence 3 (p.20): insert "and/or areas within 500 feet of a stratified drift aquifer" after "areas within 150 feet of inland wetlands or watercourses". {500 feet is the number used by the DEP to protect community wells, the "source water protection area."}
3. Article 5, Section A, Sub-section 2, Paragraph 2, sentence 4 (p.20): expand "Inland Wetland approvals" to read "Inland Wetland and aquifer approvals".
4. Article 5, Section A, Sub-section 3, Item b, sentence 3 (p.21): expand the first occurrence of "regulated areas" to read "regulated wetland or stratified drift aquifer areas".
5. Article 5, Section A, Sub-section 3, Item d.10, (p.22): insert "stratified drift" before "aquifers".
6. Article 5, Section A, Sub-section 3, Item g, sentence 2 (p.23): expand "watershed and flooding data" to read "aquifer, watershed, and flooding data".
7. Article 5, Section A, Sub-section 5, Item d (p.24): expand "for water supply ..." to read "for aquifer protection, water supply ...".
8. Article 5, Section B, Sub-section 2, sentence 3 (p.27): insert "wetland or aquifer" between "regulated" and "areas".
9. Article 6, Section B, Sub-section 4, item m, sentence 1 (p.37): replace "within identified aquifers" with "within 500 feet of identified stratified drift aquifers".
10. Article 6, Section B, Sub-section 4, item m (p.37): add to the end of the paragraph "Any use otherwise permitted within a zoning district which may discharge hazardous material into ground water is prohibited." {Similar language appears in the Town of Ridgefield's zoning regulations.}

Stevenson wondered if enough attention was being given to protecting surface water in Mansfield, citing the Beall-Higgins lot (W 1433), which sits between and above two ponds, as an example of a lot which, in her view, is unsuitable for building. However, disapproving this lot would require a considerably more stringent wetland protection regime, which would be difficult to achieve in Mansfield, in part because it is not clear that more stringent rules are required to protect inland wetlands.

8. The meeting **adjourned** at 9:23p. Next meeting: 7:30p, Wednesday, 19 August 09.

Scott Lehmann, Secretary
16 July 09; approved 19 August 09, with addendum to item 6

Attachment: Report on 14 July 09 IWA field trip.

{1. GREEN PROPERTY, Rte. 32, PZC 1258. FYI only, not a referral to CC. The applicant is proposing to excavate gravel – assuming it's there – from a pasture on the E. side of the highway and S. of the farmhouse. The area will then be leveled for a cornfield. The site is hidden from Rte. 32 by a hill; a huge oak nearby will supposedly be unaffected.}

2. BIRCH RD BIKEWAY, IWA 1218. The Town is asking for a renewal of the wetlands permit

for this project, the original one having expired. Its design has also been revised: federal stimulus funds will be used and the amount available is only about 2/3 of what the original project would cost. The path's width has been reduced from 10 ft. to 8 ft, and its routing shifted closer to Birch Rd. In consequence, impact on wetlands should be lessened. The path will run along the S. side of Birch Rd., connecting existing paths along Hunting Lodge Rd. and Rte. 44. The affected wetlands are at both ends: at the Hunting Lodge end, some fill will be needed in wetlands to create a roadbed for the bike path along the present edge of the road; the Rte. 44 end, I believe, involves no work in wetlands (the existing path along Rte. 44 crosses this wetland now).

3. GAFFNEY PROPERTY, 125 Wildwood Rd., IWA 1436. The applicant wants to convert a small reach of brook just off Wildwood Rd. (N. side) into a pond; the affected area is largely open (skunk cabbage, with a few trees). However, the area in question is within a conservation easement held by the Town, the covenants of which specify (among other things) that "...there shall be no

...

4. ... excavating... or change in the topography of the land in any manner,

...

6. alteration or manipulation of the ground surface, whether it be natural watercourses, swamp, shore, marsh, or other water bodies ...

...

at any location, whatsoever, on the Protected Property, without prior express written consent of the Grantee [= IWA]".

While the IWA *can*, legally, give such consent – if you have a property right, you can generally waive it – doing so doesn't strike me as a good idea. Since the easement speaks of the "ecological, scientific, educational and aesthetic value [of the Protected Property] in *its present state as a natural and undisturbed area*" (my emphasis), it seems to me that the proposed conversion should be permitted only if there is a very good reason for it, and the application gives no reason whatever. As in the case of the White Oak Condo septic easement in Dunhamtown Forest, I also worry about creating a bad precedent.

4. BACHIOCHI PROPERTY, 78 Mansfield Hollow Rd., IWA 1435. The applicant proposes to replace an above-ground pool in the back yard with an in-ground pool; the area lies on a flat terrace that drops steeply to the river below the dam. According to him, the pool company will remove the excavated material (rather than dumping it over the edge of the terrace). I don't see a problem if indeed this is the case (and standard erosion controls are employed during construction).

Scott Lehmann, 15 July 09

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