



MEETING NOTICE AND AGENDA

MANSFIELD OPEN SPACE PRESERVATION COMMITTEE
PARKS ADVISORY COMMITTEE

TUESDAY, MARCH 20, 2018 ■ 7:00 PM ■ CONFERENCE ROOM B ■ MANSFIELD TOWN HALL

REGULAR MEETING

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

- 2/20/18 REGULAR MEETING

4. OPPORTUNITY FOR PUBLIC COMMENT

5. NEW BUSINESS

- [CT BIRD ATLAS](#)
- BICENTENNIAL POND MANAGEMENT

6. CONTINUING BUSINESS

- SIMPSON FAMILY PROPERTY

7. EXECUTIVE SESSION IN ACCORDANCE WITH CGS SECTION 1-200(6)(D)

- SALE OR PURCHASE OF REAL PROPERTY
- DISCUSSION OF POSSIBLE SITE SELECTION

8. COMMUNICATIONS

- BICENTENNIAL POND UNIVERSAL ACCESS TRAIL HIKE AND DEDICATION SAT., 4/21 2-4 PM (RAIN DATE 4/28)
- UCONN CENTER FOR LAND USE EDUCATION AND RESEARCH, LAND USE ACADEMY BASIC TRAINING, APRIL 30, 2018 AND MAY 31, 2018
- MANSFIELD DRAFT ZONING REGULATIONS WWW.MANSFIELDCT.GOV/DRAFTZONINGREGULATIONS
- [UCONN METANOIA- Whetten Woods Wander 4/22](#)
- MINUTES-PZC (approved 2/20/18, draft 3/5/2018) CONSERVATION COMMISSION (draft 2/21/2018), IWA (draft 3/5/2018)
- JOSHUA'S TRUST NEWS, SPRING 2018

9. OTHER

10. FUTURE AGENDAS

11. ADJOURNMENT

MINUTES

**Open Space Preservation Committee
Parks Advisory Committee**
Tuesday, February 20, 2018 7:00 PM
Mansfield Town Hall Conference Room B
Minutes DRAFT

1. Call to order

The meeting was called to order at 7:05

2. Roll Call

OSPC members: Jim Morrow (Chair), Vicky Wetherell, Ken Feathers

Parks Advisory Committee members: Sue Harrington, Tom Harrington, Eric Apgar, Bill Thorne

Town Staff Present: Jennifer Kaufman

3. Review of Minutes

The Minutes of January 16, 2018 were approved with one spelling correction of a guest's name.

Notes of the January 20, 2018 field trip were accepted

4. Opportunity for Public comment

No members of the public were present

5. New Business

- *Appointment of a Secretary*

Feathers agreed to serve as secretary

- *Bicentennial Pond Sign Review*

A mockup of the proposed sign was discussed by the group and consensus was the sign concept, design and content were excellent.

- *Enabling a local option for land conservation and stewardship funding*

The group discussed a request for it to encourage the town council to express support for a bill being proposed to enable a town to choose to adopt a local surcharge on residential property purchases to fund open space. It was decided that a dependable and dedicated local funding source for town open space preservation and stewardship is needed but the proposed concept is only one of many options to consider and all should be explored before a recommendation is made.

6. Continuing business

- *Joshua's Trust Collaborative meeting next steps*

In furtherance of the January meeting with Joshua's trust the group discussed in more detail potential areas for cooperation, including: Joint outreach and education opportunities, coordination with other groups interested in Open Space in town, potential efficiencies through coordination and cooperation pertaining to stewardship activities, and specific land protection strategies and projects (discussed in executive session later in the meeting).

- *North frontage road comments*

The committee members attending the field trip shared their observations with the group. The potential for a trail connection between the three properties owned by the developer was considered desirable, to potentially establish a broader community sense among these apartment occupants. Additional trail possibilities extend beyond the area controlled by this developer. It was concluded that there was a need to develop a wider connections plan for this high-density part of town to define Town goals for moving people safely and enabling walking access within the area and to developed recreational areas and the shopping district. Connection to existing local trails and the Nipmuck trail would also be desirable.

7. Executive session in accordance with CGS section 1200(6)(D)

- *Sale or purchase of Real Property*
- *Discussion of possible site selection*

Entered executive session 8:07 PM moved T.Harrington seconded V Wetherell

Exited executive session at 8:57

Voted with one abstention to draft a memo to town staff with recommendations

8. Communications

Communications were noted. It was observed that there had not yet been a public notice for the proposed hearing on the Simpson property acquisition.

9. Adjournment

The meeting was adjourned at 9:10: moved Morrow, seconded Apgar

Respectfully Submitted by Ken Feathers

NEW BUSINESS

CONNECTICUT BIRD ATLAS

PROJECT GOALS

The Connecticut Bird Atlas aims to provide comprehensive information about the distributions of all species that occur in the state. With the help of the state's birding community, we will conduct field work during both breeding and non-breeding periods, with data collection focused on describing both where each species occurs and how abundance varies across the state.

Specific goals include:

- Describe the distribution and abundance of each breeding species.
- Document changes in breeding distribution since the first Connecticut Breeding Bird Atlas, conducted in the 1980s.
- Describe the distribution and abundance of each species during non-breeding periods.
- Identify the most important factors affecting where each species occurs.
- Develop methods for predicting how Connecticut's changing landscape will affect birds.
- Inform decision making for conservation priority species identified in the State Wildlife Action Plan.
- Make project data available to all stakeholders interested in improving bird conservation in the state.

CONNECTICUT BIRD ATLAS

MEET THE BIRD ATLAS TEAM

Dr. Chris Elphick

Chris Elphick is an Associate Professor in the Department of Ecology and Evolutionary Biology at the University of Connecticut. His work focuses on the conservation ecology of birds, especially in wetlands, farmland, and forests. He has been studying coastal marsh birds and their habitats since 2002 and is a lead investigator for the Saltmarsh Habitat and Avian Research Program (SHARP), a collaborative initiative to understand the ecology and conservation of tidal-marsh birds along the Atlantic seaboard. He participated in his first bird atlas in his early teens, mostly surveying blocks no one else wanted to visit (and still finding good birds). His research has been published in journals such as the *Auk*, *Biological Conservation*, *Condor*, *Conservation Biology*, *Journal of Applied Ecology*, and *Science*. Book length projects include the *Sibley Guide to Bird Life and Behavior*, the *Atlas of the Breeding Birds of Nevada*, and the *Ecology and Conservation of Birds in Rice Fields: A Global Review*.

Dr. Min Huang

Min Huang has been a wildlife biologist for the Connecticut Department of Energy and Environmental Protection for the past 16 years and heads the Migratory Bird Program. He is also an adjunct research scientist with the University of Connecticut. He has worked as a wildlife biologist for the Florida Fish and Wildlife Conservation Commission where he managed the Three Lakes Wildlife Management Area, working primarily with deer and various endangered species such as the Florida grasshopper sparrow, red-cockaded woodpecker, Florida scrub jay, and whooping crane. He also spent 5 years working for the Washington Department of Fish and Wildlife as a District Biologist, where he primarily worked with deer, elk, mountain goats and endangered species such as the spotted owl and marbled murrelet. Other than the current Atlas project, he is involved with studies assessing American kestrel survival, American woodcock habitat use and survival in response to management, clapper rail survival and nesting success, and the development of a multi-stock decision framework for the harvest management of waterfowl in the Atlantic Flyway.

Craig Repasz

Craig Repasz completed a BA degree in the History of Science and Medicine from Yale University. He has worked in the pharmaceutical industry specializing in data integrity, regulatory compliance, project management, and system and process validations. He is involved in a variety of citizen science projects including compiler for a Christmas Bird Count, territory mapping and point count census throughout New England. Craig is the President of the New Haven Bird Club and Chair of the COA science committee. He most enjoys winter finches in a snowy setting.

Dr. Valerie Steen

Valerie Steen is a Postdoctoral Researcher in the Department of Ecology and Evolutionary Biology at the University of Connecticut. She has a M.Sc. degree in Wildlife Biology from the University of Alaska and a Ph.D. in Ecology from Colorado State University. Her research focuses on improving distribution maps of birds to better understand where birds are, and using mapping tools to understand climate change impacts to birds. She also has participated in bird surveys, from King Eiders in Alaska to wintering Willow Flycatchers in Guatemala. Her favorite bird is the Black Tern.

Dr. Morgan Tingley

Morgan Tingley is an Assistant Professor of Ecology and Evolutionary Biology at the University of Connecticut, Storrs. He received his M.Sc. in Zoology from Oxford University, and Ph.D. in Environmental Science, Policy, and Management from the University of California, Berkeley. Since 2002, his published research has centered at the intersection of bird distributions and community dynamics with global change ecology. His work is primarily focused on bird communities along temperate elevational gradients, including the Appalachians, the Sierra Nevada of California, and the Himalaya, and how these communities are impacted by anthropogenic change. In 2012, he was awarded the Young Professional Award by the Cooper Ornithological Society, and in 2014 he was awarded a "Wings Across America" conservation award from the USDA Forest Service. A lifelong birder, Tingley has seen over 25% of the world's bird species; just don't ask him about his Connecticut list!

[REGIONAL COORDINATORS \(Surveys-Regional-Coordinators.htm\)](#) - see map sections ([Surveys-Regional-Coordinators.htm](#))

Buzz Devine (Northwest)

Sara Zagorski (North-central)

Steve Morytko (Northeast)

Dave Provencher (Southeast)

Melissa Baston (Southeast-central)



Northeast Aquatic Research

George W. Knoecklein, Ph.D. Principal Limnologist

74 Higgins Highway

Mansfield Center, CT 06250

860 - 456 - 3179

www.northeastaquaticresearch.net

TO: Town of Mansfield
ATTN: Jennifer Kaufman, Environmental Planner & Inland Wetlands Agent
CC: Curt Vincente, Director of Parks and Recreation
FROM: Hillary Kenyon, Environmental Scientist and Project Contact
DATE: January 23, 2018
RE: Proposal for Bicentennial Pond Management

Dear Ms. Kaufman,

Thank you for requesting our environmental consulting services for the future management of Bicentennial Pond. Local outdoor recreational opportunities are essential in a thriving community such as the Town of Mansfield. Since its creation in 1976, Bicentennial Pond continues to provide both recreational and ecological services to the public. The Pond is a popular swimming and family picnic spot, and it is central to the Town's summer day camp activities. Bicentennial Pond is a main part of the larger Schoolhouse Brook Park, which boasts over 455 acres of wooded land and trails for the protection of the environment and continued enjoyment of Town residents.

In recent years, however, Bicentennial Pond has exhibited characteristics of a stressed waterbody. Excess aquatic plant and algae growth now interfere with bathing opportunities at the Town beach. There is an accumulation of nutrient-rich sediment at the northern end of the pond and there is a curious amount of iron film accumulation covering the plants and sediment surface. Additionally, a population of the invasive aquatic plant species Water chestnut (*Trapa natans*) has become established to the left of the beach area, leaving the entire pond in danger of rapid takeover by this aggressive invasive plant.

Please review our interpretation of pond management thus far, as well as our suggested scope of work for long-term remediation of Bicentennial Pond.

Past Management Efforts at Bicentennial Pond

In 2015, mounting concerns over aquatic plants and algae forced the Town to investigate management options by contracting with All Habitat Services, an aquatic pesticide and dredging company in Connecticut. Following the prepared 'Plan for Swim Area Cleaning at Bicentennial Pond,' the Town authorized All Habitat Services to conduct a suction-dredging operation to remove some of the very mucky bottom sediment in the beach area. Though due to prolific submersed plant growth, the suction machine was repeatedly clogged and the dredging effort was only marginally successful.

In August 2016, our firm was contacted and we agreed to volunteer our time to hand-pull the invasive Water chestnut plants, which were confined to very shallow water. Water chestnut is a grave concern in the State of Connecticut, and it was our opinion that the infestation was small enough to be managed over repeated years of hand-pulling. We were not involved in any additional pond management efforts at that time.

In October of 2016, the Town contracted with All Habitat to apply aquatic herbicides in hopes of controlling the excessive plant growth in the swim area. There was a similar aquatic herbicide treatment conducted in June of 2017.

With concerns over the continued use and outcomes of the two herbicide treatments, the Town then requested our professional consulting services. We agreed to a second round of volunteer Water chestnut hand-removal. On this late summer 2017 visit to the pond, we conducted a brief investigation of the invasive and native plants, the relative success of the recent herbicide treatment, and observed the sedimentation issues in the northern inlet area of the pond.

It became clear during this visit, that Bicentennial Pond requires more attention and ecological planning in order to manage the accumulation of sediment, overall water quality, and excessive plant and algae growth. While it is true that in some cases aquatic herbicides are a suitable option for managing invasive species, it is rarely appropriate to do so without first collecting vital information on the overall water quality of the pond. Similarly, the All Habitat Services 'Plan' did not include any initial sediment survey data before beginning the suction-dredging project. Thus, we propose a proper scientific evaluation of the pond as a precursor to any further dredging or aquatic plant management efforts.

The only comprehensive study of Bicentennial Pond was performed in 1990 by Ecosystem Consulting Services (ECS), Inc. Per the ECS recommendations, the Town installed an aeration system to return dissolved oxygen to the bottom of the pond, and a beach water circulating system to enhance flushing near the swim area. Since that time, the two systems have remained in the pond and it is unknown if they are still functioning as intended.

Proposed Scope of Work for Long-Term Restoration

The following proposal outlines the scientific data collection and planning necessary for the long term management of Bicentennial Pond. The pond has undergone substantial nutrient loading from the surrounding watershed over the past 28 years, and since 1990, no additional water quality data was collected. The two major nutrients that fuel algae and excessive aquatic plant growth in waterbodies are nitrogen and phosphorus. An over-enrichment of nutrients is referred to as *eutrophication*, and because Bicentennial Pond is an impoundment of the Schoolhouse Brook, it serves as a catch-basin for sediments and decaying organic material from the stream's watershed. Over many years, both natural and constructed ponds will fill in, but this process is accelerated due to human disturbances such as construction and stormwater runoff.

Long-term pond management requires some form of water quality monitoring to know how much of a nutrient load there is annually to the pond, how well the pond flushes out some of these nutrients, and how to manage plant and algae growth that respond to these nutrients. Likewise, dissolved oxygen is

necessary to understand the internal cycling of nutrients from the accumulated sediments. Oxygen is also essential for aquatic organism habitat. Low dissolved oxygen levels decrease fish habitat, increase the risk of leeches in swim areas, and may lead to foul smells.

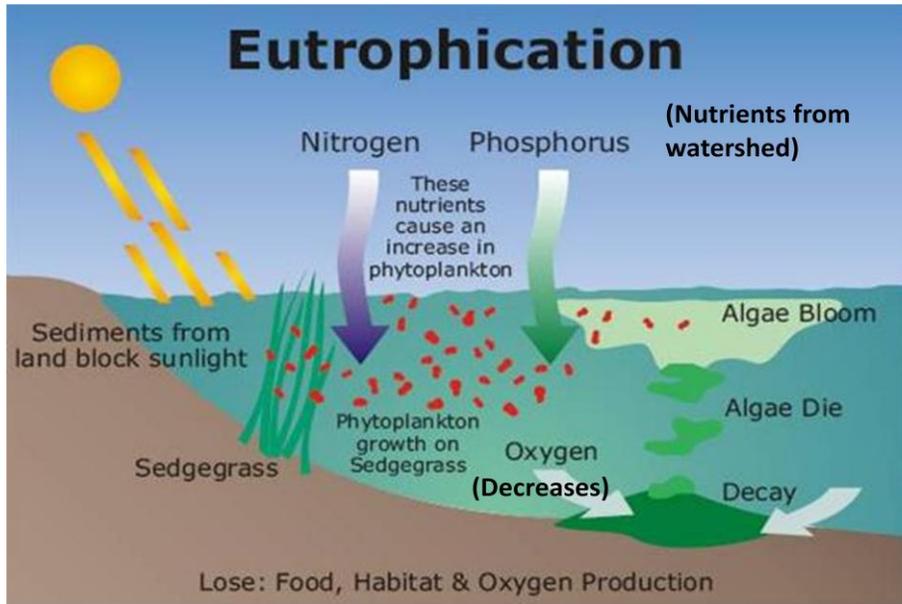


Figure 1: Pond Accumulation of Nutrients (Eutrophication) and Subsequent Plant & Algae Growth

The 2018 proposed budget includes a bathymetric (depth) survey and a mapping of unconsolidated sediment to evaluate how much the pond has filled-in since 1990. Dredging is a very effective way to permanently remove nutrients from a lake system. Most aquatic plants grow by using nutrients in the sediment, which in turn releases nutrients into the surrounding water that fuel algae blooms. Dredging interrupts this cycle, but one must first know how much sediment there is to remove, and how quickly more material will be deposited. Also, as demonstrated by the previous dredging efforts, it is necessary to manage the aquatic plants prior to wet-dredging.

The 2018 budget for pond management includes an updated aquatic plant investigation and recommendations will be made about how to reliably and cost-effectively remove invasive and nuisance species. Water quality monitoring should take place over three visits to observe the seasonal progression of oxygen loss and plant growth. Monitoring components are outlined in the budget table on pg 4. Long-term recommendations will be made at the end of the 2018 season.

As an additional cost-free service, we will be available to aid in the establishment of an educational program with the Mansfield school system. We anticipate an interactive aquatic plant identification and pond science workshop arranged for students at Bicentennial Pond in the late spring 2018. This program will train students to spot invasive species, and will describe how to carefully remove any Water chestnut plants seen at the pond in the years to come.

Bicentennial Pond, Mansfield, CT		
<i>Updated Bathymetry:</i>		
Field work to be conducted in spring 2018		\$700
Update basin morphometry tables, lake volume and flushing rate		
<i>Aquatic Plant Investigation and Sediment Depth Probing:</i>		
Investigate invasive (Water chestnut) and nuisance aquatic plants		
Mapping of sediment depths in the Northern management zone and beach area		
Field work to be conducted in spring-summer 2018		\$1,000
Volume calculations for future dredging feasibility, collect samples for future analysis		
<i>Watershed Investigation:</i>		
Review GIS & MS4 data gathered by Town Engineer		
<i>In-Lake Dissolved Oxygen and Temperature Measurements/Nutrient Sampling:</i>		
April, August, September 2018		3 visits in 2018 \$1,500
<i>In-Lake Water Quality Samples:</i>		
Parameters	Depth of Samples (meters)	Cost per visit
Total phosphorus	Top & Bottom	\$144
Ammonia-nitrogen	Top & Bottom (April/Aug only)	\$96
Nitrate-nitrogen	Top & Bottom (April/Aug only)	\$96
Total nitrogen	Top & Bottom	\$144
Total iron	Top & Bottom	\$246
Total per visit cost		
April, August, September 2018		\$726
<i>Inlet and Outlet Samples:</i>		
Parameters	Number of Samples	Cost per visit
Total phosphorus	North inlet + outlet	\$48
Nitrate-nitrogen	North inlet	\$24
Total per visit cost		\$72
April, August, September 2018	= \$72 x 3 sample dates*	\$216
*Unknown if the inlet and outlet will be sampleable during each lake visit so cost may be less		
<i>Data Analysis & Management Planning</i>	December 2018	\$500
		\$4,642
Total Bicentennial Pond 2018 Budget		
Updated Bathymetry	Spring 2018	\$700.00
Aquatic Plant Review, Sediment Depth Probing & Mapping	Spring 2018	\$1,000.00
3 Water Quality Monitoring Visits	April-November 2018	\$1,500.00
In-Lake Water Quality Laboratory Analysis	April-November 2018	\$726.00
Inlet/Outlet Sample Laboratory Analysis	April-November 2018	\$216.00
Data Review/Management Recommendations	December 2018	\$500.00
Total 2018		\$4,642.00



Figure 2: Aerial Image Summer 2008 - no floating leaf plants observed

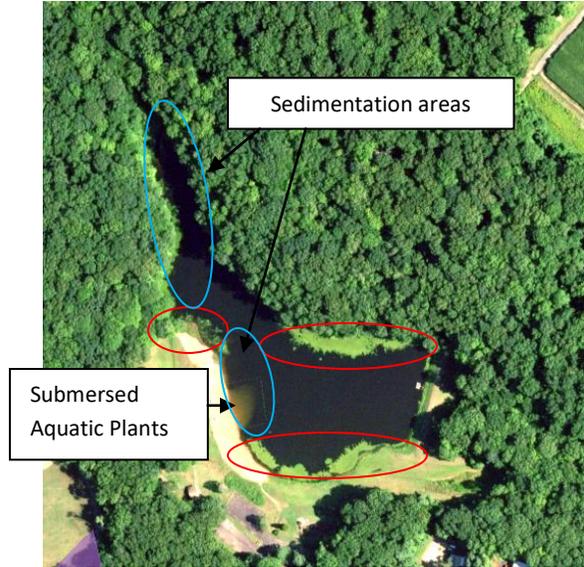


Figure 3: Aerial Image Summer 2016 - large patches of shoreline floating leaf plants now visible (circled in red)

We appreciate this opportunity to work for the Town of Mansfield and are pleased to offer our professional ecological and natural resource consulting services. If you have any questions please call me at 203-848-4610 (cell) or 860-456-3179 (office), or use email: northeastaquaticresearch@gmail.com or hillary.kenyon@gmail.com.

Sincerely,

Hillary Kenyon
Environmental Scientist & Certified Lake Manager
Northeast Aquatic Research, LLC

COMMUNICATIONS



Land Use Academy Basic Training

This Program is sponsored by the Town of Mansfield, Planning Department

Dates: Monday, April 30, 2018-- Legal Requirements and Procedures
Thursday, May 31, 2018-- Fundamentals of Reading Plans
Location: 4 S. Eagleville Road, Mansfield, CT (Council Chamber)
Instructor: Bruce Hyde, AICP, UConn CLEAR'S Land Use Academy Director
Time: 6:30-8:00 pm
Cost: Free

Register now by calling: [860-429-3330](tel:860-429-3330) or Email : woodmanseejb@mansfieldct.org Please mention Land Use Workshop in subject Line
Please RSVP by April 15, 2018 for both trainings

UConn CLEAR's Land Use Academy Director will provide practical education for local land use decision makers in Mansfield. Learn the fundamental knowledge and skills needed to serve effectively on a local land use commission. Join us to learn the essentials or to refresh your skills. Learn more about UConn's Center for Land Use Education and Research (CLEAR) at www.clear.uconn.edu.

Topics Covered:

Legal Requirements & Procedures, Roles & Responsibilities

Provides a basic understanding of legal principals and procedures that must be adhered to so that legal challenges to decisions or other actions are minimized. Gives land use commissioners an overview of the source of their authority, their role in relation to other land use commissions, current land use issues they should consider, and their responsibility to be fair and unbiased in their decision making. This sessions is interactive using “clickers” and case studies.

Fundamentals of Reading Plans

Assists commissioners with developing plan reading skills including understanding scale, topography, hydrology and stormwater. It goes beyond the basics in a way that is understandable and relevant. This session is hands on using plans from real projects. Participants learn to translate what is on the plans to what it will look like on the ground.



APPROVED MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

AUDREY P. BECK MUNICIPAL BUILDING ■ 4 SOUTH EAGLEVILLE ROAD ■ COUNCIL CHAMBER

TUESDAY, FEBRUARY 20, 2018 ■ REGULAR MEETING

MEMBERS PRESENT: K. Rawn, B. Chandy, B. Ryan, V. Ward, P. Aho, S. Westa (in at 6:31 p.m.)
ALTERNATES PRESENT: C. Cotton, K. Fratoni
MEMBERS ABSENT: J. Goodwin, R. Hall
ALTERNATES ABSENT: S. Accorsi
STAFF PRESENT: L. Painter, Director of Planning and Development
J. Mullen, Zoning Enforcement Agent/Assistant Planner
J. Woodmansee, Planning and Development Assistant

Vice Chair Ryan called the meeting to order at 6:30 p.m. Members present are Rawn, Ryan, Ward, Chandy and Aho and alternates C. Cotton and K. Fratoni, both of whom are seated for absent members J. Goodwin and R. Hall. S. Westa arrived at 6:31 p.m.

APPROVAL OF MINUTES:

K. Rawn MOVED, B. Chandy seconded, to approve the February 5, 2018, minutes as presented. MOTION PASSED. C. Cotton and K. Fratoni were disqualified.

PUBLIC HEARING:

A. SPECIAL PERMIT APPLICATION OF MANSFIELD DEPARTMENT OF PARKS AND RECREATION, FOR A SCHOOL LOCATED AT 898 STAFFORD ROAD (PZC FILE #1351)

L. Painter noted that this public hearing was opened on January 6, 2018, at which time the legal notice which was published in *The Chronicle* was read. A Memorandum from L. Painter dated February 17, 2018, was distributed to members and contained a list of communications on Pages 10 and 11. In addition, email communications were received from Julie Alexander, 441 S. Eagleville Rd., on February 17, 2018, and on February 20, 2018, from Cheryl Newton, the architect on the project, both of which were provided to members.

C. Vincente, Director of Parks and Recreation presented on behalf of the applicant. Staff also present from the Department of Parks and Recreation include K. Rotney and J. O'Keefe. Also present are Cheryl Newton of Cheryl Newton Architects, Paul Magyar, PE of Lenard Engineering and Peter Miniutti, Landscape Architect.

C. Vincente thanked John and Jean Lenard for their generous contribution and thanked the PZC for their patience throughout this process. C. Vincente presented a 15 slide PowerPoint presentation which included a brief history of the Community School of the Arts, a summary of the design process and the PZC process, an explanation as to how the conversion of Lot 3 of the Eagleville Crossing Subdivision from

Open Space to other municipal uses can occur, a review of the site plan and landscape plan, elevation drawings from each view, and an estimated project budget.

Bruce Hodgins, 23 Old Schoolhouse Road, provided a written statement of concerns to the Commission to include traffic safety, neighborhood safety, change in planned use of the property and impact to tax payers.

Ann Williams, 168 Brookside Lane, spoke in favor of the project.

Lou Ann Couley, 17 Hillside Circle, spoke in favor of the project.

C. Vincente addressed some of the concerns raised by B. Hodgins to include DOT approval, parking capacity and safety for the neighborhood.

K. Fratoni requested clarification as to event times and public safety. K. Rotney provided clarification about program timing.

V. Ward expressed concern regarding parking. C. Vincente reviewed the design of the overflow parking.

K. Rawn MOVED to close the public hearing. B. Chandy questioned the process as to the pending DOT issue. L. Painter provided options for the Commission relating to the pending approval. It was also noted by L. Painter that a Zoning Permit cannot be issued to the applicant until DOT approval is received. B. Chandy seconded the Motion. MOTION PASSED (7-1-0, V. Ward opposes). The Public Hearing was closed at 7:18 p.m.

OLD BUSINESS:

A. SPECIAL PERMIT APPLICATION OF MANSFIELD DEPARTMENT OF PARKS AND RECREATION, FOR A SCHOOL LOCATED AT 898 STAFFORD ROAD (PZC FILE #1351)

V. Ward noted that any Motion for approval needs to be specific as to conditions of approval. K. Rawn stated that he supports the concept but that there are conditions that need to be met, including traffic and safety. S. Westa stated her support for the project and the use of the historic structure. K. Rawn expressed his support for the use of the building. C. Cotton expressed concern for ADA Compliance. L. Painter noted that the building permit process will address those requirements. K. Rawn agreed to work with staff on a draft approval motion. V. Ward noted Page 9 of L. Painter's Memorandum lists all potential conditions of approval. Members discussed feasibility of sidewalks and the potential of parking at the Church or the Fire Department on Route 32. L. Painter reviewed slopes and that additional parking off site would require a separate approval. L. Painter also noted that the Church is private property. J. Mullen discussed a separate permitting process for special events. P. Aho noted that in his experience the applicants' parking estimates seemed correct. C. Cotton requested additional information regarding the reinforced turf which will be used on the overflow parking area on the site. L. Painter noted the applicant's attempt to provide parking and balance the rural nature of the site while not designing only for the occasional recitals that bring in the most vehicles. B. Chandy requested the option to look at the parking in the future.

NEW BUSINESS:

- A. 8-24 REFERRAL, PROPOSED OPEN SPACE ACQUISTITION, PARCEL 19.70.12-1, 114 ACRE PARCEL LOCATED ON THE WEST SIDE OF WARRENVILLE ROAD

L. Painter noted that this matter is coming from Town Council as required by State Statute and the public hearing is scheduled for February 26, 2018.

P. Aho MOVED, K. Rawn seconded, to notify the Town Council that the proposed acquisition of the Simpson Family Property (Parcel ID 19 70 12-1) is consistent with Mansfield’s Plan of Conservation and Development, particularly Goal 3.1, Strategy A, and would result in the protection of significant natural, cultural and recreation resources. MOTION PASSED UNANIMOUSLY.

- B. REQUEST FOR TEMPORARY VENDING IN TOWN SQUARE, UCONN DAIRY BAR

K. Rawn MOVED, P. Aho seconded, that the PZC authorize the temporary parking and use of the UConn Dairy Bar truck at the Town Square in Storrs Center on the dates that correspond with the outdoor movie nights this season, which are July 13th, July 27th, and August 10th. The use is accessory to Downtown Storrs events and shall be subject to any conditions that may be placed upon the use by the Mansfield Traffic Authority or the Mansfield Downtown Partnership. MOTION PASSED UNANIMOUSLY.

- C. APPOINTMENT OF MEMBER TO REGIONAL PLANNING COMMISSION

L. Painter noted that, due to S. Westa’s resignation from the Commission, a volunteer is needed. The meetings are held every other month on the 3rd Thursday at 7:00 p.m. in different locations. Staff will check with R. Hall who serves as the alternate to see if he has any interest.

ZONING REGULATIONS AND DESIGN GUIDELINES:

- A. SCHEDULING OF WORK SESSION TO REVIEW DRAFT REGULATIONS

L. Painter discussed the need to schedule a work session to concentrate on Regulations. Staff will poll members for Saturday morning availability.

- B. DRAFT CHAPTER 12, AFFORDABLE HOUSING

L. Painter discussed some items to keep in mind as the Commission reviews the draft chapter, including minimum requirements for different districts, and if the fee-in-lieu alternative, which is now limited to group living use or 20 units or smaller, should be expanded to include additional properties.

REPORTS FROM OFFICERS AND COMMITTEES:

L. Painter noted that the Eastern Gateways Study, looking at Route 44 and Route 195, will hold a public hearing regarding their proposals on Thursday, April 26, 2018 at 7:00pm in Council Chambers.

COMMUNICATIONS AND BILLS:

Noted. V. Ward added that the issues contained in the correspondence has been discussed by the Regulatory Review Committee, acted upon by the full Commission and will be subject to further discussion in the upcoming workshop.

ADJOURNMENT:

Vice Chair Ryan declared the meeting adjourned at 8:05 p.m.

Respectfully submitted,

Vera S. Ward, Secretary



DRAFT MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

AUDREY P. BECK MUNICIPAL BUILDING ■ 4 SOUTH EAGLEVILLE ROAD ■ COUNCIL CHAMBER

MONDAY, MARCH 5, 2018 ■ REGULAR MEETING

MEMBERS PRESENT: J. Goodwin, K. Rawn, B. Ryan, V. Ward, R. Hall
ALTERNATES PRESENT: C. Cotton, S. Accorsi
MEMBERS ABSENT: P. Aho, B. Chandy
ALTERNATES ABSENT: K. Fratoni
STAFF PRESENT: L. Painter, Director of Planning and Development
J. Mullen, Zoning Enforcement Agent/Assistant Planner
J. Woodmansee, Planning and Development Assistant
J. Kaufman, Inland Wetlands Agent

J. Goodwin called the meeting to order at 6:51 p.m. Members present are J. Goodwin, K. Rawn, B. Ryan, V. Ward and R. Hall and alternates C. Cotton and S. Accorsi, both of whom are seated for absent members P. Aho and B. Chandy.

APPROVAL OF MINUTES:

K. Rawn MOVED, V. Ward seconded, to approve the February 20, 2018, minutes as presented. J. Goodwin reviewed the recording. MOTION PASSED (5-0-2, R. Hall and S. Accorsi were disqualified).

ZONING AGENT REPORT:

Noted.

OLD BUSINESS:

A. SPECIAL PERMIT APPLICATION OF MANSFIELD DEPARTMENT OF PARKS AND RECREATION, FOR A SCHOOL LOCATED AT 898 STAFFORD ROAD (PZC FILE #1351)

K. Rawn MOVED, B. Ryan seconded, to approve the Special Permit application of the Mansfield Department of Parks and Recreation (File #1351) to renovate and expand the Eagleville Schoolhouse located at 898 Stafford Road for use by the Town of Mansfield for arts education programming, as described in application materials and shown on plans dated February 2, 2018, as revised to February 12, 2018, and as heard at a Public Hearing that opened on January 16, 2018, and closed on February 20, 2018.

Pursuant to Article 5, Section A.5.e of the Zoning Regulations, the Commission hereby waives the requirements for sidewalks, bikeways, trails and/or other improvements designed to encourage

and enhance safe pedestrian and bicycle use based on the location of the site and the lack of any existing sidewalk, bikeway, or trail improvements in the immediate vicinity.

This approval is granted because the application is considered to be in compliance with Article V, Section B, Article X, Section A.6 and other provisions of the Mansfield Zoning Regulations, and is granted with the following conditions:

1. Extent of Approval. This approval is specifically tied to the applicant's submissions and the conditions cited in this motion. Unless modifications are specifically authorized, the proposed uses and site improvements shall be limited to those authorized by this approval. Any questions regarding authorized uses, required site improvements and conditions cited in this approval shall be reviewed with the Zoning Agent and Director of Planning and Development, and, as deemed necessary, the PZC.
2. Permits.
 - a. No Zoning Permit shall be issued for the construction of the project until final plans have been approved by the CT Department of Public Health; CT Department of Transportation; Eastern Highlands Health District and all permits required by the Connecticut Department of Environmental Protection.
 - b. The applicant shall obtain a Zoning Permit to merge the three parcels together and record said merger on the land records.
3. Parking.
 - a. The applicant shall prepare a parking contingency plan for review and approval by the Commission prior to issuance of a Certificate of Zoning Compliance. Said plan shall identify strategies to address parking for large events to minimize potential impacts on the adjacent neighborhood.
 - b. The applicant shall monitor parking for the first year of operation and provide a report to the Commission within 13 months of issuance of a Certificate of Occupancy documenting parking demand and availability as well as any other operational issues. Based on the results of this report, the Commission may attach additional conditions of approval to the Special Permit, including but not limited to restrictions on event size and frequency.
 - c. Nothing in this approval shall prohibit the Commission from attaching additional restrictions to the Special Permit at any time should on-site parking capacity be insufficient to meet demand.
4. Plantings. The Zoning Agent is hereby authorized to approve alternate plantings and/or locations to improve long-term sustainability of plants and overall design.
5. Signs. Details of proposed signs shall be submitted to the Commission for review and approval prior to issuance of a Sign Permit.

6. Final Plans. Final plans shall incorporate the following revisions:
 - a. All corrections identified in the February 17, 2018, report of the Interim Public Works Director.
 - b. Revise the parking lot layout to provide adequate back-up space for the spaces abutting the building.
 - c. Remove reference to Article 10, Section H.6 as no on-site processing of earth materials is proposed.
 - d. Provide calculations demonstrating that the interior landscaping requirements have been met or increase the size of landscape islands accordingly.
 - e. Add a deciduous tree to the southern parking lot island; the type and location of such tree must be carefully coordinated with the proposed light fixture to prevent the tree from obscuring the illumination of the parking lot.
 - f. Identify locations for snow storage based on direction from the Department of Public Works.
 - g. Updates to the Erosion and Sedimentation Control Plan to reflect any changes in the proposed implementation schedule; specific recognition that a CTDEEP permit is required for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities; and either a specific maintenance and inspection schedule that the Contractor must follow or a note that any maintenance and inspection schedule developed by the Contractor is subject to the approval of the Assistant Town Engineer and Zoning Agent.
7. Validity. This permit shall not become valid until the applicant obtains the special permit form from the Planning Office and files it on the Land Records.

Members discussed various concerns related to the motion including the need for CTDOT approval of the proposed driveway location, parking, hours of operation, and the amount of conditions included for approval of this application. MOTION PASSED (3-0-4, B. Ryan, K. Rawn and C. Cotton voted in favor, R. Hall, S. Accorsi, J. Goodwin and V. Ward abstained). The REQUEST FOR A WAIVER of the requirement for sidewalks, bikeways and/or other improvements designed to encourage safe pedestrian and bicycle use that was embedded in the approval motion FAILED as it did not receive seven votes in favor.¹

B. APPOINTMENT OF A MEMBER TO REGIONAL PLANNING COMMISSION

L. Painter reported that CRCOG meets the 3rd Thursday of the months of January, March, May, September and November, at 7pm at the West Hartford Town Hall. Consultation with CRCOG revealed that staff is welcome.

K. Rawn MOVED, V. Ward seconded, to appoint Roswell Hall as the Commission's representative and Janell Mullen as the alternate representative to the CRCOG Regional Planning Commission.

¹ Due to the unusual vote tally and number of abstentions, it was unclear during the meeting whether the motion had passed. It was later determined after research and consultation with the Town Attorney that the Motion passed; the waiver request did not pass.

NEW BUSINESS:

A. SPECIAL PERMIT MODIFICATION APPLICATION OF JESSICAL EDGERLY, FOR A DOG TRAINING FACILITY LOCATED AT 1753 STORRS ROAD (PZC FILE #775-1)

J. Mullen reported this application is a request to modify the Special Permit approved for this use at 1753 Storrs Road in November 2017. The application requests authorization to conduct outdoor training during normal business hours, within a fenced area, and the installation of a portable 20ft. by 40 ft. outdoor pool for water training. Applicant, Jessica Edgerly, 42 Pine Street, Columbia. is present. The applicant confirmed that outdoor training, along with use of the pool, will only be conducted during good weather and that she will make every attempt to keep barking dogs inside.

L. Painter discussed that the area proposed for outdoor training and the placement of the pool appear to be within a Flood Hazard Area but given that these flood areas are within already approved areas for use, staff is of the opinion that a new Special Permit for construction of a pool within the Flood Hazard Area is not required.

V. Ward MOVED, B. Ryan seconded, to approve a modification to the Special Permit granted to Jessica Edgerly (PZC File 775-1) for a dog training facility at 1753 Storrs Road to authorize outdoor training and installation of a portable pool for water training as described in the application dated February 23, 2018. This approval is granted subject to the following conditions:

1. The Applicant shall make all reasonable efforts to reduce noise impacts.

MOTION PASSED UNANIMOUSLY.

ZONING REGULATIONS AND DESIGN GUIDELINES:

A. CHAPTER 6 – RESIDENTIAL NEIGHBORHOOD DISTRICTS

J. Goodwin requested clarification as to how roof height is measured. L. Painter said the measurements will be outlined in a diagram in Chapter 4 and that the regulations have been revised to include a maximum number of stories as well as roof heights.

B. CHAPTER 7 – BUSINESS DISTRICTS

V. Ward asked if the percentages for maximum building ground coverage were low. L. Painter stated that no changes were made to these requirements and that the goal was to change as little as possible in the residential neighborhood and rural business districts and to focus change on the Institutional and Mixed Use districts. L. Painter confirmed that the Commission cannot waive the percentages for maximum building ground coverage, but applicants are free to apply to the Zoning Board of Appeals for a variance if hardship can be proven. L. Painter noted that building heights should be included in this district.

C. CHAPTER 10 – INSTITUTIONAL DISTRICTS

L. Painter noted that the institutional districts currently include the UConn Main Campus (to include EO Smith, the Town Hall and the Community Center), the Depot Campus, Eastern CT ball fields and Route 6. Places of worship on North Eagleville Road are included. L. Painter defined a dwelling unit as a space occupied by a single family. L. Painter will consider renaming either “institutional districts” or “institutional uses” to make sure the definitions are not inconsistent.

D. CHAPTER 12 – AFFORDABLE HOUSING

L. Painter stated that the Committee is requesting input from the Commission regarding the percentages listed in the Table on Page 5, 12.2-A, and alternative means for small scale projects, either paying a fee in lieu or developing affordable units in another location. Members inquired if the funds for payments in lieu go into a trust for a specific purpose and might there be enough to be useful in creating more affordable units. There were no comments regarding the proposed percentages. K. Rawn noted that the goal of the Committee was to get the Affordable Housing units built.

REPORTS FROM OFFICERS AND COMMITTEES:

No field trip is necessary.

COMMUNICATIONS AND BILLS:

Noted. A Special Meeting is scheduled for Saturday, March 10, 2018, at 8:30 a.m. at the Community Center to review the Use chapter.

ADJOURNMENT:

J. Goodwin declared the meeting adjourned at 8:11 p.m.

Respectfully submitted,

Vera S. Ward, Secretary

Town of Mansfield
CONSERVATION COMMISSION
Meeting of 21 February 2018
Conference B, Audrey P. Beck Building
(draft) MINUTES

Members present: Mary Harper, Neil Facchinetti, Quentin Kessel, Erin King (Alt.), Scott Lehmann, Julia Rogers (Alt.). *Members absent:* John Silander, Michael Soares. *Others present:* Jennifer Kaufman (Wetlands Agent).

1. The meeting was **called to order** at 7:00p by Vice Chair Quentin Kessel. In the absence of two members, Alternates Erin King & Julia Rogers were entitled to participate fully in the business of the meeting.

2. The **draft minutes** of the 17 January 2018 meeting were approved, with the correction of a typo in item 7.

3. Recognition of Grant Meitzler. The Commission was notified on 01/22/18 that Grant Meitzler had died. In recognition of his long service to the Town, the Commission unanimously (**motion:** Kessel, Harper) endorsed a memorial tribute drafted by Kessel (with some editorial input from Lehmann) and asked Kaufman to include it in a memo to the Town Council:

For years, the Mansfield Conservation Commission's meetings have been graced by the presence of Grant Meitzler. As the Town's first Inland Wetlands Agent, beginning in the 1970s, Grant patiently educated generations of Commission members on the finer points of the State and Town regulations governing wetlands and how wetland disruptions can be detrimental to the Town's all-important groundwater supplies. His work for the Town, first as a sanitarian and later as an engineer, gave him an encyclopedic knowledge of Mansfield, which he shared generously with us. After more than 42 years of service to the Town he retired, but he continued to attend Conservation Commission meetings as an officially appointed Commission member.

Grant Meitzler was at home both in the woods of Mansfield and the records in the Town vault. He researched abandoned and discontinued roads and the locations of early homesteads. For example, he found and made available the 1769 road survey for Chaffeeville and Codfish Falls Roads and even managed to overlay the Codfish Falls portion of the survey on a current GIS map. In doing so he demonstrated that the current road location is largely the same it was in 1769.

Grant Meitzler was a shy gentleman and a scholar. Most Commission members learned that his engineering degrees included a Ph.D. only after his death. He had a broad range of knowledge and interests that cannot be replaced. The Commission will miss him.

4. Draft open space funding legislation. The Connecticut Land Conservation Council (CLCC) would like the General Assembly to consider legislation permitting municipalities to fund open space purchase & stewardship by imposing a conveyance fee on the purchase of real property. The fee, paid by the buyer, could be as much as 1% of the amount over \$150K. Enabling legislation will not be introduced unless some municipalities express interest in it, so the Council is attempting to generate local support.

This proposal is not new; see item 4 of the minutes for the Commissions meeting of 01/20/16. Facchinetti again expressed reservations about the fairness of such a funding mechanism. Lehmann observed the legislation would not require towns to do anything; supporting it does not imply support for Mansfield's adopting such a fee. Harper thought the 'deductible' should be set higher than \$150K, which towns would be free to do.

After some discussion, the Commission agreed unanimously (**motion:** Kessel, Lehmann) to support the CLCC's initiative for state legislation permitting municipalities to fund open space protection and stewardship by a conveyance fee on purchases of real property, in the expectation that – should it become law – its implications for the Town would be carefully reviewed before deciding whether such a funding mechanism is suitable for Mansfield.

5. Conservation easement monitoring. Kaufman distributed paperwork she has prepared for site visits to monitor Town-held conservation easements on private property. To avoid potential violations of the Freedom of Information Act, such visits will be Special Meetings of the Commission (unless conducted by just one member), which will require 24-hour public notice. Members of the public may attend, but must sign a waiver of liability form. Property owners will be notified in advance by letter. Observations from the visit are to be recorded on Conservation Easement Monitoring Report forms. The first page of this form (up to "Monitoring Visit"), which asks for other particulars about the property (such as whether the landowner is leasing it), will be prepared by staff in advance of the visit. Ideally, Kaufman would like monitors to put up easement boundary markers if they are missing.

Kessel & Facchinetti agreed to finish the job (started last year) of monitoring the easement at the end of Elise Rd on 3/02/18. Kessel will look at the Guyette easement on Codfish Falls Rd by himself. King, Lehmann & Rogers agreed to monitor the Smith Farms Subdivision easements off Coventry Rd on 3/18/18.

6. Draft zoning regulations. According to Kaufman, the Commission's March meeting will be soon enough for the Commission to comment on the PZC's draft zoning regulations. But members should comment as individuals as they read through the draft.

7. North Frontage Rd parcel. The developer of a parcel (Assessor's ID 38 101 22-1) on North Frontage Rd (parallel to Rte.6) just east of the United Services parcel is seeking input on environmental considerations prior to submitting an application to the PZC for multi-family housing. Facchinetti & King participated in a site visit to the property on 01/20/18. The parcel slopes gently from the road, then steeply down to Contantville Brook. The developable area is near the road, away from the steep slope to the brook. A trail crossing the brook on a foot-bridge could connect the development to a playground at Sunny Acres.

8. Notifications

a. The Town Council's public hearing on acquisition of the **Simpson property** is now scheduled for 7:00p on 03/12/18. Commission members were urged to attend.

b. UConn's CLEAR will offer two free **Land Use Academy Basic Training** sessions at 6:00-8:30p in the Council Chambers: Legal Requirements & Procedures (4/30/18), and Fundamentals of Reading Plans (5/31/18).

c. On 01/22/18 the Town Council authorized the Sustainability Committee to work toward **Sustainable CT Municipal Certification** for Mansfield.

d. A **Metanoia on the Environment** at UConn is being planned for Earth Day (4/22/18).

9. Save the Bees Campaign. Andrew Frosti of UConnPIRG's Save the Bees Campaign would like to meet with the Commission about getting Mansfield certified as a bee-friendly town. He should be invited to the March meeting.

10. Adjourned at 8:20p. Next meeting: Wednesday, 21 March 2018, 7:00p.

Scott Lehmann, Secretary, 24 February 2018.



DRAFT MINUTES

MANSFIELD INLAND WETLANDS AGENCY

AUDREY P. BECK MUNICIPAL BUILDING ■ 4 SOUTH EAGLEVILLE ROAD ■ COUNCIL CHAMBER

MONDAY, MARCH 5, 2018 ■ REGULAR MEETING

MEMBERS PRESENT: J. Goodwin, B. Ryan, V. Ward, K. Rawn, R. Hall
MEMBERS ABSENT: B. Chandy, P. Aho, (2 Vacant Seats)
ALTERNATES PRESENT: S. Accorsi, C. Cotton
ALTERNATES ABSENT: K. Fratoni
STAFF PRESENT: Jennifer Kaufman, Inland Wetlands Agent
Linda Painter, Director of Planning and Development
Janell Mullen, Assistant Planner/Zoning Enforcement Officer
Jillene Woodmansee, Planning and Development Assistant

Chairman Goodwin called the meeting to order at 6:30 p.m. and appointed C. Cotton and S. Accorsi to act for absent members B. Chandy and P. Aho.

APPROVAL OF MINUTES:

December 4, 2017 – Regular Meeting

K. Rawn MOVED, B. Ryan seconded, to approve the December 4, 2017, minutes as presented. MOTION PASSED (6-0-1, R. Hall disqualified).

COMMUNICATIONS:

A. CONSERVATION COMMISSION MINUTES, JANUARY 17, 2018 AND FEBRUARY 22, 2018

V. Ward questioned if this Agency should consider stream belt zoning. L. Painter explained that the concept is being addressed in the draft revisions to the regulations, although not referred to as stream belt zoning.

B. MONTHLY BUSINESS REPORT

J. Kaufman noted that a Notice of Violation was issued to the owners of the Eastbrook Mall. As a result of a 2/11/18 water main break, approximately 40 cubic yards of material was deposited into Sawmill Brook. The bank of the brook was also destabilized, causing erosion and sedimentation of and into the watercourse. The owners have retained a soil scientist who has prepared a report, provided to members, describing mediation. Said measures are satisfactory to the Wetlands Agent and Assistant Town Engineer and will be undertaken on March 6, 2018. J. Kaufman will continue to monitor.

NEW BUSINESS:

A. W1590 – APPLICATION OF EDWARD HALL TO BUILD AN ADDITION TO A STORAGE SHED ON PROPERTY OWNED BY THOMAS WELLS AND LOCATED AT 513 WORMWOOD HILL ROAD

J. Kaufman reported that the applicant is requesting a modification of a wetlands license that was issued on 11/2/2016. The modification requests permission to construct a 20 foot by 40 foot addition to an existing equipment storage building on the northwest portion of the property. This revised plan locates

the activity farther from the edge of the wetlands and reduces the area of disturbance in the upland review area.

R. Hall, MOVED, B. Ryan seconded, to modify the inland Wetlands License issued on 11/2/2016, in accordance with the Mansfield Inland Wetlands and Watercourses Regulations to reflect the construction of a 20' by 40' addition to an existing farm building as shown on plans and materials submitted on 2/2/2018. The modification of this license is based on a finding of no anticipated significant impact on the wetlands and is conditioned on the following actions being met:

1. Erosion and sedimentation controls shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized.

This approval is valid for five years from the original date of issuance (until November 2, 2021) unless additional time is requested by the applicant and granted by the Inland Wetlands Agent. The applicant shall notify the Inland Wetlands Agent before any work begins and all work shall be completed within one year. Any extension of the activity period shall come before the Mansfield Inland Wetlands Agent for further review and comment. MOTION PASSED UNANIMOUSLY.

REPORTS FROM OFFICERS AND COMMITTEES:

No Field Trips are necessary.

COMMUNICATIONS AND BILLS:

Communications are noted. J. Kaufman highlighted a second Aquatic Pesticide Permit for Jones-Bamman Pond located on Forest Road.

ADJOURNMENT:

Chairman Goodwin declared the meeting adjourned at 6:50 p.m.

Respectfully submitted,

Vera S. Ward, Secretary



CC
BY-NC
ND
JSTP



Trust annual meeting is April 21: casual format, important business

Given the popularity of last year's casual format, Joshua's Trust will hold its annual meeting this spring on Saturday, April 21 from 4-6 p.m. at the Beckish Senior Center in Columbia on Route 66.

The fun will start with a social half hour at 4 p.m. followed by awards and our speaker, beginning at 4:30 p.m.

Julia Rogers, who supervises some of our interns, will address the question of millennials and their connection to the landscape and conservation.

Rogers volunteers with our mapping team, and is also a steward at Mason's Mill, and a member of the Mansfield Conservation Commission.

We will also vote on new and continuing Trustees. Up for re-election this year are Gail Bruhn and Nancy Silander. The Nominations and Governance Committee has also proposed the following new Trustees: Rob Beach, Mike Curtis

Continued on Page Four



Why is Julia Rogers, who supervises some of our JT interns, smiling? And why is she holding an axe? See story at right.

Her mapping skills were a natural fit for Joshua's Trust

Sometimes, a small gesture will have great consequences.

If Julia Rogers hadn't happened to see the Joshua's Trust boundary marker, she wouldn't have Googled the Trust and come by to see if she could get involved.

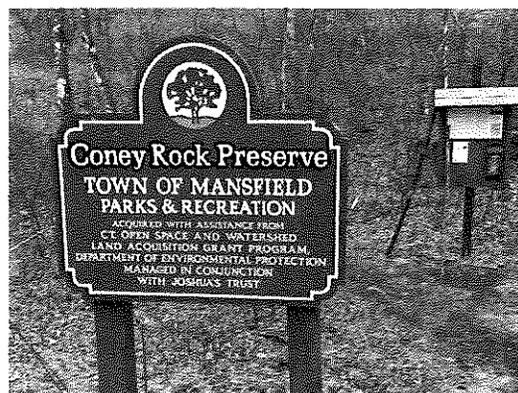
She had some familiarity with land trusts, having volunteered in her native Pennsylvania with one, as well as in Maine where she went to college. Now, she was in Connecticut as a master's degree student in the Natural Resources Department at UConn, so it seemed a natural

Continued on Page Four

Cooperation, collaboration, bring benefits

From its inception, Joshua's Trust has worked closely with the towns in which it preserves and stewards land and historical sites. Together with the towns' elected officials and commission and committee volunteers, the Trust and towns leverage resources to reach mutually beneficial acquisition and management goals to protect more land in our region.

The support takes different forms – financial, research, en-



The sign at the entrance of Coney Rock Preserve reflects collaboration at work.

couragement – depending on the particular need.

As an example, the town of Mansfield and the Trust have been working together for over 50 years. It was Mansfield's Historical Society and Conservation Commission that initiated the work resulting in the Trust's acquisition of the Gurleyville Grist Mill and Bradley-Buchanan Woods.

Several of Joshua's Trust's key properties connect with land owned

Continued on Page 5

Joshua's Trust

Mailing address:
P.O. BOX 4
Mansfield Center, CT 06250

Email:
administration@joshuastrust.org
www.joshuastrust.org

Visit us at:
The Atwood Farm,
624 Wormwood Hill Rd., Mansfield.
Office hours: Tues. Thurs. noon- 5 p.m.
Phone: 860-429-9023

OFFICERS:

President: Karen Zimmer
Past President: Doug Hughes
Vice President: Paul Pribula
Secretary: Nancy Silander
Treasurer: Gail Bruhn

STAFF

Executive Director: Michael Hveem
Finance Administrator: Joyce Fountain
Volunteer Coordinator: Andy Woodcock

BOARD OF TRUSTEES

Peter Andersen, Willington
Robert Beach, Mansfield
Gail Bruhn, Mansfield
Warren Church, Chaplin
Michael Curtis, Columbia
Ann Dunnack, Columbia
Margaret Ferron, Mansfield
Angelika Hansen, Hampton
Doug Hughes, Mansfield
Carl Lindquist, Chaplin
Dave Parry, Windham
Betsy Paterson, Mansfield
Paul Pribula, Willington
Marilyn Schreiber Willington
Nancy Silander, Mansfield
Terry Wakeman, Ashford
Karen Zimmer, Mansfield



Visit the Trust's Facebook page for news updates.



The accreditation seal recognizes land conservation organizations that meet national standards for excellence, uphold the public trust and ensure that conservation efforts are permanent.

Our marvelous antiquities

When you're hiking a trail, do you pause in wonder when you stumble upon an old cellar hole or the remnants of a mill? Did you know that most local waterways, even small ones, were altered with dams so that farmers and others could set up a mill to harness the power of falling water?

I learned that from a walk on our Utley Hill Preserve with steward Ann Dunnack. Our historical crown jewel is the Gurleyville Grist Mill on the Fenton River, which reminds us what life was like two centuries ago.

This mill is important because stone grist mills are uncommon in New England. Here's what Theodore Penn, Researcher in Technology from Sturbridge Village wrote about it after visiting in 1979: "The power system surviving in the Gurleyville Mill is so incredibly rare that this small building tucked into your quiet community truly has national significance."

In late fall, structural engineers studied the condition of the Grist Mill

and have made recommendations for remediation of several problems that have compromised its structural integrity and must be corrected.

The total project will take several years and probably exceed \$100,000.

We pledge to care for our properties forever! A plan to continue monitoring the mill will be implemented once renovations are completed.

The fact that the late Gov. Wilbur Cross grew up across the road from this mill when his family owned it adds to its historical significance.

In his autobiography, Cross wrote that in 1862 he was born in the miller's cottage... "There I opened my eyes on the old stone mill with its large wooden water wheel, on

the up-and-down saw which made boards out of logs and on the stages of converting corn on the cob into meal or buckwheat into flour."

Come visit this serene location anytime, and marvel at the antiquities within when it's open this summer.

— Karen

TRUST NOTES



By Karen Zimmer
Joshua's Trust President



Visitors poke around inside the Grist Mill on opening day, 2016.

Welcome two new business sponsors!

Two local companies have become sponsors for 2018. Thank you!

Businesses and community organizations of all kinds are invited to become Joshua's Trust sponsors. We are seeking organizations who would like to partner with our efforts to build a better and more sustainable community here in eastern Connecticut.

Sponsorship levels are: American Chestnut Sponsor - \$5,000; White Cedar Sponsor - \$2,000; Hickory Sponsor - \$1,000; Sugar Maple Sponsor - \$500, and White Pine Sponsor - \$250.

American Chestnut Sponsor

The National Institute for the Clinical Application of Behavioral Medicine
Ruth Buczynski

White Pine Sponsor

Reservoir Financial, Mansfield
Liz Charron

For more information on becoming a community sponsor or enrolling in the Great Oak program, please contact Trust Executive Director Michael Hveem or Development Chair David Parry at dfparry01@gmail.com.

Talk the (orchid) talk, walk the walk, hear the birds sing

Wow – even if it doesn't feel much like it, meteorological spring is about to spring – and if you aren't already, you will likely soon be looking forward to getting back to the out-of-doors after all our cold and snow. Here are some great opportunities!

Wednesday, March 21 Orchids, talk the talk

Join popular naturalist Deb Field for an in-depth look at two common flowers, the Pink Lady Slipper and the Downy Rattlesnake Plantain Orchid, which can be observed as you hike through our local forests. Field spent the 2017 growing season studying the distribution of these plants on a local Joshua's Trust property (Hubbard Sanctuary) as part of her CTDEEP Master Naturalist certification. This spring she will lead a series of five wildflower walks on the property beginning the end of March. Her talk will be indoors at the Chaplin Library (Rt. 198 and Chaplin Street), beginning at 6:30 p.m.



Pink Lady Slipper

Saturday, March 31 Orchids, walk the walk

Deb Field will lead the first of a series of five walks, all at Hubbard Sanctuary, to look for spring flowers – each walk should offer different species. No need to sign up or to go on all of them. The walks – moderate in difficulty – begin at 9:30 a.m., and last about an hour and a half. There are no rain dates. The other dates are: **April 14, April 28, May 12 and May 26.** Children older than 12 are welcome. Please, no dogs.

Sunday, April 29 May pole dance

The May Pole returns on **Sun., April 29.** Come to the

Atwood Farm 2-4 p.m. for an old-fashioned May Pole dance, with music by the Mansfield Middle School fiddlers, led by Lindsey Clark. We'll also make May baskets and wind socks. The outbuildings will also be open. Come see the barn displays, the carriage house, and the weaver's cottage; or take a look into the hen house, ice house and pig house.

Saturday, May 5 Song bird watching

Birdwatchers can gather on **Sat., May 5, 8 a.m.**, at Pigeon Swamp in Windham, to go out with Mike Curtis and Dave Parry. These two leaders are passionate and knowledgeable about songbirds and where to see them.. Please, no dogs! Sign up at activities@joshuastrust.org.

Saturday, May 19 Walk Pigeon Swamp

Want to learn more about the natural environment at Pigeon Swamp? Join Deb Russel as we explore the forest community. This is a moderate, 2-mile hike; dogs are welcome as well as children older than 10.

Saturday, May 26 Build a fairy house

From 10 a.m. – 2 p.m., in cooperation with the Mansfield Library, youngsters will have an opportunity to build fairy houses at the Bradley-Buchanan Woods (next to the library on Route 89). We will have many of the construction materials needed, but feel free to bring your own.

We particularly encourage younger architects to imagine and construct what fairies and other woodland creatures might enjoy.

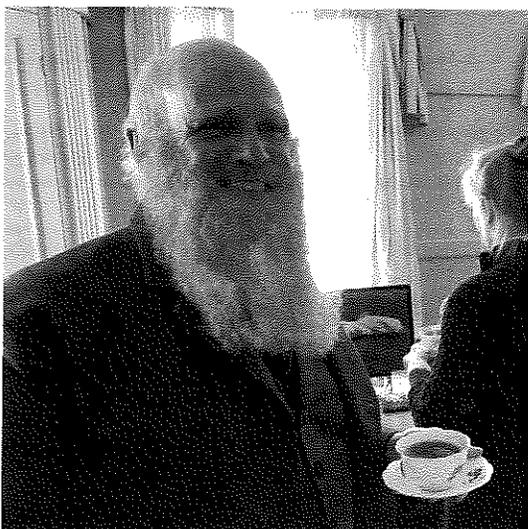
Please check the web site for other walks in April and May.

Darwin stops in for a cup of tea

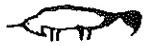
Joshua's Trust volunteers got a glimpse into the domestic life of one of the most influential names in science when Charles Darwin showed up at the Atwood Farm for a cucumber sandwich and a cup of tea.

The originator of evolutionary theory was the main attraction when the Trust threw an afternoon party to thank volunteers for their faithful service. Darwin appeared at Trust headquarters in the person of Kenneth Noll, a University of Connecticut microbiology professor who looked and acted the part of the famous naturalist.

Darwin didn't come to the gathering to talk about evolution, however. Rather, he came to tell what life was like for him and his family in Downe, England, during the Victorian Era. Among other details the Trust volunteers learned: The reclusive naturalist – a man of immense wealth but frail health – was fascinated by earthworms. He also played a nightly game of backgammon with his wife and first cousin, Emma.



Kenneth Noll as Charles Darwin.



A new slate of Trustees stepping up to help

Continued from Page One
and Terry Wakeman.

If you are interested in being a Trustee, contact Betsy Paterson, chair of the committee, for more information. Trustees now serve three-year terms, for a maximum of nine years. If a Trustee wishes to continue, he or she must wait another six years before becoming eligible.

So, come socialize with your fellow Trust members, discover what has been accomplished this past year, vote on your Trustees, and enjoy a respite from spring gardening. There is no charge – although donations are always appreciated!

TRUSTEE SLATE - FIRST TERM

(Please note that two Trustees are filling out terms):

Rob Beach (Mansfield) (First term ends 2021) – Rob has been a steward at Whetten Woods for the past four years, and a Regional Coordinator for two. He is also a member of the Roving Stewardship Crew. He is semi-retired from the State of Connecticut Appellate Court and was a Superior Court judge before that. Rob lives with his wife, Susan, who also volunteers for the Trust.

Mike Curtis (Columbia) (First term ends 2020) – Mike serves on the Development Committee, and has led several bird walks for the Trust, as he is an avid birder. He is also on the Gurleyville Grist Mill Task Force and is using his ties to UConn for real-life projects for future engineers. He is currently an independent engineering consultant.



Paul Pribula (Ashford) (First term ends 2021) – Paul has become the Trust's mapping expert. During his working career, he developed a lot of IT knowledge, and has put his expertise to use for the Trust. He is also working on evaluating the Trust's risk management. He is currently Vice-President, replacing Betsy Paterson who resigned this position.

Terry Wakeman (Ashford) (First term ends 2020) – As a member of the Roving Stewardship Crew, Terry has worked at Rankin, the Grist Mill, Friedman Forest (where he is a steward), Hastings (also a steward), and Mason's Mill. His carpentry skills are also much in demand when trails need bridges, or when a spot needs a picnic table, as was the case at the Atwood Farm. Terry is currently working with a couple of other Trustees evaluating the Trust's risk management.

TRUSTEE SLATE: Re-election

Gail Bruhn (Mansfield) (Second term ends 2021) – Gail became a Trustee three years ago. Her expertise in finance has been an asset and she is now treasurer and head of the Finance Committee.

Nancy Silander (Mansfield) (Third term ends 2021) – Nancy has been a member of the Trust for over 35 years. She chairs the Education and Outreach Committee and the Strategic Planning Committee and is currently secretary for the Trust.

An environmentalist – and she can handle an axe

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to her, as an environmentalist, to look up the local land trust.

Since some of her expertise is in GIS and mapping, it was clear where her skills were most wanted. For the past year, she has been working with other mappers, analyzing our regional landscapes, and updating trail maps for the website.

She also stepped in and took over the stewardship of Mason's Mill on the Fenton River in Mansfield. Although one of our smaller properties, it is historically important, and with the help of the Sue and Rob Beach and volunteers from EASTCONN, she cleaned it up and inspired several of our woodworkers to build a picnic table for the site.

Julia's family has also been important in focusing her interests on environmental concerns. She went along on the

Christmas bird counts with her grandparents, and was backpacking by age 8 with her father.

At Colby College, she joined the woodsmen team – lumberjacks who compete regionally. She will be participating at UConn when they host a collegiate and semi-professional event.

Competitions in axe-throwing, wood splitting, wood chopping, and pole climbing are some of the activities.

As well as volunteering ten hours a week at the Trust, Julia is a new member of Mansfield's Conservation Commission, which gives her exposure to the government side of conservation and environmental protection.

However, her dream is to work at a land trust working to conserve and steward land in partnership with the local community, as she feels those who volunteer with land trusts are motivated and proactive when it comes to land conservation.



Julia Rogers in mapping mode.

One good intern deserves another, and another, and...

By Michael Hveem, Executive Director

Some of you may have noticed in recent newsletter articles about our student volunteers from UConn, Eastern Connecticut State University, EASTCONN and E.O. Smith High School. And now we have an exciting new development!

We have entered into a formal internship and Work Study program with UConn, in which students earn academic credit or receive federal financial aid while performing work to advance the mission of Joshua's Trust.

We provide a hands-on laboratory for students to gain important practical work knowledge, while the Trust benefits from access to the latest academic thinking on everything from property mapping to conducting natural species inventories to updating the property management plans.

Because of this enhanced relationship with the University of Connecticut, which encourages students to do credit-worthy internships in the community, we have five of these undergraduates this spring involved in various areas of the Trust.

One of our most pressing needs is up-dating our technology as well as in continuation of the mapping of our properties.

One intern is working with our webmaster to enhance our web site, another is working on a marketing plan for the Grist Mill, another is determining how to get and keep the

Trust up-to-date in social media sites, and another is working on the mapping with UConn graduate student Julia Rogers.

All of the students are supervised by Trust volunteers as well as by Mike Hveem, our executive director.

This semester we also added doctoral degree candidates. They, along with their advisor, are creating a

management plan and decision-making tool to assist us with our Whetten Woods property, where we increasingly need to balance habitat protection with recreational access.

The interns' professors are able to see first hand how their teaching of theory and technical tools is translated by their students into practical outcomes.

So, be on the lookout for a revamped website that will be easier to negotiate and easier to read on mobile devices, as well as for links to the Trust in other media, and for news about Whetten Woods and the Grist Mill.

Expect to see future reports on our progress and our accomplishments, and if you see UConn students on our properties, please join me in thanking them!



Mapping intern Conner Dickes.

The Trust's cooperative programs take many forms

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by the Town of Mansfield.

Coney Rock Preserve is a case study in collaboration. This was a 10-year effort that preserved four properties through cooperative work with land owners, cost-sharing, and benefit-sharing. Mansfield purchased a property having the best access to the Trust's property, and in return the Trust obtained a trail license to the lookout on an adjacent property, which helped the Town win a grant for the purchase. Communication (and patience) were essential for

the successful preservation of this 160-acre parcel.

Of course, individuals and personnel change – both at the town level and at the Trust, so relationships must be renewed and reviewed. This is one of the goals of the Strategic Plan adopted by the Trust in July, 2017, under the Land Conservation Plan.

Trustees will soon be contacting people in each of our towns to review and renew associations, and to ensure that we are indeed working together and not at cross purposes. for the benefit and wellbeing of present and future generations.

Grant Meitzler, 74, had a special love of the Grist Mill

Grant Meitzler, 74, who died on January 24, was a volunteer for many years for the Trust. His particular passion was the Gurleyville Grist Mill.

Once the Trust acquired the mill in 1979, Meitzler worked tirelessly to ensure that it was appropriately preserved – adapting the mill for visitors, interpreting as a docent how the mill functioned, and working behind the scenes to be sure the mill would show at its best at the events held to pay off the mortgage.

More recently, he photographed the interior and exterior walls of the mill before the new bridge was constructed, an invaluable resource for the current restoration efforts.

Meitzler was the assistant town engineer for the town of Mansfield for over 40 years.

He also served for many years as a member of the Mansfield Conservation Commission.

He requested that donations in his memory be given to Joshua's Trust.

Headed outdoors for a picnic or hike? Think of us.

Spring can bring new motivation to get back outdoors, and when you do, please think of Joshua's Trust and its ongoing mission to protect open spaces. As always, the Trust's continued success depends on the support of its community. All contributions include membership and are tax deductible.

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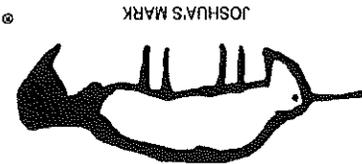
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