



MEETING NOTICE AND AGENDA

MANSFIELD OPEN SPACE PRESERVATION COMMITTEE
PARKS ADVISORY COMMITTEE

TUESDAY, MAY 15, 2018 ■ 7:00 PM ■ MANSFIELD COMMUNITY CENTER ■ CONFERENCE ROOM

REGULAR MEETING

1. CALL TO ORDER

2. ROLL CALL

3. MINUTES

- 4/17/18 REGULAR MEETING
- 5/11/18 SPECIAL MEETING NOTES

4. OPPORTUNITY FOR PUBLIC COMMENT

5. NEW BUSINESS

- COORDINATING WITH OTHER RELATED COMMITTEES

6. CONTINUING BUSINESS

- OPEN SPACE PRESERVATION COMMITTEE/PARKS ADVISORY COMMITTEE CHARGE
- RECAP-BICENTENNIAL POND UNIVERSAL ACCESS TRAIL HIKE AND DEDICATION AND WHETTEN WOODS WANDER
- CT BIRD ATLAS

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

- FORESTRY WORKSHOP –SATURDAY, 6/30
- THE LAST GREEN VALLEY, MAY 9, 2018
- NATIONAL PARKS AND RECREATION ASSOCIATION MAGAZINE CONSERVATION ISSUE DOWNLOAD [HERE](#).
- UCONN CENTER FOR LAND USE EDUCATION AND RESEARCH, LAND USE ACADEMY BASIC TRAINING, MAY 31, 2018
- MANSFIELD DRAFT ZONING REGULATIONS WWW.MANSFIELDCT.GOV/DRAFTZONINGREGULATIONS
- MINUTES-PZC (approved 4/16/2018 draft) CONSERVATION COMMISSION (draft 4/18/2018, draft Special Meeting 05/01/2018)

9. OTHER

10. FUTURE AGENDAS

11. ADJOURNMENT

Open Space Preservation Committee
Parks Advisory Committee
Tuesday April 17, 2018 7:00 PM
Mansfield Town Hall Conference Room B
Minutes DRAFT

1. Call to order

The meeting was called to order at 7:00

2. Roll Call

OSPC members: Jim Morrow (Chair), Vicky Wetherell, Ken Feathers (secretary), Quentin Kessel Michael Soares, Heidi Groeger

Town Staff Present: Jennifer Kaufman

3. Review of Minutes

The Minutes of March 19, 2018 Special Meeting and March 20 regular meeting were both approved (moved Soares; seconded Groeger)

4. Opportunity for Public comment

No members of the public were present

5. New Business

- *Open Space Preservation Committee/ Parks Advisory Committee Charge*

Members reviewed the charges that enable the two committees and had an extensive discussion of the committees' histories, missions and elements of the charge that were in common to the two committees, including general charge language and education and outreach. Discussion included specific wording of a potential combined charge if committees are combined. Town staff will type up a draft from notes of the discussion.

- *Public Protected Open Space Map*

An updated version of the protected open space map was reviewed and the status of various property development limitations as they may affect the pending school building project exploration committee was discussed.

6. Continuing business

No continuing business was on the agenda.

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 8:22PM (moved Feathers; seconded Morrow)

Exited executive session at 8:44

Agreed to schedule a field trip to property discussed

8. Communications

Communications were noted as listed on the agenda.

Members were reminded of the formal dedication of the universal access trail at Bicentennial Pond scheduled for April 21 at 2PM.

9. Adjournment

The meeting was adjourned at 8:49 by consensus

**Natural Resources Preservation and Stewardship Committee
Charge**

Should we add parks in here somewhere?

The Natural Resources Preservation and Stewardship Committee shall serve in an advisory capacity to the Town Council and other town officials, with the following charges and duties:

General

- To implement “Planning, Acquisition, and Management Guidelines, Mansfield Open Space, Park, Recreation, Agricultural Properties and Conservation Easements,” as amended.
- To serve as a liaison with public and private land conservation entities.
- To make recommendations for town actions for natural resources conservation or acquisition.
- To advise the Planning and Zoning Commission regarding development proposals and land use regulations.
- To participate in developing management plans for Town properties.
- To provide recommendations to town officials and town staff concerning the impact of existing and proposed town policies on natural resources management and town-owned easements.
- To contribute to updates of the Plan of Conservation and Development.

Education and Outreach

- To increase awareness of the Town’s Natural Resources and Stewardship Program.
- To educate and work with landowners to promote preservation and stewardship of private land and natural resources.
- To promote community interest and understanding of parks, preserves, and natural resources in the Town of Mansfield through community education events, special training, etc.
- To expand and support the Natural Areas Volunteers and Stewardship program.

MEMBERSHIP

The Natural Resources Preservation and Stewardship Committee shall consist of _____ regular voting members and _____ alternates appointed by the Town Council in accordance with A§192 of the Mansfield Code. The appointments shall be staggered three year terms. A voting member shall be selected by the Conservation Commission as their representative. A representative of the Planning and Zoning Commission may serve as liaison between the Committee and the Commission. Insofar as practical, members appointed shall have expertise in local history; community outreach; trail construction and management; land use planning; or environmental/natural resource disciplines.

A chair and a secretary will be elected by the committee and will serve for a term of one year.

The committee may form permanent or temporary sub-committees, working groups or task forces as it deems appropriate to accomplish its mission.



Forest Cutting Plans and Timber Harvesting 101 for Conservation Commissioners and other Municipal Departments

to be held on a recent forestry project site

Saturday, June 30th

9:00 am to noon

Southbridge, MA

(Directions to the property will be provided to registrants.)

A free Workshop provided by the MassConn Sustainable Forest Partnership, Massachusetts Department of Conservation and Recreation, and the Massachusetts Association of Conservation Commissions (MACC).

Forests play a critical role in the character of our region and are vital for natural habitat, outdoor recreation and natural/ecosystems services (such as helping to supply clean water and air). The majority of the forested land in Massachusetts is owned in relatively small parcels by private landowners. For many landowners, any plan to conserve and protect forests needs to include the ability to carry out good forestry and timber harvesting using best management practices (BMPs).

What role do Conservation Commissions play implementing the Chapter 132 Forest Cutting Practices Act? Commissions have the opportunity to review and comment on cutting plans. Come learn how to review a timber cutting plan, see what a timber sale is all about, learn how landowner goals and site conditions can impact timber harvest decisions, and see what some forestry BMPs look like on the ground.

The workshop will be held in Southbridge on a property managed by Opacum Land Trust where a timber harvest was conducted in 2016 and 2017, along with the first phase of an invasive plant removal effort as part of overall land management of the property. The workshop will be led by Scott Gerrish, the Forester who oversaw the harvest; Chris Capone, the DCR Service Forester for the region; and Michèle Girard, Associate Director of MACC.

Topics to be covered:

- Understanding a Conservation Commission's role implementing the Forest Cutting Practices Act
- Learning how to read and review a Forest Cutting Plan
- Translating what's described in the plan to actual practices on the ground
- Learn about conservation the benefits of forestry and well-managed timber harvesting
- Providing guidance to landowners to help inform decisions about the future of their land

This program will be held outside in the woods and will include walking over rough ground, so please dress accordingly, including sturdy shoes.

**To register for this free workshop please contact Michèle Girard at MACC
at michele.girard@maccweb.org or by calling 617-489-3930
Registration is required to receive directions to the site.**



FOR IMMEDIATE RELEASE...

DATE: May 9, 2018
CONTACT: Lois Bruinooge, Executive Director
860-774-3300
Lois@tlgv.org

**The Last Green Valley Announces First Funding Phase of \$12.2 Million Project
to Protect the Southern New England Heritage Forest**

The Last Green Valley, Inc. and its project partners have launched phase one of a \$12.2 million program to help landowners in the Southern New England Heritage Forest conserve their land while improving vital habitat for important bird species.

The program is an unprecedented three-state effort made possible through the Regional Conservation Partnership Program (RCPP) of the USDA Natural Resources Conservation Service (NRCS). Joining NRCS and The Last Green Valley, Inc. (TLGV) as lead partners are the Mass Conn Sustainable Forest Partnership/Opacum Land Trust and the Northern Rhode Island Conservation District.

This program will provide technical and financial assistance to forest landowners with property within the Southern New England Heritage Forest (SNEHF), who wish to conserve their land by granting an easement to NRCS through the Healthy Forests Reserve Program (HFRP). The HFRP is a voluntary conservation easement program for private woodland owners that is new to the region. The deadline for first-round applications is July 20, 2018.

Preserving the Southern New England Heritage Forest is critical for important bird species and other wildlife. With 1.49 million-acres of unfragmented forest corridor stretching along the Connecticut and Rhode Island border to the Quabbin Reservoir in Massachusetts, the Southern New England Heritage Forest is still an astonishing 76 percent forest cover and one of the last viable wildlife corridors from northern New England to the coast in southern New England.

The Last Green Valley National Heritage Corridor accounts for almost half of the Southern New England Heritage Forest. As the last green oasis in the coastal sprawl between Boston and Washington D.C., the program is vital to ensuring the national heritage corridor and the larger Southern New England Heritage Forest continue supporting threatened bird species and other important wildlife and plant species.

NRCS will pay the landowner 75 percent of the fair market value of the enrolled land to promote the recovery of endangered and threatened bird species and improve plant and animal biodiversity. NRCS will also pay for all transaction costs, including a title search, boundary survey, hazardous materials search and appraisal. NRCS will draft a restoration plan for the property that focuses on improving habitat for a specific bird species and will provide 75 percent or more of the funds for the first round of any restoration work that is required.

The funds provided in phase one are a portion of the larger \$12.2 million program. NRCS is providing a \$6.1 million grant which is being matched by \$6.1 of significant contributions from the project's numerous partners, including the three lead partner organizations and 16 additional organizations.

While the application deadline for the first round of this competitive program is July 20, 2018, we advise potential applicants to contact the lead partner in their state as soon as possible. There are preliminary steps that must be completed, and the partners are available to provide technical assistance:

For Connecticut Projects – Bill Reid, 860 774-3300; bill@tlgv.org

For Massachusetts Projects – Ed Hood, 508-347-9144 (leave a voice mail with your contact info); ehood@opacumlt.org

For Rhode Island Projects – Kate Sayles, 401-934-0840; ksayles.nricd@gmail.com

Application materials are available on The Last Green Valley's website, www.thelastgreenvalley.org

Supporting partners for this project include: MA Executive Office of Energy and Environmental Affairs, Providence Water, Yale School of Forestry & Environmental Studies, CT Department of Energy and Environmental Protection, Hull Forest Products, Thames River Basin Partnership, New England Forestry Foundation, Eastern CT Conservation District, Norcross Wildlife Foundation, RI Division of Forest Management, RI Woodland Partnership, Harvard Forest, Yale Sustaining Family Forests Institute, Audubon Connecticut, Mass Audubon and Audubon RI.

The Last Green Valley National Heritage Corridor is the last stretch of dark night sky in the coastal sprawl between Boston and Washington, D.C. and was designated by the U.S. Congress in 1994. The Last Green Valley, Inc. works for you in the National Heritage Corridor. Together we can care for it, enjoy it and pass it on!

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APPROVED MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

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

MONDAY, APRIL 16, 2018 ■ REGULAR MEETING

MEMBERS PRESENT: P. Aho, J. Goodwin, R. Hall, K. Rawn, B. Ryan, V. Ward, D. Plante

MEMBERS ABSENT: B. Chandy

ALTERNATES PRESENT: S. Accorsi, C. Cotton (in at 6:32pm)

ALTERNATES ABSENT: K. Fratoni

STAFF PRESENT: L. Painter, Director of Planning and Development
J. Mullen, Assistant Planner/Zoning Enforcement Agent
J. Woodmansee, Planning and Development Assistant

J. Goodwin called the meeting to order at 6:30 p.m. Members present were P. Aho, J. Goodwin, R. Hall, K. Rawn, B. Ryan, V. Ward, D. Plante and Alternate S. Accorsi. S. Accorsi was seated for absent member B. Chandy. C. Cotton, upon arrival, was seated for the vacant member seat.

APPROVAL OF MINUTES:

APRIL 2, 2018, REGULAR MEETING

P. Aho MOVED, B. Ryan seconded, to approve the April 2, 2018, minutes as presented. MOTION PASSED UNANIMOUSLY.

OLD BUSINESS:

A. AMENDMENT TO THE ZONING REGULATIONS, ARTICLE 7, SECTION L.2, ARTISAN DEVELOPMENT, LLC (PZC FILE #1352)

Tabled pending May 7, 2018, Public Hearing.

NEW BUSINESS:

A. AMENDMENT TO THE ZONING REGULATIONS, ARTICLE 7, SECTION G (USES PERMITTED IN THE RAR-90 ZONE), CMC UConn SPV, LLC (PZC FILE #1353)

L. Painter noted that this application seeks to add a new section to permitted uses in the RAR-90 zone to allow for multifamily housing under certain conditions. Said conditions include affordability, parking, and specific location requirements.

R. Hall MOVED, B. Ryan seconded, to receive the April 9, 2018, petition of CMC UConn SPV, LLC (PZC File 1353) to amend Article 7, Section G, of the Zoning Regulations to authorize multifamily housing with special permit approval in the RAR-90 zone under certain conditions, and to set a Public Hearing for

Monday, June 18, 2018, and to refer the application to the Town Attorney, Town Council, CRCOG, NECOG, SECOG and adjoining communities for review and comment. MOTION PASSED UNANIMOUSLY.

B. APPOINTMENT OF FULL MEMBER.

J. Goodwin noted that the Democratic Town Committee has recommended alternate member Sarah Accorsi to fill the vacant seat on the Commission.

K. Rawn MOVED, R, Hall seconded, that Sarah Accorsi be appointed as a full member of the Planning and Zoning Commission. MOTION PASSED UNANIMOUSLY

REPORTS FROM OFFICERS AND COMMITTEES:

No field trip is necessary.

L. Painter noted the Bicentennial Pond Grand Opening and Guided Hike is coming up on Saturday, April 21st at 2:00 p.m. and the Eastern Gateways Study Presentation will be on Thursday, April 26th at 7:00 p.m. in Council Chambers.

COMMUNICATIONS AND BILLS:

Noted.

ADJOURNMENT:

J. Goodwin declared the meeting adjourned at 6:41 p.m.

Respectfully submitted,

Vera S. Ward, Secretary

Town of Mansfield
CONSERVATION COMMISSION
Meeting of 18 April 2018
Conference B, Audrey P. Beck Building
(draft) MINUTES

Members present: Neil Facchinetti, Mary Harper, Quentin Kessel, Erin King (Alt.), Scott Lehmann, Julia Rogers, John Silander, Michael Soares. *Members absent:* none living. *Others present:* Chadwick Rittenhouse (potential member); Christina Cranmer, Livia Daggett, Giovanna Nucci, Kenneth Wu (E.O. Smith students); Jennifer Kaufman (Wetlands Agent); Linda Painter (Director of Planning & Development).

1. The meeting was **called to order** at 7:00p by Chair Michael Soares. {Since Grant Meitzler's death leaves the Commission with only six members, Alternate Erin King was entitled to vote at this meeting, although this was noticed only after voting on the motion in item 4b.}
2. The **draft minutes** of the 28 March 2018 meeting were approved as written.
3. **Introduction of visitors.**
 - a. Chadwick Rittenhouse, a resident of Mansfield since 2011, is Assistant Research Professor at UConn, specializing in natural resource management and environmental planning. He has worked on the Mansfield Community Center playground project and the Mansfield Climate Action Task Force, and is interested in joining the Commission. {A *vita* is included in the packet for this meeting.}
 - b. E.O. Smith students Christina Cranmer, Livia Daggett, Giovanna Nucci, and Kenneth Wu are interested in "learn[ing] about Mansfield's conservation practices" for a geography class project.

4. Draft Zoning Regulations (DZR)

- a. **Future Land Use Map.** Linda Painter displayed a "Future Land Use" map of Mansfield, which reflects the goal of directing commercial development & multi-family housing to areas with appropriate infrastructure, while preserving farm- and forest-land in the rest of town. When finalized, such a map would provide guidance for judging development proposals to be suitable or unsuitable. While some apartment complexes from a previous era are scattered about town in areas zoned RAR-90, this kind of development would be discouraged. Developers will be asked show that the projects they propose honor principles of smart growth and rural conservation.
- b. **Riparian Corridor Overlay District.** Painter outlined the proposed "Riparian Corridor Overlay District" (DZR 5.1), with reference to a "Draft Zoning Map." This new district is comprised of the current "Flood Hazard Zones" (based on FEMA mapping) along major streams, and adds some stream-belt protection. Only very limited uses (trails, invasives management, etc.) would be permitted within 35 feet of the stream, while disturbance of the next 65 feet (e.g., for parking) would be limited to 20%.

Kessel observed that the proposed district would not cover tributaries which lack Flood Hazard Zones but are still worthy of stream-belt protection. Painter acknowledged as much, but said that her main concern at this time was adding protection to streams in areas subject to intensive development. Kessel suggested broadening the reach of the new District to watercourses (as defined by state statute), which Soares thought might be 'a bridge too far' at this time. After some discussion the Commission agreed (**motion:** Kessel, Silander) by a 4-0-2 vote that:

All watercourses, as defined by state statute, should be added to the existing Flood Hazard Zones in defining the new Riparian Corridor Overlay District.

However, at Soares' suggestion, it also agreed to have a **Special Meeting** (7:00p, Tuesday, 01 May) to consider whether a legally precise but less sweeping enlargement can be devised.

c. Comments on DZR. Several Commission members have emailed comments on the DZR to Painter. Comments voiced at this meeting included these:

- Kessel noted that "Pre-Application Consultation" (DZR 1.2.4.B.1) doesn't seem to involve the Conservation Commission. Painter said that the pre-application process is being reconsidered; it may be eliminated.
- Kessel wondered if the "Aquifer Protection Areas Overlay" (DZR 11.1) would protect stratified drift aquifers other than those now supplying water to UConn. Painter called attention to DZR 13.5.2, which restricts "land use activities on or within stratified drift aquifers as identified in Mansfield's Plan of Conservation and Development." {The only areas explicitly identified as Aquifer Protection Areas in the POCD appear to be those now supplying UConn water; they are bounded in red on the Hydrology map, POCD 2.7.}
- Silander noted that section DZR 13.2.5 ("Earthwork") concerns only the quantity of soil imported or exported. Surely there should be some stricture against importing contaminated soil or fill.
- King thought the list of "Recommended Tree Types" in DZR 14.6.4 was incomplete and not entirely accurate. She and Silander also urged that use of native species be promoted. It was suggested that native species be listed first. Kaufman invited King & Silander to propose specific additions to the list of recommended tree types.
- Soares suggested that DZR 14.3.3.E ("Property shall not be graded in such a way as to cause runoff of surface water onto adjacent properties") should be expanded to indicate that surface runoff should also not go directly into wetlands and watercourses.
- Soares wondered why DZR 14.8.4 specifies "Wherever practical, natural buffers ... shall remain undisturbed." Doesn't the qualification 'wherever practical' invite abuse? Painter replied that without such qualification, the rule would be too extreme.
- Lehmann asked whether removal and sale of topsoil would be permitted for solar farms under DZR 13.2.8.A, inasmuch as these would presumably be "sites of structures or manmade improvements." Painter said a solar farm would be a special use and that the PZC could disallow stripping off the topsoil, at least on prime agricultural land.
- Lehmann noted the "Streetscape" section (DZR 14.7) does not mention above-ground power lines as a constraint on suitable landscaping. A "significant tree canopy" (DZR 14.6.1) is a fantasy where such lines exist, given Eversource's 'enhanced pruning' of roadside trees, now in progress throughout Mansfield. Smaller trees that won't grow up into power lines should be specified for developments along existing roads. {DZR 14.9.4.D.1.b ("Frontage Buffers") says that "at least one medium or large shade tree is required at least every 40 feet." }
- Harper expressed uneasiness with DZR 14.6.3 ("Solar Impacts"), which prohibits a property owner from planting "any tree which, when fully grown, will shade a solar collector existing on a neighboring property at the time of planting of the tree."
- Silander observed that research on the negative impact lighting may have on humans and other animals is ongoing and that DZR 15.3.2.B ("Allowable Lamp Types") may need to be revised as more is learned about this. At present, the best choice seems to be LEDs with a color temperature of 3000° K or less.

5. Eastern Gateways. Painter called attention to a public meeting (7:00p, 26 April, Council Chambers) on the Eastern Gateways study of the Routes 44 and 195 transportation corridors. She indicated that the study might encourage calls for a cut-off between 195 and 44 to move UConn traffic around 4-Corners.

Painter then left the meeting, with thanks for soliciting comments on the DZR from the Commission and for spending an evening hearing them.,

6. Water System Plan. Comments on the Preliminary Coordinated Water System Plan for the Central Connecticut Water Supply Management Area are due by Friday, 20 April. No member had the patience to wade through the massive document to see what impact it might have on Mansfield. Kessel thought that any plan would improve on what we have now, which is no plan at all.

7. Mansfield Elementary School. Kaufman reported that the Mansfield Board of Education has decided that it would be best to replace Mansfield's three aging elementary schools with one new one and has instructed its Building Committee to look for suitable sites, preferably on Town land. The Commission hopes that siting the school on preservation land can be avoided.

8. Water System Advisory Committee. Kessel agreed to replace Soares on this committee, which now meets only semi-annually. He will keep an eye on requests to tap into UConn's water system.

9. Wetland Agent's Report. Mountain Dairy was issued a "Notice of Wetlands Violation" after someone reported a tributary of Sawmill Brook had acquired a milky tint. The problem – a clogged drain in the milking area – has been fixed.

10. Adjourned at 9:35p. Next regular meeting: 7:00p, Wednesday, 16 May 2018.

Scott Lehmann, Secretary, 21 May 2018



MEETING NOTICE AND AGENDA

MANSFIELD CONSERVATION COMMISSION
MANSFIELD TOWN HALL, CONFERENCE ROOM B

TUESDAY, MAY 1, 2018 ▪ 7:00 PM

SPECIAL MEETING

(draft) MINUTES

1. CALL TO ORDER

The meeting was called to order at 7:01.

2. ATTENDANCE

Members present: Quentin Kessel, John Silander, Julia Rogers, Michael Soares. *Others present:* Charles Vidich, E.O. Smith High School students (Livia Daggett, Emily Wells, Giovanna Nucci, Christina Cranmer)

3. OPPORTUNITY FOR PUBLIC COMMENT

No comments

4. NEW BUSINESS

A. DRAFT ZONING REGULATIONS

Discussion focused on the recently drafted Riparian Corridor Overlay District, recently drafted by the. Since our commission's last regular meeting on 4/18/18, the Regulatory Review Committee (a sub-committee of PZC) reviewed our recommendation (see CC Minutes of 4/18/18, item 4b, second paragraph) and did not support the proposed change to the RCOD. At this meeting, members and Mr. Vidich discussed a number of potential recommendations that we could make regarding the ROCD, as well as the resources that would support any recommendations. No recommendations were made at this meeting, and it was agreed that:

- A follow-up meeting is necessary to continue the discussion. A tentative date of June 6 was scheduled.
- Rogers will draft one or more maps to show overlay districts on upper tributaries in Mansfield. The intent is to realistically represent versions of an revised RCOD as if implemented and evaluate them.

5. ADJOURNMENT

The meeting was adjourned at 8:40.

Respectfully submitted,

Michael Soares

May 9, 2018