

Town of Mansfield  
**CONSERVATION COMMISSION**  
Meeting of 21 May 2014  
Conference Room B, Audrey P. Beck Building  
**MINUTES**

*Members present:* Aline Booth (Alt.), Joan Buck (Alt.), Robert Dahn, Neil Facchinetti, Quentin Kessel, John Silander, Michael Soares. *Members absent:* Peter Drzewiecki, Scott Lehmann

Town Staff: Linda Painter

1. The meeting was **called to order** at 7:31 PM by Chair Quentin Kessel. Booth and Buck were designated voting members for the meeting.
2. The **draft minutes** of the 19 March 2014 meeting were approved as written (Dahn, Buck seconded).

### 3. New Business

**The EIEs for the new residence hall and science/engineering buildings at UConn were reviewed.** The following comments were forwarded to Painter for possible inclusion into a statement for the Town Council:

The CC notes that no mitigation for the disturbed 930 sq. ft. of wetland was included in the Residence Hall proposal. Such mitigation does not need to be close to the site and the CC recommends that the University consider mitigation at some other suitable location to be determined by the University. An alternative that might provide a partial mitigation was discussed, and this was the possibility of a rain garden in the courtyard at or near the site of the current wetland area.

It was questioned whether "green roof" areas might be extended/added to for each of these buildings.

**Memo to the Mansfield Town Council concerning open space and the UConn Master Planning effort.** It was agreed to forward a letter to the Town Council urging them to remind the planners of the historic collaborations the Town and UConn have enjoyed. Included in this letter (see Attachment #1) is an environmental statement of policy made by the University Board of Trustees in 1977 and it is accompanied by copies of the 1966 Open Space Plan for the Town of Mansfield, a supporting portion from the Mansfield 1971 Plan of Development, and a 1973 section of a University document "Environment and Esthetic Considerations."

Painter brought the Commission up to date on several issues: the retirement of Grant Meitzler as the Town's IWA agent and his replacement by former CC member Jennifer Kaufman, the 4-corners sewer status, as well as the expectation that the Hillside Road Extension construction would take place in the coming months.

The following resolution (Buck and seconded by Soares) was unanimously approved for forwarding to the Town:

RESOLVED: Grant Meitzler has served the Mansfield Conservation Commission for many, many years and words cannot convey the level of our gratitude for his assistance and guidance. His knowledge of every corner of the Town of Mansfield and his expertise will be sorely missed.

The meeting adjourned at 9:05 PM.

Respectfully submitted,

Quentin Kessel, Secretary, *pro. tem.* Approved 18 June 2014.

ATTACHMENT #1:

TO: THE MANSFIELD TOWN COUNCIL  
FROM: THE MANSFIELD CONSERVATION COMMISSION  
DATE: MAY 21, 2014  
SUBJECT: THE UNIVERSITY OF CONNECTICUT MASTER PLANNING EFFORT

The Town of Mansfield and the University of Connecticut share a common concern and history with regard to the protection of the environment. Recent collaborations include the permanent protection of the Sullivan's/Tift Pond area (Mansfield's Albert E. Moss Sanctuary, formerly owned by the University) and temporary protection of the University-owned former Moss property on Daleville Road.

The Mansfield Conservation Commission (CC) views the current Master Planning effort of the University as an opportunity to further these historical concerns and urges the Town Council (TC) to remind the master planners of past efforts undertaken by both the Town and the University. In the short term, the CC is concerned that the master planners avoid making recommendations that are largely irreversible and detrimental to the environment, e.g., the placement of buildings in locations contrary to the University of Connecticut Board of Trustees (BOT) policy (quoted below). In the long term, the CC hopes that the Town and the University might find a way to integrate their environmental goals. The importance of "connectivity" has moved to the forefront of environmental planning in recent years: the connectivity of wetlands, watercourses and watersheds to downstream water quality; the connectivity of interior forests tracts for the benefit of both humans and wildlife. Many other connections tie the Town of Mansfield to the University. Intelligent planning requires that we recognize these connections, set common goals and work together to achieve them.

If the master planners are not already aware of it, please bring to their attention the (BOT) approved policy, "THAT the Board of Trustees commits the University to a general policy of preservation that would to the maximum extent possible preserve the institutional inheritance of significant architecture, historic sites, and scenic open space, including views and vistas, natural stone outcroppings, stone walls and other amenities that distinguish the campuses of this land grant institution. AND FURTHER THAT it requests the administration to develop suitable management procedures to implement this general policy of preservation and conservation." ( BOT minutes, January 14, 1977).

Copies of this document and others demonstrating our common interests are herein forwarded to the TC; in addition to the BOT document these are:

1. 1966, CC "AN OPEN SPACE PLAN FOR THE TOWN OF MANSFIELD" This is from an era when the Town and the University were almost one and the same, e.g., five of the seven CC members were either faculty or closely allied with the University.

2. The Mansfield 1971 plan of development adopted by the PZC added to the earlier recommendations and suggested that several University areas (p. 125) be designated as open space. These included not only Sullivan's/Tift Pond but included the Valentine Ravine, land adjacent to Fifty Foot and Fenton River lands, much of the last area is now known as the UConn Forest. The Town, the University, Joshua's Trust and other organizations and individuals have now provided permanent protections to many of the properties originally designated worthy of protection by the CC: the Sullivan's/Tift Pond area, the Wolf Rock Area, Fifty Foot, Coney Rock, Lions Club Park, and Codfish Falls Ravine, among others. The Town is striving to protect other key properties in updating its Plan of Conservation and Development and ask the TC to urge the UConn master planners to work toward preserving important areas under its stewardship.

3. Pages from a 1973 University document, "SUMMARY OF FINDINGS AND RECOMMENDATIONS FACILITIES RESOURCE GROUP". "9) ENVIRONMENTAL AND ESTHETIC CONSIDERATIONS," which recommends that "Respect for environmental factors in site planning, energy conservation, and the preservation of natural resources is of prime importance in a field which, by definition, is a major influence in the shaping of the world we live in and hope to enjoy."