

**TOWN OF MANSFIELD**  
**OFFICE OF THE TOWN MANAGER**



Matthew W. Hart, Town Manager

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Memo to: Mansfield Town Council  
From: Matthew W. Hart, Town Manager  
Gregory Padick, Director of Planning  
Date: February 24, 2011  
Re: School Siting Considerations

At the Town Council's 2/22/11 meeting, questions were raised regarding potential school sites and possible neighborhood impacts that could arise if existing school sites were no longer used for a school. To help assess school siting issues, we have provided a general listing of locational considerations for siting a new school and more specific information about the three existing elementary school sites. We will be present at the 3/1/11 Town Council meeting to address any questions.

**Locational Considerations for siting a new school(s)**

- Consistency with Plan of Conservation and Development/Mansfield 2020 (Strategic Plan) and 8/10 considerations provided by Mansfield's Sustainability Committee.
  - Proximity to areas with existing and/or planned higher population density/elementary students
  - Proximity to Planned Development Areas
  - Proximity to existing or planned public infrastructure (sewer, water, walkway/bikeways, public transit, etc)
  - Proximity to other Town facilities
- Parcel size and physical character (useable acreage)
- Potential traffic impacts
- Potential neighborhood impacts
- Availability of adjacent land if Goodwin site is selected for a new school

It is important to emphasize that Planning and Zoning Commission (PZC) Special Permit approval will be required for any new schools or significant alteration of existing school or for any alternative use of existing school sites. The PZC approval process, will include public hearings and appropriate assessment of all of the siting considerations noted above. PZC approval would not be granted if detrimental environmental, traffic or neighborhood impacts are anticipated.

## Existing School Site Considerations

<b>Goodwin</b>	<b>Southeast</b>	<b>Vinton</b>
Approx. 150 single family homes are located within 1 mile radius	Approx. 175 single family homes are located within 1 mile radius	Approx. 275 single family homes are located within 1 mile radius
Proximate to UConn/Storrs Planned Development Areas	Not Proximate to Planned Development Areas	Proximate to Perkins Corner Planned Development Area
Proximate to existing/planned sewer and water service areas	Not proximate to existing/planned sewer and water service areas	Not proximate to existing/planned sewer and water service areas
Proximate to existing/planned walkways/bikeways & bus service	Not proximate to existing/planned walkways/bikeways or bus service (walkway to library is on Town priority list)	Not proximate to existing/planned walkways/bikeways or bus service
Proximate to park area	Proximate to park areas, library/Buchanan Center	Not proximate to other Town facilities
Additional land needed for new school/use of existing school during construction (estimated net acquisition cost \$450,000)	No new land needed	No new land needed
Soil testing is needed to confirm septic system viability	Engineering study conducted. Septic system viability confirmed	Soil testing done in recent years indicates septic system viability
No significant environmental or traffic impact anticipated	No significant environmental or traffic impact anticipated	No significant environmental or traffic impact anticipated
Expanded school use not expected to significantly alter neighborhood impacts	Expanded school use not expected to significantly alter neighborhood impacts	Expanded school use not expected to significantly alter neighborhood impacts
Alternative Governmental Uses (such as office, storage, maintenance, recreation, senior services, etc) not expected to have significant neighborhood impact-will be subject to PZC approval.	Alternative Governmental Uses (such as office, storage, maintenance, recreation, senior services, etc) not expected to have significant neighborhood impact-will be subject to PZC approval.	Alternative Governmental Uses (such as office, storage, maintenance, recreation, senior services, etc) not expected to have significant neighborhood impact-will be subject to PZC approval.
Alternative residential uses (such as single-family or multi-family development) are possible and would be subject to PZC approval. Occupancy could be limited by income/age etc. Multi-family dev. could have impact but PZC approval would not be granted if impacts are considered significant.	Due to lack of infrastructure, any future residential use likely would be restricted to single family.	Due to lack of infrastructure, any future residential use likely would be restricted to single family.
Alternative commercial uses are not considered consistent with Mansfield's Plan of Conservation and Development and therefore, not likely to be approved.	Alternative commercial uses are not considered consistent with Mansfield's Plan of Conservation and Development and therefore, not likely to be approved.	Proximate to a Planned Business area and existing commercial uses along Route 32. There is potential to extend commercial zoning to this site but neighborhood opposition would be expected.