

## AGENDA

- 1. CALL TO ORDER AND ROLL CALL**
- 2. BRIEF REVIEW OF ONLINE MEETING SOFTWARE**
- 3. OPPORTUNITY FOR PUBLIC COMMENT**
- 4. APPROVAL OF MINUTES**
  - 4.1. [11-19-2019 Minutes](#) 3 - 4
  - 4.2. [11-16-2019 Minutes - Special Meeting](#) 5
  - 4.3. [1-10-20 Special Meeting Draft Minutes](#) 6
- 5. NEW BUSINESS**
  - 5.1. **Mansfield Dog Park-Presentation from Community Members**
- 6. CONTINUING BUSINESS**
  - 6.1. **Simpson-Wood Preserve Projects** 7 - 8  
[Simpson Discussion Points 1-14-2020 submitted by Jim Morrow](#)  
[simpson~wood trail map draft 2020 01 14](#)
  - 6.2. **Simpson-Wood Draft Management Plan** 9 - 18  
[2019.04.22 Simpson Mgmt Plan with goals TH](#)  
[2019.06.26 New Goals Formatted](#)
  - 6.3. **Moss Sanctuary Management Plan** 19 - 30  
[2019.06.25 Moss Sanctuary Mgmt Plan no goals TH](#)  
[2019.06.26 New Goals Formatted](#)
  - 6.4. **Winter/Spring Programming** 31 - 34  
[Parks and Preserves Programs Winter 2020](#)  
[Parks and Preserves Programs Spring 2020](#)
- 7. COMMUNICATIONS**
  - 7.1. **Other Committee Minutes** 35 - 48  
[12-03-2019 Agriculture Committee Minutes](#)  
[12-16-2019 PZC Minutes](#)  
[01-06-2020 PZC Minutes - Draft](#)  
[12-18-2019 Conservation Commission Minutes - Draft](#)
  - 7.2. **Member Updates**

**7.3. Staff Report**

**7.4. Correspondence**

49 - 50

[Norcross Wildlife Winter Lecture Series](#)

**8. EXECUTIVE SESSION IN ACCORDANCE WITH CGS SEC. 1-200(6)(D)**

**9. FUTURE MEETINGS**

**10. ADJOURNMENT**

Parks and Natural Resources Committee

Tuesday November 19, 2019 7:00 PM  
Mansfield Town Hall Conference Room B

**Minutes -- DRAFT**

**1. Call to order**

The meeting was called to order at 7:04 PM

**Roll Call**

Attending: Jim Morrow (Chair), Ken Feathers (secretary), Quentin Kessel (Cons. Com. Rep.), Sue Harrington, Vicky Wetherell (by phone)

Not present but on committee roster: Tom Harrington, Michael Soares, Julianna Barrett (alt.)

Town Staff Present: Jennifer Kaufman

**2. Opportunity for Public comment**

No members of the public were present.

**3. Review of Minutes**

The Minutes of the October 15, 2019 meeting were approved (moved S. Harrington, second Kessel)

**4. New Business**

*A. 2020 Meeting Schedule*

Action: The proposed 2020 meeting schedule in the packet was adopted (moved Kessel, second Morrow)

*B. Draft Pollinator Resolution*

The draft pollinator resolution was discussed. Some members had a problem with a blanket ban on all substances on the list, preferring a “use with extreme caution for spot treatment” approach to provide maximum flexibility. An inconsistency between the fourth and sixth action paragraphs was pointed out. Specific mention of Universities in the ninth action paragraph was suggested.

Action: A motion was adopted to endorse the proposed resolution with modifications to 1) strongly discourage any other than spot usage of group 4 pesticides, rather than ban their use, and 2) add universities specifically to the list of entities encouraged to protect pollinators (moved Feathers, second Kessel)

**5. Continuing business**

*A. Review of Simpson-Wood Preserve Trail Layout.*

The field trip observations were discussed.

S. Harrington noted that some places are challenging for differently abled people or those with arthritis due to steepness: the group considered steps, switchbacks, and guide ropes and decided to establish switchbacks, the potential for which had been evaluated during the field trip. Several areas with brush, ferns and down logs will also be rerouted to allow easier travel. To also accommodate people who cannot deal with steepness, a second cutoff loop on the lower flat area will be established, which should also allow better access to the base of the cliffs. A few locations where the trail departs from a continuing established farm road will need clear marking as “not the trail”

Jennifer discussed the logistics and next steps, pink ribbon will be used to mark final routing; members volunteered to go out and mark the options discussed, and other colors will be used for that marking.

*B. Simpson-Wood Draft Management Plan*

*C. Moss Sanctuary Management Plan*

Morrow noted that the pond is not upstream from the silk mill, but rather there is a canal that diverts water to feed the silk mill drainage.

Discussion of management plans covered the concepts needed to finalize both plans Wetherell noted the need to include concrete actions. Feathers suggested that extremely detailed actions should not be in the management plan for council review, to allow flexibility and limit updating needs. The council-reviewed governing management plan should include general management goals but not detailed to do lists. This would allow development of specific annual to do lists with specific implementing actions. Such lists could allow dynamic task prioritization and would allow justifying funding requests based on implementation of the adopted management plan goals.

**6. Communications**

*A. Member Updates*

- S. Harrington reported that the 50 Foot hike was on a gorgeous day and 22 people attended. It had been characterized as “easy” but the feedback from the group was that it should have been labeled moderate.
- S. Harrington reported the Wolf Rock hike was cancelled due to weather
- S. Harrington reported the bird atlas is moving into winter mode and is trying to increase the participation compared to last year.

*B. Staff Report*

- The town is dealing with removal of some graffiti at 50 foot; Police are involved
- The trail from the playground to the pond at Bicentennial Pond has been paved, which should limit future erosion.
- There is a significant beaver problem at Bicentennial Pond
- A development at 4 corners that was considering a dog park has dropped this concept, so we may be approached by the dog park advocacy group again.
- Sustainable Connecticut has awarded the town silver certification. This may provide for funding opportunities, which would require a crowd-sourced match driven by community involvement.

*C. Other Committee/Commission Minutes as noted in package*

*D. Correspondence as noted in package*

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

There were no issues requiring an executive session, and none was held

**8. Future Meetings**

**9. Adjournment**

The meeting was adjourned at 8:34 PM by consensus (moved Kessel, seconded Feathers)

Respectively Submitted

Ken Feathers, Secretary

Parks and Natural Resources Committee

**Special Meeting** Saturday November 16, 2019 9:00 am

Mount Hope Park / Simpson ~ Wood Family Preserve

**DRAFT**

1. Call to order: The meeting was called to order at 9:03 am

Roll Call Attending: Jim Morrow (Chair), Ken Feathers, Quentin Kessel (Cons. Com. Rep.), Sue Harrington, Tom Harrington,

Not present but on committee roster: Vicky Wetherell, Julianna Barrett (alt.)

Public Charlotte Pyle

Town Staff Present: Jillene Woodmansee

2. Opportunity for Public Comment

Ms. Pyle was invited to join the committee to share her extensive expertise on the Simpson~Wood Parcel.

3. New Business

3.1 The committee walked the proposed trails in the Simpson Wood preserve. Numerous areas of concern in the proposed trail route were discussed.

4. Adjournment

The meeting was adjourned at 11:46 am

## **DRAFT MINUTES**

**Members Present:** K. Feathers and J. Morrow  
**Members Absent:** S. Harrington, T. Harrington, V. Wetherell, Q. Kessel, M. Soares and J. Barrett  
**Staff Present:** none

## **CALL TO ORDER AND ROLL CALL**

Body Text

## **OPPORTUNITY FOR PUBLIC COMMENT**

None

## **MINUTES**

No Minutes Approved

## **DISCUSSION ITEMS**

### **Simpson-Wood Preserve Trails**

Members met at the Mt Hope Park parking area and walked to Simpson-Wood Preserve to review proposed trails. Members walked the proposed trails on the Simpson-Wood Family Preserve and made minor changes in trail routing to avoid wet areas, high maintenance sections reduce possible confusion by walkers and place the trail closer to areas of interest. All trails are now marked with pink flagging, although in places the other colors were left in place.

## **ADJOURNMENT**

Meeting adjourned at approximately 2:30 pm

Respectfully Submitted:

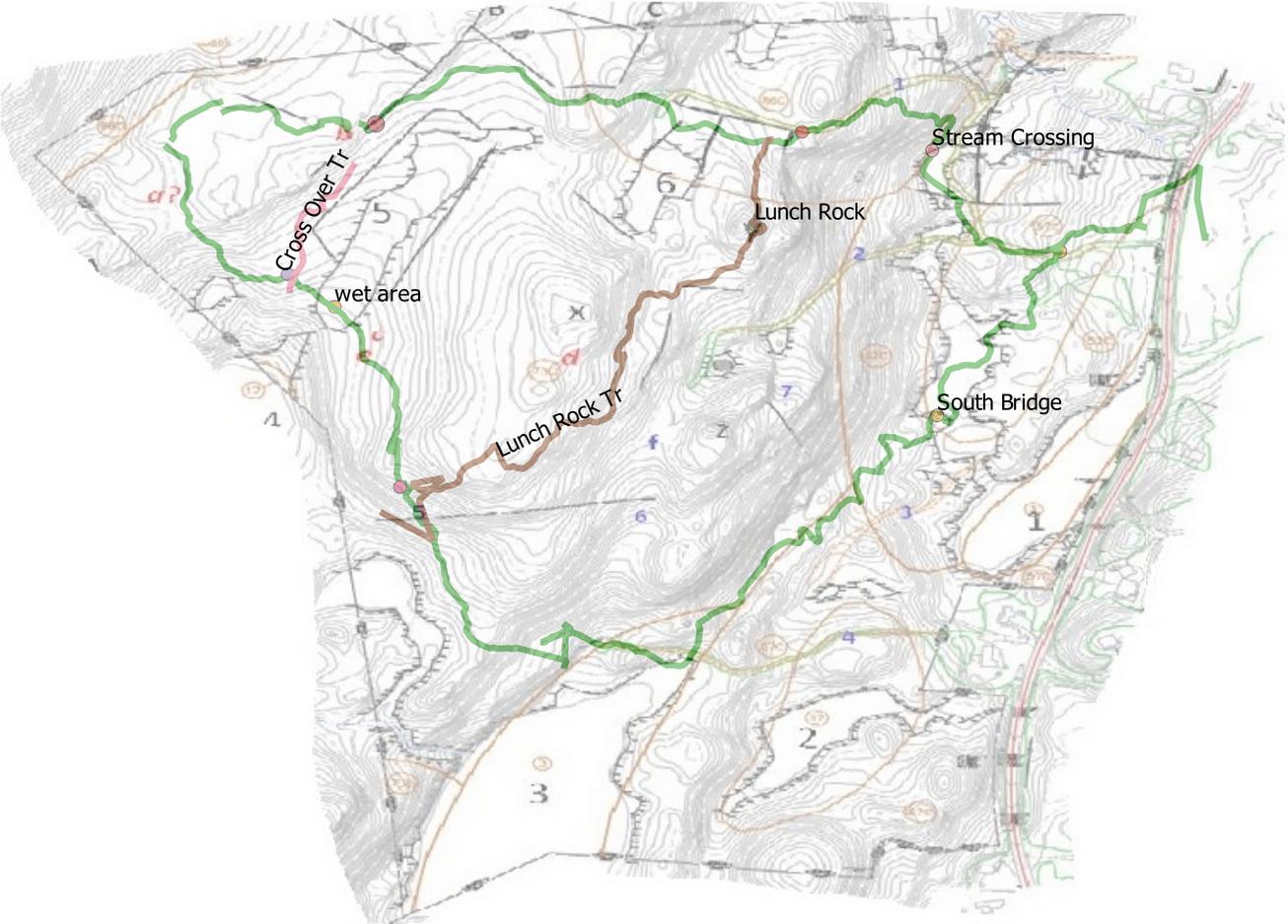
*Jim Morrow, Chair*

### **Simpson-Wood Preserve Discussion Points from Field Trip-Submitted by Jim Morrow**

Name the cross trail route along the top of the escarpment “Lunch Rock Trail” noting in trail guide such as:

*Lunch Rock was named by the volunteers doing the numerous environmental surveys of plants, birds, geology, etc. in preparation for writing the grant application for purchase of this property. They would meet here for lunch and comparing notes. Another name possibility would be Escarpment Cross Trail.*

- In the very wet area on the “Simpson ~ Wood Loop Trail” To use arrows for marking the trail on the north side where one can find stepping stones. These will be removed when a permanent crossing of the mud and water is constructed.
- Initial effort should be on the Simpson ~ Wood Loop trail: and “Lunch Rocks Trail”

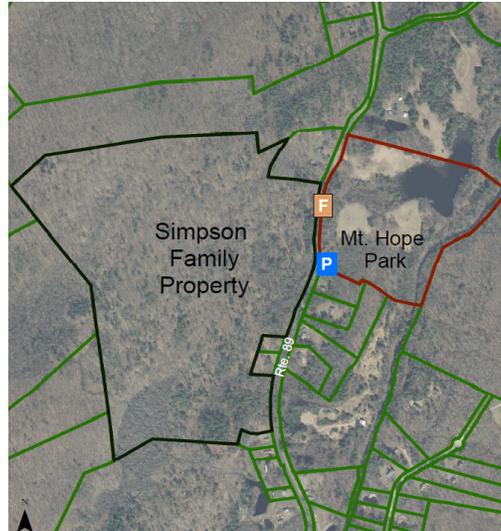


# SIMPSON-WOOD PRESERVE

## Natural Area Management Plan

Mansfield, Connecticut

2019



**Location:** The Simpson-Wood Preserve (“property”) is an undeveloped parcel on the West side of Warrenville Road (Rte. 89). As shown above, the parcel is located directly across from Mount Hope Park, a 35-acre park purchased in 1999. The parcel has approximately 1900 feet of wooded frontage along the west side of Warrenville Road, with two noncontiguous links of frontage of 491 feet and 1,374 feet. See attachments #2-3, *Town Road Map* and *Property Boundary Map*.

**Access:**

Existing farm roads and logging trails provide a network of trails that with scenic views and many of the site features. These existing paths will be used to develop a more extensive trail network. The public will be directed to the new preserve from the Mt. Hope Park parking area. The town will develop a trail guide, similar to the one developed for Mt. Hope Park (available upon request), that will be published on the town’s website to increase public awareness of the preserve.

**Coordinates:** 41°48'21.74"N, 72°10'18.59"W

**Map/Block/Lot:** Map 19, Block 70, Lot 12-1

**Size:** 114.648 acres

**Zone:** RAR-90 (Rural Agricultural Residential)

**Property Classification:** OPEN SPACE

**Date this Plan was prepared:** Feb., 2019

**Date of Revisions/Amendments:** \_\_\_\_\_

**Date of Town Council Approval:** \_\_\_\_\_

**Committee Review** (biannual review by Parks and Natural Resources Committee or other appropriate committee):

Reviewed by	Date

Reviewed by	Date

## TABLE OF CONTENTS

	<i>page</i>
Introduction - - - - -	- 2
Inventory of Natural Resources - - - - -	- 3
Activities & Uses - - - - -	- 5
Management & Stewardship Action Plan - - - - -	- 6
List of Attachments - - - - -	- 9

## INTRODUCTION

### Authors, Contributors, and Sources

Jennifer Kaufman, Mansfield’s Environmental Planner, Weston Henry, Sustainability Intern, and other Ttown staff; Town commissions (Conservation) and committees (Parks and Natural Resources ); CT Department of Energy & Environmental Protection (DEEP); UConn Center for Land Use Education & Research (CLEAR).

For more information on the development and content of this Plan, contact:

Jennifer Kaufman, AICP  
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Storrs-Mansfield, CT 06268  
860-429-3015  
[ParksandRec@MansfieldCT.org](mailto:ParksandRec@MansfieldCT.org)

### Purpose

The purpose of this plan is to describe how the Town of Mansfield envisions the management and public use of the Simpson-Wood Preserve. This plan describes the property’s natural and cultural resources and recommends actions which are designed to: preserve and maintain natural habitats and native species, protect cultural resources, and balance public use and enjoyment.

### Property Intent and History

Named Simpson-Wood Preserve because the Wood Family and its descendants farmed this parcel pre-Revolutionary land grant from approximately 1719 to 1939. This parcel was part a much a larger parcel owned and occupied by the Simpson Family since 1963. In 1993, Dorothy Simpson conveyed the house located at 699 Warrenville Road with approximately 5 acres on the west side of the road and the 35-acre parcel across the street to Holly Hatch and Kirk Skinner. In 1999, the town acquired the 35-acre eastern parcel now known as Mt. Hope Park. In 2016, the Simpson family approached the town about purchasing this property for open space.

In 2017, the town negotiated a purchase and sale with the Simpson family and submitted an Open Space and Watershed Land Acquisition Grant to CT DEEP. In 2017, the state awarded \$207,000 or 65% of the \$325,000 purchase price to the town. The town acquired the property on June 25, 2018. Pursuant to the grant, CT DEEP will hold a conservation easement on the property.

Preservation of this 114-acre parcel could be the beginning of a much larger effort to preserve the highlands that form a north/south corridor of interior forest extending over two miles from Mt. Hope Road to Mulberry Road. Further, acquisition of this property protects access to multiple valuable resources such as:

- A large corridor of interior, diverse forestland;
- Important wildlife habitat;
- Unique geological features;
- Significant Native American ceremonial stone landscapes;
- Land within a public drinking supply watershed;
- An area that has been identified on the December 2016 CT DEEP NDDDB as having endangered, threatened, or special concern plants or wildlife habitats.

### **Consistency with the 2015 Mansfield Tomorrow Plan of Conservation and Development**

The acquisition and preservation of this property accomplishes the following goals and strategies from the 2015 *Mansfield Tomorrow: Plan of Conservation and Development*:

1. Goal 2.2: Mansfield has healthy watersheds with high-quality ground and surface water resources and aquatic habitats.
2. Goal 3.1: Natural resources within Mansfield’s public and private open spaces are protected and well-managed.
  - Strategy A: Continue efforts to protect important natural and agricultural resources through property acquisition, development rights, easements and clustering development.
3. Goal 3.3 Mansfield’s park and preserve system, including natural and active recreation areas, provides access to residents and meets the needs of the population.
  - Strategy B: Continue to develop a safe network of walking and biking trails to improve connectivity and provide opportunities for outdoor recreation and alternative transportation.

Some of these goals were achieved through the property’s acquisition as open space by the Town of Mansfield. For the specific Goals, Strategies, and Actions recommended for this property, see “Management & Stewardship Action Plan” on page 6.

## **INVENTORY OF NATURAL RESOURCES**

### **Overview**

While the area was part of a farm in earlier times, the property today is undeveloped and mostly dominated by natural systems and processes. Its 114± acres of mature forest are located in the highlands that form a north/south corridor of interior forest extending from Northeast Mansfield to Mulberry Road, portions of which have been identified on the CT DEEP NDDDB map. The property lies directly across Warrenville Road from the Town-owned 35-acre Mt Hope Park, which was purchased in 1999.

The elevation at Warrenville Road is 300 feet. From Warrenville Road the property slopes gently 600 feet west to an elevation of 350 feet, then sharply rises to the high point in the property of 485 feet in a distance of approximately 365 feet. From there it slopes gently down approximately 600 feet to an elevation of 400 feet and then north to the northern boundary to an elevation of 420 feet. There is a dramatic slope and ridge of exposed bedrock running north to south through the eastern third of the property, and nearly 18 acres of delineated wetlands. In addition to unique geological features, the property contains several stone features that are significant Native American ceremonial stone structures identified by the Tribal Historic Preservation Officer for the Mohegan Tribe.

Protection of this 114-acre tract expands recreational opportunities in northeastern Mansfield where there are few town parks. Town ownership of this property provides permanent public access to a network of trails within the preserve, many which already exist as old farm and logging roads and showcase views of the property’s agricultural history. These views include large, long, stone walls, an extensive line of imposing

rock ledges, occasional glacial erratics, and diverse wetlands. These trails lead to overlooks where glimpses of the scenic Mt. Hope River valley offer a sense of being "away from it all."

### **Geological Features**

This property is notable for its naturally occurring ledges and ridgeline. According to Dr. Peter Drzewiecki, Professor of Environmental Earth Science at Eastern Connecticut State University, the property contains unique geological features including well exposed bedrock along a number of NNE-SSW oriented ridges. These rocks are mapped as the Canterbury Gneiss Formation on the Bedrock Geologic Map of the Spring Hill Quadrangle (Pease, 1988). The statewide Bedrock Geological Map of Connecticut (Rodgers, 1985) also includes most of the property within the Canterbury Gneiss, but places the northernmost portion of the property within the slightly older Hebron Gneiss Formation. For further detail, Dr. Drzewiecki's complete report is provided in Attachment 11.

### **Ecology & Natural Resources**

The Simpson-Wood Preserve rises in a series of terraces and scenic ledges, with permanent and ephemeral wetlands interspersed. The forest is mainly oak/hickory, but there are several red maple swamps. There are a few spots where invasive plant species will need to be controlled.

While the property does contain some State-Wide Important Farmland Soils, it will not be used for agriculture. At a future date, the town may develop a forest stewardship plan, which may include limited harvesting to improve the health of the forest and support wildlife habitat. The property was farmed in the 18<sup>th</sup> and 19<sup>th</sup>, and early 20<sup>th</sup> centuries as evidenced by the numerous stone walls. Other than a responsible timber harvest within the last 10 years, there have not been any agricultural uses on the property in the recent past. This property contains 17.8 acres of wetlands that were field-delineated in 2007 when the family was considering development.

The entire property drains into the Mt. Hope River, which is a tributary to the public water supply in the Willimantic Reservoir. Thus, protection of this property from development reduces threats of increased pollutant levels in a public drinking water supply.

Because the property is part of a large forest tract (250 to 500 acres of forest, as shown on Map 2.3 in the Mansfield Tomorrow Plan of Conservation and Development), it provides habitat for wildlife that require interior forest areas to survive. On an adjacent similar property, an interior forest species that is on the CT-DEEP's Natural Diversity Database (NDDDB) list was recorded. This species' presence on the Simpson property is probable, but has not yet been confirmed. The numerous ledges and wetlands are potential sites for NDDDB plant species, but presence of these species would need to be confirmed during the growing season. The subject property does not support any of the 25 critical habitats listed for Connecticut.

To provide an initial inventory of the property's natural resources, several attachments are included:

- Forest Map
- Natural Diversity Database (NDDDB) Map
- Soils Map

Additional resources can be found on the following websites:

- CT Environmental Conditions Online  
<http://www.cteco.uconn.edu/index.htm>
- CT DEEP Wildlife Action Plan (2015)  
[http://www.ct.gov/deep/cwp/view.asp?a=2723&q=329520&deepNav\\_GID=1719](http://www.ct.gov/deep/cwp/view.asp?a=2723&q=329520&deepNav_GID=1719)
- Town of Mansfield GIS mapping service  
<http://www.mainstreetmaps.com/ct/mansfield/public.asp>

**Cultural & Historical Sites**

The Simpson-Wood Preserve and Mt. Hope Park are part of a pre-Revolutionary land grant that was farmed by the Wood Family and descendants from approximately 1719 to 1939. Adjacent to the northern end of the property and visible from the road, the original house (circa 1719) retains its colonial character. The stone walls on the property speak to its agricultural history. Preservation of the subject property reunifies approximately 150 acres of the Wood Family property.

According to Elaine Thomas, Deputy Tribal Historic Preservation Officer for the Mohegan Tribe, there are several stone features on the property that are significant Native American ceremonial stone structures. The preliminary report on the property’s culturally significant stone features is available upon request.

**Other Activities & Uses**

- Encroachments: none
- Rights-of way: none
- Abandoned infrastructure (old road, structures, etc.): none
- Dams, culverts, and other water control devices: none
- Agricultural: none

**ACTIVITIES & USES**

The Simpson-Wood Preserve is open to the public from dawn to dusk. Chapter A194 of Mansfield’s Code of Ordinances contains the Park Rules and Regulations adopted by the Town Council.

<b>Permitted</b>	<b>Prohibited</b>
Hiking	Consumption of alcohol
Running	Fires
Birdwatching	Unauthorized vehicles
Educational programs	Removal of Flora and Fauna
Picnicking	
Pets on leash only	

## MANAGEMENT & STEWARDSHIP ACTION PLAN

This Management & Stewardship Action Plan identifies:

- **Goals** that describe how the property is intended to be used and managed;
- **Strategies** for advancing each goal; and
- **Actions** – specific steps our community can take over the short term (before end of 2021), medium term (between 2022 and 2026) and long term (between 2027 and 2037) in support of each strategy.

These Goals, Strategies and Actions **do not provide a guarantee that resources will be available to advance each action.** In addition, this Management & Stewardship Action Plan is not intended to preclude the Town from preserving other actions as opportunities arise. As additional actions and initiatives are contemplated, they should be evaluated with regard to how the action will help to advance the intention outlined in this plan.

**Goals to be determined by PNRC see email attachment for a list of DRAFT Goals.**

## ATTACHMENTS

1. Topographic Map
2. Town Road Map
3. Property Boundary Map
4. Ortho Photo Map
5. Forest Map
6. Natural Diversity Database Map
7. Soils Map
8. State Locational Guideline Map
9. Final Survey
10. Warranty Deed
11. Geologic Summary

The following is available in the property file for the Simpson-Wood Preserve:

1. Appraisal Report – Stewart Appraisal Services
2. Appraisal Report – T.W. Henry Real Estate Appraisals, LLC
3. Application for Open Space and Watershed Land Acquisition Grant Program
4. Proposed Trail Map, prepared by James Morrow

**Goal 1. Protect the property’s historical features, natural resources and wildlife.**

**Strategy A: Preserve and protect wildlife habitat and ecosystem health.**

<b>ACTION</b>	<b>WHO</b>	<b>WHEN</b>	<b>RESOURCES</b>
1. Recruit qualified individuals to conduct surveys of species/habitats and create inventories to inform management options. Identify notable habitats found on the property (e.g. vernal pools, grasslands), CT DEEP critical habitats, and species listed by State or Federal agencies as endangered, threatened or of special concern.	Parks and Natural Resources Committee (PNRC), Town Staff, DEEP, Consultant	Short Term	Volunteer time
2. Develop a wildlife management plan to guide decisions on maintaining ecosystem health. Include recommendations to: <ul style="list-style-type: none"> <li>a. Monitor forests, meadows and wetlands for invasive species or other signs of degradation.</li> <li>b. Protect vulnerable species and implement management practices that preserve habitats.</li> <li>c. Communicate with owners/managers of adjacent open space about conservation objectives and look for opportunities to partner.</li> </ul>	PNRC, Town Staff, DEEP, Consultant	Ongoing	Staff time, volunteer time, Parks Improvement Fund, grant funding

**Strategy B: Protect surface or groundwater resources.**

<b>ACTION</b>	<b>WHO</b>	<b>WHEN</b>	<b>RESOURCES</b>
1. Recruit qualified individuals to monitor watercourses and waterbodies for signs of degradation (e.g. erosion, invasive species). Address impacts as needed.	Parks and Rec, PNRC	Ongoing	Volunteer time

**Strategy C: Protect historic and/or archaeological resources.**

<b>ACTION</b>	<b>WHO</b>	<b>WHEN</b>	<b>RESOURCES</b>
1. Recruit qualified individuals to identify archaeological resources or historic structures, sites or features (e.g. mill site, cemetery, foundations, or stone wall).	PNRC, Town Staff, Consultant	Short Term	Volunteer time
2. Monitor historic or archaeological structures, sites or features for vandalism, theft or degradation. Address impacts as needed.	PNRC, Town Staff	Ongoing	Volunteer time

**Strategy D: Encourage partnerships that advance scientific knowledge and/or conservation.**

<b>ACTION</b>	<b>WHO</b>	<b>WHEN</b>	<b>RESOURCES</b>
1. Partner with qualified volunteers, UConn and ECSU faculty or students, CT DEEP, area land trusts, USDA NRCS and other organizations to conduct scientific research (e.g. archaeological, ecological studies).	PNRC, Town Staff, Volunteers	Ongoing	Volunteer time
2. Partner with qualified volunteers and organizations to implement conservation practices on the property consistent with the wildlife management plan. Examples include installing nest boxes, invasive species control, and trail maintenance/improvement projects.	PNRC, Town Staff, Volunteers	Ongoing	Volunteer time

**Goal 2. Improve and encourage access to the preserve.**

**Strategy A: Develop trails and other infrastructure.**

<b>ACTION</b>	<b>WHO</b>	<b>WHEN</b>	<b>RESOURCES</b>
1. Create a trail system that connects to adjacent or nearby open spaces.	Volunteers, Town Staff	Short Term	Staff time, volunteer time, Parks Improvement Fund
2. Evaluate the possibility of installing biking trails.	PNRC, Parks and Rec	Short Term	Staff time
3. Route trails away from vulnerable areas, such as steep slopes, stream banks, wetlands, ecologically significant areas, and historically significant sites or structures.	PNRC, DPW	Ongoing	Volunteer time
4. Include signage to guide appropriate public use and access. This could include: a. Wayfinding signage to and from parking areas. b. Signs at major trailheads. c. Painted blazes or signs to mark trails and connections. d. Boundary signs around the perimeter of the preserve.	Volunteers, Parks and Rec	Short Term	Volunteer time, Parks Improvement Fund

**Strategy B: Maintain trails and other infrastructure.**

<b>ACTION</b>	<b>WHO</b>	<b>WHEN</b>	<b>RESOURCES</b>
1. Ensure trails are passable to the public travelling on foot. Maintain tread and	Volunteers,	Ongoing	Staff time,

appropriate widths and clearances.	Town Staff		volunteer time, Parks Improvement Fund
2. Conduct general monitoring visits and file reports according to monitoring guidelines. High-priority tasks are to: a. Develop a monitoring form and online system to submit reports to Town staff or stewardship coordinator. b. Monitor and report on the condition of trails, trailheads, signs/blazes, and parking areas. c. If needed, document violations or areas of concern (degraded areas, unauthorized use, dumping, encroachment, Mansfield <i>Code of Ordinances</i> Prohibited Activities, etc.) d. Address issues as necessary.	Volunteers, Parks and Rec, PNRC, Town Staff	Ongoing	Staff time, volunteer time

**Strategy C:** Encourage access for people of different ages and abilities.

<b>ACTION</b>	<b>WHO</b>	<b>WHEN</b>	<b>RESOURCES</b>
1. Evaluate the possibility of ADA-compliant recreation opportunities (e.g. accessible paths, waterfront access).	Town Staff	Ongoing	Staff time, volunteer time
2. Develop a trail guide that is readily available and posted on the Town's website. Include information such as site directions, trail connections, descriptions of key features, and other educational information.	Volunteers, Town Staff	Short Term	Volunteer time, Parks Improvement Fund
3. Encourage educational programs and other group-oriented activities on the property (i.e. CT Trails Day, Walktober).	Volunteers	Ongoing	Volunteer time, staff time

**Strategy D:** Create or enhance connections to nearby open spaces and recreation areas.

<b>ACTION</b>	<b>WHO</b>	<b>WHEN</b>	<b>RESOURCES</b>
1. Evaluate opportunities for connections to state-designated, town-wide or multi-town greenway or trail systems (such as Willimantic River, Mt Hope River, Fenton River, Natchaug River, or the Nipmuck Trail).	Parks and Rec, PNRC, Town Staff	Ongoing	Staff time, volunteer time
2. Improve connection to nearby existing parks, open spaces, or residential neighborhoods through trail connections	Parks and Rec, PNRC, Town	Ongoing	Staff time, volunteer time

and signage.	Staff		
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**MOSS SANCTUARY**  
**Natural Area Management Plan**  
Mansfield, Connecticut  
2019



**Location:** The 135-acre Albert E. Moss Sanctuary is a natural area between South Eagleville Road and Birchwood Heights Road. It is bounded by Route 195 to the east, South Eagleville Road and the University of Connecticut apartment complex to the north, private residential properties and Birchwood Heights Road to the South, and private residential properties and Knollwood Road to the west.

Other abutting properties included in this management plan are the Birchwood Heights-Monticello Connector Property, and open space acquired through the Planning and Zoning Commission subdivision process detailed in Table 1 and depicted Attachment #1, *Moss Sanctuary Map*.

**Access:**

Currently, there is trail and maintenance vehicle access behind UConn’s student apartments across from town hall, and from both ends of Birchwood Road. For residents from other areas of town, parking and bicycle racks are available across the street in the Mansfield Community Center and town hall parking lot.

The Birchwood Heights-Monticello Connector and Open Space Birchwood Heights may be accessed via Birchwood Heights Road. Open Space Monticello is accessible via Monticello Lane, and Open Space Fellen may be accessed through Fellen Road. See Attachment #1, *Moss Sanctuary Map*.

**Coordinates:** N 41.796254° W 72.241393° (Moss Sanctuary)

Size: 156.27 acres

Zone: RAR-90 (Rural Agricultural Residential)

Property Classification: OPEN SPACE

Date this Plan was prepared: March, 2019

Date of Revisions/Amendments: \_\_\_\_\_

Date of Town Council Approval: \_\_\_\_\_

Committee Review (biannual review by Parks Advisory Committee or other appropriate committee):

Reviewed by	Date	Reviewed by	Date

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OF  
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**NTENTS**

	<i>page</i>
Introduction - - - - -	- 2
Inventory of Natural Resources - - - - -	- 4
Activities & Uses - - - - -	- 6
Management & Stewardship Action Plan - - - - -	- 7
List of Attachments - - - - -	- 12

**INTRODUCTION**

**Authors, Contributors, and Sources**

Jennifer Kaufman, Mansfield’s Environmental Planner, Weston Henry, Sustainability Intern, and other Town staff; Town commissions (Conservation) and committees (Parks and Natural Resources ); CT Department of Energy & Environmental Protection (DEEP); UConn Center for Land Use Education & Research (CLEAR).

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**Purpose**

The purpose of this plan is to describe how the Town of Mansfield envisions the management and public use of the Moss Sanctuary and four nearby parcels. This plan describes the property’s natural and cultural resources and recommends actions which are designed to: preserve and maintain natural habitats and native species, protect cultural resources, and balance public use and enjoyment with these actions.

### **Property Intent and History**

The Moss Sanctuary parcel was a farm dating back to at least 1840, with a farmhouse at the corner of Route 195 and Birchwood Heights Road. In 1840 Baruch Southwick and Sanford Tift purchased the 140-acre farm, including the farmhouse. In 1848 George Hanks acquired two acres of the farm and the right to dam the brook to create Hanks Reservoir. He also bought enough property for the new pond, which would be an auxiliary water supply for the Hanks Hill Silk Mill, the first silk mill in the country. The mill was built roughly one mile downstream from the pond.

While the rest of the farm was sold to James Sullivan in 1874, the pond remained in the Hanks family until 1945. Both the Hanks Property and the Sullivan Property were eventually purchased by the University of Connecticut in 1952. Although the pond is locally known as Tift Pond or Sullivan's Pond, neither of these families ever owned the pond.

In 1989, the land was designated as the Albert E. Moss Forest, Wildflower and Wildlife Sanctuary in honor of Professor Moss. Albert E. Moss was an inspiring educator in UConn's Forestry Department from 1914-1942, known for developing the first curricula in forest management (1924) and in wildlife management (1932).

Starting in 2002, the Connecticut Forest and Parks Association (CFPA), the University of Connecticut, and the Town of Willington have been working cooperatively to preserve land in the Fenton River Watershed. This acquisition of the Moss Sanctuary involved CFPA purchasing a 96-acre property from Willington (known as the North Property) and conveying it – subject to a permanent conservation restriction – to UConn in exchange for a) the 152-acre Albert E. Moss Forest, Wildflower and Wildlife Sanctuary; b) a 50-year conservation restriction on the 300-acre UConn-Willington Forest tract, and c) permanent trail easements on several miles of Blue-Blazed Nipmuck Trail running through both the UConn-Willington Tract and UConn's Fenton Tract, which lies behind Horsebarn Hill and the College of Agriculture.

On April 12, 2005 the UConn Board of Trustees voted to convey the Moss Sanctuary to CFPA in exchange for the North Property. In 2010, the Town of Mansfield purchased the Sanctuary for \$100,000 to preserve its diverse habitats and to serve as a "village woods" offering walking trails for nearby residents. The CT Forest and Park Association holds a conservation restriction on the land to ensure its preservation as forest and wildlife habitat. The restriction includes a building envelope reserved for educational uses.

The Moss Sanctuary is a particularly valuable natural area because of its proximity to Storrs Center, one of Mansfield's most densely developed areas. Its acquisition is part of a continued preservation effort by the town, and allows for trail connections to nearby town-owned open spaces and conservation easements. Several nearby town-owned parcels, as shown in the *Moss Sanctuary Map* (Attachment 1), were acquired as a result of subdivisions or donations. Information on these parcels is listed in the tables below:

<b>Parcel Name</b>	<b>Parcel ID</b>	<b>Acreage</b>	<b>Date Acquired</b>	<b>Amount Paid</b>	<b>Appraised Value</b>	<b>Survey vol./pg.</b>	<b>Deed(s) vol./pg.</b>	<b>Acquisition Information</b>
Moss Sanctuary	16.57.6-OP	135.56	02/02/2010	\$100,000	\$474,500	38/17-18	683/371; 683/402	CFPA via UConn
Birchwood Heights-Monticello Connector	22.57.7	1.4	--	\$0	\$4,900	6/80	Not Available	Not Available
Open Space Fellen Road	22.59.10	0.90	06/05/1973	\$0	\$3,200	8/46	122/165	Joseph Glasser
Open Space Birchwood Heights	22.59.40	0.97	11/22/2010	\$0	\$3,400	3/190	105/296 97/478	Estate of Jeffrey Ossen & James McCoy
Open Space Monticello	22.59.46-OP	17.4	12/22/2005	\$0	\$48,000	33/87-102	594/249	KMC, LLC

**Consistency with the 2015 Mansfield Tomorrow Plan of Conservation and Development**

The acquisition and preservation of this property accomplishes the following goals from the 2015 *Mansfield Tomorrow: Plan of Conservation and Development*:

1. Goal 2.2: Mansfield has healthy watersheds with high-quality ground and surface resources and aquatic habitats.
  - Strategy B: Maintain and improve health of watercourses, water bodies and wetlands.
2. Goal 2.3: Mansfield’s soil, plant and wildlife habitats are healthy and diverse.
3. Goal 3.1: Natural resources within Mansfield’s public and private open spaces are protected and well-managed.
  - Strategy A: Continue efforts to protect important natural and agricultural resources through property acquisition, development rights, easements and clustering development.
4. Goal 3.3: Mansfield park and preserve system, including natural and active recreation areas, provides access to residents and meets the needs of the population.
5. Goal 4.1: Mansfield honors and preserves its historic resources by protecting them for future generations.
  - Strategy C: Continue to protect villages and other areas with significant historic, cultural and scenic value.

## INVENTORY OF NATURAL RESOURCES

### Overview

The 135-acre Moss Sanctuary parcel has been an outdoor classroom for university and town programs and a place where visitors from northeastern Connecticut can enjoy native flora and fauna, walks on trails, and discover a variety of natural habitats since it was established in 1989. This parcel currently serves as a “village woods” with trails that are easily accessible by nearby residents in a densely developed area. It provides an additional location for outdoor recreational programs at the Mansfield Community Center, and is used for field trips and research projects by E.O. Smith and UConn students.

The property is relatively hilly, with elevations ranging from about 680 feet (southern and western sides) to about 580 feet on the northeastern side (see Attachment #2, *Topographic Map*). The high points along the southern edge of the property slope downwards towards Monticello Lane and Fellen Road, and all four of the other parcels included in this plan are downslope. The Open Space Fellen and Open Space Monticello parcels each reach a low point of about 580 feet on the southern side.

Public access is available through a well-developed trail network that includes a trail around the perimeter of the property and a shorter loop around Tift Pond. The 1.3-mile perimeter loop begins 200 feet from the north entrance and gradually climbs through oak-hickory woods to the high point in the park. After descending beside a hemlock grove, the trail continues in oak woods before emerging on the west side of a field. There the trail splits into two parallel paths that cross the field through grassy glades and thickets of shrubs and young trees. After these paths merge on the east side of the field, the trail curves north toward the pond, crosses the dam and returns to the entrance.

A half-mile trail around the pond begins at the dam and cuts through cool woods along the south shore. After crossing one of the pond’s feeder brooks, the trail skirts to the west side of the pond, then crosses a maple swamp and a second feeder brook before rejoining the entrance trail. See Attachment #1, *Moss Sanctuary Map*.

The properties listed in table 1 provide several connections to trails within the Moss Sanctuary. On the southwest side of the perimeter loop trail, a trail through the Birchwood Heights – Monticello Connector property connects to the end of Birchwood Heights Road. About halfway down Birchwood Heights, a publically accessible trail through the Birchwood Heights Open Space (parcel 22.57.7) and the adjacent conservation easement (parcel 22.59.46-1) connects Birchwood Heights Road and the Monticello Open Space. See Attachment #1, *Moss Sanctuary Map*.

### Geological Features

According to Downhan & Craig’s *Rare and Endangered Species of Connecticut and their Habitats* (1976), Moss Sanctuary lies within the Northern Hills Ecoregion. Described as an interior upland 30-55 miles from Long Island Sound, this area is characterized as a variably hilly landscape of intermediate elevation with local areas of steep and rugged topography. The property’s bedrock is classified as Hebron Gneiss (map unit SOh), interlayered dark-gray schists and green-grey gneisses that date back to about 500 million years ago.

The Moss Sanctuary’s most common parent material is glacial till, deposited by glaciers moving through the region from 26,000 to 15,000 years ago. Till is also the only parent material found within the four other properties included in this plan. Younger sediments classified as “swamp” deposits are found in the wetland to the northwestern corner of the Moss Sanctuary property, and the stream that flows from this wetland to Tift Pond lies along an “inferred glacial spillway” (see Attachment 3, *Hydrography Map*). A spillway is a valley created by the melting of a glacial ice sheet.

### Ecology & Natural Resources

The Moss Sanctuary is in various forest stages, with early successional hardwood forest along Birchwood Road in the southeast corner and young mature stands of mixed hardwoods covering much of the property. In the northeast corner, an area of plantation softwoods (the "George Washington Memorial Forest") dates back to 1932. Most of the forest is 60-80 years old, with an area in the 80-100 year age class in the southwest and an area in the 40-60 year age class in the southeast. About 90 acres of mature forest is managed under the existing conservation easement.

The property has a legacy of agricultural uses that has reverted back to forestland within the last 100 years. Individual, open grown oaks in excess of 100 years are scattered throughout as are plantings of red and white pine (*Pinus* spp.) and Norway spruce (*Picea abies*), the largest stand being the 15-20 acre plantation planting in the northern corner. At the high point of the trail is a grove of hemlock trees (*Tsuga canadensis*), in a cool, moist site on the east side of the hill.

Although it does not fall within a Natural Diversity Database Area, Moss Sanctuary contains a number of significant species. For example, there is an extensive stand of Northern white cedar (*Thuja occidentalis*), an uncommon plant typically found in northwestern Connecticut and farther north. Non-native, invasive plants are mostly absent from woodland areas; however around property edges, especially sunny roadsides, they may be quite common. Species-specific data for the other four nearby parcels is not available at this time.

Including Tift Pond, wetlands cover about one quarter of the Protected Property. These wetlands are interconnected draining easterly from the northwest. Water flows from the wetlands complex along South Eagleville Road southeast to Tift Pond, where it drains into another wetland along Ct. Route 195. From here, it flows northeast along an unnamed stream for 7200 feet to the Fenton River, eventually reaching the confluence of the Shetucket and Fenton Rivers in Willimantic. This is an important wetlands complex for wildlife and for the remediation, storage and recharge of storm water runoff from the surrounding road system. See Attachment #3, *Hydrography Map*.

Town-delineated wetlands occur in two of the four other parcels included in this plan, Open Space Birchwood Heights and Open Space Monticello. Like those within the Moss Sanctuary parcel, these wetlands drain into the complex along Ct. Route 195 and eventually into the Fenton River.

The soils on the protected property are a mix of unstratified glacial tills of the Charlton/Canton complex. Wetland soils are a combination of Ridgebury and Carlisle muck. There are no prime, statewide important or locally important farmland soils on the property. See Attachment #4, *Soils Map*.

Several attachments are included to provide an inventory of the property's natural resources. Included in this plan's Attachments are:

- Hydrography map, including inland wetland soils
- Forest Land Map
- Soils Map

Additional resources can be found on the following websites:

- CT Environmental Conditions Online  
<http://www.cteco.uconn.edu/index.htm>
- CT DEEP Wildlife Action Plan (2015)  
[http://www.ct.gov/deep/cwp/view.asp?a=2723&q=329520&deepNav\\_GID=1719](http://www.ct.gov/deep/cwp/view.asp?a=2723&q=329520&deepNav_GID=1719)
- Town of Mansfield GIS mapping service  
<http://www.mainstreetmaps.com/ct/mansfield/public.asp>

**Cultural & Historical Sites**

In 1932, George Washington’s 200<sup>th</sup> birthday was celebrated by tree plantings throughout the country. Under the direction of Professor Moss, head of the University of Connecticut’s Forestry Department, the forestry students planted white pine seedlings near what is now the trail entrance at the North end of Moss Sanctuary. Red pines were planted nearby several years later, and the area was named the George Washington Memorial Forest. Mary Sherwood, one of the students that planted the pines, would soon become the first woman in the country to graduate with a degree in forestry.

Other notable historic features include Tift Pond, which was originally built to serve as an auxiliary water source for the first silk mill in the United States. The trail around the pond passes over the historic stone dam, a dry masonry faced earth dam typical of 19<sup>th</sup> century mill dam construction. Historic farm features include a covered root cellar, stone walls, and a small gravel “borrow” pit.

**Other Activities & Uses**

- Encroachments: small yard waste dumping from residences along Birchwood Road, deer exclusion fencing intruding on the property behind one landowner’s house, small dumps of used furniture along the property’s western side.
- Rights-of way: none
- Abandoned infrastructure (old road, structures, etc.): covered root cellar, contamination-free oil tank on the northwest side.
- Dams, culverts, and other water control devices: Tift Pond Dam. Constructed between 1846 and 1848, the dam is classified as “lowest risk” by CT-DEEP and does not present an immediate threat to safety. However, the dam will require significant future maintenance, as there is not sufficient storage area between the dam and Route 195 to safely contain the combination of stormflow and dam failure flow without severe overtopping of the road (2008 Public Works report).
- Agricultural: none

**ACTIVITIES & USES**

Moss Sanctuary is open to the public from dawn to dusk. Chapter A194 of Mansfield’s Code of Ordinances contains the Park Rules and Regulations adopted by the Town Council.

Permitted	Prohibited
Hiking	Consumption of alcohol
Running	Fires
Birdwatching	Unauthorized vehicles
Educational programs	Removal of Flora and Fauna
Picnicking	Dumping of material
Pets on leash only	Horseback Riding
<i>Permitted in designated areas:</i>	Bicycles
Boating	
Fishing	

**MANAGEMENT & STEWARDSHIP ACTION PLAN**

This Management & Stewardship Action Plan identifies:

- **Goals** that describe how the property is intended to be used and managed;
- **Strategies** for advancing each goal; and

- **Actions** – specific steps our community can take over the short term (before end of 2021), medium term (between 2022 and 2026) and long term (between 2027 and 2037) in support of each strategy.

These Goals, Strategies and Actions **do not provide a guarantee that resources will be available to advance each action.** In addition, this Management & Stewardship Action Plan is not intended to preclude the Town from preserving other actions as opportunities arise. As additional actions and initiatives are contemplated, they should be evaluated with regard to how the action will help to advance the intention outlined in this plan.

**See attached goals in email. Final goals to be determined by PNR.**

## ATTACHMENTS

1. Moss Sanctuary Map
2. Topographic Map
3. Hydrography Map
4. Soils Map
5. Forest Map
6. Moss Sanctuary Survey

The following information is available in the Property File for Moss Sanctuary:

1. Conservation Restriction Baseline Documentation Report
2. Moss Sanctuary Trail Guide
3. Moss Sanctuary Comments on the Tift/Sullivan's Pond (Mansfield Department of Public Works). Completed March 20, 2008.
4. Quit-Claim Deed for Moss Sanctuary. Vol. 683 Page 371-375. Signed February 2, 2010.
5. Quit-Claim Deed for Moss Sanctuary. Vol. 683 Page 402-406. Signed February 2, 2010.
6. Warranty Deed for Open Space Fellen. Vol. 122 Page 165-166. Received June 5, 1973.
7. Warranty Deed for Open Space Birchwood Heights. Vol. 105 Page 296-298. Received January 30, 1968.
8. Executor's Deed for Open Space Birchwood Heights. Vol. 697 Page 478-480. Filed November 22, 2010.
9. Warranty Deed for Open Space Monticello. Vol. 594 Page 249-251. Filed December 22, 2005. '
10. Birchwood Heights (Parcel 22.59.46-1) Conservation Easement. Vol. 594 Page 242-248. Filed December 22, 2005.
11. Survey for Open Space Fellen. Vol. 8 Page 46. Received April 30, 1973.
12. Survey for Open Space Birchwood Heights. Vol. 3 Page 190.
13. Surveys for Open Space Monticello. Vol. 33 Pages 94, 96, 97. Received December 22, 2005.
14. Birchwood Heights – Monticello Connector Survey. Vol. 6, Page 80. Filed October 22, 1968.

**Goal 1. Protect the property’s historical features, natural resources and wildlife.**

**Strategy A: Preserve and protect wildlife habitat and ecosystem health.**

<b>ACTION</b>	<b>WHO</b>	<b>WHEN</b>	<b>RESOURCES</b>
1. Recruit qualified individuals to conduct surveys of species/habitats and create inventories to inform management options. Identify notable habitats found on the property (e.g. vernal pools, grasslands), CT DEEP critical habitats, and species listed by State or Federal agencies as endangered, threatened or of special concern.	Parks and Natural Resources Committee (PNRC), Town Staff, DEEP, Consultant	Short Term	Volunteer time
2. Develop a wildlife management plan to guide decisions on maintaining ecosystem health. Include recommendations to: <ul style="list-style-type: none"> <li>a. Monitor forests, meadows and wetlands for invasive species or other signs of degradation.</li> <li>b. Protect vulnerable species and implement management practices that preserve habitats.</li> <li>c. Communicate with owners/managers of adjacent open space about conservation objectives and look for opportunities to partner.</li> </ul>	PNRC, Town Staff, DEEP, Consultant	Ongoing	Staff time, volunteer time, Parks Improvement Fund, grant funding

**Strategy B: Protect surface or groundwater resources.**

<b>ACTION</b>	<b>WHO</b>	<b>WHEN</b>	<b>RESOURCES</b>
1. Recruit qualified individuals to monitor watercourses and waterbodies for signs of degradation (e.g. erosion, invasive species). Address impacts as needed.	Parks and Rec, PNRC	Ongoing	Volunteer time

**Strategy C: Protect historic and/or archaeological resources.**

<b>ACTION</b>	<b>WHO</b>	<b>WHEN</b>	<b>RESOURCES</b>
1. Recruit qualified individuals to identify archaeological resources or historic structures, sites or features (e.g. mill site, cemetery, foundations, or stone wall).	PNRC, Town Staff, Consultant	Short Term	Volunteer time
2. Monitor historic or archaeological structures, sites or features for vandalism, theft or degradation. Address impacts as needed.	PNRC, Town Staff	Ongoing	Volunteer time

**Strategy D: Encourage partnerships that advance scientific knowledge and/or conservation.**

<b>ACTION</b>	<b>WHO</b>	<b>WHEN</b>	<b>RESOURCES</b>
1. Partner with qualified volunteers, UConn and ECSU faculty or students, CT DEEP, area land trusts, USDA NRCS and other organizations to conduct scientific research (e.g. archaeological, ecological studies).	PNRC, Town Staff, Volunteers	Ongoing	Volunteer time
2. Partner with qualified volunteers and organizations to implement conservation practices on the property consistent with the wildlife management plan. Examples include installing nest boxes, invasive species control, and trail maintenance/improvement projects.	PNRC, Town Staff, Volunteers	Ongoing	Volunteer time

**Goal 2. Improve and encourage access to the preserve.**

**Strategy A: Develop trails and other infrastructure.**

<b>ACTION</b>	<b>WHO</b>	<b>WHEN</b>	<b>RESOURCES</b>
1. Create a trail system that connects to adjacent or nearby open spaces.	Volunteers, Town Staff	Short Term	Staff time, volunteer time, Parks Improvement Fund
2. Evaluate the possibility of installing biking trails.	PNRC, Parks and Rec	Short Term	Staff time
3. Route trails away from vulnerable areas, such as steep slopes, stream banks, wetlands, ecologically significant areas, and historically significant sites or structures.	PNRC, DPW	Ongoing	Volunteer time
4. Include signage to guide appropriate public use and access. This could include: a. Wayfinding signage to and from parking areas. b. Signs at major trailheads. c. Painted blazes or signs to mark trails and connections. d. Boundary signs around the perimeter of the preserve.	Volunteers, Parks and Rec	Short Term	Volunteer time, Parks Improvement Fund

**Strategy B: Maintain trails and other infrastructure.**

<b>ACTION</b>	<b>WHO</b>	<b>WHEN</b>	<b>RESOURCES</b>
1. Ensure trails are passable to the public travelling on foot. Maintain tread and	Volunteers,	Ongoing	Staff time,

appropriate widths and clearances.	Town Staff		volunteer time, Parks Improvement Fund
2. Conduct general monitoring visits and file reports according to monitoring guidelines. High-priority tasks are to: a. Develop a monitoring form and online system to submit reports to Town staff or stewardship coordinator. b. Monitor and report on the condition of trails, trailheads, signs/blazes, and parking areas. c. If needed, document violations or areas of concern (degraded areas, unauthorized use, dumping, encroachment, Mansfield <i>Code of Ordinances</i> Prohibited Activities, etc.) d. Address issues as necessary.	Volunteers, Parks and Rec, PNRC, Town Staff	Ongoing	Staff time, volunteer time

**Strategy C:** Encourage access for people of different ages and abilities.

<b>ACTION</b>	<b>WHO</b>	<b>WHEN</b>	<b>RESOURCES</b>
1. Evaluate the possibility of ADA-compliant recreation opportunities (e.g. accessible paths, waterfront access).	Town Staff	Ongoing	Staff time, volunteer time
2. Develop a trail guide that is readily available and posted on the Town's website. Include information such as site directions, trail connections, descriptions of key features, and other educational information.	Volunteers, Town Staff	Short Term	Volunteer time, Parks Improvement Fund
3. Encourage educational programs and other group-oriented activities on the property (i.e. CT Trails Day, Walktober).	Volunteers	Ongoing	Volunteer time, staff time

**Strategy D:** Create or enhance connections to nearby open spaces and recreation areas.

<b>ACTION</b>	<b>WHO</b>	<b>WHEN</b>	<b>RESOURCES</b>
1. Evaluate opportunities for connections to state-designated, town-wide or multi-town greenway or trail systems (such as Willimantic River, Mt Hope River, Fenton River, Natchaug River, or the Nipmuck Trail).	Parks and Rec, PNRC, Town Staff	Ongoing	Staff time, volunteer time
2. Improve connection to nearby existing parks, open spaces, or residential neighborhoods through trail connections	Parks and Rec, PNRC, Town	Ongoing	Staff time, volunteer time

and signage.	Staff		
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# Parks & Preserves



## Winter Tree ID



Ever wonder how to identify trees without their leaves? Learn tree id skills by using clues such as twigs, buds and bark. We will start with a primer inside at the Community Center and then will bundle up and head across the street to the Moss Sanctuary to apply our skills. Bring a camera and/or sketch book to make notes.

- Instructor:** Dr. Bryan Connolly, Assistant Professor of Biology Framingham State University
- Location:** MCC Community Room and the Moss Sanctuary
- Date:** Sunday, January 19th
- Time:** 1-3 pm
- Fee:** Free
- Activity #:** 411001-A

## Do You Want to be a Birder?

Would you like to be better acquainted with you feathered neighbors? Winter is a good time of year to start birding because there are fewer birds to learn and you can get good looks at them if you put up feeders. We'll discuss the winter birds, talk about their food preferences and learn to recognize their calls. Then we will explore some of the opportunities for getting involved in Citizen Science so you can contribute to our knowledge of bird populations

- Instructor:** Sue Harrington, Naturalist
- Location:** MCC Community Room
- Date:** Sunday, January 12th
- Time:** 1-3 pm
- Fee:** Residents \$7 per person; Non-residents \$17 per person
- Activity #:** 411002-A

## Feet, Hooves and Paws –Winter Animal Tracking for People of All Ages

Learn the age old skill of identifying animal tracks. See what animals have been visiting your property and tell what they were doing. We will also learn a little about how animals walk and how that relates to their track patterns. The program will begin inside the Community Center with activities and will follow with a trek outside to see if we can find any tracks. Dress warmly and wear boots suitable for walking in the snow (if there is any!).

- Instructor:** Sue Harrington, Naturalist
- Location:** MCC Community Room
- Date:** Sunday, February 9th
- Time:** 1-3 pm
- Fee:** Residents \$7 per person; Non-residents \$17 per person
- Activity #:** 411003-A

## 2nd Annual Friends & Farmers of Mansfield



Meet some of Mansfield's local farmers and learn where to find local food. Residents can shop for locally grown products, ask about Community Supported Agriculture programs (CSA), and learn about nearby farm stands and pick your own operations. This program is coordinated through the Taste of Mansfield initiative and will be held at the Community Center. For more information, visit [www.tasteofmansfieldct.org](http://www.tasteofmansfieldct.org)

- Location:** Mansfield Public Library
- Date:** Saturday, February 22nd
- Time:** 10 am to Noon
- Fee:** FREE



- ✓ Get to know your community
- ✓ Enjoy the freshest, healthiest foods available
- ✓ Keep your food dollars local
- ✓ Reduce your environmental impact
- ✓ Preserve our beautiful, rural vistas

Learn more:  
[tasteofmansfieldct.org](http://tasteofmansfieldct.org)

## GET INVOLVED with your parks and preserves

Do like to build things? Like to be outside? Parks and Recreation is looking for people of all ages who are independent workers interested in building bridges, wildlife observation decks and more in town-owned parks and preserves. Town staff will work with you on a design, getting the necessary permitting. We also have a small fund available for supplies directly related to the project. If you have a project in mind or would like a suggestion, please contact Jennifer Kaufman, at [KaufmanJS@MansfieldCT.org](mailto:KaufmanJS@MansfieldCT.org) or 860-429-3335.

## **Parks and Preserves**

**The Connecticut Trails Day Logo and Ad is a separate PDF. Embedded is for placement only.**

**Replace content on page 48, Winter, 2020 with info below.**

**Page 49, Winter 2020 stays the same.**

**Keep Get involved box page 48 Winter, 2020**

**Keep Taste of Mansfield “Ad” from winter, 2020 brochure page 48**

### **Improving your Gardens with Pollinators**

Pollinators, such as bees, butterflies and some birds, are responsible for one in three bites of food we eat, yet their populations are experiencing a precipitous decline worldwide. Learn to create a beautiful, bountiful vegetable, herb, and flower garden while creating important pollinator habitat. We will discuss how to choose, where to find, and when to plant vegetables, herbs and flowers to maximize pollinators and the bounty of your harvest.

**Instructor:** Raluca Mocanu, Owner of Shundahai Farm, Mansfield, CT  
**Location:** CC Community Room  
**Date:** Thurs., April 23  
**Time:** 7-8:30 p.m.  
**Fee:** FREE  
**Activity #** 411005-A **Add New Taste of Mansfield Logo**

### **Birding with Mom**

Bring your binoculars and join us for Mother’s Day birding watching! We will be hiking the new accessible trail at Bicentennial Pond while looking for our spring birds and listening to their songs. This should be the peak of the spring migration so we will be seeing many of the birds for the first time this year. Come and share a lovely spring morning. Dress for the weather and wear boots or sturdy shoes since there may some damp areas. Remember it is an accessible trail so wheelchairs are welcome. Bringing your mom is encouraged but not required.

**Instructor:** Naturalists Sue and Tom Harrington  
**Location:** Bicentennial Pond (*From UConn go south on Rt 195. Turn right on Clover Mill Rd. Turn into entrance for Bicentennial Pond 1 mile up on the right*).  
**Date:** Sun., May 10  
**Time:** 7-9 a.m.  
**Fee:** FREE  
**Activity #** 411006-A

### **The Bats of the Moss Sanctuary**

Bring your headlamps and insect repellent and survey bats around Moss Sanctuary’s Tift Pond. Using portable acoustic monitoring devices, we will learn about bat echolocation calls, which can tell us what

species are present, their activity patterns within a particular habitat, and characteristics of their foraging behavior. Dress for the weather. Heavy rain cancels.

**Instructor:** Laura Cisneros, Ecologist  
**Location:** Moss Sanctuary  
*Park in the Mansfield Community Center Parking lot and Meet in front of the Mansfield Community Center, 10 South Eagleville Road.*  
**Date:** Fri., May 15  
**Time:** 8-9 p.m.  
**Fee:** FREE (Registration by 5/12 is Mandatory)  
**Activity #** 411007-A



**Connecticut Trails Day is June 6-7, 2020!**  
Join CFPA and trail enthusiasts around CT to celebrate the largest Trails Day event in the country. Visit [ctwoodlands.org](http://ctwoodlands.org) to learn about hundreds of guided hikes, bike rides, paddles & more!

### **GUIDED HIKE at Simpson-Wood Preserve**

Celebrate Connecticut Trails Day with a guided hike at Simpson-Wood Preserve, Mansfield's newest preserve! A short, steep climb (on a good wide trail) brings us up to the quiet ridge top flats that feel much more remote than they really are. We will see ledges and interesting rock features as well as a diversity of pine and hardwood forests. With luck, we will hear the raven call.

**Instructor:** Charlotte Pyle and Jim Morrow  
**Location:** Simpson-Wood Preserve *Meet at Mt Hope Park, Rte 89 (From the intersection of Rte., 195 and Rte 89, head north on Rte 89 for 3.4 miles, parking is on right).*  
**Date:** Sat., June 6  
**Time:** 9:30 -11:30 a.m.  
**Fee:** FREE  
**Activity #** 411008-A

### **Mansfield Community Gardens**

Enjoy fresh air and fresh produce through gardening. 20' x 30' plots, located on Route 195 north of Mansfield Supply. Planting begins mid to late May. Returning gardeners will be notified by mail about pre-registration and will receive first priority. A few over-winter plots may be available. Once you have registered, you will receive a letter about the location of your garden plot and the recommended gardening practices. Gardeners are required to remove all large weeds, rocks, weed barrier from their plot by the end of the season.

**Location:** Rt. 195, North of Mansfield Supply  
**Fee:** \$25/plot Res. \$35/plot non-res [Add New Taste of Mansfield Logo](#)  
**Activity#:** 411004-A (Seasonal)  
411004-B (Overwinter)

### **Community Supported Agriculture: How to support Mansfield farms while adding fresh, local food to your diet**

Mansfield residents are very fortunate to have several farms in town and nearby that offer CSA memberships. CSA means Community Supported Agriculture. Imagine getting a bag of fresh-picked

vegetables, herbs and flowers every week from a farm located right in your town! Join Jiff Martin to talk about the CSA farm options nearby, how it works, and how joining a CSA can add incredibly fresh, local products to your menu at home. This seminar is sponsored by *Taste of Mansfield*.

Instructor: Jiff Martin, UConn Associate Extension Educator in Sustainable Food Systems  
Location: CC Community Room  
Day: Wed., April 29  
Time: 6:30–8 pm  
Fee: FREE to members; \$10 for non-members  
Activity # 411009

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**MINUTES (NOT YET APPROVED)**

**Members Present: S. Stearns (Chair), J. Lovdal, C.Kueffner, Jeremy Jeliffe, D. Dorfer (alt.)**

**Members Absent: T. Wollen, E. Hall**

**Staff Present: J. Kaufman, Senior Planner/Inland Wetlands Agent**

**CALL TO ORDER AND ROLL CALL**

- a. The meeting was called to order at 6:02 p.m.

**OPPORTUNITY FOR PUBLIC COMMENT**

- a. No Public Comment

**MINUTES**

- a. November 5, 2019 minutes – Jude motioned to approve the minutes and Chris seconded, the minutes passed unanimously.

**OLD BUSINESS**

- a. **2020 Meeting Schedule** – Jennifer will issue a revised schedule for 2020 meetings. Meetings will be held in Conference Room A.
- b. **Pollinator Resolution**- Raluca Mocanu attended the meeting and gave a brief overview of the presentation that she delivered to the Sustainability Committee. She will forward the information to all Committee members. She noted that UCONN was already designated as “Bee Campus USA”. The feedback from the Extension Service was reviewed. It was noted that controlled studies had been done regarding the preference for utilizing native plantings and that non-neonicotinoid seedlings were widely available from several major seed supply companies (full listing on Beyond Pesticides site). It was noted that the Town currently did not use spray on the properties they managed and that leased properties would need to follow the new Pollinator Resolution upon lease renewal.

Chris moved to approve the modified Resolution, as presented by Jennifer, and Jeremy seconded. The motion passed unanimously.

- c. **March 9, 2020 Farmers Forum** – Jennifer will confirm that the Buchanan Library is available for this event. A “Save the Date” message will be sent out in January once location is finalized. Topic suggestions: Taste of Mansfield, publicity & marketing initiatives, committee activities, zoning regulation updates, farmers market. Town Council members and other Town Agriculture Committee members will be invited. Other
- d. **Membership** –
  - Nancy Rawn and Melissa Tindall have submitted applications to join the Committee as Alternates and will be scheduled to go before the Committee on Committees. Nancy was present for this meeting. One vacancy for an alternate remains open.
  - Jen shared Charge of Commission document and other materials helpful to all members in email prior to this meeting.
- e. **Marketing & Outreach** – Several marketing ideas brought up at previous meetings were discussed:
  - **Mansfield Connection**- Cone Tree Farm was focus of last month’s publication. Diane is coordinating a CSA article for future issue (Feb/Mar.). Stacey indicated that Carol Manning will focus on a recipe with a more local farm flavor.
  - **Mansfield Grown Brochure**- will need to be updated in the Spring. Tardif Farm (Josh Beebe) will be contacted for inclusion.
  - **Other Possibilities**- WHUS Fran Storch Hour- Diane will participate. Wayne Norman WILI will also be contacted for a possible spot with Ken Rawn. Neighbors newspaper and Daily Campus will also be explored to further promote CSA sign up. Edible CT expressed an interest about an article focused on hemp production.
  - **Know Your Farmer** – Annual event to be held in Willimantic.
- f. **Taste of Mansfield**- Individual meetings were held with partners for the purpose of building relationships. Discussion followed as to how to best utilize Taste of Mansfield Brand and funds. The “path” is evolving and discussion will continue as to how to best connect the local community through food.

## NEW BUSINESS

- a. **Farm to Table Event** – Diane suggested an event of this type could begin small and grow into something larger. The need to keep the price affordable is of importance. Several creative suggestions were made as to location, concept and vendors. Diane will reach out to chefs/restaurants to obtain interest level; establish pricing; explore venues- ie Grange Hall. This could be a Taste of Mansfield sponsored event.
- b. **Tour de Farms**- Chris suggested that we consider a biking event touring local farms.

## **REPORTS**

### **Member Updates –**

- Previously presented

### **Staff Updates –**

- Previously presented

## **FUTURE MEETINGS**

- Zoning
- Ag Lease Reports

## **ADJOURNMENT**

Chris moved to adjourn at 7:45 pm, Jeremy seconded.

Respectfully Submitted:

*Judith A Lovdal*

Secretary, Agricultural Committee

## MINUTES

**Members Present:** P. Aho, L. Cooley, C. Cotton, D. Plante, K. Rawn  
**Members Absent:** S. Accorsi, B. Chandy, R. Hall, V. Ward  
**Alternates Present:** J. DeVivo, K. Fratoni  
**Staff Present:** L. Painter, Director of Planning and Development; J. Woodmansee, Planning Specialist; E. Galbraith, Administrative Assistant

### CALL TO ORDER AND ROLL CALL

Chair Aho called the meeting to order at 6:30 PM. Aho appointed Cooley as secretary. Alternates DeVivo and Fratoni were seated for absent members.

Rawn MOVED, DeVivo seconded, to add the following items to the agenda under Old Business:

Item A: Special Permit Application of Benjamin Moseley (owner/applicant) to authorize an efficiency dwelling unit at 602 Mansfield City Road (Parcel ID 27.91.4). (PZC File 1363)

Item B: Application of Mansfield Nonprofit Housing Development Corporation to amend Articles 2, 7, 8, and 10 of the Zoning Regulations to establish the South Eagleville Road – Housing Opportunity (SER-HO) zoning district and associated use, development and procedural requirements pursuant to Sec. 8-30g, C.G.S. (PZC File 1361)

Motion PASSED unanimously.

### APPROVAL OF MINUTES

Rawn MOVED, Plante seconded, to approve the December 2, 2019 meeting Minutes as presented. Motion PASSED unanimously.

### ZONING AGENT REPORT

None.

### PUBLIC HEARINGS

#### **Special Permit Application of Benjamin Moseley (owner/applicant) to authorize an efficiency dwelling unit at 602 Mansfield City Road (Parcel ID 27.91.4). (PZC File 1363)**

Aho opened the public hearing at 6:39 PM. Members present are Aho, Cooley, Cotton, Plante, and Rawn. Alternates DeVivo and Fratoni are seated for absent members. The applicant was asked to take the stand and stated his name to be Benjamin Moseley of 602 Mansfield City Road. Moseley stated that he is applying for a special permit to allow him to turn a portion of his house into an efficiency apartment for housing his aging parents/in-laws. Moseley stated that

the previous owner of the house operated a business with a commercial kitchen from the home, and as a result, there is already a section of the house that would easily transition into an efficiency apartment. Aho invited members of the public to comment, and none was made.

Rawn MOVED, Plante seconded, to close the public hearing at 6:41 PM. Motion PASSED unanimously.

## **OLD BUSINESS**

### **A. Special Permit Application of Benjamin Moseley (owner/applicant) to authorize an efficiency dwelling unit at 602 Mansfield City Road (Parcel ID 27.91.4). (PZC File 1363)**

Rawn MOVED, Cooley seconded, to approve the October 31, 2019, application of Benjamin Moseley to allow an efficiency dwelling unit at 602 Mansfield City Road in an RAR-90 zone, as shown on submitted plans and described in other application submissions and as presented at Public Hearing on December 16, 2019.

Pursuant to Article 5 Section B.4 of the Mansfield Zoning Regulations, the site plan requirements contained in Section B.3.d are hereby waived as there is no proposed expansion of the building and the information is not needed to determine compliance with the zoning regulations.

This approval is granted because the application is not expected to result in any detrimental neighborhood impacts and is considered to be in compliance with Article 10, Section L; Article 5, Section B; and other provisions of the Mansfield Zoning Regulations, and is granted with the following conditions:

1. This approval has been granted for a one-bedroom efficiency in association with a single-family home having up to four additional bedrooms. Any increase in the number of bedrooms on this property shall necessitate subsequent review and approval from the Eastern Highlands Health District and the Planning and Zoning Commission.
2. This approval is conditioned upon continued compliance with Mansfield's Zoning Regulations for efficiency units, which include owner-occupancy requirements, limitations on the number of residents in an efficiency unit and limitations on the number of unrelated individuals that may live in a dwelling unit pursuant to the definition of Family contained in the Zoning Regulations. These limitations apply regardless of the number of bedrooms present in the home. Pursuant to Article 10, Section L.2, the applicant shall submit a notarized affidavit certifying owner occupancy and a written statement regarding compliance with efficiency unit regulations every two years, starting on January 1, 2022.
3. This special permit shall not become valid until filed upon the Land Records by the applicant.

Motion PASSED unanimously.

### **B. Application of Mansfield Nonprofit Housing Development Corporation to amend Articles 2, 7, 8 and 10 of the Zoning Regulations to establish the South Eagleville Road-Housing Opportunity (SER-HO) zoning district and**

**associated use, development and procedural requirements pursuant to Sec. 8-30g, C.G.S. (PZC File 1361)**

Rawn MOVED, Plante seconded, to approve the October 3, 2019 application of Mansfield Nonprofit Housing Development Corporation (File #1361) as revised to November 19, 2019 and as revised by this approval, to amend Articles 2, 7, 8 and 10 of the Zoning Regulations to establish the South Eagleville Road Housing Opportunity (SER-HO) zoning district and associated use, development and procedural requirements pursuant to Sec. 8-30g, C.G.S. The subject regulation amendments were heard at a public hearing on November 19, 2019 and shall become effective as of January 1, 2020.

In approving this application, the Planning and Zoning Commission considered all Public Hearing Testimony and communications. In accordance with the approval criteria identified in Article 13, Section D of the Zoning Regulations, the Commission makes the following specific findings in support of these amendments, subject to the revisions incorporated in this approval motion:

- The application, including information presented at public hearings, is found to be sufficient for the Commission to determine compliance with the following approval considerations and is therefore deemed complete.
- The amendments help to implement Goals 7.1 and 7.4 of the Mansfield Tomorrow Plan of Conservation and Development related to increasing the diversity of housing options and availability of dwellings affordable to low and moderate income residents.
- The amendments are consistent with the statutory goals identified in Section 8-2 of the Connecticut General Statutes and other zoning purposes cited in Article One of Mansfield's Zoning Regulations.
- The amendments are appropriately worded, legally sound and suitably coordinated with other provisions in the Mansfield Zoning Regulations.
- The amendments will promote the public's health, safety, property values and general welfare.

Furthermore, the Commission has adopted the subject regulation revisions for the following reasons:

- The proposed amendments will facilitate the development of housing in an area that is designated for Compact residential development on the POCD Future Land Use Map.
- The proposed amendments will help to increase housing choice for low and moderate income residents by requiring developments in the district to meet either the "Assisted Housing" or "Set-Aside Development" requirements of Section 8-30g, C.G.S.
- The proposed amendments limit the applicability of the SER-HO District to properties within 1,000 feet of the intersection of South Eagleville Road (Route 275) and Maple Road that meet minimum size and frontage requirements at the time of application.
- The proposed district location is located on an arterial road (South Eagleville Road), which will minimize potential traffic impacts to local roadways.

- The proposed amendments provide for larger setbacks adjacent to one and two-family homes and vacant land zoned for single-family residential to minimize potential impacts of new multi-family housing on adjacent lower density land uses.
- The proposed district location provides access to transit (bus) service and is located within walking distance of commercial services and recreational amenities, including Downtown Storrs, the Mansfield Community Center/Community Playground, the Mansfield Senior Center and Moss Sanctuary. An existing sidewalk connects properties located east of the intersection of Maple Road to these referenced amenities.

The applicant's proposed amendments to Article 8, Schedule of Dimensional requirements shall be revised to:

- Retain the note proposed in the original version and add as new Note 27;
- Delete the text of the note that was incorporated into the table in the 11-19-2019 version; and
- Add "See Note 27" after the specific dimensional requirement in each cell of the table for the SER-HO zone.

Cotton abstained. Motion PASSED 6-0-1.

**C. PZC-Initiated Amendments to Articles 7, 8 and 10 of the Mansfield Zoning Regulations related to owner-occupancy requirements for two-family and efficiency dwelling units and setback requirements for parking associated with parks, preserves and playgrounds. (P907-47)**

Tabled to January 6, 2020 Public Hearing.

**D. Application for Site and Building Modifications to the Spring Hill Inn on property located at 957 Storrs Road (Parcel ID 23.59.12), Lee Lambert, owner/applicant.**

Tabled at the request of the applicant.

**E. Committee Appointments**

Cooley volunteered to be a regular member of CRCOG. Cotton volunteered to be an alternate. Painter stated that staff would notify CRCOG.

**F. Application of the Mansfield Non-Profit Housing Development Corporation (owner/applicant) to amend the Zoning Map to change the zoning of property located at 113-121 South Eagleville Road (Parcel ID 16.57.5) from Rural Agriculture Residence 90 (RAR-90) to South Eagleville Road Housing Opportunity Zone (SER-HO) pursuant to Sec. 8-30g, C.G.S. (PZC File 1364-1)**

Tabled to January 21, 2020 Public Hearing.

**G. Site plan application of the Mansfield Nonprofit Housing Development Corporation (owner/applicant) for a 42 unit multi-family residential development at 113-121 So. Eagleville Road (Parcel ID 16.57.5) pursuant to Sec. 8-30g, C.G.S. (PZC File 1364-2)**

Tabled to January 21, 2020 Public Hearing.

**NEW BUSINESS**

**A. Application of the Taylor Family Trust (owner/applicant) to amend the Zoning Map to change the zoning of a portion of property located on the north side of Storrs Road, between 9 Timber Drive and 1768 Storrs Road (Parcel ID 2.5.22) from Rural Agriculture Residence 90 (R-90) and Professional Office 1 (PO-1) to Planned Business 3 (PB-3). (PZC File 1365)**

Planted MOVED, Fratoni seconded, to receive the application of the Taylor Family Trust (owner/applicant) to amend the Zoning Map to change the zoning of a portion of property located on the north side of Storrs Road, between 9 Timber Drive and 1768 Storrs Road (Parcel ID 2.5.22) from Rural Agriculture Residence 90 (R-90) and Professional Office 1 (PO-1) to Planned Business 3 (PB-3), to refer said application to staff, and to schedule a public hearing for February 18, 2020. Motion PASSED unanimously.

**B. Interpretation of Zoning Regulations: Article 10, Section T, Agricultural Uses.**

Pursuant to Article 10, Section T.3.a.5, any questions regarding the provisions of that section must be referred to the Agriculture Committee and resolved by the Planning and Zoning Commission. Accordingly, staff recommends that the Commission refer the question with regard to what constitutes a pen versus a pasture to the Agriculture Committee for review and comment. Until a final interpretation is made with regard to how to distinguish between pens and pastures, no further action will be taken by the Zoning Agent with regard to the situation at 170 Crane Hill Road.

Cooley MOVED, Cotton seconded, to refer the request for an interpretation with regard to what constitutes a pasture as opposed to a pen pursuant to Article 10, Section T.3.a.5 to the Agriculture Committee for review and comment. Motion PASSED unanimously.

**REPORTS FROM OFFICERS AND COMMITTEES**

**Chairman's Report**

None.

**Regional Planning Commission**

None.

**Regulatory Review Committee**

Painter noted the upcoming Special Meeting scheduled for 8:30 AM on 12/19/2020.

**Planning and Development Director's Report**

None.

**Other Committees**

None.

**Other**

None.

**COMMUNICATIONS AND BILLS**

None.

**ADJOURNMENT**

Aho adjourned the meeting at 7:01 PM.

Respectfully Submitted:

A handwritten signature in cursive script that reads "Vera S. Ward".

Vera Ward  
Secretary

## **MINUTES (NOT YET APPROVED)**

<b>Members Present:</b>	S. Accorsi, P. Aho, B. Chandy, C. Cotton, D. Plante, K. Rawn (arrived 6:41 pm), V. Ward
<b>Members Absent:</b>	L. Cooley, R. Hall
<b>Alternates Present:</b>	K. Fratoni, J. DeVivo
<b>Staff Present:</b>	L. Painter, Director of Planning and Development; J. Kaufman, Senior Planner/Inland Wetlands Agent; J. Woodmansee, Planning Specialist; E. Galbraith, Administrative Assistant

### **CALL TO ORDER AND ROLL CALL**

Chair Aho called the meeting to order at 6:40 PM. Alternates Fratoni and DeVivo were seated for absent members.

### **APPROVAL OF MINUTES**

Ward noted two corrections to the December 16, 2019 Minutes: 1) Members present need to be stated in the Public Hearing portion and 2) the adjournment time should be listed as 7:01 PM. Chandy and Accorsi stated that they viewed the recording of the December 16, 2019 meeting. Ward MOVED, Chandy seconded, to approve the December 16, 2019 Minutes with corrections. Motion PASSED unanimously.

Aho noted the December 12, 2019 Field Trip Notes.

### **ZONING AGENT REPORT**

Woodmansee presented new format for the monthly zoning report showing permits and active citations issued from the zoning department.

### **PUBLIC HEARINGS**

**PZC-Initiated Amendments to Articles 7, 8 and 10 of the Mansfield Zoning Regulations related to owner-occupancy requirements for two-family and efficiency dwelling units and setback requirements for parking associated with parks, preserves and playgrounds. (P907-47)**

Aho opened the public hearing at 6:47 PM. Members present were Cotton, Rawn, Accorsi, Aho, Ward, Plante, and Chandy. Alternates Fratoni and DeVivo were seated.

Painter read the legal notice which was published in *The Chronicle* on December 24, 2019, and December 31, 2019. Painter read the SECOG referral response, CRCOG referral response and the Town Attorney's legal opinion into the record.

Kaufman commented that although proposed amendments to the zoning regulations are not commonly referred to the Parks and Natural Resources Committee (PNRC), she felt it appropriate to take an informal poll of the PNRC due to the potential impact of the proposed amendments. Kaufman reported that all members of the PNRC were in favor of the proposed amendments.

Aho invited members of the public to comment and there was none.

Rawn MOVED, Plante seconded, to close the public hearing at 7 PM.

## **OLD BUSINESS**

### **A. PZC-Initiated Amendments to Articles 7, 8 and 10 of the Mansfield Zoning Regulations related to owner-occupancy requirements for two-family and efficiency dwelling units and setback requirements for parking associated with parks, preserves and playgrounds. (P907-47)**

Chandy MOVED, Ward seconded, to approve amendments to Articles Seven, Eight and Ten of the Mansfield Zoning Regulations dated October 17, 2019 (File #907-47) related to owner occupancy requirements for two-family dwellings and efficiency units and setback requirements for parking associated with parks, playgrounds and preserves. The subject Zoning Regulation amendments were presented at Public Hearing on January 6, 2020 and filed prior to the hearing with the Mansfield Town Clerk. These amendments shall become effective on January 15, 2020.

In approving the amendments to the Zoning Regulations, the Planning and Zoning Commission has reviewed and considered all public hearing testimony and communications, including reports from the SECCOG and CRCOG Regional Planning Commissions, Mansfield's Director of Planning and Development and the Mansfield Town Attorney. The Commission makes the following findings in approval of these amendments:

- The amendments help to implement Goals 7.3 and 3.3 of the Mansfield Tomorrow Plan of Conservation and Development related to maintaining high-quality living conditions throughout the Town and providing access to the Town's system of parks and preserves, respectively.
- The amendments are consistent with the statutory goals identified in Section 8-2 of the Connecticut General Statutes and other zoning purposes cited in Article One of Mansfield's Zoning Regulations.
- The amendments are appropriately worded, legally sound and suitably coordinated with other provisions in the Mansfield Zoning Regulations.
- The amendments will promote the public's health, safety, property values and general welfare.

Furthermore, the amendments are adopted for the following reasons:

- The amendments related to owner-occupancy requirements will improve consistency between the Zoning Regulations and the Town's Code of Ordinances with regard to what constitutes an owner-occupant.

- The amendments related to parking area setbacks will enable the Town and other organizations to improve access to parks, playgrounds and preserves while reducing the disturbance to natural areas and maintaining an adequate buffer between parking areas and adjacent uses.

Motion PASSED unanimously.

- B. Application of the Mansfield Non-Profit Housing Development Corporation (owner/applicant) to amend the Zoning Map to change the zoning of property located at 113-121 South Eagleville Road (Parcel ID 16.57.5) from Rural Agriculture Residence 90 (RAR-90) to South Eagleville Road Housing Opportunity Zone (SER-HO) pursuant to Sec. 8-30g, C.G.S. (PZC File 1364-1)**

*Tabled to January 21, 2020 Public Hearing.*

- C. Site plan application of the Mansfield Nonprofit Housing Development Corporation (owner/applicant) for a 42 unit multifamily residential development at 113-121 So. Eagleville Road (Parcel ID 16.57.5) pursuant to Sec. 8-30g, C.G.S. (PZC File 1364-2)**

*Tabled to January 21, 2020 Public Hearing.*

- D. Application of the Taylor Family Trust (owner/applicant) to amend the Zoning Map to change the zoning of a portion of property located on the north side of Storrs Road, between 9 Timber Drive and 1768 Storrs Road (Parcel ID 2.5.22) from Rural Agriculture Residence 90 (R-90) and Professional Office 1 (PO-1) to Planned Business 3 (PB-3). (PZC File 1365)**

*Tabled to February 18, 2020 Public Hearing.*

- E. Application for Site and Building Modifications to the Spring Hill Inn on property located at 957 Storrs Road (Parcel ID 23.59.12), Lee Lambert, owner/applicant.**

*Tabled at the request of the applicant.*

- F. Interpretation of Zoning Regulations: Article 10, Section T, Agricultural Uses**

*Tabled pending receipt of comments from Agriculture Committee.*

## **NEW BUSINESS**

**Application of Wendy and Dudley Hamlin (owner/applicant) of Holiday Hill Day Camp and Recreation Center, 41 Chaffeeville Road, Mansfield Center to convert existing vacant home on property to Airbnb lodging for wedding and party venue customers. (PZC File 0056)**

Ward MOVED, Plante seconded, to receive the application of Wendy and Dudley Hamlin to modify the Special Permit for Holiday Hill Day Camp and Recreation Center at 41 Chaffeeville Road and to refer said application to staff for review and comment.

## **REPORTS FROM OFFICERS AND COMMITTEES**

### **Chairman's Report**

None.

### **Regional Planning Commission**

None.

### **Regulatory Review Committee**

None.

### **Planning and Development Director's Report**

The previously appointed selection committee interviewed five candidates for the position of consultant for a zoning and sub-division re-write. CME was selected and the scope of work is currently being negotiated.

### **Other Committees**

None.

### **Other**

None.

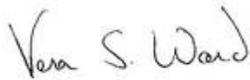
## **COMMUNICATIONS AND BILLS**

None.

## **ADJOURNMENT**

Aho adjourned the meeting at 7:07 PM.

Respectfully Submitted:



Vera S. Ward  
Secretary

Town of Mansfield  
**CONSERVATION COMMISSION**  
Meeting of 18 December 2019  
Conference B, Audrey P. Beck Building  
**(Yet-to-be-approved) MINUTES**

*Members present:* Mary Harper, Quentin Kessel, Erin King, Scott Lehmann, Will Ouimet (Alt.), Chadwick Rittenhouse. *Members absent:* Genevieve Rigler (Alt.), John Silander, Michael Soares. *Others present:* Jennifer Kaufman (Wetlands Agent), Leland Rittenhouse (to c.7:15p)

**1.** The meeting was **called to order** at 7:02p by Vice Chair Quentin Kessel. In the absence of two members, Alternate Ouimet was entitled to vote at this meeting.

**2.** The **draft minutes** of the meeting of 20 November 2019 were approved as written without dissent.

**3.** Discussion of **W1612 (Mansfield Non-profit Housing Development Corp., multi-unit development at 112-121 S. Eagleville Rd)** was tabled. It will be taken up at the January meeting, which occurs before a public hearing scheduled for 21 January 2020.

**4. Conservation easement monitoring.** Using Survey 123 software, King has developed an electronic form that can be used in the field on a smart phone or tablet for monitoring conservation easements. She displayed the form on the new large flat screen computer monitor in Conference B, explaining and illustrating its features in a trial use of it to monitor an easement on parcel 18.70.14-3, 282 Wormwood Hill Rd. These features include:

- Ability to display a map of the easement, with overlays from the Town's Web GIS Map system, and to plot the route of a monitoring survey on this map.
- Easy entry of relevant data. For example, checking the "Yes" box for "Invasive Species?" opens a list of common invasive species; those present on the property being monitored – if identifiable by the monitors – can then be checked off.
- Capability to document easement conditions with photographs taken by monitors, e.g., of particular violations of the terms of the easement, such as junked cars or trees felled for firewood.

A completed form would constitute a report on the current state of the easement, which could be cited in communicating any concerns to the property owner. Such reports could be archived for public access to information about Town conservation easements and for updating by subsequent monitoring.

The Commission was enthusiastic about the design of the monitoring form and commended King for her work. She will write up SOP instructions for using the form.

Kaufman wondered if there were UConn students who might be interested in monitoring conservation easements with the new system. Rittenhouse noted that a practicum or internship is required of students in such fields as Environmental Studies and Landscape Architecture, who accordingly might be potential candidates. This seems worth exploring.

**5. Adjourned** at 7:47p. Next meeting: 7:00p, Wednesday, 15 January 2020.

Scott Lehmann, Secretary, 21 December 2019.

## 2020 NORCROSS WILDLIFE SANCTUARY WINTER LECTURE SERIES

Winter lectures at the Norcross Wildlife Sanctuary are offered on Saturdays at 1:30pm. Please RSVP by calling [413-267-9654](tel:413-267-9654). The lectures are free; however, **we ask that you bring a canned good or non-perishable food item to support the local food pantry**. In case of inclement weather please call ahead, check our Facebook page or visit [www.norcrosswildlife.org](http://www.norcrosswildlife.org).

**Saturday, February 1<sup>st</sup>**

### NEW ENGLAND LANDSCAPE FUTURES EXPLORER

Put on your dreaming cap and travel through space and time into multiple possible futures! **Lucy Lee** (Harvard Forest) will guide us with The New England Landscape Futures (NELF) Explorer. This online mapping tool was developed with over 100 New Englanders. It considers land-use and climate scenarios to visualize and explore the impacts of possible future trajectories. This presentation will introduce the idea of scenarios for natural resource management, describe the NELF scenarios, and explore the NELF scenario outcomes around Norcross using the NELF Explorer. Together, we will consider what these possible futures could mean for the place we call home.

**Saturday February 8<sup>th</sup>**

### MINERALS, ROCK AND ARCHAEOLOGY

**Alan Smith**, a project archaeologist and environmental specialist, will discuss his experiences involving several minerals and rock types that have influenced the anthropological and archaeological record. Follow the story of the formation of supercontinents and Massachusetts a billion years ago, the creation of its minerals and bedrock millions of years ago, the glaciation of this land thousands of years ago, ending with the establishment of flora and fauna and the peopling of this landscape where you live. See some exotic minerals caused by orogenic events that were used in the peopling of the land and were discovered by archaeologists.

**Saturday, February 15<sup>th</sup>**

### SANCTUARY CLOSED FOR PRESIDENTS' DAY

**Saturday, February 22<sup>nd</sup>**

### THE NEW JERSEY PINE BARRENS AT A GLANCE

The pine barrens of New Jersey have long been known for its botanical richness and unique character. With over one million acres of protected lands, this "wilderness" sits within 25 miles of Philadelphia and 30 miles of New York City. **Uli Lorimer**, director of horticulture for Native Plant Trust, will touch upon some of the conservation work being done within the pines, some of the field work conducted on behalf of the Torrey Botanical Society and a showcase of the wonderful flora that can be found there.

**Saturday, February 29<sup>th</sup>**

### UNDERSTANDING THE FASCINATING LIFE CYCLE OF NATIVE PLANTS

**Heather McCargo**, founder and executive director of Wild Seed Project, will show you the fascinating reproductive life cycle of different types of New England native plants. Heather will explain how we can change our landscape practices to support wild plant reproduction, pollinators, and other wildlife. Come and learn about outdoor seed sowing that anyone can do to help increase native plant populations. Growing native plants from seed is a great way to protect the genetic diversity of our native flora and to produce an abundance of plants inexpensively. Be part of a grassroots movement to sow native seeds!

**Saturday, March 7<sup>th</sup>**

### DESIGN-LESS GARDENING: A NATURALISTIC APPROACH

Disregard traditional design rules and adopt a new approach to garden design. Look to nature for your inspiration. What clues can you take from your landscape to help your site to thrive? Learn to evaluate sunlight, moisture, soil and other factors to encourage a successful garden that does not require many inputs in the way of watering, fertilizing, extra coddling on your part. **Dan Jaffe**, Norcross horticulturist and propagator, will show us how to create a low maintenance garden that actively supports the environment and provides beauty for all-- people and pollinators alike.

**Saturday, March 14<sup>th</sup>**

### YOU, ME AND CLIMATE CHANGE

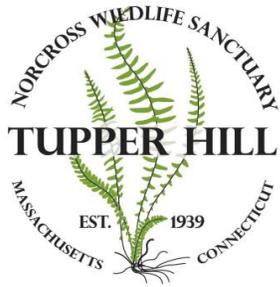
Climate Change: It's what's for dinner. Not just tonight but every night for the foreseeable future. Since we know what's being served up we may as well come up with a creative menu to deal with or mitigate the changes to come. Excess CO<sub>2</sub> is not the problem; it's a symptom as are the extreme weather patterns. Fossil fuel is only a fraction of the excess carbon in our atmosphere. **Trevor Smith**, lead designer at Land Escapes Design, will take you past the scary numbers and the heartbreaking photographs of emaciated polar bears floating alone on a piece of ice and break out what WE can do. Trevor makes it clear that the power to slow or stop climate change doesn't rest solely in the hands of government and will leave you inspired and empowered to take action.

**Saturday, March 21<sup>st</sup>**

### BARE TREES AND NAKED SHRUBS

No leaves? No problem! **Boot Boutwell**, a freelance itinerant naturalist and educator, will show us how to use a combination of branching patterns, bud and bark characteristics, habitat, persistent fruits, galls and marcescent leaves to help us ID woody plants in winter. We will use both bud and twig samples to study our subjects. While this is an indoor program, there will be an optional walk outdoors immediately following the presentation.

The Norcross Wildlife Sanctuary was established in 1939 by Arthur D. Norcross. Its present area includes thousands of acres of wooded hills, ponds and streams. It is maintained by the Norcross Wildlife Foundation, Inc. whose purpose is the conservation of wildlife and the active practice of conservation for the benefit of the public. This includes propagation of native plants, the preservation of birds and wildlife and the conservation of land and water.



Sanctuary hours are Tuesday through Saturday from 9:00am to 4:00pm. Trails are open, conditions permitting. Please call ahead to confirm. There is no admission charge.

The Norcross Wildlife Sanctuary is located at 30 Peck Road in Wales, MA.  
*Please use this address if you are navigating here with a GPS.*



Norcross Wildlife Sanctuary  
30 Peck Road  
Monson, MA 01057