

MANSFIELD
PLAN OF CONSERVATION AND DEVELOPMENT
2006



2006

MANSFIELD PLAN OF CONSERVATION AND DEVELOPMENT

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PART I

A. INTRODUCTION

Planning is a dynamic process of recognizing the past and anticipating and preparing for the future. This Plan of Conservation and Development for Mansfield, Connecticut, is adopted in accordance with the provisions of Section 8-23 of the Connecticut General Statutes, as amended. In formulating this 2006 revision, the Planning and Zoning Commission and Town Council have considered the information and findings contained in Mansfield's 1993,1982 and 1971 Plans of Development, Mansfield's 2003 "Land of Unique Value Study" by the University of Connecticut's Landscape Architecture program, current State and regional land use plans, Connecticut's land use statutes, and the needs and desires of Mansfield residents as expressed through numerous public hearings and meetings.

The adoption and subsequent implementation of a municipal Plan of Conservation and Development is a continuous process of documenting a community's multi-faceted land use characteristics and establishing a consistent and coordinated land use philosophy and regulatory framework for managing the Town's future physical, economic and social environment. This plan specifies policy goals, objectives and land use recommendations designed to protect and promote the overall health, welfare and safety of existing and future residents, but it is primarily an advisory document and, to a significant degree, must be implemented through the creation or refinement of zoning districts, zoning, subdivision and inland wetland regulations and Town ordinances. In addition, this plan will influence capital expenditure decisions and the formulation of housing, transportation, sewer and water system priorities.

B. POLICY GOALS

- **To strengthen and encourage an orderly and energy-efficient pattern of development with sustainable balance of housing, business, industry, agriculture, government and open space and a supportive infrastructure of utilities, roadways, walkways and bikeways and public transportation services**
- **To conserve and preserve Mansfield's natural, historic, agricultural and scenic resources with emphasis on protecting surface and groundwater quality, important greenways, agricultural and interior forest areas, undeveloped hilltops and ridges, scenic roadways and historic village areas**
- **To strengthen and encourage a mix of housing opportunities for all income levels**
- **To strengthen and encourage a sense of neighborhood and community throughout Mansfield**

C. MANSFIELD HISTORY

(For a detailed account of Mansfield's history, see Appendix A)

Mansfield's history of land formation and land use has two distinct divisions and timelines: 1) prehistoric periods of land formation, and 2) historic periods of various and changing land uses. The prehistoric eras were dominated by two major geologic events. The first was the formation of the bedrock that underpins most of Connecticut. The second was a series of glaciers that ground down the bedrock, deposited till and generally rearranged the landscape to create the contours that the Native Americans knew and that we might recognize today. Appendix A includes an overview of Mansfield's geological development and pre-recorded history.

It is not surprising that the first settlers of Mansfield chose to establish their house lots on the relatively level and fertile land that we now know as Mansfield Center. Three large ridges virtually surrounded this vast acreage, and several rivers converged in Mansfield Center to supply water for powering the mills. Significant ponds added water for other purposes giving Mansfield Center its original name, Ponde Place. Mansfield was originally part of Windham, but in 1702 its inhabitants petitioned the Connecticut Legislature to become a town; in 1703 its charter was granted.

Most of the early citizens of Mansfield were engaged in agriculture. Their home places were in Mansfield Center, and they drew lots to obtain farmland in other parts of town. Cart paths were worn to these farms, emanating like spokes from a hub from Mansfield Center, a pattern still evident on modern road maps. The rockiest and wettest land was left as woodland, but the better land was cleared for fields and pastures. It is estimated that about two-thirds of the terrain in Mansfield was cleared for farming judging from the presence of stone walls made from this clearing process.

The first census of the United States in 1790 revealed that the population of Mansfield was 2,635 inhabitants, but throughout the 19th century the population hovered around 2,500. This decline probably occurred because many left Mansfield to settle towns in Vermont, New Hampshire, and New York, in hopes of finding better soils for farming and thus a better life. Also, in 1822 it was voted at Town Meeting to split off a portion of eastern Mansfield to form Chaplin. As Mansfield entered the 18th century, over 90% of its inhabitants were farmers. These farmers also needed mills to grind grains, saw logs into lumber, tan animal hides and perform other tasks necessary for survival. The rivers in town – Fenton, Mt. Hope, Natchaug, and the Willimantic – provided power for these mills. In the late 18th century, mulberry trees were introduced into Mansfield for the feeding of imported silkworms; thus began the silk industry and the establishment of the first silk mill in America, on Hanks Hill.

In the 19th century, Mansfield declined in total population as well as the number of persons engaged in agriculture. By 1820, farmers numbered 72% of the population, and by 1890, they numbered 43%. Mansfield became more industrial during this century with the establishment of mills not associated with agriculture, such as the manufacturing of optical equipment, organ pipes, silk and other textiles, surgical instruments, church bells, guns and gunpowder, and many other products. The railroad was laid along the Willimantic River in 1847 facilitating the importation of raw materials and the export of finished products.

Following the Civil War, a soldiers' orphans home was established in what is now called Storrs. As the orphans matured and left, this home became the Storrs Agricultural School in 1881, through a legacy of land and some funds from Charles and Augustus Storrs. This school expanded over the years to become Connecticut's land grant college and eventually the University of Connecticut in 1939. Today, the University is Mansfield's "major industry." Also, in the second quarter of the 20th century, Mansfield began closing its one-

room schoolhouses and establishing central schools in Mansfield Center, Storrs, and Mansfield Depot. In the third quarter of the 20th century, E.O. Smith High School was built, as were Goodwin, Southeast, and Vinton schools, and also the Mansfield Middle School. Throughout the 20th century, the Mansfield Training School continued to develop until it closed in 1993. The 20th century has been called Mansfield's "era of education."

The change from a moderate agrarian/industrial town to one with burgeoning educational pursuits created an impressive rise in the need for housing, as well as other related development. In 1956 Mansfield established its first planning and zoning commission, along with an appeals board, and in 1974, an inland wetlands agency. Since the establishment of these bodies, much has been accomplished towards an orderly plan of development, with associated regulations and an open space program.

As we enter the 21st century, the University of Connecticut has recently completed a major expansion and has embarked on another multi-million dollar plan for further expansion. Of additional importance, the Town and the University have formed a partnership to establish a "Downtown" in the Storrs area. With an anticipated increase in the town's growth rate and a limited inventory of buildable land, due to the vast network of wetlands, steep slopes, government land, and already developed acreage, the need for sensitive and careful planning becomes even more imperative.

D. DEMOGRAPHICS

1. Census Data

Demographic data for Mansfield must be analyzed cautiously. Population data and many other demographic statistics regarding Mansfield are influenced significantly by the town's group quarters population. Students living in University of Connecticut dormitories and inmates residing at the Bergin Correctional Facility are counted as Mansfield residents. With current group quarters population exceeding forty (40) percent of the town's total population, income, age and ethnic composition and other statistical measures of a town's character are impacted significantly. For example, although Mansfield's household population increased between 1990 and 2000 by over five hundred (500) individuals, the U.S. Census data represent that Mansfield was one of the few towns in Connecticut that declined in population over this decade. The census total reflects a drop in UConn dormitory population and the closing of the former Mansfield Training School facility.

Detailed Census data for the Town of Mansfield is available from the U.S. Census Bureau (www.census.gov) and additional demographic information is available from the Connecticut State Data Center (www.opm.state.ct.us/pdpd3/data/SDC.htm), the Windham Region Council of Governments (www.wincog.org) and the Connecticut Policy and Economic Council (www.cpec.org). Appendix D provides historic information on Mansfield's total population and some additional demographic statistics primarily from the 2000 U.S. Census.

2. Mansfield Building and Development Activity Since 1993

Based on the U.S. Census and Town records, in the year 2000 there were about 5,450 dwelling units in Mansfield, excluding group quarters facilities at the University of Connecticut and Bergin Correctional Facility. About 3,400 of these dwelling units are single-family homes, 1,800 are multi-family units (two or more households), and 250 are mobile home units. From 1990 to 2000, the number of dwelling units increased by about 300 units. In the 5-year period from July 1, 2000 to July 1, 2005, an additional 263 dwelling units (181 single-family, 82 multi-family) were issued zoning permits. In 2004,

9 subdivisions and a total of 59 lots were approved, and in 2005, 10 subdivisions and 79 lots were approved. The number of new lots approved in these two years greatly exceeds the 1995 to 2005 average of 25.6 new subdivision lots per year. Based on recent subdivision approvals, housing development in Mansfield is expected to continue at the recently experienced upward trend. Nearby municipalities, particularly to the north, west and south of Mansfield, have been growing at higher rates than Mansfield. Appendix D contains information on the number of housing units issued zoning permits and the number of subdivision lots approved since 1995.

Since the adoption of Mansfield's 1993 Plan of Conservation and Development, a number of significant governmental building projects and a few important commercial developments have been implemented. Completed municipal projects include an 80,000 square foot expansion and renovation of E.O. Smith High School, a 12,000 square foot expansion and renovation of the Mansfield Middle School, a four (4) classroom addition to Southeast School, a 7,000 square foot expansion and renovation of the Mansfield Volunteer Fire Station, a 5,000 square foot expansion and renovation of the library, a 2,000 square foot expansion of the Senior Center and a new 40,000 square foot municipal community center with a swimming pool, gym, workout facilities, teen center and meeting rooms.

Mansfield Community Center

The State's UConn 2000 program, which has now been expanded into a 20-year, 2.3 billion dollar expansion/renovation project called 21st Century UConn, has resulted in a remarkable transformation of the University's Storrs Campus. Within the last decade, the following buildings and facilities have been constructed on the Storrs Campus: a new Chemistry Building; a new Agricultural Biotechnology Facility; a new School of Business; a new Biological Sciences Complex; a new Visitors Center; a new Public Safety Complex; two new parking garages; a new ice rink facility; a new Pharmacy

Building; a new athletic services/training/indoor playing field complex; new dormitory buildings housing over 3,500 students, with associated dining facilities; a new Equestrian Arena; a new Information Technology Center; a new bookstore, a new Foundation Building; a new warehouse facility; a new 105-room hotel with restaurant and conference facilities, and renovations/expansions of the Student Union, Library, Alumni House, School of Education, athletic facilities, Fine Arts Complex, classroom buildings, Benton Museum, Natural History Museum and assorted offices for support services. Additional buildings and facilities are under design. More information regarding UConn's recent and planned development can be obtained at www.uc2000.uconn.edu .

UConn 2000

In addition to development at the Storrs Campus, the University of Connecticut has demolished numerous buildings on its Depot Campus and has renovated a few buildings that are now used for scientific research, administrative support services and other miscellaneous uses. In southern Mansfield, land on Mansfield City Road, adjacent to Route 6, was acquired by Eastern Connecticut State University and a baseball stadium and other athletics fields have been constructed on this property. Additionally, within the last decade, the Bergin Correctional Facility on Route 44 has renovated existing buildings in association with an expansion of inmate population to its current level of 960, and the Town of Windham water treatment facility of Storrs Road was expanded and renovated.

In addition to the above-referenced residential and governmental development that has occurred since the adoption of Mansfield's last land use Plan, some important commercial activity has occurred and plans have significantly progressed on a mixed-use Storrs Center "Downtown" development project that is described in more detail in Part II of this Plan. Since 1993, the 24,000 square foot Kirby Mill, on Mansfield Hollow Road, was renovated and is now utilized industrially; numerous office buildings were constructed and occupied in the 65,000 square foot Ledgebrook Office Park on Conantville Road; the East Brook Mall, on Storrs Road, has been renovated and new restaurant and bank buildings were constructed on the site; the University Plaza building, on Storrs Road, was renovated; a new 10,000 square foot retail store was constructed and occupied at the intersection of Routes 44 and 195; a new 98-bed nursing and rehabilitation center was constructed and occupied off Maple Road; a new Greek educational center and chapel were constructed on Dog Lane; the Natchaug Hospital, on Storrs Road, was significantly expanded and renovated, and a number of smaller retail, office and automotive buildings and facilities were renovated and expanded at various locations in town.

The Willimantic River in Eagleville

E. NATURAL AND MANMADE RESOURCES

In addition to being the host town of the main campus of the University of Connecticut, Mansfield's character is associated closely with its historic villages, its scenic ridges and rolling hills of forest, grassland, farmland and meandering streams and its native animal and plant ecosystems. Within this Plan of Conservation and Development, information is provided on the Town's historic features and natural and scenic resources. Part II of this Plan provides more specific recommendations and actions for conserving and preserving Mansfield's historic and natural resources and scenic attributes. It is important to note that information also is available in the Town's 2003 "Land of Unique Value" study and from numerous State and Federal agencies, including the State Department of Environmental Protection, the University of Connecticut Cooperative Extension Service and Green Valley Institute, the U.S. Natural Resources Conservation Service and the U.S. Geological Survey. State and Federal agencies, as well as many private land trusts and conservation organizations, can provide valuable information for consideration in promulgating local land use regulations and in reviewing development proposals.

1. Historic and Archaeological Resources/Historic Districts

Mansfield's historical past may be read in its present landscape: the roads that radiate like the spokes of a wheel from its original hub, Mansfield Center; the old foundations and structures along the serene rivers and streams denoting the location of former mills; the stone walls that lace the landscape between the roads and streams, indicating the fields and pastures of the town's agricultural past, and its many eighteenth, nineteenth and twentieth-century buildings and cemeteries where Mansfield's citizens lived, worked, died and are buried. This Plan emphasizes the importance of preserving historic structures, historic neighborhoods and other historic and/or archaeological resources. The future character of Mansfield will be influenced greatly by the Town's success in preserving its historic and archaeological heritage for the public's education and enjoyment. Land use policies and decisions consistent with this Plan must take into account and minimize or prevent detrimental impacts on the Town's significant historic and archaeological resources.

The maps included in this Plan provide important information for identifying historic sites and structures that warrant protection. However, each new land use proposal in Mansfield should be reviewed on a case-by-case basis to identify historic and archaeological resources and to protect any identified significant resources from adverse impact. It is important to note that many archaeological sites are located near wetland or watercourse areas. In addition to dam and mill sites, Native American sites are concentrated primarily along rivers, lakes and other watercourses or waterbodies. Through the adoption of compatible zone classifications and permitted use provisions and careful use of architectural design and buffering elements, new development can be integrated with significant historic and archaeological resources.

It is important to note that in working toward this goal, the Planning and Zoning Commission must act within the legal structure formulated by Connecticut's Statutes and case law. (See Historic Features Map, Historic Sites Map & Archaeological Assessment Map, [Maps #1, 2 & 3]).

Old Town Office Building

Six separate Historic Districts have been established in Mansfield and are included in the National Register of Historic Places. Three of these Historic Districts (located in the Mansfield Hollow, Mansfield Center and Spring Hill sections of town) are under the jurisdiction of Mansfield's Historic District Commission under provision of enabling State statute. Additional Historic Districts located in Gurleyville and on the University of Connecticut's Storrs and Mansfield Depot campuses are not within the jurisdiction of the Mansfield Historic District Commission. The level of control that may be exercised by a local Historic District Commission over exterior alterations within defined Historic Districts ensures the protection of the area's historic character. For this reason, this Plan encourages the expansion of existing local Historic Districts and the establishment of additional local Historic Districts. (See Mansfield Center, Mansfield Hollow, Spring Hill and University of Connecticut Historic District maps,[Maps #4A, 4B, 4C and 4D]).

Prior to the twentieth century, Mansfield's population was concentrated in or around nineteen villages that evolved from local custom and each area's unique agricultural or industrial past. Typically, each village area contained religious and educational facilities and commercial establishments that served the local population. The villages grew in a cluster pattern near roadway intersections, with groupings of closely sited structures surrounded by large expanses of open space in the form of farmland and/or woodlots. This pattern of development promoted safety, social interaction and a sense of community often missing in the suburban development patterns of the twentieth century. Over time, roads have been expanded and some core village structures have been destroyed or altered. Village greens have decreased and high-speed vehicular traffic has separated village neighbors. Several of Mansfield's early villages have been destroyed or significantly altered. However, most of our town's village cores remain, with historic attributes and community character deserving of preservation and protection. This Plan of Conservation and Development encourages policies that protect and preserve the core areas of Mansfield's sixteen remaining villages. These villages are, in alphabetical order: Atwoodville, Chaffeeville, Chestnut Hill, Eagleville, Gurleyville, Hanks Hill, Mansfield Center, Mansfield City, Mansfield Depot, Mansfield Four Corners, Mansfield Hollow, Merrow, Mount Hope, Perkins Corner, Spring Hill and Wormwood Hill. Appendix B provides information on the current status of each area, potential threats and recommended preservation actions. (See Historic Villages Map, [Map #5].)

2. Geography and Earth Resources

Geographically, Mansfield may be physically characterized as two large upland areas which are separated and defined by three distinct river valleys. Rolling hills, drumlins, ledges, areas of thick till, rocky soils and an extensive network of wetlands and small watercourses dominate the upland areas and flatter meadows, farm fields and woodlands underlain by stratified drift deposits define the river valley areas. Mansfield, which is about 45 square miles in size, varies in elevation from about 750 feet above sea level in the north-central portion of town to about 150 feet above sea level on the Natchaug River at the Windham town line. The town contains prominent ridges and hilltops, many steeply-sloped areas, more than 13 bedrock formations and numerous distinct soil classifications. (See Bedrock Geology Map, Topography Map and Glacial Surface Features Maps, [Maps #6, 7 and 8]) Soil information is available from the Natural Resources Conservation Service (http://soildatamart.nrcs.usda.gov), and the U. S. Dep't. of Agriculture Service Center http://soils.usda.gov.

Shelter Falls

Mansfield's varied geologic features contribute to its scenic character, but also result in significant development limitations, particularly since most areas of town are not served by public sewer and water systems. To appropriately consider development potential in most areas of town, detailed onsite testing and accurate information on topography, soils, subsurface geology and groundwater levels is necessary. Due to Mansfield's bedrock geology, existing and potential land uses also need to assess and manage exposure to radon, which occurs naturally in Mansfield and many other Connecticut municipalities.

3. Water Resources

a. Wetlands/ Watercourses/ Waterbodies

As described in Mansfield's 2003 Land of Unique Value study, "The Town of Mansfield has a tremendous amount of surficial water resources. The resources include: three major rivers, a complex system of secondary streams, both perennial and intermittent, an abundance of wetlands and numerous lakes and ponds. In fact, wetlands, watercourses and waterbodies cover 27.2% of the town and, when a 50-foot buffer is added, the percentage increases to 37.8."

Sawmill Brook Preserve

Protection of these wetlands, watercourses and waterbodies is a high priority of this Plan of Conservation and Development. Wetlands, watercourses and waterbodies convey surface drainage and help prevent flood damage by providing flood storage capacity.

They also support desirable biological life, protect wildlife and fish habitats, trap sediments, retain nutrients and help protect groundwater quality. Additionally, these areas provide educational, scientific and recreational benefits and add to Mansfield' s visual and aesthetic character. Of importance, many significant archaeological sites, including dams, mills and Native American campsites are located along watercourses and waterbodies.

Through the provisions of Sections 22a-36 to 22a-45 (inclusive) of the Connecticut General Statutes and through the adoption of local regulations, the Mansfield Inland Wetland Agency currently requires permits for all land use activities in a wetland, watercourse or waterbody or within 150 feet of a wetland, watercourse or waterbody. The Agency has the right to regulate any land use that may impact a wetland, watercourse or waterbody, and uses this 150-foot regulated area to help identify potential impacts. This Plan strongly supports a continuation of this policy and, within legal constraints, the strengthening of the application review and post-approval monitoring processes, to ensure that the quality of Mansfield's wetland, watercourse and waterbody systems are maintained. (See Wetlands/Watercourses/Waterbodies Map, Map #9).

b. Flood Hazard Areas

Since 1974, Mansfield has been an active participant in the National Flood Insurance Program. Prior to this date, Mansfield had adopted zoning regulations to prevent new development in areas subject to flooding. In 1980, the United States Geological Survey completed a Flood Study for Mansfield and prepared Flood Hazard Area maps (effective 1/2/81) for the town. Engineering cross-sections with precise flood elevation data were prepared for the Natchaug, Willimantic and Mount Hope Rivers and a portion of Conantville Brook. Flood hazard areas, using approximate methods for delineation, were designated along the Fenton River and along Cedar Swamp,

Eagleville, Fishers, Nelsons and Sawmill Brooks. Additional areas along smaller watercourses and wetlands also are subject to flooding, but are not depicted on the Town's Flood Insurance Program flood mapping. All designated flood hazard areas have been classified as flood hazard zones on Mansfield's Zoning Map (Map #14) and are within proposed open space conservation areas as depicted in this Plan of Conservation and Development. Mansfield's Planning and Zoning Commission has adopted and, as necessary, revised zoning and subdivision regulations to remain an active participant in the National Flood Insurance Program.

It is Mansfield's land use policy that, to ensure the health and safety of Mansfield residents and to help prevent flood-related losses to life or property, no development should take place within areas subject to flooding. As a noted exception to this policy, it is recognized that a limited number of uses may be appropriate, provided a comprehensive special permit review determines that new structures would be flood-proofed to withstand a 100-year storm; that no detrimental upstream or downstream flood impacts would arise, and that all other special permit criteria have been met. Buildings and uses that may be authorized should be limited to low-intensity agricultural and horticultural uses, recreational uses, hydropower facilities, parking areas, sand and gravel operations and buildings and uses accessory to existing uses. In reviewing any recreational or hydropower facility, consideration also must be given to traffic, noise and other potential neighborhood or environmental impacts. Except for authorized hydropower facilities, under no circumstances should any new structures or fill be placed within "floodways. " Floodways are defined by the National Flood Insurance program as "the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood elevation without cumulatively increasing the water surface elevation more than one foot."

c. Ground Water Resources

Mansfield's quality of life is associated directly with the quality of drinking water available in town. A major underlying goal of this Plan of Conservation and Development is the protection of Mansfield's surface and groundwater quality. A majority of Mansfield residents obtain their drinking water from the ground. Wellfields along the Willimantic River (north of Route 44 and west of Route 32) and along the Fenton River (north of Gurleyville Rd.) supply potable water to the University of Connecticut and adjacent areas. Except for some southern portions of town that are supplied water from the Willimantic Reservoir, all other Mansfield residents, including many residents in multi-family housing developments, obtain their potable water through smaller wells. Many of these wells are classified as public drinking water supplies by the State Health Department. Drinking water is derived from both bedrock and glacial deposits (till or stratified drift) atop the bedrock. Although all of these sources function as aquifers, stratified drift deposits, which are typically located along river valleys and the adjacent hillsides, are usually referred to as a town's aquifer areas, due to their high yield potential. For all bedrock wells, the yield and quality of the water supply is influenced by the type of underlying bedrock.

Mansfield's Planning and Zoning Commission has long recognized the importance of protecting ground water quality and the town's stratified drift aquifer areas. Approval criteria for site plan and special permit applications emphasize groundwater protection, and specific performance standards have been established for all activities within the town's stratified drift aquifer areas. In 2004, the Mansfield Planning and Zoning Commission was re-designated as the town's Aquifer Protection Agency and will have the responsibility to implement State requirements within defined Level A

aquifer areas proximate to UConn's two wellfields. This Plan's Surface and Ground Water Resources Map (Map #10) includes State-designated wellfield aquifer areas, stratified drift aquifer areas, public water supply well locations and Willimantic Reservoir Watershed boundaries.

It is recognized that the precise boundaries and character of aquifer areas cannot be defined without site-specific borings and a hydrogeologic study, but the stratified drift areas mapped in this Plan are considered suitable for regulating aquifer areas in town. This map delineates three significant accumulations of stratified drift which could be significant sources of potable water. These three areas are located along the Willimantic River Valley, along the Fenton, Mount Hope and Natchaug River Valleys, and in the Pleasant Valley Road area. More information on each of these areas can be found in a 2002 report entitled "Mansfield Water Study", prepared by Milone & MacBroom, and from State and Federal agencies.

d. Willimantic Reservoir Watershed

Approximately one-half of the town of Mansfield is situated within the watershed boundaries of the Willimantic Reservoir. The reservoir is the source of potable water for approximately 25,000 persons in Windham and southern Mansfield. The reservoir has a large watershed with unused service capacity, and water service could be extended to additional users in the future. State, regional and local municipal land use plans have placed a high priority on protecting surface and ground water quality within the entire Willimantic Reservoir watershed. Protection of the Reservoir watershed will help ensure a good supply of potable water at low public cost for residents of Windham, Mansfield, and, potentially, other towns in our region. More information about the Willimantic Reservoir can be found in the Town of Windham's Water Supply Plan, which was updated in 2004.

Windham Water Works Facility

4. Agricultural and Forestry Resources

The preservation of existing and potential farmland and forest land has increasingly become a conservation priority. Local farms, including tree farms, provide scenic character and specialized plant and wildlife habitats, produce high-quality products and help mitigate rising prices associated with transportation costs. Local farms contribute to Mansfield's diversity and economy and help preserve an important link to the agricultural history and economy of the town and region. In the last two decades, a number of open field areas previously used for fanning purposes have been subdivided and developed within Mansfield. These areas have been permanently lost for agricultural uses. A continuation of this pattern would have a serious and increasingly detrimental effect on

Mansfield's economy and character. With the assistance of Mansfield's Agriculture Committee, Open Space Preservation Committee and Conservation Commission, existing and potential agricultural areas (based on use and soil characteristics) and existing areas of significant forest land, have been identified in this Plan. (See Agricultural/Forestry/Natural Diversity Resources Map, Map #11.)

Mountain Dairy Farm

5. Scenic Resources

a. Introduction

"Nature… employs but four materials in the composition of her scenes: ground, wood, water, and rocks. The cultivation of nature has introduced a fifth species, the building requisite for the accommodation of mankind." This quote by Thomas Whately is as true today as it was when written in 1778.

Mansfield is rich in scenic resources because of its varied topography and abundance of waterbodies, such as rivers, streams, lakes and ponds, a preponderance of trees, and outcroppings of rocks and ledges. To these natural elements, people have added stonewalls, barns and bridges, agricultural land, and buildings of varied and historic architectural styles. Much research has been conducted on how the human eye perceives scenery, and which types of scenery invite the human eye to view this scenery. Water is the natural element that rates the highest, and when water is combined with trees and ledges and changes in topography, the visual impact becomes even more intense. Nature has combined its scenic resources in a variety of ways, much as an artist combines the paints in his palette to achieve varied effects.

In Mansfield, we are fortunate to have dramatic contrasts in topography (ranging from about 150 to 750 feet above sea level), thus creating many hills and ridges with intervening vales and valleys. On this undulating ground is an abundance of trees, as well as unusual rock formations, both natural and man-made. It is all of these factors, singly and combined, that create Mansfield's outstanding scenery, with numerous vantage areas from which to view it. Mansfield's many hilltops and ridges offer endless vantage points and vantage lines from which to view panoramic scenes or narrower vistas, but scenery is not a one-way street, in that a view can be observed from both ends of the view line. For example, though the view from Chestnut Hill to the valley below is impressive, the reverse view from the valley to Chestnut Hill is also impressive, but in a different way. Further, views from ridge top to ridge top can have a different quality when the line of vision is reverse.

b. Glossary of Terms

Drumlin – A long ridge or oval-shaped hill formed by glacial drift.

Ridge – A long, narrow elevation of land, or a range of hills. Often a vantage point for viewing or the focal point of a view.

Vale – A level or undulating space between hills, also called a dale, or a dell, or a small valley.

Valley – A stretch of lower land lying between hills, usually having a river flowing through.

Valley floor – The bottom of a valley as seen from vantage points above. Valley floors can also be reverse vantage points for viewing higher elevations in the valley.

Vantage – A point, series of points, or a line from which the scenery may be viewed. Also referred to as a prospect.

View – A landscape scene that is looked upon in a wide range, 180 degrees or more.

Viewshed – The entire scene or scenes that may be viewed along a series or lines of vantage points; not a single view or vista, but a contiguous series based on the geography and topography of the site.

Vista – A portion of a view, or less than 180 degrees.

c. Inventory and Classification

An inventory was made of Mansfield's scenic resources by studying aerial photographs, topographic maps, and then confirming these data with field verification. The traditional approach of inventorying through "windshield surveys" was not used because that system does not yield a complete picture.

Upon completion of the inventory, the data were classified into several categories:

Water: Rivers, streams, lakes and wetlands. Highly sensitive areas because water is considered a highly desirable focal point and resource by most viewers.

Valley floors: Bottoms of valleys, including the rise of each side of the lowest elevation that forms part of the valley floor; sensitive areas because they can be a focus to a view or vista from above.

Viewshed Class I: Slopes that rise from the valley floor to meet the hilltops, often containing steep slopes and ledges; sensitive areas to viewers, particularly from above.

Viewshed I-HS: Highly sensitive classification because of the interplay of all of the scenic elements that produces intense scenic impact. Critical areas for preservation.

Viewshed Class II: Hilltops that offer dramatic vantage points or lines of vantage to the surrounding landscape. These are highly sensitive areas.

Viewshed Class III: Those hilltop areas that also contain prominent ridges that become significant vantage areas and also focal points for other surrounding vantage points.

Drumlins: Highly sensitive geological formations of specific origin that form vantage areas or become focal points from other vantage areas.

Drumlins and ridges: Drumlins that become part of a ridge system, such as in the western ridges of town and thus form vantage areas or focal points; sensitive.

Other hills: Sensitive prominent hills not classed as drumlins or ridges, but important as vantage or focal areas.

Vale floors: These are found especially in the eastern part of town, east of the Fenton River valley, and are an interplay of long ridges and shallow valleys which are called vales. These are sensitive areas that should be considered in planning.

Vale floors and ridges: A combination of these two elements that offers a significant scenic system.

The accompanying Scenic Resources and Classifications Map (Map #12) indicates where these classifications occur. It can be observed that Mansfield possesses two large hilltops and ridge areas, one in the western part of town, between the Willimantic and Fenton River valleys, and the other system is east of the Fenton. While the Willimantic River defined the western boundary of Mansfield, the Fenton and Mount Hope converge in Mansfield Center to later join the Natchaug along the town's southeastern bound. It is the interplay of these hills with the valleys, worn down by these rivers and streams, and all of the secondary brooks that flow into them that creates the basic landscape floor; then Nature scattered rocks and trees upon this landscape.

A high percentage of Mansfield's scenic resources occur in wetlands, floodplains, slopes exceeding 15%, and areas designated in preserved open space or recreational land, all areas that are already preserved. Where scenic resources occur outside of these areas, Mansfield's subdivision regulations allow flexibility for siting buildings within a building area envelope in order to preserve significant features including scenic resources and views and vistas. For other projects not in subdivisions, the planning staff, as well as the Planning and Zoning Commission, will work with applicants through the design review process, in order to arrive at plans that sensitively preserve Mansfield's scenery by siting structures or features in such a way that significant views and vistas are preserved. Such matters as lot size, building heights, and the location of buildings or features on the site will be considered.

Willimantic Reservoir

F. EXISTING LAND USE/ZONING

1. General

As described in the History sections of this Plan, Mansfield's early development was characterized by a pattern of scattered small villages and crossroads. However, during the last century, and particularly since 1950, new development has been concentrated in areas within or proximate to the University of Connecticut's Storrs and Depot campuses and in areas in southern Mansfield adjacent to the Willimantic section of the town of Windham. This recent development pattern was primarily influenced by the growth of the University of Connecticut, the availability of public sewer and water services, the overall development limitations associated with Mansfield's natural resource characteristics, and municipal land use policies. This existing overall land use pattern is considered to be consistent with current State, regional and local land use plans. The goals and objectives of this Plan of Conservation and Development update attempt to strengthen this pattern by directing growth to areas served by existing sewer, water and transportation infrastructure. It also is important to emphasize that Mansfield does not have land use jurisdiction over development on the University of Connecticut campuses and associated enrollment and group quarter's population policies.

Map #13 provides information on Mansfield's land cover and land cover changes from 1985 to 2002. This information, obtained from aerial mapping and analysis by the University of Connecticut Center for Land Use Education and Research (http://clear.uconn.edu), documents that, although a desirable overall pattern of development that has occurred during the last century still predominates, recent residential growth has spread throughout the town in a low-density "sprawl" pattern that has diminished the town's rural character by altering roadside characteristics, by utilizing previous farmland sites, by reducing interior forest areas and by encroaching on wetland and watercourse areas. The land cover chart included on Map #13 specifies that from 1985 to 2002, there has been a 22 percent increase in the amount of developed land, a 15 percent decrease in forested wetlands, a 10 percent decrease in turf and grass areas and a 7 percent decrease in deciduous forest area. Part II of this Plan includes recommendations designed to help Mansfield retain its remaining rural character.

2. Existing Zoning/Regulation Revisions Since 1993

Following the adoption of Mansfield's 1993 Plan of Conservation and Development, the Planning and Zoning Commission approved extensive revisions to the town's Zoning Map and Zoning Regulations. These revisions have enhanced internal consistency between the town's land use master plan and regulatory implementation tools, primarily the Zoning Map and Zoning and Subdivision Regulations. In 1996, the Planning and Zoning Commission approved 26 separate revisions to the Zoning Map, including a significant expansion of the Rural Agricultural Residence-90 zone and refinement of most commercial zone classifications, and over 50 revisions to separate sections of the Zoning Regulations, including a comprehensive update of the entire Permitted Uses section. Subsequently, a comprehensive update of the Subdivision Regulations was approved in 2002; new architectural and design standards for all commercial, multi-family housing and other significant land use developments were approved in 2004, and revisions to over 65 additional sections of the Zoning Regulations have been approved since 1996. Mansfield's current Zoning Map and Zoning, Subdivision and Inland Wetland Regulations are available for review at the Mansfield web site (www.mansfieldct.org).

Mansfield's existing 2006 Zoning Map (see Map #14) includes distinct classifications for 7 residential zones, 10 business/office zones, 2 industrial zones, 1 institutional zone and 1 flood hazard zone. Part II of this Plan includes recommendations for potential revisions to the existing zone classifications and for some alteration of the boundaries of existing zones.

3. Residential Land Use

Mansfield's 2005 population is approximately 25,700 persons. About 13,200 residents live in single-family or multi-family dwellings and about 12,500 residents live in group quarters dormitories at the University of Connecticut and Bergin Correctional Facility. Currently, Mansfield has about 3,600 single-family homes, 250 mobile home units and 1,900 dwelling units in multi-family structures. While the town's group quarters population has fluctuated significantly since 1980 (with an actual decrease from 1990 to 2000 and an increase of about 4,500 persons, or an increase of 56 percent since 2000), Mansfield's household population and the number of non-group quarters dwelling units has increased steadily. This Plan anticipates a continued expansion of the number of non-group quarters residents and, based on recent development activity in Mansfield and nearby municipalities and based on anticipated development projects, including the Storrs Center Downtown project, the rate of growth is expected to increase during the next decade. Significant group quarters population increases are not expected at this time, but the town does not have jurisdiction over University of Connecticut or State Corrections Department policies that could further increase Mansfield's total population.

Mansfield's existing population is concentrated within and adjacent to the University of Connecticut's Storrs and Depot campus locations and in southern portions of town adjacent to the town of Windham. The town's lowest density areas are situated in eastern Mansfield and somewhat higher concentrations exist in southwestern and northwestern sectors of town, which are located closer to regional transportation routes and employment centers in other municipalities. Although the location and density of new residential units built since 1980 have generally been consistent with objectives of Mansfield's 1982 and 1993 Plans of Conservation and Development, to a significant degree, new development has encroached upon and threatened important conservation resources.

Mansfield officials have long recognized a need to help provide a balance of housing opportunities and the town's current stock of housing represents a mix of single-family and multi-family units and a relatively wide range of house sizes and valuations. In addition to implementing zoning regulations that have authorized multi-family housing units (since 1980, about 40 percent of new housing units built in Mansfield have been multi-family units), the town has been successful in authorizing numerous efficiency units in association with single-family homes. Since 1990, over 40 efficiency units have been approved. Based on State Department of Economic and Community Development affordable housing data for 2004, Mansfield contained 678 units of "assisted" housing, or 12.4 percent of the town's 2000 Census housing units. This total does not include additional affordable housing units within multi-family developments and efficiency apartment units that are occupied by individuals who would qualify as low or moderate-income by Federal and State standards. The 12.4 percent assisted housing percentage exempts Mansfield from the State's Affordable Housing Appeals procedure. Mansfield is one of thirty Connecticut municipalities that qualify for this exemption.

The vast majority of Mansfield's residential units have been maintained in a safe and suitable manner. Utilizing Federal "Small Cities" grant funds since 1996, the town has managed a rehabilitation loan program that has provided assistance to numerous low and

moderate-income property-owners. Recently, a growing housing problem has arisen in Mansfield involving inappropriate occupancy and maintenance of rental single- family dwellings. The problem is particularly apparent in areas northwest of the University of Connecticut Storrs Campus, where numerous adjacent dwellings have been rented to student tenants. This situation, which often includes occupancies exceeding zoning standards, neighborhood impact issues and health and safety concerns, needs to be addressed through a combination of enforcement of appropriate regulations and initiatives to expand student housing opportunities and consideration of a Municipal Housing code.

4. Commercial/Industrial Land Use

The commercial and industrial land use components of this Plan of Conservation and Development provide a framework within which existing and future commercial needs of Mansfield residents can be met, the town's non-residential tax base can expand and new employment opportunities can be established. A variety of commercial land uses, including retail stores, personal service uses, restaurants and offices, exist within the town, with primary service locations along Route 195, near the University of Connecticut campus, and immediately north of Route 6 and the town of Windham. Smaller commercial districts are situated near historic villages and crossroads, and additional commercial services are provided in scattered locations where commercial sites were established prior to the town's adoption of Zoning, and in locations where home occupations or agricultural retail outlets have been authorized. Since 1993, there also has been an expansion of commercial services within the University of Connecticut campus.

Most of the town's existing commercial uses are situated within conforming zone classifications, which were refined in the 1990's, following the adoption of a Plan of Development update. Commercial development that has occurred within the last decade has been locationally consistent with Plan objectives and established Zoning. Through the implementation of recommendations contained in Part II of this Plan, the town hopes to continue the initiative to establish a pedestrian-oriented mixed-use "Downtown" adjacent to the University campus, to strengthen existing commercial areas at "Four Corners" and in the "East Brook Mall" area near the Route 6/Route 195 intersection, and to support appropriate complementary commercial growth within the University of Connecticut campus and in identified "neighborhood" areas that do not have existing or potential public infrastructure.

Although a number of mill-oriented industrial uses once existed in Mansfield, there are now no industrial uses in town, with the exception of the recently-renovated Kirby Mill on Mansfield Hollow Road, a stone and gravel-processing operation on Route 32, some private research uses that operate within the University of Connecticut campus and a few automotive-oriented uses. Mansfield's 1993 Plan provided information and support for a mixed-use research and development project entitled "Connecticut Technology Park." This project, which was planned on State-owned land immediately north of the UConn Storrs campus, is no longer viable and a majority of the project area has been integrated into the University's Master Plan as its "North Campus." The North Campus Master Plan includes potential research and development and accessory commercial uses, but the anticipated industrial/commercial use of this area will be significantly less that previously planned. The timing for new North Campus development is uncertain, but a roadway link to Route 44 is expected within the next 5 years and new development could occur within the same time frame.

The 1993 Plan also supported industrial development on 170 acres of privately owned land situated in southern Mansfield, between Pleasant Valley Road and Route 6. This

area, which is currently zoned "industrial park," is potentially served by public water and sewer systems, but does not have direct access to Route 6 or other roadways designed to handle significant volumes of traffic or use by heavy vehicles. Part II of this Plan includes a recommendation that areas south of Pleasant Valley Road from Mansfield City Road to areas abutting Mansfield Avenue be reclassified as Agriculture/Medium to High-Density Residential/Open Space with a refined list of permitted uses that promote preservation of important agricultural and open space areas and compatibility with neighboring agricultural and residential uses.

5. Public Land Use

a. General

All land uses involving public land or public buildings have a significant effect on a town's physical, economic and social character. This is particularly true in Mansfield, due to the high percentage of the town that is owned by the State of Connecticut, the Town of Mansfield and the Federal government. Within Mansfield's borders, approximately 4,000 acres, exclusive of roadways, or about 14 percent of the 29,175 acres in town, are owned by the State of Connecticut. Most of this land is managed by the University of Connecticut. The Town of Mansfield owns about 1,700 acres of land, exclusive of roadways, or about 6 percent of the town, and the Federal government owns about 1,700 acres of land, or about 6 percent of the town. A listing of all existing Town-owned land is included as Appendix E of this Plan. All of the Federally owned land is located in southeastern Mansfield and is associated with the Army Corps of Engineers-managed Mansfield Hollow Dam and associated 100-year floodplain areas. Few Connecticut municipalities have over 25 percent of their land in public ownership. For this reason, it is particularly important that all land uses on public land be consistent with goals and land use recommendations contained in this Plan and in State and regional land use plans. Land in public ownership is depicted on this Plan's Government Land Map (Map #15).

b. State and Federal Land Use

The University of Connecticut significantly influences the quality of life in Mansfield. The University is the town's major employer (about 1,200 residents were employed by the University in the Fall of 2004), and it provides extensive educational, cultural and recreational benefits to Mansfield residents. In the Fall of 2004, over 2,800 UConn alumni resided in Mansfield. The town's housing market, transportation patterns and local economy are associated directly with the University's operations. The University provides fire, police, transit and public works services, including sewer and water facilities to the Storrs and Depot campus areas. For the town and University to prosper jointly, it is essential that officials from both organizations continue to work together to address issues of mutual interest, including student housing, vehicular and pedestrian traffic, commercial development, including the "Downtown" initiative, and sewer and water service areas.

Since the adoption of the 1993 Plan of Conservation and Development, there have been significant land use changes at the University of Connecticut, and there will continue to be changes as the UConn 2000 program is further implemented over the next decade. From a land use perspective, it is particularly important that the University adopted a comprehensive land use plan in 1998, subsequently expanded the areas covered by the plan and is nearing completion on a 2006 Master Plan update. Current information on the University of Connecticut's Master Plan can be found at www.masterplan.uconn.edu. (See University of Connecticut Core Campus Map, [Map #16].)

Approximately 70 acres of land in southern Mansfield are State-owned and managed by Eastern Connecticut State University (ECSU). This land, which is situated north of Route 6 and west of Mansfield City Road has been developed into athletic fields are related facilities. Additional acreage to the west of the existing athletic facilities is undeveloped and available for future land uses. ECSU's main campus is located in Windham, about one-half mile south of the Mansfield property. Due to the proximity of many residential properties, it will be important that ECSU keep Mansfield officials and neighboring property-owners informed about future development plans, so that potential land use impacts can be appropriately addressed.

In northwest Mansfield, on about 20 acres of land on the north side of Route 44, the Connecticut Corrections Department manages the Bergin Correctional Facility. This facility, which currently houses over 950 minimum-security inmates, is situated across Route 44 from the University of Connecticut's Depot Campus and abuts property that is residentially zoned. Due to the nature of this correctional facility use and its location adjacent to educational and residential property, it is essential that Corrections Department representatives continue to work with Mansfield and University of Connecticut officials to address security issues and potential land use impacts for neighboring property-owners.

The 1,700-acre Army Corps of Engineers property in southeastern Mansfield was acquired in the 1940's in association with the construction of the Mansfield Hollow Dam, which was completed in 1952. With the noted exception of the area adjacent to the dam, the property serves as a regional park and open space area. The State of Connecticut manages portions of the property as Mansfield Hollow State Park, with hiking trails, a picnic area and boat launch onto Naubesatuck Lake.

c. Municipal Land Use

1. Municipal Administration

The 27,000 square foot Audrey P. Beck Municipal Building, which is located at the intersection of Storrs Road (Route 195) and South Eagleville Road (Route 275) provides a centralized location for the town's administrative functions and most public meetings. Currently, this facility houses the State Police Resident Troopers Office, the Eastern Highlands Health District's administrative office and some of the Mansfield Board of Education's administrative offices. Although the existing facility is fully occupied, it is expected that the building will meet the town's needs for municipal office space for the foreseeable future. Parking for the Municipal Building is shared with the adjacent Community Center, and additional parking for these facilities is planned.

Mansfield Town Hall

2. Educational Facilities

Four municipally-owned schools (Mansfield Middle School, Southeast, Goodwin and Vinton Elementary Schools) and the regionally-owned E.O. Smith High School constitute Mansfield's primary educational facilities. The town also owns and operates a 120-student childcare center on Depot Road (Discovery Depot). A municipally owned former school building on Depot Road (Reynolds School), currently is used for storage, and additional storage space on the University of Connecticut's Depot Campus is leased from the University. In 1991, expansion projects were completed at each of Mansfield's three elementary schools and a Library/Media Center was added to the Mansfield Middle School in 1999. In addition, four re-locatable classrooms were added to the Mansfield Middle and Southeast Elementary Schools. Extensive renovation and additions were completed at E.O. Smith High School in 2000. In general, Mansfield's educational facilities are in good physical condition and suitably located within the community. Although no major facility needs have been identified at this time, consideration should be given to expanding the existing athletic fields at Vinton School. It also is noted that Regional School District 19 has been authorized to prepare plans and seek funding to utilize Reynolds School on Depot Road for special program needs. The district also is evaluating the potential of expanding onsite parking and implementing track and athletic field improvements.

Mansfield Middle School

In the fall of 2005, 1,240 students were enrolled in grades K through 8 in Mansfield's elementary and Middle School facilities (619 students in grades K through 4 in the elementary schools, 621 students in grades 5 through 8 at the Middle School). An additional 649 Mansfield students were enrolled at E. O. Smith High School (out of a total enrollment of 1,287 students). Precise enrollment forecasts are generally difficult and are complicated in Mansfield by a high annual student turnover directly associated with the presence of the University of Connecticut. Current demographic information indicates that Mansfield's existing educational facilities have adequate capacity for the immediate future; projections by the Connecticut State Department of Education predict a steady decline in student enrollment over the next several years. However, this projection could be offset by migration to existing or new housing. If enrollments begin to increase dramatically, the Board of Education will need to consider further expansion to existing facilities or possible construction of a new elementary facility. Enrollments at E. O. Smith High School also are affected by student population changes in Willington and Ashford.

3. Fire Protection Facilities

Mansfield residents have historically been served by two volunteer fire departments, with cooperative assistance agreements with fire departments in neighboring towns and the University of Connecticut's fire department. The Eagleville Fire Department, Inc. has provided primary service to the northern, central and western sections of town with fire stations on Stafford Road (Route 32) near the junction of South Eagleville Road, and on Storrs Road (Route 195) near the intersection with Middle Turnpike. The Mansfield Volunteer Fire

Company, Inc. has provided primary coverage for central, southern, and eastern sections of town, with a fire station on Storrs Road, near Spring Hill. The town currently employs a staff of twelve full-time and twenty part-time firefighters to complement services provided by volunteers. The Fire Departments, in conjunction with the town's Public Works Department and Inland Wetland Agency, have identified and maintained fire ponds throughout Mansfield.

In 2002, Dr. Amy Donahue, of the Center for Policy Analysis and Management of the University of Connecticut, conducted an Emergency Services Operations and Management Study. The study evaluated the services provided by the departments, appraised the operations and management and provided recommendations on potential changes. Based on Dr. Donahue's study, the fire departments and the town consolidated the delivery of fire and emergency services. In April of 2005, the town established, by ordinance, a municipal Department of Fire and Emergency Services, staffed by volunteer and career firefighters and headed by a career fire chief. On July 1, 2005, the town's first Fire Chief was appointed. The resultant reorganization will strengthen the fire and emergency services delivery system in Mansfield.

Mansfield Fire Station 307, Storrs Road

In 1993, Mansfield's Fire and Emergency Service Committee prepared a comprehensive Fire Master Plan Update. The study noted that approximately 90 percent of Mansfield's population is within a five-mile zone of a Town fire station and approximately 99 percent of the population is within a five-mile zone of a mutual aid fire station. This report states that the "current fire protection theories indicate that properties are protected if they are within a five mile zone…"

This study concluded that "a new fire station is not needed at this time," but "if a fire station is built, it should be in the area of Storrs Road and Warrenville Road." Due to designated commercial, industrial and medium to high-density residential areas in southern Mansfield, a new fire station in the southern portion of town remains consistent with this Plan of Development.

In addition to a future new fire station referred to in the 1993 Fire Master Plan Update above, replacement of the existing Eagleville Fire Department fire station on Stafford Road (Route 32) should be prioritized. The existing facility is not conducive to operational and organizational needs, nor does it provide adequate space for current or future generations of fire apparatus. Fire station placement should be based on a comprehensive siting model, and needs assessment study.

4. Police Facilities

In 2005, Mansfield was served by five resident State Troopers, one of whom has a sergeant's rank, four full-time police constables and three part-time constables. As needed, assistance is provided by the State Police Department and the University of Connecticut police force. An administrative office for the town's police services is located in the Audrey P. Beck Municipal Building. Unless policy changes require a significant increase in police services, no additional police facilities are deemed necessary at this time.

5. Public Works

A. Town Garage

Mansfield's Public Works garage and material storage yard is centrally located off Clover Mill Rd. Additional material storage areas are located off Warrenville Road (Route 89) at the town's transfer station site. The Clover Mill Road garage site is adequately buffered from residential areas and adjacent park land and is large enough to serve the town's anticipated future needs. The garage site has four buildings totaling over 21,000 square feet of interior space. Some of this space is unheated. The facilities are in good condition and, other than an identified need for a covered salt storage and mixing area structure, an expansion of existing facilities is not anticipated at this time.

B. Solid Waste Disposal

Mansfield's mandatory solid waste collection, disposal and recycling program is managed by the Public Works Department with policy direction by the Town Council and Solid Waste Advisory Committee. Mansfield's program is in full compliance with all applicable State and Federal laws. The University of Connecticut independently manages the collection and disposal of solid wastes generated at the University. In 2005, Mansfield appropriately disposed of approximately 5,000 tons of municipal solid waste and 560 tons of bulky waste. Over 6,000 tons of paper, cardboard, bottles, cans, scrap metal, electronics and other materials were recycled. About 40 percent of the solid waste generated in single-family homes and in the town's elementary and middle schools was recycled in 2004.

Mansfield owns and operates a transfer station and recycling center on a 26.7-acre parcel situated on Warrenville Road in the southeastern portion of town. The site was previously used as a landfill, but only leaves and brush currently are disposed of onsite. A swap shop also exists at this site, to encourage the re-use of functioning materials and products. Town-contracted haulers collect solid waste and certain recyclables at individual properties throughout town or, alternatively, residents may bring bulky waste, trash and recyclables to the transfer station. Household hazardous materials must be delivered to the Regional Household Hazardous Waste Collection Facility in Willington. The existing transfer station and recycling center site on Warrenville Road is adequately sized to address the town's anticipated needs for municipal solid waste disposal. Some upgrading of existing facilities at the site is anticipated.

6. Library

Mansfield owns and operates a public library in the Buchanan Center building on Warrenville Road (Route 89), in the southeastern portion of town. The Buchanan Center, which was expanded and renovated in 2002, is 15,760 square feet in size.

The Library occupies about 13,500 square feet of the building, and the remaining area contains a community meeting room with stage area and a separate entry that allows independent use. Libraries also are located at each public school and at the University of Connecticut.

Mansfield's library facilities are in excellent condition and there is no anticipated need for significant expansion. Some additional parking may be necessary, and a 14-vehicle parking expansion area has been designated for the northerly lot near the library's main entrance. Additional storage area also may be needed, as the community meeting room stage area currently is used for storage, particularly in conjunction with periodic book sales conducted by the "Friends of Mansfield Library." A storage addition would allow the community meeting room stage area to be more fully utilized.

7. Senior Center

Mansfield owns and operates a Senior Center on Maple Road, near the intersection with South Eagleville Road. The Senior Center has been expanded twice since it was constructed in 1980, and now is over 9,000 square feet in size, including the 2,000 square foot Wellness Center completed in 1996. The Center is centrally-located and is adjacent to over 180 units of age-restricted housing. The facilities are in good condition and are actively used for social, educational and recreational programs. The subject site provides little or no room for building or parking expansion, and if service demands increase, programming at other locations may be necessary. Options for creating additional parking on nearby properties should be considered.

8. Cemeteries

There are twenty-one known cemeteries in Mansfield. Most of the cemeteries are inactive, with little or no burial space. Five of the town's cemeteries are active, and have space available for the immediate future. Only two of the active cemeteries, the Gurley (Pink) Cemetery, at the junction of Bone Mill and Ravine Roads, and the New Mansfield Center Cemetery, on Cemetery Road, are owned and maintained by the town. The Mansfield Cemetery Committee, in association with the town's Public Works Department, maintains these two active cemeteries, as well as many inactive cemeteries located throughout the town. The other three active cemeteries are privately owned and maintained, each by its own cemetery association. The three active private cemeteries are the New Storrs Cemetery, on North Eagleville Road, Hillside Cemetery, on Spring Hill Road, and a group of abutting cemeteries (B'nai Israel, Agudath Achim, Workman's Circle and Hillel), located at the junction of Routes 31 and 32. Mansfield's cemeteries are depicted on Map #17.

Due to a significant national and State-wide increase in the use of cremation and a corresponding decrease in the demand for burial space, it is difficult to assess the need for future cemetery space in Mansfield. Although existing cemeteries appear to have adequate space for the foreseeable future, town officials and private cemetery associations are encouraged to review their existing space availability and, as appropriate, consider expansion or alternative sites for new cemeteries. Any analysis of cemetery needs must address State Health Code requirements, and any consideration of expansion or new cemetery sites must consider environmental and neighborhood impact issues.

9. Parks, Open Space and Recreational Facilities

Mansfield operates an extensive parks, open space and recreational program which provides active, as well as passive recreational opportunities for all age groups. Programs and activities are primarily managed by the Parks and Recreation Department staff, under the policy direction of the Town Council, Parks Advisory Committee, Recreation Advisory Committee and Open Space Preservation Committee. Outdoor maintenance responsibilities are primarily handled by the Public Works Department. As previously noted, additional recreational opportunities, including picnicking, fishing, hiking and boating are available at the Federally-owned and State-managed Mansfield Hollow State Park and at the University of Connecticut, which manages an indoor ice-skating rink, indoor swimming facilities and some outdoor facilities which may be available for public use.

A majority of Mansfield's managed indoor recreational activities and programs take place in the town's new 37,500 square foot Community Center, which was completed and occupied in 2003. The Community Center is located adjacent to the Municipal Building, at the intersection of Storrs Road (Route 195) and South Eagleville Road (Route 275). This facility includes an indoor swimming pool, therapy pool, gymnasium with elevated walking track, fitness center, a teen center, child-care and arts and crafts rooms and a community meeting room. Other indoor activities are conducted at local schools, the Senior Center, and other municipal buildings.

A majority of the town-sponsored outdoor recreational activities take place at numerous ball fields located on school sites and a few other locations within the town, at Schoolhouse Brook Park, which contains an outdoor swimming area, Bicentennial Pond, and picnic pavilion, and at other parks and open space areas throughout the town.

Merrow Meadow Park

Mansfield maintains an extensive hiking trail network and, in the 1990's, was selected as one of Connecticut's designated "trail towns." Since the mid-1980's, Mansfield has funded and managed an active open space acquisition program. In addition to town purchases, open space has been acquired by the town through dedication requirements included in the town's land use regulations. Since 1990, Mansfield has purchased 27 open space parcels, totaling over 740 acres of land.

As of August 1, 2005, the town owns or manages over 1,950 acres of undeveloped open space land, including over 300 acres of private land with conservation easements. Appendix E includes a listing of all town-owned land;

Appendix H contains a listing of existing municipal recreation-oriented facilities and sites, and Appendix I contains a listing of potential park and recreation facility improvements.

10. Other Municipal Property

Mansfield's "Old Town Hall" is managed on a part-time, seasonal basis, as an historic museum, by Mansfield's Historical Society. This facility is located on a .7-acre lot on Storrs Road, within the Spring Hill Historic District.

Mansfield's former one-room "Eagleville Schoolhouse" is leased to Joshua's Tract Conservation and Historic Trust, Inc. for office use. This building is situated on a 1.7-acre lot at the corner of South Eagleville Road (Route 275) and Stafford Road (Route 32).

6. Infrastructure

a. Transportation

1. General

A framework of State, municipal and private roadways is the primary component of Mansfield's transportation infrastructure. These roadways provide the principal means of transportation to, from and within the town. A limited but growing number of walkway/bikeways and public transit improvements have been added to Mansfield's transportation infrastructure in the last decade and are increasingly important elements in the town's transportation system. Currently, no public transportation services are provided along a railroad line that exists along Mansfield's western border or by a regional airport located in the adjacent town of Windham.

Municipal transportation services are primarily managed by the town's Public Works Department, with policy direction by the Town Council, the Mansfield Traffic Authority and Mansfield's Transportation Advisory Committee. The University of Connecticut independently manages its on-campus roadways and an existing shuttle bus service that operates in the campus areas. Services on State roadways are managed by the State Department of Transportation and the State Traffic Commission. The Windham Region Transit District manages an inter-town fixed-route bus service along Route 195, between the Willimantic section of Windham and the University of Connecticut campus area and a multi-town Dial-a-Ride van program that is primarily oriented toward serving elderly and handicapped residents. Other limited transportation services are provided by private bus, taxi and limousine service. Mansfield's transportation improvement needs are listed in Appendix L.

2. Street Classifications

A three-tier street classification system has been established based on existing land uses, roadway locations and traffic flows, as well as anticipated areas of development and resultant transportation demands. These classifications provide a long-term guide for the design and review of public transit and road improvement projects. It is noted that the State Department of Transportation uses different standards for classifying road. The recommended street classification network is depicted on Map #18.

A. Arterial Streets

Arterial streets serve as the primary inter-municipal and interregional transportation links. They carry the highest traffic volumes and provide direct access to the town's major employment and commercial areas. The following streets are classified as arterials:

Route 31, Higgins Highway; Route 32, Stafford Road; Route 44, Middle Turnpike; Route 89, Warrenville Road; Route 195, Storrs Road; Route 275, South Eagleville Road; Route 320, Willington Hill Road; Route 632, North Frontage Road; Route 633, South Frontage Road; and Route 430, North Eagleville Road between Route 195 and Hunting Lodge Road.

Upon completion, the North Hillside Road connection between Route 44 and North Eagleville Road, which is being designed and is expected to be completed by 2010, also will serve as an arterial street. Similarly, a planned connection between Route 275 and Bolton Road on the UConn Campus will serve as an arterial road.

B. Collector Streets

Collector streets complete the major transportation linkage between the various sections of the community and between Mansfield and other towns. In general, collector streets connect residential neighborhoods to the arterial street system and to community centers not served by the arterials. Although collectors have less traffic than arterials, they handle significant volumes of through traffic, and therefore must be designed and constructed to stringent safety standards. The following roadways are considered collector streets in this Plan of Conservation and Development:

Ash Street; Atwoodville Road; Bassetts Bridge Road; Baxter Road from Route 44 to Route 195; Birch Road; Bone Mill Road from Route 44 to Birch Road; Browns Road; Cedar Swamp Road; Chaffeeville Road; Clover Mill Road; Codfish Falls Road; Crane Hill Road; Conantville Road; Daleville Road; Depot Road; Eastwood Road; Gurleyville Road; Hillside Circle; Hunting Lodge Road; Knowlton Hill Road from Wormwood Hill Road to the Ashford town line; Mansfield Avenue; Mansfield City Road; Maple Road; Meadowbrook Lane; Moulton Road; Mount Hope Road; North Eagleville Road from Route 32 to Hunting Lodge Road; Pleasant Valley Road; Puddin Lane; Separatist Road from South Eagleville Road to Hunting Lodge Road; Spring Hill Road; Stearns Road; Westwood Road; Wormwood Hill Road from Warrenville Road to Knowlton Hill Road.

It should also be noted that numerous streets within the University of Connecticut campus carry heavy traffic flows and may appropriately be considered collector streets.

C. Local Streets

The third category, local streets, primarily serve as accessways to residential units. Local streets usually carry the lowest volumes of traffic, and roadway standards should be oriented toward lower vehicular speeds and the maintenance of residential character. All streets not identified as arterial or collector are considered local streets.

b. Public Water Supply

1. General

Water supply services for Mansfield residences, businesses and governmental uses currently are provided by two major systems, community well systems that serve individual sites or neighborhoods, and individual private wells. The two major water supply systems in town are owned and operated by the University of Connecticut and the town of Windham. The town of Mansfield operates a number of community well systems associated with schools and other public buildings, and is responsible for maintaining portions of the University of Connecticut system that serves the town's Senior Center and elderly housing units located near the intersection of Maple and South Eagleville Roads and the town's childcare center on Depot Road. Most of the town's existing household population relies on individual onsite wells for its potable water. Areas or sites currently served by the two major water supply systems and by community well systems are depicted on Map #19.

In May, 2002, a comprehensive analysis of existing water supply services in Mansfield and potential water supply needs was completed by Milone and MacBroom, an engineering consultant firm hired by the town. Findings and recommendations contained in this report continue to be studied by town officials in consultation with representatives from the State Department of Environment Protection, the State Health Services Department, the University of Connecticut and the town of Windham. Based on currently available information, Part II of this Plan contains recommendations regarding water supply services and the protection of important water supply watersheds.

2. University of Connecticut Water Supply System

The University of Connecticut Water Supply System, which serves UConn's Storrs and Depot campus areas, utilizes wellfields along the Willimantic River (west of Route 32 between Route 44 and Merrow Road) and along the Fenton River (north of Gurleyville Road). Approximately 10 percent of the University's water supply currently is utilized by non-University uses located in close proximity to campus areas. In association with the University's "UConn 2000" program, the water supply system has been upgraded in the last 10 years, and additional improvements have been identified. University officials recently updated their Water Supply Plan and steps have been taken to improve the management of this system. A study designed to determine environmentally appropriate withdrawals from the Fenton River wellfields was completed in 2006, and a similar study has been recommended for the Willimantic River wellfield. The Willimantic River is a waste-receiving watercourse (UConn's sewer treatment facility discharges effluent to the river immediately south of Eagleville Dam) and is now a State-designated greenway. Minimum flow requirements for the river need to be coordinated with wellfield withdrawals.

The University is working with State and municipal officials to upgrade the existing water supply system and its operation and to determine the environmentally appropriate capacity of the system. As deemed necessary, consideration also will be given to obtaining additional public water from other sources. Many of the objectives and recommendations contained in this Plan of Conservation and Development assume that existing water supply issues will be resolved and that necessary actions will be taken to provide a safe and sufficient public water supply for existing and proposed land uses within and proximate to University of Connecticut campus areas.

3. Windham Water Supply System

The Windham Water Works manages, for the town of Windham, a water supply system that serves over 20,000 persons, including over 1,900 Mansfield residents. This system relies on the Willimantic Reservoir as its source of water. The Reservoir, which is 80 acres in size, is located on the Mansfield/Windham town line, east of Route 195 in southern Mansfield. Approximately 23 square miles, or about one-half of Mansfield's land area, is situated within the Reservoir watershed. In 2004, an updated Water Supply Plan for the Windham system was completed and approved by the Connecticut Department of Public Health. This plan documents recently-completed and anticipated system upgrades and a potential system capacity that exceeds anticipated demands within the currently-planned service area. The Water Supply Plan also indicates that an amended diversion permit and treatment plant improvements would be needed to extend service areas to the University of Connecticut campus and adjacent areas.

c. Sanitary Waste Services

1. General

Although the town of Mansfield does not own or operate a sewage treatment facility, sewer service is provided to a number of Mansfield residents and commercial uses through systems operated by the University of Connecticut and the town of Windham. Most of Mansfield's households and a significant number of commercial properties are served by individual septic tank/leaching field systems. Mansfield officials have worked with the State Department of Environmental Protection to identify and study land uses with existing or potential sanitary waste disposal problems. All of the town's commercial, multi-family housing and municipal buildings with onsite septic systems, and numerous areas with higher concentrations of housing units with onsite systems, such as Eagleville and Gurleyville villages and the Highland Road areas, were studied. A 1991 Facilities Plan Report concluded that it is expected that potential sanitary waste disposal issues could be addressed with onsite solutions in all but two areas of town. The report specified that the noted exceptions, Knollwood Acres apartments, on South Eagleville Road, and Orchard Acres apartments, on Cheney Drive, would likely need to be connected to the University of Connecticut sewer system. In 2004, the University agreed to allow such a connection for the Knollwood Apartments property, and such a connection currently is being designed. Areas currently served by the University of Connecticut and Town of Windham systems are depicted on Map #19.

While this Plan of Conservation and Development anticipates that most areas of town will continue to rely on onsite septic systems, some limited expansions of the existing sewer service systems is considered appropriate to address town needs, particularly those associated with commercial and industrial land use and higher-density housing. Recommendations for potential expansions of existing sewer service areas in contained in Part II of this Plan.

2. University of Connecticut

The University of Connecticut owns and operates a sewage treatment system that serves the Storrs and Depot campus areas, the Bergin Correctional Facility, E. O. Smith High School, Mansfield's municipal building, community center and senior center and a number of private commercial and residential properties proximate to campus areas. UConn's treatment plant, which is located off LeDoyt Road in the northwestern portion of the Storrs campus area, was upgraded in 1995 and has a

design capacity of 7 million gallons per day, but is currently permitted by the State Department of Environmental Protection for an average daily flow of 3 million gallons per day. The system discharges treated effluent into the Willimantic River immediately below the Eagleville Dam. In 2001, a separate treatment facility on Plains Road was converted to a pump station, and effluent from the Depot campus area is now treated at the Storrs campus facility. Mansfield owns and maintains a pump station on South Eagleville Road and sewer lines that serve the Senior Center, adjacent elderly housing developments and the Mansfield Nursing and Rehabilitation Center.

According to a 2004 Environmental Impact Evaluation report, as of January, 2004, the University's treatment facility had an average daily flow of about 1.5 to 1.6 million gallons per day, which is approximately 53 percent of currently permitted capacity. As previously cited, the University is in the process of updating its Campus Master Plans and planning for new development in existing campus areas, in the currently underdeveloped portions of the north campus and in the Mansfield Downtown project area. This Plan of Conservation and Development anticipates continued cooperation between town and University officials regarding the functional capacity of the University's sewer system and potential arrangements to allow additional service to non-University users.

3. Town of Windham

The Town of Windham owns and operates an extensive sewage system which primarily serves the Willimantic section of Windham, but also includes service areas in southern Mansfield. In 2004, approximately 60 single-family homes, 270 multi-family dwellings and approximately 20 commercial or governmental sites in Mansfield were served by the Windham system. Sewage effluent from Mansfield properties is transported through town-owned pipes to facilities operated by the town of Windham and Mansfield is assessed treatment costs which, in turn, are charged to users of the system. Through a contracted agreement with Windham, Mansfield can transport 500,000 gallons per day from the Mansfield portion of the system. Currently, Mansfield's sewage flows into the Windham system are about 200,000 gallons per day. Mansfield owns about 9 percent of the Windham treatment facility, which is in the process of being upgraded pursuant to State Department of Environmental Protection requirements. As a part-owner, the town of Mansfield will participate in the treatment plant improvements. Mansfield streets now served by this system include: Storrs Road (Route 195) from the Willimantic town line to Puddin Lane, Mansfield City Road from Meadowbrook Lane to the Freedom Green condominium project, Meadowbrook Lane from Mansfield City Road to Circle Drive, and Circle Drive.

d. Private Utilities

A number of private companies, under the regulatory control of the State Public Utility Control Authority, provide utility services to Mansfield property-owners. Connecticut Light and Power Company provides electrical service, SBC Communications, Inc. provides wired telephone services, Charter Communications, Inc. provides cable telecommunication services, and wireless telecommunications are provided by a number of companies. As of January 1, 2005, wireless telecommunication towers have been constructed north of North Eagleville Road on the University of Connecticut's Storrs campus, on Stafford Road (Route 32) immediately north of Storrs Road (Route 195) and off Clover Mill Road on town-owned properties, and in two locations along Middle Turnpike (Route 44) on

privately-owned sites. Connecticut Natural Gas Corporation provides natural gas to the Storrs and Depot campus areas, including E.O. Smith High School, the Mansfield Municipal Building, the Mansfield Senior Center, Goodwin School, the Mansfield Nursing and Rehabilitation Center, Juniper Hill apartments and some commercial properties along Storrs Road in the Storrs Downtown project area. Yankee Gas, Inc. provides natural gas along Storrs Road to portions of the East Brook Mall commercial area.

7. Private Open Space

Mansfield's inventory of protected open space property is significantly enhanced by the ownership and easement holdings of Joshua's Tract Conservation and Historic Trust. This regional non-profit volunteer land trust owns and/or manages approximately 35 properties and conservation easement areas in Mansfield, totaling over 700 acres of protected open space. Noteworthy Joshua's Trust properties in Mansfield include Wolf Rock Preserve, in southern Mansfield (93 acres); Coney Rock Preserve, north of Mulberry Road (133 acres); Knowlton Hill Preserve, in northeastern Mansfield (127 acres) and the historic Gurleyville Grist Mill, on the Fenton River (9 acres). A listing of Joshua's Trust properties and easement areas is contained in Appendix G, and these protected open space parcels are depicted on Map #20. More information about Joshua's Trust is available at www.joshuaslandtrust.org.

Through the cooperative efforts of the Martin family and the State of Connecticut, approximately 290 acres of farmland have been permanently protected in southwestern Mansfield through the State's Acquisition of Development Rights program. The portions of the Martin property that will always remain as farmland are located on Stearns, Mansfield City, Crane Hill, Browns and Coventry Roads. An additional 14 acres of agricultural open space has been preserved on Crane Hill Road through an easement between the town and the Palmer family. These private agricultural open space areas are depicted on Map #20.

Another important open space parcel is a 55-acre tract owned by the Lions Club and situated near the junction of Wormwood Hill and Warrenville Roads. The Lions Club property abuts Federally owned open space land and the town's transfer station/recycling center. The town has a long-term lease arrangement to utilize this property for recreation and open space uses. Three full-size soccer fields, a snack bar facility and picnic pavilion have been constructed at Lions Club Park and additional recreational improvements including an additional soccer field are anticipated. A segment of the Nipmuck Trail and the Fenton River can be accessed from the Lions Club site.

Old Town of Mansfield School House being used as the Joshua's Tract Office

PART II
LAND USE GOALS, OBJECTIVES AND RECOMMENDATIONS

A. GENERAL

Part II of this Plan provides, in an action-oriented format, listings of goals objectives and recommendations designed to implement the policy goals identified in Part I. The recommendations are based on the information contained or referenced in Part I. Particular attention has been given to recommendations contained in State and regional land use plans, Mansfield's 2003 Land of Unique Value Study and information provided individually or collectively through the town's various citizen committees by Mansfield residents who have participated in the Plan update process. Implementation of these recommendations will be dependent on many factors, including statutory and case law authority, fiscal viability and the receipt of new information. Implementation will take many forms, including the creation or refinement of zoning districts, zoning, subdivision and inland wetland regulations and Town Ordinances, capital expenditure decisions and, in some cases, referendum action. These recommendations must be continuously monitored and, as appropriate, periodically revised, to protect and promote the public's overall health, welfare and safety. Citizen volunteers must continue to play a vital role if Mansfield is to achieve the policy goals, objectives and recommendations cited in this Plan. It is noted that a number of the recommendations apply to multiple goals and objectives, and that, following many of the specific recommendations, background or rationale information (enclosed in parentheses) has been provided. It also is noted that important background information is contained within Mansfield's 1993 Plan of Development. This background information should be reviewed in conjunction with proposed amendments to Mansfield's Zoning Map or land use regulations.

B. SPECIFIC POLICY GOALS, OBJECTIVES & RECOMMENDATIONS

1. Policy Goal #1

To strengthen and encourage an orderly and energy-efficient pattern of development with sustainable balance of housing, business, industry, agriculture, government and open space and a supportive infrastructure of utilities, roadways, walkways and bikeways, and public transportation services

a. Objective

To address existing health or environmental quality issues and to encourage appropriately located higher-density development by expanding existing sewer and public water services where appropriate and considering appropriate community systems.

Recommendations

- Work with University of Connecticut, Town of Windham, Eastern Highlands Health District and State officials to plan, fund and construct appropriate expansions of existing sewer and water systems and to promote water conservation.
  (This Plan's mapping of Medium to High-Density Residential, Medium to High-Density Age-Restricted Residential, Agriculture/Medium to High-Density Residential/Open Space, Planned Business/Mixed Use, Planned Office/Mixed Use, and Medium to High-Density Institutional/Mixed Use [see Map #22] should be used to help define potential sewer and public water service areas).
  (Environmentally appropriate wellfield withdrawal capacities need to be established for the University of Connecticut's Fenton and Willimantic River

wellfields and, as necessary, additional public water for the University campus areas needs to be obtained from the Willimantic or Shenipsit reservoirs or other sources.)

- Support initiatives to document surface and groundwater quality and public health issues in the Four Corners area and to seek State and Federal funding to extend public sewer and water services to this area.
  (This effort must be coordinated with the University of Connecticut and Eastern Highlands Health District and is of immediate importance. The University is finalizing plans to extend North Hillside Road to Route 44 and provide public utilities to undeveloped portions of "North Campus.")
- Work with State officials and Eastern Highlands Health District to consider, on a case-by-case basis, the authorization of community wells and community septic systems where soils, bedrock geology and groundwater characteristics are appropriate and the site location is consistent with the locational goals and objectives of this Plan.
  (The appropriate utilization of community systems will help promote opportunities for affordable housing, age-restricted housing and cluster or open space designs consistent with goals and objectives cited in this Plan. Any change to existing policies regarding community systems will necessitate specific action by Mansfield's Water Pollution Control Authority (Town Council) and changes to existing zoning regulations.)

b. Objective

To encourage higher-density residential and commercial uses in areas with existing or potential sewer, public water and public transportation services and to discourage development in areas without these public services by refining Zoning Map and Zoning Regulations.

Recommendations

- Encourage, where public sewer and water services exist, higher-density commercial uses and, where appropriate, mixed commercial/residential uses in areas designated as Planned Business/Mixed Use and Planned Office/Mixed Use on this Plan's "Planned Development Areas" Map (Map #22).
  (Land use regulations must include appropriate approval criteria that address health, safety, environmental impact and neighborhood compatibility issues.)
- Consider, under comprehensive approval standards, higher residential densities in areas served by sewers and public water systems.
- Refine existing zone classifications and regulatory provisions that recognize that this Plan's designated medium to high-density residential and planned commercial areas (see Map #22) have specific infrastructure capabilities and unique environmental and neighborhood characteristics.
  (Individualized permitted use provisions should be refined for each designated area and regulatory approval criteria and associated design standards should take into account the specific character of each area. For example, contractor's storage, automotive repair and similar commercial uses are more appropriate in the Planned Business/Mixed Use area along Route 32 than in other designated Planned Business/Mixed Use areas or Neighborhood Business/Mixed Use areas. As another example, to be compatible with this Plan, medium to high-density residential developments in areas south of Pleasant Valley Road and located east and west of Mansfield Avenue need to be designed to preserve existing onsite

agricultural resources and be compatible with neighboring agricultural resources. This Plan recommends that at least fifty (50) percent of a project site in this area be permanently preserved as agricultural or open space land, depending on specific site characteristics.)

- Refine existing zone classifications, permitted use provisions and approval criteria for Neighborhood Business/Mixed Use classifications, as designated on this Plan's "Planned Development Areas" Map (Map #22), that are not served by public sewer and water services.
  (Zoning policies for these areas should allow for continuation and appropriate lower-density expansions of existing commercial uses, but should discourage any significant intensification of commercial development or redevelopment that would result in inappropriate neighborhood impacts and undermine goals and objectives of this Plan. Many of the designated Neighborhood Business/Mixed Use areas are within historic village areas and are proximate to residential uses.)

- Encourage University of Connecticut officials to continue to provide and expand on-campus housing opportunities for students. Where student demand cannot be accommodated on campus, town and University officials should take appropriate actions to facilitate the development or redevelopment of student housing in areas proximate to the Storrs campus where sewer and water systems exist or may be extended.
  (Consideration should be given to establishing a specific student housing-oriented zone classification with specialized permitted use provisions in areas northwest of the Storrs campus where existing student housing exists.)
  (Potential impacts on neighboring residential areas need to be addressed carefully.)

- Refine existing provisions regarding non-conforming uses.
  (Zoning policies for non-conforming uses, particularly commercial and higher-density residential uses, should allow for continuation and potential limited expansions, but should discourage any significant intensification that would undermine goals and objectives of this Plan.)

- Refine existing provisions regarding non-conforming lots.
  (Zoning policies for non-conforming lots should be reviewed to ensure that existing lots can continue to be used in a reasonable manner consistent with the goals and objectives of this Plan. The residential zoning revisions proposed in this Plan will increase the number of non-conforming lots in Mansfield.)

- Consider regulation revisions or specialized zone classifications for designated aquifer protection areas and areas of potential public water supply.
  (Mansfield's 2002 Water Supply Study, Windham and University of Connecticut water supply plans and other information available from the State Department of Environmental Protection or other agencies should be considered in determining whether added zoning protection is appropriate for existing and potential public drinking water supplies.) (See Map #10.)

- Consider Zoning Map revisions to promote consistency with this Plan's "Planned Development Areas" designations (Map #22) and goals and objectives of this Plan. It is emphasized that some rezonings may not be appropriate until infrastructure improvements are implemented or until a specific development proposal is submitted for approval. The following zone classification revisions should be considered:

- Rezone areas classified in this Plan as low-density residential to a Rural Agricultural Residence-90 zone.
  (Consideration should be given to excluding areas of existing one-acre lot development.)
  (Areas of potential rezoning include land currently zoned R-40, RAR-40 and RAR-40/MF)
  (See Goal #2, Objective a recommendations for more information)
- Rezone areas noted below which are depicted in this Plan as medium to high-density residential and/or medium to high-density age-restricted residential to a Design Multiple Residence zone, Age-Restricted Residential, or another zone classification consistent with the goals and objectives of this Plan.
  (Areas of potential rezoning include land east of Route 32 and south of Route 44, land east of Cedar Swamp Brook and south of Route 44, land east of Hunting Lodge Road, land east of Maple road and south of Route 275, land north of Route 44 and east of Cedar Swamp Brook, land south of Puddin Lane and land south of Pleasant Valley Road and located east and west of Mansfield Avenue.)
  (Consideration should be given to maintaining or enacting a Low-Density Residential zone classification in these areas until an application for a specific higher-density residential development is submitted in conjunction with an application for a higher-density zone classification.)
  (The existing Industrial Park zoning district south of Pleasant Valley Road is no longer considered appropriate, due to access limitations, agriculture, aquifer and wetland characteristics, site visibility, neighboring agricultural and residential uses and other goals and objectives of this Plan.)
- Rezone areas noted below which are depicted in this Plan as Medium to High-Density Age-Restricted Residential to a new zone classification that promotes appropriate housing opportunities for individuals age 55 or over.
  (Areas of potential rezoning include land north of Route 44 and west of Cedar Swamp Road and land west of Maple Road and south of Route 275.)
  (Consideration should be given to maintaining or enacting a Low-Density Residential zone classification in these areas until an application for a specific higher-density residential development is submitted in conjunction with an application for a higher-density zone classification.)
- Rezone areas along North Eagleville Road and King Hill Road from Planned Business to a less intensive commercial classification.
  (Mixed commercial/residential uses, multi-family housing and institutional uses associated with the University of Connecticut are considered appropriate in this area, but more intensive commercial uses would be incompatible with the Plan's objective of encouraging higher-density commercial uses in the nearby Planned Business areas designated in this Plan.)
- Rezone areas situated west of Route 195 and south of Route 44 and designated as the University of Connecticut's "North Campus" to an Institutional classification.
  (The current Research and Development/Limited Industrial is no longer appropriate, due to current University ownership.)
- Rezone areas east of Route 32 and south of Cider Mill Brook to a Planned Business classification.
  (This rezoning would result in a more uniformly-configured commercial area.)

- Rezone areas east of Route 195 between Riverview Road and the Windham Water Works as a Planned Office zone or, subject to use restrictions that will minimize neighborhood impacts, a Planned Business zone.
  (Mixed residential/commercial and other lower-intensity commercial uses may be appropriate in this area subject to consideration of noise and other neighborhood impacts, but any rezoning of this area should be done in conjunction with a development project for the entire area, and not on a lot-by-lot basis.)
- Rezone areas along Route 195 proximate to Dog Lane and the Storrs Post Office road to a special "Downtown" design district.
  (See Goal #1, Objective c Recommendations for more information.)

c. Objective

To encourage mixed-use developments, such as the Storrs Center "Downtown" project, in areas with existing or potential sewer and public water.

Recommendations

- Upon approval of the pending Storrs Center Municipal Development Plan, action will be needed to establish a new special Design District zoning classification and to incorporate into the Zoning Regulations related design standards and approval processes.
  (A Municipal Development Plan has been prepared for a mixed-use Storrs Center Downtown project and, upon resolution of remaining planning and construction details and the issuance of required permits, construction is expected to begin in 2006. This project, which includes new commercial and multi-family housing development and civic improvements, is expected to directly and significantly promote all four policy goals of this Plan. The Storrs Center Municipal Development Plan has been reviewed by the Planning and Zoning Commission and is in accord with this Plan of Conservation and Development. More information about the Storrs Center Downtown project is available under Downtown Partnership at www.mansfieldct.org.)
  (Other priority mixed-use development areas are situated in the Four Corners and East Brook Mall Planned Business areas and the King Hill Road Neighborhood Business area. (See Map #21.) Similar Special Design District zoning regulations should be considered in these areas.)
  (Special Design District provisions will need to address permitted uses, traffic, parking, drainage and infrastructure issues, neighborhood impact issues and design standards for buildings and associated site improvements.)
  (To be consistent with this Plan, the Storrs Center Downtown project and the other identified mixed-use development areas shall be designed to promote and encourage human interaction and pedestrian usage. The scale (the size relationship of a structure or improvement to the site and people who use it) and the mass (the size or bulk of a structure or improvement) of new buildings and improvements in new design district shall be consistent with this objective and be compatible with the character of each subject site and neighborhood, as well as the New England region.)

d. Objective

To promote the public's health, safety and convenience, to protect and enhance property values, to protect Mansfield's natural and manmade resources and to promote other goals and objectives contained in this Plan by strengthening land use

regulations, particularly permitted use provisions, application requirements and approval standards.

Recommendations:

- Refine existing land use regulations to ensure appropriate review of specialized or more intensive land uses that have the greatest potential for traffic, environmental or neighborhood impact or emergency services issues.
  (Examples include multi-family housing projects, larger subdivisions, commercial and industrial uses, gravel removal or filling operations, telecommunication tower installations and uses in Flood Hazard zones.)
- Refine existing permitted use provisions in the Zoning Regulations and associated approval criteria and permit processes to ensure that all permitted uses are compatible with the goals, objectives and recommendations contained in this Plan, and that appropriate review and approval standards are in place for each permitted use.
- Refine existing zoning and subdivision regulations regarding site development, drainage, erosion and sediment control, landscaping and buffering, signage, lighting and parking to ensure that appropriate standards are in place to promote the goals, objectives and recommendations contained in this Plan.
  (Site development and erosion and sediment control provisions should be reviewed with respect to best management practices and stormwater management guidelines prepared by Federal and State agencies. A concerted effort should be made to minimize the impervious surfaces.)
  (Parking requirements should be reviewed with respect to recent studies by the Institute of Traffic Engineers, the Urban Land Institute and the American Planning Association, to ensure that adequate but not excessive numbers of parking spaces are provided for land use developments.)
  (Landscaping requirements should be reviewed with respect to controlling species that may be invasive.)
  (Lighting requirements should be reviewed to ensure that site lighting is the minimum needed for safety and security purposes and to emphasize the prevention of undesirable illumination or glare above a site or beyond a site's property lines.)
- Refine existing architectural and design standards and flexible dimensional provisions to address goals, objectives and recommendations contained in this Plan.
  (Where appropriate due to specific analysis, individualized design standards should be incorporated in the Zoning Regulations. Examples include the Storrs Center Downtown project, the Four Corners area, designated historic districts and other historic village areas.)
- Refine existing zoning regulations regarding home occupation uses to continue existing policies of allowing accessory commercial uses in residential zones that do not create excessive traffic, noise or other inappropriate neighborhood impact.
- Consider zoning revisions to encourage and require, where legally appropriate, the use of "Leadership in Energy and Environmental Design (LEED) standards for new buildings and site work.
- Refine existing land use regulations that encourage and require, where legally appropriate, layout designs that promote solar access and energy-efficient developments.

e. Objective

To achieve an integrated intermodal transportation network by encouraging road, walkway, bikeway and public transportation services in areas with existing or potential sewer and public water and appropriately expand and maintain all elements of the town's transportation system.

Recommendations:

- Work with the Windham Regional Transit District, University of Connecticut and State officials to continue, expand and promote public transit services, particularly to areas served by existing or potential sewer and water systems.
  (See Appendix L for a listing of transportation improvement needs.)
- Continue to fund, with State and Federal assistance whenever available, public transit amenities and pedestrian and bicycle improvements, particularly in areas served by existing or potential sewer and water systems.
  (Priority areas include the Storrs Center Downtown area and areas proximate to the UConn Campus, including the Four Corners and King Hill Road commercial areas and the East Brook Mall commercial area.)

Middle Turnpike Bikeway

- Refine existing land use regulations to ensure that all higher-density residential projects and all commercial projects are designed to promote pedestrian and bicycle use and, where locationally appropriate, public transportation opportunities.
  (All higher-density residential and commercial developments should provide or reserve space for bus stops, bus shelters, sidewalks/bikeways, bicycle racks, bicycle lockers and other amenities that will promote public transportation and pedestrian and bicycle traffic. High-priority locations include the Storrs Center Downtown and Four Corners and East Brook Mall commercial areas.)
- Refine land use regulations and Public Works standards and specifications for new roads and driveways to help ensure that new developments have appropriate access with minimal impact on natural and historic resources and roadside character.

(Existing provisions should be reviewed with respect to roadway and driveway widths, sightline requirements and the use of common driveways to minimize curb cuts. This is particularly important along town-designated Scenic Roads.)

- Continue to maintain the town's existing public transportation, roadway, bridge and sidewalk-bikeway system and, as funding allows, implement improvements that promote goals, objectives and recommendations contained in this Plan. (See Appendix L for a 2005 listing of transportation improvement needs (public transportation and associated commuter parking facilities, streets, bridges and sidewalk-bikeways.)
- Continue to implement, on a location-by-location basis, speed humps, roundabouts and other traffic-calming improvements designed to reduce vehicular speed.
  (Guidelines should continue to require neighborhood notification and support and coordination with emergency service providers.)
  (Particular attention should be given to village areas identified in this Plan.)
- Continue to work with the University of Connecticut to encourage roadway, walkway/bikeway/ parking and public transportation improvements that serve areas proximate to the campus.
  (Priority projects include new arterial road/bikeway connections from Routes 44 and 275 to the core campus, a new South Campus parking garage, and implementation of an on-campus bicycle improvement plan.)
- Continue to publicize and promote bicycle usage in town, particularly along Town-designated and delineated bicycle routes.
  (See Map #18 for mapping of Mansfield's designated bicycle routes.)

2. Policy Goal #2-

To conserve and preserve Mansfield's natural, historic, agricultural and scenic resources with emphasis on protecting surface and groundwater quality, important greenways, agricultural and interior forest areas, undeveloped hilltops and ridges, scenic roadways and historic village areas.

a. Objective

To protect natural resources, including water resources, geologic/topographic resources and important wildlife habitats and plant communities, by refining the Zoning Map, land use regulations and construction standards, considering new municipal ordinances and capital expenditures, and considering other actions

Recommendations:

- Revise Zoning Map to classify areas designated as low-density residential on this Plan's "Planned Development Areas" Map (Map # 22) as Rural Agricultural Residence 90-Residence.
  (A residential density based on one dwelling per 90,000 square foot lot is considered appropriate, due to the lack of public sewer and water systems, physical limitations due to Mansfield's soils, wetland and watercourses, steep slopes and bedrock characteristics, the need to protect the watersheds of the Willimantic Reservoir and public drinking water wellfields, the need to protect existing and potential agricultural land, the desire to protect existing hilltops and ridge lines and recommendations contained in Mansfield's Land of Unique Value Study, the Windham Region Land Use Plan and the State Policy Plan for Conservation and Development.)

- Encourage appropriate extensions of existing sewer and public water supply systems to help reduce residential development pressure in areas classified low-density residential.
  (In association with expanded opportunities for higher-density development in areas with public infrastructure, consideration should be given to a transfer of development rights program, to enhance the protection of natural, agricultural and scenic resources.)

- Refine Zoning and Subdivision Regulations to require, where physically possible, open space or cluster layouts with smaller lot sizes and a higher percentage of dedicated open space.
  (Particularly appropriate for larger subdivisions and all subdivisions within depicted "Existing and Potential Conservation Areas" on Plan Map # 21).
  (Frontage and minimum lot size requirements should be reviewed and revised as appropriate to encourage open space or cluster layouts.)
  (Regulations should not authorize overall densities greater than would be possible under a conventional layout.)

- Revise Zoning and Subdivision Regulations to require for each new lot in a designated low-density residential area an appropriate development area envelope without inland wetlands or watercourses, exposed ledge, slopes exceeding 15 percent or easements dedicated to other use.
  (Based on Mansfield's soils, slopes, bedrock geology and other physical characteristics, which collectively pose significant development limitations, a minimum area of 40,000 square feet should be considered to ensure adequate area for new structures, onsite septic systems and wells and other site improvements, and to help ensure the protection of stone walls and other historic structures and other natural and manmade resources. Part I of this Plan documents or references the nature of Mansfield's physical limitations.)

- Strengthen existing Zoning, Subdivision and Inland Wetland Regulations to clarify existing provisions that require a landscape architect, soil scientist, land surveyor, engineer and, as needed, other qualified professionals to inventory and suitably protect important site features with site-specific building area envelopes, development area envelopes and other measures.
  (Mapping and other information in this Plan are designed to assist with the inventory of natural, historic, agricultural and scenic features and important wildlife habitats and plant communities, but, in most cases, a site-specific analysis is necessary for new land use applications.)

- Strengthen existing policy of discouraging extensive site-clearing, regrading and the removal or deposition of significant amounts of material for new subdivisions.
  (This policy is particularly applicable within or proximate to areas classified in this Plan as "Existing and Potential Conservation Areas.")
  (A site's original physical capabilities should be the prime determinant in establishing residential densities in non-sewered areas.)

- Strengthen existing policy of encouraging or requiring, in conjunction with a new land use application, the use of Best Management Practices for the use of fertilizers, pesticides and other chemicals.

- Strengthen Zoning, Subdivision and Inland Wetlands Regulations to incorporate more specific provisions for the submittal, approval and maintenance of stormwater management plans and erosion and sedimentation control plans to address potential water quality and water quantity impacts from a new

development.
(Comprehensive stormwater management and erosion and sedimentation plans are important elements of any land use project that significantly increases impervious surfaces such as subdivisions with new roads or steep driveways, multi-family housing and commercial development.)

- Continue existing policy of requiring new development proposals to comprehensively evaluate potential impacts to existing public and private water supply sources.
- Revise the town's Public Works road and drainage standards and specifications to ensure compatibility with the goal of protecting natural resources.
- Revise Zoning, Subdivision and Inland Wetlands Regulations to incorporate more specific requirements for retaining natural vegetated buffers along water resources and wetlands. (Based on the State's 2005 stormwater management guidelines and other information, a minimum buffer of at least 100 feet should be considered).
- Revise Zoning Map and Zoning Regulations to implement Aquifer Protection zones pursuant to State requirements.
- Revise Zoning Regulations to strengthen existing provisions regarding the protection of stratified drift aquifer areas and include consideration of buffer or setback areas for aquifers. Similar protections shall be considered for existing or potential community wells.
(Data from State officials and from Mansfield's 2002 Water Study should be considered.)
- Consider the adoption of a municipal ordinance requiring mandatory septic system inspection and maintenance for high-risk land uses such as multi-family housing developments, restaurants and other uses which discharge non-domestic septage.
- Strengthen the Inland Wetland Agency policy of regulating all proposed land uses proximate to a wetland or watercourse.
(The existing 150-foot regulated area should be retained and, as appropriate, extended for more significant wetland systems. Larger buffers should be considered for commercial developments and subdivisions where cumulative impacts may result in more significant impacts.)
- Continue existing policy of restricting any new development and limiting any land-disturbing activity within a flood hazard area
- Strengthen existing land use regulations to emphasize the importance of identifying and protecting notable wildlife habitats and plant communities, including vernal pools, marshes, cedar swamps, meadows/grasslands and large contiguous forest tracts.
- Continue implementing Mansfield's Invasive Species Policy (adopted by the Town Council in 2005), utilizing the list of invasive species banned by Public Act 04-203 of the State of Connecticut, with any subsequent revisions.

b. Objective

To protect historic and archaeological resources by refining Zoning Map, Zoning and Subdivision Regulations and consider other actions.

Reconstruction of the historic Ash House on Cichowski property, Old Turnpike Road

Recommendations:

- Refine existing Zoning and Subdivision Regulations to ensure the identification and protection of all significant historic and archaeological resources, including: historic structures, historic and archaeological sites, cemeteries, stone walls, fences and roadside features and open space features. Protection shall extend to areas adjacent to or visually important to historic and archaeological resources. Buffers, setbacks, open space requirements and other regulatory provisions shall be considered.
  (Include provisions that authorize the submittal of a professionally-prepared historical or archaeological assessment report. Protection of historic and archaeological resources is particularly important in historic districts and other historic village areas.)
- Establish new village zoning designations, pursuant to statutory provisions or, alternatively, implement specialized village design standards for the historic village areas identified in this Plan.
  (Mansfield's historic villages are identified on Maps #5 and #22 of this Plan.)
  (Specific information on Mansfield's village areas is contained in Appendix B of this Plan.)
- Refine Zoning and Subdivision Regulations to incorporate more specific identification and preservation requirements for stone walls.
- Consider the adoption of a municipal ordinance that requires advance notice before an historic structure is moved or demolished or an historic site is disturbed.
- Promote the expansion of existing Historic Districts in Mansfield Hollow, Mansfield Center and Spring Hill to coincide with the village boundaries defined in this Plan.
- Consider new local and National Historic District designations for Atwoodville, Eagleville, Gurleyville (already a National Historic District), Hanks Hill, Mansfield City, Mansfield Depot, Mansfield Four Corners, Mount Hope and Wormwood Hill.

- Consider the establishment of a specialized town fund to help finance village improvements, including façade improvements, landscape improvements and pedestrian and public transit improvements.
- Preserve existing Town Meeting Notice signposts in Gurleyville, Mansfield Center, Mansfield City, Spring Hill and Wormwood Hill.

c. Objective:

To protect agricultural and forestry resources and to encourage retention and expansion of agricultural/forestry uses by refining Zoning Map and land use regulations and considering other actions.

Stearns Farm

Recommendations:

- Continue to utilize Mansfield's Open Space Acquisition Program and land use application dedication requirements to permanently preserve farmland and forest resources through ownership of land or development rights.
  (This Plan's Existing and Potential Conservation Areas Map (Map # 21) and the open space acquisition priority criteria in Appendix K should be utilized to help establish priorities.)
- Revise zoning and subdivision regulations to incorporate more specific requirements for buffering and screening new development from existing agricultural uses.
- Continue existing taxation policies which promote utilization of the State's 490 Program for agricultural land and for forest lands over 25 acres in size, and consider implementing the open space component of the State's 490 Program.
- Continue existing policy of leasing town-owned agricultural land at reasonable rates, for agricultural purposes.
- Continue and expand existing policy of managing forest resources on Town open space land.

- Consider revisions to the Zoning Map to designate special zone classifications and permitted use provisions for high-priority agricultural land and interior forest areas.
  (Special density provisions and design standards and a transfer of development rights program should be considered to promote retention of these areas and to discourage non-agricultural uses on productive farmland and prime agricultural soils. Within the designated medium to high-density residential area south of Pleasant Valley Road, special provisions should be enacted that require the preservation of at least fifty (50) percent of the designated agricultural or open space land, depending on site characteristics, and that address potential impacts for neighboring agricultural uses.)
- Revise road and driveway standards to help prevent inappropriate encroachments into designated interior forest or agricultural preservation areas or existing or potential open space preservation areas.
- Work with University of Connecticut officials to preserve State-owned farm land, prime agricultural soils and interior forest areas.
- Consider land use regulation revisions to provide more flexibility for agricultural property-owners to initiate or expand pick-your-own operations, retail farm stands and other commercial agricultural uses.
- Consider adoption of a municipal ordinance that supports and encourages agricultural uses and creation of agricultural districts.
- Support existing agricultural uses with active advice from Mansfield's Agriculture Committee.

d. Objective:

To help ensure protection of scenic resources by refining land use regulations and consider other actions.

Recommendations:

- Encourage use of this Plan's "Scenic Resources and Classifications" (Map # 12) to help identify and protect scenic overlooks and other areas of particular scenic importance.
  (This map should be specifically referenced in the Zoning and Subdivision Regulations and used in conjunction with the town's open space acquisition programs, but should not take the place of a site-specific analysis as required by current regulations.)
- Refine zoning and subdivision regulations to emphasize the importance of siting new structures and designating open space areas in a manner that preserves important scenic resources, particularly views and vistas to and from public roadways, parks and preserved open space areas, agricultural fields, forested ridges, river valleys, glacial features and historic village areas.
- Consideration should be given to incorporating special building height restrictions and requiring open space or cluster layouts in hilltop and ridgeline areas.
- Encourage expansion of Mansfield's Scenic Road Program. Particular attention should be given to roads or portions of roads that are within or abut designated "Existing and Potential Conservation Areas" (Map #21), historic village areas (Map #5) and other areas having scenic significance based on this Plan's "Scenic Resources and Classifications" (Map #12).

e. Objective:

To increase the amount of preserved open space land.

Recommendations:

- Continue Mansfield's Open Space Acquisition Program with local funds and, when available, State and Federal funds.
  (Consider periodic referendum allotments to a specifically-dedicated Open Space Fund)
  (Many studies have concluded that the preservation of agricultural land and open space areas can be economically advantageous to a municipality).
- Encourage State officials to identify and permanently preserve important natural, historic and agricultural and scenic resources on State land
- Work with Joshua's Tract Conservation and Historic Trust to preserve important open space properties
- Work with legislative representatives to revise State Statutes to enable municipalities to increase the State's real estate conveyance tax for municipal open space acquisition through a specifically dedicated open space fund.
- Evaluate potential open space acquisitions using comprehensive review standards, mapping recommendations contained in this Plan's Existing and Potential Conservation Areas Map (Map # 21) and information obtained by reviewing each site through an active public participation process.
  (Recommended open space acquisition priority criteria are contained in Appendix K.)
  (Specific attention should be given to linking existing preserved open space areas and for providing linkages from existing developed areas to larger tracts of preserved open space.)
- Refine and expand, as legally appropriate, required open space/recreation dedications associated with subdivisions and other land use applications.
  (Modify subdivision and zoning dedication standards to reflect criteria in Appendix K)

f. Objective:

To work with State, regional and local organizations to expand existing and establish new State-designated greenways and other greenways of local importance.

Recommendations

- Work with the Willimantic River Alliance to protect and expand public access to the intra-town Willimantic River Greenway as depicted on this Plan's "Existing and Potential Conservation Areas" Map #21.
  (Encourage continued development of public parks within the greenway, such as Merrow Meadow Park, off Merrow Road, and Plains Road Park.)
- Encourage establishment of a State-designated greenway encompassing the Fenton, Mount Hope and Natchaug Rivers and Naubesatuck Lake (Mansfield Hollow).
- Expand/improve trail systems within existing or planned greenways, including the inter-town Nipmuck Trail greenway, with emphasis on connecting existing trails and trail links to preserved open space areas.

- Encourage, through purchase or donation, public land and private conservation easements along existing and planned greenway corridors.

3. Policy Goal #3

a. Objective

To promote construction of additional affordable housing by refining land use regulations and considering other actions.

Recommendations

- Continue and refine existing policies that authorize higher-density multi-family housing in many areas of town; authorize two-family and efficiency unit apartments in most areas of town and retain 800 square feet as the minimum size for single-family homes throughout the town.
- Incorporate uniform density standards for developments with a mixture of single-family, two-family and multi-family dwelling units.
  (Existing Design Multiple-Residence regulations have different density requirements for each type of dwelling unit.)
- Consider incorporation of specific regulatory provisions for "co-housing" projects with shared community facilities.
  (This form of housing can help reduce dwelling unit size and overall housing costs.)
- Consider regulatory provisions that authorize new community septic systems and wells for affordable housing projects and co-housing projects.
  (See recommendation under Policy Goal #1, Objective a.)
- Continue to support the activities of Mansfield's Housing Authority, which operates the Wright's Village elderly housing development, the Holinko Estates low and moderate-income housing development, and administers a rental support program for individuals who qualify under Federal and State guidelines.
- Work with legislative representatives to revise State statutes to enable municipalities to increase the State's real estate conveyance tax for local affordable housing activities.
- Continue to participate in the Federal Small Cities Program and/or other Federal or State programs designed to promote affordable housing opportunities.
- Consider incorporation of specific low and moderate-income "inclusionary" provisions for multi-family housing and larger subdivision developments.
  (Regulatory provisions should consider requirements that a certain percentage of new dwelling units or lots be permanently set aside for low and moderate-income individuals. Particularly in areas with public sewer and water, density bonuses should be considered.)
- Continue and refine existing policies that provide for flexible setbacks and frontages and common driveways, where physical characteristics are appropriate.
  (These policies can help reduce infrastructure requirements and overall development costs.)

b. Objective

To consider actions to improve the quality of existing affordable housing

Recommendations

- Continue and expand, as funds are available, Mansfield's existing housing rehabilitation program.
  (This program, which has operated since 1993 with Federal Small Cities funds, has provided assistance to about fifty projects in Mansfield. Through the use of additional Federal or State funds, revolving loan funds or other sources of funds, this program should be continued.)
- Consider adoption of a Municipal Housing Code for rental housing.
  (A housing code will improve the overall quality of existing rental housing, promote the health and safety of tenants and enhance property values.)

4. Policy Goal #4:

a. Objective

To promote public participation in all significant land use decisions by refining land use regulations and considering other actions.

Recommendations

- Refine Mansfield's "Notification and Public Hearing" Ordinance to ensure that appropriate notice and opportunity to comment is provided for all residents and property-owners who may be affected by a pending land use decision or other issue being considered by the Town Council.
- Refine zoning, subdivision and inland wetland regulations regarding public notice, neighborhood or abutter notification requirements and Public Hearing processes associated with land use applications pending before the Planning and Zoning Commission, Inland Wetland Agency or Zoning Board of Appeals.
- Refine Mansfield's use of the Town's internet web site and local public access cable TV station to promote access to information on pending land use issues.

b. Objective

To promote developments and neighborhoods with a diversity of housing types that address the needs of all income groups and all age groups.

- Refine zoning and subdivision regulations to consider density bonuses or other incentives that promote this objective.
- Promote vehicular and pedestrian linkages between separate development areas and open space/ recreational improvements that are within walking distance of residential areas.

c. Objective

To incorporate public access and civic and recreational amenities in new land use developments by refining land use regulations and considering other actions.

Recommendations

- Refine zoning and subdivision regulations to encourage and, where appropriate, require or reserve vehicular and/or pedestrian linkages between adjacent developments and between land use developments and existing or anticipated public facilities.

- Refine zoning and subdivision regulations to encourage and, where appropriate, require or reserve areas for public spaces and public amenities, such as outdoor seating, in new commercial and/or higher-density residential developments.
- Refine zoning and subdivision regulations to encourage and, where appropriate, require or reserve areas for active as well as passive recreational amenities in new multi-family and larger subdivision developments.
  (Active recreational improvements could include swimming pools, club houses, playgrounds, ball fields, tennis courts and trails; passive improvements could include picnic areas, informal lawn areas and garden areas.)

d. Objective

To encourage retention and appropriate expansion of high quality educational, recreational and other governmental facilities, programs and services

Recommendations

- Continue to maintain high-quality educational and childcare facilities and, as funding allows, implement improvements that are consistent with the goals, objectives and recommendations contained in this Plan.
  (Unless the rate of residential development and/or the number of children per household increases in Mansfield or other Regional School District 19 municipalities, no major educational facility needs are anticipated at this time. The following education-related projects have been identified and would be consistent with this Plan: an expansion of athletic fields at Vinton School; an expansion of onsite parking at E.O. Smith High School; track and athletic field improvements at E.O. Smith High School; an expansion and reuse of the Reynolds School on Depot Road for Regional District 19 programs.)
  (See information contained in Part I of this Plan.)
- Continue to maintain high-quality facilities for Mansfield's administrative and service functions (the Municipal Building, Library, Senior Center, Community Center, Public Works Garage and Transfer/ Recycling Center) and, as funding allows, implement improvements that are consistent with the goals, objectives and recommendations contained in this Plan.
  (Although no major administrative or service-related facility needs have been identified at this time, the following projects have been identified and would be consistent with this Plan: the creation of additional parking at the Municipal Building/Community Center site; the creation of additional parking to service the Senior Center site – an off-site location appears necessary; the construction of a storage addition for the Library; the addition of fitness center/active recreational space at the Community Center; the addition of a covered salt storage/mixing area structure at the Town Garage site; general facility upgrading at the Transfer Station/Recycling Center site.)
  (Although no major cemetery space needs have been identified at this time, the potential need for new sites or expansions of existing sites needs to be comprehensively analyzed.)
- Continue to maintain high-quality facilities for Mansfield's fire protection/emergency services functions and, as funding allows, implement improvements that are consistent with the goals, objectives and recommendations contained in this Plan.
  (The potential need for an additional fire station or expansion of an existing station has been identified and is expected to be the subject of an independent analysis. If a new or expanded facility is deemed appropriate, locations in

southern Mansfield proximate to higher-density residential and commercial designations should be considered.)
(See information contained in Part I of this Plan.)

- Continue to maintain high-quality facilities for Mansfield's park and recreation functions and, as funding allows, implement improvements that are consistent with the goals, objectives and recommendations contained in this Plan.
(A listing of Potential park and recreation facility improvements is contained in Appendix I.)
(Encourage research and data collection about the town's natural areas and promote environmental education activities.)
(Promote active management of the town's parks, trails and open space areas. Promote volunteer stewardship programs.)
(Continue to expand and improve the town's trail system to provide important recreational and educational opportunities. The proposed "Path Through Time" trail project in Mansfield Center is a good example of a trail improvement that will promote many Plan objectives.)
(Incorporate accessibility and other improvements to park and recreational areas designed to serve the town's growing elderly population.)
(Continue to provide and improve community gardening opportunities.)

- Continue to support existing and potential private recreational facilities such as the Holiday Hill recreational center/summer day camp on Chaffeeville Road and the Highland Ridge golf driving range/training facility on Stafford Road.

e. Objective

To consider actions to enhance civic pride by promoting safe occupancy, compatible building and site designs and suitable property maintenance

Recommendations

- Refine and enforce zoning regulations and, where applicable, approval requirements regarding residential occupancy.
(The Zoning Regulations definition of "family" and other regulatory provisions regarding occupancy should be reviewed and, as appropriate, revised to promote compliance with this recommendation.)

- Refine and enforce zoning regulations and, where applicable, approval requirements regarding outside storage, unregistered motor vehicles and junkyards.
(Existing regulations regarding outside storage and property maintenance should be reviewed and, as appropriate, revised to promote compliance with this recommendation.)

- Refine and enforce nuisance abatement ordinances such as Mansfield's "Noise," "Litter" and "Possession of Alcohol by Minors" ordinances, and consider other actions to address health and safety issues, improve neighborhood aesthetics and enhance property values

- Consider adoption of a housing code for rental housing, a rental property licensing program and a rental housing certification program to help ensure a safe and appropriately maintained stock of rental housing.
(More specific recommendations are contained in an April, 2005 report from the Town Council's Special Committee on Community Quality of Life.)

- Produce and distribute a model lease and fact sheet for landlords and tenants to protect the rights of both parties, to promote positive relationships and to help ensure compliance with applicable ordinances and land use regulations
- Refine zoning regulations regarding the consideration of neighborhood characteristics and appropriate buffering to reduce potential land use impacts

f. Objective

To continue to work collaboratively with the University of Connecticut to address land use and occupancy issues of mutual interest

University of Connecticut, Fairfield Way

Recommendations

- Strengthen the coordination and information-sharing roles of the Town/University Relations Committee
- Maintain and strengthen communication between town, State and University staff and public safety agencies to address public safety and quality of life issues, particularly concerning off-campus student housing
- Continue to monitor changes to the University's Master Plans, all new developments constructed under the UConn 2000/21st Century UConn program, and any other projects with potential traffic, environmental impact or infrastructure capacity issues
- Coordinate residential/commercial/industrial objectives and recommendations with University officials, particularly with respect to development on the North and Depot Campuses and commercial uses within campus buildings.
- Work with University and State officials to address management and capacity issues associated with University water and sewer systems.

PART III
CONSISTENCY WITH STATE AND REGIONAL PLANS

A. CONSISTENCY WITH CONSERVATION AND DEVELOPMENT POLICIES PLAN FOR CONNECTICUT 2005-2010

Pursuant to statutory requirements, Mansfield's 2006 Plan of Conservation and Development has been reviewed with respect to the growth management principles contained in the Conservation and Development Policies Plan for Connecticut 2005-2010. Mansfield's Plan is considered to be consistent with all of the State's growth management principles. The following information, which is organized based on the State's management principles, documents the consistency between these Plans:

1. **Growth Management Principle #1: Redevelopment and revitalization of commercial centers and areas of mixed land uses with existing or planned physical infrastructure**

   Mansfield's Plan recommends higher density residential, commercial uses in areas with existing or potential public sewer and water services and public transportation services. This is reflected in numerous recommendations contained in Part II of the Plan and most specifically under Part II, Section B.1.b. Map #22 of Mansfield's Plan (Planned Development Areas) clearly documents that the town's planned business, office, medium to high-density residential and institutional land use classifications are located in the two areas of town with existing or potential sewer and water service.

   Mansfield's Plan recommends working with the University of Connecticut, the town of Windham and State officials to plan, fund and construct appropriate expansions of existing sewer and water systems (see Part II, Section B.1.a).

   Mansfield's Plan encourages mixed-use developments such as the Storrs Center "Downtown" project in areas with public infrastructure (see Part II, Section B.1.c).

   - Mansfield's highest-density land use classifications (planned business and office, medium to high-density residential land use and institutional land use, see Map #22) are all, with a few minor exceptions, within Neighborhood Conservation Areas or Growth Areas as designated in the State Plan's Locational Guide Map.

2. **Growth Management Principle #2: Expansion of housing opportunities and design choices to accommodate a variety of household types and needs:**

   - Objectives and recommendations contained in Part II, Section B.3 directly address this principle. Mansfield's Plan provides for a variety of housing types for all income levels. Higher density multi-family housing opportunities are provided for in areas with public sewer and water and two-family homes and efficiency units are provided for in most areas of town. Over thirty (30) percent of Mansfield's non-group quarters dwelling units are multi-family units.

   - Mansfield's Plan includes recommendations regarding the use of new community septic systems and wells for affordable housing, the use of low and moderate income "inclusionary" provisions for multi-family housing and larger subdivisions, inclusion of specific provisions for co-housing projects with shared community facilities, continuation and expansion of an existing housing rehabilitation program for low and moderate-income households and the encouragement of developments and neighborhoods with a diversity of housing types.

- Mansfield's Plan includes support for the activities of Mansfield's Housing Authority, which operates an elderly housing development, a low and moderate-income family housing development and a rental assistance program.

3. **Growth Management Principle #3: Concentration of development around transportation nodes and along major transportation corridors to support the viability of transportation options and land reuse:**

   - Recommendations contained in Part II, Section B.1.e directly address this principle. Mansfield has encouraged development in areas adjacent to the University of Connecticut Storrs Campus and in areas proximate to the intersection of Routes 6 and 195. These areas, which are served by public sewer and water and public transit services operated by the University of Connecticut and Windham Regional Transit District, are considered Mansfield's primary transportation nodes. Mansfield's Plan of Conservation and Development continues to promote higher-density land uses in these two areas.

   - Mansfield's Plan includes recommendations to continue an existing pre-paid fares program for town residents, using the Windham Region Transit District's fixed-use bus service between Storrs and Willimantic. This service provides a public transit linkage between Mansfield's two major transportation/development nodes.

   - Mansfield's Plan includes recommendations for priority transportation improvement needs (see Appendix L). The listed public transportation, road improvement, walkway and bikeway improvement priorities are oriented toward those areas of town served by public infrastructure.

4. **Growth Management Principle #4: Conservation and restoration of the natural environment, cultural and historical resources and existing farmlands:**

   - Part I of Mansfield's Plan and associated mapping contained in the town's Plan provide detailed information about Mansfield's natural, cultural, historic and agricultural resources. Recommendations contained in Part II, Sections B.1.b and d, and B.2.a, b, c, d and e, document existing and proposed efforts to conserve and preserve these resources. Recommendations include continued use of Mansfield's open space acquisition program to permanently protect important resources.

   - Mansfield's Plan recommends lower-density residential uses and/or agricultural and open space/recreational uses in most of the areas of town that are not served by public sewer and water systems. Within these low-density areas, the Plan recommends the use of cluster or open space designs with lot size and dimensional flexibility, and the use of common driveways and other measures to maximize the retention of natural, cultural, historic and agricultural resources.

   - Mansfield's Plan includes recommendations regarding stormwater management and erosion and sedimentation control using current Federal and State management guidelines, the use of "Leadership in Energy and Environmental Design" (LEEDS) standards for new buildings and site work, and the use of best management practices for the use of fertilizers, pesticides and other chemicals.

   - Mansfield's Plan includes specific recommendations designed to protect existing and potential stratified drift aquifer areas and inland wetland/watercourse and flood hazard areas, and the Plan places a strong emphasis on appropriately regulating uses within the Willimantic Reservoir drainage basin.

   - Mansfield's Plan includes specific recommendations designed to protect historic and archaeological resources, historic village areas and the town's historic districts.

- Mansfield's Plan includes specific recommendations designed to protect agricultural and forestry resources and existing or potential agricultural and forestry uses.
- Mansfield's Plan includes specific recommendations designed to protect hilltops and ridgelines and other areas of scenic importance, and to expand the town's Scenic Road Program.
- Mansfield's Plan includes specific recommendations to work with the Willimantic River Alliance to protect and expand public access to the inter-town State-designated "Willimantic River Greenway."

5. **Growth Management Principle #5: Protection of environmental assets critical to public health and safety:**
   - Mansfield's Plan documents the Mansfield portions of the Willimantic Reservoir drainage basin and the State-designated aquifer protection areas for University of Connecticut wellfields in the Willimantic and Fenton Rivers. Part II of Mansfield's Plan includes numerous recommendations designed to protect these resources. Mansfield's Planning and Zoning Commission, as the town's designated Aquifer Protection Agency, will comply with all State requirements with respect to regulated land uses in the designated aquifer areas. Mansfield's Plan recommends low-density residential development (minimum lot size of 90,000 square feet) in designated aquifer areas and most of the area within the Willimantic Reservoir drainage basin.
   - As documented under Growth Management Principle #4, Mansfield's Plan includes many recommendations designed to protect and enhance surface and ground water quality.
   - Mansfield's Plan includes recommendations designed to continue high-quality facilities and services to protect the public's health and safety. Local health and safety services that will be maintained include fire protection and emergency services, police services, recycling and hazardous materials disposal services and continued participation in programs administered by Eastern Highlands Health District.
6. **Growth Management Principle #6: Integration of planning across all levels of government to address issues on a local, regional and State-wide basis:**
   - Mansfield's 2006 Plan was prepared after consideration of goals, policies and recommendations contained in regional and State land use plans. Mansfield's current Plan, as well as previous Plans adopted by the town, have demonstrated that the town's land use goals, policies and recommendations are fully-consistent with regional and State Plans. Mansfield has been an active participant in regional and State Plan updates for over twenty years.
   - Mansfield has been an active member of the Windham Region Council of Governments and Windham Regional Planning Commission and an active participant in many programs managed by the State Departments of Transportation, Environmental Protection, Health Services, Economic and Community Development and the Office of Policy and Management.
   - Mansfield has participated actively in the University of Connecticut's Master Plan Committee and other University committees associated with land use and community interaction. Town representatives have also actively participated in Connecticut Environmental Policies Act project reviews for UConn developments, and town and University officials have been working together to address infrastructure issues of mutual interest. The town and the University have an active Town/University Relations Committee that has helped strengthen communications and cooperation on

many land use and quality of life issues. The town and University have worked together to foster the Storrs Downtown project, which will soon produce a new land use that promotes all six of the State's grown management principles.

- Mansfield has promoted public participation in all significant land use decisions and, through existing public notice provisions and refined use of the town's internet web site and local public access cable TV station, public participation will continue to be a high priority in Mansfield.

B. CONSISTENCY WITH WINCOG REGIONAL LAND USE PLAN

Pursuant to statutory requirements, Mansfield's 2006 Plan of Conservation and Development has been reviewed with respect to the 2002 Windham Region Land Use Plan. Mansfield's Plan is considered to be consistent with the nine (9) regional goals cited in the text of the WINCOG Plan, the mapped land use categories contained in Appendix D of the WINCOG Plan and the numerous policies and recommended actions for each land use classification. Mansfield's Plan also directly incorporates many of the regional recommendations contained in Appendix A (Action Table) of the WINCOG Plan. The following information provides more specific information regarding the consistency between the Mansfield and WINCOG Region Plans.

- The nine WINCOG regional goals are similar to the six growth management principles contained in the State's Conservation and Development Policies Plan. The information cited or referred to in Part III, Section A of this Plan documents Mansfield's Plan's consistency with both State and regional land use goals, principles and recommended policies.
- The Windham Region land classifications and related land use policies and recommended actions are similar to the land use mapping contained in Mansfield's "Existing and Potential Conservation Areas" and "Planned Development Areas" mapping (see Maps #21 and #22) and the associated policies and recommendations contained in Part II of this Plan. Of particular importance, a majority of Mansfield's higher-density commercial, residential and institutional land use categories are within WINCOG-delineated "Central Areas with Public Utilities." Mansfield's depiction of potential conservation areas and historic preservation areas is more specific than the Regional Plan but, based on the Regional Plan's overall approach, the two Plans are very consistent with respect to the preservation of important natural, cultural, historic and agricultural resources.
- The regional Plan contains a number of specific policies for certain areas of Mansfield with public utilities and a number of specific recommended actions. Although a few of the recommended actions in the Regional Plan are not specifically addressed in Mansfield's Plan, a vast majority of the regional recommendations are directly and effectively addressed by either Mansfield's 2005 Plan or existing land use regulations and application review processes.

APPENDIX

A. HISTORY

Geologic History and Native American History

Mansfield's present landscape was formed over hundreds of millions of years by two major geologic events. These occurred in addition to the continuous and ongoing process of weathering and erosion. The first event was a colossal but slow-moving collision of continental plates that began as long ago as 500 million years. Like most of Connecticut, Mansfield started its existence as the Iapetos Ocean, an ancient seabed, which for the next 250 million years was slowly crushed between two colliding continental plates, Proto-North America and Proto-Africa.

The proto-continental plates were crushed together on their way to forming a single super-continent, Pangaea. This collision formation caused the ancient ocean floor to buckle and fold into a chain of high mountains that still exists, although now greatly eroded, known as the Appalachian Mountain Chain. Thus was formed the bedrock of Eastern Connecticut, known to geologists as the Eastern Uplands of Connecticut.

The super-continent Pangaea held together about 50 million years, a relatively short time in geologic history, before the continental plates began to break apart along new separations. The direction of continental drift was reversed and Europe and Africa started to move away from the Americas, a process that continues even today. However, the Iapetos Ocean floor has remained forever crushed and lifted into its mountainous configuration, and it is this ancient bedrock that provides the rock foundation for the gently rolling hills found in Mansfield today.

There is, however, a small section of southeastern Mansfield that has a different geologic origin. Called the "Willimantic Basin", it started its existence as one of the ancient Avalonian Islands (600-800 million years old) located in the middle of the Iapetos Ocean before the formation of Pangaea. The islands were crushed and welded to the Eastern Uplands during the collision formation and are known to be of a different geological terrain than that of the surrounding uplands. The Willimantic Basin is significant because its Avalonian terrain is where the larger rivers and steeper waterfalls were cut and formed, thus creating the natural resources that would later enable Mansfield and Windham, as well as other New England areas of Avalonian origin, to participate in the early part of the Industrial Revolution in America.

The second major geologic event to shape the area was an "ice age" that included a period of several glaciations in the Northern Hemisphere; this began some 2 to 3 million years ago. In the intervening millennia between the breakup of Pangaea and the period of glaciations, the Eastern Uplands and Willimantic Basin were being slowly but continuously eroded down to a surface shaped much as we see it today. The glaciers speeded up the process of erosion by grinding down and rounding off the mountainous bedrock with the movement of their great weight. They removed deep clay soils and weathered rock at the same time they deposited and compacted unsorted till soils over upland areas and filled the valleys and other depressions with water-sorted sediments released from their meltwater streams. The most recent glacial period, the Wisconsinan, started about 85,000 years ago. It covered Connecticut with ice about a mile thick during its peak, and then around 18,000 years ago, the earth began to warm again and the Wisconsin Glacier stopped moving and started to recede. In its wake an incredible assortment of glacial debris remained, known collectively as "drift". The newly-revealed landscape was barren and treeless, like an Arctic tundra, but its basic contours and features would have been recognizable to Mansfield residents today. Some of the more notable glacial features include:

Glacial features formed under the moving continental ice sheet:

Drumlin (Horsebarn Hill) - A smooth, rounded hill with its long axis north to south, in the direction of glacial movement, sloping gently on the upstream end and more steeply on the downstream end. Many drumlins are found in Mansfield, especially in Storrs. Horsebarn Hill is made up of several drumlins with the biggest one visible from Route 195.

Cliffs and Ledges (Fifty Foot, Mt. Hope Rock, Coney Rock Hill, Wolf Rock Cliffs) - Distinctive features related to or part of the drumlin-shaped hills. These areas of exposed rock usually face southward and were formed as the moving ice lifted, rolled and removed large amounts of fractured and faulted rock with the force of its movement. The easiest removal occurred on the south rock faces with the southerly movement of the glacier, but it also occurred, as at Mt. Hope rock and in ledges along the east side of Gurleyville, where the rock fractures were open and not so strongly bound in place.

Fifty Foot Cliff

Wolf Rock

Glacial features formed during the period of melting:

Glacial Erratic (Wolf Rock) - A boulder that was carried by the glacier from points north as the ice moved south and was deposited randomly as the ice melted. Erratics like Wolf Rock, on a high point, are particularly noticeable; however, there are many erratics throughout Mansfield.

Esker (above and below Gurleyville along the Fenton River) - A long hill of water-sorted sediments found along a course of water-flow in or under the melting ice mass. Eskers are composed of sand, gravel and boulders just as found in a moving river, which remained in place as the ice disappeared.

Kames (just north of Route 195, east of Baxter Road) - Holes in the ice that filled with sand and gravel as the ice melted. They were left as cone-shaped hills when the ice was gone.

Stratified drift aquifers- (Mansfield has 3 large aquifer systems - The Willimantic River aquifer, the Pleasant Valley aquifer, and the Mansfield Center aquifer formed along the valleys of the Fenton, Mount Hope and Natchaug rivers) - A stratified drift aquifer is a deep valley filled with water-saturated gravels that were sorted by the action of glacial meltwater streams. Aquifers can serve as renewable water sources for large populations of people. There are also a number of smaller but similar formations that are found at higher elevations where sediments were deposited over shorter periods of time, but these do not have adequately-sized recharge areas to serve as water supplies for large populations.

Kettles (Echo Lake, Eaton Bog, Turnip Meadow) - Formations produced as separated ice masses stood alone and were surrounded by sand and gravel deposited by water flowing around the ice. Later, the ice melted and a depression was left in its stead, frequently filled with water as a swamp, pond or lake. Mansfield has a great number of these formations, mainly in Mansfield Center, east of Route 195.

Turnip Meadow, a 320-acre kettle, is a low-lying meadow area between Bassetts Bridge Road and Route 89, reaching almost to Atwoodville. The name can be found in the earliest town records. It is now submerged, as part of the floodpool of the Mansfield Hollow Flood Control Dam. This large marshy meadow was formed in the space left by a large, similarly-sized mass of ice, as sand and gravel deposits were formed around it. When the large ice mass finally did melt, the low-lying meadow remained.

Glacial features formed by wind:

Aeolian deposits (East Brook Mall parking lot) - Uniform deposits of silt blown into place at valley edges during the years of scarce vegetation during and after the glacial recession. This material does not have the layering that indicates settlement in bodies of water. A large area of this material was excavated at the north end of the East Brook Mall's parking lot during construction and can still be seen along some of the edges of the parking lot.

In general, Mansfield's present wetlands were formed as the Wisconsin Glacier halted, and the ponds, lakes and meltwater streams reworked sediments that it carried. The present system of wetlands and watercourses represents a delicate and continued balance between rainfall, infiltration of that rain into the ground water system, and ground water drainage to discharging streams.

It was about fifteen thousand years ago that this last glacier finally disappeared from Connecticut. Lichen sprouted on the thin tundra-like soil, which in turn was supplanted by various successive species of flora that changed in response to the warming climate. These plants were eventually succeeded by the mixed coniferous/deciduous forests found here today. This transition from a sparsely vegetated land surface to denser Eastern Upland forest occurred about 6,000 to 8,500 years ago.

The first animals to migrate to Connecticut after the last glacier were large mammals: Mastodon, giant beaver and caribou. Their presence is indicated by the rare fossilized remains found in various locations throughout the state. Gradually, those early species were succeeded by the animals present in the area today.

The first Paleo-Indians came to Connecticut approximately 10,000 years ago in search of the megafauna and early food plants. Their life and culture, in part, changed over the years in response to the warming climate and the succession of plant and animal species. These first inhabitants were probably nomadic hunter-gatherers, migrating seasonally with animal populations between food plant locations. This early period was succeeded by various "settler" stages and followed only recently, a little over a thousand years ago, by the "farmer" stage, when the Indians began to plant corn and establish permanent settlements. Planting was in addition to hunting and gathering still practiced to procure food.

The early Native Americans of New England kept no written records; however, the first European explorers, traders and fishermen, starting with the arrival of Verrazano in 1524, have made descriptions of Indian life in southern New England. In Mansfield, there is no written documentation of any permanent Native American settlements. There are, however, a great number of prehistoric sites and artifacts found here that would indicate the town had been used intensively for a long time as a place to hunt, fish and gather wild foods. It is possible there may have been a small village situated in the area of Mansfield Center, most likely near Echo Lake or at the confluence of the Fenton and Mount Hope rivers. According

to tradition, a favorite place for water was Red Spring, located on the southwest border of Turnip Meadow. It was known for its high iron content and perceived healing powers. The Mohegan Indians from the Norwich area would have been the most recent Native Americans to use Mansfield for their hunting grounds.

The Seventeenth Century and English Settlement

Closely following the first European explorers to New England were Europeans fishing the Grand Banks off Newfoundland. This led to trading with the Native Americans of New England, which in turn led to European settlement here. The first recorded successful settlers to arrive were the English Pilgrims who landed at Plymouth, Massachusetts in 1620. After that date, the English came to dominate the European trading territories of New England by virtue of their large numbers and their many settlements.

However, it wasn't until the end of the 17th century that the first permanent English settlers established themselves in northeastern Connecticut. Two great clashes with the Native Americans preceded their arrival here. Many causes sparked these wars, but the central issue was competition for the same resource: land. Each side had differing views on land use and ownership. The English believed in private land use and ownership, while the Indians generally held that land, regardless of ownership, could be used in common by all members of the tribe. They believed land was held in stewardship and that one did not give up his right to hunt and fish upon it, even if it was sold to someone else for settling and planting. This conflict in land use was one of many causes that eventually led to war:

- The Pequot War of 1636-1637, in Mystic, Connecticut, in which the English attempted to annihilate the Pequots and almost succeeded;
- King Philip's War, 1675-1676, in southern Rhode Island, in which a last concerted effort by the Native Americans failed to drive the colonists out of their New England territories.

The Native Americans lost both wars, although it should be noted that in Connecticut the Sachem Uncas and his tribe of Mohegan Indians sided with the English against the Pequots. The Indian defeat of 1676, however, marked the end of 10,000 years of Native American stewardship of large land areas held in common use. The only lands the English set aside for common use were a few small parcels in each of their early settlements, to be used for the church or meetinghouse, also for burying grounds, town pounds, commonfields, cedar swamps and the like.

While neither war was fought on Mansfield soil, the Indians' defeat did have a profound effect here, because it opened the territory to English occupation and settlement, according to historian Ellen Larned. In 1675, the same year the Mohegans agreed to fight with the English in King Philip's War, Joshua, the third son of Uncas, signed a will bequeathing a portion of Mohegan land to 16 Englishmen from the Norwich area. A year later, Joshua died from wounds received during the war and, although he predeceased his father, the General Court of Connecticut approved his will and the land dedication in 1678. This land, later known as Joshua's Tract, included the present towns of Windham, Mansfield, Hampton, Scotland and Chaplin. It was at this point that the land use patterns of present-day Mansfield became those of the English.

In 1682, the 16 English legatees drew up an agreement stating that the land for a new town would be divided equally into 48 allotments, or shares, of 1,000 acres each. Three years later, in 1685, the legatees agreed to create three villages within the boundary of the new town and to survey home lots for each. These villages were:

1. Hither Place (present Windham Center) - 15 home lots
2. Ponde Place or Naubesatuck (present Mansfield Center) - 21 home lots

3. Valley of the Willimantic (near present city of Willimantic) - 12 home lots

At the same time, a "highway" was laid out through each village. A highway also connected Hither Place to Ponde Place, with a ferry for transportation over the Natchaug River. In Ponde Place, 19 of the 21 home lots were laid out along the easterly side of the highway. This road, known as "Town Street" in the 18th and 19th centuries, was 8 rods wide (132 feet) and functioned as a linear village green. The original cart-path has been widened, straightened and paved to become Route 195. Many, if not most, of the original lot lines can still be found in Mansfield Center. (For more information on Mansfield Center, see the "Historic Villages" Appendix of this Plan of Conservation and Development, and the book Historic Mansfield Center, published by the Mansfield Historical Society in 2001, revised in 2002.)

The 16 legatees divided the 48 allotments by lottery in 1686 but did not settle on their land in the early years. The reason was that Sir Edmund Andros had dissolved the colonial government by order of King James II, and Andros refused to recognize Indian land deeds. It was at this time that Connecticut's colonial Charter was hidden in an oak tree in Hartford for "safe keeping". The legatees delayed in seeking confirmation of their titles until the spring of 1689, which saw the deposition of James II and the subsequent removal of Andros and the return of the General Court of Connecticut.

In 1692, after petitioning the General Court, Joshua's Tract was incorporated as the town of Windham, and the first settlers, Jonathan Hough, Samuel Hide and John Royce, arrived in Ponde Place. Shortly thereafter, a minister was "called and settled" (in Windham Center), and burying grounds were surveyed (Mansfield Center's was laid out in 1693 at its present location on the east side of Route 195). Town pounds were erected (first in Windham Center, a little later in Mansfield Center), and in 1695 Robert Fenton built a wooden bridge across the Natchaug River to replace the ferry, presumably below the falls at Mansfield Hollow. Vestiges of an early road across the Natchaug River can be seen at the north end of the Willimantic Reservoir when water levels are low.

The Eighteenth Century

Travel between Hither Place and Ponde Place was difficult, even with the new bridge over the "deep and dangerous" Natchaug, and this natural barrier was the cause of an ongoing dispute over the location of a central meetinghouse, or church. In 1702, the townspeople of Windham petitioned the General Court to divide the town into two ecclesiastical societies and to authorize the residents of Ponde Place to form their own township and build their own meetinghouse. A year later (1703) this petition was granted, and the Town of Mansfield was separated from Windham and incorporated as a Town, with the condition that "an able, orthodox minister of the Gospel be called and settled." The Reverend Eleazer Williams answered the call in 1710 and the First Congregational Church of Mansfield was founded in the same year. The Williams house, at 572 Storrs Road (started circa 1711), and its neighboring 18th-century houses, existing and demolished, formed the nucleus of the oldest historic village in Mansfield.

During the first part of the 18th century, the chief concerns of the townspeople were survival and subsistence. Mansfield Center was the first part of town to be settled, in 1692; shortly after that, other sections of town were settled. The land was cleared of trees and rocks, crops were planted, stone walls were started, and wooden houses, barns and fences were erected. Sawmills and gristmills sprang up along the streams that supplied waterpower. In Gurleyville, for instance, a sawmill was built in 1723 and a gristmill in 1750. (The present stone gristmill was built in 1835, replacing the 18th-century mill.) Other early 18th-century industries known to have existed were a potashery and a tannery in Mansfield Center. Later in the century came a small shoe factory and a clockmaker/silversmith in Mansfield Center, a

shop for making augers in Gurleyville, and an iron works and fulling mill on Cedar Swamp Brook in the western part of town, near Ravine Road. In 1785, Benjamin Hanks built a bell and cannon foundry on Hanks Hill, where he cast the first brass cannon in America.

All of the known early mills were small wooden structures, and they often formed the nucleus for new village centers and roads. Today there are no existing examples of 18th-century mill villages in Mansfield save one, the small cluster of houses and foundations (including the former sawmill built by Zebulon Gurley in 1778) east of Four Corners on Old Turnpike Road near the Fenton River. All other existing mill villages in town date from the early to mid-19th century, although some, like Gurleyville, Mansfield Hollow and Mt. Hope, have a mixture of 18th and 19th-century houses. Unfortunately, all of the 18th-century mills are gone.

A major force in the life of the town was the Congregational Church, and it dominated all political, social and religious activity for the entire 18th century. The First Congregational Church in Mansfield Center (founded 1710) was the only established church until 1737, when the town was divided into two parishes and a Second Ecclesiastical Society was formed in the north parish. In 1744, the Second Society built a church, since then twice replaced, which is now known as the Storrs Congregational Church. For a brief period around the year 1745, religious dissidents under the influence of the "Great Awakening" founded the Separatist Church at the corner of South Eagleville and Separatist Roads. Before the end of the century, however, the "Great Awakening" had died down and new forms of Protestantism were being founded. In Mansfield, for instance, a Methodist church was built on Wormwood Hill in 1794 and a Baptist church on Spring Hill in 1809. The latter still exists in a newer building constructed in 1876. Eastern Mansfield saw the founding of a third Congregational Church parish, which in 1822 was split off as part of the new town of Chaplin. The domination of the Church as a political force ended in 1818, with the adoption and ratification of a new State Constitution, thus formally separating Church and State for all Connecticut residents.

Education in Mansfield in the 18th century was not the main "industry" that it is today. Farming was the main source of livelihood and, therefore, school was held when farm chores were least pressing. Local tradition has it that the first itinerant teacher was hired in 1706. One notable resident, Joshua More, established an Indian school in 1754 with Eleazer Wheelock, in what is now Columbia, Connecticut. The school later moved to Hanover, New Hampshire, and became Dartmouth College. More's house, built between 1714 and 1718, still stands on Route 32, opposite the junction at Stearns Road.

Starting in the early 18th century, the town was divided into school districts and the teachers were sent in a circuit like itinerant ministers, teaching classes for all grades in one or two rooms. In the beginning, classes were held in private houses, but by 1794 a first district schoolhouse was built in Mansfield Center just north of the First Congregational Church. The number of schools and the changes in district boundaries were frequent topics at Town Meetings. A few of these school buildings still exist, but not for the same use, nor are they all in their original locations.

Two Mansfield men were recognized as superior craftsmen in the 18th century. Benjamin Hanks (1755-1824) was an inventor and maker of clocks, brass cannons and church bells, as well as a textile manufacturer. In 1776, he presented his father with a tall case clock with a mechanism that played 6 tunes; the clock stands today in one of the diplomatic reception rooms of the State Department in Washington, D.C. Another clock-maker, Jacob Sargeant (1761-1843), opened a clock and silversmith shop in Mansfield Center, just south of the large gambrel-roofed house on Rt. 195, near the junction of Bassetts Bridge Road. About 1787 he moved to Springfield and later on to Hartford, where he made clocks, as well as gold and silver jewelry. He became a leading silversmith in Hartford.

Several Mansfield men took part in the French and Indian War that started in 1754 at a wilderness fort near present-day Pittsburgh, Pennsylvania. The war was a prelude to the European conflict known as the Seven Years' War (1756-1763), which was fought between England and France and their allies. The Treaty of Paris in 1763 ended both conflicts and confirmed Britain's claim to a large portion of the North American continent. The war also served as a training ground for the colonial militiamen, who would be fighting again within 15 to 20 years, but this next time against their parent country, England.

One of the high points of Mansfield's history occurred on October 10th, 1774, when the townspeople voted to adopt their own "Declaration of Freedom", some twenty-one months before the country proclaimed its "Declaration of Independence" from England. The following year, when the Lexington alarm signaled the start of the actual war, 93 Mansfield men marched off under the command of Lieutenant Colonel (later Colonel) Experience Storrs. In all, over 260 men from the town fought in various battles throughout the Revolutionary War, and the townspeople again and again sent supplies of food, clothing, ammunition, even flint-locks made in Mansfield, to aid the war effort. Connecticut was called the "Provisions State" during the War, and northeastern Connecticut was a major source of these provisions. After the War was over, Mansfield voted "No" on the question of ratification of the new United States Constitution, an indication of its concern regarding central government.

After the Revolutionary War, in 1797, the State Legislature established the Boston Turnpike Company, which was charged with improving and maintaining an existing road (present Route 44) leading from Hartford to Boston. Tolls for it were collected in an office just west of what is now Mansfield Four Corners. Other turnpikes were built through Mansfield following existing roads: Windham to Mansfield Turnpike (present Route 195) and the Tolland Turnpike.

Gurleyville Gristmill

The Nineteenth Century and the Industrial Revolution

As Mansfield entered the nineteenth century, the focus of its economy, while still basically agrarian, turned increasingly to industry. Although the Industrial Revolution generally bypassed the hill villages and Mansfield Center, (agriculture and small shops remained the economic backbone of these areas), it did seem to invigorate the rest of the town. Starting early in the century, there were noticeable increases in industrial activity, with many new mills being built, although these were still small and water-powered. Several developments,

all happening at about the same time, account for the increase: The success of the Industrial Revolution in England, which began there about 1770, America's growing prosperity, especially in agriculture, and the sudden need to be an independent producer of goods in order to survive blockades and to wage wars (both the Revolutionary War and the War of 1812). Finally and most importantly, the country had become a sovereign nation with a sovereign people ready and eager to trade with the rest of the known world, especially since the English markets were closed to Americans just after the wars.

By the mid-nineteenth century, a variety of products were produced here in Mansfield, according to an 1845 inventory, as cited in the 1974 Chronology of Mansfield, Connecticut (revised 2003), published by the Mansfield Historical Society. The manufactured goods that were produced in town in this one year were: spectacles, machine tools, knitted hosiery, augers, bits, gimlets, combs, leather from three tanneries, steel products, lead pencils, hats and caps, bells and other castings, and, of course, textiles - cotton and silk. This latter industry was Mansfield's most notable, with five silk mills plus a silk card mill, all listed in the 1845 inventory. There were also other industries that existed in town in the 19th century but were not listed because they either predated or postdated the inventory, such as a clover seed mill, an axe handle and wheel spoke factory, shoddy mills (that made an inferior-quality wool fabric from reprocessed rag and shredded woolen and cotton wastes), one or two bone mills, a linen and cotton mill, a woolen mill, a bark mill and a sumac mill. In 1873 an organ pipe factory was started in Merrow by Fenelon McCollum and was moved to Mansfield Depot three years later. Many of these businesses were short-lived. For instance, in Merrow, a gunpowder mill was begun in 1811 to supply the War of 1812, but it blew up for the second (and last) time in 1830 and thus was not included in the 1845 inventory. Additionally, there were blacksmith shops, wagon shops, cider mills, sawmills and gristmills located throughout town, but not listed in the inventory, as they were common to all towns.

New products were invented or improved here as well: the buzz or circular saw by Daniel Hartshorn and the screw auger by Nathan Palmer and Andrew Hartshorn. The Hanks family was one of Mansfield's most inventive; for example, in 1810, Rodney and Horatio Hanks invented the double wheelhead for spinning silk, and that same year built the first silk mill in America at Hanks Hill. (This small building, only twelve feet square, was removed in 1930 to Henry Ford's industrial museum at Greenfield Village in Dearborn, Michigan.)

Silk was Mansfield's dominant industry in the nineteenth century, having been started around 1760 by Dr. Nathaniel Aspinwall, who introduced the mulberry tree and the silkworm to the town. Silk culture started as a "cottage" industry with a good many households in town taking part. By the nineteenth century, the industry was flourishing and Mansfield was recognized as one of the silk industry's leading towns. As John Warner Barber stated in his 1836 Connecticut Historical Collections, "...a larger quantity of silk is manufactured in Mansfield than in any other place in the United States."

Unfortunately, due mainly to a financial crisis in 1837, then a blight on the mulberry trees, followed by a severe storm in 1844 that destroyed the remaining trees, the silk industry changed. The bigger mills survived, however, as they were able to switch to silk cocoons imported from the Orient, and these mills thrived for several decades more. The 1869 Tolland County Survey Map of Mansfield listed eight companies that manufactured various types of silk threads, machine twists and fringes. L.D. Brown & Son was listed as being in Mansfield Center, but his mills were in Atwoodville and later in Middletown, Connecticut, and his salesrooms were in New York City and Boston. His business was just one example of several that were located in part outside of town but still considered as a Mansfield business. According to the 1869 map, there were silk mills in Atwoodville, Chaffeeville, Conantville, Gurleyville, Hanks Hill and Mansfield Hollow. Mansfield's silk manufacturers

achieved fame and won national awards for the quality of their products, and one, Ebenezer Gurley, became quite wealthy after "cornering" the New York silk market in the late 1860's.

However, at the start of the twentieth century, the industry began to die out, the last mill shutting down in 1928. Today only one silk mill building is left in town, located on the east side of Hanks Hill Road. Converted to a button factory early in the twentieth century, it was changed to a residence and artist's studio. The only other visible remnants of this vibrant and unique silk industry are a few mulberry trees and mill foundations and road names such as Wormwood Hill Road and Mulberry Road.

The 1869 Tolland County Survey Map showed only four mills that did not make silk: cotton at Eagleville; knit goods ("stockinettes") at Merrow; axe handles and wheel spokes at Mt. Hope, and the shoddy mill at Mansfield Depot. Compared to the 1845 inventory, this was a small number and reflected the impact that the Civil War (1861-65), had on small businesses. However, the Eagleville Mill did well during the war as the result of having received a government contract to make Springfield-type musket rifles. After the Civil War, the Eagleville Mill returned to cotton manufacture.

Most of Mansfield's manufacturers fared poorly during the Civil War. The town sent a total of 155 men off to fight, but on their return the soldiers found many mills idle, the major exception being the still flourishing silk industry. The town's population dropped precipitously during the War, but the actual decline had started around 1830 and continued until 1910. It was in the latter half of the 19th century that people moved west or on to the bigger cities for better jobs. The advent of steam power allowed bigger factories to be built in locations closer to their markets, and since water power was no longer a necessity, the larger companies were bypassing Mansfield, except at Eagleville and Mansfield Hollow.

The building of the railroads was also a big factor in the changing locations of factories. The cotton mill at Eagleville, started in 1814, was given an economic "boost" when the railroad tracks were laid along the Mansfield side of the Willimantic River in 1847. The mill became one of the largest in town, and many small workers' houses were built nearby. The mill was in operation until 1956, when it burned to the ground. The property, including the dam, pond and water rights, was sold to the State of Connecticut in 1967.

The Kirby Mill in Mansfield Hollow was another large mill, built of stone in 1882. It is now one of only two stone mills still standing in town. This mill, built on the location of earlier eighteenth and nineteenth century mill sites, had housed various industries before it was sold to the University of Connecticut in the 1960's. In 1996, the Kirby Mill was purchased by the Town and subsequently the mill property was sold and renovated for an industrial use that remains active in 2005. Viewed from the vantage point of the Mansfield Hollow Dam, the Kirby Mill seems to fulfill the Industrial Revolution's ideal of a "machine in a garden". The neighboring houses in the Hollow serve as an excellent example of an early nineteenth century mill village. The typical history of small New England mill villages was that big cities grew up around the mill and enveloped the village. However, this did not happen in Mansfield Hollow. All the 19th-century mill villages in town were built on a small scale, and all have remained so. In addition to Eagleville and Mansfield Hollow, good examples of 19th century mill villages can be found in Atwoodville, Gurleyville, Hanks Hill, Mansfield Depot, Merrow, Mt. Hope and Conantville.

Four notable local artists/artisans practicing in the nineteenth century were: George Freeman, miniaturist and portrait painter of Queen Victoria, whose work was posthumously exhibited at the Metropolitan Museum of Art in New York; Thomas S. Cummings, artist, author, professor of art and founder of the National Academy of Design in New York; Edwin Fitch, master builder and one of Connecticut's first architects; and Rand White, master stone

mason, who started the Dewing Wall on Browns Road, but died before its completion in 1884.

Around mid-century, two institutions were formed to aid poor and needy townspeople. From 1861 to 1922, the town supported a poor farm (called the Mansfield Poor House) on Maple Road, run by the Barrows and Gardiner families. The farm supplanted the town's previous measures for providing for the poor, whose care and concerns, according to Town Meeting Minutes, were met as early as 1719.

The other institution was a home and school for the orphans of Civil War soldiers, founded in 1866 and located in North Mansfield on the southwest corner of North Eagleville Road and present-day Route 195. Although the orphanage had closed by 1881, its buildings and surrounding land, together with a gift of money donated by Mansfield natives Charles and Augustus Storrs, formed the nucleus of a new small agricultural school, which eventually would become the University of Connecticut at Storrs. Established by the State as the Storrs Agricultural School, it opened in September of 1881 with three faculty members and twelve students. In 1893, the school became a land-grant college as part of the National Land-Grant System. In 1899, the name was changed to the Connecticut Agricultural College. The school's rapidly-changing status foreshadowed its periods of growth in the next century and its pivotal role in Mansfield's land use and economic and social development.

Kirby Mill

The Twentieth Century

The "Era of Education" best describes the focus of the town during the whole of the twentieth century. The one-room schools were gradually consolidated into three grammar schools (Reynolds, Storrs, and Buchanan). These were in turn replaced by Middle School and three elementary schools (Vinton, Southeast and Northwest, now Goodwin). E.O. Smith High School, built first in 1958 as part of the University of Connecticut's School of Education, was later taken over by the town. Joining Ashford to form Regional School District #19 in 1987, E.O. Smith is currently shared by three towns: Mansfield, Ashford and Willington. At the level of higher education, the Connecticut Agricultural College officially became the University of Connecticut in 1939, and since then it has assumed an increasingly dominant role in the town.

Before 1939 and in fact, during the entire first quarter of the twentieth century, the population figures for the town were very low. It was not until 1930 that the census figures exceeded those of 1820, the original high point in Mansfield's population. Even the 81

soldiers sent to serve in World War I (1914-18) represented a decrease from those sent to the Civil War. The population was at its lowest level in 1900 and 1910, well below the figures from 1774 to 1850 (see population chart at the end of this section).

One of the reasons for the low census figures in Mansfield was the closing of the smaller mills, including the silk mills, at the beginning of the twentieth century. Similarly, factories were shutting down throughout New England, especially after World War I, when many businesses moved to the South where operating costs were lower. Only a few big mills remained active during World War I, and two of those converted to products needed for the war. The Eagleville Mill produced a fabric of closely-woven cotton to cover airplane wings, and the Kirby Mill in the Hollow made brass primers for British guns. Both of these mills continued to make a variety of products throughout the Great Depression in the 1930's and World War II (1941-1945), before finally closing down in the 1950's. A similar fate befell the Conantville Mill, except that after closing as a mill, it reopened as a club called the Shaboo Inn, which featured rhythm and blues music as well as all other kinds of contemporary popular music. It burned to the ground in 1982. The closing of these three mills virtually ended manufacturing in town until the Kirby Mill was reactivated in 1996.

With the mills closed, Mansfield's industrial employment opportunities declined about mid-century. Fortunately for the town, this decline was offset at almost the same time by a significant rise in employment at the University of Connecticut, which was embarking on a program of expansion. The University's greatest period of growth occurred during the 1950s and 1960s, under Presidents Albert Jorgensen and Homer Babbidge. At this time, the University became the largest single employer in the Windham Region, a position it continues to hold. In addition, the 1950's saw the construction of the Mansfield Hollow Flood Control Dam, which created a number of temporary jobs between 1949 and 1952. The flooding of the low areas inside the dike system significantly changed the land use of those parcels now submerged. Those included the former Turnip Meadow and portions of the villages of Mansfield Hollow and Chaffeeville. At the same time, a good part of the area inside the dike was turned into a state park with ball fields, hiking trails and a boat launch area. The park is currently leased to and operated by the State of Connecticut, Department of Environmental Protection.

Another government enterprise in town that affected land use was the Mansfield Training School. Started in 1858 in western Connecticut and moved to Mansfield in 1911, it grew in prominence and size for over fifty years before being downsized by the State and closing in 1993. The State Department of Corrections has taken over four Training School buildings on the north side of Route 44 and has converted these buildings into the minimum-security Bergin Correctional Facility, and the University of Connecticut has taken over buildings on the south side of Route 44 as its Depot Campus. The University also took over ownership control of agricultural land and buildings (Spring Manor Farm) west of Route 32 and sewer and water facilities previously operated by the Training School. The pond and adjacent field are maintained by the State Department of Environmental Protection.

In 1995, the State of Connecticut approved a one billion-dollar "UConn 2000" program to renovate and expand facilities at the University of Connecticut. Subsequently, an average of one hundred million dollars a year has been spent on new dormitories, classrooms, research facilities, athletic and recreational facilities, parking garages and other infrastructure and support facilities. The program was approved for an additional 1.3 billion dollars to be spent from 2005 to 2015.

In the twentieth century, the focus of agriculture shifted from the diverse products of the self-sufficient family farm of the eighteenth and nineteenth centuries to the single product of the specialized farm of today. Although the number of farms began to decline throughout the state beginning in 1820, farming in Mansfield did not drop dramatically until about 1955.

Prior to that time, the number of farms declined, but the average acreage per farm increased, indicating that many smaller farms were being consolidated into fewer, larger farms. The dairy industry (first butter and cheese, then milk) became dominant in the early twentieth century, and the trend toward consolidation of dairy farms has continued to the present. Mansfield today has three large working farms, and one, Mountain Dairy, has been operated by the Stearns family at the same location since 1772. The University of Connecticut's farm has dairy and beef cattle, sheep, swine and horses, as well as a small poultry flock used for research.

Mansfield's poultry industry has a different "timeline". During the 1930's, several poultry farms were started in town, and the poultry industry (mainly broilers and eggs) grew and thrived until the late 1970's. There are now no poultry farms in town. Charles River Spafas, a commercial research company is Storrs, performs quality-control testing of pathogen-free flocks, but does not raise any chickens at this site.

Retail agriculture in Mansfield has followed a State-wide trend towards the development of greenhouses, nurseries, small vegetable and fruit farms, a Farmer's Market and agri-tourism features, such as corn mazes and hay rides. Specialized agriculture continues to be a large part of farming in town, including vegetables, beef cattle and horses (there are over 200 riding horses in town).

Preservation of farmland continues to be an important open space preservation objective. In the 1970's, development rights for most of the Martin farm were sold to the State. In 1999, development rights for most of the Palmer farm were conveyed to the town, and three of the town's open space purchases included prime farmland, which is now leased to local farmers.

Of all the technological changes that have occurred in the twentieth century, the invention of the automobile has had the greatest impact on land use. The patterns of development in this century are generally linear, along roadways, as compared to patterns of earlier centuries that were "clustered" around core villages. In New England the core or nucleus of an early village was often a church, a mill, a school or a green. In Mansfield a few churches and mills survive, and three village greens remain as focal points of the town's existing historic villages, which today number 16. Only three of these villages are under the jurisdiction of the local historic district commission that serves to protect their historical integrity: Mansfield Center, Mansfield Hollow and Spring Hill. In the 1980s, one larger development project named Freedom Green, following an historical model, was designed in part around its village greens, and could be considered an example of twentieth-century "cluster" development. This is a case in which today's designers have captured the look and feel of an early village by using eighteenth-century colonial land patterns and structural details.

In 1956, planning and zoning was established in Mansfield when the town voted to create a planning commission and a zoning appeals board. Subdivision regulations were adopted in 1957, and two years later the town adopted zoning regulations. In 1963 the Conservation Commission was formed, and in 1974 regulations governing inland wetlands and watercourses were put into effect. Town government changed in the 1970's from a three-member Board of Selectmen to a Town Council/Manager form with an elected Town Council. Also elected are members of the Board of Education, Region 19 Board of Education, Board of Assessment Appeals, Constables, the Judge of Probate, Registrar of Voters, Planning and Zoning Commission, and the Zoning Board of Appeals. The Annual Budget is voted at Town Meeting held each May. Since 1967, the town has been a member of the Windham Regional Planning Agency, which has been incorporated into the Windham Region Council of Governments, or WINCOG.

The Town has purchased several parcels of land for use as open space and for the building of Mansfield Middle School, Schoolhouse Brook Park and Bicentennial Pond. Mansfield

residents voted their approval of two separate referenda authorizing the purchase of open space, once in the 1970's and again in 1991. The land for Middle School and Schoolhouse Brook Park was bought in 1957, 1975 and 1986. Many additional parcels of land have been acquired by the town, either through purchase or as subdivision open-space easements, with the goal of adding to or filling in the open space already owned by the town, state or federal government. Joshua's Tract Conservation and Historic Trust, Inc., a local land trust, also owns numerous parcels in Mansfield that will remain as permanently protected open space.

Dunham Town Forest

The Twenty-first Century

Starting in May, 2002, with a special Memorial Day Parade and 18th-century colonial encampment, and ending in October, 2003 with a Tercentennial Ball, Mansfield celebrated its 300th anniversary. Since the start of the twenty-first century, Mansfield has experienced a steady increase in household population and an escalating increase in group-quarters population associated with expanding numbers of dormitory residents at the University of Connecticut and the Bergin Correctional Facility. During the fall of 2004, UConn's dormitory population exceeded 11,000 students and Bergin Correctional Facility housed over 900 individuals. Over forty percent of Mansfield's residents now reside in group quarters. Mansfield officials also have experienced and are anticipating increased development pressure for new single-family home development throughout the town, but particularly in the western portions of town. One challenge, entering the twenty-first century, will be the appropriate regulation of new development in a manner that addresses the Town's physical limitations and a desire to retain Mansfield's special character.

After many years of research and planning, in 2003 Mansfield opened its multi-function Community Center with indoor gym, swimming pool and fitness facilities, as well as a teen center and community meeting space. This facility has become an integral and valuable community asset. Another project that has experienced significant research and planning and is nearing implementation in the early twenty-first century is the creation of a Storrs Center "Downtown." In 2002, the Mansfield Town Council designated a new non-profit community organization, "The Mansfield Downtown Partnership," as the "Municipal Development Authority" for a planned mixed-use commercial/residential development along Storrs Road, immediately south of the University of Connecticut. This project, which is being supported by Town and University officials, will be implemented by a private developer in conjunction

with a Municipal Development Plan that is expected to be approved by State and municipal officials in 2005. This project is being designed in conjunction with a significant expansion of the University of Connecticut's Fine Arts facilities, and will promote a joint Town and University desire to establish a vibrant commercial center for all Mansfield residents. Mansfield's "Downtown" project is one of a number of projects or land use issues that have involved joint planning by Mansfield and University of Connecticut officials. Since the 1995 approval of the UConn 2000 program, University officials, with input from Town representatives and residents, have proactively adopted Master Plans for the Storrs and Mansfield Depot campuses. Following approval of the ten-year, 1.3 billion-dollar extension of the UConn 2000 program, University officials have initiated and are actively nearing completion of updates to their Master Plans for the main campus in Storrs and the agricultural campus east of Route 195. With the active involvement of representatives from the State Departments of Health, Environmental Protection and Transportation, University officials are updating many infrastructure plans, programs and facilities, in order to better manage water supply and sewerage disposal, stormwater, roadways, parking and public transportation. To achieve many of Mansfield's land use goals, it will be increasingly important that Town and University officials continue to work cooperatively to address housing and commercial needs and associated traffic, parking, stormwater management, sewer and water service and neighborhood impact issues.

UConn-William Benton Museum of Art

B. HISTORIC VILLAGES/CROSSROADS

ATWOODVILLE

Boundaries: Along Atwoodville Rd. from the intersection of Warrenville Road past historic houses northeast of the Mt. Hope River. This district includes about nine existing houses.

Description: The village is named for the Atwood family, which manufactured silk by machinery here, beginning in 1829. Other mills followed, including one to make machinery for use in silk manufacturing.

Current status: All of the houses shown on the 1869 Town Map continue to exist. Remnants of the old mill foundations may be seen along the banks of the river, including a beautiful arched sluiceway-bridge. The roadbed and bridge were raised after the 1938 flood.

Threats: Presently, Atwoodville is not threatened. However, because the houses are very close to the road, widening or realignment of the road surface could have a detrimental impact on the village.

CHAFFEEVILLE

Boundaries: Site of the former 19th century Chaffee Mill and settlement that begins approximately 350 feet east of Bousa Rd. on the north side of Chaffeeville Rd., straddling the Fenton River and extending east to the junction of Mulberry Rd., this portion being approximately 400 feet deep, and including the ruins of the mill dam and part of the mill foundation. A second part of this mill settlement extends along the north side of Mulberry Rd. from Chaffeeville Rd. and is approximately 400 feet deep. This section was the site of mill housing. The house/site at the southwest corner of the junction of Chaffeeville and Mulberry Roads is also included in this mill settlement because it was the site of related outbuildings.

Current status: This is the silk mill and mill-workers' housing site built by Dwight Chaffee in the mid-19th century.

Threats: Most of the site is in the flood plain and is not threatened by other forces. However, any future road-widening or alignment would greatly affect the site.

CHESTNUT HILL

Boundaries: A "T"-shaped crossroads settlement surrounding the junction of Crane Hill, Mansfield City and Stearns Roads, and beginning approximately 1,000 feet south of Crane Hill Rd. on Mansfield City Rd., and 500 feet east of Mansfield City Rd. on Crane Hill Rd., and then extending approximately 1,500 feet west of Mansfield City Rd. on Stearns Rd.. The district averages approximately 500 feet in depth on either side of these roads.

Current status: This crossroads settlement was named for the many chestnut trees that grew there before the great blight of the early 20th century. Much of this area has been farmed by the Stearns family since 1772, and portions by other families in later years. The original one-room schoolhouse still stands, remodeled to a dwelling, and several other historic buildings exist within this district. The views from Chestnut Hill are classed as among the town's most significant.

Threats: Widening or realignment of the roads and any development that would be incompatible with the agrarian setting, or obstruct the scenic views.

CONANTVILLE

Boundaries: Joseph Conant (pronounced koh-nant) built a small silk mill and dye house here in 1853. He had been involved in silk manufacturing in Gurleyville (1829) and with his son-in-law, O.S. Chaffee, in Chaffeeville (1832) prior to this venture. In the latter half of the 19th

century, the mill changed hands several times, and it was also enlarged considerably. Shortly after 1900, the mill was purchased by the Max Pollack Company, which continued to run it as a silk and twist mill until the mid-1940's.

Current status: The mill no longer stands along the east side of Conantville Road, but many of the mill-workers' houses remain north of the former mill site, all along the west side of Conantville Road from Pollack Road to Meadowbrook Road, and along both sides of Pollack Road, a good representative group of typical 19th-century mill town architecture.

Threats: Expansion of modern development at the south, as well as on the east outside the above delineated area, which might necessitate the widening of Conantville Road.

EAGLEVILLE

Boundaries: The village extends along South Eagleville Rd. (Rt. 275) from properties bordering Stafford Rd. (Rt. 32) on the east to the Willimantic River on the west. It includes the side streets Shady Lane, Eagle Court and Old Mill Court, as well as the old schoolhouse on the corner of South Eagleville Rd. and Stafford Rd.

Description: Eagleville was predominantly farmland until 1814, when the Willimantic Cotton Manufacturing Company built a factory using the ample water power in the area. Other factories followed, most notably, Eagle Manufacturing, which made cotton products and firearms and, finally, shoes. These factories remained active until 1956. Eagleville also served as an important freight and passenger rail depot in town. The first Catholic church in town was built in 1935 in Eagleville.

Current status: The village of Eagleville is a mixture of 18th century farmhouses and 19th century buildings associated with the housing of mill workers. The old company store continues as a private general store. Eagleville Dam has evolved into a popular recreational area. None of the old mill buildings remain. The old school, built in 1869 and expanded in 1912-13, is now owned by the Town of Mansfield and is the office of Joshua's Tract Conservation and Historic Trust, Inc., a local land trust.

Threats: Eagleville could be threatened if Rt. 275 were straightened or widened within or close to the existing right-of-way. This village has very shallow front yard setbacks, making any alteration potentially threatening.

GURLEYVILLE

Boundaries: The village runs along Gurleyville Rd. from Pumping Station Rd. on the west to properties bordering Chaffeeville Rd. and Codfish Falls Rd. on the east. This district extends northerly on Codfish Falls Rd. to the current Kessel home, 97 Codfish Falls Rd., and southerly on Chaffeeville Rd. to the southern extension of Stonemill Rd.

Description: Gurleyville was settled in the early 18th century, but its village atmosphere was not established until the early 19th century, with the introduction of a second mill in the area by the Gurley family. By 1850, Gurleyville boasted four mills, three stores and a church. While the village had an industrial root, most of the surrounding land was used for farming and wood lots until quite recently. A stone gristmill built in 1835 still exists and is owned as a museum by Joshua's Tract Conservation and Historic Trust, Inc. Located opposite the mill is the birthplace of Wilbur Cross, Governor of Connecticut from 1931 to 1939. There were also two button factories in the early 20th century. Both buildings still stand.

Current status: Many of the 18th and early 19th century homes in the area remain. The stores have either been removed or converted to private homes. The church is gone. The village retains an architectural harmony, but increased road widths at the Gurleyville Rd./Chaffeeville Rd./Codfish Falls Rd. intersection have decreased the size of a small green which served as a public meeting place. Frontline setbacks, which never were very deep in

this village, also have been whittled down over time. The village is not currently under heavy development pressure. Most of the surrounding lots have been built upon. While some of the current homeowners have built additions to their homes, the look and feel of the village has not been seriously compromised. This is a nationally-designated Historic District, but not a local Historic District.

Threats: Potential threats to this village include:

1. substantial or incompatible development in the village or along the Fenton River;
2. large increases in traffic volume which would undermine the structural and social integrity of the village; and any road-widening could have a negative impact on the village green.

HANKS HILL

Boundaries: The village is bounded on the north by the Farrell/Clark farm on Farrell Road, and it extends southerly along both sides of Hanks Hill Road to the southern end of Hanks Pond. This village also includes properties on both sides of the currently paved portions of Stonemill Road.

Description: This village was settled in the late 18th century, but gained prominence in the 19th century as the site of the first silk mill in America, now in the Henry Ford Museum in Michigan. The village contained silk mills, a brass cannon and bell foundry, and several farms.

Current status: Many of the historic homes remain. Of the mills, only the fourth silk mill remains. It now serves as a residence. The millpond and sluiceway are intact. Much of the surrounding land is used for farming, woodland or housing.

Threats:

1. Incompatible or over-development of open space in and around the village would alter its character;
2. Road-widening and realignment could harm the village, since many of the historic structures are close to the current road surface.

MANSFIELD CENTER

Boundaries: Mansfield Center extends along both sides of Storrs Rd. (Rt. 195) from Chaffeeville Rd. south to about 700 feet south of Mountain Rd., to include residences at 423, 424 and 435 Storrs Rd. It extends easterly on Bassetts Bridge Rd., Cemetery Rd., Centre St., Warrenville Rd. (Rt. 89) and Chaffeeville Rd., and westerly on Browns Rd. to the back of the large Dewing stone wall, and includes all of Dodd Rd., Pond Rd. and Centre St. These boundaries are roughly the same as those of the original settlement of Mansfield, except that the original boundaries extended further south along Storrs Rd. to the junction of Mansfield Hollow Rd.

Description: Mansfield Center was the first village settled in town, and is therefore the oldest. It was the only Mansfield village in existence when the town was part of Windham, and was originally called Ponde Place. It was surveyed in 1685-1686, and 21 house lots were laid out along the easterly side of a "highway" (present Rt. 195), each house lot being 18 to 24 ½ rods wide by 40 rods deep, (or 297 to 404 feet wide by 660 feet deep). The first settlers came in 1693, and Old Mansfield Center Burying Ground was laid out shortly after, in 1696. In 1702-03, Mansfield was incorporated as a Town, with the stipulation that a minister be "called to settle over" the residents of Ponde Place. In 1710, Eleazar Williams answered the call and, although the original church building has since been replaced, the Williams house

still stands (572 Storrs Rd.). In 1986, the Mansfield Historical Society designated the Williams house as the oldest documented house in town.

During the 18th century, the village grew rapidly and was primarily residential. Interspersed among the houses were orchards, pasture land with a few small mills along the streams (cider, potash, silk, bark and saw mills), a tannery, cranberry bogs and a few craft shops (blacksmith, carpenter, clock-maker/silversmith, a maker of fancy silk shoes, 2 wagon shops, a saddler/harness maker) and several dry goods stores.

Current status: Most of the 18th and 19th century structures remain in the northern and middle sections of the original settlement. Several of the residences and the Center Church, as well as the Dewing wall and the Old Mansfield Center Burying Ground, are recognized as historical and architectural treasures. The cemetery has been placed on the National Register of Historic Places by the Department of the Interior. Commercial buildings in the village often contained residences. Only the northern section has been designated as a local and national Historic District.

Threats: Mansfield Center suffers from extremely heavy traffic. Although the Storrs Rd. right-of-way is wide, some houses and the Town's oldest cemetery are extremely close to the road. Widening or realignment of Storrs Rd. could be detrimental to the integrity of the village, and possibly to the continued residential viability of homes along it.

MANSFIELD CITY

Boundaries: This district extends along Mansfield City Rd. from the junction of Browns Rd. to Spring Hill Rd. The village includes those houses at the intersection of these roads.

Description: The name "Mansfield City" first appears in 19th century documents. This area had a number of craftsmen/artisans who lived, worked and had their shops here, including a blacksmith shop and possibly a tavern. It was more populated in the 18th and 19th centuries than it is today.

Current status: Although there has been considerable recent residential development in this area, the village remains virtually unchanged. All of the buildings shown on the 1869 map still exist with few exterior changes. The area now is totally residential.

Threats: This area does not appear to be threatened at this time. Road-widening or realignment could have a detrimental effect on the village.

MANSFIELD DEPOT

Boundaries: This village includes all of the homes along Depot Rd. west of the railroad tracks, and all properties along both sides of Rt. 44 between the Willimantic River and the Snow farmland on both sides of Rt. 44, adjacent to State land formerly associated with the Mansfield Training School.

Description: Mansfield Depot was both an agricultural and a mill community in the early 19th century. However, after the railroad was laid in 1847, the village shifted predominantly to the manufacturing of cotton and silk. There was also a shoddy mill. In 1876, Fenelon McCollum began manufacturing organ pipes, after moving his business from Merrow. This venture continued until the early 20th century, when it failed. Most of the structures in the Depot were built in the mid-19th century, when farming subsided.

Current status: The houses, church, store and a later school building all remain intact. The railroad station also remains, although it has been converted to a restaurant use.

Threats: Traffic volumes have increased substantially in this area. New uses of the land around the former Mansfield Training School are apt to further increase traffic and create

pressure to widen and straighten Rt. 44 through Mansfield Depot. As traffic congestion increases, Depot Rd. will be more heavily used as an alternative route to the University.

MANSFIELD FOUR CORNERS

Boundaries: This village area includes properties on both sides of Old Turnpike Rd., both sides of Rt. 44 from Old Turnpike Rd. on the east, beginning at the Mansfield/Willington town line, to existing commercial uses at the junction of Rt. 195. This area also includes properties along the westerly side of Rt. 195 from the site of the junction of Moulton Rd. with Rt. 195 to the junction of Rt. 44 and Rt. 195, on both sides of the highway.

Description: Although there are few historic structures left at the junction of Rtes. 195 and 44, this "village" used to be an important road connection at the intersection of the Boston, Windham-Mansfield and Mansfield-Tolland Turnpikes. It included a toll house and a traveler's rest-stop (the Fuller Tavern, built in the late 18th century), and three stores. Mansfield's first Post Office was established here, in the Fuller Tavern, in 1808. Route 44 existed long before Nov. 9, 1789, when George Washington traveled along it and mentioned it in his diary. Shortly thereafter, in 1797, the Connecticut General Assembly established it as part of the Boston Turnpike Company, at which time it was "improved" and tolls were collected.

Four Corners was primarily a farming community, although a few small industries, such as a comb factory, several stores, Mansfield's first Post Office, a tavern, and two doctors' offices existed there. A blacksmith shop and a large, important sawmill were located at the eastern end of Old Turnpike Rd. where it crossed the Fenton River.

Current status: Along Rte. 195 south, Rte. 44 east and Old Turnpike Rd., many 18th and 19th century homes still exist, including that of E.O. Smith. However, along the northern and western extensions of Routes 195 and 44, all the historic structures are gone.

Threats: The houses along Rte. 195 south and Rte. 44 east are threatened by extremely heavy traffic flows and by being very close to the road; hence, road-widening or realignment could be detrimental to the continued residential viability of these homes. However, the homes along Old Turnpike Rd. are not threatened by traffic because Rt. 44 bypasses this portion of the "village," and because Old Turnpike Rd. was one of the first in town to be designated as a "Scenic Road."

MANSFIELD HOLLOW

Boundaries: The village is bounded by the Natchaug River to the south and the Mansfield Hollow Dam to the east. It extends along both sides of Mansfield Hollow Rd. to properties about 500 feet west of Mansfield Hollow Rd. Extension. This village area also includes most properties on Mansfield Hollow Rd. Extension.

Description: This area has been referred to as Mansfield Hollow, Swift's Hollow, or just "The Hollow" from its first settlement, in the 18th century. It has been characterized by a combination of farms and many small mills, often owned by the same families. Silk and other threads were produced here in the 19th century. The Kirby mill was constructed in 1882, first to produce thread, and later, brass primers for British guns in World War I, after which the mill produced chains, screws, springs, gold spectacles and eyeglass cases, and finally, aviator goggles in World War II before it closed, about 1950. It was sold to the University of Connecticut in the 1960's. In 1996, the Town acquired the mill and later sold it for private use, placing restrictive clauses in its deed for the mill's preservation.

Current status: Construction of the Mansfield Hollow Dam has isolated this village from through traffic, but has attracted recreational traffic. Since most of the land in this village was developed in the 18th and 19th centuries, there is little development pressure. The village

has much the same appearance it must have had at the turn of this century. The Kirby Mill building continues to stand, and has recently been returned to industrial use. Mansfield Hollow is a locally- and nationally-designated Historic District.

Threats: Uses which would be incompatible with the residential nature of the village would threaten its character. Potential threats to the village and the Kirby Mill include an inappropriately designed hydroelectric facility associated with the Mansfield Hollow Dam and extensive recreational uses on the adjacent Federal land associated with the Mansfield Hollow State Park.

MERROW

Boundaries: The remaining village structures can be found along Merrow Rd., between Rt. 32 and the Willimantic River. The original village also extended along Rt. 32 north of Merrow Rd. for about one-half mile.

Description: Throughout the 19th century, Merrow was a mill village, producing gunpowder, knitted stockings, undergarments and lumber. The village was served by ample waterpower and by the railroad, which installed a siding at the sawmill (now the site of a mobile home park.)

Current status: Most of the buildings and homes shown on an 1869 map of the Town still remain, although many now are used for multiple-residence dwellings. No mills or public structures remain.

Threats: Currently, there appear to be no major threats to what remains of the village of Merrow.

MOUNT HOPE

Boundaries: This village area includes properties on both sides of Warrenville, River and Mt. Hope Roads. The district extends along Warrenville Rd. about 500 feet south of Mt. Hope Rd. and about 2,000 feet north of Mt. Hope Rd. It extends along Mt. Hope Rd. about 1,500 feet east of Warrenville Rd. and includes most properties along River Rd.

Description: In the 18th century, this village was called "Swift Town," after the Swift family, who ran a sawmill on the river. Later, a shingle mill, an axe-helve factory, a bone mill, a sumac factory and a gristmill were added. The Swift home, #84 Mt. Hope Rd., now known as the Minor-Grant house and built in 1733, is one of the oldest houses in town. The village had its own school and post office.

Current status: The village today is primarily residential. Many of the 18th and 19th century homes remain. The mills are gone, except for two foundations and sluiceways. The post office, school and store have been converted to residences.

Threats: Homes along Rt. 89 have small front yard setbacks. The integrity of this part of the village could be destroyed if this road is straightened or widened.

PERKINS CORNER

Boundaries: This crossroads settlement begins just south of the junction of Cider Mill Rd. and Rt. 32 on the southern boundary of the used auto parts business. It extends north to the Vinton School site. It averages approximately 150 feet in depth on either side of Rt. 32.

Current status: Some of the 18th-century houses still stand within this crossroads interspersed by two office complexes, two auto businesses, and one of the two remaining outdoor theatres in Connecticut. In the 19th century, several members of the Perkins family had dwellings at these crossroads, hence its name. A blacksmith shop once stood on the northwest corner of Cider Mill Rd. and Rt. 32, and a sawmill on the southwest corner.

Threats: Heavy traffic on Rt. 32 and at the intersection of that route with Rt. 31. Also, any possible widening of Rt. 32.

SPRING HILL

Boundaries: This village area includes most properties on both sides of Storrs Rd. from the foot of Spring Hill (about 1,200 feet south of Ledgewood Drive) north to the former Prince Freeman House, about 300 feet south of Flaherty Rd.

Description: The first settlement on Spring Hill consisted of four large 18th century farms. The delineation of the village did not occur until the 19th century, when more than one-half of the existing older structures were built. A blacksmith shop, country store, school, church and post office all once were a part of this hilltop village. Spring Hill was the seat of Mansfield's government for 128 years. Its historic 1843 Town House is Mansfield's oldest public building still standing.

Current status: Many of the historic homes, the Baptist church and the Town House still stand. Most of the commercial structures have been converted to residential use. The historic Altnaveigh Inn and several professional offices harmoniously co-exist with the residential buildings in the village. Unlike many other Town villages, Spring Hill contains active farms (University-owned), which reflects the 19th century balance of land use in Mansfield. Part of Spring Hill has been designated a local and national historic district.

Threats: Spring Hill suffers from extremely heavy traffic. Some houses are extremely close to the road. Widening or realignment of Storrs Rd. could be detrimental to the integrity of the village, and possibly to the continued residential viability of homes along it.

WORMWOOD HILL

Boundaries: This district includes properties on both sides of Wormwood Hill Rd. It extends south of Mt. Hope Rd. just beyond the old Wormwood Hill School building and northerly to include the McDaniels farm at the junction of Knowlton Hill Rd.

Description: This village never had an industrial base. It gained its name from the many mulberry trees grown here in the 19th century. The leaves from these trees were fed to silk worms, which were kept in the private homes in this village. In early Town records, this area was known as Spring Hill.

Current status: All of the homes on the 1869 map remain, although some have had exterior changes. The schoolhouse, built in 1796, remains, although it now is used as a private residence. A small village green remains at the junction of Wormwood Hill Rd. and Gurleyville Rd. At the northern end, across from the green, is the site of the first Methodist church in Connecticut (later also used as a Mormon church). This building now is gone.

Threats:

1. The atmosphere of this village is intertwined with a rural character - open fields and farms. Development of the surrounding area or of open space within the village will change its nature and possibly alter its integrity.
2. Increased traffic along Mt. Hope and Gurleyville Roads could lead to calls to realign this intersection with Wormwood Hill Rd. Such a move could have a detrimental impact on this village and on its green.

C. HISTORIC SITES/STRUCTURES DEPICTED ON MAPS 2, 4A, 4B, 4C, & 4D

1. HISTORIC SITES AND STRUCTURES DEPICTED ON MAP 2

HISTORIC SITES	ID #	VILLAGE
Site of silk mill, Atwood & Crane, 1850-1870	1	Atwoodville
Site of silk mill, O.S. Chaffee & son, mid-19th century	2	Chaffeeville
Stearns Farm	3	Chestnut Hill
Chestnut Hill school (now a residence)	4	Chestnut Hill
Wolf Rock	5	Chestnut Hill
Silk mills founded mid-19th century	6	Conantville
Atwood Machine Co., 1870 (now a residence)	7	Conantville
Site of Eagle Co. Mill, 1st cotton mill in town, early 19th century	8	Eagleville
Champlion's General Store	9	Eagleville
St. Joseph's Church	10	Eagleville
Schoolhouse, 1869, now used by Joshua's Trust	11	Eagleville
Jesse Bennet house, ca. 1720	12	Ravine
Site of 18th century grist mill, also called bone mill	13	Mansfield Depot
Site of 18th century fulling mill	14	Mansfield Depot
Site of Ephraim Gurley's ironworks, end of 18th century	15	Mansfield Depot
Site of 18th century saw mill	16	Mansfield Depot
Samuel Gurley's orchard, mid 18th century	17	Mansfield Depot
Gurley, or "Pink" Cemetery	18	Mansfield Depot
Stone grist mill, early 19th century	19	Gurleyville
Birthplace of Gov. Wilbur L. Cross, (1862-1948)	20	Gurleyville
Site of Ephraim Gurley's foundry, ca. 1800, then site of second silk mill, ca. 1830	21	Gurleyville
Site of Methodist Church, 1825-1947	22	Gurleyville
Gurleyville Cemetery	23	Gurleyville
Site of silk mill, Royce's (1840), then Smith's (1862)	24	Gurleyville
Schoolhouse, 1876 (now a residence)	25	Gurleyville
David Royce house, 1735	26	Gurleyville
Hanks Reservoir (Tift pond)	27	Hanks Hill
Site of first silk mill in U.S., H.&R. Hanks, 1810	28	Hanks Hill
Site of Hanks brass cannon & bell factory, ca. 1800	29	Hanks Hill
Town pond, from which the center was first called	30	Mansfield Center

"Pond Place"		
First Church, Congregational, founded 1710, present building 1866 (Edwin S. Fitch)	31	Mansfield Center
Barrows & Burnham store (1886)	32	Mansfield Center
Old Mansfield Center Cemetery	33	Mansfield Center
Town Pound, ca. 1801	34	Mansfield Center
Former Mansfield Center Library, site of school	35	Mansfield Center
Eleazer Williams house, 1710	36	Mansfield Center
Site of 18th century tannery (1777)	37	Mansfield Center
Red Spring	38	Mansfield Center
Turnip Meadow	39	Mansfield Center
Edwin Fitch House, 1836	40	Mansfield Center
Col. Experience Storrs house, ca. 1753	41	Mansfield Center
Dewing wall, 1884	42	Mansfield Center
Samuel Sargeant house, 1782	43	Mansfield Center
Martin Phillips house, ca. 1820	44	Mansfield Center
Site of clover mill	45	Mansfield Center
Mansfield City School (now a residence)	46	Mansfield City
Site of organ factory	47	Mansfield Depot
Thompson's store	48	Mansfield Depot
Reynolds house, ca. 1814	49	Mansfield Depot
C. Green house, ca. 1730	50	Mansfield Depot
Site of 18th century Fuller Tavern	51	Mansfield Four Corners
Site of Tollhouse for turnpike	52	Mansfield Four Corners
School (now a residence)	53	Mansfield Four Corners
Turner house, ca. 1800	54	Mansfield Four Corners
Site of Ash house, ca. 1765	55	Mansfield Four Corners
Wilson-Smith house, ca. 1831	56	Mansfield Four Corners
Site of 18th century sawmill	57	Mansfield Four Corners
Mill, present building 1882 (Kirby Mill)	58	Mansfield Hollow
School (now an apartment house)	59	Mansfield Hollow
Site of Merrow mill, first powder mill in U.S., 1810-1826, later a knitting mill.	60	Merrow
Site of 19th century axe helve factory	61	Mount Hope
Site of 19th century shingle and grist mill	62	Mount Hope

Site of 19th century bone mill	63	Mount Hope
Miner-Grant house, ca. 1740	64	Mount Hope
House (ca. 1717) of Joshua More, founder of school which became Dartmouth College	65	Perkins Corner
Mill pond	66	Perkins Corner
Robert Barrows house, ca. 1725	67	Perkins Corner
School (now ell of a residence)	68	Ridges
Town Hall, 1843	69	Spring Hill
First Baptist Church, founded 1809, present building ca. 1874	70	Spring Hill
Hillside cemetery	71	Spring Hill
School (now a residence)	72	Spring Hill
Alms House or Town Farm (now a residence), ca. 1730	73	Spring Hill
Fifty Foot cliff	74	Spring Hill
Issac Sergeant house (Altnaveigh Inn) ca. 1730	75	Spring Hill
L. Kingsley house, ca 1809	76	Spring Hill
Nathan Barrows house, ca. 1809	77	Spring Hill
Storrs Congreg. Church, founded 1737, present building 1927	78	Storrs
Old Storrs Church Cemetery	79	Storrs
Site of Whitney Hall	80	Storrs
Site of tannery	81	Storrs
Site of Separatist Church, ca. 1746	82	Storrs
Gulley Hall, 1908	83	Storrs
College Beanery (Benton Museum)	84	Storrs
Site of Methodist Church, 1797	85	Wormwood Hill
Former bit & auger shop, steelyard and gimlet shop	86	Wormwood Hill
School (now a residence), 1796	87	Wormwood Hill
Wormwood Hill cemetery	88	Wormwood Hill
Reed house, ca. 1780	89	Wormwood Hill
Site of Elevated Turnpike	90	Mansfield Four Corners
Gersham Barrows house, ca. 1765	91	Mansfield City
Farwell Barn	92	Horsebarn Hill

2. MANSFIELD CENTER HISTORIC DISTRICT
(HISTORIC STRUCTURES & SITES DEPICTED ON MAP 4A)

1. Uriah Jones House (c. 1833)
2. Bassett-Hall-Dodd House (1777)
3. Joseph Hall Place (c. 1694)
4. Constant Southworth Place (1763)
5. Charles Trumbull House (1834)
6. Williams-Salter House (1711)
7. Hartung-Trumbull House (1835)
8. Crocker-Old Parsonage (1794)
9. Captain Charles Arnold House (c. 1825)
10. Shubael Conant, Jr. House (1765)
11. Hatter's Shop (1790, 1865)
12. Weeks Store (1886)
13. Dexter-Adams House (1781)
14. Fitch-Buchanan (1848)
15. Prince Aspinwall House (c. 1760)
16. Payne Cottage (1793)
17. Dan Storrs House (1786)
18. First Congregational Church (1866)
19. Rand White House (1792, 1830)
20. Old Mansfield Library (1926)
21. Edwin Fitch House (1836)
22. Rosewell Eaton House (1797)
23. Althea Ingalls Sheldon House (c. 1878)

3. MANSFIELD HOLLOW HISTORIC DISTRICT
(HISTORIC STRUCTURES AND SITES DEPICTED ON MAP 4B)

1. Jonathan Hinckley House (1843)
2. Village Store (mid-19th century)
3. A.S. and G. F. Swift House (1840, 1850)
4. Fearing Swift House (c. 1804)
5. Kirby Mill (1882)
6. Zalmon Storrs House (mid-19th century)
7. George Swift House (c. 1804)
8. Nathan Rixford House (c. 1840)
9. 20th Century House (1952)
10. Oliver Brigham House (c. 1804)

4. SPRING HILL HISTORIC DISTRICT
(HISTORIC STRUCTURES AND SITES DEPICTED ON MAP 4C)

1. Shubael Freeman House (c. 1835)
2. Eleazer Freeman House (1849)
3. Edmund Simons House (1842)
4. Janet Lincoln House (1850)
5. Artemus G. Storrs House (1852)
6. Irving G. Davis House (c. 1930)
7. Luther Kingsley House (1807)
8. Old Mansfield Town Hall (1843) Office Building(1935)
9. Bradley Sears Farm House
10. Wilfred B. Young House (1966)
11. Orin Shumway House (1859)
12. Charles Crain House (c. 1834)
13. Spring Hill Exchange (c. 1846)
14. Luther Crane (c. 1934)
15. First Baptist Church (1875)
16. Bellows House (c. 1916)
17. Enoch Freeman House, "Altnaveigh" (1776)
18. Open Lot
19. Baptist Parsonage (c. 1820)
20. McKain-Stanley House (1925)
21. Stewart Johnson House (c. 1936)
22. Donald Gaylord House (c. 1930)
23. Josephine Dolan House (1935)
24. J. Reynolds Beebe House (c. 1935)

5. UNIVERSITY OF CONNECTICUT HISTORIC DISTRICT
HISTORIC STRUCTURES AND SITES DEPICTED ON MAP 4D

A. STORRS CAMPUS

1. Mechanic Arts (1910)
2. Arjona Building (c. 1970)
3. Atwater Laboratory (1930)
4. Beach Hall (1929)
5. William Benton Museum (1920)
6. John J. Budds Building (c. 1950)
7. F.L. Castleman (1941)
8. Wilbur Cross Library (1935, 1965)

9. Dairy Barn (1913)
10. Design & Resource Management (1942)
11. Office of Facilities (1925)
12. Farm Machinery Building (1915)
13. Fire Department/Power Plant (1917)
14. Gentry Building (c. 1970)
15. Grange Hall (Dormitory) (1950)
16. Grange Shelter (1937)
17. Gulley Hall (1908)
18. William Henry Hall Dormitory (1927)
19. Hawley Armory (1915)
20. Heating Plant (1938)
21. Elizabeth Hicks Hall (1950)
22. Holcomb Hall (1922)
23. Jones Building (c. 1965)
24. Koons Hall (1913)
25. Lakeside Apartments (1931)
26. Grounds/Landscaping Building (1922)
27. Manchester Hall (1940)
28. Planetarium (c. 1940)
29. Radcliff-Hicks Building (1951-55)
30. Sprague Hall (1942)
31. Storrs Hall (1906)
32. Telephone Building
33. Waring Chemistry Laboratory (1959)
34. Whitney Hall (1939)
35. White Building (c. 1965)
36. Wood Hall (1940)
37. W. B. Young Building (1953)
38. 38-48. Cottages (1917-19)
39. Phelps House/House, (c. 1890)
40. Storrs Congregational Church, 1926
41. Congregational Community House (1927)
42. Old Storrs Cemetery (18^{th} century)
43. International House/John Gilbert House (1802-1807)
44. Honors House/Cordial Storrs House (c. 1757)

45. House #1/Baker Cottage (c. 1905)
46. President's House (1940)
47. Esten House (1917)

B. DEPOT CAMPUS (former Mansfield Training School)

1. Baker Hall (1919)
2. Binet Hall (1914)
3. Brown (1970)
4. Carpenters' Shop (1917)
5. Clients' Cafeteria (1914)
6. Dimock Hall (1924)
7. Employee Kitchen/Dining Room (1930)
8. Fernald Hall (1917)
9. Garage (c. 1950)
10. Goddard Hall (1914)
11. Johnstone Hall (1927)
12. Knight Hospital (1930)
13. Lamoure Hall (1919)
14. Laundry (1930)
15. Matthews Hall (1917)
16. Norling (1918)
17. Pavilion (1920/1930)
18. Pipe Iron Storage (1930)
19. Powerhouse (1916, 1930)
20. Plumbing Shop (1931)
21. Rogers Hall (1920)
22. Rubin (1917)
23. Sequin Hall (1930)
24. Storehouse (1918, 1926, 1951)
25. Storrs Hall (1917)
26. Tredgold Hall (1920)
27. Wallace Hall (1930)
28. Hillside #2 (1848)
29. Hillside #1 (1897)
30. Hilltop Cottage (c. 1860)
31. Dunham Farm/Physical Plant (1870, 1931)
32. Dunham Carriage House/Fernside (c. 1870)

33. Willow Cottage w/attached barn (1822)
34. Riverview Cottage (1830)
35. Garage (1930)
36. Overlook Cottage (1935)
37. Woodside Cottage (c. 1880)
38. Wayside Cottage (1890)
39. Maple Cottage (1855)
40. Barn (1855)
41. Greenlawn/ell (1896/c. 1840)
42. Carriage House (1896)
43. Shed (c. 1930)
44. Barn (c. 1930)
45. Barn (c. 1950)
46. Spring Manor (1885)
47. Pine Cottage (1885)
48. Farm Office (c. 1890)
49. Birch Cottage (1886)
50. Oak Cottage (1885)
51. Barn (c. 1930)
52. Barn/4 silos (c. 1930)
53. Barn (c. 1930)
54. Barn (no date)
55. Greenhouse (c. 1930)
56. Barn (no date)
57. Barn (no date)
58. Shed (c. 1980)
59. Barn (c. 1930)
60. Barn (c. 1930)

D. CENSUS/DEMOGRAPHIC DATA

Compiled from a July, 2002 Windham Region Council of Governments report, 2000 Census data and Mansfield records. Additional information is available at

www.wincog.org; www.census.gov; www.opm.state.ct.us/pdpd3/data/SDC.htm
and
www.cpec.org.

1. Total Population (from U.S. Census, except for 2005 estimate)

Year	Population	Persons in Households	Persons in Group Quarters
1756	1,614		
1774	2,466		
1782	2,565		
1790	2,635		
1800	2,560		
1810	2,570		
1820	2,993		
1830	2,661		
1840	2,276		
1850	2,517		
1860	1,697		
1870	2,401		
1880	2,154		
1890	1,911		
1900	1,827		
1910	1,977		
1920	2,574		
1930	3,349		
1940	4,559		
*1950	10,008	5,442	4,566
*1960	14,638	7,744	6,894
*1970	19,994	11,040	8,954
*1980	20,634	11,029	9,605
*1990	21,103	12,183	8,920
*2000	20,720	12,723	7,997
2005**	25,735	13,250	12,485

*Includes Group Quarters (Prior to 1950, individuals residing in Group Quarters were not included in Mansfield's Population Census)

**2005 estimates from Mansfield Director of Planning

2. Population: Age and Sex Distribution, 2000 Census

	0-4	5-14	15-24	25-34	35-44	45-54	55-64	65+	Total
Total Population	600	1644	9798	1965	1954	1817	1103	1839	20,720
Female Population	306	760	5066	864	952	910	557	1046	10,461
Male Population	294	884	4732	1101	1002	907	546	793	10,259

3. Population by Race and Hispanic Origin, 2000 Census

	White		Black		American Indian / Eskimo / Aleut.		Asian or Pacific Islander		Other Race		Hispanic Origin	
Total	#	%	#	%	#	%	#	%	#	%	#	%
20,720	17,387	83.9	1,010	4.9	41	0.2	1,492	7.2	389	1.9	893	4.3

4. Households, Families and Group Quarters, 2000 Census

Total Persons	Households (incl. 1 person living alone	Persons per Household	Family Households	Persons per Family Household	Persons in Group quarters
20,720	5,291	2.4	3,123	2.92	7,997

5. Educational Attainment, 2000 Census for persons 25 or over in age (8,680 persons)

Less than 9th Grade	Some High School, no diploma	High School Graduate	Some College, no degree	Bachelor's degree	Associate's degree	Grad. or Proffess. Degree	% High School or higher	% Bachelor's or higher
247	506	1,799	968	1,625	462	3,073	91.3	54.1

6. Occupations of Employed Residents, 2000 Census

Employed (16 years & older)	Mgm't., Proffesional & related occupation	Service Occupations	Sales & Office Occupations	Farming, Fishing, & Forestry Occupations	Construction, Extraction & Maintenance occupations	Production, transportation, & materials moving Occupations
10,303	4,742	1,927	2,586	50	443	555

7. Industry of Employed Residents, 2000 Census

Employed (16 years & older)	Retail Trade	Information	Construction	Manufacturing	Agriculture, Forestry, & Fishing Hunting & Mining		
10,303	824	328	310	488	124		
Transportation, Warehousing & utilities	Wholesale Trade	Finance, Ins., Real Esatate, Rental & Leasing	Professional, Scientific Mgm't., Admin. & Waste Mgm't Svcs	Arts & Entertainment, Recreation, Accommodations, & Food Service	Education, Health & Social Services	Other Services	Public Admin.
158	120	494	669	1,314	4,780	315	379

8. Classification of Employed Resident Workers

Employed (16 years & older)	Private Wage & Salary	Gov't Workers	Self-employed Workers in own unicorp. businesses	Unpaid Family Workers
10,303	5,330	4,545	409	19

9. Income Data, 1990 and 2000 Census

1990			2000		
Median Household Income	Median Family Income	Median per Capita Income	Median Household Income	Median Family Income	Median per Capita Income
$38,591	$50,158	$13,502	$48,889	$69,661	$18,094

10. Poverty Status, 1990 and 2000 Census

1990				2000			
Persons below poverty status		Families below poverty status		Persons below poverty status		Families below poverty status	
#	%	#	%	#	%	#	%
1,340	11	143	4.6	1,805	14.2	147	4.7

11. Housing Units and Housing Tenure, 2000 Census

Population in households (incl. Dormitories, institutions & other group quarters	Total units (including seasonal)	Single-family units	Multi-family units (2 or more families)	
12,723	5,481	3,412	1,804	
Mobile Homes	Owner-occupied	Renter-occupied	Home-owner vacancy rate	Renter vacancy rate
256	3,271	2,020	1.3	2.6

12. Housing Units Issued by Zoning Permit, July 1, 1995-July 1, 2005

Fiscal Year (July 1 June 30)	Single-family dwelling units	Multi-family dwelling units	Efficiency Units	Total Dwelling units
1995-96	19	14	3	36
1996-97	35	12	2	49
1997-98	37	5	3	45
1998-99	48	4	3	55
1999-00	55	9	3	67
2000-01	36	10	0	46
2001-02	33	15	3	51
2002-03	31	14	5	50
2003-04	37	17	6	60
2004-05	44	11	1	56
TOTAL	**375**	**111**	**29**	**515**
Average number of new dwelling units per year 1995-2005 51.5 Average number of new dwelling units per year 1980-1990 41.7				

13. Subdivision Lots Approved/Pending, 1995-2005

Calendar Year	Number of Lots
1995	6 (2 subdivisions)
1996	21 (4 subdivisions)
1997	27 (4 subdivisions)
1998	8 (3 subdivisions)
1999	6 (3 subdivisions)
2000	25 (5 subdivisions)
2001	9 (4 subdivisions)
2002	29 (5 subdivisions)
2003	13 (4 subdivisions)
2004	59 (9 subdivisions)
2005	79 (10 subdivisions)
Total	**282 lots (53 subdivisions)**
Average per year, 1995-2005	25.6 (4.8 subdivisions)
Average per year, 1980-1990	40 lots

14. Mansfield School Enrollments, 1995-2005

GOODWIN												
GRADE	**1994-1995**	**1995-1996**	**1996-1997**	**1997-1998**	**1998-1999**	**1999-2000**	**2000-2001**	**2001-2002**	**2002-2003**	**2003-2004**	**2004-2005**	**2005-2006**
K	46	41	53	49	34	34	43	25	39	35	31	38
1	59	58	51	69	56	54	42	53	36	43	36	40
2	55	54	66	53	64	57	52	48	56	39	43	35
3	50	62	52	45	54	63	51	49	51	64	36	42
4	63	48	67	71	69	53	63	53	51	54	60	40
TOTAL	**273**	**263**	**289**	**291**	**277**	**261**	**251**	**228**	**233**	**235**	**206**	**195**
SOUTHEAST												
K	30	31	26	32	49	35	28	31	45	33	35	38
1	32	36	29	29	43	69	41	39	43	54	44	41
2	44	35	39	28	41	46	59	38	46	40	52	45
3	37	40	37	42	38	47	44	62	33	46	43	51
4	38	39	40	35	48	45	53	50	64	32	49	41
TOTAL	**181**	**171**	**171**	**166**	**219**	**242**	**225**	**220**	**231**	**205**	**223**	**216**
ANNIE VINTON												
K	40	37	35	35	38	36	18	30	38	34	31	40
1	55	43	44	49	47	49	51	40	47	37	43	37
2	50	59	46	46	53	51	52	50	42	45	47	39
3	55	53	62	47	46	55	51	57	55	45	49	45
4	54	59	52	63	50	46	58	56	55	57	52	47
TOTAL	**254**	**251**	**239**	**240**	**234**	**237**	**240**	**233**	**237**	**218**	**222**	**208**
MIDDLE SCHOOL												
5	128	160	152	164	158	165	137	177	159	172	141	150
6	160	132	163	150	170	160	164	153	172	168	172	138
7	138	155	135	166	158	167	171	163	156	176	170	170
8	129	137	155	139	179	158	173	175	162	161	173	163
TOTAL	**555**	**584**	**605**	**619**	**665**	**650**	**645**	**668**	**649**	**677**	**656**	**621**
TOTAL K-8	**1,263**	**1,269**	**1,304**	**1,316**	**1,395**	**1,390**	**1,361**	**1,349**	**1,350**	**1,335**	**1,307**	**1,240**

E. LISTING OF TOWN-OWNED LAND & CONSERVATION EASEMENTS (UPDATED TO 8/1/05)

1. SUMMARY OF TOWN-OWNED LAND & CONSERVATION EASEMENTS MANAGED BY THE TOWN

Total acres of land with buildings/facilities	161.40
Total acres of land with individual management plans	1,300.37
Total acres of land with grouped management plans	216.76
Total acres in easements	310.94
Total acres of town-owned land and easements	**1,989.47**

Overall Notes:

1. Excludes roads owned by the town
2. Does not include two parcels owned by the Mansfield Housing Authority
3. Through a lease arrangement, the town manages active recreational uses at the 55-acre Lions Club property west of Wormwood Hill Rd.
4. Through a lease arrangement with the D.E.P., the town manages a 44-acre open space parcel along Nelson's Brook between Birch Road and Middle Turnpike (Route 44)
5. Through a lease arrangement with the Quinn family, the town maintains limited public access rights from Depot Road to trail corridors to the Willimantic River
6. Through an easement arrangement with J. James, the town maintains an open space and recreation easement on approximately 4.5 acres of land adjacent to Schoolhouse Brook Park (between Clover Mill Road and Browns Road)
7. There is a trail agreement with John Troyer for a trail on his property connecting to the southern portion of Dunhamtown Forest
8. Through a conservation easement with the Prignano family, a portion of Nipmuck Trail along Sawmill Brook is permanently preserved.

2. LAND WITH BUILDINGS/FACILITIES

Name	Location	Acreage
Audrey P. Beck Building	So. Eagleville Rd.	5.40
Buchanan Center (Library)	Warrenville Rd. (Rt. 89)	4.10
Discovery Depot (Childcare center)	Depot Rd.	15.60
Eagleville Fire Dep't	Storrs Rd. (Rt. 195)	1.00
Goodwin School	Hunting Lodge Rd.	11.80
Gurley (Pine Ravine) Cemetery	Bone Mill Rd.	1.80
Middle School	Spring Hill Rd.	25.00
New Mansfield Center Cemetery	Cemetery Rd.	4.40
Old Eagleville Schoolhouse	Stafford Rd. (Rt. 32/S. Eagleville Rd. (Rt. 275)	1.70
Old Mansfield Center Cemetery	Storrs Rd. at Cemetery Rd.	1.50
Old Town Hall (Historical Society)	Storrs Rd. (Rt. 195/Spring Hill Rd.)	0.70
Reynolds School (storage use)	Depot Rd.	1.00
Senior Center	Maple Rd.	1.90
Southeast School	Warrenville Rd. (Rt. 89)	16.10
Town Garage/Dog Pound	Clover Mill Rd.	20.00
Transfer Station	Warrenville Rd.(Rt. 89)	26.70
Vinton School	Stafford Rd. (Rt. 32)	22.70
	Total acres of land with buildings/facilities	**161.40**

3. PARKS & OTHER LAND WITH SITE-SPECIFIC MANAGEMENT PLANS

Name	Location	Acreage
Baxter Farm	East side of Baxter Rd.	25.80
Old Spring Hill Field	Spring Hill Rd. (North of Mansfield Middle School)	6.50
Bicentennial Pond SchoolhouseBrook Park	North side of Clover Mill Rd.	170.00
Crane Hill Field	950 feet of frontage along Crane Hill Rd.	12.23
Common Fields/ Col. E. Storrs Field	Bassetts Br./Cemetery/Storrs Rds.	19.00
Coney Rock Preserve	Mulberry Rd. includes a 9-acre open space dedication from Horseshoe Heights subdivision	68.25
Dunhamtown Forest	South of Dunham Pond Rd./Fieldstone Dr., former Dunnack property, former Sibley property and Maplewoods subdivision	226.13
Eagleville Preserve	Stafford Rd., east of Willimantic River	23.00
Fifty Foot	East/Storrs Rds.	102.00
Ferguson Property	Crane Hill Rd.	1.19
Harakaly Property	Warrenville Rd. (south of Mt. Hope Rd.)	0.80
Little Lane Property	Little Lane	1.90
McGregor Property	Stonemill Rd., east of Fenton River	2.20
Merrow Meadow	Merrow Rd.	16.00
Mt. Hope Park	Warrenville Rd	35.33.
Porter Meadow	Storrs Rd., opposite Puddin Lane	6.80
River Park	Plains Rd.	10.00
Schoolhouse Brook Park	South side of Clover Mill Rd. (includes Barrows Hall, Swanson, Larkin and Morneau properties)	329.37
Shelter Falls Park	Birch/Hunting Lodge Rds.	75.10
Spring Hill Field	Spring Hill Rd.	16.00
Sunny Acres Park	Meadowbrook Lane	6.50
Thornbush Road Property	Thornbush Rd. (off Old Kent Rd.)	0.90
Torrey Property	South side of Gurleyville Rd. west of Fenton River	28.80
Saw Mill Brook Preserve	South of Crane Hill Rd. along Sawmill Brook (includes Fesik property and landlocked parcel purchased from Vernon family)	78.50
White Cedar Swamp	Mansfield City/White Oak Rds.	38.07
	Total acreage with Individual Management Plans	**1,300.37**

4. OPEN SPACE LAND WITH GROUPED MANAGEMENT PLANS

Name	Acreage
Birchwood Heights Road	1.40
Boulder Lane	6.30
Candide Lane (North of Stearns Road, includes a segment of Cider Mill Brook)	3.61
Chatham Drive (3 parcels	8.30
Cheney Drive	1.10
Costello Circle	0.90
Coventry Road	1.20
Coventry Road (Smith Farms subdivision)	32.70
Crane Hill Road	1.20
Davis Road	1.50
Deerfield Lane	17.00
Elizabeth Road	4.00
Ellise Road	1.80
Farmstead Road	2.10
Fellen Road	0.90
Gurleyville Road (east of Bundy Lane)	1.20
Highland Road (corner of Stearns Road)	21.90
Hillcrest Drive	0.20
Hillyndale Road	2.10
Holly Drive	1.60
Homestead Drive (2 parcels)	5.70
Jacobs Hill Road	2.70
Kaya Lane	9.40
Lorraine Drive	2.10
North Eagleville Road (2 groups of parcels at Meadowood Road)	3.70
North Eagleville Road/Hillyndale Road	3.30
Philip Drive	5.90
Monticello Lane	1.40
Meadowbrook Lane, opposite Pollack Road (Pine Grove subdivision)	0.85

Meadowbrook Lane, opposite Pollack Road (Pine Grove subdivision)	0.85
Quail Run Road (Vinton Woods subdivision)	6.45
Russet Lane	0.90
Sawmill Brook Lane	13.80
Stafford Road (North of Coventry Road	9.90
Stafford Road (South of Cider Mill Road)	6.00
Stearns Road (North side, east of Vinton School)	2.30
Stearns Road (South side, between Stafford and Woodmont Roads)	6.20
Warrenville Road (South of Mt. Hope Rd., Stephen Estates subdivision)	0.80
Scottron/Sheffield Drives (Chatham Hill 2)	11.40
Storrs Road (South of Cedar Swamp Road)	4.00
Thomas Drive	5.50
Westgate Lane	0.90
Woodmont Drive	1.70
Total acreage with Grouped Management Plan	**216.76**

5. CONSERVATION EASEMENTS – LAND PROTECTED WITH WRITTEN AGREEMENTS WITH THE TOWN

Name	Acreage
Adeline Place (Pine Grove subdivision)	1.60
Bassetts Bridge Road (Hawthorne Park subdivision)	1.47
Birch Road/Hunting Lodge Road (Highbrook subdivision)	3.80
Brookside Lane (Deer Ridge subdivision)	3.00
Browns Road (Southern portion of Schoolhouse Brook Park)	4.50
Browns Road (Well House subdivision)	1.58
Browns Road (Kidder Brook Estates)	7.71
Browns Road (Sawmill Valley Estates)	16.55
Candide Lane (Ouimette/Pichey parcels)	1.00
Candide Lane/Stearns Road (Pond View Estates)	0.73
Candide Lane (Candide Lane subdivision)	.71
Chatham Drive (2 parcels)	1.60
Conantville Road (Ledgebrook development)	3.00
Coventry Road (Smith Farms subdivision)	32.30
Crane Hill Road (Dressler & Weitz subdivision)	2.75
Crane Hill Road (Palmer property, development rights)	14.00
Davis Road (Gifford Estates subdivision)	15.00
East Road/Windswept Lane (Windswept Manor subdivision)	6.30
Fieldstone Drive (Maplewoods subdivision)	13.80
Highland Road/Stoneridge Lane (Laurel Ridge subdivision)	7.00
Hillyndale Road (Lynwood subdivision)	1.90
Homestead Drive (Homestead Acres subdivision)	2.00
Hunting Lodge Road (#97 – from UConn Foundation)	4.00
Lorraine Drive (Woodland Estates subdivision)	5.00
Mansfield City Road (Dunnock Acres subdivision)	5.52
Maple Road/MaxFelix Drive (Maplewoods, Section 2 subdivision)	18.93
Maple Road (Mapleview Farms subdivision)	11.50
Maple Road (Nursing & Rehabilitation Center)	3.00
Middle Turnpike (Favretti property)	7.70

Moulton Road (Raynor subdivision)	1.18
Mulberry Road (Partridge Way, Section 2 subdivision)	4.75
Mulberry Road (Partridge Way subdivision)	4.30
Nipmuck Road (Fenton Valley subdivision)	0.50
Scottron/Sheffield Drives (Chatham Hill 2 subdivision)	.36
South Bedlam Road (Buhrman Estates subdivision, Sections 1, 2 and 3)	16.70
South Eagleville Road (Crossing at Eagle Brook subdivision)	11.80
South Eagleville Road (Mansfield Cooperatives project)	15.70
Spring Hill Road (resubdivision of Gifford Estates, lot 27)	2.90
Stearns Road/Candide Lane (Pondview subdivision)	0.73
Storrs Heights Road (Janes property)	1.70
Storrs Road (Cantor/Grous subdivision)	6.4
Storrs Road (Norling property)	7.00
Warrenville Road (Roaring Brook subdivision)	3.20
Warrenville Road (Stephen Estates subdivision, 2 parcels)	12.50
White Oak Road (Cider Farms, Section 2 subdivision)	6.00
Wildwood Road (Nichols/Hepple property)	0.50
Woodland Road (Best subdivision)	5.20
Wormwood Hill Road (Abbe Estates subdivision)	0.30
Wormwood Hill Road (Abbe Estates subdivision)	2.49
Wormwood Hill Rd. (Little Divide subdivision)	4.00
Wormwood Hill Rd. (MacFarland Acres)	4.78
Total acreage with Easements	**310.94**

F. TOWN OF MANSFIELD OPEN SPACE ACQUISITIONS* (1/1/90-8/1/05)

Property	Acres	Sale Price	Price/Acre	Frontage	Date Acq.	Property Description
Reed (Shelter Falls Park)	30	$120,000	$4,000	710' Hunting Lodge Road	03/05/90	RAR-40, abuts Town lands, borders Highbrook subdivision, limited wetlands, purchased in association with State/Federal Grant Program
White Cedar Swamp	30.3	$50,000	$1,650	25' Mansfield City Road150' White Oak Road	12/17/92	RAR-40 Flood Hazard, major portion of the swamp and adjacent woods, access from Maple and Mansfield City Roads, rare cedar swamp, purchase price based on approved subdivision lot
Reed/SBM (Shelter Falls Park)	23.7	$69,000	$2,911	171' Hunting Lodge Road	03/09/93	RAR-40 / MF, 10.8 acres of wetlands, abuts Town land (Shelter Falls Park)
McGregor	2.1	$8,400	$4,000	207' Stone Mill Road	06/03/93	RAR-90 Flood Hazard, rear portion of existing house lot which borders the Fenton River, near Gurleyville Grist Mill contains a portion of the Nipmuck Trail
Porter	6.7	$119,400 (net price after house sale)	$17,820	1,090' Storrs Road	10/6/93	RAR-20 at purchase, 1.3 A w/existing house subsequently sold for $110,000, Town acreage borders Willimantic Res., mostly open field, some woods
Eaton(Commonfields)	8.6	$160,000	$18,604	312' Storrs Road303' Bassetts Bridge Road	12/21/93	RAR-40 and Neighborhood Business at purchase, includes portions of Eaton Bog, within Historic Village area, Parcel One 3.6 A, Parcel Two 5.0 A, a portion of the land is within an aquifer area

Watts (Eagleville Preserve)	23.5	$90,600	$3,855	300’ Stafford Road	3/1/95	RAR-40 & Flood Hazard, area to be used as community gardens, rear area prime farmland, leased to farmer 1,500’ of river frontage, 50’ strip for access to railroad crossing, adjacent to State land linking site with Eagleville Dam park
Boettiger/Orr Parrish (Dunhamtown Forest)	106	$99,000	$934	50’ Dunham Pond Road	8/3/95	RAR-40, primarily wooded/sloping, many options to connect to other Town trails, parks & easements, includes some wetlands. Deed restrictions limit future use.
Bodwell (Old Spring Hill Field)	6.5	$42,000	$6,461	960’ Spring Hill Road	4/18/96	RAR-40, land adj. to Mansfield Middle School, valuable buffer, abandoned field, certain areas wet- lands, purchase price based on approved subdiv. lot
Crossen (Commonfields)	8.23	$127,500	$15,492	600’ Bassetts Bridge Road	4/25/96	RAR-90, prime farmland field, no wetlands, adjacent to Eaton property, Historic Village area, purchase price based on 3 approved subdivision lots.
Torrey	29.5	$90,000	$3,050	450’ Gurleyville Road	6/1/96	RAR-90, abuts Town land on Holly Drive, includes a portion of Nipmuck Trail, primarily wooded, 3 A of field, some wetlands, some steep slopes, former Bundy Homestead
Holinko (Shelter Falls Park)	18.6	$58,900	$3,167	293’ Hunting Lodge Road 2 segments	5/23/97	RAR-40/MF, wooded parcel adjacent to Shelter Falls Park & Carriage House Apts., some wetlands at northerly & easterly boundaries, Hunting Lodge Rd. frontage offers trail access opportunities

Baxter	25.8	$159,000	$6,163	1,375’ Baxter Road 418’ Storrs Road	7/1/97	RAR-40/MF, areas along Baxter Rd. consist of cleared prime farm land, a brook, wooded areas exist along Rt. 195 & easterly boundary, some wetlands near Rt. 195, farm pond situated near agricultural fields
Warren (Dunhamtown Forest)	6.8	$22,430	$3,300	none	9/30/97	RAR-40, consists of 150’ linkage between existing Town land to south (Boettiger/Orr/Parrish parcel) & Joshua’s Tract land to north, wooded w/portion of Gardiner Brook & some wetlands, to be used for trail connection
Swanson (Schoolhouse Brook Park)	29	$62,750	$2,164	none	7/2/98	RAR-40, includes 50’ wide access easement to Browns Rd. (east of Kidder Brook); wooded parcel immediately adjacent to Schoolhouse Brook Park & existing trails
Rich (Fifty-Foot)	102	$280,000	$2,745	28’ Storrs Rd., 445’ on East Road (3 segments)	11/30/98	RAR-90; includes access rights to Carter Hill Rd. (abandoned). Primarily wooded, includes Fifty-Foot (Cliff) w/prominent views to east and southeast; adjacent to State and Federal lands; includes segment of historic Nipmuck Trail
Vernon	3	$26,500	$8,833	330’ on Crane Hill Rd	1/25/99	RAR-40; open field area used agriculturally for field crops; prime agricultural soils; adjacent to active agricultural areas
Hatch/Skinner(Mt. Hope Park)	35.33	$285,000	$8,067	1,157’ on Warrenville Rd	10/29/99	RAR-90; mixture of open fields, agricultural fields, and woodlands; includes pond and section of Mt. Hope River; fishing access easement and trails exist

Dunnack	32.26	$35,000	$1,085	22’ on Mansfield City Rd	5/1/00	RAR-40; Abuts Dunhamtown forest. Mix of woodland and marshland and includes segment of old farm road providing potential trail link between Dunhamtown Forest and Mansfield City Road
Ferguson	1.19	$ 45,000	$37,815	150.57’ on Crane Hill Road	6/5/01	RAR-40; Abuts Wolf Rock Preserve owned by Joshua’s Trust. Wooded site that includes segment of Nipmuck Trail.
Olsen (Coney Rock Preserve)	59.25	$100,000	$1,688	202.42’ on Mulberry Road	7/30/01	RAR-90; Abuts former Chapin property, which owned by Joshua’s Trust. Primarily wooded with a portion of Coney Rock Ledges. Provides link between Chapin parcel and Mansfield Hollow State Park. Provides direct link between Nipmick Trail and Chapin parcel
Sibley	50.57	$90,000		130’ of frontage on White Oak Rd.	1/22/02	Abuts Dunhamtown Forest.
Vernon	68.41	$240,000	$3,809	950’ of Frontage on Crane Hill Road	4/29/02	RAR-40; Managed as two separate parcels: 12.23-acre field with prime ag soils, extending a contiguous area of preserved farmland. Preserves a corridor for Nipmuck Trail, contains portion of Sawmill Brook, Beaver dam & lodge. Abuts Joshua Trust’s Wolf Rock Preserve.
Fesik	11.16	$7,000	$ 627.00	none	11/26/02	RAR-40; Surrounded on three sides by Town Land purchased from the Vernon Family, contributes to a protected corridor for a section of the Nipmuck Trail

Vernon	11.16	$9,450	$847	none	3/20/03	RAR-40; Surrounded on three sides by Town Land purchased from the Vernon Family, contributes to a protected corridor for a section of the Nipmuck Trail.
Larkin	12.5	$23,400	$1,872	330’ Frontage on Clovermill Road	4/8/03	RAR-40; Wooded parcel abutting Schoolhouse Brook Park. Contains a portion of the wetlands at the head of the brook that flows into Barrows Pond. Buffers existing trails and provides opportunities to expand park trails.
Morneau	.87	$4,300	$4,942	454’ frontage on the corner of Clover Mill Rd.	11/23/04	RAR-90; Abuts Schoolhouse Brook Park on marsh edge with open views into marsh from Clover Mill Rd. and Rt. 195.

*This list does not include open space acquisitions obtained due to regulatory actions of the Planning and Zoning Commission and Inland Wetland Agency..

G. JOSHUA'S TRACT CONSERVATION AND HISTORIC TRUST HOLDINGS IN MANSFIELD(UPDATED TO JANUARY 1, 2006)

Property Owned	**Location**	**Acreage**
Babcock Preserve	Browns Rd.	10.2
Bradley-Buchanan Woods	Mansfield Center	22.2
Center Meadow	Mansfield Center	1.2
Coney Rock Preserve	North of Mulberry Rd.	133
Dunham Woods	So. Eagleville Rd.	17
Echo Woods Beach	Cemetery Rd.	3.3
Goodwin Reserve	Browns Rd.	17
Gurleyville Mill and House	Stone Mill Rd.	9
Haberman Haven	Rt. 89, property extends into Ashford	2
Holt-Kinney Woods	Browns Rd.	21.1
Jacobs Hill Preserve	Jacobs Hill	1.9
Knowlton Hill Preserve	Knowlton Hill Rd.	127
Manter Tract	Bundy Lane	2.3
Mason's Mill Site	Old Tolland Turnpike	1
Merrow Parcel	Rt. 32	.6
Michael's Preserve/Ysebaert Sanctuary	Stone Mill Rd	5.5
Owen's Mere	So. Eagleville/Separatist Rds.	6.8
The Pond Lot	Mansfield Center	10
Proposal Rock	north of Mulberry Rd.	17
Rollin Corner	Gurleyville/Wormwood Hill Rds.	4.1
*Talco Property	Rt. 89, Ashford line	8.5
Whetten Woods	Dog Lane	24
Windfield Acres	Thornbush Rd.	.2
Wolf Rock Preserve	Crane Hill Rd.	92.7
	Total	**536.6**

*The Talco property lies partially in Mansfield and partially in Ashford. Only the Mansfield acreage is recorded in this chart.

Property with Conservation Easement	Location	Acreage
Moskowitz Property	Gurleyville Rd.	19.5
Matthews Property	South Eagleville Rd.	18.3
Kessel Properties (3 easement areas)	Codfish Falls Rd.	75
Kaemmerlen Property	Gurleyville Rd.	4.8
Farrel Property	796 Stafford Rd.	31
Devereaux Properties (2 easement areas)	Summit Rd.	57.9
Miniutti Property	Browns Rd.	2.4
	Total	**208.9**

H. EXISTING MUNICIPAL RECREATIONAL FACILITIES/SITES

Site	Location	Facilities
Buchanan Center (Library)	Warrenville Rd	-multi-use ball field/picnic area -children's playscape -indoor auditorium with stage
Community Center	Storrs Rd./ So. Eagleville Rd	-indoor pool -therapy pool -teen center -gymnasium w/elevated -walking track -multi-function room w/kitchen -exercise/fitness facilities
Coney Rock Preserve	Chaffeeville Rd./Mulberry Rd	-hiking trails
Dunhamtown Forest	Dunham Pond/Mansfield City/White Oak Rds./Max Felix Dr.	-hiking trails
Eagleville Preserve	Stafford Rd./So. Eagleville Rd	-fishing access to Willimantic River -hiking trails -community garden area
E.O. Smith High School (owned by Region 19)	Storrs Rd./Post Office Rd.	-multi-use ball fields including baseball/softball diamonds -outdoor track -6 tennis courts -2 outdoor basketball hoops -2 indoor gyms -1 indoor auditorium
Fifty-foot cliff	Storrs Rd./East Rd	-hiking trails
Gifford Field	Spring Hill Rd	-multi-use ball fields including youth baseball diamond
Goodwin School	Hunting Lodge Rd	-multi-use ball field -4 outdoor basketball hoops -children's playscape -indoor gym/auditorium
Lions Club Park (leased by the Town)	Warrenville Rd	-multi-use ball fields including3 full-size soccer fields -snack bar, picnic pavilion
Merrow Meadow	Merrow Rd	-fishing, canoeing access to Willimantic River -hiking trails (part. handicap-accessible)
Mansfield Middle School/ Spring Hill Fields	Spring Hill Rd	-multi-use ball fields including baseball and softball diamonds & perimeter track -4 tennis courts -4 outdoor basketball hoops -indoor gym/auditorium

Mount Hope Park	Warrenville Rd	-fishing access to Mt. Hope River/pond -hiking trails
School House Brook Park (Bicentennial Pond)	Clover Mill Rd	-beach area with bath house -fishing access -picnic pavilion -children's playscape -hiking trails
Senior Center	Maple Rd	-multi-function room with kitchen
Shelter Falls Park	Birch/Hunting Lodge Rds	-hiking trails
Southeast School/ Southeast Park	Warrenville Rd	multi-use ball fields with baseball diamonds 2 outdoor basketball hoops children's playscape indoor gym/auditorium
Sunny Acres	Meadowbrook Rd	multi-use ball field with baseball diamond 1 tennis court 2 outdoor basketball hoops
Vinton School	Stafford Rd	-multi-use ball fields with baseball diamond -4 outdoor basketball hoops -children's playscape -indoor gym/auditorium
Misc. Open Space / Recreational Parcels	throughout Mansfield	-undeveloped, but some parcels have trails and potential for more active recreation. See list of Town-owned land in Appendix E
Univ. of Connecticut	Storrs Road	-numerous outdoor and indoor Storrs Campus athletic facilities -community garden area

I. POTENTIAL PARK AND RECREATION FACILITY IMPROVEMENTS

The following list identifies potential new park and recreation facility improvements that address current and anticipated community needs and promote goals and objectives of Mansfield's Plan of Conservation and Development. It is emphasized that this listing is not intended to represent a commitment to fund the listed improvements or to locate new facilities in specified locations. All park and recreation facility improvements should be carefully analyzed in conjunction with a specific management plan for each park or recreation site. The listing is not intended to suggest priorities.

A. Active Recreation-Oriented Facilities
- Adult softball field
  (Possible locations: Lions Memorial Park; River Park Recreation Area)
- Little League Baseball Field
  (Possible locations: Lions Memorial Park; Vinton School)
- Artificial Turf Multi-Use Field
  (Possible location: E.O. Smith High School)
- Sand Volleyball Courts
  (Possible locations: Southeast Park; Community Center)
- Outdoor Pool/Sprayground/Aquatic Facility
  (Possible location: Community Center)
- Skateboard/Rollerblade Park
  (Possible location: Community Center)
- Walkway/Jogging Path
  (Possible location: Southeast Park)
- Children's Playground
  (Possible location: Lions Memorial Park)
- Outdoor Ice-Skating Area
- Canoe Launch Area: (River Park)

B. Passive Recreation-Oriented Facilities
- Fully-accessible Trail Improvements
  (Possible locations: Bicentennial Pond/Schoolhouse Brook Park, River Park)
- Picnic Pavilion
  (Possible location: Southeast Park
- Nature Center
  (Possible location: Bicentennial Pond/Schoolhouse Brook Park)
- Outdoor Band Shell
  (Possible location: Bicentennial Pond/Schoolhouse Brook Park)
- Camping Areas
  (Possible locations: Lions Memorial Park; Schoolhouse Brook Park)

C. Other
- Dog Park
  (Possible locations: Landfill/recycling center site; Lions Memorial Park)
- Restroom/Concession/Storage Facility
  (Possible location: Southeast Park)
- Irrigation System
  (Possible location: Southeast Park)

J. LISTING OF SIGNIFICANT CONSERVATION AND WILDLIFE RESOURCES

The following listing is intended to identify locations and/or streambelts/greenways which have significance with respect to conservation and wildlife resources in Mansfield. The listing is not intended to suggest priorities.

NATURAL DIVERSITY RESOURCES

- Locations depicted in the Connecticut Department of Environmental Protection Agency's Natural Diversity Data Base mapping (see Map 11 of this Plan)

WATER RESOURCES (Surface and Groundwater)

- The Willimantic River Valley Greenway from the Willington town line to the Windham town line, including Eagleville Lake, an important stratified drift aquifer associated with UConn well fields north of Route 44 and west of Route 32 and tributary streams;
- Weaver Brook streambelt, which bisects the University of Connecticut's Depot Campus and enters the north end of Eagleville Lake;
- Cedar Swamp Brook streambelt, which flows from Cedar Swamp (a large, important swamp extending north into Willington and south across Rt. 195 into Mansfield) joining Nelson Brook and ultimately entering the north end of Eagleville Lake. Cedar Swamp itself, scenic falls, old dams, ledges, Pink Ravine Pond and Pink Ravine are all features of this streambelt system.
- Nelson Brook streambelt, which enters Mansfield from Willington and joins Cedar Swamp Brook at Shelter Falls Park. Two of its tributaries drain unusual wetlands. The first, a unique perched oligotrophic pitch pine-blueberry bog, lies just north of Rt. 195 and west of Tony's Garage. The second is roughly 100 acres of wetlands and glacial ridges. This parcel is nearly surrounded by residential development on Cedar Swamp Rd., Rt. 195, Baxter Rd. and Rt. 44. Another significant wetland, made up mainly of a dwarfed maple swamp, accompanies Nelson Brook from northwest of its crossing of Rt. 44 to its crossing with Birch Rd.
- Eagleville Brook streambelt, including a tributary stream north of S. Eagleville Road;
- Dunham Brook streambelt, including Dunham Pond and associated upland wetlands and tributary streams;
- Cider Mill Brook streambelt, including Coutu Pond and tributary streams;
- The Fenton River Valley streambelt, including associated stratified drift aquifer areas, adjacent meadows, ledges, hillsides and tributary streams;
- Fishers Brook streambelt, including "Codfish Falls" and tributary streams;
- Gurleyville (Valentine) Brook streambelt, including Valentine Meadow, the Horsebarn Hill drumlin, adjacent University of Connecticut agricultural land and tributary streams;

- Tift Pond and the Albert E. Moss Sanctuary south of Route 275, west of Rt. 195 and north of Birchwood Heights Road;
- Hanks (Hitchcock) Pond and associated streambelt areas;
- Bradley Brook streambelt, including Hansen's Pond and tributary streams to both Bradley Brook and Hansen's Pond;
- Schoolhouse Brook streambelt, including Bicentennial Pond, Schoolhouse Brook Park, Chapins Pond and tributary streams;
- The Mount Hope River Valley streambelt, including associated stratified drift aquifer areas, hillsides, identified potholes and tributary streams;
- Knowlton Pond, Leander Pond and McLaughlin Pond and the streambelt areas between these ponds;
- The Mansfield Hollow Reservoir (Naubesatuck Lake) and associated flood plain and stratified drift aquifer areas;
- Echo Lake, Eaton Bog and associated stratified drift aquifer and streambelt areas;
- The Natchaug River Valley streambelt, including the Willimantic Reservoir;
- Kidder-Sawmill Brook streambelts, including a significant white cedar swamp between Maple Road and Mansfield City Road that is on State DEP priority lists; Wolf Rock, east of Crane Hill Road, a significant forest area south of Browns Road, east of Crane Hill Road, north of Puddin Lane and west of Route 195, and tributary streams;
- Conantville Brook streambelt, including associated stratified drift aquifer areas and tributary streams;

The Mansfield Hollow Reservoir Falls

AGRICULTURAL AND FORESTRY RESOURCES

- Agricultural land in southwestern Mansfield, hillside vistas extending from Browns Road through Pleasant Valley Road and along Mansfield City and Crane Hill Roads;
- Agricultural land located along Rt. 32 north and south of Route 44. Important natural features and scenic beauty make this area significant.
- Agricultural land east and west of Route 195 behind Mansfield Supply and in the Horsebarn Hill area;
- Prime agricultural soils and agricultural soils of State-wide significance within active farming areas;
- Interior forest tracts as identified on Map #21 of this Plan

GEORGRAPHY AND EARTH RESOURCES

- Coney Rock and adjacent steeply-sloped and hillside areas north of Mulberry Road and east of Chaffeeville Road;
- Fifty-foot Cliff and adjacent steeply-sloped areas west of Chaffeeville Road

K. OPEN SPACE ACQUISITION PRIORITY CRITERIA

The following open space acquisition criteria, are provided to assist in the evaluation of potential sites for additional preserved open space. All open space acquisition decisions should be based on a comprehensive review of specific site characteristics, information contained or referenced in this Plan and information obtained through an active public notice and review process. The listed criteria are not weighted to help establish priorities, but in general, sites that address multiple primary categories or that would be of town-wide significance in addressing a goal or objective of this Plan would have a higher priority than sites that address fewer primary categories or do not have Townwide significance. It also is noted that land availability, acquisition costs and budgetary priorities will also significantly influence open space acquisition decisions.

1. Identified or specifically referenced as a potential conservation, preservation or recreational area within Mansfield's Plan of Conservation and Development, the WINCOG Regional Land Use Plan or the Connecticut Policies Plan for Conservation and Development
   - Identified as a potential conservation area on Map 21
   - Identified as within one of Mansfield's significant conservation and wildlife resource areas in Appendix J

2. Conserves or preserves historic or archaeological resources
   - Site is located within or adjacent to a Plan-identified village area (see Map #5)
   - Site contains historic structures, sites or features including, but not limited to mill sites, cemeteries, foundations, stone walls (see Map 2)
   - Site is a recorded archaeological site

3. Conserves, preserves or protects notable wildlife habitats and/or plant communities
   - Site includes species listed by State or Federal agencies as endangered, threatened or of special concern (see Map #11 for DEP Natural Diversity Data Base data)
   - Site contains or helps protect vernal pools, marshes, cedar swamps, grasslands, waterbodies or other notable plant or animal habitats
   - Site is within a designated large contiguous interior forest area (see Map #11)
   - Site includes a diversity of habitats

4. Conserves, preserves or protects important surface or groundwater resources
   - Site is located within or proximate to a State-designated wellfield aquifer area, potential stratified drift wellfield area or existing public water supply well
   - Site is proximate to the Willimantic Reservoir or tributary watercourses and waterbodies
   - Site contains or is adjacent to significant wetlands, watercourses or waterbodies and acquisition will significantly help to protect the water resource
   - Site contains a flood hazard area

5. Conserves, preserves or protects agricultural or forestry land
   - Site contains prime agricultural soils or agricultural soils of State-wide significance, (particularly important when in association with an existing agricultural use)

- Site is located within an existing agricultural area such as the area in southwestern Mansfield along Mansfield City Road, Stearns Road, Browns Road, Crane Hill Road and Pleasant Valley Road
- Site contains prime forestry soils (particularly important when located within a large contiguous interior forest area or within a site implementing a long-term forest management plan)
- Site would provide a significant buffer for an existing agricultural use

6. Conserves, preserves or protects important scenic resources
   - Site contains scenic overlooks, ridgelines, open fields, meadows, river valleys and other areas or features of particular scenic importance. (Information contained on Map 12 should be utilized in considering relative scenic importance.)
   - Site contains significant roadside features such as specimen trees and noteworthy stone walls
   - Site abuts a Town-designated Scenic Road
   - Site is visible from existing roadways, trails and/or readily accessible public spaces
   - Site contributes to the scenic quality of one of Mansfield's historic village areas
7. Creates or enhances connections
   - Site is located along the Willimantic River, the Nipmuck Trail or other State-recognized greenway or a potential town-wide or multi-town greenway or trail system
   - Site would expand an existing park or preserved open space area and contribute to a continuous area of open space, protect a wildlife corridor, and/or provide a new trail access between open space properties or from existing roads or subdivisions to open space properties)
   - Site would provide a new linkage from an existing or proposed residential neighborhood to an open space/park area, school or commercial area
   - Site provides a buffer area for existing trails
8. Creates or enhances recreational opportunity
   - Site is physically suitable for future ballfields and other active recreational use
   - Site abuts an existing school, playground or active recreational site
   - Site provides new boating or fishing access to the Willimantic River or other significant watercourses or waterbodies
   - Site abuts or is within the watershed of existing outdoor public swimming site, such as Bicentennial Pond in Schoolhouse Brook Park
   - Site is located within or proximate to existing areas of higher-density/residential development

L. LISTING OF TRANSPORTATION IMPROVEMENT NEEDS

1. Public Transportation
   - Enhancement of the Windham Region Transit District (WRTD) Willimantic/Storrs bus service to increase service hours and the frequency of service stops. Continuation of Prepaid Fares program
   - Improvements to WRTD bus stops including lighting, bus shelters, bicycle lockers and pedestrian/ bicycle access to bus stops, particularly in the Storrs Center downtown and Four Corners areas
   - Expansion of Dial-a-Ride program to include evening and weekend service and out-of-region services for elderly and handicapped
   - Encouragement of UConn and other major employers to take steps to increase participation in car/van pool programs and other programs to reduce vehicular traffic
   - Enhancement of UConn's shuttle bus service to increase hours of operation and frequency of stops and to improve service reliability
   - Expansion of UConn shuttle bus routes to serve all larger apartment developments in Mansfield, Willington and Ashford in addition to continued service to UConn's Depot Campus
   - Consideration of Park-Ride lots at UConn's Depot Campus and other locations, which will help reduce vehicular traffic in the campus area. All lots should have adequate lighting, bus shelters, bicycle lockers and pedestrian/bicycle access.
   - Expansion of Hartford commuter bus service to UConn's Depot Campus and Storrs Campus
   - Expansion of WRTD bus service to Mansfield Library and southern Mansfield (south of Puddin Lane)

2. State Road Improvements

Route	Improvement Need
32	Safety improvements,* particularly near the intersections with Rt. 31 and Rt. 275. Additional improvements on Rt. 32 should be considered once a decision is made on major transportation improvements along the Rt. 6 corridor.
44	Safety improvements,* particularly near the intersections with Rt. 32, Birch/Cedar Swamp Rd. and Baxter/Hunting Lodge Rds.
44/430	Completion of road connecting Route 44 with UConn campus (North Hillside Rd.)with adjacent off-road bicycle/pedestrian path and intersection improvements at Rt. 44
89	Safety improvements,* particularly near Mount Hope Rd. intersection
195	Safety improvements* (particularly at the intersections with Chaffeeville Rd. and Clover Mill Rd., in the Storrs Center Downtown project area [UConn Campus to Liberty Bank] and between the two Flaherty Rd. intersections) and signalization improvements between North Eagleville and South Eagleville Rds.
275	Safety improvements,* particularly at the Rt. 32 intersection and between Separatist Rd. and Rt. 195
275	Construction of a new road connecting Rt. 275 with the UConn Campus (Bolton Rd.) and associated off-road bicycle/pedestrian path

3. Municipal Road Improvements

Road Name	Improvement Need
Dog Lane	Safety improvements,* Rt. 195 to Willowbrook Road
Maple	Safety improvements,* improved drainage between Davis and Fieldstone, improved roadway and pedestrian/bicycle access south of Fieldstone and north of Davis
Mansfield City	Safety improvements, particularly between Spring Hill Rd. and Pleasant Valley Rd. (improved road surface and improved pedestrian/bicycle access)
North Eagleville	Safety improvements,* especially pedestrian-oriented improvements
Separatist	Safety improvements,* especially pedestrian-oriented improvements
Numerous roads	Traffic-calming improvements to reduce vehicular speeds and improve pedestrian safety

* All potential safety improvements should be based on a comprehensive analysis that includes opportunities for public input. All potential improvements to local roads and bridges must take into account potential impacts on historic, natural resource and aesthetic factors. Prior to character-changing widening and realignment work, potential improvements, including signage, sightline and shoulder work, pavement markings, pedestrian and bicycle lanes, drainage, differential pavement strips and speed humps, as well as speed reduction and enforcement, should be considered.

4. Municipal Walkway Improvement Needs (listing based on priorities recommended by Mansfield's Transportation Advisory Committee – 12/05)

Road	**Segment**
Hunting Lodge Rd.	North Eagleville Rd. to Celeron Square Apartments
Birch Road	Hunting Lodge Rd. to Rt. 44
South Eagleville Road	Maple Rd. to Separatist Rd.
Flaherty Road	Hanks Hill to Storrs Heights Rd.
Eastwood Road	Hillside Circle to Rt. 275
Route 89	Rt. 195 to Library
Conantville Road	Pollack Rd. to rear entrance of East Brook Mall
North Eagleville Road	Hunting Lodge Rd. to Southwood Rd.
Route 195	South Eagleville Rd. to Liberty Bank

The following walkway improvements have not been assigned priorities by the Transportation Advisory Committee:

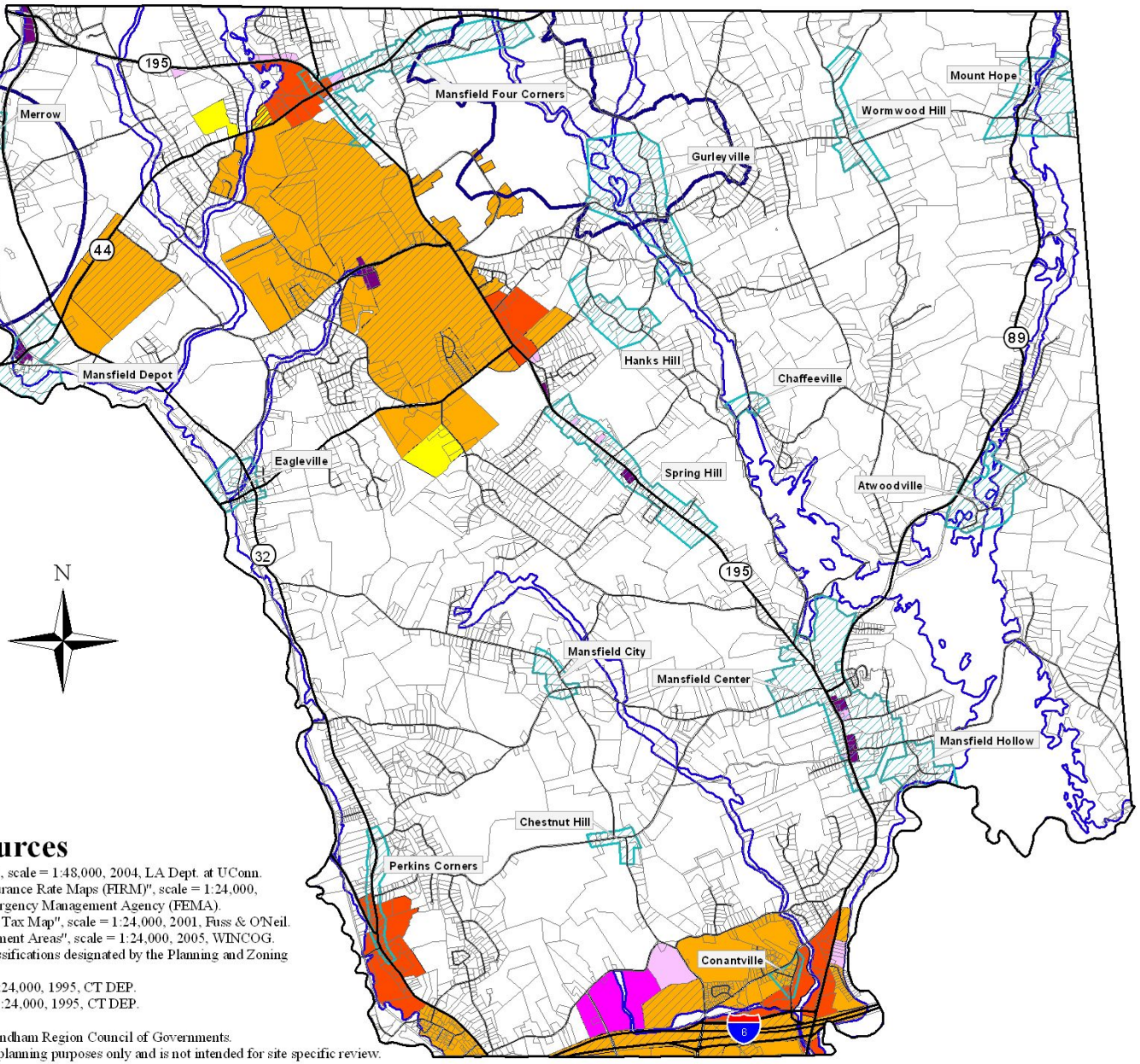
Route 195, east side	(College Mart Plaza, Staples/Sears) to Riverview Rd.
Route 195, west side	Big Y Plaza to Puddin Lane
Route 89	Library to Southeast School
Spring Hill Road	Maple Rd. to Davis Rd.
Maple Road	Fieldstone Drive to Spring Hill Rd.
Maple Road	Fieldstone Drive to Davis Rd.
Hunting Lodge Road	Separatist Rd. to North Eagleville Rd.
Route 195/Rt. 44	Four Corners (Rts. 44/195) intersection area to Holiday Mall, Rt. 195

5. Bikeway or Bikeway/Walkway Improvement Needs

- Separatist Rd. from Rt. 275 to Hunting Lodge Rd. and Hunting Lodge Rd. from Separatist to North Eagleville Rd.
- Birch Road from Hunting Lodge Rd. to Route 44
- Route 195 within and adjacent to Mansfield's Storrs Center Downtown area (UConn Campus to Liberty Bank)
- Construction of bicycle/pedestrian enhancement improvements along all other bicycle routes as designated in Mansfield's Transportation Bike Path Plan, along State roadways, particularly adjacent to the UConn Campus and Four Corners areas, and within the UConn Campus area
- Construction of secure bicycle lockers at commuter lots and at bus stop locations

6. Municipal Bridge Improvement Needs

- Reconstruction of Stone Mill Road bridge over Fenton River
- Reconstruction of Atwoodville Road over Mt. Hope River bridge
- Reconstruction of Laurel Lane bridge over Mt. Hope River
- Reconstruction of Shady Lane bridge over Eagleville Brook



Planned Development Areas

Legend

- Historic villages or hamlets
- Medium to High-Density Institutional/ Mixed-Use
- Low Density Residential
- Medium to High Density Age Restricted Residential
- Medium to High Density Residential
- Planned Business/Mixed Use
- Planned Office/Mixed Use
- Agriculture/Medium to High Density Residential/Open Space
- Neighborhood Business/Mixed Use
- Flood Hazard Zone (Depicted for Reference Purposes)

Map Sources

"Historic Villages", scale = 1:48,000, 2004, LA Dept. at UConn.
"FEMA Flood Insurance Rate Maps (FIRM)", scale = 1:24,000, 1981, Federal Emergency Management Agency (FEMA).
"Mansfield Digital Tax Map", scale = 1:24,000, 2001, Fuss & O'Neil.
"Planned Development Areas", scale = 1:24,000, 2005, WINCOG. Development classifications designated by the Planning and Zoning Commission.
"Roads", scale = 1:24,000, 1995, CT DEP.
"Towns", scale = 1:24,000, 1995, CT DEP.

Prepared by the Windham Region Council of Governments.
Map is for general planning purposes only and is not intended for site specific review.

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Plan of Conservation and Development
April 2006

4000 0 4000 Feet

Map 22