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## PREFACE

In 2013, a significant step was taken in the protection of conservation land when the Natural Resources Trust received a 17-acre open space parcel off Branch Street. This newest acquisition provides for direct access to the bike path. The land is a mix of bordering vegetated wetlands to Back Bay Brook, an intermittent stream and second growth upland forest. This habitat promotes diverse wildlife and will give the residents of Mansfield, and the region, an opportunity to use and enjoy a rich conservation parcel.

The Environmental & Conservation Planner, Katelyn Merrill, was responsible for the 2013 update to the 2008 Open Space Plan. The Parks and Recreation Director, Sherri Gurnon, prepared the inventory of recreational facilities and programs. Cooperation from other Town officials, including William Ross, Town Manager; Shaun P. Burke, AICP, Director of Planning and Development; Richard C. Alves, Jr., P.E., Town Engineer; Lee Azinheira, DPW Director, Kurt Gaffney, Water Operations Manager; Marianne Staples, Town Clerk, Xia Jin, GIS Manager, Sacha Zlatkova, MIS Director and the Mansfield School Department is also greatly appreciated. Thanks also to Lou Andrews, president of the Natural Resources Trust of Mansfield, for all of his support and assistance in pursuing the goals of open space protection.

**ACCOMPLISHMENTS SINCE 2008 PLAN**

**Growth in conservation land acquisition fund**

**Gifts of land subdivision projects**

**Conservation Restriction**

**Continued involvement with Canoe River Aquifer group**

**Trail development and management program on conservation land  
using volunteer efforts including scout organizations**

**Improvements to Memorial Park**

**Continued development of 45-Acre Plymouth Street Recreation Area**

**Expansion of recreation programs**

**2012 Strategic Plan**

**Natural Resources Trust acquisition of 17 acres abutting the bike  
path**

**Improvements to North and South Commons**

Summary of Conservation, Recreation and Other Significant Lands

2013 Figures

Conservation [Public & Private]	2,037 acres *
Recreation	96 acres
School	127 acres
Town Commons	3 acres
Chapter 61 Property	497 acres***
Commonwealth of Massachusetts	38 acres
Other Lands	102****
<b>Total</b>	<b>2,900</b>

2007 Figures

Conservation [Public & Private]	1,791 acres
Recreation	82 acres
School	127 acres
Town Commons	3 acres
Chapter 61 Property	545 acres
Commonwealth of Massachusetts	25 acres
Other Lands	126 acres
<b>Total</b>	<b>2,699 Acres</b>

Notes:

\* The increase in the amount of Conservation land came primarily from acquisitions made by the Town and gifts to the Natural Resources Trust of Mansfield. This figure includes the Town's Water Department land.

\*\*\*The decrease is due to the sale of 32 acres of Chapter 61 property.

\*\*\*\* Includes the Mansfield Fish & Game Club, the City of Attleboro Water Supply land, the Willowdale Golf Course and the open space at the Bay Brook Farm cluster subdivision

## SECTION 1--PLAN SUMMARY

The goal of this **2013 Open Space and Recreation Plan** is to lay the groundwork for action and participation. For the Town of Mansfield to set a course for the future, this plan must be used and useful for years to come. Given Mansfield's location at the center of a transportation network, change will occur; how the changes are managed will shape the face of the community.

Mansfield's early days as an agricultural community established a small-town feel. Even though the Town changed many years ago from a rural to a suburban existence, there remains a strong desire, even among newer residents, to preserve and protect certain elements. The analysis contained within this plan outlines and highlights these elements.

In summary, this plan:

- Identifies community needs to better prepare for future change;
- Presents a specific set of goals and objectives to implement change.
- Outlines existing conservation and recreation holdings, facilities and opportunities;
- Reviews environmental and natural resource issues to better understand how we are affected by, and how we impact, the natural world;
- Looks at Mansfield through the bigger picture of town-wide issues, historical perspective and development patterns to see how, when, and why change occurs.

These goals and objectives will require that land use decisions to preserve land are made and that financial issues are resolved. A strong message that has been made clear in the last few months is that the time is now to shape the future. It is hoped that this plan can play a role in the changes that will come.

**SECTION 2—INTRODUCTION**  
**[TO BE DISCUSSED AT THE PUBLIC WORKSHOP]**

A. Statement of Purpose

B. Planning Process and Public Participation

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## SECTION 3--COMMUNITY SETTING

### A. Regional Context

The Town of Mansfield is located in Bristol County, in southeastern Massachusetts, approximately 28 miles from Boston, 14 miles from Brockton and 19 miles from Providence, Rhode Island. It is bordered by Easton on the east, Sharon on the northeast, Foxborough on the north, North Attleboro on the west, Attleboro on the southwest, and Norton on the south (see Figure 1, Locus Map).

As the mileage numbers above indicate, Mansfield is, depending on your perspective, blessed or cursed by the old real estate adage, "Location, Location, Location." Access to and from major cities has resulted in tremendous population growth. The Town sees housing primarily in single-family units, with price tags up to high six-figures. Due to its central location in southeastern Massachusetts, the character and face of Mansfield is changing from a small Town with a rural orientation to more of a bedroom community for cities and economic centers throughout the region.

Mansfield is linked in several ways to the surrounding towns and the region as a whole. First, one of New England's largest industrial parks (the Cabot Business Park) is located in Mansfield. The development of the park began in the early 1970s. Over the years, changes to the transportation network brought on by the usual morning and afternoon commuter traffic have occurred. The spillover economic effects of the industrial park (eating establishments, hotels, the generation of small businesses) has certainly played a role in the development which has occurred outside of the central downtown area.

Second, Mansfield is home to a commuter train station. Current studies have shown that approximately one-half of the users of the station come from out of town and ridership is on the rise. Presently, talks are being held to discuss improvements and additions to the station's parking facilities.

Third, the Comcast Center is located in Mansfield, near the Norton town line. The Center is active during the summer months for pavilion/outdoor concerts.

Clearly, all three of these facilities, the Cabot Business Park, the commuter rail station and the Comcast Center, were located here due to a positive relationship between the Town and the region in the area of economic and transportation issues. All three have impacted, and will continue to impact, growth and development patterns for the Town. Man-made facilities are just part of the regional picture for Mansfield. Natural resources, especially water, play an important role in how the Town affects, and is affected by, surrounding communities.

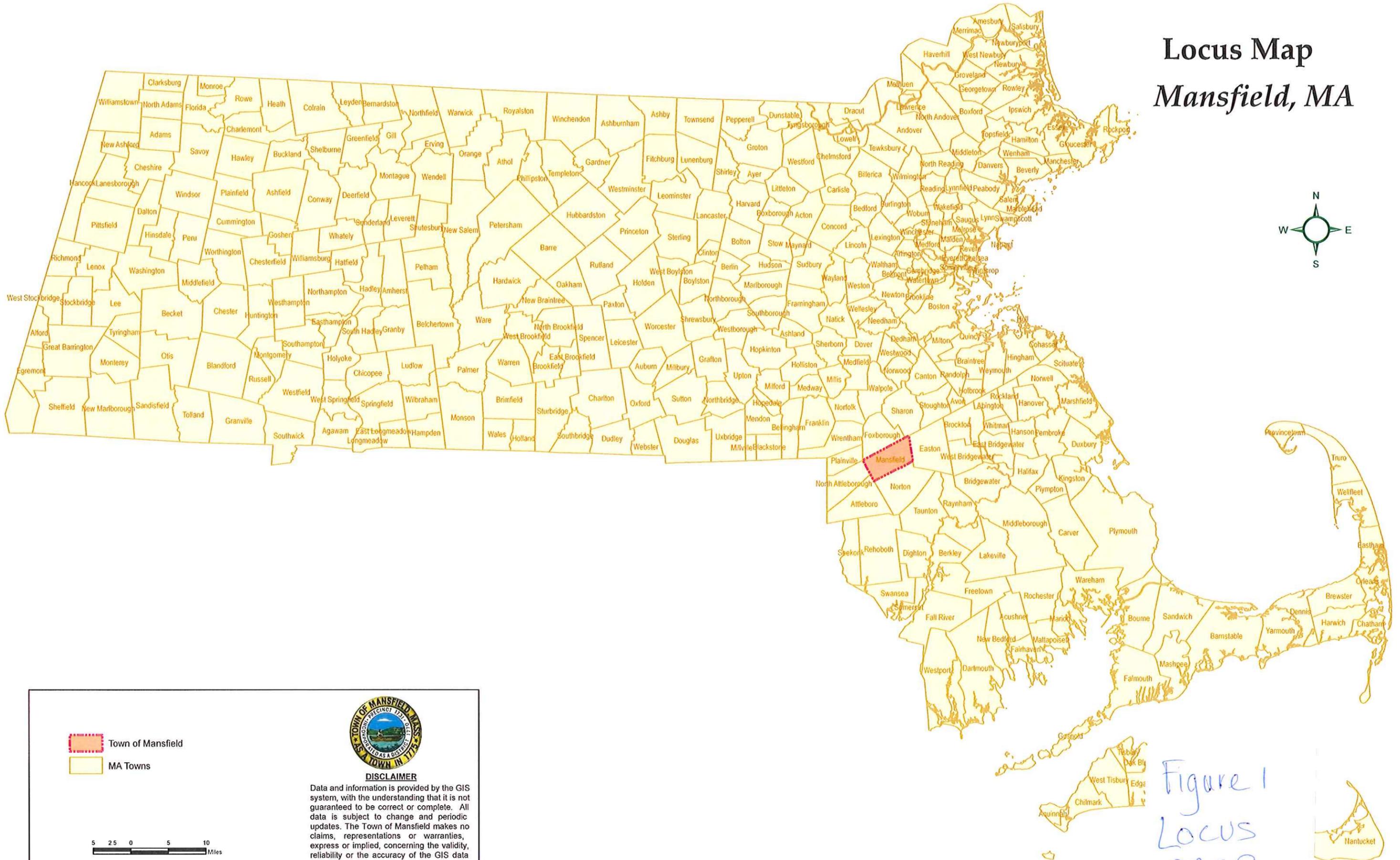
The most prominent example of regional water-related concerns is the Town's participation in the Canoe River Aquifer Advisory Committee (CRACC). This group, legislatively created in 1987, is comprised of three members each from the Towns of Sharon, Foxborough, Mansfield, Easton and Norton. Because the Canoe River flows north to south through the five communities, land use adjacent to the river in any one Town can impact water quality downstream. (See Section 4 C for additional discussion on water issues).

CRACC has worked extensively over the last several years to gather information on the aquifer and river systems, stressing the value of this resource to all five of the towns. Members meet regularly to discuss common interests and plan public forums (for example, workshops on land use, or a conference on underground storage tanks) to educate people on why and how this important and critical resource needs to be preserved and protected. Yearly, CRACC sponsors a Canoe River Awareness Day, which brings together local leaders, state representatives and officials and concerned citizens to both learn about and see (boat trips are a highlight each year) the beauty and importance of this river system.

Another example of a regional natural resource issue and area is the Great Woods. Long before the Great Woods Center for the Performing Arts (now called the Comcast Center) was established, and before various highways and streets penetrated its interior, the Great Woods was an unbroken 3,000 acre tract of woodland and swamp that covered portions of southern Mansfield and northern Norton. It had a diversity of habitat areas populated by an abundance of plant and animal life, it was historically rich. Development has changed much of the face of the Great Woods, but it still remains an important resource for both towns. Strong working relationships between the Mansfield and Norton Conservation Commissions have been forged through discussions to help preserve more of the Great Woods. And the land trusts in the two towns have for many years worked cooperatively on acquisition and preservation efforts.

It should be noted that, because Mansfield enjoys a good centralized location and easy access to transportation networks, residents have the ability to take advantage of open space resources in many surrounding communities. Areas such as Borderland State Park in Easton, Foxborough State Forest, various Audubon sanctuaries, and even the Blue Hills MDC Reservation are common destination points for individuals wishing to experience outdoor and natural adventures.

# Locus Map Mansfield, MA



 Town of Mansfield  
 MA Towns



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Figure 1  
Locus map

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## **B. History of the Community**

In its earliest days, the Town of Mansfield was an outpost on the frontier of Taunton. Fishing, hunting and limited grazing of animals were the primary land uses. As residents arrived and settlements sprung up, agriculture was a key industry. The rivers that flowed through Town brought early gristmills, followed by cotton mills, tack factories and machine foundries. Ironworks were also important because there was a source of bog iron in several locations around town. The manufacturing of straw hats was also an important industry in both the region and the Town.

As the railroads arrived, so did Mansfield's prominence as a central location for the transfer of materials and refueling. The boom of the railroads did not last though, and the Town fathers sought other industries to help maintain its residents. Several industries involved land uses that characterized and maintained the rural nature of much of the Town. In East Mansfield, the Austin family operated a goose farm that was known locally as the "Largest Goose Farm in the World." In 1867, a record total of 25,000 geese, 12,000 ducks, 14,000 turkeys and 100,000 chickens were processed. Through the late 19th century and into the 20th century, there was a substantial amount of agricultural uses. Acres of greenhouses dotted the landscape, and sent loads of tomatoes, cucumbers and other produce into the markets of Boston. It has also been said that Mansfield was a gladioli capital, as many farms and experimental plots were devoted to this flower.

While some agricultural uses are still in existence, the re-forestation or abandonment of these earlier uses helped to create the undeveloped landscape, or at least the appearance of such a landscape, which greeted the "newcomers" who arrived in the 40s, 50s and early 60s.

The Town keeps the history of the community alive through its management and oversight of a few historic sites. The Fisher-Richardson House, located on Willow Street is considered to be the oldest house in Mansfield. The house, with some surrounding property, is owned by the Town. It was deeded to the Town in 1929 with the provision that it always be maintained as a historical landmark. The Historical Society of Mansfield runs tours of the house and also conducts special events such as Town and Founders' Day presentations. The land is maintained by the Department of Public Works, with programs supervised by the Park & Recreation Department.

Several cemeteries throughout Mansfield are maintained by the Town. Some surveys have been done, and burial dates going back to the 1700s are found in a few areas. The conditions of the burial ground ranges from well-maintained to obscured from view. In 1994 the Mansfield Cemetery Restoration project was begun and continues to be run by the Parks and Recreation Department. The following is a list of Town-owned cemeteries:

West Street – Old Town Cemetery  
East Street Cemetery - near the East Common  
Ephraim Drive – Ephraim Leonard Cemetery  
Geneva Street – Fischer-Richardson Family Cemetery  
Jewell Street – Morton Chapel  
Gilbert Street – Sweet Cemetery  
Williams Street and York Road – Happy Hollow Cemetery  
Oak Street – Cotting Family Cemetery  
Bird Road – Drake Family Cemetery

**C. Population Characteristics**

If any picture of the Town of Mansfield can be easily painted, it is one of change brought on by dramatic increases in population. Figures 2 through 4 [Community Statistical Data] show the numbers, but the impacts can be recorded and registered in many ways.

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## Figure 2 Community Statistics

### Town Facts

Incorporated	1775
Population 2010	23,184
Registered Voters 2012	14,408
Number of Taxable Parcels	7,592
Area	Approximately 20.72 square miles
Elevation	150 feet above sea level
Location	28 miles south of Boston, 14 miles west of Brockton, 19 miles north of Providence
Parks	Memorial Park, Plymouth Street Recreation Area
Hiking/Walking	Great Woods, Maple Park, York, and Sweet Conservation Areas
Schools	3 Elementary, 1 Middle and 1 High
Transportation	Train service to Boston and Providence, RI Bonanza buss to Logan and Providence, RI, Mansfield Municipal Airport
Public Safety	Permanent and Volunteer Fire, Police and Ambulance
Water, Sewer, Electric	Municipally owned water, sewer and electric department

### Socioeconomic

County	Bristol
School Structure	K-12
Form of Government	Town Manager Selectmen Open Town Meeting
2010 Population	23,184
2011 Labor Force	12,890
2011 Unemployment Rate	6.7
2009 Per Capita Income	36,488
2009 Population Per Square Mile	1,128.8
2009 Housing Units Per Square Mile	396.9
2011 Road Miles	125.67
EQV Per Capita (2010 EQV/2010 Population)	157,275
Number of Registered Vehicles (2012)	20,140
2012 Number of Registered Voters	14,408

**Figure 3 Community Statistics**

**Fiscal Year 2013 Tax Classification**

Tax Classification	Assessed Values	Tax Levy	Tax Rate
Residential	2,331,032,387	34,709,072.24	14.89
Open Space	0	0	0.00
Commercial	256,749,813	4,962,973.89	19.33
Industrial	346,454,500	6,696,965.49	19.33
Personal Property	152,636,540	2,950,464.32	19.33
<b>Total</b>	<b>3,086,873,240</b>	<b>49,319,475.94</b>	

**Fiscal Year 2013 Average Single Family Tax Bill\*\***

Number of Single Family Parcels	5,315
Assessed Value of Single Family	360,642
Average Single Family Tax Bill	5,370

**State Average Single Family Tax Bill**

Fiscal Year 2011	4,537
Fiscal Year 2012	4,711
Fiscal Year 2013	4,846

*Mansfield issues property tax bills Quarterly.*

**Figure 4 Community Statistics**

**Fiscal Year 2013 Revenues by Source**

Revenue Source		Percent of Total
Tax Levy	49,319,476	55.20
State Aid	22,137,267	24.78
Local Receipts	15,310,815	17.14
Other Available	2,580,988	2.89
<b>Total</b>	<b>89,348,546</b>	

**Fiscal Year 2013 Proposition 2½ Levy Capacity**

New Growth	778,891
Override	0
Debt Exclusion	1,422,030
Levy Limit	49,497,631
<b>Excess Capacity</b>	<b>178,156</b>
Ceiling	77,171,831
<b>Override Capacity</b>	<b>29,096,230</b>

**Other Available Funds**

7/1/2012 Free Cash	FY2012 Stabilization Fund	FY2012 Overlay Reserve
4,053,228	2,038,815	504,383

Obviously, increases in population mean there is new building growth. This growth impacts Town government by placing new demands on the departments which deal directly with new development. The ripple effects of growth have impacted other departments due to increased work loads, emergency calls and other genuine demands.

The proximity of Mansfield to an excellent transportation network has diversified the employment base for residents. The Cabot Business Park draws a significant number of daytime visitors to the community.

#### **D. Growth and Development Patterns**

##### **1. Patterns and Trends**

Mansfield is a community which has evolved from a small New England town with scattered centers of activity focused on several mill sites, to an agricultural town with greenhouses and fields dotting the landscape, to a rural/suburban community sitting on the brink of additional change. As a town blessed with a key location in the region, Mansfield is working hard to shape the best future for its citizens while realizing that more change is to come. In many ways, the zoning decisions made at Town Meetings in 2013 have created the template for change.

##### **2. Infrastructure**

Several important transportation routes and systems converge in Mansfield. State Routes 140 (running north-south) and 106 (running east-west) are major bisectors of the Town. Interstates Routes 495 and 95 pass through town, with the former having an exit/entrance near the southern boundary. These two roadways also have an interchange straddling the Mansfield-Foxborough border.

A regional and local commuter rail network serves both freight and passenger needs. There is an MBTA commuter train running between Warwick, Rhode Island and Boston, which is well used on a daily basis. The commuter rail station is located in the northern downtown district. Freight train traffic is via the main CSX line and spur lines to serve the Town's two industrial parks.

A regionally-operated Dial-a Ride demand bus provides curb-to-curb service for senior citizens and handicapped individuals and creates a link for them to the Greater Attleboro-Taunton Regional Transportation Area (GATRA). The Mansfield Municipal Airport is sized to accommodate small private planes.

Development in Mansfield is, and will continue to be, partly driven by the combination of location and the transportation network which makes it so easy to get to Boston, Providence and other major destination points. Challenges will surface as local and state officials deal with increased traffic and necessary improvements to the commuter train station, but growth patterns and trends should not change as these issues are dealt with in the next few years.

## Water Supply

Mansfield operates its own municipal water supply system. The Town of Mansfield has a total of 10 active wells which are located in three primary geographical areas. The Town has been upgrading existing well sites to maintain flow and water quality.

The Prescott Water Wells No. 8 and No. 9 are located in the northeast section of town between Maple Street and East St. (Route 106). In May 2010 upgrades were made to the Cate Spring Well No. 1, consisting of the replacement of a water main, electric service and removal of existing pavement. All of the above wells are located in the area commonly referred to as Maple Park, and are within the Canoe River Watershed. Also located within the Canoe River watershed is Dustin Well No. 7. This well is in the southeastern section of town between Mill Street and East Street.

Located in the west side of Mansfield off of Gilbert St. is the Town's Walsh Well Field No. 11. Upgrades included the installation of a new million gallon storage tank for water treatment and to maintain flow in this location. It should also be noted, that the City of Attleboro has a well located on the Wading River off of Balcom Street. All of these wells are in the Taunton River Basin.

Mahana Well No. 6 and Morrison Well No. 10 are in the northwestern area of the town located off of Plain St. In the Northwest next to Interstate Route 95, the Town also has Albertini Well No. 2, Well No. 3, & Well No. 4 located at 1675 West Street. The Town replaced all three wells in 2011 and added a new treatment plant for iron and manganese removal. These five wells are in the Ten Mile River Basin.

Presently the capacity of all the Town wells is 9.0 million gallons per day (mgd). The average day demand for 2012 was 2.0 mgd and the maximum day demand was 3.5 mgd. As part of the Town's Water Management Act Permit Renewal, the Department of Conservation and Recreation (DCR) projects the Town's water need through 2030 to be 2.56 million gallons per day. The projected maximum day demand in the year 2030 is estimated to be 4.6 mgd.

## **Wastewater Treatment Plant (WWTP)**

The Town owns and operates a Wastewater Treatment Plant which was built in 1985 and is located in the Town of Norton near the Taunton line. The plant is rated at 3.14 million gallons per day (MGD) and also serves part of Foxborough and Norton. Flow allocations are as follows: Mansfield (1.98 MGD); Foxborough (0.66MGD) and Norton (0.50 MGD). Mansfield has 3042 residential and 378 commercial sewer customers which represents approximately 50% of the water customers.

The WWTP is approaching its capacity and all three (3) towns need more capacity. A Comprehensive Wastewater Management Plan (CWMP) was started in 2003 and looked at the towns' wastewater needs, evaluated treatment plant capacity and looked at future needs for the next 20 years. Various public meetings have been held to present the findings to the Board of Selectmen and the public and the completion of this project has been delayed because we

need to have firm commitments from the Town of Norton and Foxborough about their future needs.

In 2007 a committee was established with representatives from the three (3) towns to try to negotiate a new or revised Intermunicipal Agreement (IMA). The committee is referred to as the IMA Study Group. This group has been meeting every few weeks and is slowly making progress on the "Agreement for a Regional Wastewater District". The agreement needs to be in place in order to establish the Regional Wastewater District. The draft agreement was submitted to Town Counsel for review in December of 2011.

At this time, the proposed expansion is based on adding 1.0 million gallons per day (MGD) of capacity to the existing Wastewater Treatment Plant; Mansfield (0.575 MGD), Foxborough (0.175 MGD) and Norton (0.25 MGD).

Chapter 101 of the Acts of 2010- An act establishing a regional wastewater district for the Towns of Mansfield, Foxborough, and Norton was approved on May 5, 2010. The Regional Wastewater District will only be established after completion of the "Agreement for a Regional Wastewater District" and its subsequent approval by Town Meeting.

Two parcels of land have been acquired for effluent disposal and preliminary design work for the effluent infiltration basins started in July 2013. The final agreement to approve the Regional Wastewater District is anticipated to be presented for a vote at the 2014 Annual Town Meeting.

### 3. Long Term Development Patterns

The Town's long-term development is largely a function of the economy, the zoning and conservation commission bylaws and remaining, buildable land. The Town of Mansfield's local land use controls, the Zoning By-Laws, have undergone significant changes in the last six years. At the May 2013 Annual Town Meeting, a number of Zoning By-Law amendments were adopted, which will impact residential and commercial development. Sanitary sewer in parts of Mansfield and an adequate supply of high quality water have helped to make the community attractive for development. Certain areas of town, especially parts of West Mansfield, have not been extensively developed due to the lack of sanitary sewer or poor soils. If sewer lines are extended to these areas, then a new spurt of growth will occur.

Levels of growth in the industrial/commercial sector have been slower than residential growth. The economic slowdown of the last few years impacted new construction in the Cabot Business Park. Several recommendations in the 2012 Strategic Plan have been proposed for implementation in accordance with the Town's Master Plan, including increases in density in the existing Business Park, the downtown area and in the existing B3 Highway Business Zone. Some corporations have located new operations here in existing buildings and some current park businesses have expanded into other vacant facilities. When new development occurs in the park is dependent upon outside market forces, but should be encouraged by local policies.

Mansfield Crossing, a 400,000 square-foot shopping center located on School Street, has added a variety of stores and restaurants to Mansfield's retail base. The site offers an open-air,

pedestrian-friendly environment including an existing natural two-acre pond preserved to enhance the landscape.

It is simple to quantify the impact of Mansfield's growth on recreation lands through increases in program participation and the creation of new programs. [See Section 5, Recreation Inventory]. Clearly, new residents and shifts in age demographics have created increased demands for recreation programs. However, the impact of growth on conservation and open space lands is harder to determine. It is difficult to gauge the impact of population growth on these lands, since there is no real way to count the number of residents visiting specific parcels. **[Brief description here about the comments received at the public workshop]** [See Sections 7, Analysis of Needs, and Section 8, Goals and Objectives]

The long-term picture of Mansfield relative to an eventual build-out and its impact on the size and number of conservation holdings remains uncertain. Another significant challenge is the financial ability of the Town, Conservation Commission and local land trust to acquire vacant land.

Two sections of the Zoning By-Law, Cluster Residential Special Permit and Residential Compound, outline development scenarios which help to preserve open space. In both cases, single-family development occurs on lots smaller than what is normally required, provided areas of open space are set aside. The benefits are the creation of open space, fewer and/or shorter roadways, (with less environmental impacts from drainage run-off and less financial burden to the Town for long-term maintenance) and the preservation of a bit of Mansfield's rural nature.

#### **SECTION 4--ENVIRONMENTAL INVENTORY & ANALYSIS**

##### **A. Geology, Soils and Topography**

As with much of southeastern Massachusetts, the Town of Mansfield contains a range of soil types and geologic and topographic characteristics. Generally speaking, the two major soil associations in Mansfield are Hinckley-Medisapristis-Windsor and Paxton-Woodbridge-Ridgebury [see Figure 7, Soils Map]. The former has nearly level to steep slopes, with excessively drained soils formed in glacial outwash and very poorly drained organic soils. The latter contains nearly level to moderately steep, well drained to poorly drained soils on glaciated uplands.

The Paxton-Woodbridge-Ridgebury soils contain various amounts of sand, silt, and clay in varying consistency with cobbles, stones and boulders as modifiers. These conditions tend to restrict water movement, making for use limitations.

The Hinckley and Windsor soils are excessively drained, made up of sand with gravel and cobbles as modifiers. The Medisapristis are low-lying organic soils with a water table at or near the surface for more than nine months out of the year, with surface ponding common. These areas are prime sites for both on-site wastewater disposal and aquifers, conflicting uses which can impact land use decisions.

Good land use planning requires an examination of the specific soils found on a specific site. The County Soil Survey book provides a listing of the characteristics and limitations of a specific soil. Incorporating these factors into a proposed project or development will serve to eliminate potential problems, i.e. flooded basements, failed septic systems or poorly draining recreational fields.

**Figure 5 Recent Subdivision Activity**

<b>Subdivision</b>	<b>Description</b>	<b>Open Space</b>
Stanley Village	5 lots off Bird Road	8 acres
Forest Heights	5 lots off Williams Street	3.74 acres
Dolan Estates	4 lots off Ware Street	17 acres
Rolling Fields Village	16 lots off Elm St	12.17 acres
Lincoln Place	10 lots off Branch Street	17 acres





# Soil Map

# Mansfield, MA



Soil
  Town Boundary
  Street Centerline

Soil Data Source: MassGIS. (<http://www.mass.gov/mgis/soi.htm>)  
 The Soils data layer has been automated from 1:25,000 published soils surveys as provided on various media by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS). All soils data released by MassGIS have been "SSURGO-certified," which means they have been reviewed and approved by the NRCS and meet all standards and requirements for inclusion in the national release of county-level digital soils data. Soil survey areas are roughly based on county boundaries.

Scale = 1:27,000  
 1" = 2,250'  
 0 500 1000 2000 Feet  
 0.2 0.1 0 0.2 0.4 Miles

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Figure 7  
Soils

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Mansfield's average topographical range is between 140 and 230 feet above mean sea level. The highest elevation, 250 feet, is in the northeast corner of Town; the lowest, 100 + feet, is in the southeast corner of Town [see Figure 8, Topographic Map].

The topography divides the Town into four drainage basins. From west to east they are: the Bungay River basin, the Wading River/Hodges Brook basin, the Rumford River basin and the Canoe River basin. The Bungay basin flows west towards North Attleboro and Attleboro; the remaining basins flow south towards Norton.

Comparing soil maps from the early and mid-1970s to current and planned development, it seems clear that much of Mansfield's soil history has been altered and become urbanized. The only areas of remaining farmland are lands under Chapter 61 or land which has been placed under some type of conservation protection. A great deal of marginal land has been developed, though some areas remain open because public sanitary sewer is unavailable. Increased residential development has forced the development of land that, in other economic times, might have remained open.

### **B. Landscape Character**

The primary components of the landscape which give Mansfield its most significant visual character is the mix of farm fields and other open areas, forest, stone walls and water. Several entrance ways into town (westerly from Easton via Maple Street and sections of Route 106 and northeasterly from Norton via Richardson Avenue/Elm Street, and Oak Street) are framed by current or former farm fields, along with stone walls and forested edges. Coming south from Norton along Route 140/South Main Street, one sees the Norton Reservoir. The trip from Attleboro into Mansfield along West Street reveals glimpses of Greenwood Lake lined with cottages, many of which are now year-round residences.

Traveling along Route 95, one sees the forest wetland expanse of Witch Pond, which is associated with the Wading River. Even along Route 495, which is partially bordered by industrial uses, there are significant portions of the Great Woods.

Many secondary roadways are punctuated with smaller stream crossings, with the bordering vegetated wetlands helping to create undisturbed natural beauty.



### C. Water Resources

As stated earlier, there are four major river drainage basins--the Bungay, the Wading, the Rumford and the Canoe Rivers. Hodges Brook is also a major water course. Ponds or lakes are associated with most of the rivers. Greenwood (or Bungay) Lake is on the Town's westernmost boundary and extends into North Attleboro. The lake forms a principal headwater for the Bungay River.

The Wading River has been dammed in three locations, forming Robinson Pond north of Williams Street, Blake's Pond west of Jewell Street and Sweet's Pond off Otis and Gilbert Streets.

The Rumford River has also been dammed in three locations, forming Fulton's and Kingman's Ponds (both centrally located near downtown Mansfield) and Cabot's Pond off Willow Street. The Rumford River flows into Norton Reservoir, a small portion of which is located in south-central Mansfield on the Norton Town line.

The Canoe River, dammed twice, has a small mill pond just north of East Street (Route 106) and a larger mill pond off Mill Street in East Mansfield.

Fulton's, Kingman's and Cabot's Ponds have been managed and maintained through dredging and excavation projects to increase depth, remove nuisance vegetation and increase flood storage.

Whitesville Pond, located east of Franklin Street in eastern Mansfield, is within the Canoe River watershed and is privately held by the abutting property owners.

Adjacent to all of the ponds, lakes, streams, rivers and brooks are bordering vegetated wetlands. Work activities within 100 feet of wetlands and within 200 feet of perennial rivers and streams are under the jurisdiction of the Conservation Commission and the Massachusetts Department of Environmental Protection (DEP). The commission has adopted several regulations which provide additional protection to resource areas. The value of wetland areas is well documented: they are important for flood control; the protection of public and private groundwater supplies; preventing and controlling pollution; and the protection of fisheries and wildlife habitat. The wetlands bordering the rivers and ponds contribute to the maintenance of good water quality.

Fishing is a popular activity on most of the ponds and rivers. Due to the fact that most of the larger ponds were created by dams, there has been a buildup over the years of sediment and organic matter. This "muck" layer tends to discourage swimmers. One of the small ponds in the Maple Park Conservation Area is used on an informal basis by swimmers. The Town used to have a bath house and swimming area here, but due to budget, safety and health related issues, it is no longer used. Fulton's Pond is known to have dioxins in the pond sediment and therefore, fish caught are not to be eaten.

There are flood hazard zones, designated by the Federal Emergency Management Agency, around the major ponds, lakes streams and rivers in Mansfield. In the 100-year flood hazard zones, there are some restrictions and limitations on specific land and building uses.

Sometimes the wetland area adjacent to a waterbody is consistent with the flood zone. When that occurs, there is some built-in protection as far as prohibiting most development scenarios. This helps to create naturally protected land, which, while it remains in private hands, provides many of the benefits of publicly protected open space.

Over the last few years, the Town of Mansfield has worked to develop a better picture of the important aquifer recharge land. Some of the incentive for this work has come through the Town's participation in the Canoe River Aquifer Advisory Committee (CRACC) [See Section 3 A]. Representatives meet regularly to discuss common interests and create forums (for example, workshops on land use or a conference on underground storage tanks) to educate people on why and how this important and critical resource needs to be preserved and protected.

In May 1991, the Canoe River aquifer and its watershed area was approved and designated by the Secretary of Environmental Affairs as a statewide Area of Critical Environmental Concern (ACEC). The total size of the ACEC is 17,190 acres, with a little over 25% in Mansfield. This designation was a steppingstone to obtaining federal designation of the area as a Sole Source Aquifer in 1993. Both of these accomplishments highlight the regional significance of, and the dependence that the residents of communities adjacent to the Canoe River have on, this water resource [see Figure 9, ACEC Map].





#### **D. Vegetation**

The diversity of plant life in Mansfield has been described in a 1970s publication, The Great Woods, which included almost 250 trees, shrubs, types of groundcover and flowers inhabiting Mansfield. The Great Woods was, prior to dissection by roadways (primarily Routes 495 and 140) and fringe development, an undeveloped area of 3,000 acres of forest, swamp and some open fields. Development around the Great Woods area has impacted the extent and types of plant and animal species present, but the remaining undisturbed areas are still habitats for many species.

The three major community groupings in Mansfield are Oaks and mixed hardwoods, White Pines and Red Maples.

Two species, Philadelphia Panic Grass and the Yellow Water-crowfoot, both rare in Southeastern Massachusetts, are found in Mansfield. Luckily, both have been identified in areas presently under the control of the Conservation Commission [Figure 14, Zone II, Watershed and Open Space]

#### **E. Fisheries and Wildlife**

The Great Woods also lists the fisheries and wildlife found in Mansfield.

Development in town has helped to create some excellent habitat areas for species such as deer. As areas are cleared for lawns and other landscaped areas, there is an "edge" factor which attracts deer. Shrubs and low trees, along with some grasses, grow well in this edge area, and these types of plants are good food for deer and great cover for many bird species. A similar type of feeding and habitat zone exists around the local airport, where many deer are known to live.

The Great Woods area, which stretches between Mansfield and Norton, and the entire Canoe River greenbelt, are corridor areas where wildlife has access to an abundance of food and water. While no known studies of wildlife diversity in the area have been conducted, reports from residents who hunt on a regular basis can attest to the availability of game species.

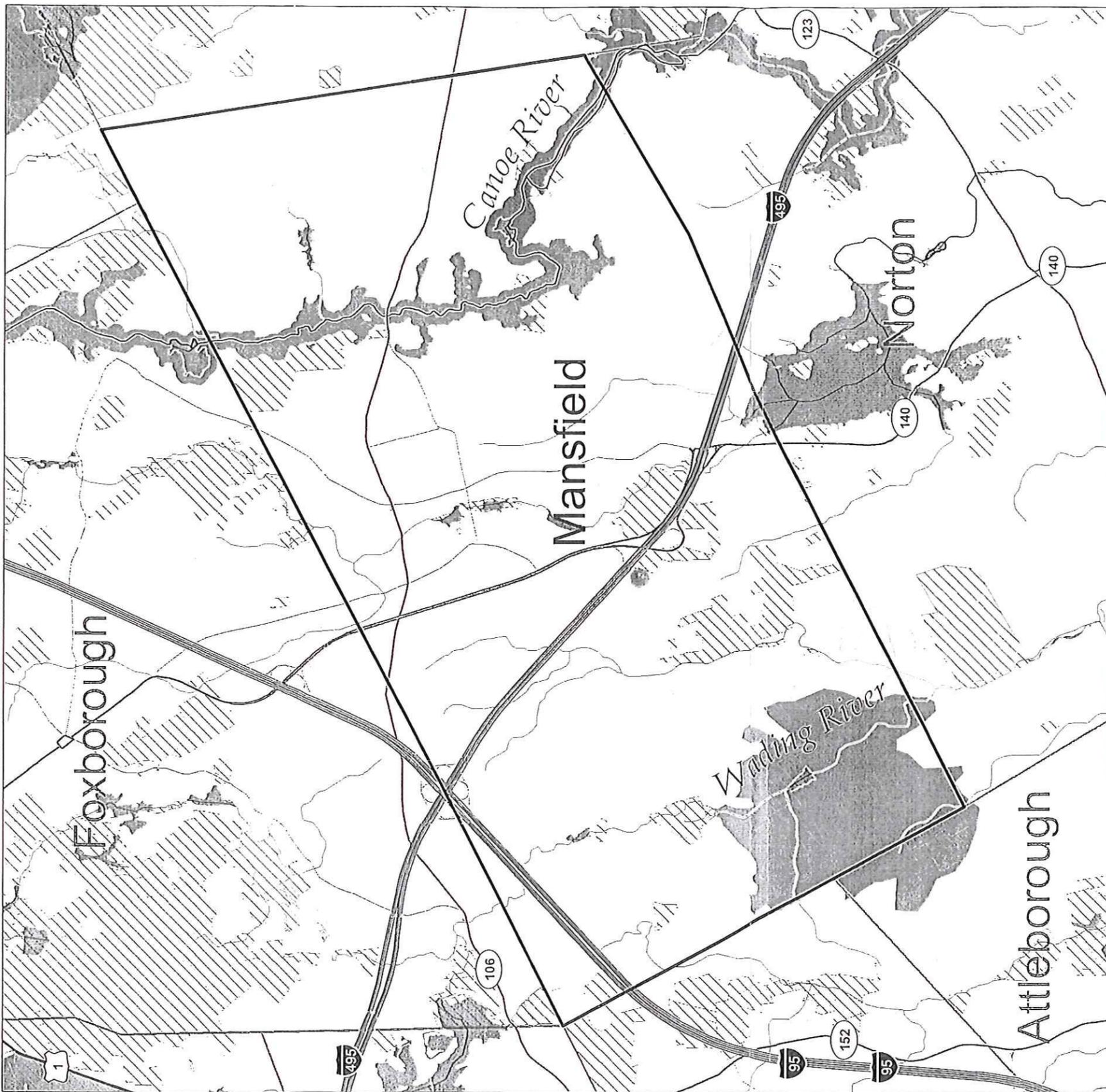
Vernal pools are small, shallow ponds that do not support fish and that have annual or semiannual periods of dryness. Vernal pools are extremely important to many wildlife species. Some species of salamanders and frogs breed and lay their eggs exclusively in vernal pools while other species spend their entire life cycles in vernal pools. Vernal pools are protected by the Massachusetts Wetlands Protection Act if there are within another resource area, such as riverfront or wetlands. Outside a resource area, vernal pools are also protected from being filled in. There are 36 (as of September 2013) certified vernal pools in Mansfield, which are shown on the Natural Heritage, Estimated and Priority Map [Figure 10].

The Massachusetts Natural Heritage Program has identified several rare species that use vernal pools in Mansfield: Marbled Salamanders (state threatened) and Blue-spotted Salamander (a Species of Special Concern) are vernal pool obligates, which breed only in vernal pools and live in nearby uplands the rest of the year. The Four-toed Salamander (removed from the state list) is a swamp/vernal pool breeding species that lives in the forest the rest of the year. Both the Blandings Turtle (threatened) and Spotted Turtle (delisted) use vernal pools for foraging

and for keeping themselves wet. The delisted Mystic Valley Amphipod is found in many types of wetlands, including vernal pools.

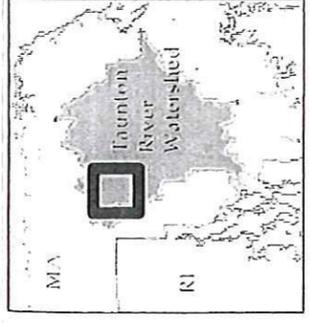
The Nature Conservancy has issued Habitat Protection Priorities [Figure 11] in the Taunton River Watershed and identified a number of local sites as highest Priority Areas for habitat protection, including a large area located primarily in Mansfield on the Norton, Attleboro and North Attleboro town lines and another area that includes the entire corridor of the Canoe, Snake and Mill Rivers. Additional priority areas for habitat protection are identified in seven separate areas in Mansfield.

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## Habitat Protection Priorities in the Taunton River Watershed Mansfield, Massachusetts

- Highest Priority Areas for Habitat Protection: these include the riparian zone of the Taunton River and its healthiest tributaries, plus important habitat for globally rare species and natural communities
- Additional Priority Areas for Habitat Protection: these include important habitat for other ecoregionally important state-listed species, identified by TNC
- Recreational and/or Protected Open Space



Data sources: Commonwealth of Massachusetts (Natural Heritage and Endangered Species Program & MassGIS); and The Nature Conservancy (TNC). Map produced by TNC, July 2007

Figure 11  
Nature Conservancy  
P.32

#### **F. Scenic Resources and Unique Environments**

Cobbler's Corner, located on existing conservation land is the site where Myles Standish and his men, while surveying a portion of Plymouth Colony around 1640, fixed, or "cobbled," their shoes.

The Fisher-Richardson House, the oldest house in town, is on Willow Street, at the northeastern edge of the Great Woods.

While the Great Woods area does not enjoy formal recognition like the Canoe River ACEC, it has long been viewed as a significant natural resource. The generous wildlife habitat, the water quality benefits of swamps and marshes, the diversity of plant species and mix of forest and farm fields at the edge of the Woods help to create a unique environment.

#### **G. Environmental Problems**

Over the last few years, there have been some environmental concerns identified in Mansfield which have a bearing on open space protection and conservation, and could relate to future recreation opportunities.

One significant site was Hercules Powder on Stearns Avenue, an industrial site which is in the process of being cleaned up for future commercial use. The town owns this 40-acre parcel of land, which has been covered with a loam and seed cap. The site will require periodic mowing and the Town will receive a site-specific maintenance plan.

Hathaway-Patterson on County Street is an approximately 38-acre Superfund site in Mansfield and Foxboro. The Environmental Protection Agency has cleaned the site by removing contaminated soil and replacing it with clean material to a depth of six to eight feet. The site has been cleaned to a commercial/industrial reuse standard. To date, the Activities Use Limitation (AUL) has not been issued by EPA. The AUL will include restrictions on the use of the property, groundwater and depth of future excavations. The site is monitored several times a year and water samples are collected by DEP.

Within the Mansfield portion of the Canoe River ACEC, there is an ongoing concern with both point and non-point pollution coming off Route 106, which runs east-west through the area. This section of Town-owned highway is well traveled, and minor leaks or a major spill could impact ground or surface water in and around the Canoe River. This frightening potential makes the protection of other areas along the river, including wetlands, which help to filter pollutants, especially important.

### **Priority Development/Priority Protection Areas**

Mansfield's 2013 Priority Development and Priority Protection Areas [Figure 12] are based on the designations identified in the South Coast Rail Land Use Plan in 2008/2009. In most cases, revisions made to the boundaries simply transition them from the "general designations" of the 2008/2009 process to more "exact designations" (both in terms of their boundaries and their stated purposes) using current Geographic Information Systems data and updated local input. In some cases, communities added new priority areas or removed previous designations because (1) municipal priorities changed over time, (2) the purposes for designations were achieved or new ones arose, or (3) designations were incorporated into other priority areas identified for the same purpose. The 2013 priority areas, along with their 2008 designations, boundary descriptions and purposes are listed below.

#### **PRIORITY DEVELOPMENT AREAS**

##### **Cabot Business Park**

*2008 Purpose:* Continued economic development within this successful business park.

*2013 Purpose:* Continued economic development in selected parcels within the Planned Business District, including the existing Economic Development Area (EOA).

*Boundaries:* Boundaries correspond to selected parcels within the Planned Business District, excluding undisturbed parcels adjacent to Hodges Brook PPA.

##### **Station Revitalization District [Transit-Oriented Development]**

*2008 Purpose:* General business, transit-oriented, and housing development associated with the Downtown and the existing MBTA Commuter Rail Station.

*2013 Purpose:* General business, transit-oriented, and housing development associated with the Downtown and the existing MBTA Commuter Rail Station.

*Boundaries:* Boundaries correspond to the proposed Station Revitalization Zoning District.

##### **Ryan Elliott Industrial Park**

*2008 Purpose:* Continued economic development within this successful industrial park.

*2013 Purpose:* Continued economic development in selected parcels within the Industrial Park District.

*Boundaries:* Boundaries correspond to selected parcels within the Industrial Park District, excluding undisturbed parcels adjacent to Canoe River Zone II Aquifer PPA.

##### **Airport Development District**

*2008 Purpose:* Continued economic development associated with the Mansfield Airport.

*2013 Purpose:* Continued economic development associated with the Mansfield Airport.

*Boundaries:* Boundaries correspond to the Airport Zoning District.

**Comcast Center for the Performing Arts (formerly Great Woods Center for the Performing Arts)**

*2008 Purpose:* Economic development associated with the event and concert venue.

*2013 Purpose:* Economic development associated with the event and concert venue.

*Boundaries:* Boundaries correspond to parcels within the Industrial Park Zoning District, excluding BioMap 2 Core Habitats and Critical Natural Landscapes contained in the Hodges Brook PPA.

**PRIORITY POTECTION AREAS**

**Wading River**

*2008 Purpose:* To preserve habitats and open space associated with the Wading River.

*2013 Purpose:* To preserve open space and natural resources associated with the Wading River, including BioMap 2 Core Habitats and Critical Natural Landscapes, DEP Outstanding Resource Waters, DEP Zone II Aquifers, and NHESP Vernal Pools.

*Boundaries:* Boundaries correspond to a combination of BioMap 2 Core Habitats and Critical Natural Landscapes, DEP Outstanding Resource Waters, DEP Zone II Aquifers, and NHESP Priority Habitats.

**Canoe River Zone II Aquifer**

*2008 Purpose:* To preserve the Canoe River Sole Source Aquifer, public drinking water resources, and associated habitats.

*2013 Purpose:* To preserve the Canoe River Sole Source Aquifer, public drinking water resources, and associated habitats. The community renamed this PA in order to more clearly describe its purpose.

*Boundaries:* Boundaries correspond to a recent Zone II Aquifer boundary produced by DEP for the Town.

**Canoe River Greenway**

*2008 Purpose:* To preserve open space and passive recreation along the Canoe River.

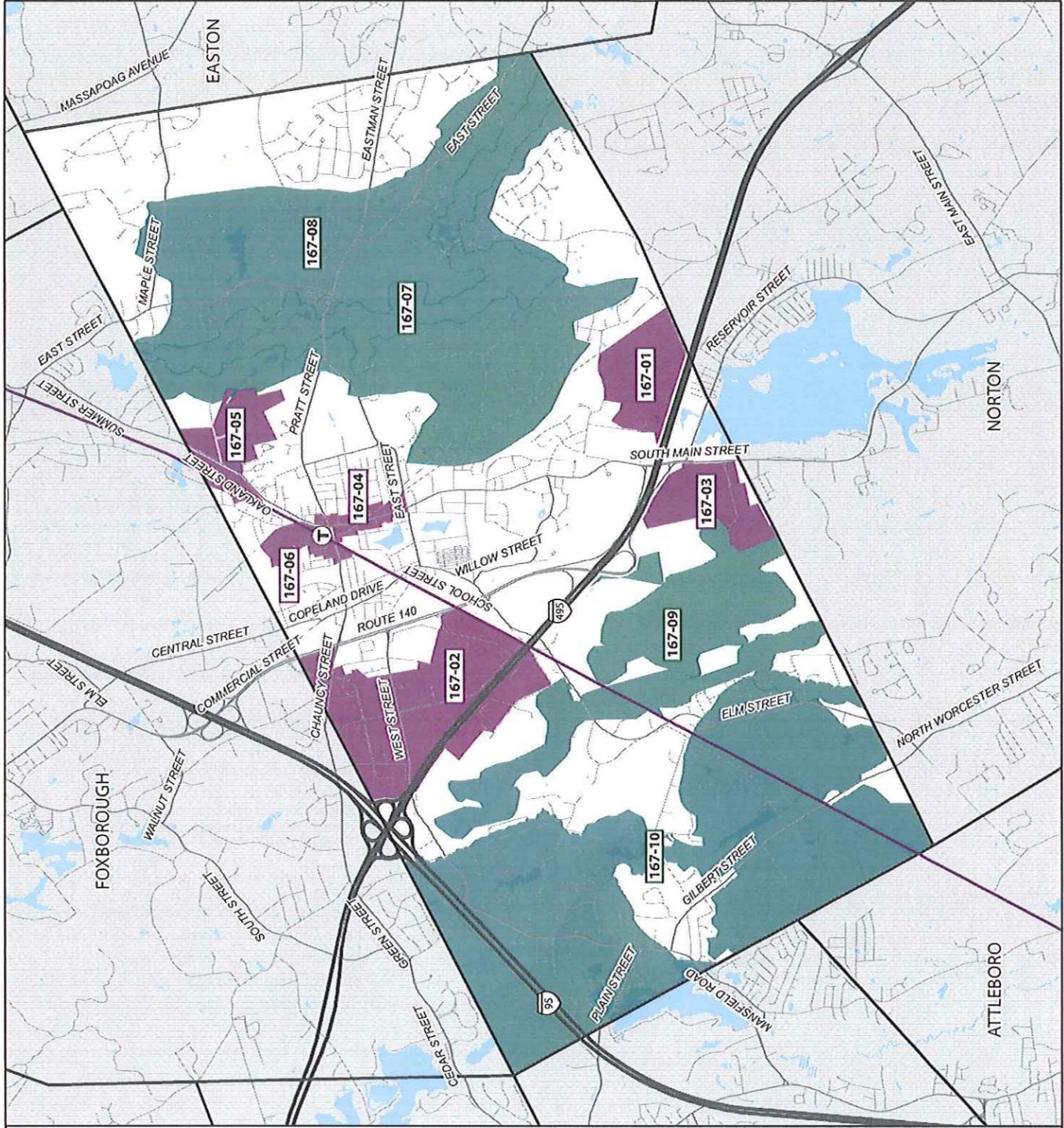
*2013 Purpose:* To preserve open space and passive recreation along the Canoe River. The community renamed this PA in order to more clearly describe its purpose.

*Boundaries:* Boundaries correspond to a 200' buffer from wetland features and water bodies associated with the Canoe River.

**Hodges Brook**

*2008 Purpose:* To preserve habitats associated with Hodges Brook.

*2013 Purpose:* To preserve habitats associated with Hodges Brook, including BioMap 2 Core Habitats and Critical Natural Landscapes and NHESP Vernal Pools.



**Town of Mansfield  
Community Priority  
Areas, 2013**

- Priority Development Areas (PDAs)
- Priority Protection Areas (PPAs)
- Interstates
- Arterials and Collectors
- Local Roads
- T MBTA Stations
- MBTA Rail Lines
- Water

Figure 12  
Prot/Dev  
Areas  
P. 36

This map is for the sole purpose of aiding regional planning decisions and is not warranted for any other use. June 2013



*Boundaries:* Boundaries correspond to a combination of BioMap 2 Core Habitats and Critical Natural Landscapes and a 200' buffer from wetland features and water bodies associated with the brook.

**Additional Priority Acquisition**

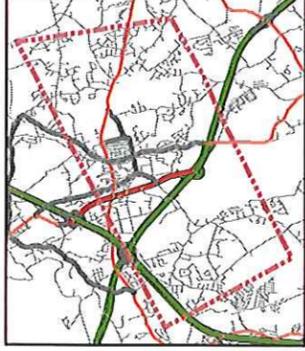
The Town of Mansfield has long sought to acquire a parcel of land owned by the MBTA in West Mansfield. Parcel 24, Map 13, [Figure 13] is located on the easterly side of the commuter rail, contains approximately 9.6 acres and is completely landlocked. With no access to this parcel, we believe the best use of this land is for passive recreation in the Great Woods. The Natural Resources Trust has been encouraging, supporting and lobbying for this parcel to become part of the Town-owned Great Woods for many years.

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0 100 200 Feet

Locus Map



Horizontal Datum: MA Stateplane Coordinate System, Spheroid GRS1980, Datum NAD83, Units Feet.

Planimetric and topographic basemap features compiled at 1"=40' and 1"=100' scale from April, 2001 Aerial Photography, Building and Roadway Pavement features updated from March, 2006 Aerial Photography.

Aerial Photography: March, 2006.

Parcels compiled through a "best-fit" methodology to match the basemap; revisions are ongoing.

The information depicted on this map is for planning purposes only. It may not be adequate for legal boundary definition, regulatory interpretation, or property conveyance purposes.

Data and information is provided by the GIS system, with the understanding that it is not guaranteed to be correct or complete. All data is subject to change and periodic updates. The Town of Mansfield makes no claims, representations or warranties, express or implied, concerning the validity, reliability or the accuracy of the GIS data and GIS data products furnished by the Town, specifically including the implied or expressed validity of any uses of such data.

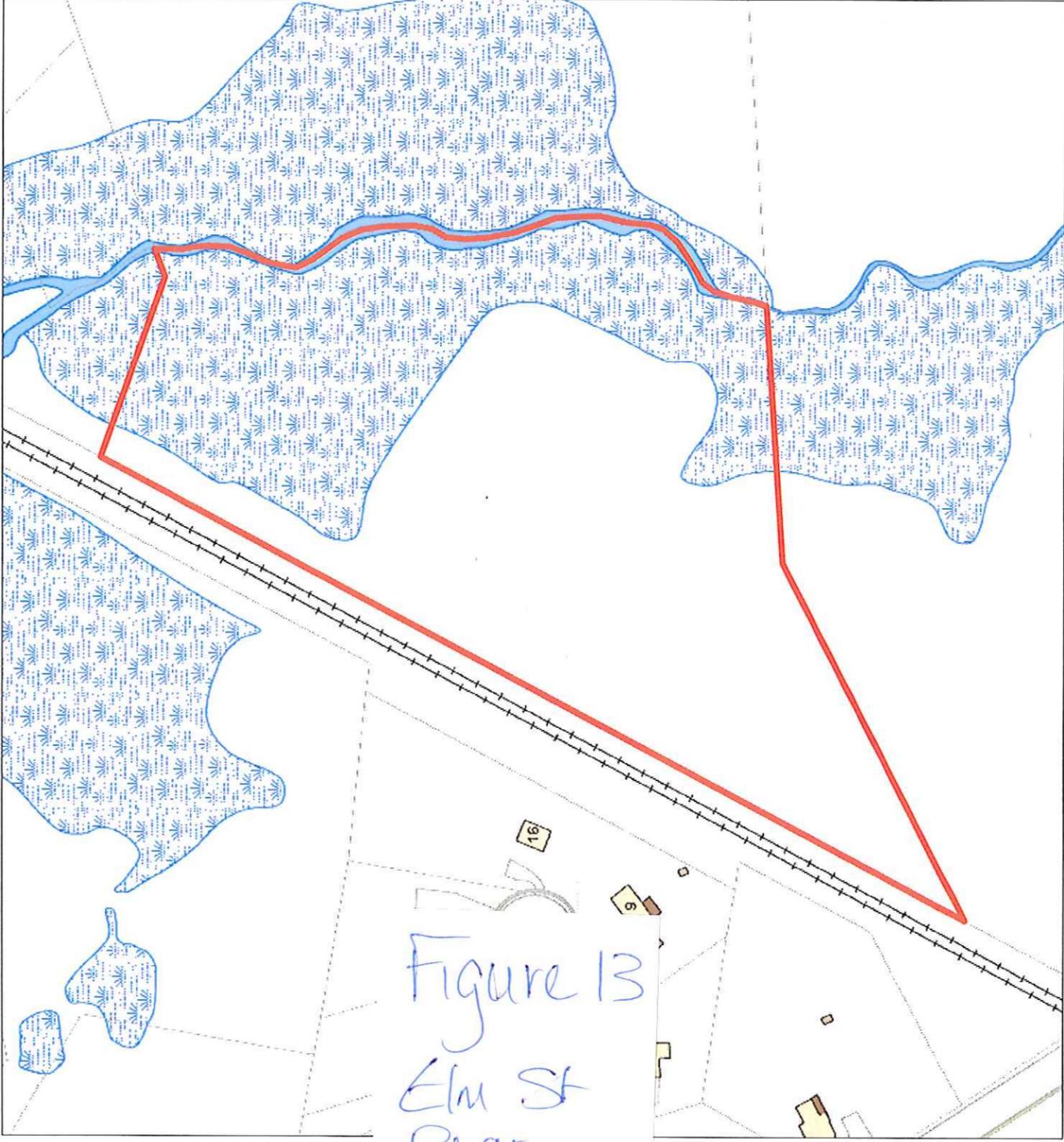


Figure 13  
Elm St  
Rear p.38

## Section 5. Inventory of Lands of Conservation and Recreation Interest

### I. Conservation Inventory

#### A. Protected Parcels--Public

The Town, primarily through the Conservation Commission and the Water Department, owns over 2,000 acres, which provide residents with the benefits associated with open space and conservation land. These lands help protect important wetland and watershed areas, ensure a diversity of wildlife habitat areas and create the rural nature of the community. Public access and use for hiking, photography and nature study is permitted and encouraged. Descriptions of these parcels shown in Figure 15, Conservation Land and Protected Town Land.

##### 1. Sweet and Kalins Conservation Areas

**Location:** East and west sides of Sweets Pond with frontage on Otis and Gilbert Streets.

MAP	PARCEL	ACREAGE
3	44	22.25
	85	14.3
	306	28
	226	1.3
	306	28
7	63	1.2
<b>TOTAL ACRES</b>		<b>95.05</b>

**Zoned:** R-1, Natural Resources and Scenic Residential; a small portion of parcel 48 is Industrial.

**Acquired:** Between 1974 and 1980, Parcel 3-306 was acquired with Town funds and assistance from the Massachusetts Division of Conservation Services through their Self-Help Fund.

**Description:** This land provides a pleasant natural area fronting a river and pond. A large percentage of this property is mixed forest vegetation. The access road from Otis Street leads to an old cornfield, which has been developed by the Mansfield Little League as ball fields. Parking is available in this area. An old logging road and marked trails run from the edge of this field area to the northern property line. This road is used by fishermen to gain access to the upper portion of the Sweet's Pond and the Wading River. Parking for one or two cars along Gilbert Street is available for people accessing parcel 48 on the western side of the pond and river. The topography is primarily level with a slight pitch toward the river. A boat ramp to the pond, near the ball fields, provides recreational access.

#### **THE GREAT WOODS**

The Great Woods is the largest collection of protected conservation parcels in Mansfield. The Great Woods has long been recognized as a very significant natural resource area. The varieties of habitats are an excellent classroom for everyone to enjoy.

Over 700 acres are protected in Mansfield and hundreds more in Norton. The Mansfield Conservation Commission has the care and control of 574 acres and the Natural Resources Trust of Mansfield the remaining 135 acres.

Natural Resources Trust is currently applying for a grant to print a new Great Woods trail booklet and hope to accomplish this by spring 2014.

**2. Great Woods Conservation Area (Southern Section)**

**Location:** Easterly side of Hodges Brook south from the Penn Central tracks to nearly the Norton Town line.

MAP	PARCEL	ACREAGE	MAP	PARCEL	ACREAGE
12	1	29.38	14	2	11.3
	3	12.5		3	22.72
13	10	9.7		6	8.5
	11	14.3		7	12.3
	12	11.2		61	2.5
	18	8.6		9	22.38
	19	7.8	15	171	1.1
	20	3.8		172	0.69
	21	4.6		27	91.8
	23	7.7		49	39
	25	8		51	2.3
	26	1		52	11.7
	28	4.5		56	6.1
	30	9.2		57	4.8
	33	13.6		59	5.8
	34	10.1		60	4.4
16	2	10.3		63	4.7
	30	6.4		64	26.5
				83	6
		<b>TOTAL ACRES</b>			<b>457.27</b>

**Zoned:** R-1, Natural Resources and Scenic Residential

**Acquired:** These parcels have been acquired over many years. The Natural Resources Trust of Mansfield assisted in purchasing, then donating to the Town, several parcels. State funding, through the Self-Help Program, was used to purchase several parcels. Five parcels, part of the remaining excess land from the Routes 495 and 140 construction project, were returned by the State to the Town in early 1994. An additional parcel is planned for transfer from the state to the Town.

**Description:** Access to the larger, southern portion of the Great Woods is from Oak Street. There is a large parking lot at the bend in Oak Street. The topography is relatively flat. There

are several brooks and springs in the area and extensive wetlands throughout the property. A power line crosses part of the property. There are several miles of marked trails. The Conservation Commission, working with volunteers, the Natural Resources Trust and local scouting groups, has developed a marked trail system through this area. A 250-foot boardwalk, over the Blueberry Brook area was built by the NRT in 2012.

Abutting these Town-owned parcels are three properties owned by the Tri-Town Beagle Club, classified for tax purposes under Chapter 61A, and several properties owned by the Natural Resources Trust.

**3. Great Woods Conservation Area (Northern Section)**

**Location:** West and South of Fisher and Judy's Lane, and off of South Main Street; Route 495 forms the southwest boundary.

MAP	PARCEL	ACREAGE
14	10	27.3
	11	22
	17	40.2
	18	5.8
	22	2.1
	51	18.8
<b>TOTAL ACRES</b>		<b>116.2</b>

**Zoned:** R-2, Medium Density Residential

**Acquired:** Three parcels were purchased by the Town over an eight-year period. One parcel of remaining land from the Routes 495 and 140 projects was returned by the State to the Town in 1994.

**Description:** The northern portion of the woods is located between Route 495, South Main Street and Willow Street, and can be accessed from Judy's Lane. This area contains some very pleasant hiking paths. There is parking for one or two cars at bend of Judy's Lane. These parcels are bisected or bordered by the Rumford River. The land fronting the river is low and heavily wooded. The vegetation is primarily wetland growth typical to this area (red maple, sweet pepper, alders, high bush blueberry, etc.) The land slopes moderately upward from the river to an upland forest area known as "Taylor's Hill." Several marked trails cross these parcels. The bridge across the Rumford River was replaced in 2011 by the Natural Resources Trust. The area is historically significant; Myles Standish and a survey crew stopped here in 1640 at what is now called "Cobbler's Corner" for the purpose of mending, or "cobbling," their shoes.

**4. "The Corporal Francis Hardy Conservation Area" aka Maple Park (Northern Canoe River Aquifer)**

**Location:** South from the Foxboro Town line, crossing Maple Street to East Street.

MAP	PARCEL	ACREAGE
30	38	10
	66	69
	67	113.7*
31	37	59.4
	42	1.2
	72	10.8
40	7	2.3
	30	2.6
	137	3.76
38	247	11.17

**TOTAL ACRES 283.93**

\*Contains the Cate Springs Wells

**Zoned:** R-1 Natural Resources and Scenic Residential

**Description:** This parcel is characterized by easy access, varied topography, a mixture of vegetative cover, with several marked trails and old roads crisscrossing the property. The parcels that make up the Corporal Hardy Conservation Area are important because three drinking water wells are located there. There is a nice variety of trees and shrubs, with the Atlantic White Cedar being unusual to this region. The parcel contains two small ponds. One was once the Town swimming hole. The Mill Pond, which is formed by a dam, is great for canoeing. The dam was replaced in 2010. Access for canoeing is on East Street, just past the entrance and over the Canoe River, from the DPW highway garage and the Mansfield Fish and Game Association. The areas around the well sites are controlled by the Mansfield Water Department for the purposes of protecting existing water supplies.

**5. "The Leonard F. and Marydee Flynn Greenbelt" (Southern Canoe River Aquifer)**

**Location:** Between East Street and south to the Norton Town line

MAP	PARCEL	ACREAGE	MAP	PARCEL	ACREAGE
33	3	48.62	39	8	51.78
	5	13	43	20	16.4
	11	24.9		21	8.1
	20	6		22	28
35	54	49		25	16
	173	12.07		33	5.1
37	15	5.2		43	10.8
	24	5.6		35	2.3
	26	12.7		38	2.6
	28	6.8		137	3.76
	272	19.01		226	6.1
	279	13.11		246	12.7
<b>TOTAL ACRES</b>		<b>379.65</b>			

**Zoned:** R-1, Natural Resources and Scenic Residential

**Description:** These parcels, some of which are managed and controlled by the Conservation Commission and some by the Town's Water Department, collectively provide valuable open space and natural resource benefits. The Town has a well site in this area, and the protection granted to the Canoe River Aquifer by this property is important. Frontage for the parcels is found on both Mill and East Streets, with access to the conservation parcel located on Mill Street, both north and south of the Essex Street intersection. As expected with the Canoe River and various smaller feeder streams bisecting the property, there are substantial wetland areas. This area has the lowest elevations in Town (100 + feet) and there are defined slopes toward the river.

**6. Marie Streese Memorial Conservation Area**

**Location:** Ware Street, south of intersection with Branch Street

MAP	PARCEL	ACREAGE
35	54	49

**Zoned:** R-1, Natural Resources and Scenic Residential

**Description:** The Marie Streese Memorial Conservation Area is located near the intersection of Branch and Ware Streets. It was acquired in 1974. There are substantial wetland areas associated with the Canoe River and a permanent stream. A gas right-of-way bisects, in a north/south direction, approximately 750 feet in from the entrance. The topography is

relatively flat with a slight grade toward the river. The area is used by local scout groups for regular overnight camping trips. The main trail crosses over the underground gas line, which is a relatively straight and open swath through this area, and climbs as it goes towards the plateau above the Canoe River. The trail does a nice loop, and it is a pleasant walk for young and old. Access is off of Ware Street with parking for two cars at the entrance. At the center of the Leonard F. and Marydee Flynn Greenbelt, the Marie Streese Conservation Area is a critical part for protecting the Canoe River Aquifer.

**7. Essex Street Properties**

**Location:** Essex Street

MAP	PARCEL	ACREAGE
37	15	5.2
	26	12.7
	272	19.01
<b>TOTAL ACRES</b>		<b>36.91</b>

**Zoned:** R2, Medium Density Residential

**Acquired:** Parcel 37-272 was purchased by the Town in 2001. Part of the parcel is used as a community garden. Parcel 37-26, originally taken for taxes in 1954, was transferred to the Conservation Commission in 2012.

**Description:** These properties are within the Canoe River Aquifer. They are mostly wet, with exception of the community garden area.

**8. Wading River/Forest Park Area**

**Location:** East side of Wading River with frontage on York Road and Williams St.

MAP	PARCEL	ACREAGE
2	78	6
	207	1.8
<b>TOTAL ACRES</b>		<b>7.8</b>

**Zoned:** R-1, Natural Resources and Scenic Residential

**Acquired:** In 1988, this parcel was deeded to the Town by the developer of the adjoining subdivision.

**Description:** Providing an open space area within the Forest Park subdivision, this land is wooded with mostly second growth evergreens. The topography is varied as higher areas slope down to the wetlands and floodplain associated with the Wading River. Located on the parcel is an historic cemetery, which is maintained by the Town.

**9. Gilbert Street Rear**

**Location:** In the rear of Gilbert Street. The property abuts the rail track and the Norton and Attleboro Town Line.

MAP	PARCEL	ACREAGE
4	1	50
	12	15.1
	19	1.6
<b>TOTAL ACRES</b>		<b>66.7</b>

**Acquired:** These parcels were transferred from the Town to the Conservation Commission in 2010.

**Description:** The parcels are mostly wet. There are no trails and there is limited access. The parcels are declared a habitat of regional and statewide importance. There are no plans to provide access to these properties.

**10. Plymouth Street Conservation Area**

These parcels were transferred from the Town to the Conservation Commission in 2012. They abut the Plymouth Street recreation area and NRT properties.

MAP	PARCEL	ACREAGE
9	1	8
10	24	13.5
<b>TOTAL ACRES</b>		<b>21.5</b>

**11. Fulton Pond Park**

**Location:** Off of Rumford Avenue, north of West Street.

MAP	PARCEL	ACREAGE
23	119	15

**Zoned:** R-3, Higher Density Residential

**Description:** This property, convenient and centrally located to downtown Mansfield, offers a variety of benefits and uses. Six picnic tables located south of the pond are available to the public. A gentle shoreline provides amusement to younger children feeding the ducks and geese and a walk along the shoreline allows for picturesque views. Non-motorized boating occasionally occurs, and swimmers are sometimes spotted. In the winter time skaters brave the ice. Parking for 10-12 cars is available off of Rumford Avenue. The pond itself is formed by a dam on the Rumford River. The pond is surrounded, except for the Town-owned parcel, by single-family homes. The pond was dredged in the mid 70's.

**12. Kingman Pond Area**

**Location:** South of West St., between Union and Dean Streets; parcel 26-51 has access from Spring Street.

**Zoned:** R-2, Medium Density and R-3, Higher Density

MAP	PARCEL	ACREAGE
26	51	2.8
	89	7.38
<b>TOTAL ACRES</b>		<b>9.48</b>

**Description:** Also formed by a dam on the Rumford River, this pond, just downstream from Fulton's Pond, is approximately 7.4 acres. The abutting uplands are split between areas to the east and west of the pond (Parcel 86) and an area to the south (Parcel 51). Parcel 86 is the site of the Old Town Hall, cemetery, and Police Station. The pond is surrounded by single-family residences. Some non-motor boating does occur, and wintertime skating takes place.

#### Water Department Parcels

The water source for the Town of Mansfield comes from the Ten Mile River Basin and the Taunton River Basin. The Town's water is presently supplied from nine gravel-packed wells and one well field.

- Cate Springs Well located off of Maple Street
- Three Albertini Wells located off of West Street.
- Mahana Well located off of Plain Street.
- Morrison Well located off of Plain Street.
- Dustin Well located off of East Street
- Two Prescott Wells located off of East Street.
- The Walsh Well Field located off of Gilbert Street
- 

#### Water Protection Parcels not included with Conservation Parcels

MAP	PARCEL	ACREAGE	LOCATION
1	26	26.25	Mahan & Morrison Wells
1	28	9.20	Mahan & Morrison Wells
1	31	5.70	Mahan & Morrison Wells
1	32	0.34	Mahan & Morrison Wells
1	35	8.00	Mahan & Morrison Wells
1	41	23.00	Mahan & Morrison Wells
1	42	6.20	Mahan & Morrison Wells
1	163	62.00	Mahan & Morrison Wells
2	17	42.00	Albertini Wells
7	117	48.47	Walsh Well
43	227	24.77	Dustin Well

**TOTAL ACRES 255.93**

#### City of Attleboro

3	94	65.30*	City of Attleboro Water Supply
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\*Not included in totals

## B. Protected Parcels—Private

In addition to the Town-owned parcels, protection is provided through the holdings of the Natural Resources Trust of Mansfield, the local land trust. The Trust owns parcels in the Great Woods area and a collection of parcels off of Plymouth, School, Elm, West and Ware Streets. The NRT owns approximately 349 acres and holds Conservation Restrictions on another 465 acres.

The Great Woods parcels add to the overall protection in this significant resource area. The land on School and Plymouth Streets helps to protect wetland areas adjacent to Hodges Brook and smaller feeder streams. This buffer next to these wetland areas is important since there is remaining industrial land on Plymouth Street which may be built upon in the near future.

Protected land in the Great Woods owned by the Natural Resources Trust of Mansfield.

MAP	PARCEL	ACREAGE	MAP	PARCEL	ACREAGE
6	67	2.5	14	80	13.42
8	22	5	15	285	3.96
13	13	3.2		54	6.3
	27	4.9		58	25.27
	31	17.1	16	1	10.3
	32	13.1		6	12.72
	35	18.1			

**TOTAL ACRES 135.87**

Other protected land owned by the Natural Resources Trust of Mansfield (Partial list)

MAP	PARCEL	ACREAGE	LOCATION
10	23	25	Plymouth Street
	14	3.42	Plymouth Street
32	210	25	York Conservation Area (Branch St.)
37	27	23.36	Cane River Aquifer
16	285	3.96	Oak Street, along Hodges Brook
44	807	60.64	Plymouth Street
	806	22.85	Plymouth Street
	800	6.03	Plymouth Street

**TOTAL ACRES 170.26**

## C. Unprotected Parcels

Throughout Town, there are a number of parcels which provide for some level of benefits for conservation and open space purposes. While the uses of these parcels differ widely, they all, in their own way, contribute to the character of the Town.

## 1. Chapter 61 Parcels

In an attempt to preserve, or at least maintain an incentive to preserve, some of the state's important forest, agricultural, and open space lands which are privately held, there is tax relief available to these landowners. As long as certain requirements are met - acreage limits, income from the sale of forest or farm products, etc. - and as long as the use of the property does not change, land classified under Chapter 61 is subject to reduced real estate taxes. Back taxes and penalties would be levied if the use does change.

Under Massachusetts General Law Chapter 61, land is classified for use as Forest Land (Chapter 61), Agricultural Land (Chapter 61A) or Open Space or Recreational Land (Chapter 61B). Mansfield uses all three classifications [See Figure 14 for locations]. Twenty eight parcels, totaling 497 acres, are classified under Chapter 61. Three parcels, totaling 112.5 acres, are classified under Chapter 61B. These parcels are owned by the Tri-County Beagle Club, which is located off of School Street, in the northern end of the Great Woods. The club is private and used by the membership for show trials for dogs.

MAP	PARCEL	ACREAGE
12	2	66.4
14	8	15.1
13	29	31
<b>TOTAL ACRES</b>		<b>112.5</b>

## 2. State Parcels

The Commonwealth of Massachusetts owns many parcels of land in Mansfield, almost all of which are associated with land taken for the construction of Route 495 and the relocation of Route 140. Many of these parcels are small corner or side lots bordering the highways. A few are of sizable acreage and abut existing Town-owned conservation land.

The State retains ownership of a key 25-acre parcel [see Figure 14], located just west of the Route 495 off-ramp, on the easterly edge of the Great Woods. While the State has given the Town the ability to use this parcel for conservation purposes (for example, trail development), the long-term use of this parcel is still unknown. The Town remains committed to obtaining control and ownership of this parcel for conservation purposes.

### 3. Other Parcels

Two additional parcels have some significance for conservation benefits. The Mansfield Fish and Game Club, off of Route 106, is located adjacent to both the Canoe River and land in the Maple Park Conservation Area. While no change in use from a club with target shooting areas and a clubhouse is expected, the Town does have an interest in the property due its proximity to the river.

The Canoe River Campground, located off of Mill Street, is open to the public for a fee and has a variety of camping, swimming and short distance hiking/walking facilities. Like the Fish and Game Club, no change in use of this facility is anticipated. Given the size of the campground and the proximity to the river, concerns would be raised if a change was to be proposed.

## Recreation Inventory

### A. Town-Owned Property

The recreational facilities for the Town of Mansfield are located on Hope and Plymouth Streets. Our active and passive facilities include Memorial Park, Hutchason Property, Plymouth Street and Pine Street. A description of these areas follows.

#### 1. Memorial Park

**Location:** Hope Street, borders Route 106

Map	Parcels	Acreage
25	17, 18, 19, 20, 26	31

**Zoned:** R2, Medium Density Residential

**Description:** Development of the park began in 1932 with the Work Progress Administration (WPA). The park areas consist of 21 acres and following facilities.

- 1 football/soccer/baseball/softball field with lights
- 1 multipurpose practice field with lights
- 6 tennis courts
- 3 basketball courts
- 1 sand volleyball court, all with lights
- 1 playground area with multiple age structures
- Picnic space and grills
- Skate park
- Park office and refreshment stand buildings; recreation storage building; park and maintenance building. The office, bathrooms and maintenance shed were built by the WPA (1934). All buildings have been upgraded, such as the handicap accessible bathroom in the office building, a storage shed for recreation programs and refreshment stand.

Youth sports associations, Park and Recreation Department programs, Mansfield High School sports, family/business parties and celebrations are held at Memorial Park. Programs using the park include Mansfield Little League, Mansfield Youth Soccer, Pop Warner Football and Mansfield Youth Flag Football, Recreation adult and youth tennis lessons, basketball league, softball program, skate park, summer camp, archery and entertainment performances.

**Present condition of the facilities:**

- Tennis Courts: new in 2000 and are in excellent condition.
- Basketball Courts: new in 2001 with yearly upgrading of the lights and are in good to excellent condition.
- Football/Soccer/Baseball/Softball fields: refurbished yearly on a regular basis.
- The field lighting, installed in 1991, needs constant upkeep and upgrading.
- Practice Field: Reopened in 2001 with new sod and protective membrane, this field is inspected by the State EPA for condition, contamination and evaluated for use each year.
- Volleyball Court: New sand court, built in 1996 using gift account funds collected through program fees, sees little use.
- Sandlot area: New equipment in 2001 but, due to overuse, needs upgrading and new equipment.
- Maintenance and Storage Sheds: In good condition but small. One used by DPW and one by Recreation.
- Refreshment Stand: Small but adequate for summer camp and programs held at the park, needs constant upgrading of equipment and utilities.
- Skate Park: Constructed in 2004 and except for graffiti, the park is in good condition. We are trying to offer a positive graffiti program through the school art departments.
- Bathroom Building: Primitive but working.
- Press Box: Upgraded in 2001 and in good shape.

The maintenance of the fields, courts and building is done by the Department of Public Works.

**2. Hutchason Property and Fields:**

Opened in 2000/2001, Hutchason is used by youth softball and soccer and High School soccer, field hockey, football and softball. Because the softball field is in need of an upgrade, it is seldom used for games.

- Two to three multiple size multi-purpose game/practice fields
- 1 practice softball field

**3. Plymouth Street Recreational Facility:**

**Location:** Plymouth Street, off of School Street in the Industrial Park.

MAP	PARCEL	ACREAGE
10	21	57.9
	38	4.9
<b>TOTAL ACRES</b>		<b>63.8</b>

**Zoned:** Planned Business District (PBD)

**Description:** This facility is constructed on land taken by Tax Title in the 1930s. As recently as 2006, an additional adjacent 13.5 acre piece was added through Tax Title. In the early 1990s, work began on a development plan to for a recreation sports complex; construction began in 1993.

Once the roadway in was built, one multi-purpose field was completed and open for use. Two additional fields soon followed, along with a refreshment stand with ADA approved bathrooms, kitchen and storage area, storage sheds for DPW equipment; four tennis courts (2000), tot lot (1998) and an access bridge to the back seven acres. Plymouth Street remains under construction, a work in progress. With additional lands, it will eventually be developed to its full potential.

The present condition of fields, tennis court and tot lot is good with ongoing seasonal maintenance done by DPW. The baseball field has, for the most part, always had drainage problems and has not been repaired due to the cost. Youth and adult sports leagues and tournaments, clinics and a State archery tournament use the other fields. It should be noted that this complex exists because of the financial support of the Town of Mansfield's businesses and residents and is open for all to enjoy.

In 2010, a regulation soccer turf field was donated to the Town by Mansfield Youth Soccer Association. This field is rented to leagues and a gift account has been set up to collect fees for future repairs and revenue to the Town.

**4. Pine Street Recreation Area [INCLUDE THIS AREA IN PUBLIC DISCUSSIONS]**

**Location:** Pine Street, West Mansfield

MAP	PARCEL	ACREAGE
1	102	6.33

**Zoned:** R1, Natural Resources and Scenic Residential

**Acquired:** Gift in 1970

**Description:** This is a heavily treed pine forest of approximately 6.2 acres. There is a small, outdated playground area at the entrance off of Pine Street. This area is used by neighbors and has remained undeveloped except for the playground. This is a "land-locked" parcel except for the entrance on Pine Street and an easement on West Street. The land is surrounded by private land and homes. The DPW staff does very little maintenance.

**5. World War II Veterans' Memorial Trail**

**Location:** Mansfield Train Station to Mansfield Municipal Airport – North Main Street to Fruit Street

Miles	Width
1.9	20 to 30 feet

**Acquired:** 1980 as the Town of Mansfield Sewer Line

**Description:**

The "Rails to Trails" project began in earnest in 1987 and concluded in 2004 with the trail dedication on April 15, 2004. A combination of Federal, State and Town funds built this linear park/trail facility. It is used daily by joggers, walkers, bicyclist, parent, children and commuters. Special bicycle racks are available at the Mansfield MBTA train station on Mansfield Avenue to secure bikes.

**6. Other Facilities and Areas**

Mansfield Little League uses a portion of the Sweet Conservation Area located on Otis Street. The fields were developed and maintained by the Association with assistance from the Town.

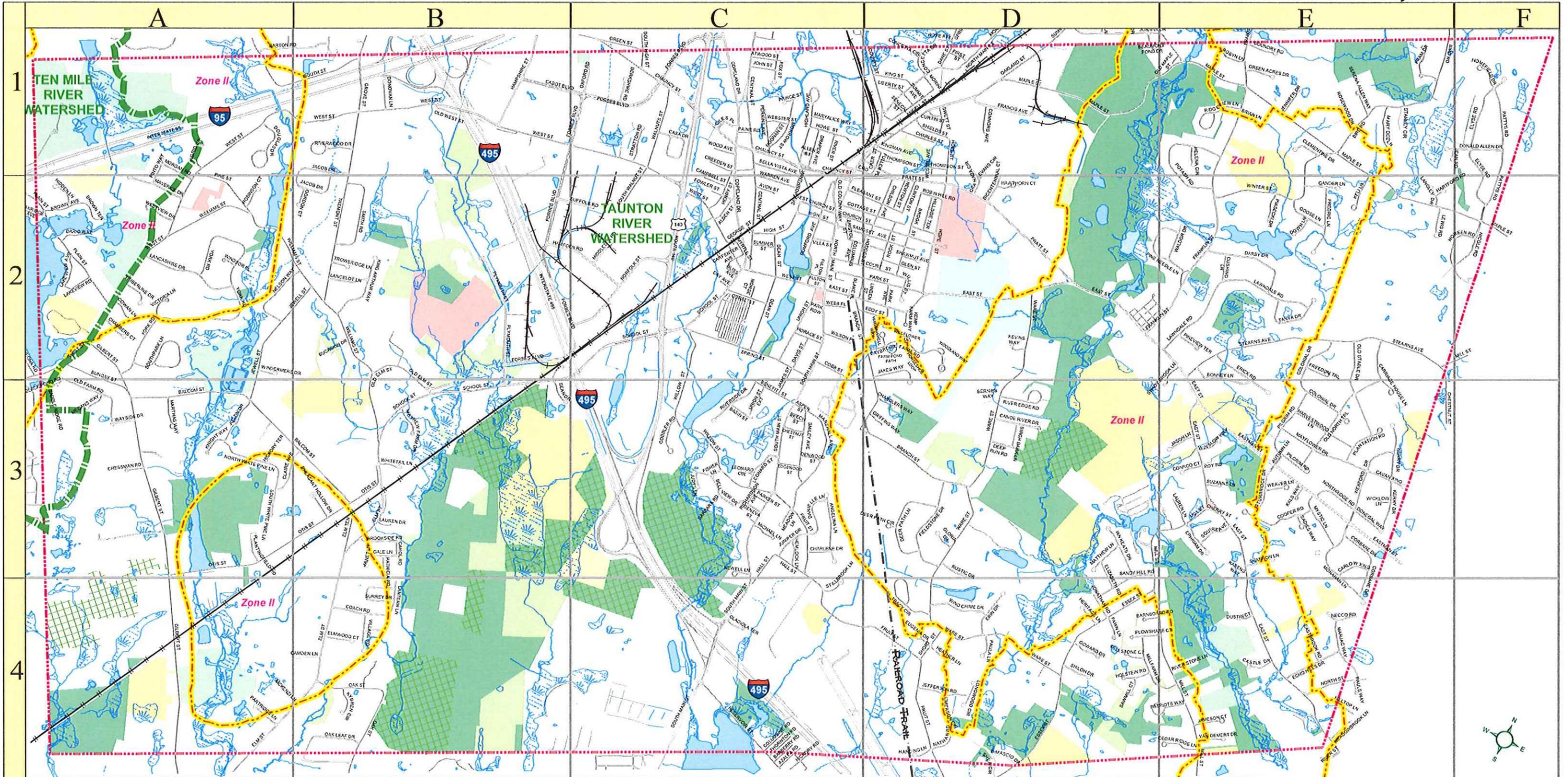
Other areas include:

- East Mansfield Common – East Street
- South Common – West and South Main Street
- North Common – North Main Street
- West Mansfield Common – Otis Street
- Middle Common – North Main Street
- Pine Needle Park – Franklin and Pine Needle Lane

Mansfield Arts and Education Center, at the former John Berry School on Balcom Street, offers pre-school classes, after school care, theater, cooking and pottery classes, as well as summer camp.

# Zone II, Watershed, and Open Space Map

Mansfield, MA



**Zone II Data Source:**  
 East Mansfield data from Zone II Modernization Study by Woodard & Curran, January 2013; Scale = 1:27,000  
 West Mansfield data from MassGIS. 1" = 2,250'  
 Watershed Data Source: MassGIS.  
 For details, please check at MassGIS website.

**Legend:**

- Zone II (Yellow outline)
- Bike Path (Green dashed line)
- Watershed (Green area)
- Rail Road (Black line with cross-ticks)
- School Property (Blue outline)
- Conservation Restriction (Green hatched area)
- Agricultural Land/Chapter 61 (Yellow hatched area)
- Conservation Commission (Green area)
- Mass Highway (Red line with shield)
- Natural Resource Trust (Light green area)
- Recreational Land (Pink area)
- Water Dept. Land (Light blue area)

**Scale:** 0 0.125 0.25 0.5 1.0 Miles  
 0 500 1000 2000 3000 4000 Feet

Printed: Oct 30, 2013  
 File: U:\GIS\Projects\Conservation Commission\maps for conservation plan-2013\Zone II Map 11x17.mxd

A1	A2	A3	A4	A5	A6	A7	A8	A9	A10	A11	A12	A13	A14	A15	A16	A17	A18	A19	A20	A21	A22	A23	A24	A25	A26	A27	A28	A29	A30	A31	A32	A33	A34	A35	A36	A37	A38	A39	A40	A41	A42	A43	A44	A45	A46	A47	A48	A49	A50	A51	A52	A53	A54	A55	A56	A57	A58	A59	A60	A61	A62	A63	A64	A65	A66	A67	A68	A69	A70	A71	A72	A73	A74	A75	A76	A77	A78	A79	A80	A81	A82	A83	A84	A85	A86	A87	A88	A89	A90	A91	A92	A93	A94	A95	A96	A97	A98	A99	A100
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Figure 14  
 Zone II Watershed  
 Open Space p53

**DISCLAIMER**  
 Data and information is provided by the GIS system, with the understanding that it is not guaranteed to be correct or complete. All data is subject to change and periodic updates. The Town of Mansfield makes no claims, representations or warranties, express or implied, concerning the validity, reliability or the accuracy of the GIS data and GIS data products furnished by the Town, specifically including the implied or expressed validity of any uses of such data.

## B. Recreation Programs

The Park & Recreation Department runs a variety of programs for all ages throughout the year. Program registration is excellent. Varying programs are offered each year in reply to resident interest. All reservations for the use of Town facilities go through the Recreation Commission and Department.

	Program:	Number of Participants:
<b>Youth &amp; Adult</b>	Tennis Lessons: summer, autumn	250
	Tennis Tournament	80
	2 Adult Tennis Leagues:	14
<b>Youth:</b>	Women's Pick-Up Tennis	25
	Pre-School – 5 sessions per yr	260
	Fishing Derby	100
	Summer Camp	100
<b>Adult:</b>	Kid's Stuff Day	130
	Softball	30
	Basketball League	90
	Women's Soccer	31
<b>Family:</b>	Indoor Basketball	50
	5 (each) Concerts, Movies, Performances	2,500
	Halloween Parade	1,000
	Tree Lighting Ceremony	1,500
	The GREAT Duck Race	2,000
	Arts & Crafts Show	2,000
	Tree Decoration	45
	Cemetery Restoration Program	200+
	Dog Training Demonstration (4/per yr)	120
	Recreation Scholarship	\$500

## Field Use Groups and Numbers

Below are the groups that use Town facilities for their programs, along with the approximate enrollment for each program. Some programs use multiple facilities. These numbers include only the teams based in Mansfield. For games, they play teams from other towns, so the numbers double on those days. In addition, families of participants attend, making the numbers swell even more.

### Memorial Park

Pop Warner Football –	475
Little League Baseball –	2,000
Girls Softball –	250
Flag Football –	200
Youth Lacrosse –	200

### High School Sports:

Soccer – Boys and Girls – Each have 3 teams of 20 –	120
Football – 3 teams of 50 –	150
Softball – 3 teams of 15 –	45
Baseball – 3 teams of 15 –	45

Track and Field Events – 20

Tennis – Boys and Girls – Each have approximately 20 – 40

Qualters Middle School Field Days – 6<sup>th</sup> Grade

Jewish Cultural Center Picnic – 30

Mansfield Recreation Summer Camp – 120

Mansfield Recreation Adult Softball – 30

Mansfield Recreation Tennis League – 20

Mansfield Recreation Tennis Lessons – 250

Mansfield Recreation Adult Basketball - 75

#### **Plymouth Street**

Mansfield Youth Soccer – Spring – 1,000; Fall – 1,050

Men's Soccer – 2,200

Women's Soccer – 1,500

Special Olympics Soccer – 100

Archery Tournament – 60

Boy Scouts Rocket Launch – 50

Various Soccer Camps – 150 each

#### **Hutchason**

Mansfield Youth Lacrosse – 400

Pop Warner Football – 400

High School Sports:

Soccer – Boys and Girls – Each have 3 teams of 20 - 120

Lacrosse – Boys, 2 teams of 20 – 40, Girls, 2 teams of 23 - 46

Football – 3 teams of 50 - 150

Track and Field Events – 20

#### **South Common**

Mansfield Music and Arts Society Art Show – 100+

Garden Club Plant Sale – 100+

Animal Shelter Festival of Animals – 100+

Firemen's Memorial Service – 50

Weddings – 40

Mansfield Recreation Halloween Parade – 1,000

Mansfield Recreation Tree Lighting Ceremony – 1,500

Mansfield Recreation Summer Preschool Program – 35

Relay for Life Marketplace – 200+

#### **C. Other Recreation Opportunities**

The Willowdale Golf Course is a privately owned and operated nine-hole course on Willow Street. The course is open to the public.

The Mansfield Holiday Inn, located on Hampshire Road in the Industrial Park, offers a full service fitness club with an indoor swimming pool.

Mansfield Sportsplex is locally owned and operated and is located on Oxford Street in the Industrial Park. The facility offers youth and adult sports leagues and clinics, physical fitness programs and members lounge and food area.

The Mass Premier Courts is located on Green Street in Foxboro, over the Mansfield line. Basketball for all ages is offered for leagues, clinics and challenge programs.

The Council on Aging, located on Pratt Street, provides recreational and educational programs for Mansfield's seniors.

**School Department - Schools and Facilities**

**Locations:** High School - East Street  
Qualters Middle School - East Street  
Robinson Elementary School - East Street  
Jordan - Jackson Elementary School – East Street  
Roland Green Elementary School - Dean Street  
East Street Fields

Map(s)	Parcel(s)	Acreage
25	10	41
32	37,65	66

Total:	107 Acres
--------	-----------

**Zoned:** R-1, Natural Resources and Scenic Residential  
R-2 Medium Density Residential

**Description:** Recreational facilities available at the schools are as follows:

**High School**

Field Hockey/Lacrosse field (excellent condition)  
Softball Field (excellent condition)  
Track (excellent condition – new latex track installed during the summer of 2012)  
Synthetic Turf Field (excellent condition with some wear)

**Qualters Middle School**

Varsity Softball Field (excellent condition)

**Robinson Elementary School**

Baseball Field (fair condition)  
Playground Area (fair condition)

**Roland Green Elementary School**

Play Area (fair condition)

**Jordan/Jackson School**

Play Areas

**East Street Fields**

Soccer Field (excellent condition)

Varsity Baseball Field (excellent condition)

Jr. Varsity Baseball Field (excellent condition)

Jr. Varsity Softball Field (excellent condition)

DRAFT

SECTION 6--COMMUNITY GOALS

A. Description of Process

B. Statement of Open Space and Recreational Goals

DRAFT

## SECTION 7--ANALYSIS OF NEEDS

### A. Summary of Resource Protection Needs

### B. Summary of Community Needs

### C. Management Needs

## SECTION 8--GOALS AND OBJECTIVES

We arrived at Mansfield's goals and objectives through a multi-step process. First, the goals and objectives included in the 2008 Open Space and Recreation Plan were reviewed. Second, the needs highlighted in Section 7 were compared to the 2008 items to see if some issues remained as important focal points. Third, a comprehensive list of goals and objectives was prepared, which respond to the concerns of the residents. The general goals stayed the same from the 2008 plan, but the objectives have changed based on accomplishments since 2008 and new circumstances. Areas targeted for possible acquisition for conservation purposes, or lands which could be protected through some other mechanism, are closely monitored by NRT.

### Goal 1: Acquire More Open Space Lands

The high rate of residential development has made the acquisition of additional open space and conservation land a top priority. Many residents feel some emphasis should be placed on purchasing land with the potential for residential development in order to create new and broader opportunities to use conservation land.

#### Objectives

- a. Work with Board of Selectmen, Finance Committee and Capital Improvements Committee to develop support for appropriations for land acquisition funding.
- b. Work with developers and land owners to acquire gifts, easements or restrictions for conservation purposes.
- c. Initiate, when available, Self-Help applications for acquisition funding.
- c. Conduct on-going reviews on the availability of land to purchase, especially Chapter 61 property.

A key area for land acquisition is the Great Woods area, which has been the focus of many land acquisition projects over the years by both the Town and NRT. Adding to existing holdings would benefit the Town and create larger and better wildlife habitat areas. If and when land adjacent to existing conservation areas becomes available, then reviews should be carried out on the possible acquisition of these lands. The same would hold true for land adjacent to the Town's primary rivers and brooks.

**Goal 2: Protect Aquifers and Groundwater Recharge Areas**

The importance of protecting the public drinking water supply is almost universally accepted and has been widely heralded by a variety of reports and conclusions from several committees, consultants and other concerned groups. In this era of fiscal constraints, it will be important to layer and combine open space and water protection-related acquisitions.

**Objectives**

- a. Coordinate land acquisition activities of the Conservation Commission, the Water Department and the Board of Selectmen, and conduct acquisition programs in concert with the findings of the Zone II study.
- b. Continue involvement with the regional Canoe River Aquifer Advisory Committee. Work with this group on issues such as public education and awareness of land use in relationship to drinking water protection.

**Goal 3: Provide for Public Access to Conservation Lands and Manage in Accordance with Community Needs**

The importance of this goal was mentioned often during the review and analysis process of this plan. Knowing access points and trail locations, along with the understanding that appropriate management is occurring on conservation parcels, is key to developing and maintaining public support for continued conservation efforts.

**Objectives**

- a. Establish management guidelines for conservation lands.
- b. Continue work with volunteer organizations, agencies, and other individuals to undertake trail development and other field activities.
- c. A guide to conservation land has been developed and will be updated when necessary.

Work has been done on these objectives for the Maple Park and Great Woods areas, but additional work is necessary. For any new acquisitions, the issues of trail development and management should be part of the review process prior to final purchase.

**Goal 4: Expand and Improve Recreational Facilities**

As the Town's population continues to grow, there are new demands placed on the recreational infrastructure every day. The intensive use of fields and facilities, and the sheer number of new participants in the various leagues and programs, requires constant attention to this important component of the community.

## Objectives

- a. Complete buildout of the Plymouth Street facility.
- b. Continue to seek out funding sources for expansion and management projects.

Progress continues on the Plymouth Street facility, but continued funding from the Town and outside organizations is necessary to complete this recreational complex. All possible funding sources, including Town Meeting, state and federal grants and gifts should be explored and sought out over the next five years to keep new and improved facilities and recreational options open and accessible to all residents. New facilities that could be studied are a swimming pool, expansion of the bike path corridor and satellite playgrounds.

The bike path is utilized extensively for biking, walking and jogging. It is also used for cross-country skiing during the winter months. If the path were expanded into surrounding towns, this would be an excellent regional project.

## General Goals and Objectives

### 1. Regional Planning

There is a great need for increased regional planning in the areas of conservation space and recreation facilities, which is impacted by limited Town-specific funds and increased competition for state or federal matching grants.

For Mansfield, examples of regional plans could include greenbelts along the Canoe River, connections between conservation lands in the Great Woods areas of Mansfield and Norton, or the extension of the bike path. The work of the Canoe River Aquifer Advisory Committee, along with the increased regional discussions on broader financial and public safety issues, could lead to new doors being opened for resource protection and facility sharing.

The combination of Town-initiated regional planning and the development of public/private partnerships will help to insure Mansfield works in parallel with the Statewide Comprehensive Outdoor Recreation Plan (SCORP). Implementation of the SCORP program will help meet the needs of all the residents of the Commonwealth. The goals and objectives of this plan will complement the SCORP objectives.

### 2. Accessibility

The 2008 Open Space and Recreation Plan contained the following reference to the need for accessibility:

"Another issue that must be incorporated in new plans and improvements is one of handicapped accessibility. An effort should be made to create accessibility to one or more existing conservation areas, and for any new acquisitions this should be part of the discussion and consideration process."

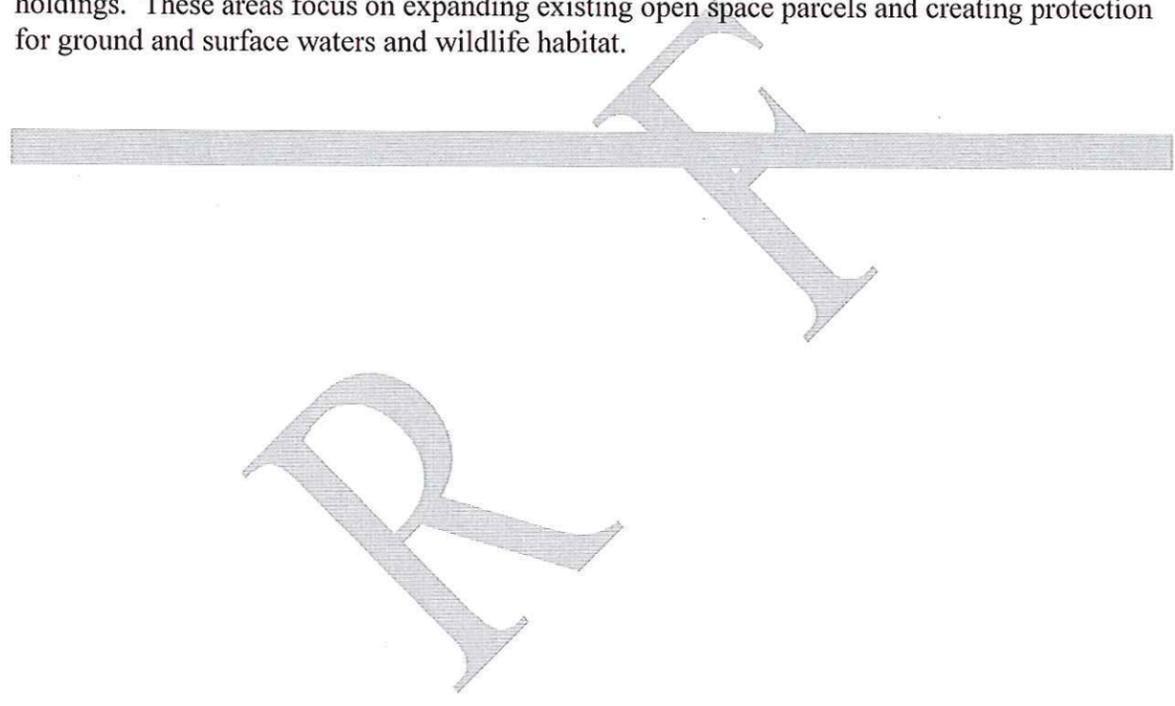
While there has been some limited discussion since then on this issue, there has not been any site work done to create truly accessible areas. Some work, such as the installation of appropriately designed picnic tables, is fairly easy. Other work, such as an accessible loop trail

on a conservation parcel, would take more planning and funding. In either case, the Town is committed to, but needs to be more proactive in, creating opportunities for all its citizens.

**SECTION 9--FIVE YEAR ACTION PLAN**

The Five Year Action Plan creates a framework for proactive initiatives and efforts by the Town of Mansfield to insure the needs, goals, objectives and desires of the residents of the Town are addressed. In looking back at the Five Year Plan in the 2008 Open Space and Recreation Plan, it is clear that many goals were met and achieved. It is also clear, though, that several action goals still need a dose of time, energy and money. These three items are the key to whether or not, or to what degree, a specific objective is met. As shown throughout this plan, the Town of Mansfield has grown, and though growth has slowed down at the present, there remain increasing demands on staff and increasing competition for funds.

The Action Plan primarily outlines possible additions to the Conservation Commission's land holdings. These areas focus on expanding existing open space parcels and creating protection for ground and surface waters and wildlife habitat.

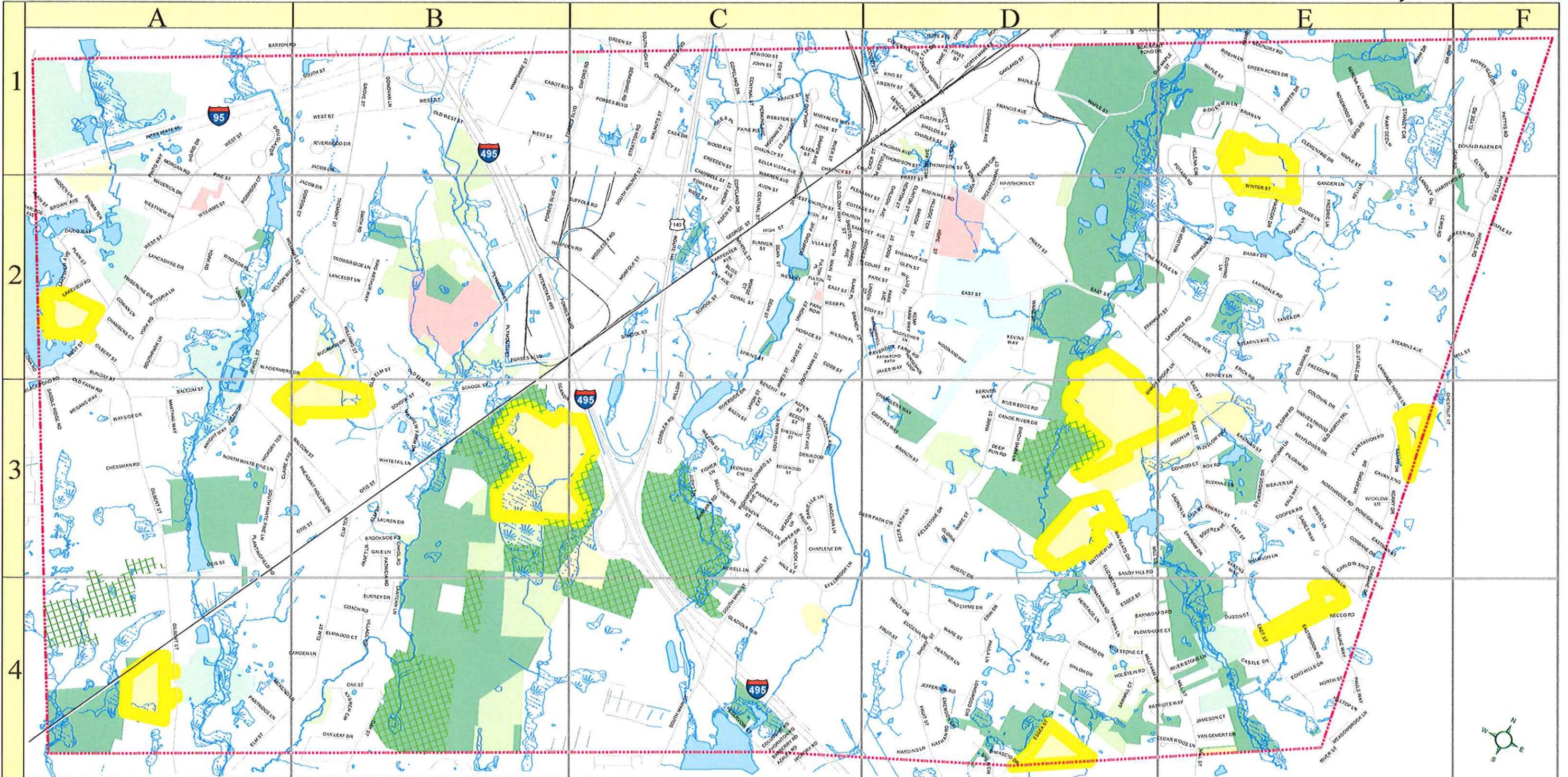


**Figure 15 - Five Year Action Plan**

<b>CONSERVATION</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
Distribute copies of Open Space and Recreation Plan Conservation & Environmental Planner	X				
Identify environmentally sensitive habitat for possible acquisition. Conservation, NRT, Public Funding	X	X	X	X	X
Seek regular funding through Town Meeting for land acquisition, Conservation, NRT	X	X	X	X	X
Support passage of the Community Preservation Act Conservation, NRT	X	X	X	X	X
Identify land that abuts existing conservation land and inform owners of development scenarios that promote open space protection, Conservation, NRT		X	X		
Submit Self-Help or Conservation Fund applications for land acquisition, Conservation Commission		X		X	
Print guide books for accessible conservation land and distribute to residents, Conservation Commission	X	X	X	X	X
Complete transfer of land off East Street to the Town, Conservation Commission	X	X			
Establish management guides for conservation land, Conservation Commission, Conservation funding		X			
Work with DPW to prevent damage to conservation land and Zone II by dumping and off road vehicle damage, Conservation Commission, Selectmen	X	X	X	X	X
Continue involvement with NRT and the Canoe River Advisory Committee, Conservation Commission	X	X	X	X	X
Solicit and coordinate volunteer activities for conservation projects, including trail clearing, marking and signage, Conservation Commission	X	X	X	X	X
Improve Accessibility for handicapped individuals, Selectmen			X	X	X
<b>RECREATION</b>					
Distribute copies of Open Space and Recreation Plan, Conservation	X				
Pursue Town Meeting for funding and grants for build-out of Plymouth Street facility, Recreation	X	X	X	X	X
Define management needs and seek funding for on-going improvements and management at existing facilities, Recreation	X	X	X	X	X
Coordinate and cooperate with School Department on facility use issues, Recreation, Conservation	X	X	X	X	X

Figure 13. Five-Year Action Plan Map

Mansfield, MA



Conservation Restriction  
 School Property  
 Agricultural Land/Chapter 61  
 Conservation Commission  
 Mass Highway  
 Natural Resource Trust  
 Recreational Land  
 Water Dept. Land

Areas for Consideration for Future Acquisition and Protection

Scale = 1:27,000  
 1" = 2,250'

C4 A SPORT RD C1 ALLEN ST C3 ANSELINA LN C1 ANSELL ST C3 ASPEN ST C1 ATWOOD ST C3 AUTUMN LN C2 AVON ST C4 AZALEA RD C1 BARNWOOD ST C3 BARNWOOD RD C3 BARN ST C1 BAYBROOK FARM RD C1 BEAUMONT FOGG RD C3 BECHT ST C1 BELLA VISTA AVE C3 BELLVIEW DR C1 BENEFIT ST C1 BERNHARD RD C1 BENTENWAL CT C3 BROOKBARK LN C1 BROD RD	A2 BLACKFOND RD C2 BLISS AVE E2 BONNEY LN E1 BOUNDARY RD C2 BRANCH ST C1 BRAN LN C2 BRISTOL ST C2 BROOK ST C2 BROWN AVE C3 BROWN TER C1 BUNGAY ST C1 CAMPBELL ST C3 CANOE RIVER CR C3 CAROL KING C3 CAROL RD C2 CARPENTER AVE E2 CARRAGE HOUSE LN C1 CASA DR E1 CASTLE DR C3 CAVANING E4 CEDAR RIDGE LN C1 CENTRAL ST	A2 CHAMBERS CT C3 CHARLES DR D1 COUNTY ST D2 COURT ST E3 CHALING ST A2 COMMON LN C1 CHESSMAN RD C3 CHESTNUT ST C2 CHILSON AVE C2 CHURCH ST D3 CLARE AVE E1 CLEMENTINE DR D2 CLINTON ST A2 COACH RD C2 COBB ST C3 COBBLER RD E3 COLONIAL DR C4 COLUMBINE RD D1 COOPER RD D1 CONNORS AVE E3 CONNORS CT C1 COOPER RD C1 COPELAND DR	C2 CORAL ST E3 CORBIANE DR C1 COTTAGE ST D1 COUNTY ST D2 COURT ST D3 COMMON LN C1 CROCKER ST C2 CUSHING LN D3 DAN ST C3 DANIELLE LN E2 DARTY DR D2 DARTY WAY C2 DAVIS ST D3 DAFAVE C2 DEAN ST D1 DEER PATH CR D3 DEER PATH LN C3 DENWOOD ST F1 DONALD ALLEN DR E3 DONALD WAY C1 DONALD LN B1 DOVON LN	A1 DOUGLAS DR C1 DRAPER AVE E4 DUSTIN CT D2 EAST ST D3 EASTBROOK RD E1 FRAMER D1 FRANCO AVE D2 FRANKLIN ST E2 FREEDOM ST D3 FREEDOM TRL E1 FRAMER D1 FULLER FL C2 FULTON ST B3 GALE LN E1 GANDER LN E2 GARDNER ST C3 GARDNER ST C2 GEORGE ST A2 GIBBERT ST C1 GIBBS FL C4 GILQUATER D2 GLEN ST D3 GLOR DR	E2 GOOSE LN B1 GOSSOP CT D2 GOULD RD D2 GOULD CR E1 GREEN ACRES DR C1 GREEN ST E2 GREYFISH WAY C3 GROVE ST C1 HALL ST C2 HAMPDEN RD B1 HAMPSHIRE ST D4 HANSON LN E2 HARFORD RD E3 HARVESTWOOD LN D1 HATHORNE CT D4 HEATHER LN E1 HELENA CR E2 HELOCK LN E1 JENNER DR A2 JEWELL ST C2 JOHN ST A3 HICKORY TER A1 HIDDEN LN C3 JUDITH LN C1 JUNIPER DR D2 GLEN ST D3 GLOR DR	C2 HODGES ST F1 HOMEFIELD DR D1 HOPE ST C2 HORACE ST D2 HORSESHOE LOOP C2 HORN ST D1 HUNTERS DR D1 JACOB DR C2 JAMES ST E1 JENNER DR B3 JANET LN E3 JASON LN E1 JEAN RD D4 JEFFERSON DR E2 JEROME DR A2 JEWELL ST C1 JOHNSON DR C3 JUDITH LN C4 JONATHAN DR C3 JUDITH LN C1 LEOPOLD ST C2 LINCOLN ST	E3 KILLS WAY D1 KEEFE ST E1 KEL LN C2 KEMP FARM WAY E3 KERRY CR D2 KING ARTHUR WAY D1 KING ST D1 KINGMAN AVE C2 KNIGHT WAY A4 KYBREW CR A2 LAKEVIEW AVE A2 LAKEVIEW RD A2 LANCASTER DR B2 LANCASTER LN E2 LANGLEY DR B4 LANTER LN B3 LAUREN LN C3 LEONARD CR C2 LEOPOLD ST E2 LEWIS DR C1 LIBERTY ST C2 LINDEN ST	D4 LONGWOOD CR C2 MANFIELD TER E4 MARSHALL AVE C3 MARSHALL AVE E1 MARY DEE LN C1 MARYFAIRWAY D3 MATHWIN LN A1 MAVEROCK DR E3 MAYFLOWER DR C3 MEADOW LN A3 MEGANS WAY C3 MICHAEL LN C2 MIDDLESEX DR D4 MILL ST D4 MILLFARM DR D4 MILLSIDE CT A1 MORGAN ST E2 MORRIS ST C1 MORROW ST C2 MORSE CT	C2 MYRTLE ST E4 NATHAN DR E4 NECCORD C3 NEWELL LN C2 NEWTON ST F2 NICOLE DR C1 NOONAN ST F2 NOREEN DR C3 NORFOLK ST C2 NORTH MAN ST C3 NORTH WHITE PINE LN E4 OAKLEAF DR B4 OAK ST D1 OAKLAND ST C2 OLD COLONY WAY B4 OXLEAF DR D4 OX ST D1 OXFORD AVE C2 OLD NORTH TRL C2 OLD SCHOOL ST E3 OGDEN ST	D2 PLEASANT ST E3 OGDEN ST C1 OXFORD RD C1 PAIN RD D2 PARK AVE C2 PARKWAY C3 PARK ST C1 PATERSON ST A4 PARTIDGE LN C1 PATERSON ST E4 PATRICKS WAY F1 PATTS RD C3 PARKER ST A4 PAUL JOSEPH WAY D4 PAUL LN C1 PERKINS AVE B3 PHEASANT HOLLOW DR D2 PINE CROOK E1 ROSEWOOD DR C3 ROY RD C1 ROBINSON CT E1 ROBIN LN D2 ROCK ST C1 ROSEWOOD DR C3 ROY RD C2 RUFORD AVE D3 RUSTIC DR A3 SACKLER OGDEN DR C3 SAGES WAY D2 SAMOSET AVE	D4 SANWILL CT B2 SEAN DR D4 SANDHILL RD D1 SENECA ST E1 SERENA ALLEN WAY D2 SHAD BROOK LN D3 SHANNON LN D2 SHAMUT AVE D1 SHIELDS ST D4 SHILOH CR D4 SHORT ST C3 SILENT AVE D2 SMITH RD C3 SOUTH MAN ST B1 SOUTH ST C1 SOUTH WALTON ST A3 SOUTH WHITE PINE LN A2 SOUTH PARK LN C2 SPRING ST E3 SOUTHWAY AVE D2 STEARNS AVE C3 STELLBROOK LN B1 STRATTON DR C1 WAR	C2 SUW B3 SUR C2 SURF D1 SENECA ST D1 SWE E2 TAN C1 TAMB D2 TANTY DR D1 THO C4 THO D4 THO D2 THO B2 THO C2 UN C3 UN E4 VAN A2 VICT C2 YLU B4 YLU D2 WAG E2 WAL C3 WAL D2 WAR C1 WAR
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Figure 16  
5-yr plan  
p. 64

**DISCLAIMER**  
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**SECTION 10--REFERENCES**

The following references were consulted during the preparation of this plan:

Massachusetts Open Space Protection Programs: Preserving the Future, [EOEA, 1995];

Massachusetts Outdoors: For Our Common Good, [SCORP, EOEA, 1988];

Soil survey of Bristol County, Massachusetts, Northern Part, [USDA, SCS, 1978];

Massachusetts Department of Revenue, Division of Local Services, [DER2008].

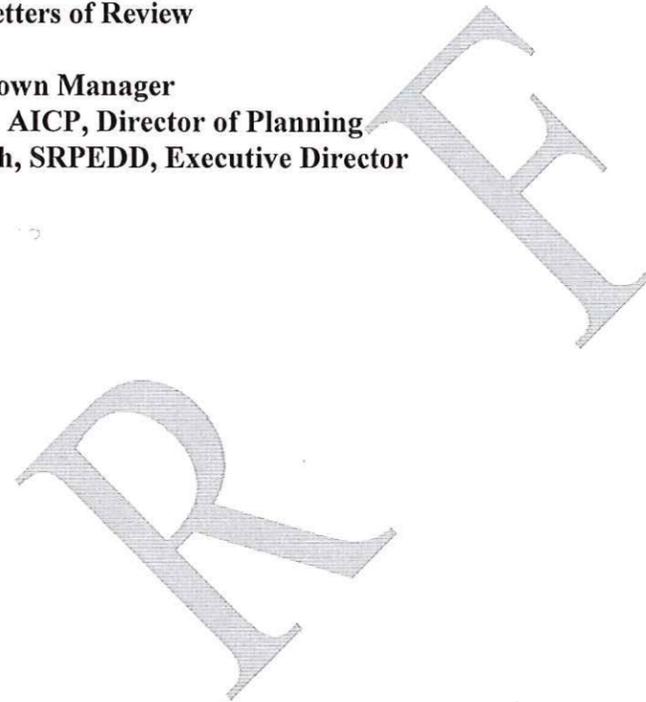
**Appendix I - ADA Accessibility Inventory**

**Appendix II – Letters of Review**

**William Ross, Town Manager**

**Shaun P. Burke, AICP, Director of Planning**

**Stephen C. Smith, SRPEDD, Executive Director**



## Appendix I

### Town of Mansfield 2013 Open Space and Recreation Plan Section 504 Report

#### Part I Administrative Requirements

[Note: Some of the information discussed in Part I overlaps with information in Part III; all attachments should be viewed in their entirety.]

##### 1. Designation of 504 Coordinator

Please see attachment regarding the designation of Shaun P. Burke, the Town's Director of Planning and Development, as the official 504 Coordinator.

##### 2. Grievance Procedures

Attached is the grievance procedure used by the Town for members of the general public. Also attached are excerpts from Union contracts outlining the grievance procedures available to Town employees.

##### 3. Public Notification Requirements

Attached is a copy of a notice that is displayed in the Town Hall and other public buildings regarding compliance with Section 504/ADA requirements. Also attached are samples of advertisements for job recruitment, which indicate that the Town of Mansfield does not discriminate on the basis of disability.

##### 4. Participation of Individuals with Disabilities or Organizations Representing the Disabled Community

Staff persons at the Regional Planning Agency (SRPEDD) who are involved with access and related ADA issues reviewed the information contained within the report. The Town of Mansfield's ADA Coordinator, Shaun Burke, also reviewed this report.

#### Part II Program Accessibility

Attached is a copy of the Facility Inventories, with notes, for the Conservation Commission property and the Recreation areas. Also attached are the Transition Plans for these two different types of areas.

#### Part III Employment Practices

##### 1. Recruitment

Attached is a copy of a recent job announcement, which shows compliance with all applicable requirements. All interviews are conducted within the requirements of ADA

guidelines.

**2. Personnel Actions**

All activities are carried out within the guidelines and requirements of Section 504 and the ADA. There is no information available to indicate that any discriminatory actions have been conducted.

**3. Leave Administration**

All actions relative to leaves of absence, sick time or return to work actions are carried out within the appropriate guidelines and the union contracts which follow ADA and Section 504 requirements.

**4. Training**

All training, review periods, etc. are carried out consistent with the standards of the applicable department, all of which follow ADA and Section 504 requirements.

**5. Tests**

The Town of Mansfield does not conduct any testing.

**6. Medical Examinations/Questionnaires**

All medical examinations are carried out after an offer of employment

**7. Social/Recreational Programs**

All programs are open to the general public and accessible to all individuals.

**8. Fringe Benefits**

All employee contracts call for, and require, the same levels of fringe benefits for all individuals employed by the Town. There is no available evidence to show that any discrimination of this type has ever occurred.

**9. Collective Bargaining Agreements**

The terms and practices of all collective bargaining agreements contain no provisions that limit the abilities or participation of qualified employees with disabilities.

**10. Wage and Salary Administration**

The Town of Mansfield does not offer different types of rates of compensation for employees with disabilities. All rates are consistent with bargaining agreements and contracts.

## Notes on the Facility Inventory of Conservation Properties

- Note 1**      **Wading River/Forest Park** – Located between York Road and Williams Street, this parcel has street parking available on York
- Note 2**      **Sweet/Kalins** – Located on Otis Street, this parcel contains two separate types of uses. On the front portion, old farm fields have been turned into Little League baseball fields, with associated parking and one building used as a food concession stand and storage. The building does have an accessible bathroom that is available when the fields are in use. The rear portion is undeveloped conservation land, with trails along the Wading River and through the forest. The trails are rough pathways, with roots and rocks that create barriers to accessibility and usage.
- Note 3**      **Great Woods** – Located between Oak Street and Route 495, this parcel is the largest conservation area in Mansfield. A 1995 acquisition of a parcel with direct frontage on Oak Street allowed for the construction of a gravel parking area for approximately 20 vehicles. One area near the entrance is marked with a handicapped accessibility sign. The existing trails in the Great Woods range from old forest roads to narrow hiking trails. The former has potential for use by persons with disabilities. The latter are undeveloped pathways with roots, rocks and wet areas that create barriers to accessibility and usage. The trails are moderately flat, with some minor topographic relief.
- Note 4**      **Great Woods – Fisher/Hallet** – Located between Judy's Lane and Route 495, parking on the street is available on Judy's Lane. No specific spaces are reserved for handicapped parking. As with the larger Great Woods area discussed above, the trails here are rough, forest trails. In some areas, the trails widen out onto old logging-type roads, which contain a moderate amount of topographic changes.
- Note 5**      **Fulton Pond** – Located off of Rumford Avenue and West Street, this area is primarily used for fishing, picnicking and general outside enjoyment purposes. On Rumford Avenue, there is a paved parking area for 12 cars with one spot signed and sized for handicapped usage. Also, there is additional parking, including handicapped spots, at the Police Station, which is located across West Street. The fishing is done from the shore, which is generally a hard-packed gravel. There is no established location for fishing by persons with disabilities. The picnic tables are located on a grassed area, which would accommodate a wheelchair. The tables themselves, while not specifically designed for disabled

persons, could accommodate a wheelchair on the ends. During regular hours of the Town Hall, accessible bathrooms are available. Bathrooms are available at the Police Station at the discretion of on-site Duty Officers.

**Note 6**      **Kingman Pond** – Located off of West Street, just downtown from Fulton Pond, this area is almost exclusively used for fishing purposes, which is done from the banks of the Rumford River and on the banks of the pond itself. Parking is available at the Police Station, which abuts this area. A firm, grassed area slopes down the river's bank. The shoreline around the Town-owned section of the pond is a sand and gravel mix that is fairly well compacted. Both of these areas could, depending on the season and the amount of moisture, support a wheelchair. There is no established location for fishing purposes. Bathrooms are available at the Police Station at the discretion of on-site Duty Officers.

**Note 7**      **Maple Park** – Located between East and Maple Streets, this property contains a series of forest trails and roads. The roadways are compacted materials, which could support wheelchairs. The trails are very irregular, with many roots and stones throughout. Further, the trails contain some moderately steep grades, which, combined with the roots and stones, do not invite usage by persons with disabilities. Within the parcels making up this area are two Town drinking water supply well sites, which restrict the amount and type of development that could occur on this conservation parcel. Parking is available on Maple Street, either in two small car pull-off areas, or in the parking lot for an abutting retail use which allows parking for users of the property. The pull-off areas, which have room for two cars each, are not marked for handicapped use. The retail property has handicapped spaces for their customers, but no specific spaces for users of the conservation land. The access from this parking area to the heart of the property where some of the forest roads are located is across and through a forested area with no special trails and a typical forest floor of leaves and pine needles.

**Note 8**      **Marie Streese** – Located off of Ware Street, this parcel has a few relatively flat trails, with only a few areas of elevation change. There are some low-lying areas, which are wet in certain times of the year. A wooden "bridge" over a wet area close to the entrance was built several summers ago. As is expected with any forest trail though, there are roots, rocks, etc. that make the trails bumpy and irregular. There is parking for 2-3 cars on compacted gravel/topsoil. There is no handicapped signage at the present time.

**Note 9**      **Canoe River Greenbelt** – Located between Mill and East Streets, this area has very limited access, and contains small hills and valleys that border the river.

This conservation area was primarily protected due to the location of Town drinking water supply wells in the southern end of the area. Because of access issues, the need to protect the well site and the topography, there is limited use by the general public, with most of the users coming from abutting residential homes.

### **Transition Plan for Conservation Properties**

Below is a review of all of the Conservation properties under the control of the Mansfield Conservation Commission. This review addresses the areas where changes are appropriate and practical, and outlines the proposed changes. The areas where changes and modifications are not appropriate or practical are also noted.

#### **Wading River/Forest Park**

Creating an accessible entrance to this area would require extensive clearing and grading work, which would alter the nature of the property. Therefore, no changes are proposed. In addition, the relatively small size of the parcel does not make it practical to construct a ramp or other entrance feature. A sign noting the conservation designation of the parcel is necessary.

#### **Sweet/Kalins**

Because of the limited trail system and the barriers created by the roots and rocks found throughout the area, it is not practical to provide an accessible trail. Therefore, no changes are proposed for this area.

#### **Great Woods**

With some existing farm/forest pathways in place in the Great Woods, this area holds the greatest potential for the creation of an accessible loop trail. The primary obstacles remain the low-lying areas on several of the appropriate trails. These areas collect water or are seasonally flooded by abutting wetlands. The Conservation Commission and the Natural Resources Trust of Mansfield have explored ways to remedy this problem. One recognized concern is that almost any remedy will change the nature of the trail system by giving it more of the feeling of a roadway. In addition, the cost and methodology of bringing in the necessary fill material are additional hurdles. The parking facility at the Oak Street entrance does have marked spaces for handicapped parking. The parking area has a gravel surface.

#### **Fisher/Hallet**

Because the entrance off of Judy's Lane leads to a pathway that is crossed in several locations by small streams or low, wet areas, and due to the topography of the area, it is not practical to create an accessible trail in this location.

### **Fulton Pond & Kingman Pond**

These two areas have accessible and available parking, so no changes are proposed for this component. Because of the primary uses for these two areas (fishing, general parkland or picnicking) and their size (small pocket-park type park), there are no plans for any structural or layout change. Given the fact that use of these areas is more active than passive, any proposed improvements would be planned in cooperation with the Recreation Department.

### **Maple Park**

Because this area contains Town drinking well sites which require certain levels of protection, and due to the amount of hills and other accessibility issues (sandy soils, rocks, etc.), there are no changes proposed for this area.

### **Marie Streese**

Near the start of the existing trail, there is a low area that seasonally pools with water; this creates an accessibility problem. In addition, there is a short, but relatively steep, incline just after the trail goes over a utility easement. To make this incline accessible, significant clearing and grading work would be necessary. No changes are proposed for this area at this time.

### **Canoe River Greenbelt**

The greenbelt area is found in scattered locations along the riverway. The protection of the drinking water supply wells is the major benefit and purpose of the greenbelt. Parking issues, combined with the hilly nature of many of the areas and significant wetlands, does not create a situation where accessible trail systems are practical. No changes are proposed at this time.

It should be pointed out that on a regional level, in the abutting communities of Sharon and Easton, there is a state park – Borderland State Park – that has a large number of trails, some of which are old cart roads. These trails can accommodate a broad range of users. The ability and capacity of this park to provide outdoor opportunities to individuals with disabilities should not be overlooked.

## Notes on the Facility Inventory of Recreation Properties

- Note 1** The Pine Street area is undeveloped, and therefore has no established parking area. The size, shape and location (irregular shape and located in the middle of an established residential area) do not make it conducive to development.
- Note 2** The existing parking for Memorial Park/Hutchason Property is a combination of paved area and gravel areas. The paved area has two spaces marked for handicapped use. The gravel area is not striped and there is no signage. The Plymouth Street parking is all gravel and is not striped or marked in any way. All of the parking areas are fairly flat.
- Note 3** Memorial Park has limited walkways/sidewalks. An access roadway is located on the southern end of the property that provides access for maintenance vehicles. The publicly accessible buildings at Memorial Park are the bathrooms and the office facility [see Note 4]. The Recreation Department uses the office building during the Summer Camp program and for storage. There are no stairways at Memorial Park. At Plymouth Street, the one building is used for storage, a concession stand and ADA accessible bathrooms. The only stairway at Plymouth Street serves as an observation area for game officials and news media; this stairway is not accessible by persons with disabilities. During the fall and spring soccer season, the Mansfield Youth Soccer League keeps and maintains four portable ADA accessible bathrooms. There is a stone dust walkway connecting the Memorial Park area to the Hutchason Property.
- Note 4** All necessary signage for accessible facilities, including bathrooms and parking locations, are in place. Light switches in accessible bathrooms are mounted at the appropriate height and location so as to be reachable by all individuals, or the lights will automatically be on at all times when the facility is open. Not applicable to the Hutchason Property.
- Note 5** No water fountains are in service, either at Memorial Park or Plymouth Street. When the buildings at these facilities are open, water is available. The concession stand at Plymouth Street sells drinks. There are no facilities at the Hutchason Property.
- Note 6** No public telephones are proposed for Memorial Park, Hutchason Property or Plymouth Street. At Memorial Park, staff from the Summer Camp program have access to a phone for office use and emergency purposes.

- Note 7** At Memorial Park, there is one picnic table, which is accessible by individuals using wheelchairs. The table is located on a fairly level grass/compacted dirt area. Not applicable at the Hutchason Property.
- Note 8** The fields at Memorial Park, Hutchason Property and Plymouth Street are grassed and level. The fields are designed to be used by a variety of sports.
- Note 9** In 2001, new playground equipment, meeting the needs of toddlers through age 12, was installed at Memorial Park. At Plymouth Street, there is a toddler play area with a variety of structures. Not applicable to the Hutchason Property.

### **Transition Plan for Recreation Properties**

Below is a review of the recreation facilities under the control of the Mansfield Recreation Department. This review addresses the facilities where changes are appropriate and practical, and outlines the proposed changes. In situations where changes are not appropriate or practical, this fact is noted.

#### **Pine Street**

Because of the small size, shape and location (6.2 acres, irregular shape, located in the middle of a residential area) of this area, there are no present plans for any development or modifications. The area is presently undeveloped and fairly well vegetated with trees and low shrub growth.

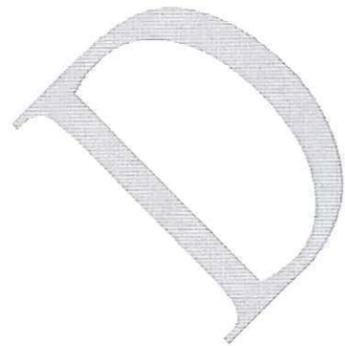
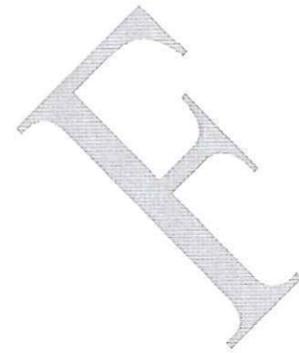
#### **Memorial Park/Hutchason Property**

There have been substantial improvements to the facilities at Memorial Park, including a reconstructed practice field, new playground equipment, tennis courts, basketball courts, a volleyball court and various building upgrades. An ADA accessible bathroom is available when the park is open. Signed handicapped parking already exists. The fields are open, grassed areas lined for different sports and events. There are no capital expenditure plans for any additional fields or modifications or improvements. The Town will work to keep the facilities as open and accessible.

The Hutchason Property has been cleared of trees, graded and fields (one softball field and two multi-purpose fields) have been constructed. As noted elsewhere, the fields are level and designed to accommodate a variety of sports. Parking for this area is located at Memorial Park via a stone dust pathway. A bridge, sized to accommodate maintenance vehicles, goes over a small stream and wetland area. There are no other plans to expand or improve this area.

**Plymouth Street**

Work is ongoing to create some additional field space at Plymouth Street. Some of the rear portions of the site have been cleared of trees, with some grading work completed. The fields are level and constructed with a variety of different sports in mind. The Town continues to work closely with local sports organizations, such as Mansfield Youth Soccer and the Midget Football League, to operate and maintain the facilities. There are no capital expenditure plans to construct any new buildings or other structures that would be open to the public.



Recreation Program Accessibility Chart							
	Location	Parking	Restrooms	Fees/Scholarships	Physical Accessibility	Media/ Advertising	
<b>Program:</b>							
Tennis Lessons	Memorial Park	Yes	Yes	Yes/Yes	Yes	Yes	
Tennis League	Memorial Park Plymouth Street	Yes Yes	Yes No	Yes/Yes Yes/Yes	Yes Yes	Yes Yes	
Preschool Workshop	VFW	Yes	Yes	Yes/Yes	Yes	Yes	
Fishing Derby	Fultons Pond	Yes	Yes	No/N/A	No*	Yes	
Summer Camp	Memorial Park	Yes	Yes	Yes/Yes	Yes	Yes	
Kid's Stuff Day	Memorial Park	Yes	Yes	Yes/No	Yes	Yes	
Softball	Memorial Park	Yes	Yes	Yes/No	Yes	Yes	
Basketball League	QMS Gym	Yes	Yes	Yes/No	Yes	Yes	
Soccer	HS Turf Field	Yes	Yes	Yes/No	Yes	Yes	
Concert/Movies	South Common	Yes	Yes	No/N/A	Yes	Yes	
Arts in the Park	Memorial Park	Yes	Yes	No/N/A	Yes	Yes	
Halloween Parade	South Common	Yes	Yes	No/N/A	Yes	Yes	
Tree Lighting Ceremony	South Common	Yes	Yes	No/N/A	Yes	Yes	
Duck Race	Fultons Pond	Yes	Yes	No/N/A	No*	Yes	



DAF