

MINUTES: The Natural Resources & Open Space Commission held a Regular Meeting on Wednesday, June 29, 2011 at 7:30 p.m. in the third floor conference room, Hamden Government Center. The following issues were discussed:

Commissioners in Attendance: Peter Vitali, Aris Stalis, Mike Horn, Bill Doheny, Marigrace Larke, Hamilton Milroy, Mike McManus, Daniel Camenga,

Commissioners Absent: Ted Kennedy, Dick Bell (excused)

Others in Attendance: Prospective Member Kevin Burgio
Commission Clerk Gerry Tobin

Mr. Horn called the meeting to order at 7:30 p.m.

Commissioners introduced themselves to Mr. Burgio, prospective commissioner.

Review minutes of 5/25/11

Dr. Doheny made a motion to approve the minutes of May 25, 2011. Mr. Milroy seconded the motion. The vote was unanimous in favor.

Old Business

Maselli Property – The farmhouse is being sold to Habit for Humanity for \$15,000, leaving remainder of property. Mr. Horn said this is a win win situation.

Mr. Horn said that Mr. Kops emailed him saying he wouldn't be here tonight and there were problems with printing the map, so we don't have the map tonight.

The report on the barn shows that it is in pretty good shape but that the addition still has to go. Urban Miners will be proceeding with the removal of the addition.

There have been no formal responses to the RFP. There has been an informal conversation and Dr. Doheny will be meeting with Peter Curtis tomorrow about some potential farming possibilities. Nothing has been submitted to date, although the project sounded interesting. It would be multiphased doing humidity gardens, a garden for handicapped, and a CSA (community supported agriculture) which is popular today.

Regarding the easement on the property – we are probably going to take different approaches. Dr. Doheny has not been able to get in touch with Andy Brand of the Land Trust, and if he doesn't, we will have to move off the dime. The town attorney didn't feel comfortable with the liability issues. We have to find someone to give the easement to. The farming easement (12 page document) is what they were uncomfortable with. The way the farming conservation easement was written included a lot of oversight by the Land Trust. We have to protect this property with a standard conservation easement. If the Land Trust doesn't respond, we have to get someone else. We could use easements like we have used in the past for the RWA, etc.

The next thing on the barn is to see where we go with restoration. The engineering firm would be willing to do the RFP for restoration, then we have to see where we have to go for funding.

Mr. Kops is not here tonight, so we can't say much about the Clay Pit or Five Lakes Park.

Dr. Doheny said he spoke with Commissioner Dan Esty at a meeting recently, but he didn't have much to say about open space funding. We will have to be

creative with land swaps, private financing, etc. Dr. Doheny said if the land is going to be used passive recreation, it doesn't have to be remediated to as high a degree as it would be for baseball, etc. The Commissioner touched briefly on the Haddam property. Mr. Horn asked him if he could get someone in his office to make a list of private funders that we might make application to. He said he would do that. Dan Camenga said there are a lot of foundations. Glastonbury has over \$2 million in their land acquisition account, and have put over \$23 million in their land acquisition account over the last (20) years.

New Business

We have the open space census list from the Planning Office, but due to some problems printing the map from the town's GIS system, we don't have the map tonight. Mr. Stalis doesn't think the map is critical for us moving forward. Mr. Horn said he would like to see where things are in relation to other land. He mentioned Eli Park, and on the map you can see where it is in relation to the reservoir and Hamden Hall. Mr. Stalis said if you put in the address, the parcel comes up.

Mr. Horn said Dick Bell is excused tonight, but he suggested the zoning class be added to the form. His question to Mr. Stalis is is the zoning class on the list. Mr. Stalis went into the Town GIS map remotely and input an address that turned out to be the the Ridge Hill School. It shows the zone, mailing address, that it is a level lot, and that the parcel is appraised at \$8.5 million. You can look at the aerial maps to see what is going on around there. This is all public information that can be found at Hamden GIS.com. It will also tell you if there are wetlands. Mr. Camenga asked Mr. Stalis which maps he prefers for aerials. Mr. Stalis usually uses Bing, but they have WPCA aerials and these can tell us quite a bit. On the paper maps we want open space state/town/ in color, and Dr. Doheny also wants 490 land shown. Mr. Camenga requested the database that helped the Land Trust look at properties and triage them for prospective

acquisition/donation, etc., which hasn't been made available to him, but he will continue to pursue it.

Mr. Horn suggested the commission should find out what town owned property doesn't have an easement on it and get one. This is one of the main reasons for doing this project. One example is 640 Hill Street. Dr. Doheny said that parcel is probably safe because it is in the flood control area. Mr. Horn said we need to see what property needs to be protected.

Mr. Horn will add zoning class to the form we use and something like needs easement or deed restriction.

Dr. Doheny said if we have three properties that we are going to acquire, we should not put a priorities on them. Since we are basically reacting to something, and you go for a grant or something, we don't want anyone to say this is your third priority for example. The best thing to do is set up a list noting what makes this property valuable. We might come up with ten parcels, so we shouldn't be locked in.

Mr. Stalis said open space is not just what is in the north end of town, we might find properties for storm water mitigation, and active and/or passive recreation.

There was further discussion on other items to be added to the information on the list.

Dan Camenga said we should also note properties that are overrun by invasive species. Commissioners mentioned the Government Center parking lot. Mr. Stalis said we should not have to reinvent this document every year. We will discuss this further at the next meeting.

The Commission's annual picnic will be held at Dr. Doheny's house on August 6th.

Dr. Doheny made a motion to adjourn. Mr. Camenga seconded the motion. The vote was unanimous in favor. The meeting adjourned at 8:30 p.m.

Submitted by: _____
Gerry Tobin, Meeting Clerk