



# Town of Hamden

## Planning and Zoning Department

THE NATURAL

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**RESOURCES AND OPEN SPACE COMMISSION**, Town of Hamden, held Wednesday, September 28, 2011 at 7:30 p.m. in the 3<sup>rd</sup> Floor Conference Room, Hamden Government Center, 2750 Dixwell Avenue, Hamden, CT. The following issues were discussed:

Commissioners in Attendance: Dan Camenga, Aris Stalis, Marigrace Larke, Peter Vitali, Mike Horn, Bill Doheny, Hamilton Milroy, Dick Bell, Mike McManus, Kevin Burgio

Commissioners Absent: Ted Kennedy

Others in Attendance: Assistant Town Planner Dan Kops, Meeting Clerk Gerry Tobin

Mr. Horn thanked Dr. Doheny on behalf of himself and the other Commissioners who attended the picnic.

**1. Review Minutes of July 27, 2011**  
**Kevin Burgio didn't receive his minutes.**

**Mr. Bell made a motion to approve the minutes of the July 27, 2011 meeting. Dr. Doheny seconded the motion. The vote was unanimous in favor.**

**2. Old Business: Maselli property, other properties of continuing Interest**

Dr. Doheny reported that the side of the barn at Maselli Farm is down. Mr. Kops reported that the Town received a check in the amount of \$15,000 from Habitat for Humanity for the purchase of the house and the property that was carved out. The Historic Properties Commission has been in touch with Habitat. Mr. Horn said this was a happy ending. Mr. Stalis said this is a good story. There is no news on the conservation easement.

Mr. Kops reported that regarding 670 rear Still Hill Road, the foreclosure is complete. The Town now owns the property. This is a large parcel of land and is the former McMahon property.

Regarding the Clay Pits, Mr. Kops reported that the gift turned out to be not a gift. The price went up quite a bit. The Town is not dealing with it at this time.

The old DeMatteo Farm on Wintergreen Avenue was sold at an auction to a church. It was incorrectly reported that the Town took over the property. It is now off of the Town's tax rolls.

**3. New Business: Survey of Town owned Properties – maps etc.**

Survey of Town owned properties.

Mr. Kops provided Mr. Horn and Mr. Stalis new maps to use for the survey project, and explained the maps for the Commissioners. The information is a little out of date, but is accurate for the most part. The Sablitz property is shown as privately owned, but it is publicly owned. The map is in two

sections – north and south. This data is from 2010. Mr. Kops explained the color coding on the map. Two greens represent open space. The light green is Town owned, and the darker green is privately owned open space. There were also lists of privately owned and publicly owned properties. Lots with houses on them will not show on these lists. Mr. Stalis asked about paper streets. Mr. Kops said theoretically they are owned to the middle of the road by the people on either side, with a right of way down the middle. Mr. Kops will send the maps to the Commissioners via email which can be viewed on a larger scale. Mr. Camenga, Mr. Vitali, Mr. Horn and Mr. Stalis on the committee. Job one is look at Town owned property and Job 2 is to look at the privately owned property. Mr. Kops can do a map of just Town owned properties which will be easier to read. The lots with no color have a primary structure on them.

Dr. Doheny suggested that once already preserved areas of open space are identified, then large open space properties near it, should be identified, even if the properties have structures on them. We would then be able to suggest that the owners sell or donate the excess land in order to write it off.

Plan of action: Mr. Horn will make more copies of the lists. Mr. Kops will email PDF/s of both lists and the two maps. When the committee has all of the information, they will look at it and have a meeting to decide how to divide the work.

We will define the scope of the project today: Mr. Horn would like to do the Town property first and privately owned property second. Mr. Stalis said perhaps we should think about this before we look at private property. When you do town/government owned property, you might want to identify all of the substantial open space around it, whether or not there is a structure on it. Dr. Doheny said there are probably 600 acres on the map on which the state has right of first refusal, even if there is a structure on it. The state has rights of first refusal on the excess land over the required lot size. Mr. Camenga mentioned invasive species, and do we give the properties points? Mr. Horn said we will rate the property and make comments/recommendations. Mr. Kops can email map showing only town owned property and street names. Mr. Horn will provide criteria sheet, which can be updated. Mr. Horn said it could take up to six months to do this.

#### **4. Adjournment:**

**Dr. Doheny made a motion to adjourn. Mr. Stalis seconded the motion. The vote was unanimous in favor. The meeting adjourned at 8:06 p.m.**

Submitted by:

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**Gerry Tobin, Meeting Clerk**