

Town of Hamden

Planning and Zoning Department

MINUTES: THE NATURAL RESOURCES AND OPEN SPACE COMMISSION, Town of Hamden, held a Regular Meeting on Wednesday, November 19, 2014 at 7:30 p.m. in the 3rd Floor Conference Room, Hamden Government Center. The following issues were discussed:

Commissioners in Attendance” Frank Cohen, Peter Vitali, Mike Horn, Bill Doheny, Richard Pearce, Mike McManus, Marygrace Larke, Richard Bell
Commissioners excused: Kevin Burgio
Guests: Prospective Commissioner Bob Balin, SCSU Student Jared
Others in Attendance: Assistant Town Planner Dan Kops, Commission Clerk Gerry Tobin

Mr. Horn called the meeting to order at 7:33

September minutes have not been received by commissioners and have not been approved.

1. Review: October 29, 2014 Minutes

Mr. Horn said there are several typos in the minutes but none that change the content. Ms. Tobin apologized to Mr. Vitali for the incorrect spelling of his name in one area.

Dr. McManus made a motion to approve the minutes of the October 29th meeting. Mr. Vitali seconded the motion. Dr. Doheny abstained. The vote was seven in favor and the minutes were approved.

2. Continuing Business:

Masselli Property

Dr. Doheny reported that the roof is finished. Consultants have been hired to do a study of the property and Dr. Doheny, Mr. Kops and Dr. Manus can explain. Dr. McManus said that two consultants from Milone & MacBroom and two from Appleseed, who are experts in agriculture attending a meeting. Milone & MacBroom is pretty well known in the forestry world. The went around the table and asked everyone to make some comments as to what they would like to see on the property. The Appleseed people have already walked the property. People from the Dunbar Hill Civic Association made points as to what they were concerned about. Everyone seems to be on the same page. One comment was don't replicate what we have at Brooksvale. He doesn't see that happening on the Maselli property. Mr. Kops commented that Brooksvale is quite far away from southern Hamden. Dr. McManus said the Town is certainly large enough to have two properties with educational possibilities.

Mr. Horn asked when Milone & MacBroom plans to complete the report. Dr. Doheny said probably in the spring. We have already missed this grant round. Applications are already in for

the March 1st deadline. Otherwise we are pushed to 2016 to get the money. New Haven just got \$50,000 for gardens. We have missed out on two or three DEP grants, one agriculture grant and two historic properties grants.

presentation meetings in their contract. They have to do the report – public meetings have to be held, the Legislative Council has to approve the plans, and then we can apply for the grant.

Mr. Kops said the problem isn't writing the grant, it is that we don't have a viable project to apply for the grant. The Town purchased the property as open space to protect it from development. It is protected. Hopefully Milone & MacBroom's study will lead to a viable project. The Town has limited funds and limited staff to work on this. Dr. Doheny said we have a lot of volunteers and a lot of knowledge.

Mr. Horn said this property consists of roughly 30 acres. The top was farmland, and the bottom was the house that Habitat for Humanity has fixed up and there are now people living in it. Upslope is the 1888 barn, the roof of which has been repaired, and the rest of the structure is sound. Dr. McManus said Milone & MacBroom plans to meet with several local farmers, which he feels is a good idea.

Bednarzyk Property– Mr. Kops reported that the appraisal has been completed and in Mayor Jackson's hands for review

Vignola Farm – Ms. Larke has not been to see the Vignola family. The owner, Arthur Vignola passed away. Several years ago there was discussion on a possible conservation easement on the property. Mr. Vignola and one of his sons who has also passed away, were not interested in a conservation easement on the property. The son that is left and who still farms the property, was interested. The property consists of 80 acres.

At the last meeting, Ms. Weed suggested that Mr. Horn do an article about the donation by the Gargiulo family of the 30 acres of land where the eagles are located. Mr. Horn said before he had a chance to finish the article, the Land Trust put one in the paper with photos. Mr. Horn is at the eagle property weekends only. They are most visible from an hour before sunset, until dark. There are many eagles roosting there.

3. New Business

Dr. Doheny said we have 5 parcels, probably 80 acres, in various types of negotiations. The negotiations are going on for outright purchase, easement, or development rights. The properties run from Laura/Nolan Road up to Gaylord Mountain Road. Commissioners reviewed the map of the properties.

The other parcel is the YMCA property. Regarding the Y property, if they just need money, we can buy the development rights, give them the money, and they can continue. The camp is used, the buildings are new, it is easily accessible for city kids including handicapped. This is a resource we don't want to lose. They have not been successful in finding another user. The Y hopes to move everything to Shepard Avenue. That creates other problems. Ms Weed would be

happy to talk to the Y about financing. Dr. Doheny said the state is going to hire an appraiser. Ms. Weed felt we should know the numbers going in. The property is in tip top shape including the pool, so he would hate to see the state take it over. The state does not have enough staff to manage all of the properties in this region.

Mr. Horn mentioned the Five Lakes Park remediation and hoped that could begin once Newhall remediation project is complete. Mr. Kops will ask about the time frame for the remediation. Mr. Pearce said the RWA should be starting their remediation of the parks in the spring. He was involved in the remediation of the residential areas over a three year period. The Town is responsible for the ball fields. Dr. Doheny said some of the remediation requirements have changed, and they depend on the proposed use of the property.

Dr. Doheny said basically the commissioners are being made aware of these properties, and if they get the opportunity to speak to our legislators, they can promote the funding of the purchase of land for open space.

4. Adjournment:

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

The December meeting of this commission has been cancelled. The next meeting will take place on Wednesday, January 28, 2015

Submitted by: _____
Gerry Tobin, Meeting Clerk