

MINUTES: The Natural Resources and Open Space Commission held a Regular Meeting at 7:30 p.m. on Wednesday, August 25, 2010, in the third floor conference room, Hamden Government Center. The following issues were discussed:

Commissioners in Attendance: Mike Horn, Bill Doheny, Ham Milroy, Dick Bell, Marygrace Larke, Ted Kennedy

Commissioners Absent: Mike McManus (excused), Aris Stalis, Daniel Camenga, Peter Vitali

Others in Attendance: Dan Kops, Gerry Tobin

Review Minutes of June 30, 2010

Second line, first page change time from 7:00 to 7:30

Dr. Doheny made a motion to approve the minutes of June 30th as amended.

Mr. Bell seconded the motion. The vote was unanimous in favor.

Old Business

Lake Road

Mr. Horn said the Commission stands by its motion in favor of not opening Lake Road to traffic.

There is no news on Lake Road. It is going to court because a law suit has been filed against the Mayor personally and against the Town. When the Town is involved in a lawsuit, we don't usually discuss it; however, Mr. Kops has no information to discuss.

Bill Doheny said Mr. Kops can probably bring us up to date on old business regarding the Maselli Farm. He and Mike Colaiacovo and someone from the Dunbar Hill Civic Association met with the Mayor. Mr. Rosabianca is still

interested in having a winery there. Mayor Jackson has asked Mr. Rosabianca for some financial information to show he could do this, so we might be able to discuss it next month. Dr. Doheny said Mr. Rosabianca should come up with a proposal in writing.

New Business

Mr. Horn said he received a phone call from Dr. Doheny last night. Dr. Doheny said he thinks we have 125 acres in play. With the exception of the 35 acres of the Maselli Farm, the remainder is all in our area of acquisition near Brooksvale and the Naugatuck State Forest. The state had been interested in 25 acres that abuts the Naugatuck State Forest (Sablitz). The price has come down from over \$3m to \$800,000. The bond commission has authorized over \$11m for statewide acquisition this year. He received a phone call from Beth Brothers, who is in charge of land acquisition at DEP. Everyone had agreed, but since two years have gone by, the state wants another appraisal. The appraisal came in at \$700,000. Ms. Brother said okay, and the real estate agent said we think we are going to go for it. For whatever reason, this has to be done quickly. The RWA has an interest in the Crosby property. Mr. Kops said the Town plans to move on the Stahnke property within the month. Mr. Kops will discuss this with Town Attorney Gruen on Monday. McMahon's property is also in play. He no longer owns the parcel because it is in foreclosure. The auction is coming up on October 23rd. There are 3 liens on the property, first and second mortgage and tax liens. Dr. Doheny figures it will take a bid of \$1.5m to make everyone whole. The Town would be first, then the first mortgage holder, then the second mortgage holder who precipitated the foreclosure, is last. Dr. Doheny said we have to be creative and proactive and work with Mr. Kops, and wants to get involved prior to the potential buyer spending money on plans.

We are highly interested in who buys the property so we can work with them and do something that is acceptable to all. We can invite the buyer to a

meeting. Some of the property is not buildable, maybe 25–50%. A lot would depend on what the Inland Wetlands Commission would say.

Mr. Kennedy had the information that was presented to this Commission by Mr. McMahon when he was trying to show the town how it could save money.

Tim Lee represents one of the parties involved on the McMahon Property.

Mr. Milroy asked about the Bednarzyk property and said it was the subject of interest for a while. Mr. Bednarzyk had planned to build another house on his property, but never did. He had met with Bill Doheny and Carl Amento, and said after he finished the subdivision on Gaylord Mountain Road, he was going to work on his other parcel with the Town. Nothing has been done with this parcel to date.

These three parcels should be our challenge for the coming year.

Adjournment

Mr. Doheny made a motion to adjourn. Mr. Kennedy seconded the motion. The vote was unanimous in favor. The meeting adjourned at 8:15 p.m.

Submitted by: _____
Gerry Tobin, Meeting Clerk