

# Town of Hamden

## Planning and Zoning Department

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**THE NATURAL RESOURCES AND OPEN SPACE COMMISSION**, Town of Hamden, held a Regular Meeting on Wednesday, October 27, 2010 at 7:30 p.m. in the 3<sup>rd</sup> Floor Conference Room, Hamden Government Center, 2750 Dixwell Avenue, Hamden, CT. The following items were discussed:

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

Commissioners Excused: Aris Stalis, Ted Kennedy

Commissioners Absent: Dick Bell

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

Mr. Horn called the meeting to order at 7:35 p.m.

**1. Review Minutes of September 29, 2010**

Page 1 under old business, second paragraph, change hearing to auction.

Dr. Doheny made a motion to approve the minutes of September 29, 2010. Mr. Vitali seconded the motion. Mr. Camenga abstained. The vote was six in favor. The minutes were approved as amended.

**2. Old Business: Lake Road**

Lake Road – Mr. Kops said a favorable report to the Legislative Council was approved by P&Z at last evening’s meeting. The gates will remain at the southern end of Lake Road and the gate halfway down Lake Road. There will be an expansion of parking on Lake Road. There will be no through traffic on Lake Road except for emergency vehicles. There is a future possibility of constructing a nature walk down through the southern portion of the Road. Maintenance is the Town’s responsibility.

Mr. Horn said this is a testimony to what can happen if you really dig in your heels and say – wait a minute folks. This is a pat on the back to the NROS Commission, the Planning Office and to the Mayor. Well done all. This issue still has to go to the Traffic Authority and the Legislative Council. Both the Police Chief and the Fire Chief have endorsed the plan.

Mr. Horn still has the article regarding Lake Road from last spring.

### **3. New Business: Urgent review of status of properties of interest.**

Doc Doheny, Ms. Lark and Mr. Horn attended the Governor’s Downes Road meeting where the land was incorporated into the Naugatuck state forest. Ann DeMatteo had an article in the New Haven Register saying state buys Hamden land to save a trail. The first cut of the video contained Mr. Sublets’ remarks in their entirety. Mr. Sablitz originally had this parcel priced at \$1.8m.

Dr. Doheny said he has attended at least 20 of these land transfer announcements. Mr. Horn said the Governor was her gracious self.

Mr. Kops had distributed information on several properties of interest which included a map that showed the parcels, the contours, and a notice about the workshops regarding Public Act 490.

DeMatteo property on Wintergreen Avenue

Mr. Kops said this is the farm you can see from the highway. The property is in foreclosure. There were discussions about putting a tower on that property.

DeNardis Property

This is near the Podgwaite Property and the land is undevelopable. Mr. DeNardis had indicated that he might want to sell several years ago, but decided he wanted to keep the property for his kids. He has now changed his mind. Mr. Vitali asked why there are so many parcels with the same number. Mr. Kops said that happens. The parcel is 4.65 acres abutting Mrs. Podgwaite's land and it is undevelopable

### 351 Forest Street Rear

This parcel is near the agricultural station. Parcel 450 is the hiking trail. The land is owned by the DePodestas. There was discussion on properties that are not developable and on which taxes are currently paid to the Town, and are not at risk. If the town takes on a property it is responsible for it. Mr. Horn would like to see the Forest Street property remain habitat, so perhaps a conservation easement to the Land Trust would be a good idea. This is wetlands up against a steep hill. Dr. Doheny said he will call Mr. DePodesta to see what they are thinking about. Perhaps the Commission should take a look at it. Mr. Camenga asked if the community around this parcel would be interested in getting together to preserve this property, like the community around Johnson's Pond. We have to save our ammo for properties that are at risk. Under our current regulations you can't count wetlands or steep slopes as usable area. Things could change in the future. This parcel is 14 acres.

Now that we know the DeMatteo property is in foreclosure, we know the reason he was rejected for farming on the Maselli Property.

Mr. Horn said in summary, the first property, DeMatteo, is in foreclosure. This parcel could be partially developable. We will wait and see. Dr. Doheny will discuss the DeNardis property with Mayor Jackson. The DePodesta Property is interesting, and environmentally critter friendly. Dr. Doheny will talk to Rich DePodesta.

Mr. Sablitz is still pushing what he has left on Booth Terrace for the State to deal with. Dr. Doheny mentioned these properties to Mr. Kops a couple of days ago, and the Commission appreciates the information he found.

The last property is the McMahon 50 acres off of Post Falls that backs up to Brooksvale, There is approximately \$1.5m involved in that property between

mortgages, taxes, etc. The top bid was \$125,000. At the end of November the judge will review. Assuming that there will be objections, the judge can throw that bid out. There was further discussion on the possibilities, and the Commission will wait and see what happens with the court.

#### Maselli Property

Dr. Doheny said there was a meeting with the administration, neighborhood representatives, Mr. Kops and himself. Mr. Rosabianca is still interested in putting his winery on the property. Mr. Kops said the meeting was positive, and neighbors are interested in seeing a winery and a vineyard there. Mr. Kops and Town Engineer Brinton met with Mr. Rosabianca today to discuss the procedures he will need to address, such as possible variances, special permit, council approval, possibly inland wetlands approval. He is interested in having a house, a barn and a vineyard on the property. He will need a professional to do some investigatory work for him. The Town can probably get a grant to do the study of the barn and stabilization it. Mr. Rosabianca is interested in purchasing land for a house and land for a winery and leasing on a 20 year lease land to grow the grapes on. The house would be on the road. This is all still in the talking stages.

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

**Dr. Doheny made a motion to adjourn. Mr. Milroy seconded the motion. The vote was unanimous in favor. The meeting adjourned at 8:00 p.m.**

Submitted by: \_\_\_\_\_  
Gerry Tobin, Meeting Clerk