



# Town of Hamden Maselli Farm Master Plan Public Input Session



Hamden, Connecticut | March 3, 2015

# Presentation Agenda

- **Introduction – Project Overview**
  - **Project Team**
  - **Project Goals & Principles**
- **Site Inventory and Analysis**
- **Site Development Analysis**
- **Public Discussion & Next Steps**

# Project Team

- **Town of Hamden**
- **Maselli Farm Committee**
- **Milone & MacBroom, Inc.**
  - **Mike Doherty, Lead Landscape Architect**
- **Appleseed Permaculture**
  - **Sean Walsh, Lead Designer**



# Project Goals

- **Identify opportunities for:**
  - **Sustainable Agriculture**
  - **Passive Recreation**
  - **Education Programs**
  - **Promote Health & Wellness**

# Design Principles

- **Regeneration**
  - Productive, Sustainable, Improving
- **Place-Appropriate**
  - Climate, Culture, History
- **Community Supporting**
  - Access, Food, Education, Health

# Project Potential

- **What is the highest potential this project can achieve?**

**“Drawing from its rich agricultural history, the land becomes a thriving farm, ecological education center, and community park”.**

# What can you envision at Maselli Farm?



# Site Summary

- **Location: 390 Gilbert Avenue**
- **Size: 34 Acres**
- **Use: Agriculture including fruit trees and vegetables**
- **Current Structures: Barn - listed on the CT Trust's Historic Barns of Connecticut**
- **Wetlands: Present on site, approx. 0.5 acres**
- **Abutters: Residential**



# Site Inventory

- **Historical context**
- **Physical Attributes**
  - **Soil**
  - **Topography**
  - **Vegetation & Habitat**

# Site Inventory



# Site Inventory



# Site Inventory

- Soils – based on mapped soil units by NRCS



# Site Inventory – Soils



# Site Inventory

## ■ Topography - Slopes & Drainage



# Site Inventory – Topography



# Site Inventory

## Vegetation & Habitat



# Site Inventory – Vegetation



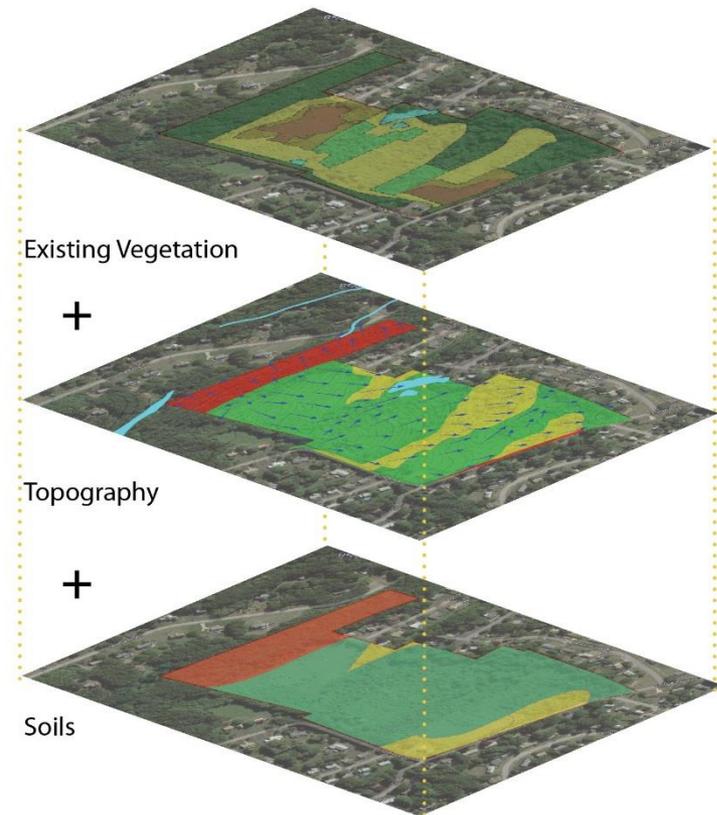
# Site Inventory Summary

- **Soil** – historically good farmland soils, currently thin infertile soils especially in former tilled fields
- **Topography** – Site slopes from northwest to south east, low point in site abuts neighbors, Site provides great views
- **Vegetation** – Varied, Buffers of good quality woodland trees, interior of site of lesser quality species, invasive species present

# Site Analysis

- Identify site opportunities and constraints informed by the sites physical characteristics related to:

- Site Access
- Gateways
- Existing structures
- Habitat
- Views



# Site Analysis



# Site Development Analysis

- **Infrastructure**
- **Uses**
  - **Passive Open Space**
  - **Habitat Restoration**
  - **Agricultural**

# Site Development Analysis

- **Infrastructure**
  - **Roads**
  - **Building Sites**
    - Barn
    - Community Building
    - Picnic Shelters
    - Observation Structure
  - **Parking Locations**
  - **Utilities**

# Site Development Analysis



# Barn – Gambrel Roof



# Barn – Gable Roof



# Viewing Structure



# Observation Tower



# Solar Power



# Site Development Analysis

- **Passive Use**
  - **Gateways**
  - **Wayfinding**
  - **Trails**
  - **Education**
  - **Picnic / Viewing Areas**

# Site Development Analysis



# Trails



# Wayfinding Signage



# Educational Signage



# Informal Seating



# Site Development Analysis

- **Habitat Restoration**
  - **Wetlands**
  - **Meadow**
  - **Rain Gardens & Bioswales**
  - **Forest**
  - **Buffer / Edge**

# Site Development Analysis - Habitat



# Hardwood Forest



# Meadow



# Pond



# Rain Garden



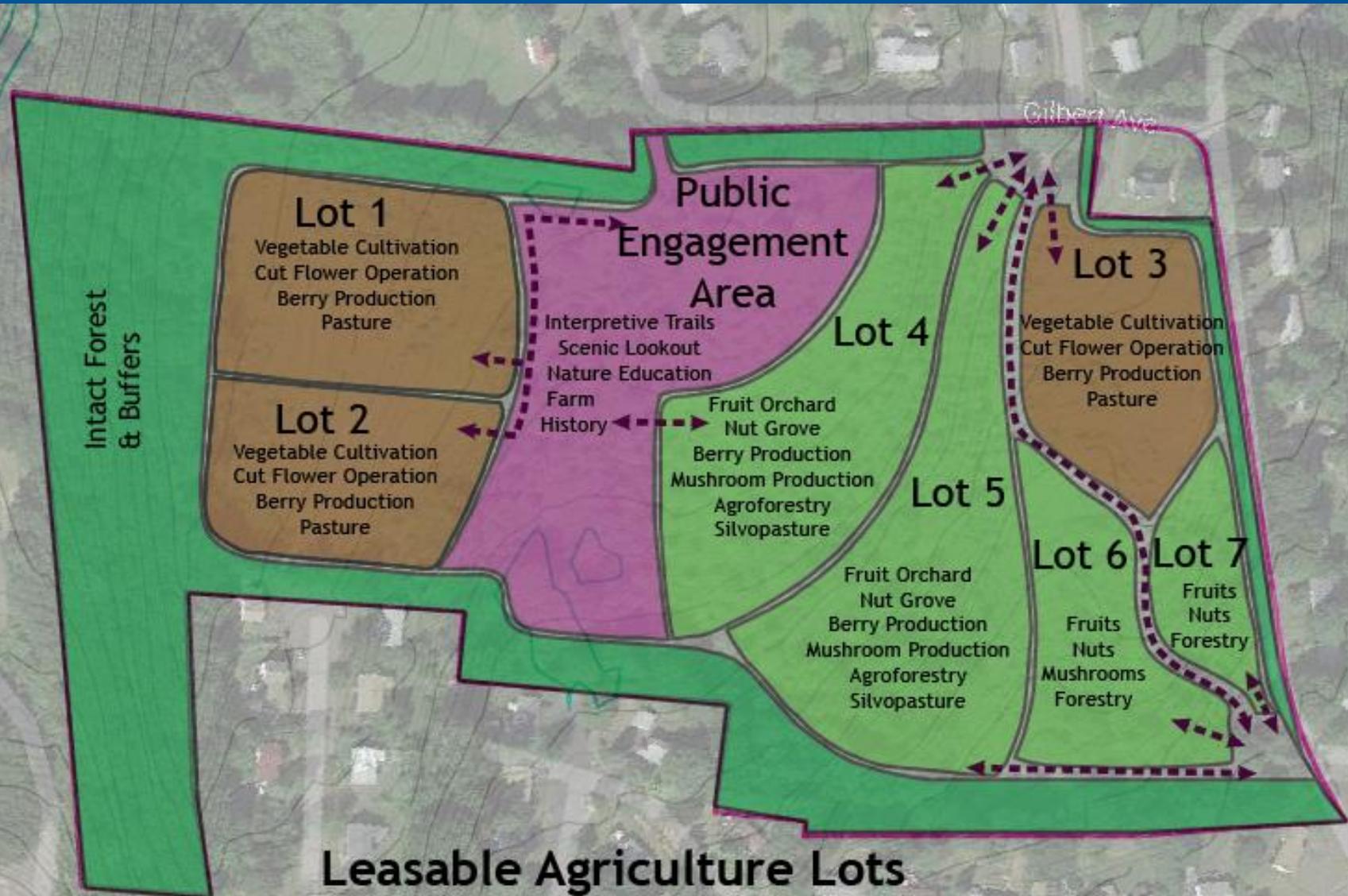
# Site Development Analysis - Agriculture

- **Potential Agricultural Uses**
  - Orchard
  - Vegetables
  - Agroforestry
  - Cut Flowers
  - Sugar Bush
  - Apiary
  - Livestock

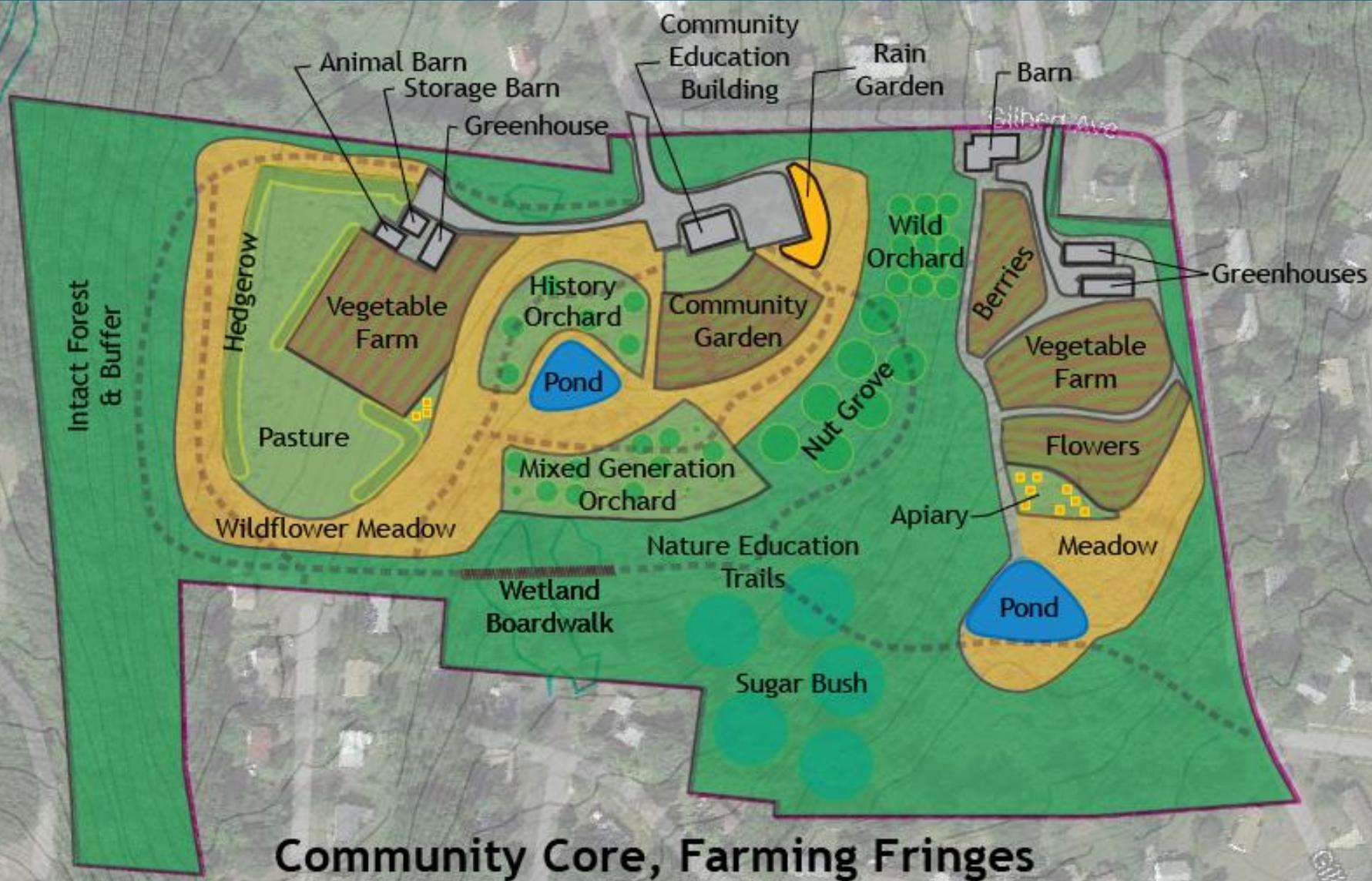
# Local Agriculture Market Analysis

- The people of New Haven County, CT eat approximately **1.66 billion lbs of food each year**
- New Haven County resident spend ~ **\$3 billion on food annually**
- New Haven County farms **produce 34.5 million lbs of food annually**, valued at **\$84 million**
- This leaves a niche of **1.63 billion lbs of food** valued at **\$2.9 billion** that local farms can expand into

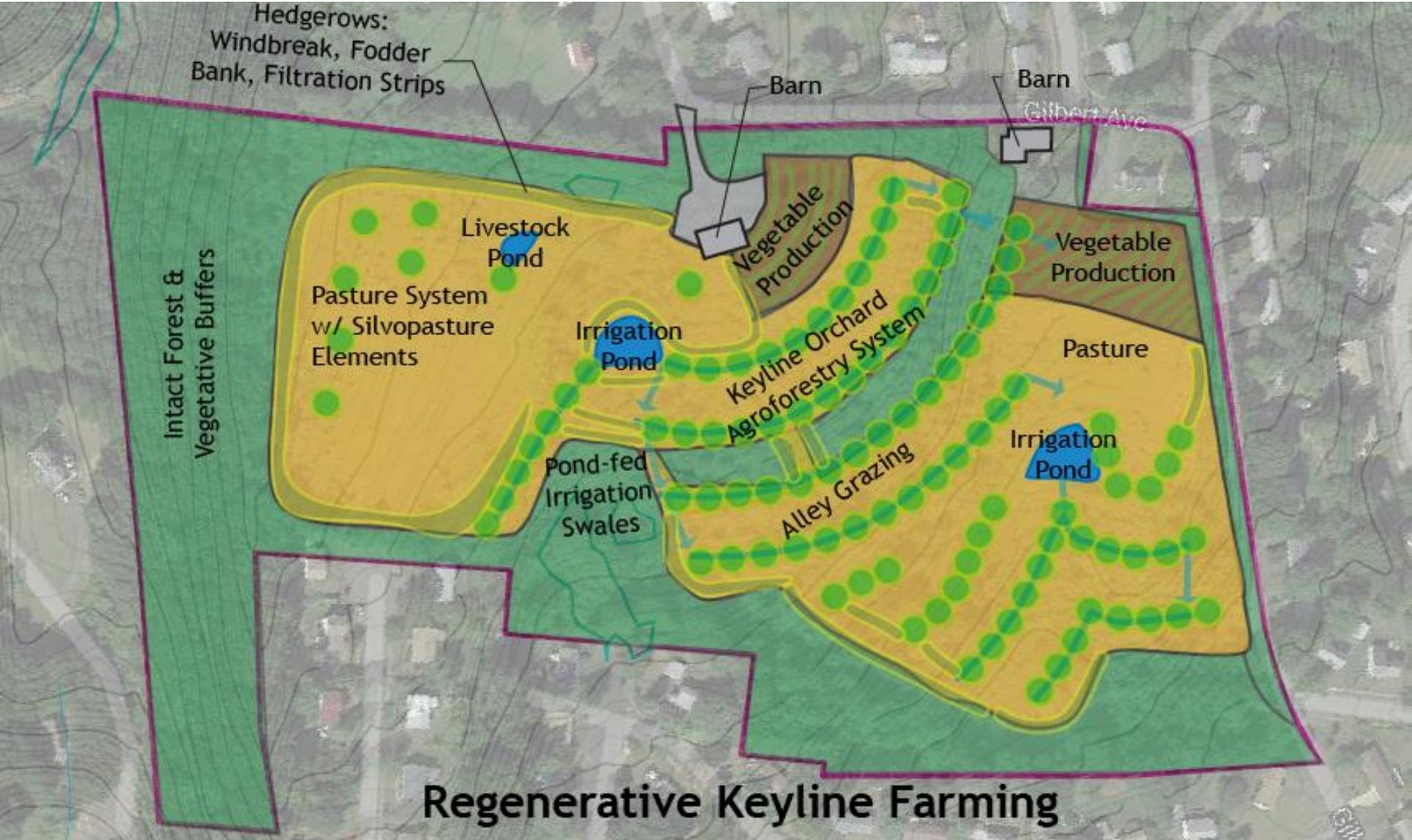
# Design Concept: Leasable Lots



# Design Concept: Community Core



# Design Concept: Keyline Farming



# Regenerative Agriculture: Elements & Techniques

# Keyline Layout



# Orchards



# Keyline Dam & Pond



# Vegetable Production & CSA Distribution



# Greenhouses & High Tunnels



# Composting



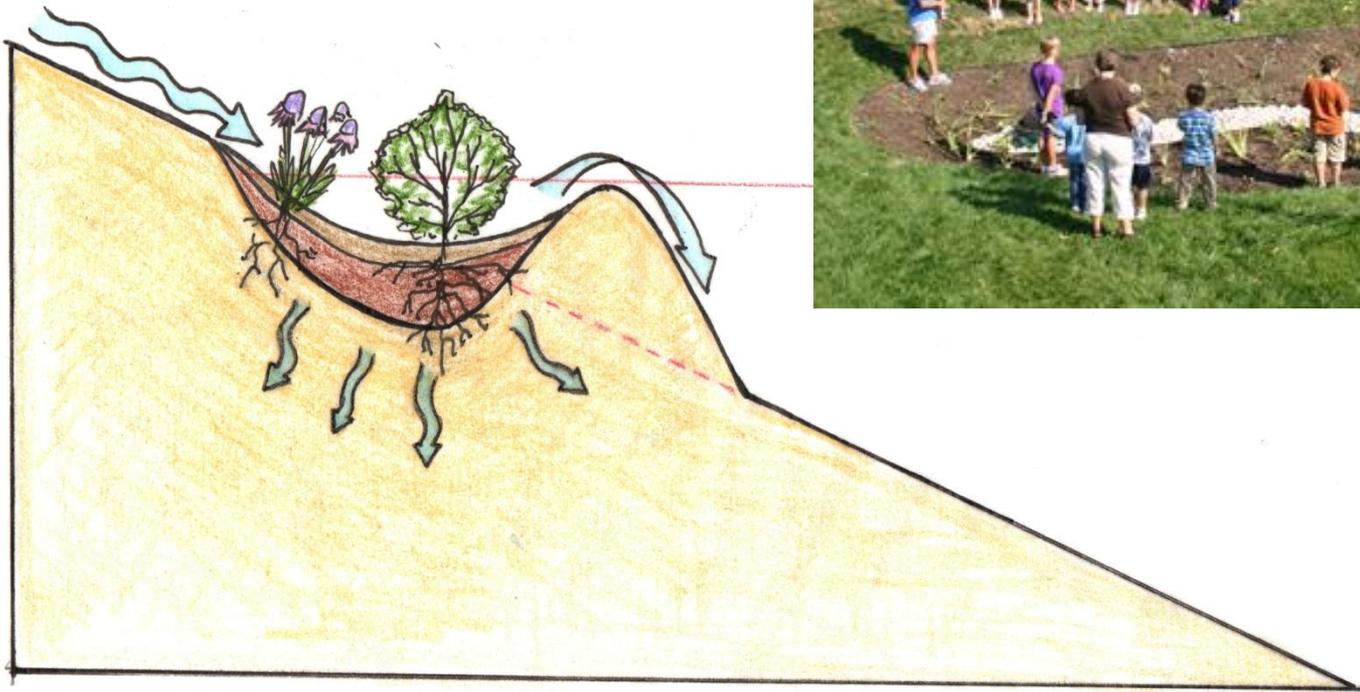
# Apiary



# Wildflower Meadow



# Rain Garden



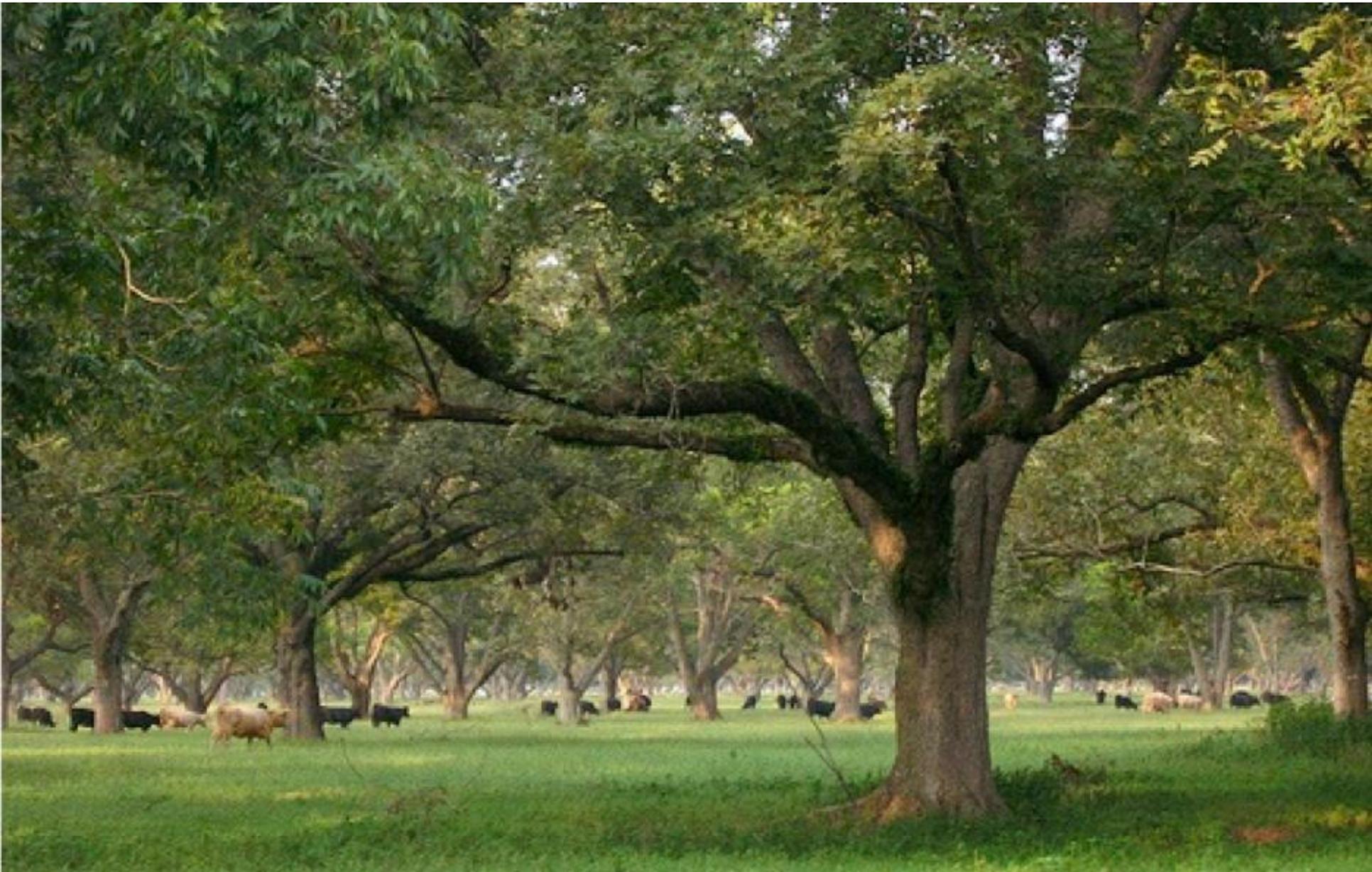
# Agroforestry: Chestnuts



# Silvopasture



# Silvopasture



# Rotational Grazing



# Coppice



# Coppice



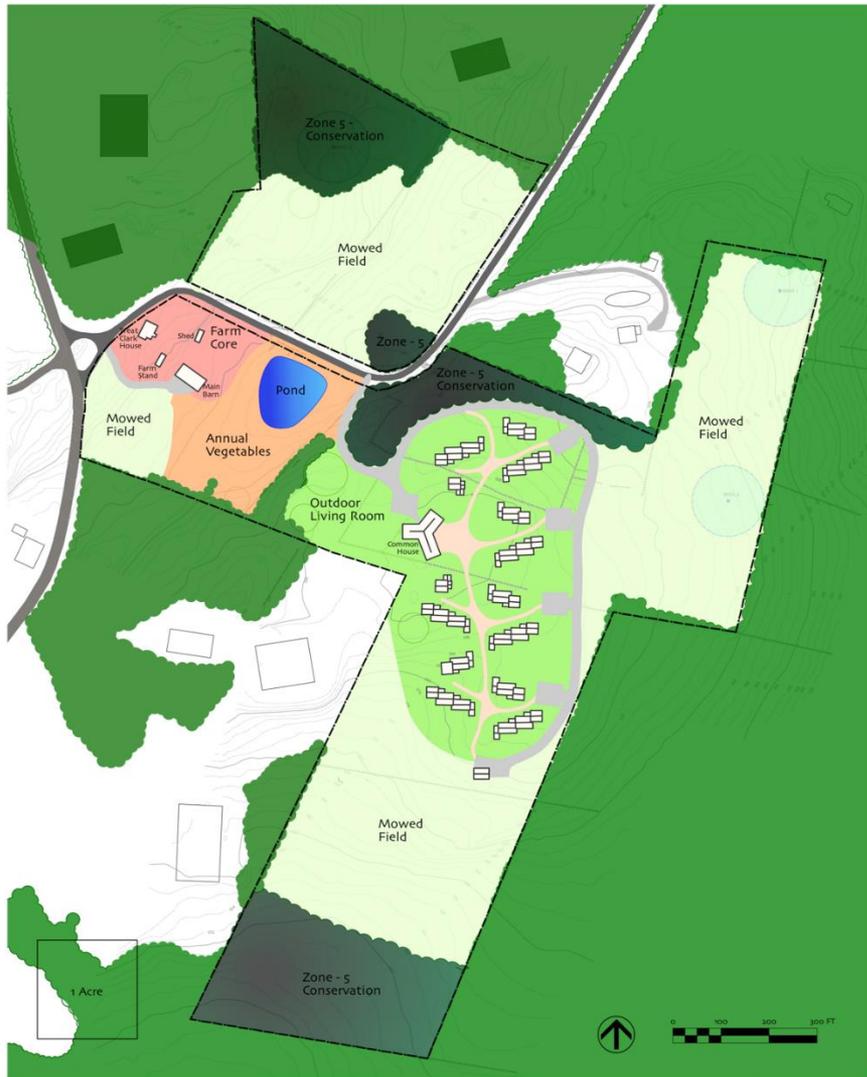
# Coppice & Timber Biomass



# Production Buffers: Fruit



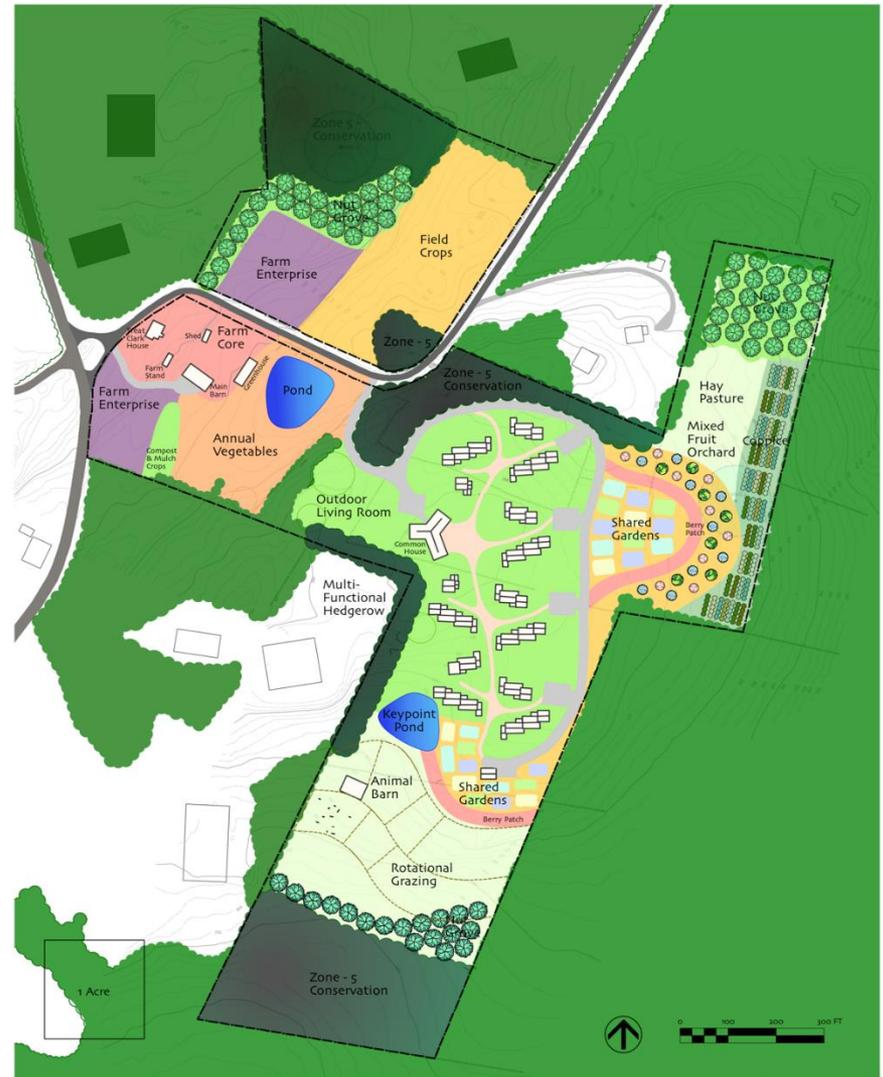
# Phased Approach Example



GREEN HAVEN, INC.  
ROCKY CORNERS FARM  
BETHANY, CT

**BASIC POTENTIAL**  
GREEN HAVEN SITE MASTER PLAN

APPLESEED  
PERMACULTURE LLC  
PO BOX 626, STONE RIDGE, NY 12148  
WWW.APPLESEEDPERMACULTURE.COM



GREEN HAVEN, INC.  
ROCKY CORNERS FARM  
BETHANY, CT

**LONG-TERM POTENTIAL**  
GREEN HAVEN SITE MASTER PLAN

APPLESEED  
PERMACULTURE LLC  
PO BOX 626, STONE RIDGE, NY 12148  
WWW.APPLESEEDPERMACULTURE.COM

# Summary

- **The site can accommodate**
  - **Open Space and Trails**
  - **Passive Recreation and Education Programs**
  - **Sustainable Agriculture**
- **Who will operate the farming enterprises?**
- **What form of agreement will incentivize people to actively engage with the landscape?**

# What do you envision at Maselli Farm?



# Next Steps

- **Consolidate comments into conceptual master plan depicting proposed uses**
- **Prepare preliminary estimates for improvements**
- **Prepare a phased strategy for site improvements**
- **Finalize master plan based on comments**
- **Identify potential funding sources**