

**OPEN SPACE COMMITTEE MINUTES**  
**Regular Meeting**  
**December 16, 2010**  
**Newington Town Hall**  
**5:30 P.M.**

**I. Roll Call**

The following members were present: Chairman Bowen, Mrs. Conway, Mr. Block, Mr. Lenares, Mr. Marcinczyk, Mrs. Nasinnyk and Ms. Wojtowicz.

Staff present: Town Planner, Edmund Meehan and GIS Technician, Thad Dymkowski.

**II. Minutes**

November 18, 2010 Regular Meeting – Mrs. Conway moved that the meeting minutes be approved as presented. Seconded by Mrs. Nasinnyk and approved.

**III. Public Participation**

NONE

**IV. New Business**

A. Vacant Land – Potential Open Space Greenways GIS Presentation

Ed Meehan provided a summary of the work done to create a vacant properties matrix for the 32 non-residential parcels, approximately 314 acres and 29 vacant residential parcels, approximately 331 acres. The matrix evaluates parcels based on factors such as size, zoning, environmental limitations and potential open space significance.

As requested by the Committee, Thad Dymkowski, GIS Technician, created multiple, spatial layers to show the location of the vacant land in relationship to existing committed open space and a layer showing the six potential greenway corridors proposed in the 2010-2020 POCD.

Mr. Dymkowski's presentation is very helpful to the Committee's work identifying currently vacant properties that, if protected as open space, would begin to close gaps and over time create an open space land use pattern that would protect the Town's natural resources.

(See Attached: Vacant Land Map and Open Space Committee Inventory Matrix, November 18, 2010)

The Committee agreed that the potential open space inventory matrix and GIS presentation should be shared with the Conservation Commission, TPZ and Town Council.

Chairman Bowen requested Ed Meehan to begin working on a report to Town Council that would summarize the Committee's work in 2010 and present the open space inventory matrix findings. This could be reviewed by the Committee at its January 2011 meeting.

B. 2011 Committee Meeting Dates

The Committee agreed by consensus to continue to meet on the third Thursday of each month at 5:30 p.m. Ed Meehan will notify the Town Clerk and Town Manager's office of the Committee's 2011 meeting dates.

V. Old Business

NONE

VI. Public Participation

NONE

VII. Remarks by Committee Members

NONE

VIII. Adjournment

The Committee adjourned at 7:08 p.m.

Submitted,

Edmund J. Meehan  
Town Planner

Town Clerk  
Town Website

<b><u>OPEN SPACE COMMITTEE INVENTORY VACANT NON-RESIDENTIAL PROPERTIES EVALUATION</u></b>									
<b>No.</b>	<b>Parcel Owner</b>	<b>Size Acre</b>	<b>Zone District</b>	<b>Potential Environmental Limits</b>	<b>Potential Environmental Limits</b>	<b>Neighborhood Significance</b>	<b>2020 POCD Strategies</b>	<b>Abuts Existing Open Space</b>	<b>2005 Appraisal \$</b>
23	Koczera	68	I	wetlands 100year flood area	Piper Brook		yes	Yes-Town	365,000
31	Mongillo (1)	30	I	25% wetlands		Fennwood Apts.	yes	Yes-Town	850,640
33	Marcp	28	CD	40% Steep Slopes	Cedar Mountain		yes	yes-Balf Park	1,304,300
19	Marco Realty	25	PD	100% Wetlands	Wetlands	Occhialini Ct.	yes	yes- easement	7,110
24	Newington 2007 LLC	21	I	10% Wetlands		Alumni Rd.	no	no	1,226,200
2	Callahan	17	B-BT	70% Wetlands and Steep Slopes		Cedarwood La.	yes	no	320,190
4	Hartford Hospital (1)	12	PL	NONE		Town Center	no	no	26,762,060
1	Balf Co.	12	I	30% Wetlands		Hartford Ave.	no	no	487,900
26	Newington 2007 LLC	11.8	I	Wetlands 100year flood area	Piper Brook	Alumni Rd.	yes	no	25,900
32	Tartaglia (1)	9	CD	100% Wetlands		Kimberly La.	yes	Yes-Town	6,761,300
3	Hartford Hospital (1)	7.5	PL	100% Steep Slope	Cedar Mountain		yes	no	26,762,060
30	Catamount LLC	7	I	45% Wetlands		Fenn Rd.	no	Yes-Town	353,200
28	NBP LLC (1)	7	I	Wetlands 100year flood area	Piper Brook	Piper Brook Condo	no	no	9,276,300
22	CCSU	7		100% Wetlands 100year flood area	Piper Brook		yes	Yes-Town	-----
10	Libretto	5.7	PD	100% Wetlands		Deming St.	Yes-buffer	no	88,400

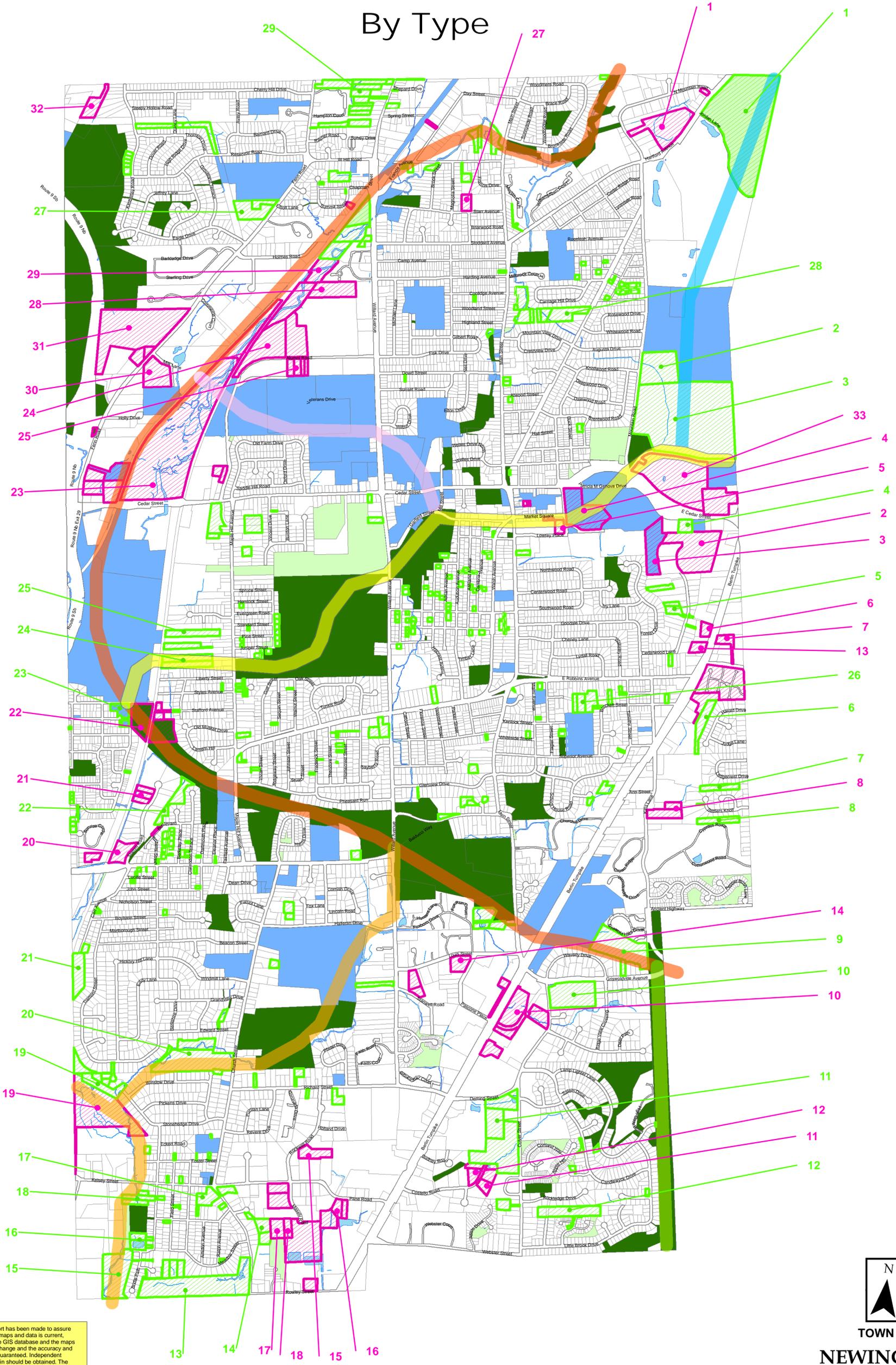
16	McBride Properties	5.5	PD	30% Wetland		None	no	no	264,900
29	NBP LLC	5	I	wetlands 100year flood area	Piper Brook		yes	no	18,200
20	Lailier	3.6	I	30% Wetlands		None	no	no	191,700
21	Marchion	3.2	I	65% 100 year flood hazard area	Webster Brook		yes	no	244,400
25	NBP LLC	3	I	NONE		None	no	no	300,000
15	50 Rockwell LLC (1)	3	PD	NONE		None	no	no	2,632,900
17	Tighe	2.9	PD	20% Wetlands		Church St.	yes	yes-private	30,800
14	Innate Investments	2.6	PD	NONE		Louis St.	no	no	212,800
8	Kitts Lane (1)	4.6	B-BT	40% Steep Slopes		Settlers Knoll	Yes-buffer	yes-easement	305,800
7	Garofalo	2.2	B-BT	NONE		None	no	no	645,570
12	Urban Trust	2.1	PD	20% Wetlands		Cobblestone	no	Yes-Town	159,700
27	American Radio Relay (1)	2	B	NONE		Starr Ave.	no	no	4,227,000
13	New Britain Roofing Co.	1.7	B-BT	50% Steep Slopes		Cedarwood La.	Yes-buffer	no	190,100
11	R. Williams	1.5	PD	NONE		Cobblestone	Yes-buffer	no	162,570
18	Merlino	1.2	PD	20% Wetlands		Church St.	Yes-buffer	no	16,800
6	Casella	1	B-BT	30% Steep Slopes		Cedarwood La.	Yes-buffer	no	242,200
5	Keeney Co. (1)	1	B-TC	NONE		None	no	no	2,891,500
<b>(1) = Includes Improvements: Buildings</b>									

**OPEN SPACE COMMITTEE INVENTORY - VACANT RESIDENTIAL  
PROPERTIES EVALUATION**

No.	Parcel Owner	Size Acre	Zone District	Potential Environmental Limits	Townwide Significance	Neighborhood Significance	2020 POCD Strategies	Abuts Existing Open Space?	2005 Appraisal \$
3	Balf Company	73	R-20	45% Steep slopes	Cedar Mtn.		yes	yes - Balf Park	\$643,960
1	Cedar Hill Cemetary	53	R-12	65% Steep slopes	Cedar Mtn.		yes	yes - MDC	242,100
11	Haltner	25	R-20	20% Watercourse		Culver-Apple Hill	yes	yes - Town	307,020
13	Corbin Russwin	24	R-12	100% Wetlands			yes	no	348,670
20	Eddy	15.8	R-20	60% Wetlands		Edwards-Winslow	yes	yes - Town	325,930
9	CT DOT	14	R-20	60% Steep Slopes		Waverly Dr.	no	yes - Town	-----
24	Schatz (2)	14	R-12	30% Wetlands		Rear properties	yes	no	375,900
15	Kitts Lane Assoc.	13	R-12	100% Wetlands		Bridle Path	yes	no	3,000
2	Balf Company	12.5	R-12	80% Steep Slopes	Cedar Mtn.		yes	no	100,100
10	Peckham	12	R-20	None		Barn Hill	no	yes - easement	363,080
29	Jackson (2)	10	R-12	20% Wetlands		Rear properties		no	274,300
27	Stoddard	7.5	R-20	None				no	91,600
21	Gorski	5	R-20	55% Steep Slopes		Tremont St.	yes - buffer	no	710
22	Lalco	5	R-12	85% Steep slopes		Boulevard	yes - buffer	no	17,000
19	Adam Assoc.	4.6	R-20	100% Wetlands		Occhialini Court		no	6,520
6	BT 2008 LLC (1)	4.5	R-12	50% Steep slopes		Harold Drive	yes - buffer	yes - summit	863,600
12	Scelza (2)	4.5	R-20	Steep slopes		Rockledge-Kowal	no	no	285,000
25	Webb (1)	4	R-12	50% Wetlands		Rear properties	no	no	286,430

26	Ross (1)	4	R-12	33% Wetlands		Rear properties	no	no	267,240
28	Marchi	4	R-12	25% Wetlands		Carriage Hill Dr.	no	no	154,040
14	Merlino	3.5	R-20	15% Wetlands		Church St.	no	no	285,000
8	Wood (1)	3	R-20	20% Steep slopes		Settlers Knoll	no	yes-easement	270,000
16	Allaire	2.8	R-12	100% Wetlands	Wetlands	Orchard Ave.	yes - buffer	yes	28,900
17	Aieta	2.7	R-12	50% Steep slopes		Church St.	no	no	61,850
18	Prestia (1)	2.4	R-12	75% Wetlands	Wetlands	Orchard Ave.	yes - buffer	yes	240,510
23	CCSU	2.2	R-7	100%Wetlands	Wetlands		yes - buffer	yes-Town	-----
4	Roberge	2	R-20	75% Steep slopes	Cedar Mtn.		yes - buffer	no	86,410
7	Cianci (1)	2	R-20	60% Steep slopes		Ledgecrest Dr.		no	255,000
5	Leckowicz	1.5	R-20	80% Steep slopes	Cedar Mtn.		yes	no	7,580
	<b>(1) = Includes Improvements: Buildings</b>								
	<b>(2) = Multi-Rear Abutting Properties owners</b>								

# VACANT LAND By Type



DISCLAIMER: Every reasonable effort has been made to assure the information provided on the GIS maps and data is current, accurate and complete. However, the GIS database and the maps themselves are subject to constant change and the accuracy and completeness cannot be and is not guaranteed. Independent verification of all data contained herein should be obtained. The data presented on this map is not legally binding on the Town of Newington or any of its departments. This map and the associated data are REPRESENTATIONS ONLY and may contain errors in the databases. Therefore, the information presented on this map is for informational purposes only and should not be construed to be legally binding. The Town of Newington shall not be liable for any loss, damages or claims that arise out of the user's access to, or use of the map, documents and data provided. The GIS Data is not a survey, and is subject to any changes an actual land survey discloses.

PREPARED BY  
INFORMATION TECHNOLOGY DEPT.  
GIS SERVICES  
TOWN OF NEWINGTON  
131 CEDAR STREET  
NEWINGTON, CT 06111

## Legend

### Greenway Paths

- Rock Hole - Webster Brook Greenway
- Twenty Rod Road Greenway
- Indian Hill - Town Ctr - Cedar Mt Greenway
- Cedar Mountain Ridgeline Preserve Greenway
- Piper Brook - busway Churchill Park Greenway
- High School - Mill Brook - Town Hall Greenway

### Vacant Residential

- Vacant Residential
- Vacant Non-Residential
- Pond
- Stream

### OpenSpaceByType

- Managed Open Space
- Dedicated Open Space
- Community Facility/Institutional
- Non-Vacant Land



TOWN OF  
**NEWINGTON**  
CONNECTICUT

2010



0 500 1,000 2,000  
Feet