

TOWN OF NEWINGTON
OPEN SPACE COMMITTEE

April 13, 2023 - 6:30 P.M.

This meeting will be presented as a ZOOM ONLY MEETING.
Information on how to attend will be posted on the Town website at:
<https://www.newingtonct.gov/virtualmeetingschedule>

AGENDA

- I. ROLL CALL
- II. APPROVAL OF AGENDA
- III. ELECTION OF OFFICERS
- IV. ADOPTION OF REGULAR MEETING DATES 2023

Documents:

[PROPOSED DATES OS MEETING SCHEDULE 2023.PDF](#)

- V. PUBLIC COMMENTS
- VI. APPROVAL OF MINUTES
 - A. Open Space Committee Minutes 7.28.22 & 10.19.22

Documents:

[OPEN SPACE COMMITTEE MINUTES 7.28.22.PDF](#)
[OPEN SPACE COMMITTEE MINUTES 10.19.22.PDF](#)

- VII. NEW BUSINESS
 - A. POCD Identified Open Space Parcels

Documents:

[POCD PARCELS.PDF](#)

- B. Criteria For Prioritization

Documents:

[CRITERIA FOR PRIORITIZATION.PDF](#)

- VIII. PUBLIC COMMENTS
- IX. COMMITTEE MEMBER COMMENTS
- X. ADJOURN

**2023 Meeting Schedule
Open Space committee**

Meets quarterly on the 2nd Thursday at 6:30 p.m.

Apr 13	July 13	Oct 12	Jan 11, 2024
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**NEWINGTON OPEN SPACE COMMITTEE
Special Meeting Minutes
July 28, 2022**

Chairman Bernadette Conway called the regular meeting of the Newington Open Space Committee to order at 6:30 pm in Town Council Chambers, Room 103 of the Newington Town Hall, 200 Cedar Street, Newington, CT.

Commissioners Present:

Bernadette Conway
Gail Budrejko
Sandra Austin Goldstein
Gia Pascarelli

Commissioners Absent:

Mitch Page

Town Staff Present:

Renata Bertotti, Town Planner
Erik S. Hinckley, Asst. Town Planner / ZEO
Sonia Richmond, Grant Specialist
Keith Chapman, Town Manager

RECEIVED FOR RECORD
TOWN OF NEWINGTON
2022 AUG -3 AM 11:55
Town Clerk

I. ROLL CALL

The presence of the above members was noted.

II. APPROVAL OF THE AGENDA

Commissioner Pascarelli made a motion to approve the agenda as presented, seconded by Commissioner Austin, and approved unanimously.

III. PUBLIC COMMENTS

None.

IV. APPROVAL OF MINUTES

a. July 14, 2022

Commissioner Pascarelli made a motion to approve the minutes as presented, seconded by Commissioner Austin, and approved unanimously.

V. NEW BUSINESS

a. Prioritization of Open Space Properties for Potential Land Acquisition

Town Planner Bertotti and Asst. Planner Hinckley made a presentation of an updated prior list that was drafted by the OSC. The list was for potential targeted properties to be acquired by the Town. That list of various properties was discussed amongst the commission members and Town staff. Town Manager Chapman answered questions about the acquisition process and Grant Specialist Richmond discussed potential grant opportunities that may be available. The Commission identified a few different pieces of property for possible acquisition and asked that the Town Manager to discuss with the Town Council to get a clearer direction. Town staff will provide the OSC with an updated list in the near future for their review and input. The Commission decided to meet again at their regularly scheduled meeting in October.

b. Requested POCD Reference Link

The requested link to the POCD document was provided to the Commission members.

VII. PUBLIC COMMENTS

None.

VIII. COMMITTEE MEMBER COMMENTS

Commissioners Budrejko and Conway commented on the updated list.

IX. Adjourn

Commissioner Austin made a motion to adjourn the meeting, seconded by Commissioner Pascarelli, and approved unanimously. The meeting was adjourned at 8:50 pm.

Respectfully submitted,

Erik S. Hinckley
Asst. Town Planner / ZEO

**NEWINGTON OPEN SPACE COMMITTEE
Special Meeting Minutes
October 19, 2022**

Chairman Bernadette Conway called the regular meeting of the Newington Open Space Committee to order at 6:30 pm in Town Council Chambers, Room 103 of the Newington Town Hall, 200 Cedar Street, Newington, CT. This was a hybrid/webinar meeting.

Commissioners Present:

- Bernadette Conway (via zoom)
- Gail Budrejko
- Sandra Austin Goldstein
- Gia Pascarelli (via zoom)

Commissioners Absent:

- Mitch Page

Town Staff Present:

- Renata Bertotti, Town Planner
- Erik S. Hinckley, Asst. Town Planner / ZEO

RECEIVED FOR RECORD
 IN NEWINGTON, CT
 2022 OCT 20 PM 1:47
 Town Clerk

I. ROLL CALL

The presence of the above members was noted.

II. APPROVAL OF THE AGENDA

Commissioner Goldstein made a motion to approve the agenda as presented, seconded by Commissioner Pascarelli, and approved unanimously.

III. PUBLIC COMMENTS

None.

IV. APPROVAL OF MINUTES

- a. July 28, 2022

This item was tabled until the next meeting as some commissioners had not received and/or reviewed the minutes of July 28, 2022.

V. NEW BUSINESS

- a. Speaker Dennis Kern from the Berlin Land Trust

Mr. Kern discussed the history and acquisitions of the Berlin Land Trust. Other topics of discussion included; locations of properties owned by the trust, grants and grant monies, funding, public outreach/education, trails, stewardship of the land, conservation/preservation of land, costs associated with land trusts, scholarships and fundraising, and potential partnership with Newington.

- b. Review Past Actions

There was a brief discussion between the commissioners and planning staff in regards to the updated list of properties the committee is interested in protecting/conserving.

- c. Discuss Future Open Space Strategies

Town Planner Bertotti discussed with commissioners their need to review the list and determine and/or rank the properties the committee is most interested in potentially preserving for the future.

VII. PUBLIC COMMENTS

None.

VIII. COMMITTEE MEMBER COMMENTS

Commissioner Conway thanked committee member Goldstein for arranging for Dennis Kern to speak this evening.

IX. Adjourn

Commissioner Goldstein made a motion to adjourn the meeting, seconded by Commissioner Pascarelli, and approved unanimously. The meeting was adjourned at 8:03 pm.

Respectfully submitted,

Erik S. Hinckley
Asst. Town Planner / ZEO

Open Space Parcels Identified in the POCD

Parcel Owner	Street Address	Size Acre	Wetland AC	Zone District	Potential Environmental Limits	Potential Environmental Limits	Neighborhood Significance	2020 POCD Strategies	Abuts Existing Open Space	Current Appraisal \$
Cedar Hill Cemetary	9 Jordan Ln	53.20	0.00	R-12	65% Steep slopes	Cedar Mtn.		yes	yes - MDC	\$ 284,090
Balf Company	180 Mountain Rd	12.50	0.81	R-12	80% Steep Slopes	Cedar Mtn.		yes	no	\$ 111,380
Balf Company	70 Mountain Rd	73.73	3.95	R-20	45% Steep slopes	Cedar Mtn.		yes	yes - Balf Park	\$ 2,130,800

Criteria for Prioritization

- Applicant must be a municipality, non-profit land conservation organization (e.g., land trust), or water company.
- For municipal applicants, if the municipality's Plan of Conservation and Development is more than 10 years old, a grant will not be awarded without written approval by the Office of Policy and Management.
- Water companies must purchase land that can be classified as "Class I" or Class II" after acquisition. Water Companies must show if and how they intend to allow access to the proposed land for recreational uses.
- If the proposed property is being purchased from a water company, the property must be classified as surplus (Class III) land. The Water Company (title holder) must be granted permission to dispose of the property by the Public Utilities Regulatory Authority (PURA) and the Department of Public Health (DPH).
- If a Land Trust is purchasing an interest in land located in a Targeted Investment Community or a Distressed Municipality, it must obtain approval from the Municipality's Chief Elected Official (CEO) or governing legislative body. Similarly, if a Municipality is purchasing an interest in land, located in another City or Town that is a Targeted Investment Community or Distressed Municipality, it must obtain approval from that Municipality's CEO or governing legislative body. Approval must be submitted with the application.
- All lands or interests in lands acquired under this program must be preserved in perpetuity, predominantly in their natural, scenic, and open condition.
- Applicants must show evidence of compliance with past OSWA funded properties including public access (See Section 13). The Department may require that an applicant correct public access non-compliance matters, for previously funded acquisitions, prior to DEEP's release of additional grant funds.
- The applicant must clearly show how the public will access and enjoy the property. If public access is not clearly shown, the property will not be evaluated or offered a grant.
- The applicant must have a reasonable anticipation that all matching funds will be secured and a closing can take place within one year of the grant award.
- Land to be used for intensive recreation purposes (see FAQs for more information)
- Land which has already been committed for public use
- Land to be acquired by eminent domain
- Development costs including any passive recreation features
- Reimbursement of in-kind services or incidental costs associated with the acquisition of land (i.e., survey and legal fees, appraisals and appraisal reviews)

- Provide a linkage, create or contribute to a developing or existing greenway? Does this greenway offer opportunities for recreation or non-motorized transportation? If so, please describe such opportunities and plans to develop such recreational or transportation options.
- Protect or complement existing preserved open space or preserved agricultural land, especially if such protection will aid wildlife migration?
- Provide for high-quality, passive recreational uses? Please describe such uses and plans to develop such uses.
- Provide a valuable resource for recreation, forestry, fishing, wildlife habitat or other natural resources initiatives?
- Protect lands that preserve high-quality natural waters, and drinking water resources?
- Provide for protection of habitats most at risk from climate change, including forested swamps, lands adjacent to freshwater and tidal wetlands, core forests, riparian lands adjacent to cold water streams, beaches and dunes, and areas of potential tidal marsh migration?
- Protect a naturally occurring feature such as a shoreline, river, stream, mountainous territory, ridgeline, inland or coastal wetland, estuary, or geological feature?
- Protect a habitat of a plant or animal species that is either threatened, endangered, or of special concern? Only species that are represented by the Natural Diversity Data Base (NDDDB) should be reported, unless a qualified specialist has identified such species.
- Protect natural lands with high carbon storage/sequestration value such as core forests, wetlands, etc.?
- Is the property to be protected within or a core forest block or contribute to one (Core forest is defined as being at least 300 feet away from non-forested areas within a forest block of at least 250 acres)?
- Is there an existing Forest Stewardship Plan or will the applicant have one prepared by a licensed forester, that identifies landowner goals and objectives and includes various aspects of forest resource management?
- Protect a native ecological community that is unique or uncommon?
- Enhance or conserve the water quality of the State's lakes, rivers and coastal waters?
- Please provide any other information pertinent to your proposal.
- Who is the current property owner?
- Has the owner previously sold or donated other permanently protected land? YES/NO
- Has a title search been conducted on this property within the past year? YES/NO
- Is the property free from any lien, claim, encumbrance or easement that would prevent the land from being used for open space purposes? YES/NO If not, how will it be resolved prior to the property purchase?

- Is the current property owner a willing seller?
- Is the site on the market? YES/NO.
- Has a Purchase & Sale Agreement been executed? YES/NO
- If not, is there a signed and certified Letter of Intent to sell? YES/NO/NA
- Do the seller and applicant intend to close within one year? YES/NO
- Are there any environmental impacts (power lines, landfills, structures, roads, etc.) on or near the proposed site? YES/NO/NA If yes, please give details.
- Is the site free from environmental contamination? YES/NO. If not, what is your plan to address such contamination?
- What physical changes are required to make the site suitable for passive outdoor recreation?
- Will the purchase of this property displace any businesses, homes or other establishments?
- The grant amount will be based upon the DEEP-approved fair market value. Appraisal costs are not reimbursable. The effective date of the appraisal and/or appraisal review must be dated within one year of the application deadline.