

Transferred Maromas Property Land Use Workshop II



3. 21. 2006

Goals for this Meeting

- Educate the public about what exists.
 - Provide an overview of the properties.
 - Broadly outline the recreational options.
- Present the timetable for how a formal plan will be developed.



Why is it important to develop a plan.

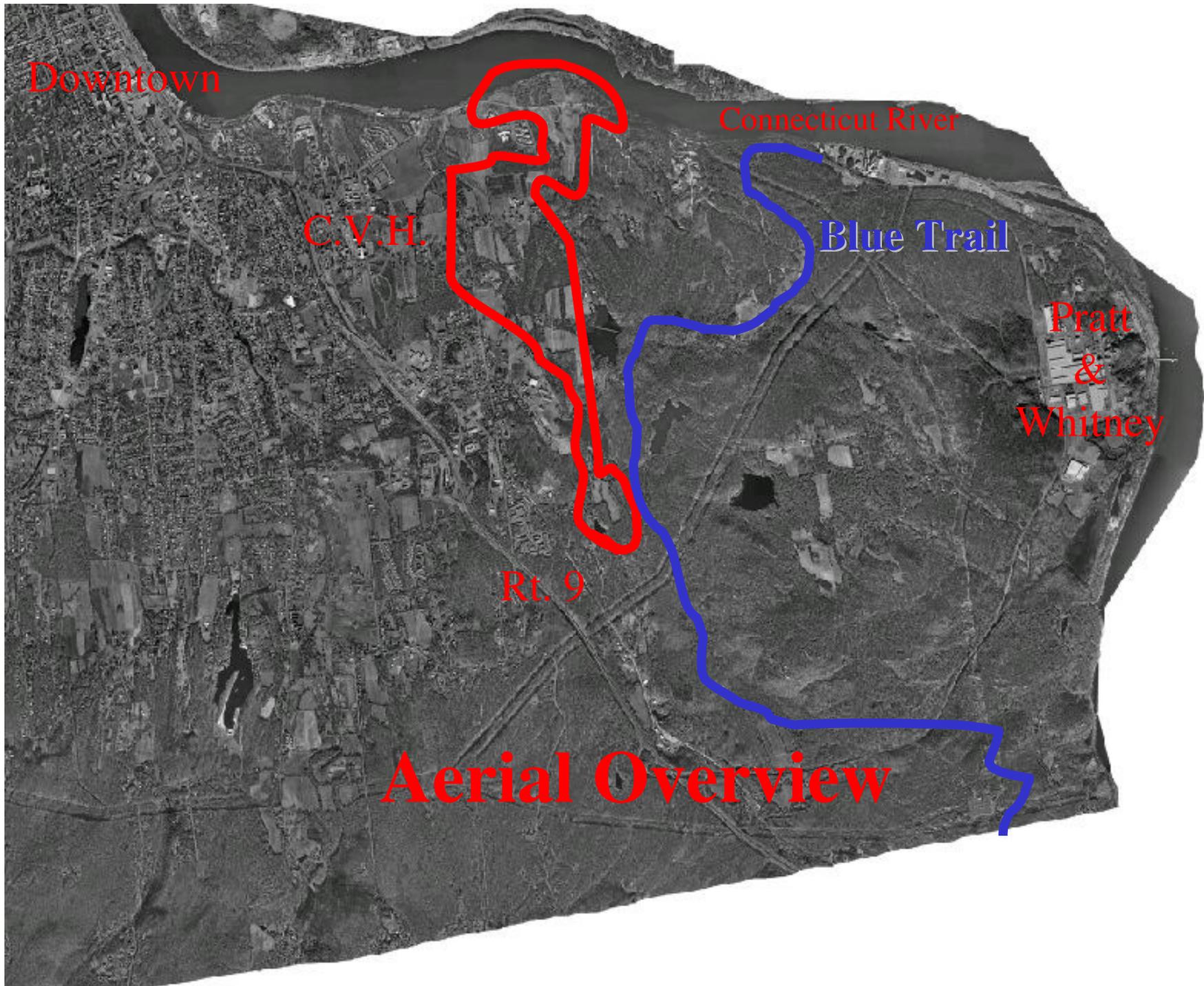
- Create predictability.
- Implement proper long-term management.
- Provide the residents of Middletown amenities that they want.



Background Information

- In 2005, the Connecticut General Assembly approved the transfer of 256 acres of land associated with the Connecticut Valley Hospital to the City of Middletown as recreational open space. Open space allows for outdoor activities; active and passive.





Downtown

Connecticut River

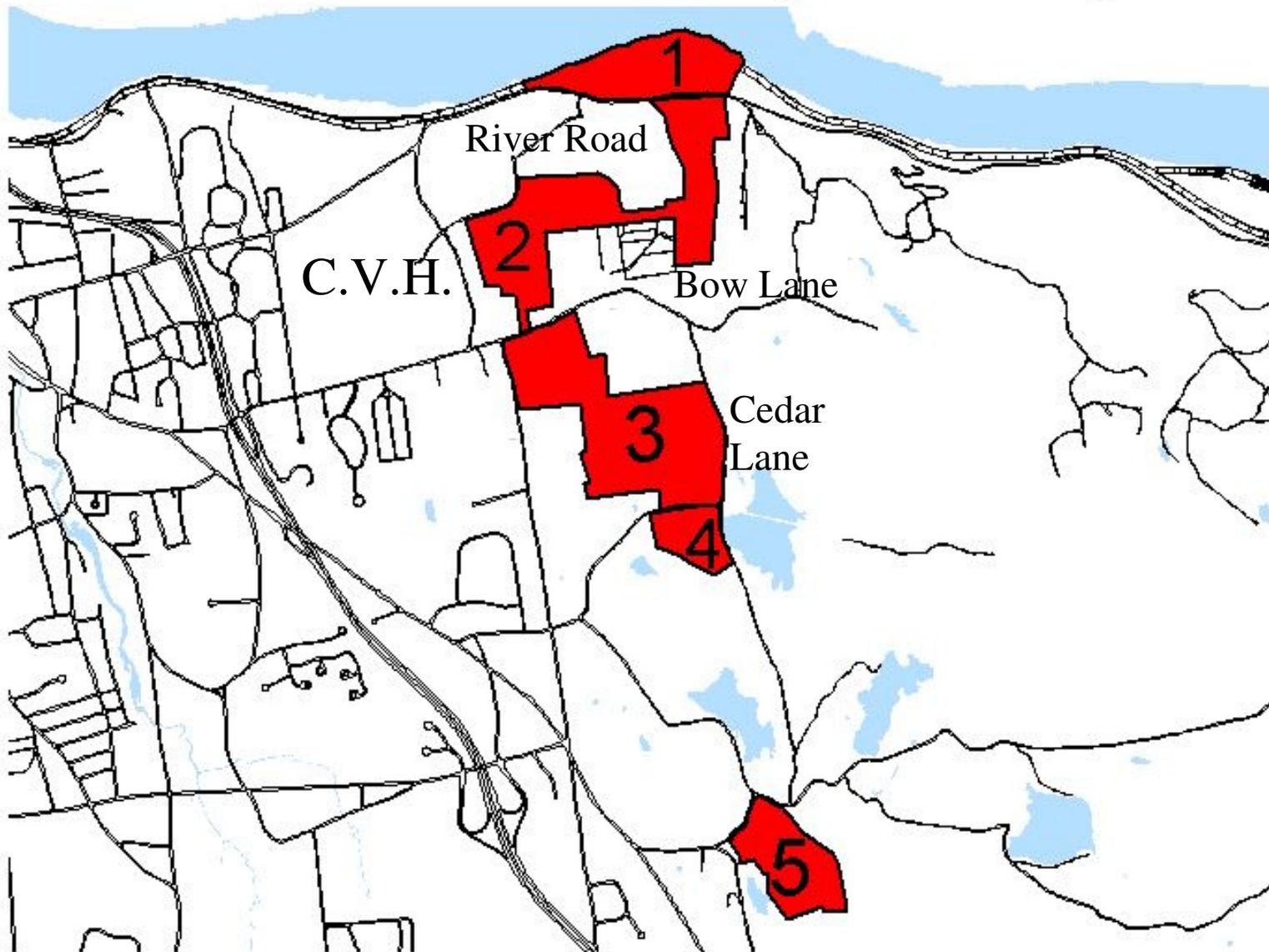
C.V.H.

Blue Trail

Pratt
&
Whitney

Rt. 9

Aerial Overview



0.8

0

0.8

1.6 Miles



Definition of Active Recreation

- Active recreation is usually a structured (organized) activities requiring the use of physical facilities.
 - baseball diamonds
 - soccer fields
 - dog parks
 - golf courses
 - Playgrounds
 - boat ramps.

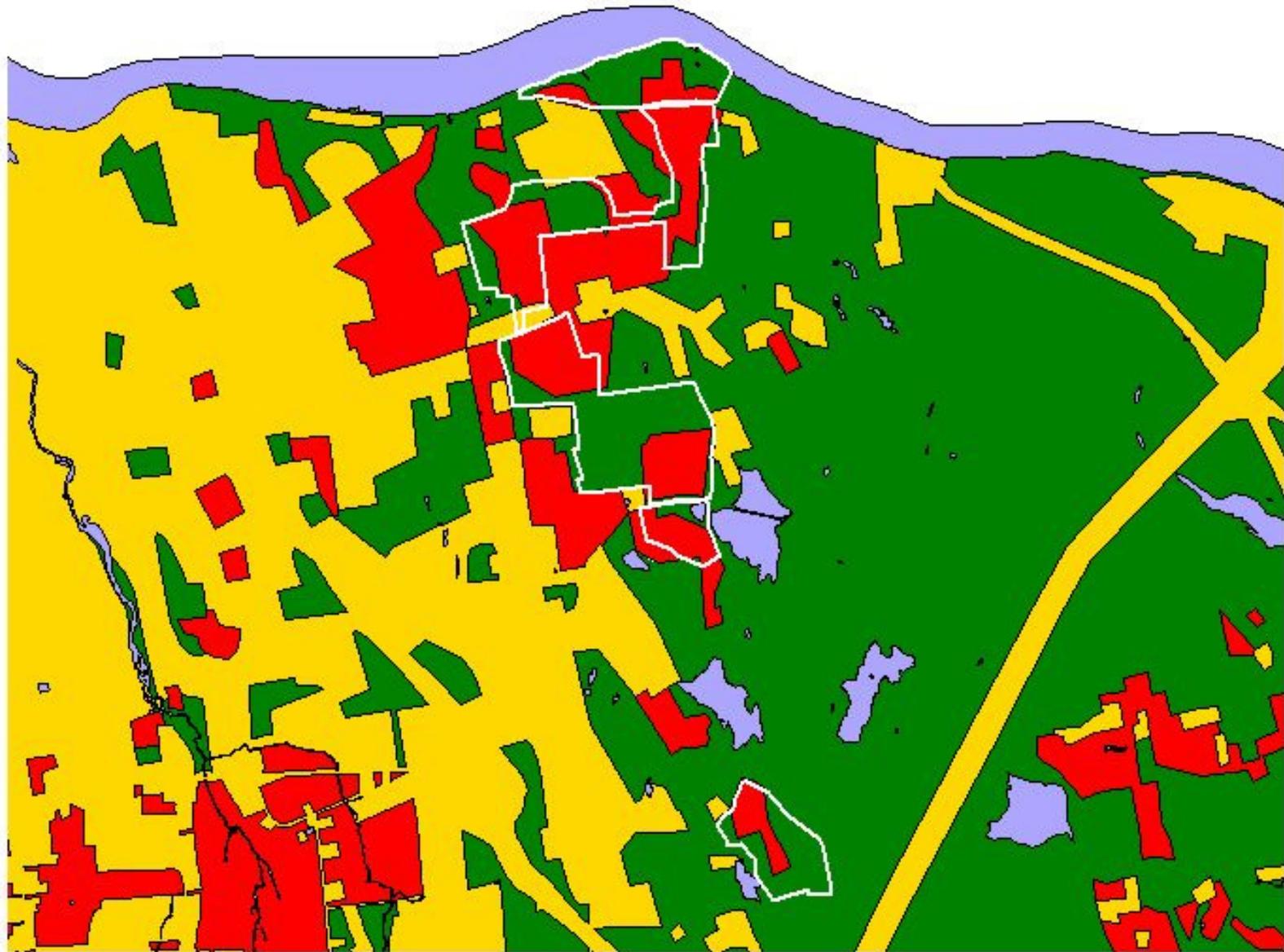


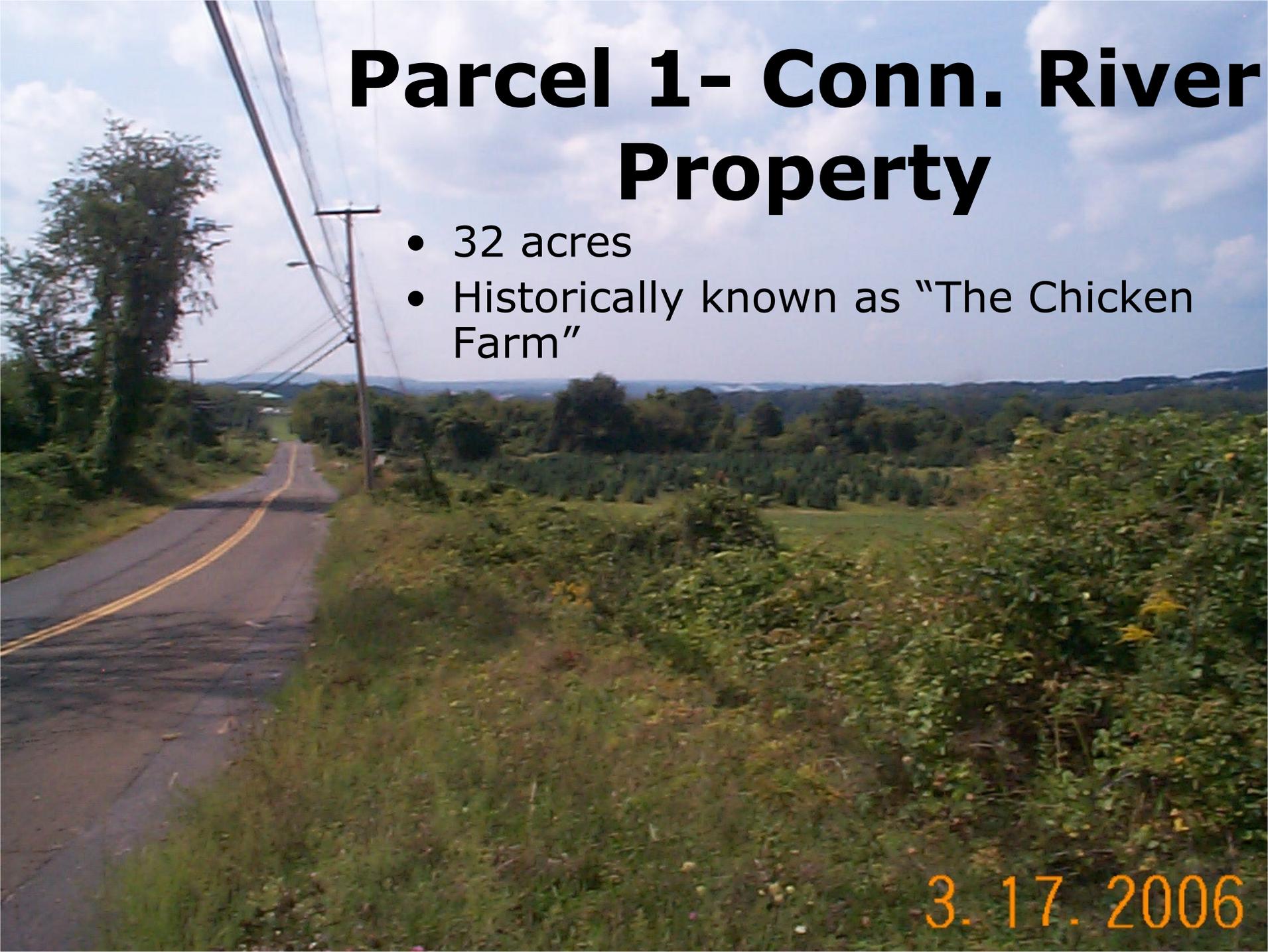
Definition of Passive Recreation

- Passive recreation encompasses a less intensive range of outdoor activities compatible with preserving natural resource functions, unstructured and not generally requiring the use of physical facilities such as habitat and floodplain protection.
 - hiking
 - bird watching
 - Photography
 - nature study



Current Land Use



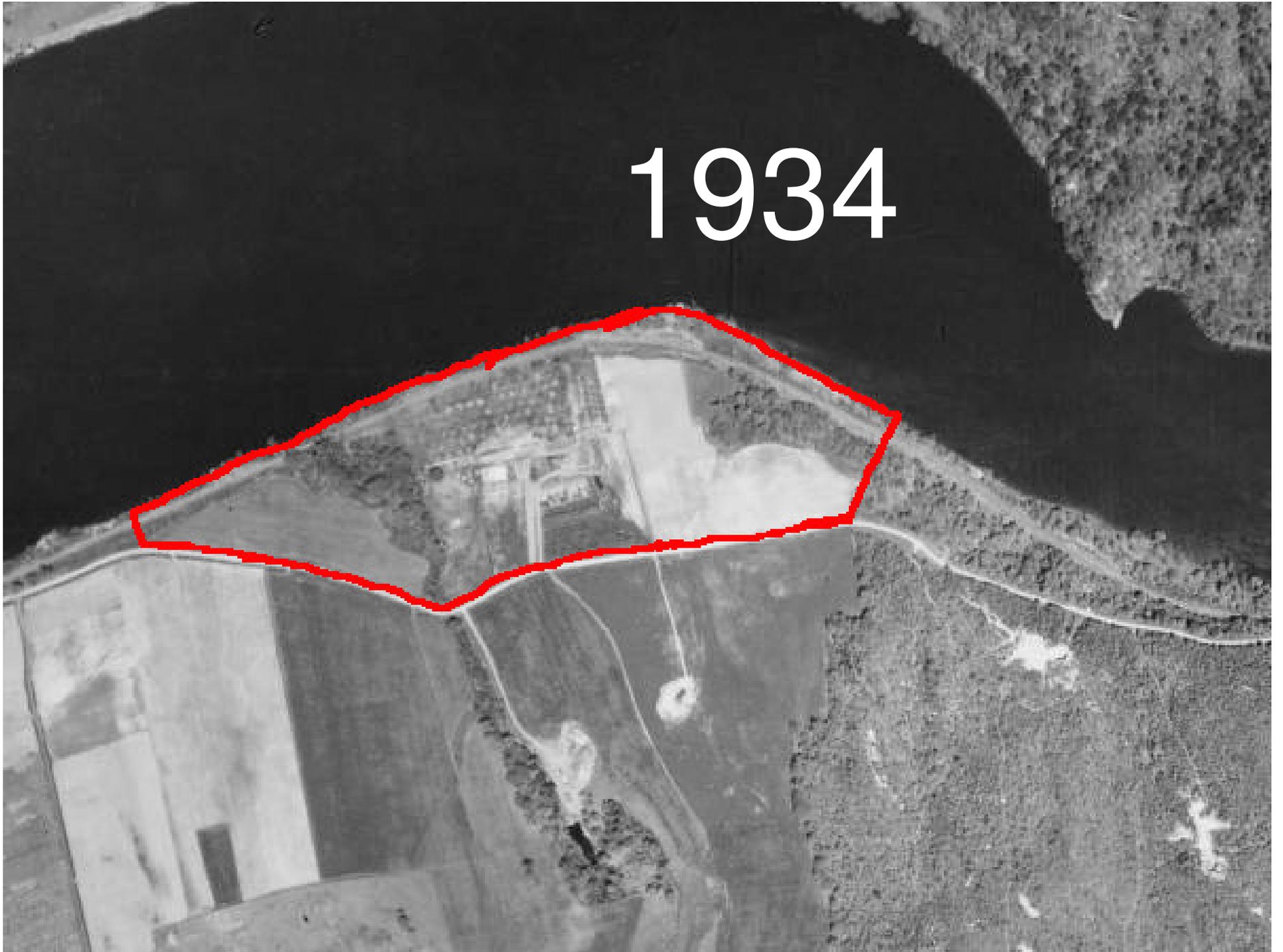


Parcel 1- Conn. River Property

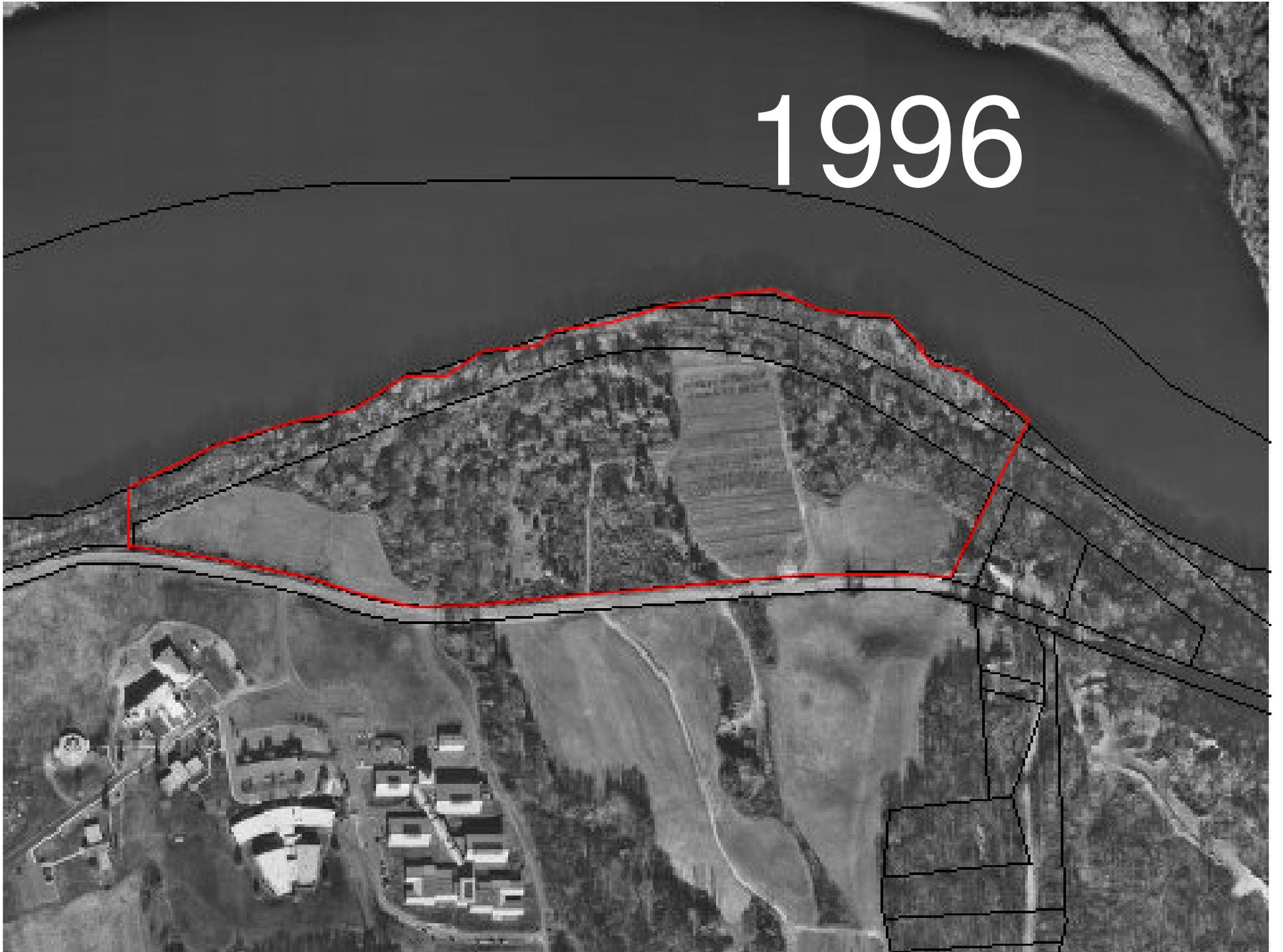
- 32 acres
- Historically known as "The Chicken Farm"

3.17.2006

1934



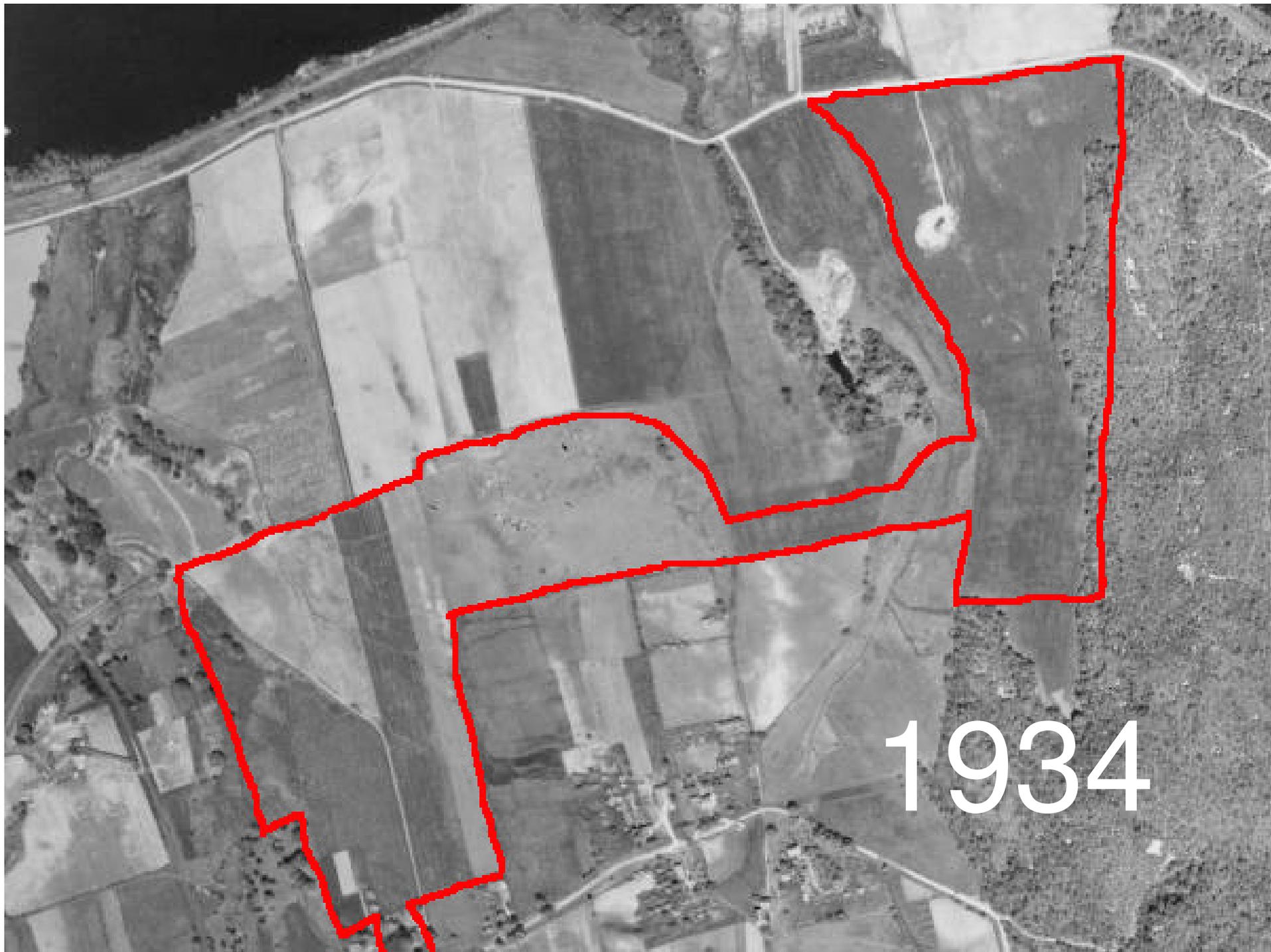
1996



Parcel 2- Duck Hill Property

- 83 acres

3. 20. 2006



1934



1996

Parcel 3- Indian Hill Property

- 91 acres

3. 21. 2006

1934



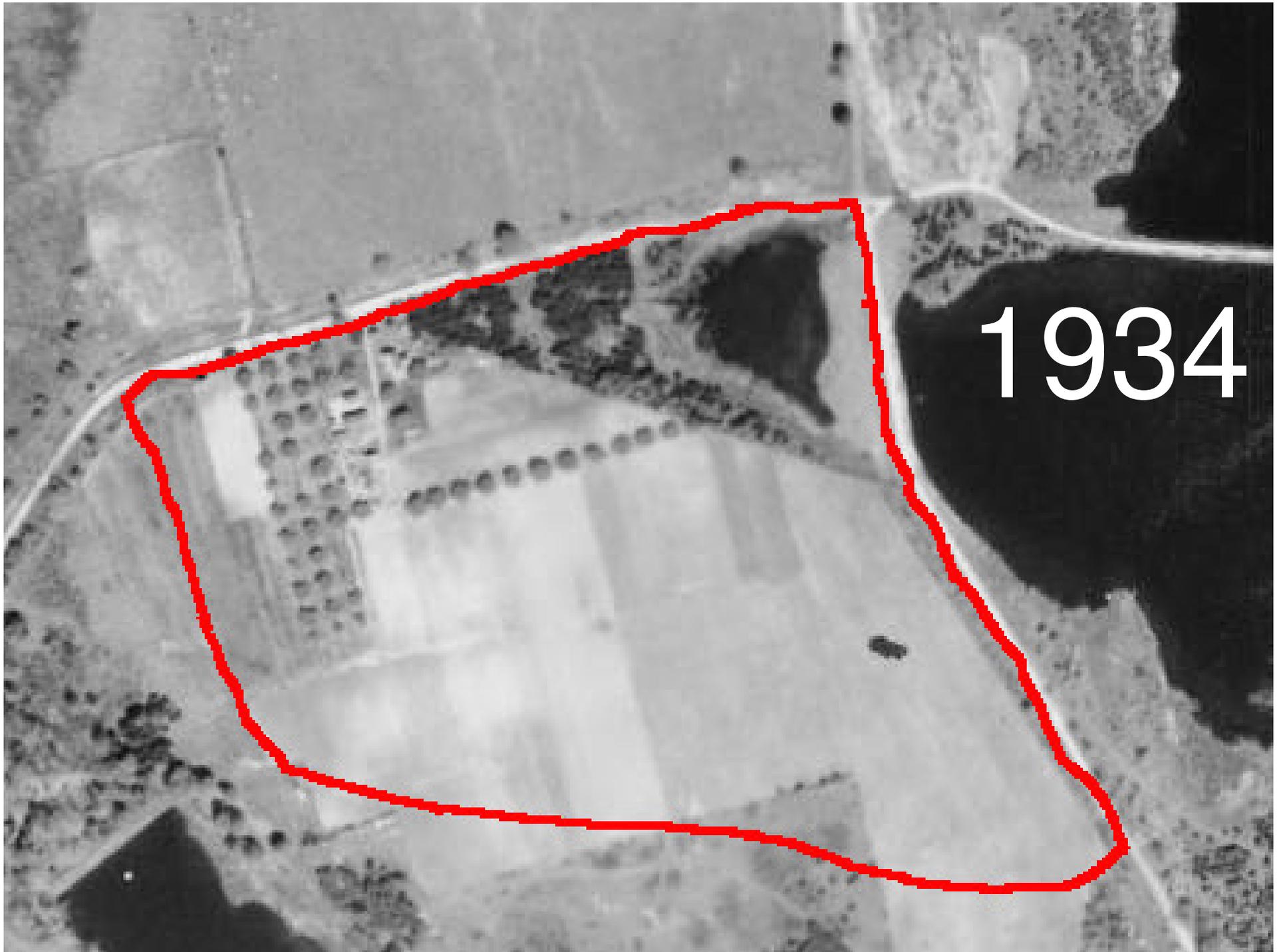


1996

Parcel 4- Reservoir Brook Property

- 15 acres

3.17.2006



1934



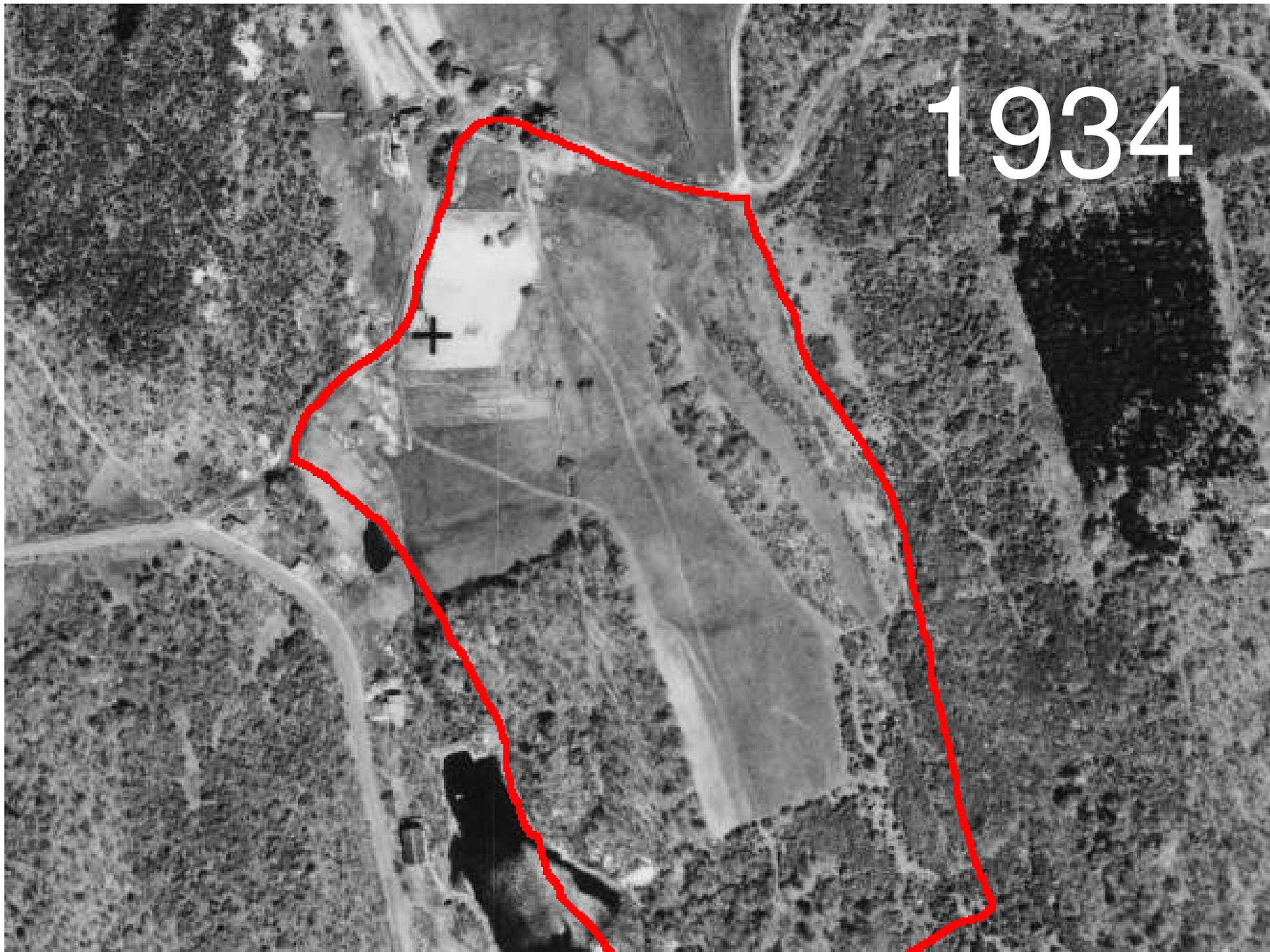
1996

Parcel 5- Brooks Road Property

- 31 acres

3. 17. 2006

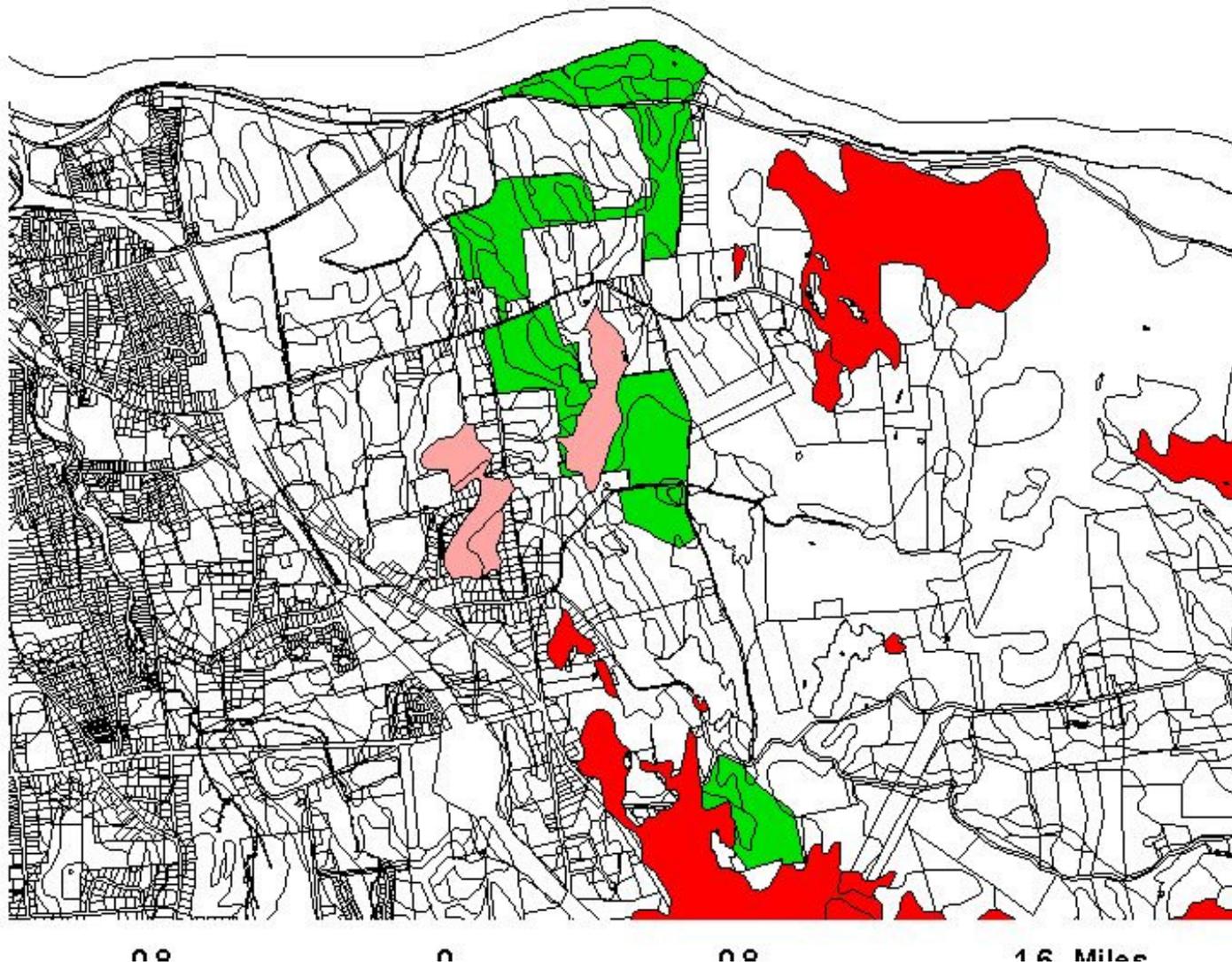
1934





1996

Depth to Bedrock



Septic Tank Absorption Fields



Slopes



0.8

0

0.8

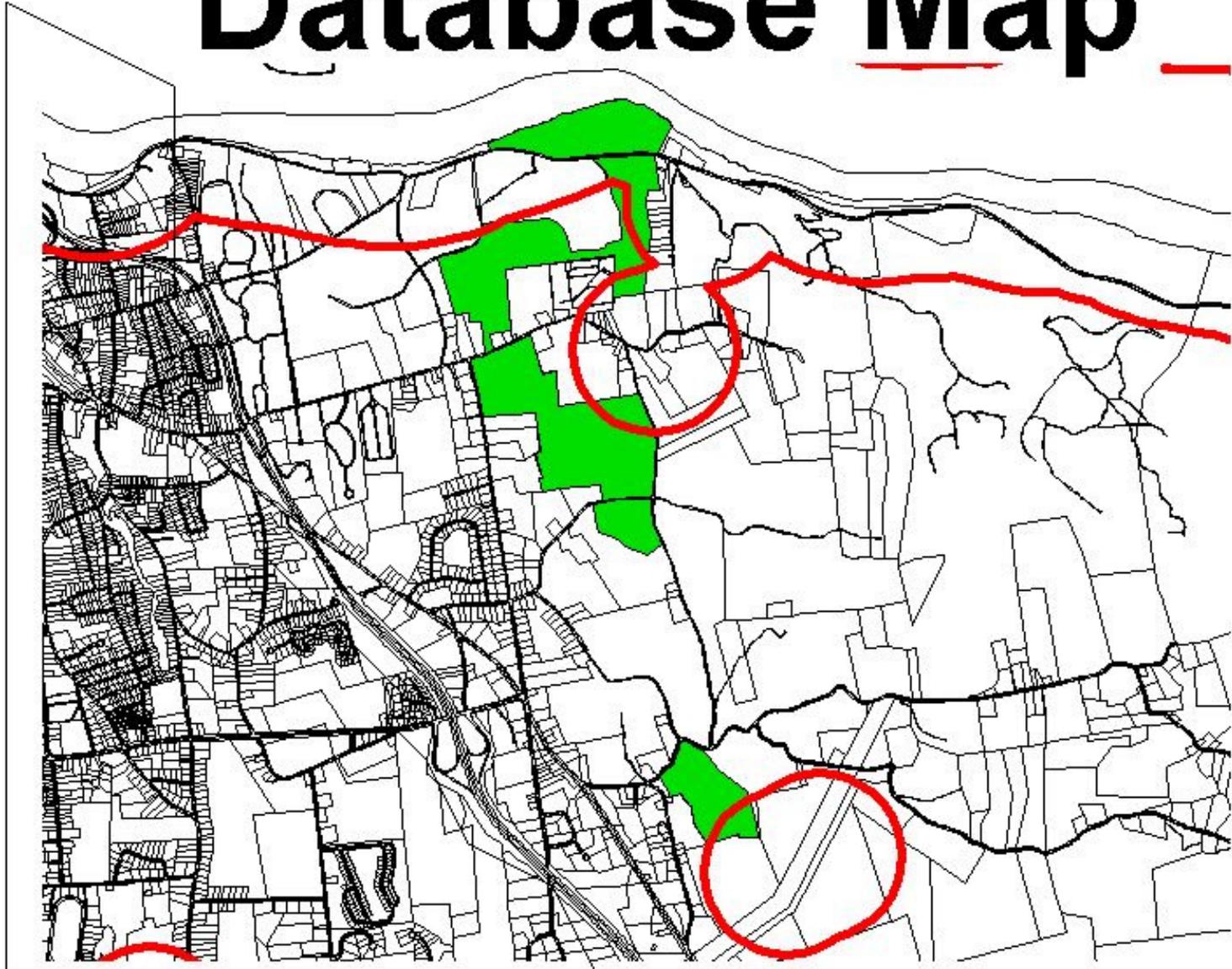
1.6 Miles



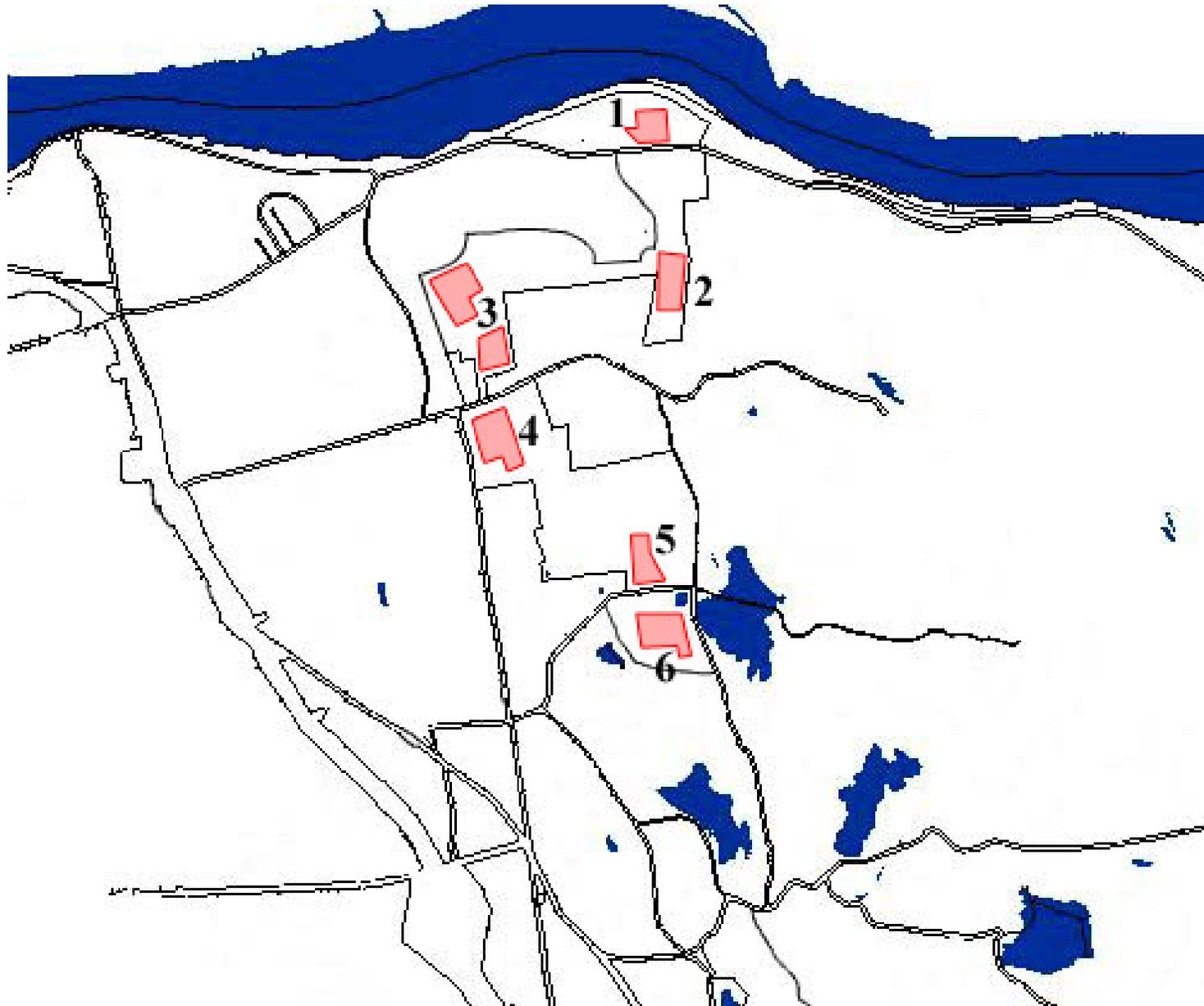
Depth to Water Table

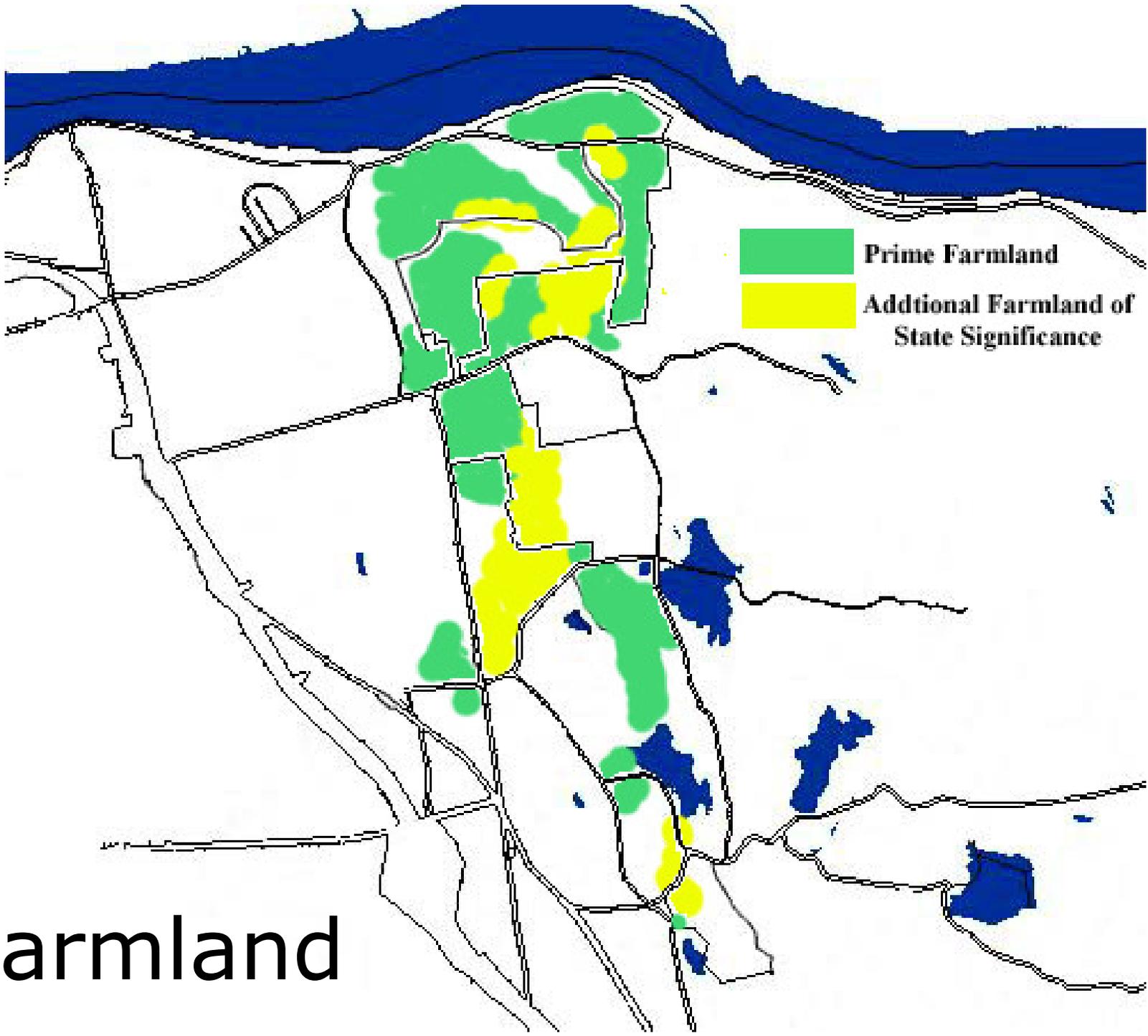


Natural Diversity Database Map

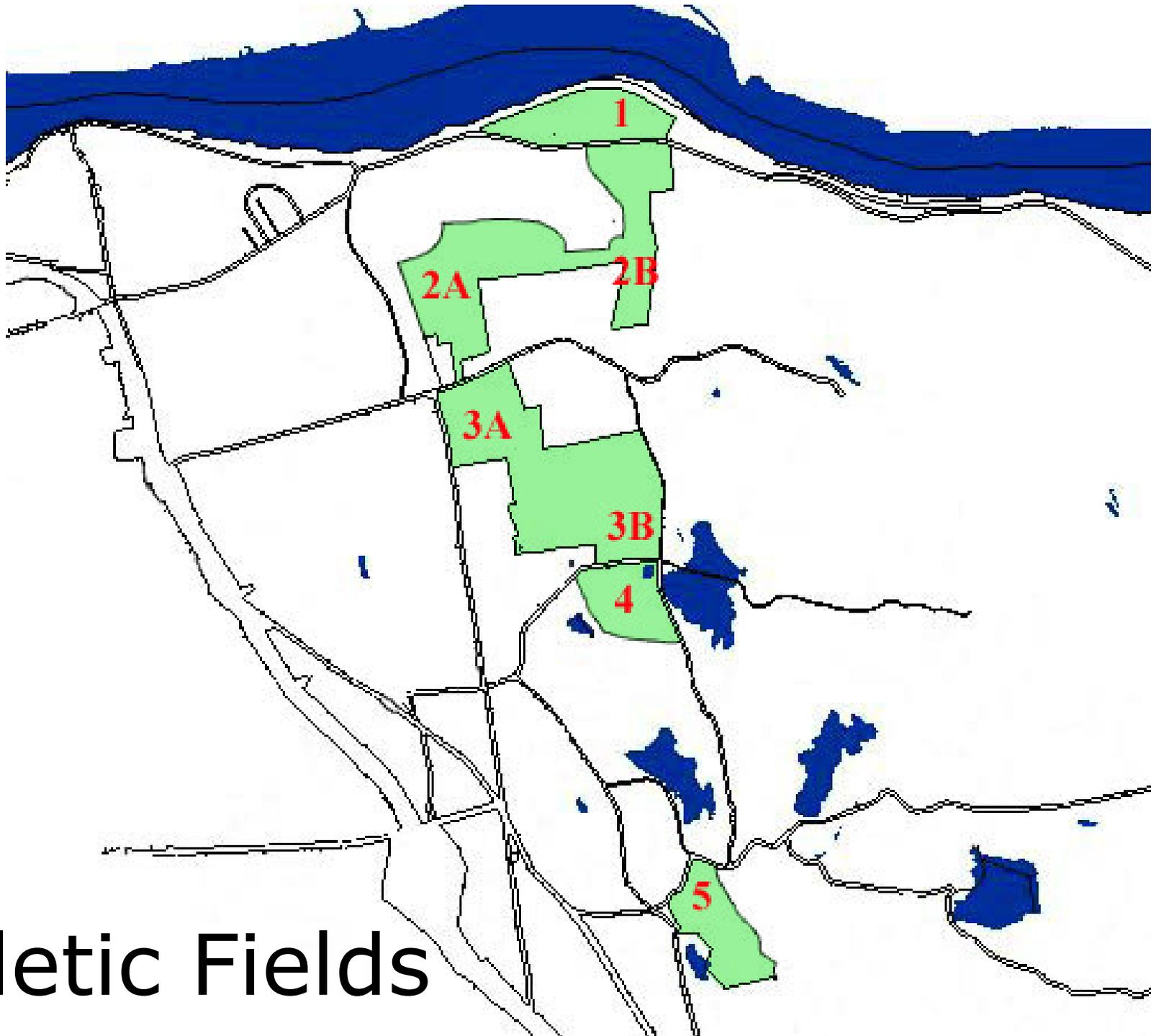


Millane Nurseries Lease





Farmland



Athletic Fields

Potential Athletic Fields

Site	# of Baseball Fields	# of Soccer Fields	Potential
Parcel 1	0 - 1	0 - 1	Poor
Parcel 2 (site a)	3 - 6	3 - 5	Excellent
Parcel 2 (site b)	1 - 2	1 - 2	Poor
Parcel 3 (site a)	2 - 3	1 - 2	Moderate
Parcel 3 (site b)	1 - 2	1 - 2	Moderate
Parcel 4	3 - 4	2 - 3	Excellent
Parcel 5	0 - 1	0	Poor

Dog Park



Boat Launch

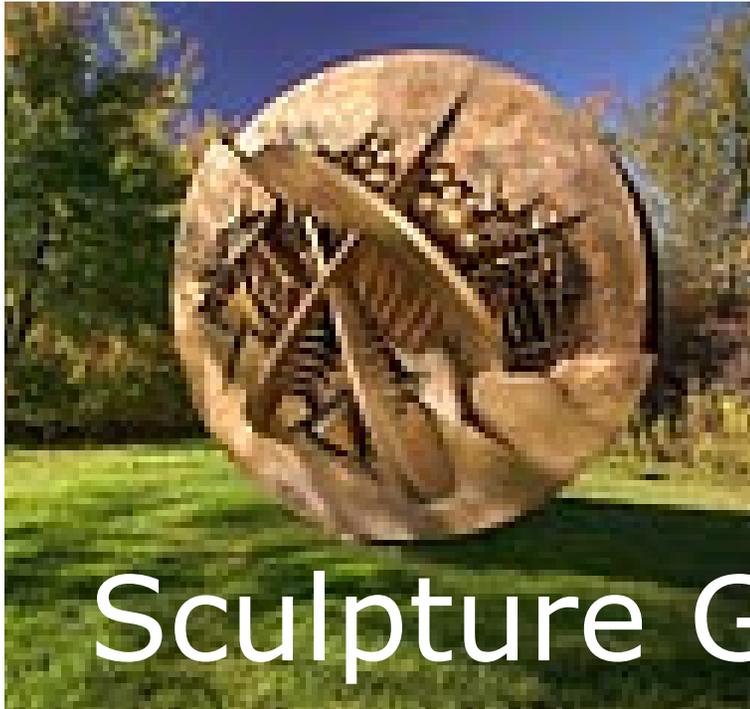




Outdoor Amphitheater

Outdoor Ice Skating Rink

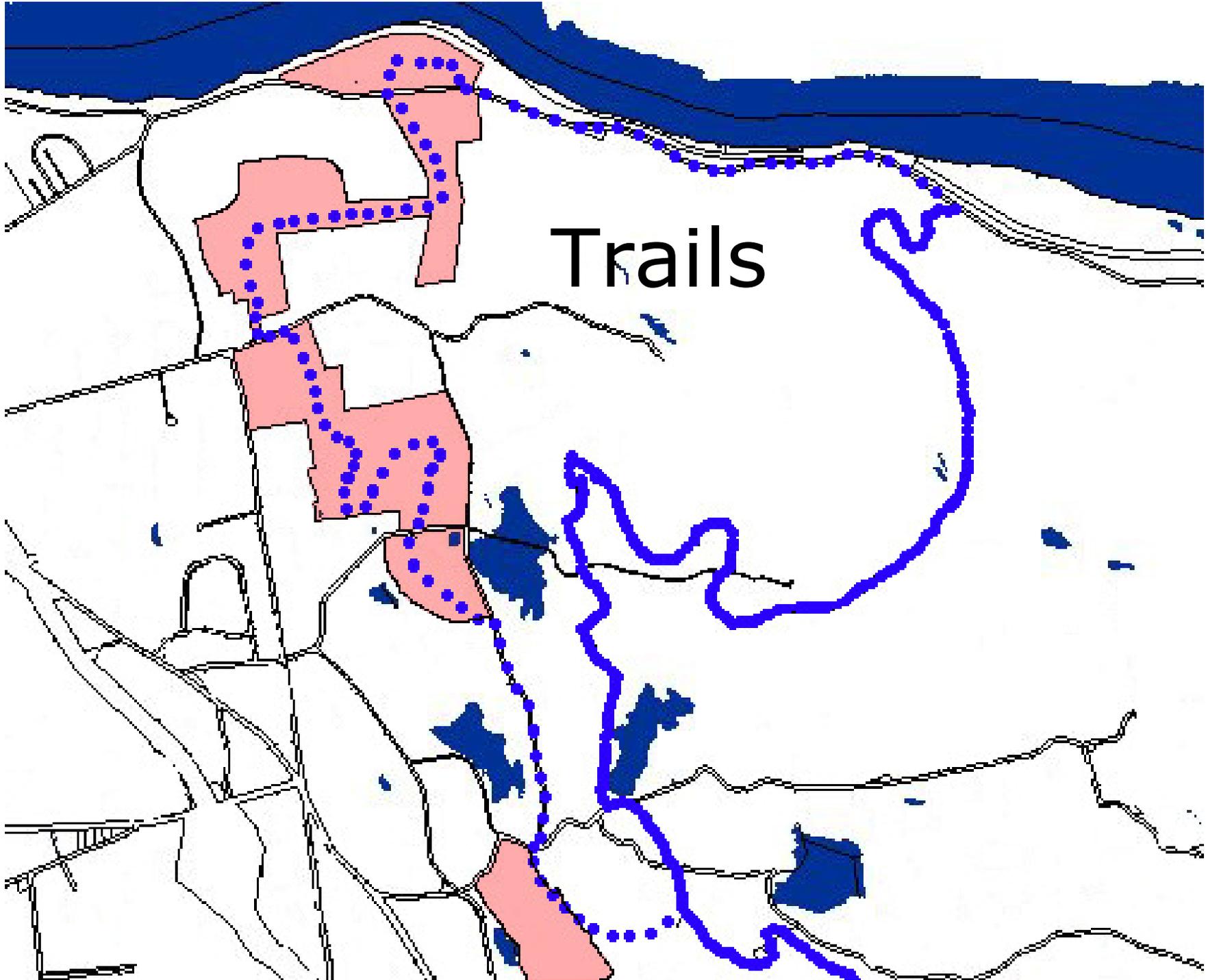




Sculpture Garden



Golf Course



Trails

Open Space



Developing a Plan

Looking to answer two questions

- How will the land be used?
- How will the land be maintained?



Developing a Plan

May

- Site Visit
- Exploratory Meeting



Developing a Plan

June Through July

- Stake Holder Meetings
 - Conservation Commission
 - Planning and Zoning Commission
 - Inland Wetlands and Watercourses Agency
 - Parks and Recreation Commission
 - Harbor Improvement Agency
 - Other Stake Holders



Developing a Plan

August through September

- Draft Plan



Developing a Plan

October

- Present Plan and Hold Public Hearing



Developing a Plan

October- November

- Revise Plan, if needed .
- Follow-up Public Hearing



Developing a Plan

November- December

- Seek Advisory Opinions



Developing a Plan

December - January

- Presentation to Planning and Zoning Commission
- Presentation to Common Council



Developing a Plan

January – February

- Planning and Zoning Commission Vote
- Common Council Vote



Developing a Plan

March and beyond

- Implementation

