

# Transferred Maromas Property Land Use Workshop



3. 21. 2006

# 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.



# 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

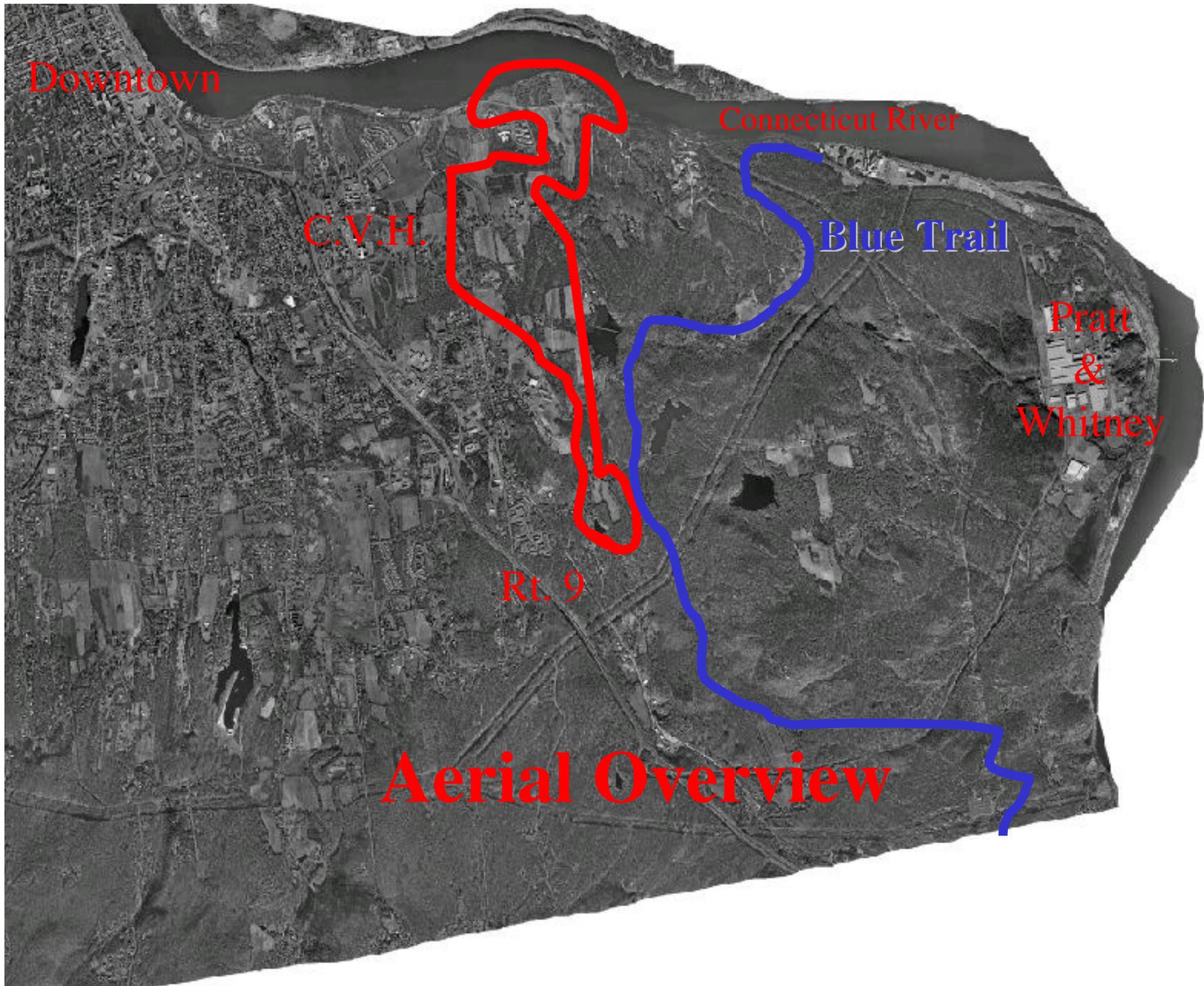
- Passive recreation encompasses a less intensive range of outdoor activities compatible with preserving natural resource functions, unstructured and not generally requiring the use of physical facilities such as habitat and floodplain protection.
  - hiking
  - bird watching
  - Photography
  - nature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



# Properties to be Discussed

- Parcel 1- Conn. River Property
- Parcel 2- Duck Hill Property
- Parcel 3- Indian Hill Property
- Parcel 4- Reservoir Brook Property
- Parcel 5- Brooks Road Property





Downtown

Connecticut River

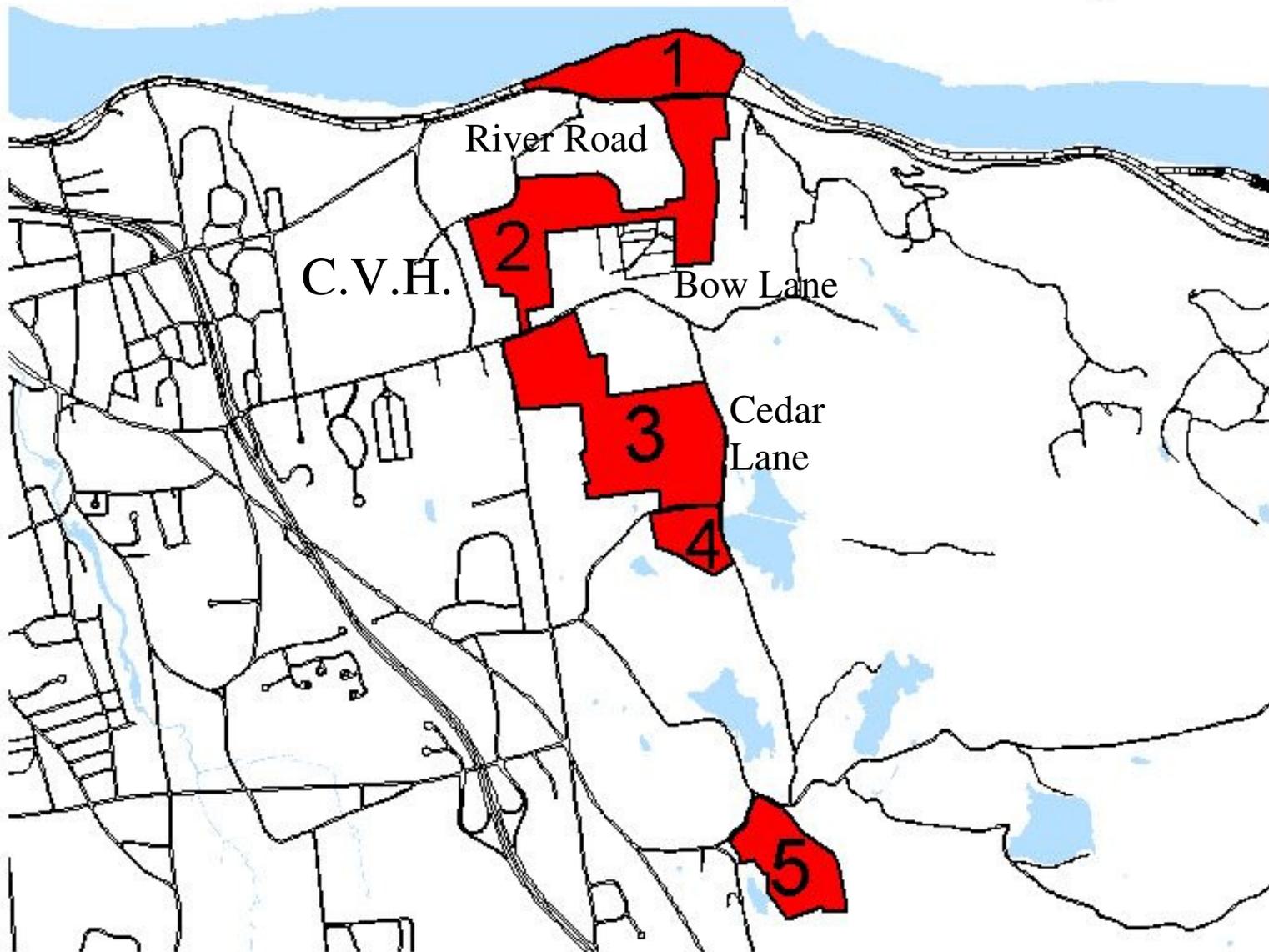
C.V.H.

Blue Trail

Pratt  
&  
Whitney

Rt. 9

Aerial Overview



0.8

0

0.8

1.6 Miles



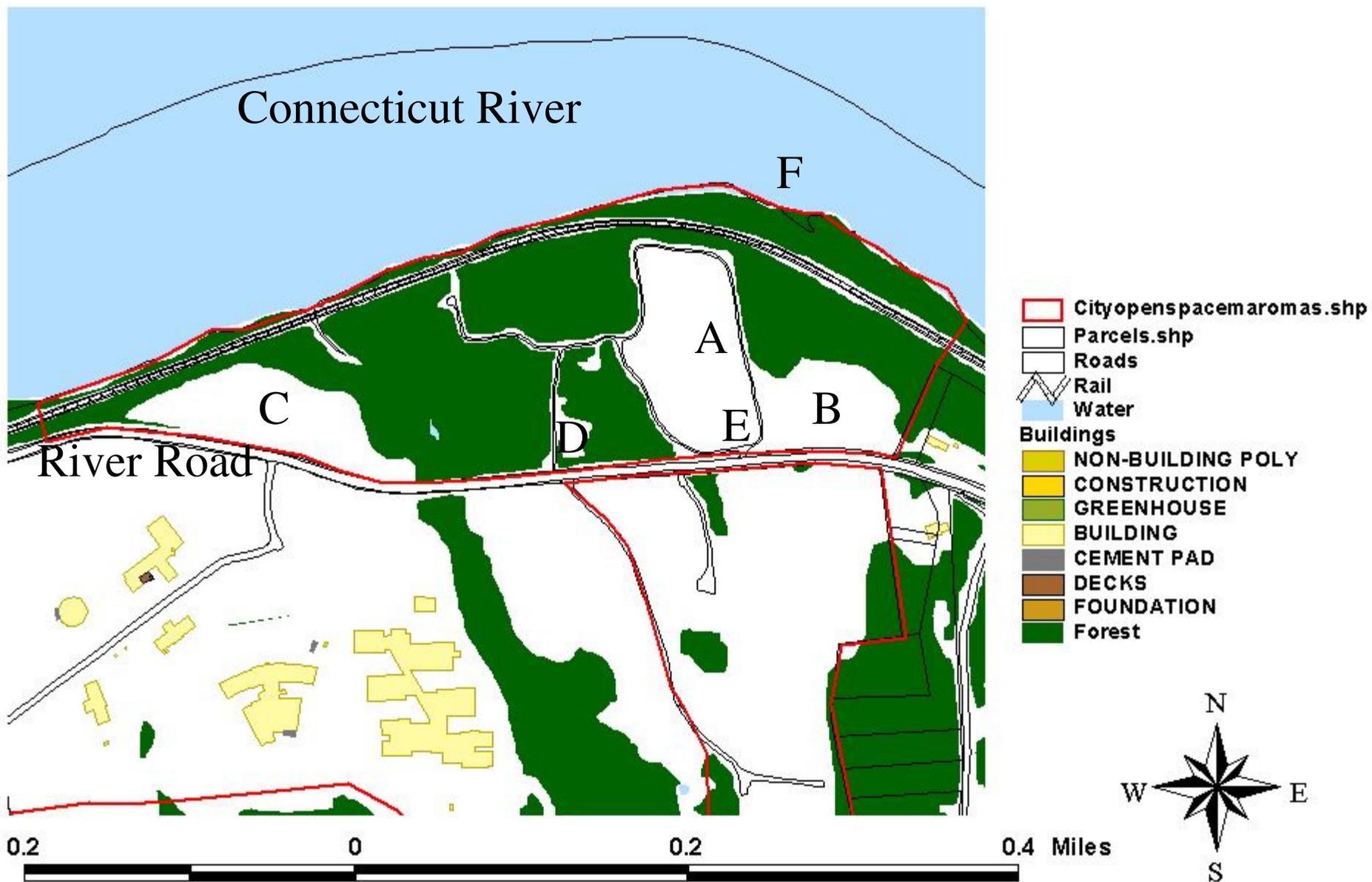
# Parcel 1- Conn. River Property

- 32 acres
- zoned R-45 (Residential) and RF (Riverfront)
- Historically known as “The Chicken Farm”

3.17.2006



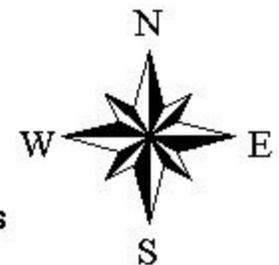
# Parcel 1 Study Area



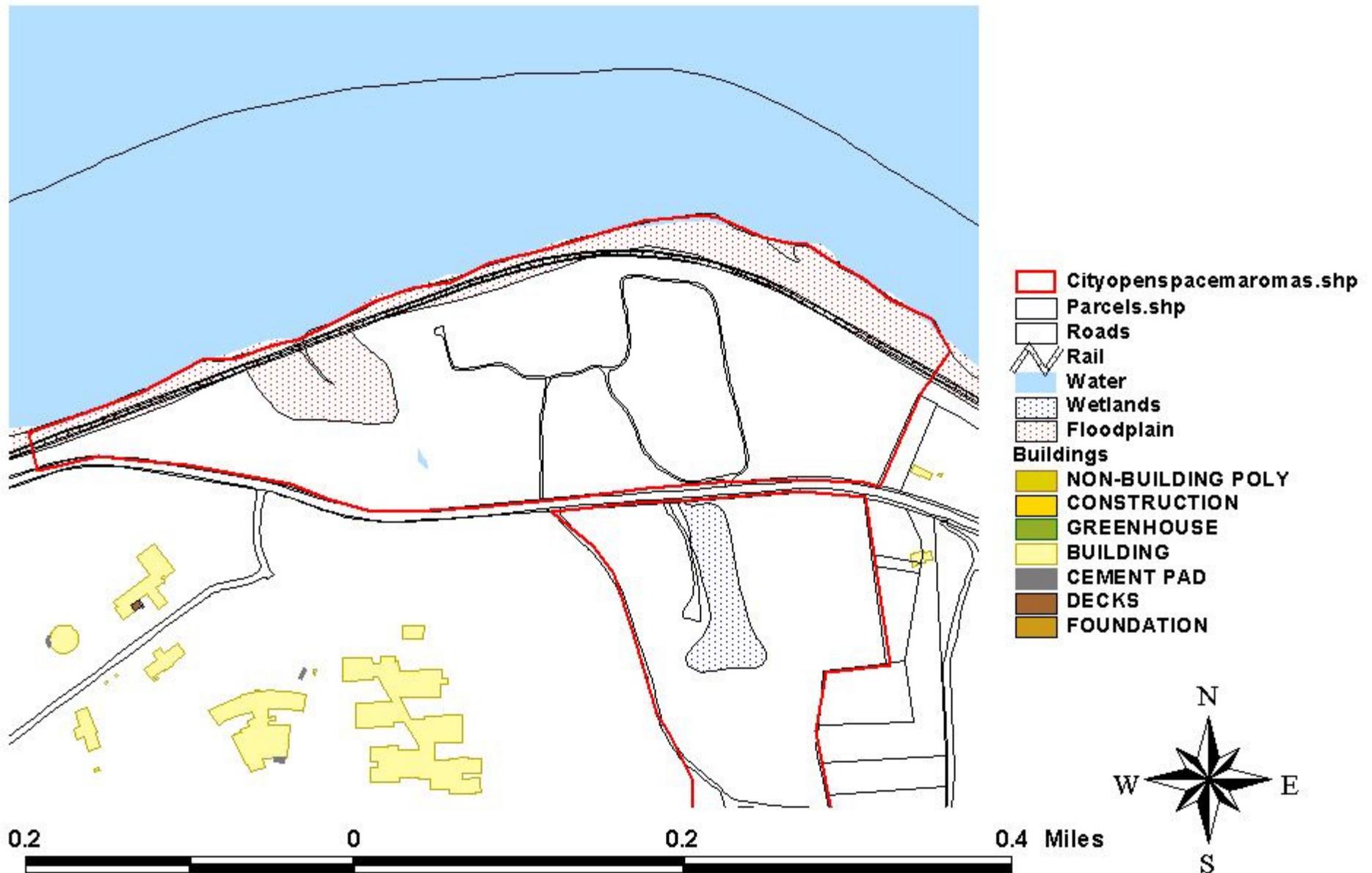
# Parcel 1: Aerial Photo



 City open space from a .shp



# Parcel 1: Wetlands and Floodplain



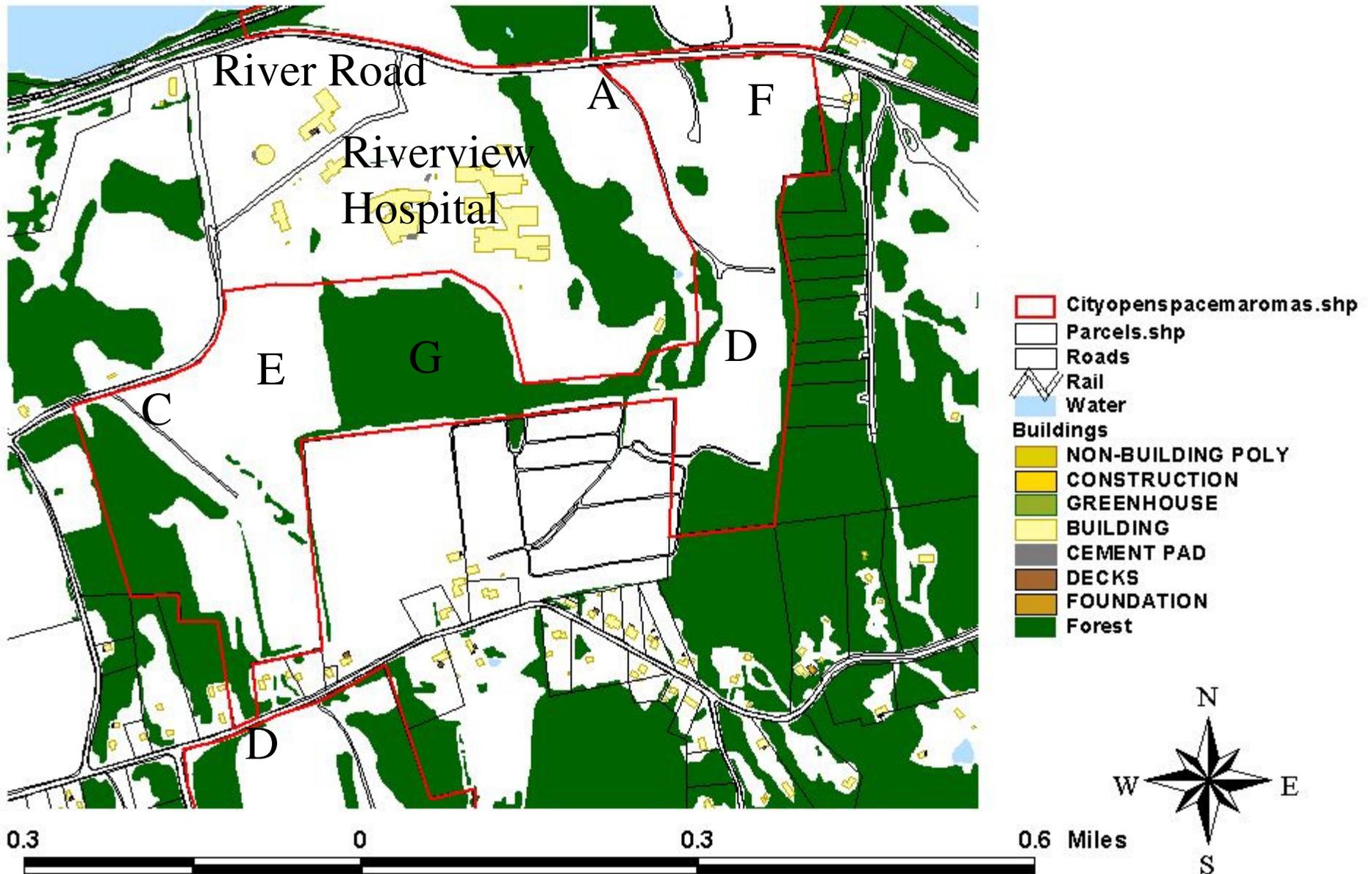
# Parcel 2- Duck Hill Property

- 83 acres
- Zoned R-45 (Residential)

3. 20. 2006

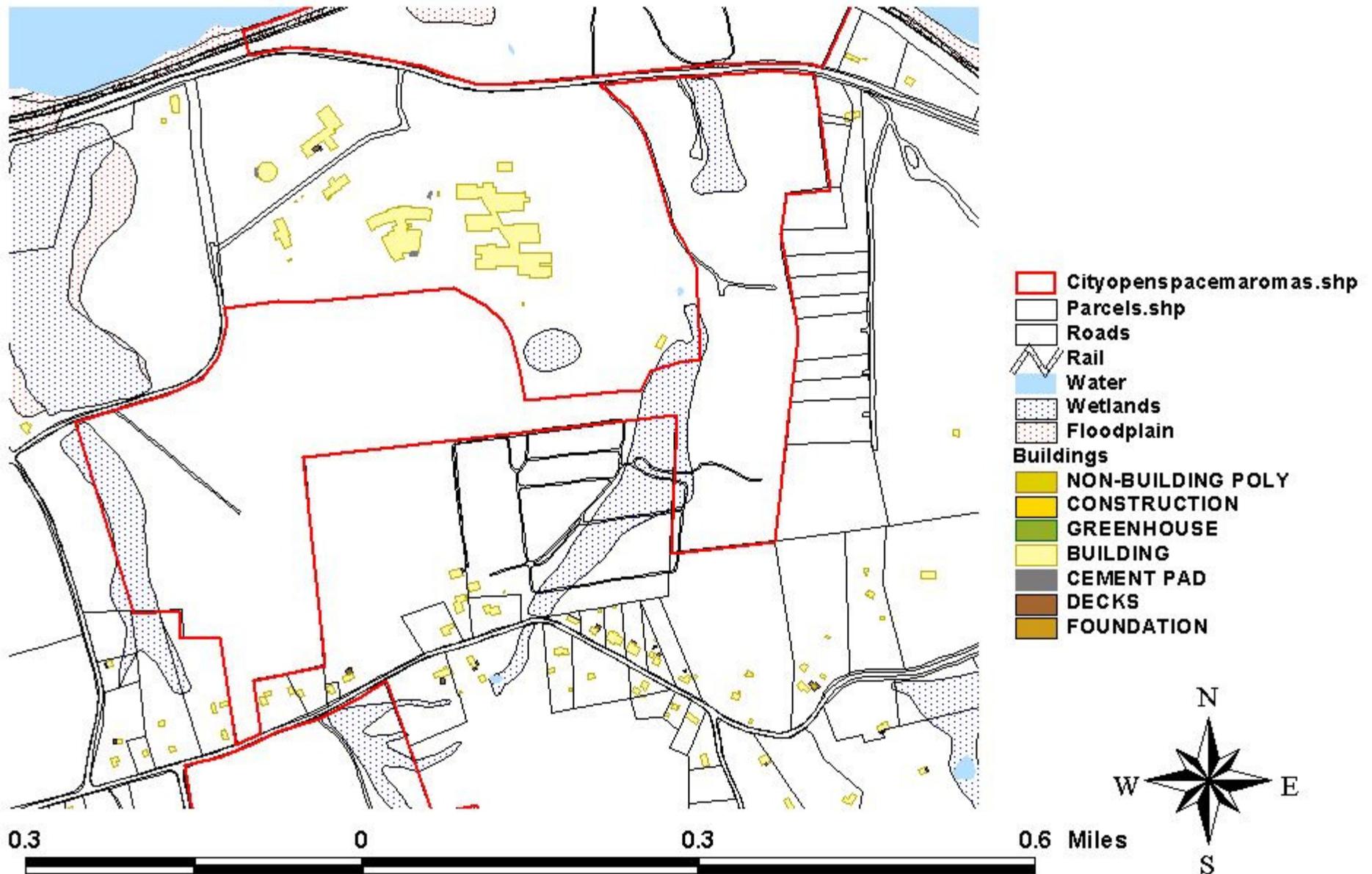


# Parcel 2 Study Area





# Parcel 2: Wetlands and Floodplain



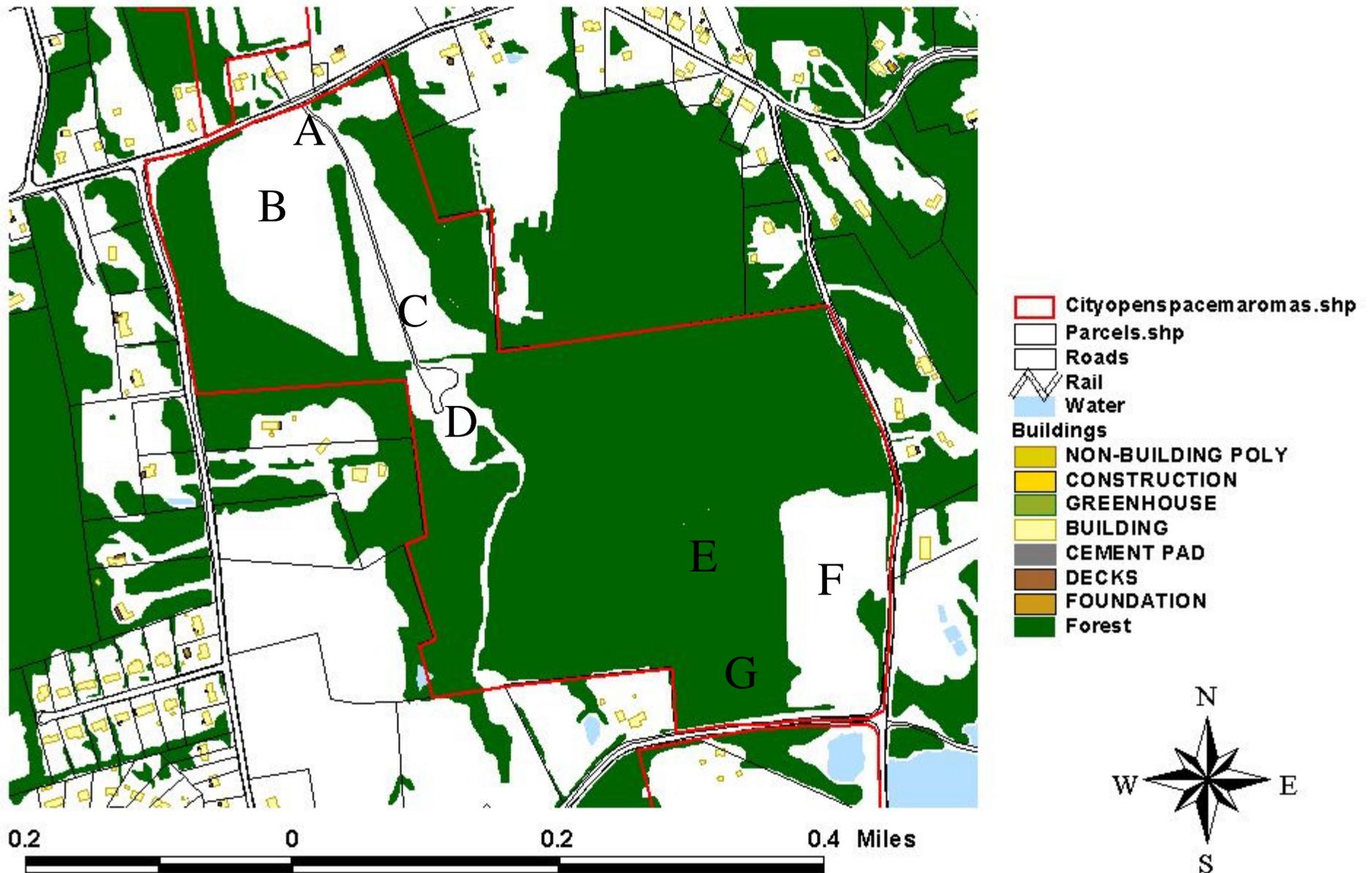
# Parcel 3- Indian Hill Property

- 91 acres
- Zoned R-45 (Residential)

3. 21. 2006



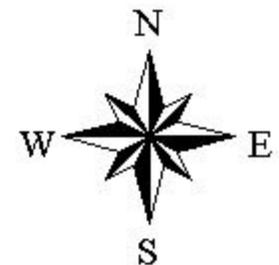
# Parcel 3 Study Area



# Parcel 3: Aerial Photo



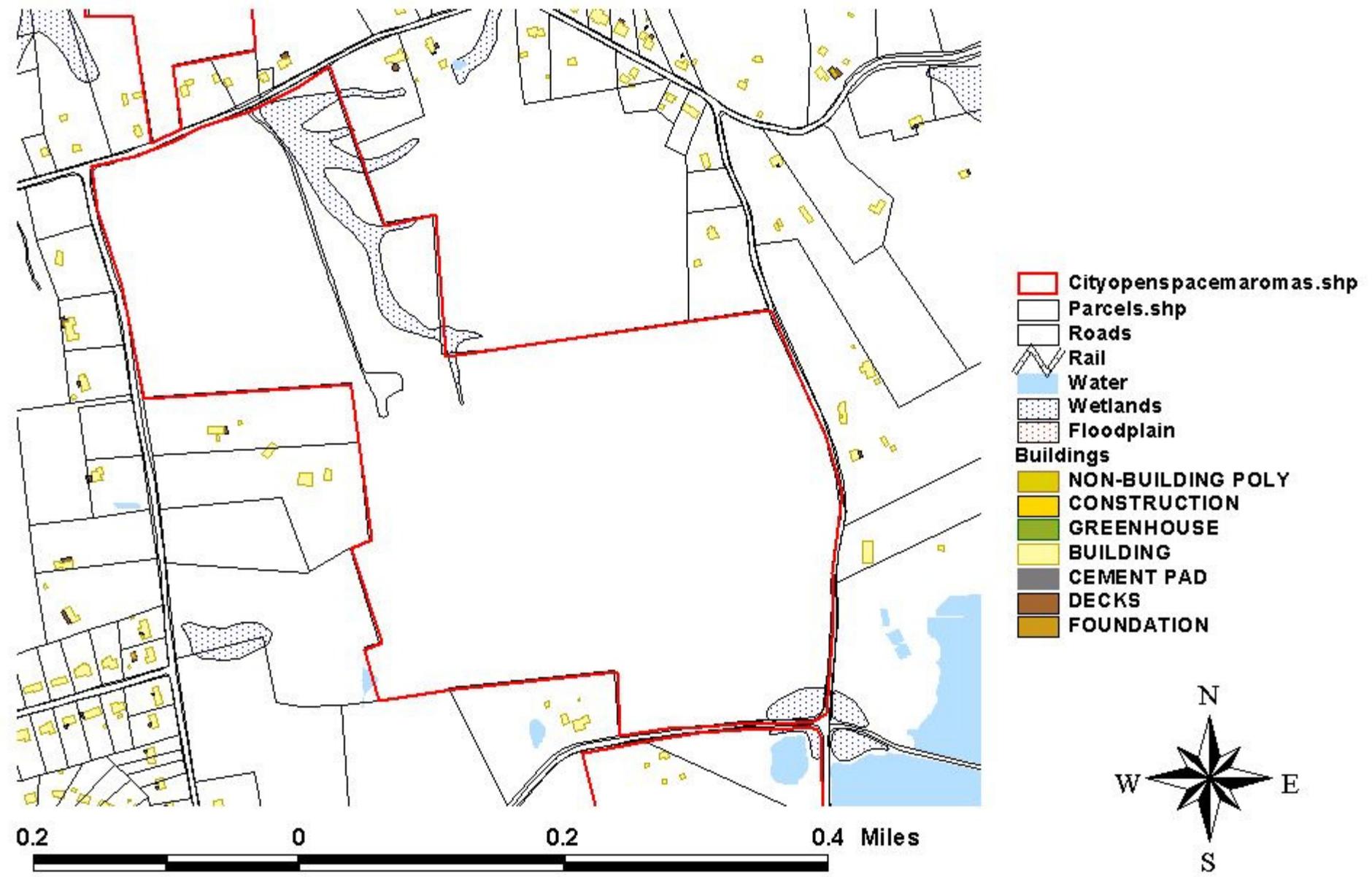
 City open space from a .shp



0.2 0 0.2 0.4 Miles



# Parcel 3: Wetlands and Floodplain



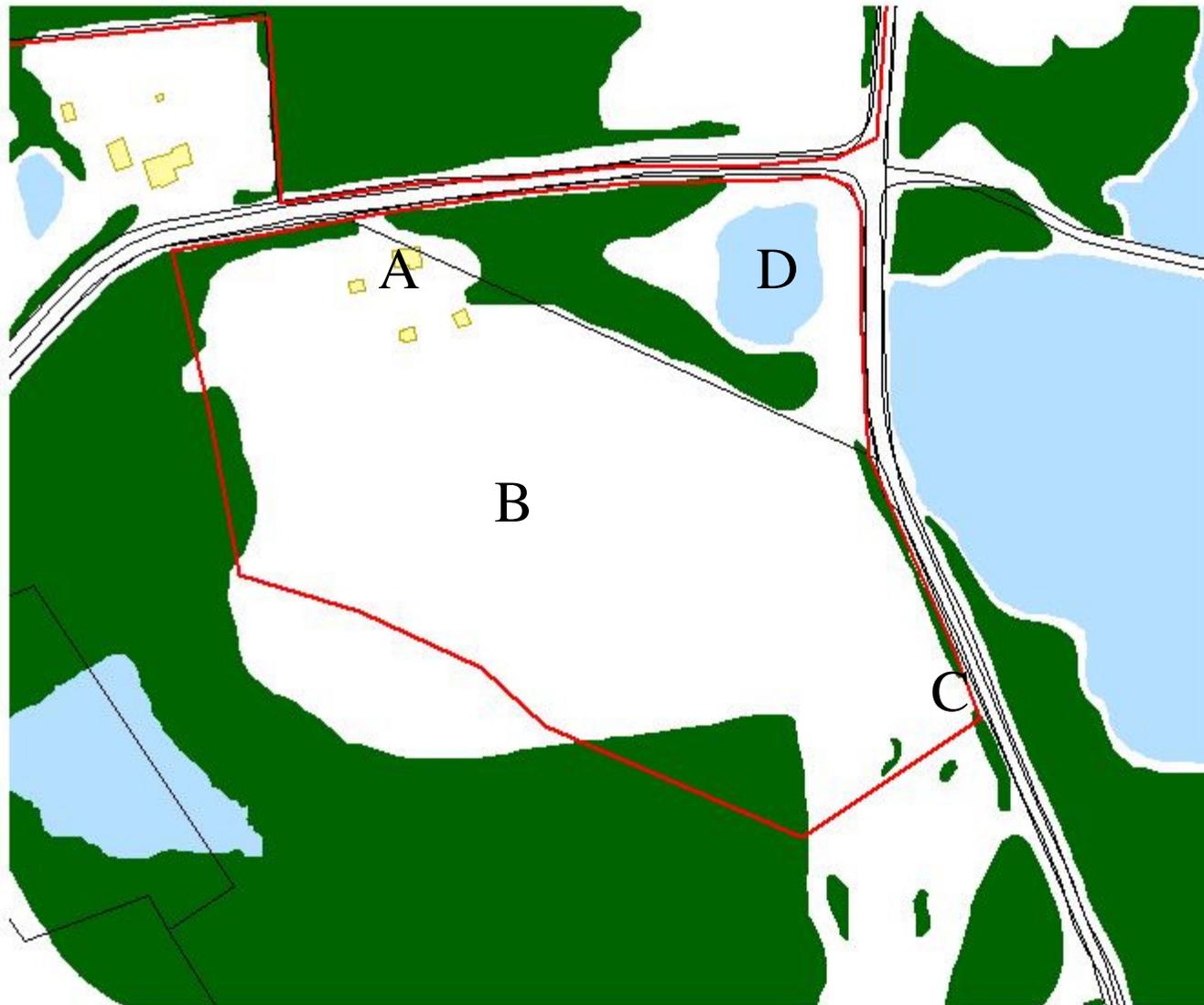
# Parcel 4- Reservoir Brook Property

- 15 acres
- Zoned R-45 (Residential)

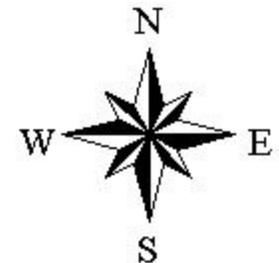
3.17.2006



# Parcel 4 Study Area



- Cityopenspacemaromas.shp
- Parcels.shp
- Roads
- Rail
- Water
- Buildings**
  - NON-BUILDING POLY
  - CONSTRUCTION
  - GREENHOUSE
  - BUILDING
  - CEMENT PAD
  - DECKS
  - FOUNDATION
  - Forest

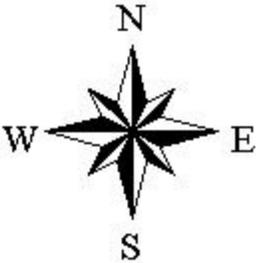


0.09 0 0.09 0.18 Miles

# Parcel 4: Aerial Photo

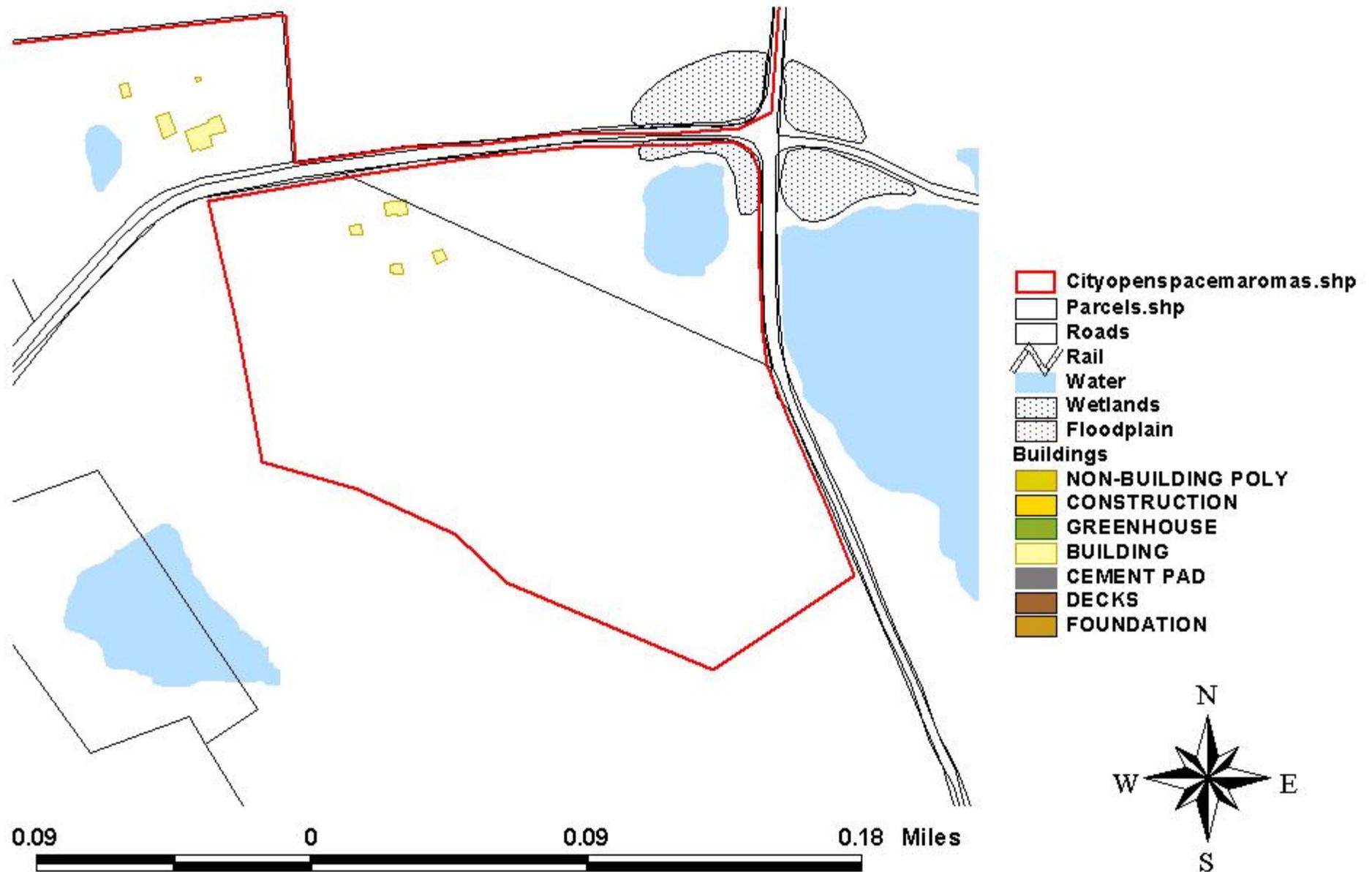


City open space from a.s.h.p



0.09 0 0.09 0.18 Miles

# Parcel 4: Wetlands and Floodplain



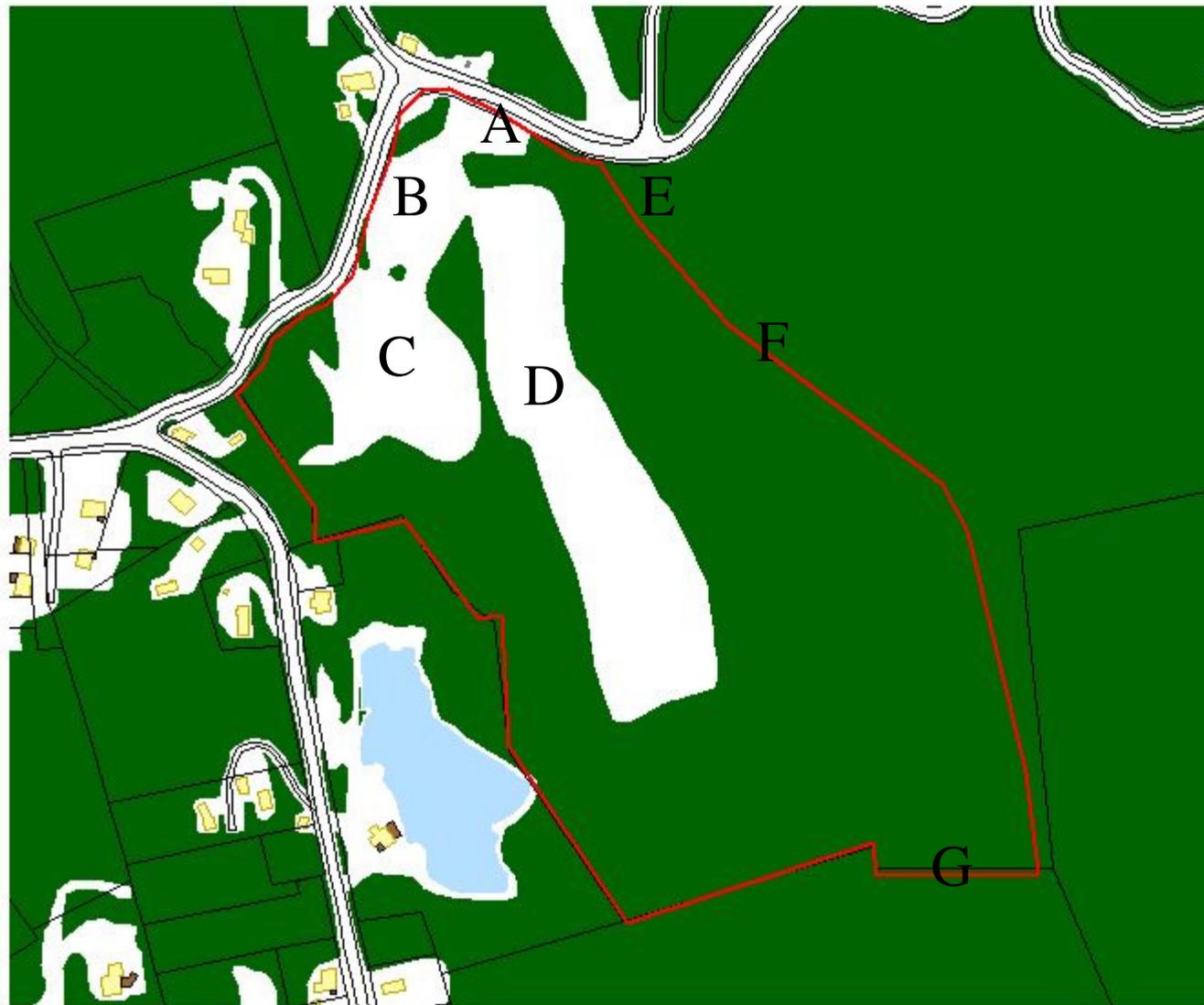
# Parcel 5- Brooks Road Property

- 31 acres
- Zoned R-45 (Residential)

3. 17. 2006

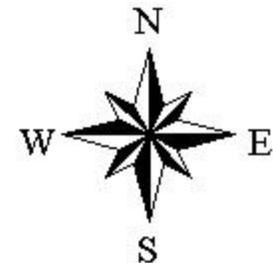


# Parcel 5 Study Area



- Cityopenspacemaromas.shp
- Parcels.shp
- Roads
- Rail
- Water
- Buildings**
  - NON-BUILDING POLY
  - CONSTRUCTION
  - GREENHOUSE
  - BUILDING
  - CEMENT PAD
  - DECKS
  - FOUNDATION
  - Forest

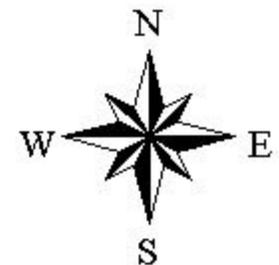
0.1 0 0.1 0.2 Miles



# Parcel 5: Aerial Photo



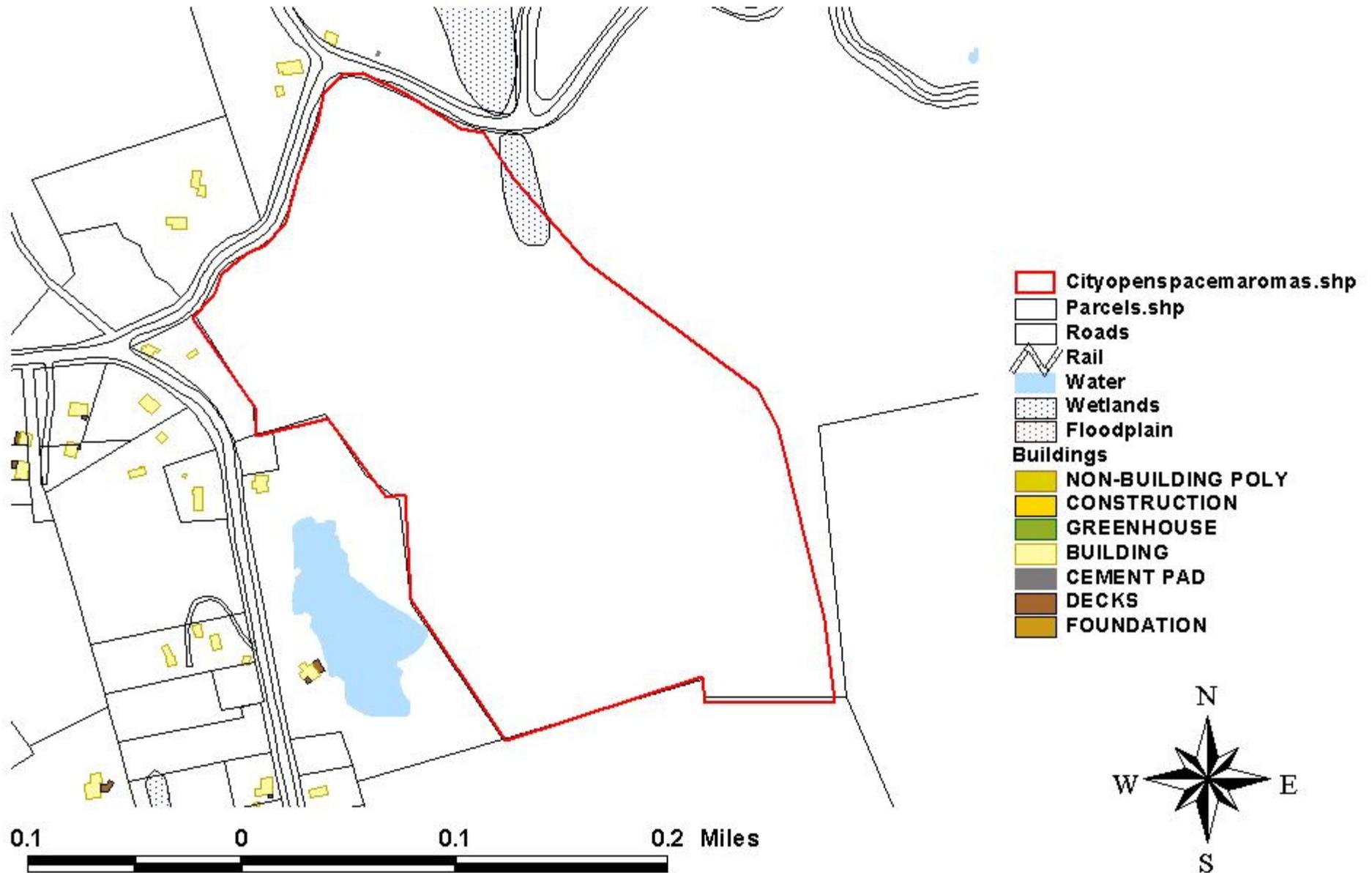
 City open space from a .shp



0.1      0      0.1      0.2 Miles

A horizontal scale bar with four segments, corresponding to the 0.1, 0, 0.1, and 0.2 mile markings.

# Parcel 5: Wetlands and Floodplain



# Discussion Questions

Demolition vs. Reuse of Two Houses

Future of Model Airplane Field

Future of Millane's Nursey

Creating Looped Blue Trail

Golf Course

Sports Fields

Cutting Hay

