

Chapter 3

OPEN SPACE PARCELS IN CROMWELL

This chapter contains a list and description of all significant open space parcels in Cromwell. These parcels are organized as follows:

I. Publicly Owned; Restricted: Highest degree of protection from future development. The parcel is owned by either local, state, or federal government, and any development is prevented by a conservation easement, deed restriction, or some other legal documentation. In most cases there is public access.

II. Privately Owned; Restricted: Lower degree of protection from future development. The parcel is owned by some private individual or entity, and any future development is prevented by a conservation easement, deed restriction, or some other legal document. In most cases there is no public access.

III. Publicly Owned; Not Restricted: Some protection from future development. The parcel is owned by the local, state, or federal government, and while future development is not expressly prohibited, such development could only take place after some form of public discussion. Limited public access.

IV. Privately Owned; Not Restricted: No protection from future development. The parcel is owned by some private individual or entity, with no legal restriction on future development. No public access.

| <u>#</u> | <u>PIN #</u> | <u>COMMON NAME</u> | <u>STREET ADDRESS</u> |
|----------|--------------|--------------------|-----------------------|
|----------|--------------|--------------------|-----------------------|

I. **Publicly-Owned; Restricted (protected from development):**

| | | | |
|----|----------|--------------|-------------|
| 1. | 00112200 | Watrous Park | Geer Street |
|----|----------|--------------|-------------|

Watrous Park is the largest active recreation facility in Cromwell. It is located adjacent to Cromwell Middle School and is accessed from Grove Street and Geer Street. The park encompasses approximately 29 acres. A significant area of it is still undeveloped, but it does contain a picnic pavilion, children's tot lot, basketball court, six tennis courts and two softball fields, one of which is lit. There is a walking trail through the wooded areas which is used for cross country skiing. The park also includes a small building used for maintenance and other recreational activities. The building has restrooms which are handicapped accessible.

| | | | |
|----|----------|--------------|-------------|
| 2. | 00111800 | Pierson Park | West Street |
|----|----------|--------------|-------------|

Pierson Park is the second principle active recreation facility in Cromwell. It is located on West Street adjacent to the downtown area. It encompasses 19.1 acres and includes the site of a former quarry which has been filled to be made useable. The facilities at the park include a partially lit baseball field which is also used for football, two softball fields, a tot lot, picnic pavilion, playscape and concession building with restrooms. There is also a rose garden, maintained by the A. N. Pierson family.

3. 00065700 "Snow Park" Nursery Lane
 36 acres of former construction debris landfill, deeded to the Town by local developer for recreation use only. There is a man-made detention pond on the property. It has the potential for active or passive recreation.

4. Town Greens:

The Town maintains several small curbed and landscaped islands known as "town greens". Their primary purpose is the visual enhancement of the environment and to acknowledge military service of past Cromwell citizens, and offer passive recreation opportunities.

| | | | |
|----------|-----------------|------------|------------------------------|
| 00113400 | Valor Green | 2.76 acres | Prospect Hill Road |
| 05090000 | Memorial Green | 0.23 acres | Thomas Fritch Lane, south of |
| 00113600 | Legion Green | 0.33 acres | South Park Place, south of |
| 00112400 | | 0.56 | Hillside Road, south of |
| 00112900 | | 0.21 | West Street, west of |
| 05089000 | | 0.16 | Hillside Road, north of |
| 00113000 | | 0.13 | Catherine Street, south of |
| 00112800 | | 0.91 | St. John's Court, east of |
| 00112700 | | 0.11 | Elm Road, east of |
| no PIN | Patriots Corner | 0.25 acres | Wall Street, south of |

5. 03050000 Evergreen Hill Park Evergreen Road
 The Town of Cromwell acquired the 55 acre Evergreen Hill Park through the Open Space and Watershed Land Acquisition Grant Program. The park provides passive recreation to the citizens of Cromwell. This property consists of pristine land featuring two small ponds, a small stream, forested land and open space. Additionally, the top of the hill provides a breathtaking panoramic view of Cromwell and the surrounding area.

6. 00113300 "Rotary Park" River Road
 1.28 acres Riverside park, with several benches.

7. 00004500 River Highlands State Park Field Road/Nooks Hill Road
 This park is comprised of 177 acres of State owned property, located off Field Road and is bordered by the Connecticut River. Locally known as the "Blow Hole".

8. 00097900 Cromwell Meadows State Wildlife Management Area Hicksville Road
 DEP-owned, protected in perpetuity from development and contains natural and recreational resources which are open to the public. 503.45 acres. This area is mostly marsh and wetlands along the Mattabeset River near the confluence of the Connecticut River. Its primary function is the conservation of natural resources. It offers some passive recreation activities such as hunting, fishing and hiking. Accessed via a driveway off Hicksville Road.

9. 00469000 Vacant Lot Nooks Hill Road
 30.71 acres of "flood plain forest". Property of US Department of Fish and Wildlife.

10. 05080000 Open Space at "Monnes Farms" Senator Drive
 2.37 acres of wooded upland and wetland, with stormwater detention pond. To be deeded to the town.
11. 00227900 Open Space at "Northwoods" 115 North Road
 Open space parcel to be deeded to the Town. Not conveyed yet.
12. 10405000 Open Space at "Washington Estates" Congress Drive
 4.3 acres; serves as a good buffer area between residential development and town owned properties of high school and playing fields. It is partially wooded and partially open meadow. The parcel containing a series of rudimentary developed trails is dry. It provides buffer zones and limited recreational (hiking) opportunities. Not conveyed yet.
13. 05081000 Open Space at "Millennium" Millennium Drive
 14.49 acres of meadow; mostly upland but with some streams and wetlands, west of Route 9. Potential ballfields and playgrounds. Encumbered by gas line.
14. 05078000 Open Space at "Summerwind" Coles Road
 16.84 acres of upland on Winchester Way, with high, steep rock ledge on the eastern edge. Adjacent to "Evergreen Hill Park".
15. Open Space at "Cider Hill" on Evergreen Road
 10600000 12.6 acres 50R Coles Road
 00550200 8.35 acres 135 Evergreen Road
 Two parcels: 12.6 acres of wooded hillside and stream corridor with some frontage on Willow Brook Road and Coles Road, and 8.35 acres of wooded hillside and wetlands with no frontage adjacent to the first parcel.

II. Privately-Owned; Restricted (protected from development):

16. 00254200 Kelsey Cemetery North Road
 This small cemetery, located on North Road, was established in 1802 (or 1804) and is currently managed by a private association. It originally measured 165 feet east to west and 116 feet north to south but was enlarged in 1887 by an additional 660 feet on the north. Headstones date from the early 1800's to the present time. The cemetery is in a bucolic setting; however, there is significant background noise of continuous traffic on I-91.
17. 00381100 Old Burying Ground Ranney Street
 The Old Burying Ground, also known as Quarry Cemetery, is on Ranney Street. It was established in 1712 (or 1713) and extends 500 feet from north to south and 150 feet east to west. It contains an estimated 995 graves including 65 veterans of the Revolutionary War, the War of 1812, and the Civil War. The remains of African slaves rest in unmarked graves in the southeast corner. At one time the outer edges of the cemetery were lined with 23 maple trees, each planted 35 feet apart. Some of the original maples remain.

18. 00108200 Hillside Road Cemetery Hillside Road
 Hillside Road: Established in 1855 and enlarged in 1905, West Cemetery and East Cemetery lie on opposite sides of Hillside Road and comprise slightly more than twelve acres of gently sloping land. The cemetery is active, and is currently managed by the Cromwell Hillside Cemetery Association.

19. 04120000 Open Space at "Mountainview Estates" 15 Jennifer Lane
 11.18 acres of very hilly, wooded open space. This parcel was identified as worthy of preservation by P&Z during the subdivision approval process due to the significant amount of wildlife (especially deer) known to inhabit the area. The parcel belongs to the Berlin Land Trust.

20. 04120000 Open Space at "Sovereign Ridge" 13 Sovereign Ridge
 Approximately 6.4 acres of private open space, owned and maintained by the Sovereign Ridge Homeowners' Association. There is a stone dust path through the parcel providing pedestrian access from a town road. The western portion of the parcel is hilly and suitable for sledding in the winter but not much other passive or active recreation. The eastern portion of the parcel contains an old man-made farm pond with many species of wildlife including some "species of special concern" as defined by the Connecticut Department of the Environment.

21. 00457800 Tournament Players Club 100 Field Road
 The Tournament Players Club of Connecticut owns approximately 158 acres of land used for general recreation. This land is privately owned and used by members or owners only. The Edgewood Country Club pond is located on this parcel. This pond provides habitat for a variety of wildlife. The development rights have been given to the Town of Cromwell.

22. Open Space at "North Brook Estates" on Pasco Hill Road
 00307300 3.65 acres Grassy Hill Road, south of
 00417600 38.18 4 Butternut Drive
 Approximately 40 acres of hilltop scenic vista with a diversity of habitat: field, woodland, wetlands, and natural swamp. Property of the homeowners association but protected by a conservation easement enforceable by the Town. This diverse habitat is important for wildlife, and may be an animal wildlife corridor passage. The land could be used for passive recreation.

23. 07250151 Open Space at "River Park Drive" Nooks Hill Road
 20.33 acres of open space, owned by the homeowners association.

III. Publicly-Owned; Not Restricted (not protected from development):

24. 00321700 Former Mazzotta property 204 Main Street
 This large 24-acre parcel is a mix of wooded and open space. There are several perennial wet areas that would be described as a marsh. The eastern border has excellent views of the Connecticut River. It is high and dry and offers recreational opportunities. The western portion is ideal wildlife habitat.

25. 00113500 Vacant Parcel Nooks Hill/Prospect Hill Road
 Hilly, wooded 5.2 acre lot deeded to the Town as part of a residential subdivision in the 1980's.

26. 00245100 Cromwell Boat Launch River Road
 This town property is a sliver of land, 3.76 acres, between River Road and the Connecticut River a portion of which is leased to the Cromwell Outboard Association which is responsible for maintaining the ramp and club house.

| | | |
|----------|---------------------------------|--------------------|
| 27. | Cromwell Fire District Property | |
| 00082200 | 34.0 acres | 105 Coles Road |
| 05085000 | 17.9 acres | 202 Evergreen Road |
| 00109300 | 7.7 acres | 711 Main Street |

28. 00114400 Vacant Parcel North Side Evergreen Road
 Very wet, phragmites-covered 11.28 acre lot adjacent to Route 91.

IV. Privately-Owned; Not Restricted (not protected from development):

29. 00388000 Vacant Lot River Road
 This parcel is composed of four acres on River Road and bordered by the Connecticut River. Owned by Thomas Evans.

30. 00117500 Canoe Launch 24 Shunpike Road
 The owner of this commercial property abutting the Mattabasset River gave the Connecticut River Coastal Conservation Commission a license to install a canoe launch, accessible to the public.

31. 00327700 Holy Apostles Property 20 Prospect Hill Road
 13.38 acres of open meadow/field bordered by woodlands, with two buildings. Property connects to the Cromwell Fish and Game Club property. Very attractive vista. A nice spot for passive recreation, e.g. nature garden with benches. Diverse habitat for wildlife (have seen kestrels, monarch butterflies, etc. on property).

32. 00326900 Holy Apostles Seminary 33 Prospect Hill Road
 16.53 acres on the west side of Prospect Hill Road. This is a historic property. The land was granted to Deacon Thomas Ranney in 1742 and a 2 1/2 story house on a brownstone foundation was built in 1747. This house still stands today. An underground spring runs through the property and a 200 year old well still produces water. The property is registered with the National Department of Interior as an Olmsted designed landscape. Sawara Cypresses, European Hornbeam and Carolina Silverbell trees dating 100 years old border the property. Over 80 varieties of trees exist including 100 year old native maples and oaks. Twenty trees are under the Connecticut Notable Tree Program. The only octagon building in town was built in 1854. Holy Apostles Seminary became owner of the property in 1956.

33. 00095200 D'Angelo Parcel 30 Willowbrook Road
 19.58 acres, divided by Coles Brook. This land is useful as a buffer to protect Willow Brook, and the stream habitat of plants and animals. It has potential as part of a Greenway in the area.

34. 00191100 Gardner Nurseries Geer Street
 130 acres. Active agricultural area used for nursery stock, which ties in with Watrous Park. It would be a great enhancement to Watrous for either passive or active recreation.
35. 00190500 Gardner Nurseries 652 Main Street
 25 acres, zoned for "Active Adult" development. Used for growing grow nursery stock and soy beans.
36. 00190400 Gardner Nurseries 650 Main Street
 31 acres, zoned for "Active Adult" development. Used for growing grow nursery stock and soy beans.
37. 00189800 Parcels adjacent to Watrous Park 675 Main Street
 These parcels consist of active agricultural areas (Millane's), as well as wooded portions which are wild plant and animal habitats. Located in the school district, they would be a great addition to Watrous Park, and could be used for active and passive recreation, as well as for educational purposes.
38. 00387900 Former "Tank Farm" 79 River Road
 9 acres of open, overgrown, north edge wetland on the east side of the railroad tracks. There is a commercial building. Recommended use is recreation due to proximity to Rotary Park. Now belongs to "River Road of Cromwell LLC".
39. 00210200 Private Home 170 Evergreen Road
 14.1 acres of wooded wetlands, across the street from Evergreen Hill Park.
40. 00388100 "Water's Edge LLC" 78 River Road
 12.6 acres. Largely undisturbed for past 70+ years. Contains old brownstone tailings piles from quarry operation, also contains old oil tanks and concrete cradles. Historical significance in brownstone contains swamp, upland woods, and riverfront floodplain forest. Beautiful piece of property for passive recreation, nature trail, walking, picnics on river, etc. (Also contains brownstone pier with channel marker for Connecticut River.
41. 00096800 Vacant lot 80 River Road
 5.4 wooded acres, property of CL&P.
42. 00096200 Vacant lot River Road
 18.2 wooded acres, property of CL&P.
43. 00095700 Northeast Utilities 676 Main Street
 CL&P-owned property behind Main Street. 104.81 acres. Historically an earth excavation operation. The western portion was recently approved for use as an overflow parking area for the annual golf tournament at the Tournament Players Club. Should be preserved as open space in order to protect the Town of Cromwell's water supply source by minimizing the risk of contamination from industrial, commercial, agricultural, and residential sources.

44. 00314900 Private Home and Farm 102 Court Street
19.2 acres of open fields, nursery, hay lot, abundance of "edge meadow". Recommended for passive or active recreation.
45. 00348700 Private Home and Farm 27 North Road
4.63 acres of active farm, ledge outcroppings, pasture, agricultural uses or recreation. Former "Amy's Udder Joy"
46. 00370200 Vacant land 419 Main Street
Large, open meadow on approximately one-acre portion of 71 acre parcel, on corner of New Lane and West Street.
47. 05060000 Manke Property South side of Route 9
11.76 acre land-locked piece of woods, largely undisturbed, value significant only to abutters. Visual buffer for highway.
48. 0429000 Cromwell Fish and Game Club Nooks Hill Road
172.13 acres of wooded wetlands. The Cromwell Fish and Game Club owns three parcels which make up approximately 172 acres. This is a privately owned club. Members of the club use the land for general recreation such as hiking, fishing and hunting.
49. 00072600 Riverside Stables Nooks Hill Road
89.83 acres of wooded wetlands and open meadow, with horse barn and riding corral.
50. 00072900 Private Home 136 Nooks Hill Road
94.2 acres of wooded wetlands and open meadow.
51. 00452300 Private Property 138R Nooks Hill Road
15.88 acres of meadow and over-grown nursery stock.
52. 00452300 Private Home/Farm 76 Nooks Hill Road
47.65 acres of private residence and farm.
53. 00452300 Private Home/Farm 86 Nooks Hill Road
6.46 acres of private residence and farm.
54. 00038800 Vacant Lot Nooks Hill Road
8.61 acres of wooded wetlands.
55. 00042950 Vacant Lot Nooks Hill Road
8.28 acres of wooded wetlands. Property of JBJC LLC.
56. 00460400 Vacant Lot Nooks Hill Road
6.4 acres of wooded wetlands.