



Economic Development Commission

Town of Bethel, Connecticut

*Bethel Municipal Center * 1 School Street * Bethel, Connecticut 06801*

(203)794-8540 Facsimile (203) 778-7520

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TOWN OF BETHEL
TOWN CLERK

MINUTES OF REGULAR MEETING

Wednesday, August 19, 2015

4:00 P.M.

CJH MUNICIPAL CENTER-MEETING ROOM "A"

PRESENT: Michael Boyle, Chairman, Kevin McMahon, Roy Steiner, Bonnie Brown. Also in attendance was Janice Chrzescijanek, Economic Development Director.

Absent: Sharon Straiton, Noel Gill and Jay Streaman.

Call to order: Michael Boyle called the meeting to order at 4:00 p.m. with the pledge of allegiance.

Public Comment: Chairman Boyle read a thank you note to the commission from long time secretary Wendy Smith who has retired her position as such. Chairman Boyle at that point welcomed newly appointed secretary Lisa Bergh.

Approval of minutes: Kevin McMahon made a motion, which was seconded by Bonnie Brown, to approve the minutes of June 17, 2015. Vote, all in favor, motion unanimously approved.

Transit Oriented District (TOD) update: Bonnie Brown is co-chair of the 2015 TOD Steering Committee, now known as Bethel Forward Steering Committee. The first meeting was held July 14th. There are many consultants involved with the committee as well as 11 members. Steve Palmer asked that Steve DeMoura also be appointed co-chair.

Janice reported on several items involving the Bethel Forward Steering Committee, such as branding, tag lines, press releases and outreach. It is very important to make clear that this is a plan for downtown.

There are modifications being made on the town website, there will be public information sessions with consultants to gather feedback.



Chairman Boyle suggested to Janice that she reach out to Union Savings Bank Reps, the head of the Regional Planning Authority, and Goodfellow Ashmore's Todd Payne to see if they are able to attend the first outreach meeting on September 16th.

Clarke Business Park Expansion Update: Janice shared the summary of the development feasibility analysis prepared by Milone & MacBroom (see attached). Roy suggested holding a preliminary meeting with the firm prior to September 16th, discussion supported that idea.

Economic Development Director Report:

Janice Chrzescijanek presented her report to commission (see attached). Janice discussed and shared among other things the photo of the billboard, and discussed the website.

Economic Development Payment of Invoice: The Bethel Chamber of Commerce invoice of \$5,000, for the Discover Bethel website founding sponsor was presented to the commission for payment. Bonnie Brown made a motion to approve the invoice dated 3/12/15 # 1017; the motion was seconded by Roy Steiner. Vote taken, motion approved.

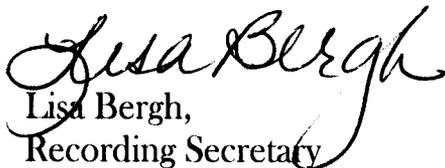
Adjourn:

A motion to adjourn was made by Kevin McMahon; the motion was seconded by Bonnie Brown.

Vote taken, motion unanimously approved.

Meeting adjourned at 5:00p.m.

Respectfully submitted,


Lisa Bergh,
Recording Secretary



2015 TOD STEERING COMMITTEE

NAMES	ADDRESS	EMAIL	home/office	cell
Jill DeRosa	16 High Street	jillderosa4@gmail.com	203-778-3304	203-885-8198
Kevin Mclosky	54 Wooster Street	kevinmcclosky07@gmail.com	203-482-3824	
John Lennon	16 Old Turnpike Road	johnlennon32@earthlink.com	230-223-3223	
Sandi Forman	31 Milwaukee Ave	sandi.forman@hotmail.com	203-794-1125	
Ken Stevens	4 Four Gables Road	kstevens4@comcast.net	203-792-2027	
Bonnie Brown	4 Penny Lane	bjbrownconsulting@gmail.com	203-942-2057	
Roy Steiner	Walnut Hill Road	roysteiner@snet.net	203-744-3782	
Rob Wallace	16 High Street	robwallace5@gmail.com	203-313-4937	
Bobbi Jo Beers	206 Old Hawleyville Road	bobbjo@bethelchamber.com	203-743-6500	
Steve DeMoura	131 Codfish Hill Road	steven@boademoura.com	203-648-9040	
Sue Holbrook	4 Allan Way	susan.e.holbrook@aexp.com	203-797-8144	203-733-1571

STAFF

Technical Advisors	POSITION	EMAIL	office	cell
Steve Palmer	Planning & Zoning Director	palmers@bethel-ct.gov	203-794-8578	203-258-4245
Beth Cavagna	Inland Wetlands Agent	cavagnab@bethel-ct.gov	203-794-8578	
Janice C.	Economic Development Director	chrzeczianekj@bethel-ct.gov	203-794-2822	

CONSULTANTS	FIRM	EMAIL	office	cell
Marina Kouhry	DPZ Partners-Project Manager	marina@dpz.com	301-948-6223	305-299-8129
Mike Weich	DPZ Partners	mike@dpz.com	301-948-6223	
Robert Orr	Robert Orr Assoc.-Arch. Consultant	robert.orr@robertorr.com		
Gianni Longo	Gianni Longo Assoc.-Public Outreach	gianni@giannilongo.com	212-965-0690	917-992-1884
Joe Balskus	CDM Smith-Traffic Engineer	balskusj@cdmsmith.com	860-808-2299	203-482-0956
Cynthia Bauman	CDM Smith-Civil Engineer	baumannca@cdsmith.com	860-808-2299	
Maggie Lofstedt	CDM Smith-Soil Scientist	lofstedtmh@cdsmith.com	860-808-2299	
Andrew Poyant	CDM Smith-Soil Scientist	poyantar@cdsmith.com	860-808-2299	
Kennedy Smith	CLUE Group-Market Analysis	kennedy@cluegroup.com	202-657-5232	202-236-1232



Bethel Stakeholders - Community Outreach	Meeting Date	Name #1	Name #2	Name #3	Name #4
Planning & Zoning and Economic Development	September 16th	P&Z Commission (7 members)	Economic Development Commission (7 members)	Board of Selectman (3)	
Commissions and Boards	tbd	BOE?	BOF?		
Community Groups	September 17th	Chamber of Commerce Executive Board	Bethel Friends of the Library	Bethel Womens Club	Teen Center
Town Employees/Board of Education	September 16th	All Town Department Heads (13)	Christine Carver - Superintendent		
Regional Planning Agency/State/General Assembly	tbd	RPA - Dave Hannon	RPA - Jon Chew	DECD - Tim Sullivan	OPM - Kip Bergstrom
Developer/Builders/Architects	September 17th	Jeff Bruno	Gary Michael	Bob Gleason	Kurt Verdi
Real Estate	September 17th	Scalzo - Paul Scalzo or rep. - Patricia	Ryer Associates - Jeff or Gus Ryer	Advantage Realty - Mike Struna	Coldwell Banker - Courtney Martin
Downtown Business Owners	September 16th	Eaton - Tony A.	Famous Pizza - Perry Anastakis	Gift Cottage	Escape - Maria Rodriguez
Downtown Business Owners - Cont.	September 16th	Brennan Purdy	Molten Java - Wendy	True Value/Peachwave	Bethel Cinema
Downtown Property Owners - Group 1	September 16th	David Nussbaum	Tulio Belardinelli	Ed English	Urstadt Biddle - HUB
Downtown Property Owners - Group 2 (TOD area)	September 16th	Peter Olsen - Rep for RMS, Steve Goldblum	Rich Mancuso - Rep. for Davenport	Sam Gault - Do Chung	Ron Uziak
Downtown Residents/Bethel Neighborhood Associations	September 17th	Mike Macchi	Tabby Burghoff	Jen Gorman	Amber Wilder
Students	tbd	WCSU			
Commuters	tbd	Rob Wallace	Tim Beeble	Rich Tibbitts	Ralph Lobaldo
Transportation	tbd	Bethel Cycle - Greg P	Bicycle Advocate - Dave Fine	HART	Tom Carruthers

Name #5	Name #6	Name #7	Name #8	Name #9	Name #10	Name #11	Name #12	Name #13
Senior Center	High School Student Council	Ex-EOC Members - Bob S., Tony R., Paul R.	Bethel Soccer Association	St. Thomas	First Congregtional Church	Bethel Historical Society	Bethel Arts	Spark Arts
DOT?	State Representatives and Senators (5)							
Steve DeMarco	Vinny - RMS	Lanahan - Toll	Tim Draper	72Arch	Peter Eckert - Arch. Guild	Claris Construction - Paul		
Jay Streaman	Tower Group	Atherton and Associates - Bryan Atherton	Goodfellow Ashmore - Joe Wrinn	Cushman	Sue Dolan	Dave Scolino		
Toy Room - Kim	McCollam Insurance - Mary McCollam	English Apothecary	Silver Touch	Varanos	CVS	Green Grunion	Rocos Deli	Byrds - Alice
The Sign Shop - Howard B	Rainy Day - Fran O.	Putnam House	Wells Fargo - Maria	Danbury Savings	Chase	Fulton Jewelers	Oneills - PJ	Ed Freeman
Beth Camp	Julio Grosso	Ed Staib	Lucia Carosella	La Zingara - Lisa	Mark Carlauzzi	Donna Boylan	Bethel United Methodist Church	Don Dempsey
- Al Kellogg	Klaus Theil	Ed Batista						
Tom Keane	Isabelle Zimmerman	Theresa	Timber Oaks BOD	Kingswood	Summit			
Clarke Park Bike Race Organizer	Wed. local bike group							

From: Janice Chrzescijanek [mailto:chrzescijanekj@bethel-ct.gov]
Sent: Tuesday, March 03, 2015 11:08 AM
To: Tom Daly
Subject: Re: Clark

Hi Tom,
Yes, I can get the list from my assessor for Bethel sales. Once I receive the data I will email it to you. I am limited in resources to call other towns. The analysis based off of asking price is a high number. For the Commission to make an informed decision they will need actual sale amounts. Anything you can do to help is appreciated. *I know many assessors usually have a good working relationship with assessors in other towns so maybe they can make the call. I will reach out to a local real estate office we know to see if they can generate a list.*

A couple other questions that came up:

1. Approximately what size are the proposed buildings per lot? *I will email them to you.*
2. Does the proposed roadway and parking illustrated on your conceptual subdivision plan accommodate the activities and type of businesses that will likely be on those lots (e.g. warehousing, manufacturing). Most of the current properties in the park have loading zones that go around the back of their property for delivery trucks. Could these lots accommodate that or are they limited by ledge etc.? *It is my opinion that access drives around the buildings is cost prohibitive due to topography and ledge so we did not show them.*
3. The overall concern from the group was the cost per lot (high cost of infrastructure and roadway). Based on the info you provided, the lots are most likely too expensive. Are there other options to reduce the cost for these lots? Instead of a roadway is a driveway with a shared parking lot that accommodates commercial pad sites, or commercial condominiums a viable option? *I don't think the condo option really changes anything. You still need to have an access road with a place for a fire truck to turn around and bring utilities into the site. I will call Steve Palmer to discuss.*

In terms of next steps we are waiting on the botanical survey (May through June), and the butterfly survey (June 15 through July 21). Once this data is complete, we can schedule a final presentation incorporating the questions above. OK

Thanks,
Janice

Tom Daly <tomd@miloneandmacbroom.com>
to me

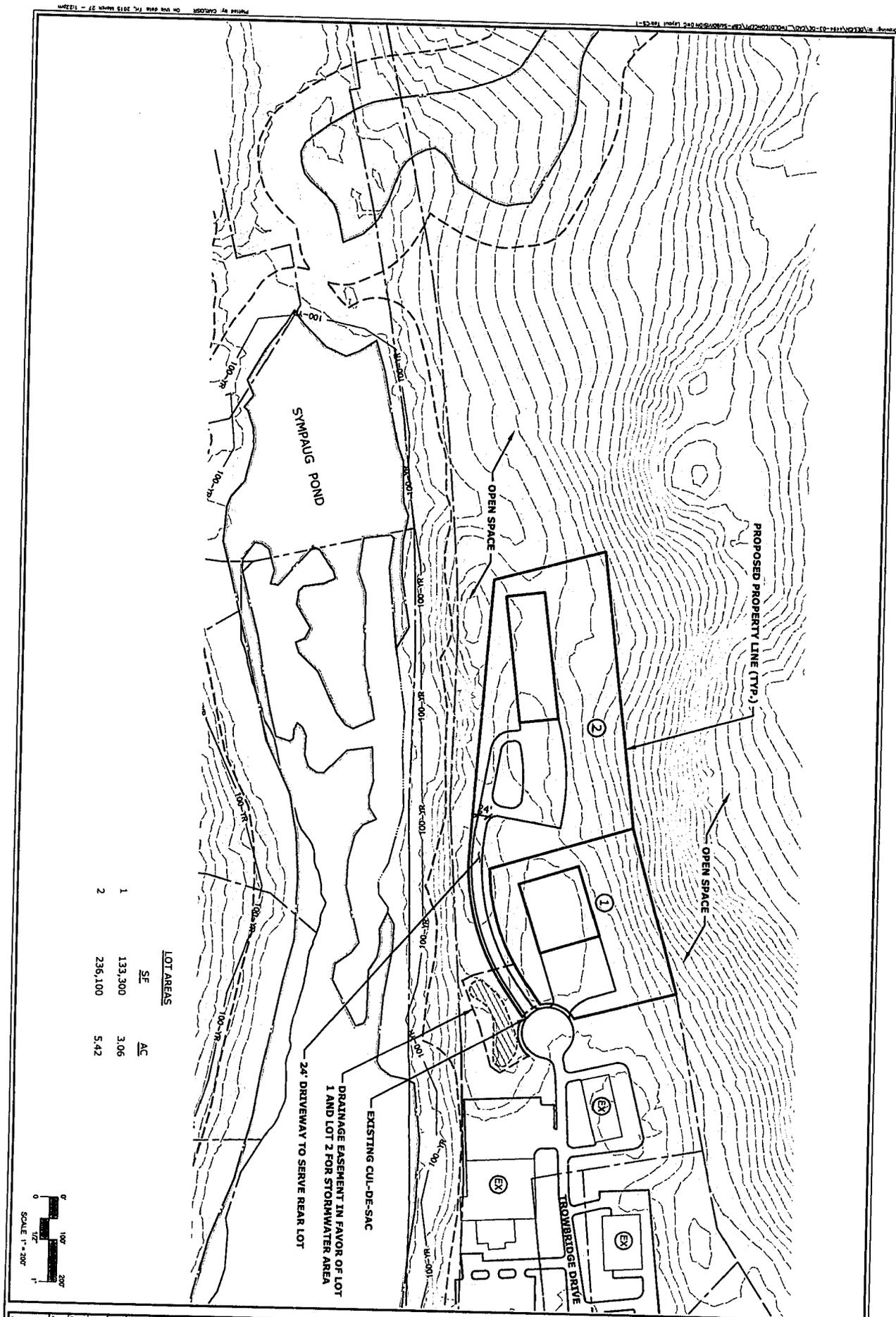
Janice – on the 5 lot plan
Lot 1 = 12,700 sf (footprint)
Lot 2 = 12,800 sf
Lot 3 = 11,900 sf
Lot 4 = 10,615 sf
Lot 5 = 11,635 sf

Thomas J. Daly, P.E., Principal
Senior Project Manager, Civil Engineering

MILONE & MACBROOM
99 Realty Drive, Cheshire, CT 06410
(203) 271-1773 Ext. 249/(203) 272-9733 (fax)
www.miloneandmacbroom.com

Mar 3

OPTION 3 -
 No required infrastructure improvements.



LOT AREAS

LOT	SF	AC
1	133,300	3.06
2	236,100	5.42



CS-3	CONCEPTUAL SUBDIVISION PLAN (OPTION 3)		REVISIONS <table border="1"> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>													
FRANCIS J. CLARKE BUSINESS PARK EXPANSION TROWBRIDGE DRIVE BETHEL, CONNECTICUT		<p>99 Raby Drive Shelton, Connecticut 06410 (203) 271-4773 Fax (203) 272-6133 www.miloneandmacbroom.com</p>														



1.0 INLAND WETLANDS DELINEATION

On August 8, 2014, the boundaries of inland wetlands and watercourses on the site were investigated by William A. Root, MS, a certified professional soil scientist, in accordance with the regulations of the Town of Bethel, Connecticut and the State of Connecticut *Inland Wetlands and Watercourses Act*, CGS 22a-36 through 45. Regulated wetland areas consist of any of the soil types designated by the National Cooperative Soils Survey as poorly drained, very poorly drained, alluvial, or floodplain. Regulated watercourses consist of rivers; streams; brooks; waterways; lakes; ponds; marshes; swamps; bogs; and all other bodies of water, natural or artificial, vernal or intermittent, public or private, or not regulated pursuant to CGS sections 22a-28 to 22a-35, inclusive (tidal wetlands).

1.1 Methodology

In general, transects were walked over the site looking for evidence of redoximorphic features in the soil (hydric soils), a predominance of wetland-adapted plants (hydrophytic vegetation), and evidence of high groundwater persisting into the growing season (wetland hydrology). Areas of flowing or standing water and incised channels were inspected for evidence of ordinary high water marks, a diagnostic feature of watercourses (perennial or intermittent).

Prior to the fieldwork, geospatial data was accessed via the Web Soil Survey to determine current United States Department of Agriculture – Natural Resources Conservation Service (USDA-NRCS) soil survey mapping for the project site (<http://websoilsurvey.nrcs.usda.gov>). A copy of the web soil survey mapping is appended to this report. The USDA-NRCS maps the following soil units in the vicinity of the project area:

- Haven and Enfield soils (#32), well drained, sandy soils
- Hinckley, gravelly sandy loam (#38), excessively drained
- Rock Outcrop, Hollis, Chatfield soils (#75, 76), well drained to excessively drained soils
- Ridgebury, Leicester, Whitman soils (#3), poorly drained, wetland soils, and Open Water (W)

1.2 Field Survey

There are no wetland soils mapped by the USDA – NRCS near the end of Trowbridge Drive. At the end of the cul-de-sac, there is a narrow corridor of somewhat level land between the pond and railroad tracks and the steep rocky escarpment to the west. It extends southerly approximately 2,000 feet until it reaches a narrow wetland and watercourse trough that drains easterly to the pond. The upland soils here are glaciofluvial based and developed in stratified sand and gravel. There are several runoff rills from the steep rocky slopes that cross the site, but none of these meets criteria to be regulated as an intermittent watercourse. At the top of the escarpment, there are several depressions that remain saturated long enough to meet wetland/watercourse criteria. These are shown on the attached USDA-NRCS map and the attached GIS maps, as well. However, these are located far from any portion of the site that may be accessed from Trowbridge Drive, except on foot as recreation trails.

Our conclusion is that expansion of the Clarke Business Park southward from Trowbridge Drive is unlikely to encounter or impact any inland wetlands or watercourses.



2.0 BOTANICAL SURVEY

The botanical survey for state-listed species was scheduled to coincide with the blooming season for the majority of species, which is May through July. However, state funding for the project was somewhat delayed, and fieldwork did not commence until the very end of the blooming season in 2014. Therefore, this scope item was not fully addressed and was continued into the 2015 field season. A further round of field surveys was conducted on July 13, 2015. The work coincided with the Eastern box turtle and Northern metalmark butterfly survey. An additional 4 hours of fieldwork focused upon the moderately level terrain at the end of Trowbridge Drive did not yield any observations of state-listed plant species.

Our conclusion is that expansion of the Clarke Business Park southward from Trowbridge Drive is unlikely to encounter or impact any state or federal listed plant species.



3.0 NORTHERN METALMARK BUTTERFLY SURVEY

The butterfly survey was scheduled to coincide with the flight season for the species *Calephelis borealis*, which is June 15 through July 21. However, state funding for the project was somewhat delayed, and fieldwork did not commence until the very end of the flight season. The host plant for the species is round-leaved ragwort, which blooms from April to June in this region. So, searches for this species were also compromised by the late start. Therefore, this scope item was not fully addressed in 2014 and was rescheduled to 2015

A further round of field studies took place on July 13, 2015 and is detailed in the accompanying report by Ms. Carol Lemmon. No Northern metalmark butterflies were observed and are not likely to utilize this site as habitat. Therefore, our conclusion is that expansion of the Clarke Business Park southward from Trowbridge Drive is unlikely to encounter or impact the Northern metalmark butterfly.



4.0 HERPETOLOGIST SURVEYS

Despite the late approval of funding, MMI did conduct a vernal pool survey and did conduct surveys for Eastern box turtle at the site.

4.1 Vernal Pool Survey

MMI accomplished the following tasks to determine the presence of vernal pools and vernal pool obligate species at the site:

- 1) Reviewed published records for information regarding current and historical utilization of this site and surrounding sites in the watershed by vernal pool obligate species. *State Geological and Natural History Bulletin # 112* and other reference texts were reviewed for this purpose.
- 2) MMI reviewed published and available resource mapping, including the following:
 - USDA – NRCS Soil Survey mapping
 - Current wetland mapping
 - USGS Quadrangle maps
 - Aerial photographs of the area
 - Site topography
 - Site hydrology
- 3) MMI conducted field studies on April 9, 2014 at the site, including the following:
 - Physically locating and inspecting any bodies of standing water, pools, and ponds to determine their suitability to function as vernal pools
 - Surveying the site using the visual encounter method, which consists of walking over the landscape searching for amphibians. An intensive cover search was also conducted. This consists of inspecting likely habitat for amphibians and searching under decaying logs and rocks which often shelter amphibians.
 - All bodies of standing water were carefully inspected by walking along the edges looking for adult amphibians and egg masses. A dip net survey was conducted to sample for adult amphibians.

4.1.1 *Survey Results*

Conversations with CT DEEP NDDB personnel alerted MMI that reports of Jefferson salamander complex (*Ambystoma jeffersonianum*) were in the Terre Haute Reserve high up on the rocky plateau west of Trowbridge Drive. No indications of vernal pools or obligate species were encountered from the end of Trowbridge drive southward for approximately 3,000 feet, somewhat beyond the intermittent watercourse and wetland trough that drains to the pond. The pond edge itself east of the railroad tracks was explored looking for adult amphibians, larvae, and egg masses, but none were observed. Exploration of the high ridge

to the west (approximately 2,500 feet from Trowbridge Drive) was more fruitful. The rolling, rocky terrain with isolated depressions looked suitable for Jefferson salamander. Although no pools were encountered, wood frogs were heard calling faintly even farther upslope to the west indicating the likely presence of a vernal pool as shown on the attached aerial photographs.

Our conclusion is that expansion of the Clarke Business Park southward from Trowbridge Drive is unlikely to encounter or impact Jefferson salamander populations or habitat.

4.2 Eastern Box Turtle (*Terrapene c. Carolina*) Survey

Box turtles inhabit old fields and deciduous forest habitat including power line cuts and logged areas. They are typically found near wetlands, including minor streams and ponds. They often use sand and gravel based soils (if available) for nesting and hibernation. They are active from April through October.

MMI surveyed the Trowbridge Drive site using the *visual encounter method* which consists of walking over the landscape searching for turtles and an *intensive cover search*, inspecting likely habitat for turtles under woody debris, leaf litter, and vegetation, which often shelter turtles. Survey dates were April 9, 2014; August 8, 2014; and July 13, 2015. An accessory report is attached.

Although habitat for box turtles looked suitable (but not good), none were encountered. The level of development that borders the proposed expansion site, including Trowbridge Drive and the railroad tracks, may inhibit turtle movement – so too does the steep rocky slope to the west. The rocky highlands of the Terre Haute preserve are not good habitat for box turtles. In reviewing aerial photographs of the area, the open terrain to the east of the pond appears more suitable for box turtle. Standard protocols for box turtle protection are normally employed when initiating development of areas known or suspected of supporting box turtles. These protocols are normally issued as part of any CT DEEP permit.

Our conclusion is that expansion of the Clarke Business Park southward from Trowbridge Drive is unlikely to encounter individual Eastern box turtles and will not impact their local population or habitat.

Very truly yours,

MILONE & MACBROOM, INC.

William A. Root, MES
Senior Project Specialist, Environmental

Attachments: CT DEEP Eco-Resource Maps
USDA-NRCS Soil Survey Map
GIS Maps
Eastern box turtle survey report
Northern metalmark butterfly survey report
Carol R. Lemmon Resume



CT DEEP Eco-Resource Maps

Inland Wetland Soils: There is a narrow wetland / watercourse trough south of Trowbridge Drive that drains easterly to the pond.

DECO Connecticut Environmental Conditions Online
Simple Map Viewer

Home | About | Contact | CLEAR | CT DEP | FAQs

Results

Choose a Map Theme
Find an Address
Find a Place
Find a Latitude/Longitude
View a Map Legend

Inland Wetland Soils

- Poorly Drained and Very Poorly Drained
- Floodplain and Alluvial
- Not an Inland Wetland Soil

More information:
[Basic Data Guide](#)
[Complete Resource Guide](#)

Connecticut Base Map
Color Photos
Black & White Photos

Choose a Photo Base

Map Theme:
Inland Wetland Soils

Map Scale: 1:12,000

Latitude: 41.34487 Longitude: -72.42994

Print a Map

Natural Diversity Data Base: These are the reported occurrences on file with the CT DEEP. They are Jefferson Salamander and Eastern box turtle; neither is expected to be problematic for further development of the Clarke Park site. Surveys for Northern Metalmark butterfly and state-listed plants were negative.

DECO Connecticut Environmental Conditions Online
Simple Map Viewer

[Home](#) | [About](#) | [Contact](#) | [CLEAR](#) | [CT DEEP](#) | [FAQs](#)

- Results
- Choose a Map Theme
 - Find an Address
 - Find a Place
 - Find a Latitude/Longitude
 - View a Map Legend



Choose a Photo Base *

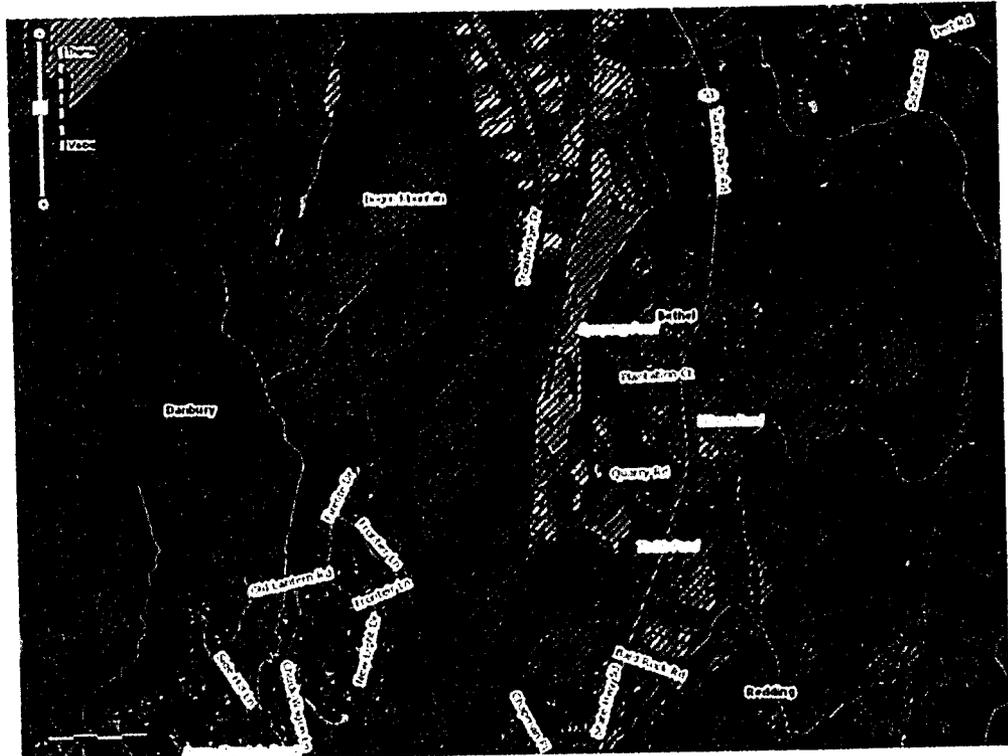
Map Theme:
Natural Diversity Data Base Area, December 2014

Natural Diversity Data Base Area,
December 2014

Natural Diversity Database

More information:
[Basic Data Guide](#)
[Complete Resource Guide](#)

- Connecticut Base Map
- Color Photos
- Black & White Photos



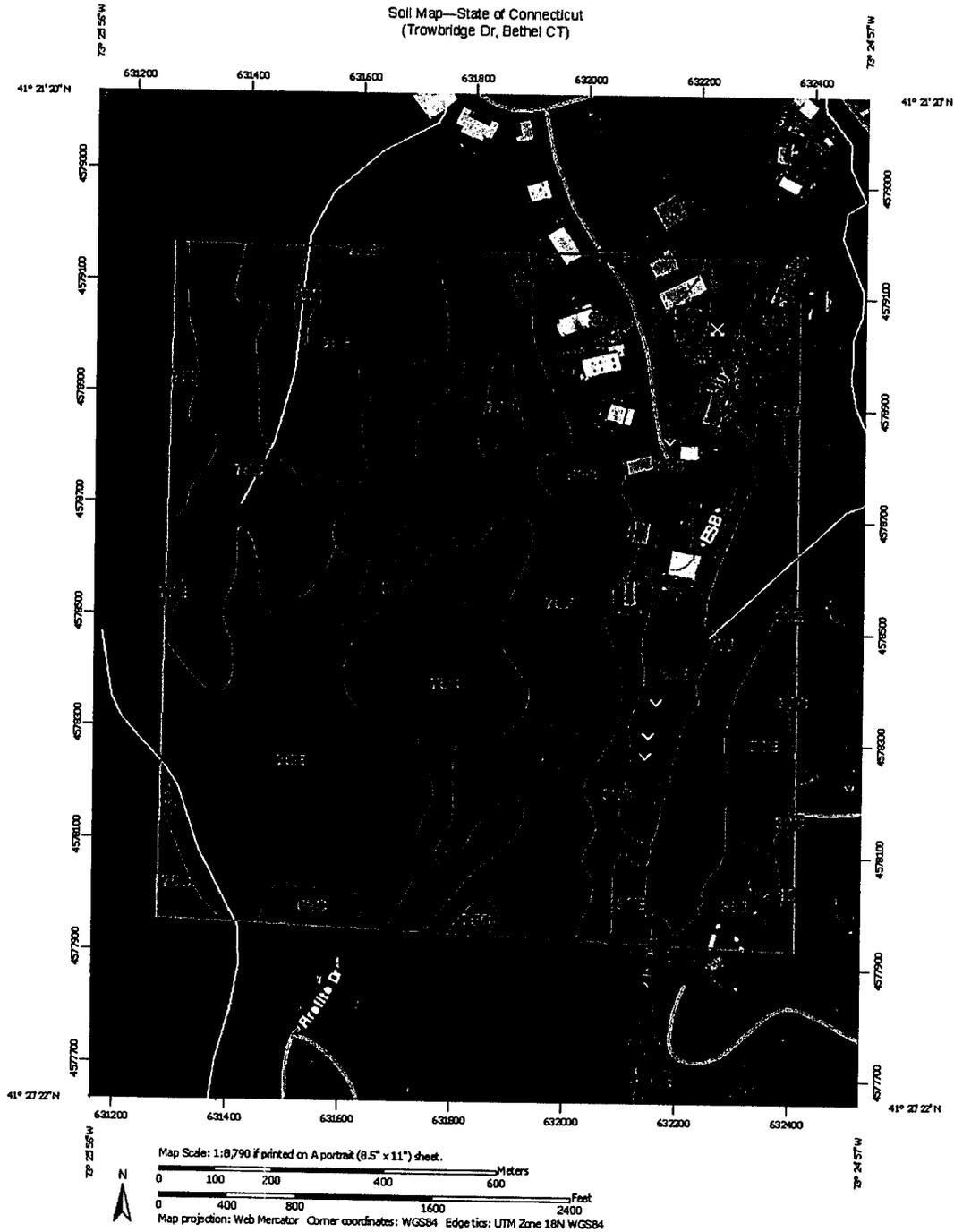
Print a Map

Map Scale: 1:12,000

Latitude: 41.34768 Longitude: -73.42964



USDA – NRCS Soil Survey Map



Soil Map—State of Connecticut
 (Trowbridge Dr., Bethel CT)

MAP LEGEND		MAP INFORMATION	
	Area of Interest (AOI)		Spail Area
	Soil Map Link Polygons		Stony Spot
	Soil Map Link Lines		Very Stony Spot
	Soil Map Link Points		Wet Spot
	Blowout		Other
	Borrow Pit		Special Line Features
	Clay Spot		Streams and Canals
	Closed Depression		Ress
	Gravel Pit		Interstate Highways
	Gravelly Spot		US Routes
	Landfill		Major Roads
	Lava Flow		Local Roads
	Marsh or swamp		Aerial Photography
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

The soil surveys that comprise your AOI were mapped at 1:12,000. Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut
 Survey Area Date: Version 13, Oct 28, 2014

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 28, 2011—Oct 9, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Soil Map—State of Connecticut

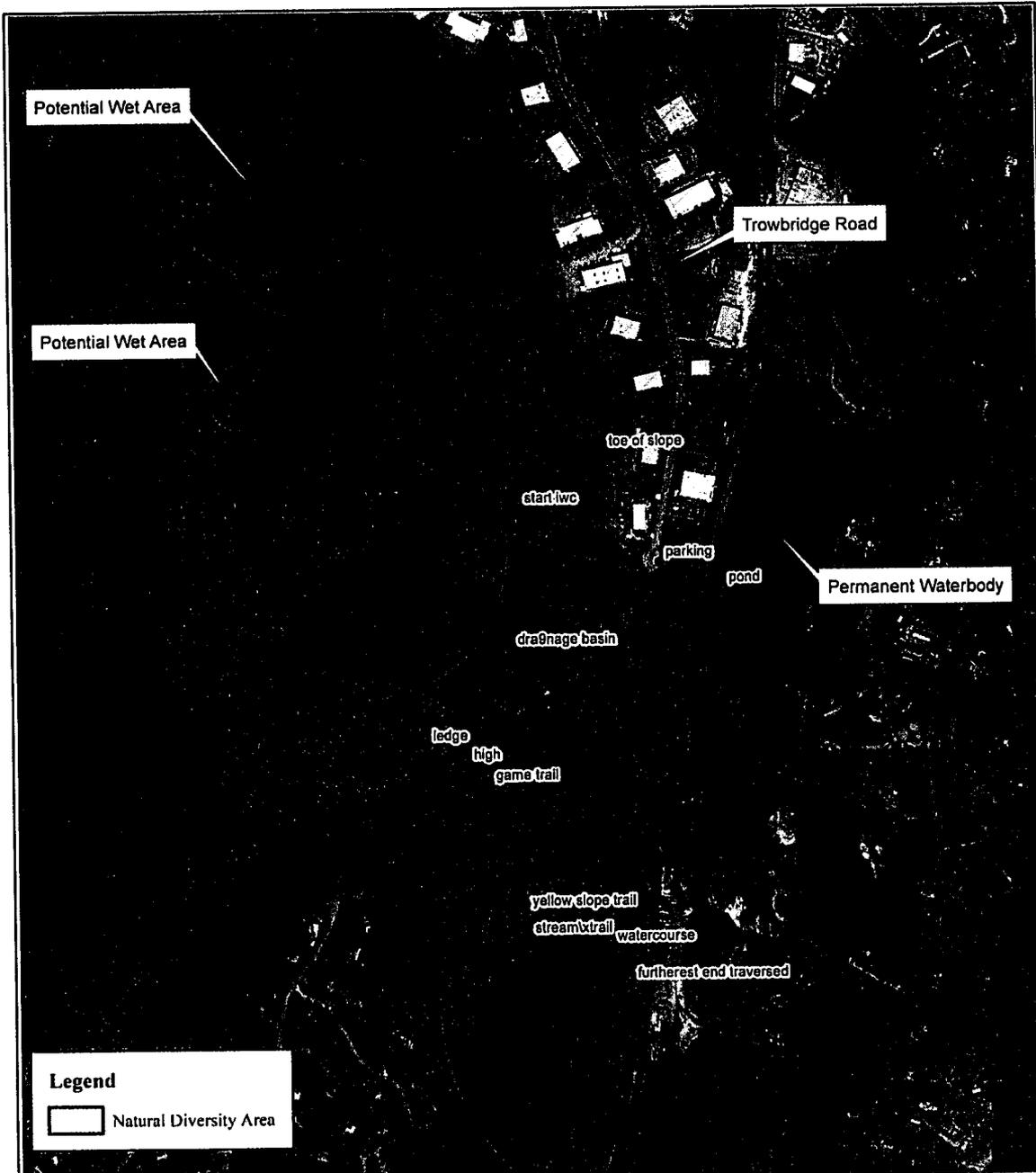
Trowbridge Dr. Bethel CT

Map Unit Legend

State of Connecticut (CT600)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	2.4	0.7%
12	Reypol silt loam	0.8	0.2%
18	Calden and Freetown soils	1.4	0.4%
32B	Haven and Enfield soils, 3 to 8 percent slopes	8.7	2.6%
38C	Hinckley gravelly sandy loam, 3 to 15 percent slopes	0.7	0.2%
38E	Hinckley gravelly sandy loam, 15 to 45 percent slopes	15.7	4.6%
52C	Sutton fine sandy loam, 2 to 15 percent slopes, extremely stony	2.8	0.8%
62C	Canton and Charlton soils, 3 to 15 percent slopes, extremely stony	2.9	0.9%
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky	0.1	0.0%
75C	Hollis-Chatfield-Rock outcrop complex, 3 to 15 percent slopes	72.4	21.2%
75E	Hollis-Chatfield-Rock outcrop complex, 15 to 45 percent slopes	83.3	24.4%
76F	Rock outcrop-Hollis complex, 45 to 60 percent slopes	62.3	18.3%
94C	Farmington-Nellis complex, 3 to 15 percent slopes, very rocky	2.2	0.6%
94E	Farmington-Nellis complex, 15 to 35 percent slopes, very rocky	17.1	5.0%
302	Dumps	1.8	0.5%
305	Udorthents-Pits complex, gravelly	16.2	4.7%
306	Udorthents-Urban land complex	26.2	7.7%
W	Water	23.5	6.9%
Totals for Area of Interest		340.7	100.0%



GIS MAPS



SOURCE(S):
 CT DEEP NDDDB Dec 2013

Traverse Points

LOCATION:
 Bethel, CT



Bethel

Map By: JDW
 MMID: 4494-03
 Original: 4/9/2014
 Revision: 4/9/2014
 Scale: 1 inch = 700 feet

MILONE & MACBROOM
 99 Realty Drive Cheshire, CT 06410
 (203) 271-1773 Fax: (203) 272-9733
 www.miloneandmacbroom.com

M:\D:\W:\Design\4494-03-DE GIS Maps\NDDDB\trbpoints.mxd



Eastern Box Turtle Survey Report

Francis J. Clarke Industrial Park Expansion
NDDDB Assessment
Trowbridge Drive, Bethel CT

MMI 4491-03

July 17, 2015

Eastern Box Turtle (*Terrapene carolina carolina*)

The Natural Diversity Database (NDDDB) maps maintained by the State of CT Department of Energy and Environmental Protection indicate the possible occurrence of Eastern Box Turtle (Species of Special Concern) on or very close to the boundaries of this property.

The study site consists of a steep rocky cliff to the west that climbs from a shelf, or plateau, accessed from Trowbridge Drive. Another steep slope falls to the east to the railroad line and Sympaug Lake. The site is comprised of mature forest with a thick understory of shrubs and herbaceous plants. There is a narrow wooded wetland in the southern section that includes an intermittent watercourse that is tributary to the lake.

MMI surveyed the subject property for these species two times, on August 28, 2014 and July 13, 2015. Surveys were conducted when turtles are normally active; beginning in mid-morning once temperatures reached 60-70 degrees F. Each visit lasted approximately 4 hours. Transects were walked over the entire property and included intensive cover searches.

Eastern Box Turtle (*Terrapene carolina carolina*)

The eastern box turtle is a state-listed species of special concern. They favor old field habitat and deciduous forest ecotones, including powerline cuts and logged over woodland (Klemens, 1993). Early-successional habitats are generally inhabited during months with moderate temperatures while forested habitats are utilized during the heat of the summer and for hibernation. The structure and composition of the vegetation present on and near this site, is satisfactory for this species.

Field surveys were conducted on August 28, 2014 and July 13, 2015. No turtles were observed on the site. The weather during survey days was ideal for observing foraging and basking box turtles; i.e., moderately sunny, with temperatures ranging from the mid-60's to the upper 70's. A total of approximately 8 man-hours were spent searching for turtles.



Northern Metalmark Butterfly Survey Report

Carol R. Lemmon
12 Coachman Drive
Branford, CT 06405

20 July 20, 2015

Northern Metalmark Butterfly Report:

On Monday, 13 July 2015, William Root from Milone and McBroom Inc. and I surveyed an approximate 10 acre parcel originating at the end of Trowbridge Drive in Bethel to determine if breeding Northern Metalmark Butterflies, a state listed species, occur on this town owned property. The Northern Metalmark Butterfly's flight period has been reported to occur between 3 July and 13 July, over the last 10 years, (Connecticut Butterfly Association.org Field Notes). The adult usually has a flight period of 7 to 10 days, the female dying after egg oviposition on host plants and the male, after mating.

Habitat and host plants are critical in determining the location of butterflies. The host plants are unquestionably important as are the host plant soil ranges. The Northern Metalmark butterfly has very specific habitat requirements, containing both the host plant and nectaring plants. The Round-leaved Ragwort, (*Senecio obovatus*) is reported as the only plant that female Northern Metalmark butterflies will use as a host plant for its larvae, (The Connecticut Butterfly Atlas, O'Donnell, et al., State Geological and Natural History Survey, Bulletin No. 118, Department of Environmental Protection, Hartford, CT 2007). This plant in turn has very specialized characteristics for growth, needing southern facing calcareous outcrops. Within a town the hostplants have local and patchy ranges. Therefore in order to locate Northern Metalmark butterflies, it is necessary to have rocky shale or limestone outcroppings containing the host plant. In addition, research in CT by Dave Norris, a Connecticut field biologist, indicates with this state listed species, the nectaring plants, in this case, Butterfly weed (*Asclepias tuberosa*) or Black-eyed Susan (*Rudbeckia hirta*) must not occur more than 50 meters away. This research indicated that the adult butterfly rarely strayed more than 50 meters from either the host plant nor from the nectaring plants. (Rick Cech, *Butterflies of the East Coast, an Observers Guide*, 2005, Princeton Univ. Press). After screening more than 500 sites Dave Norris determined the very selective habitat presence of open cedar woods was an indicator of potential Northern Metalmark habitat if it contained both the host plant and Black-eyed Susan flowering plants within 50 meters. (Cech, 2005)

After hiking through the 10 acre parcel owned by the town of Bethel, it was determined that this property does not have the very specific habitat required by Northern Metalmark butterflies. All sunny glades and slopes were inspected. No adult butterflies, nor the host plant Round-leaved Ragwort, nor the nectaring flowering plants Butterfly weed and Black-eyed Susan were observed on the property.

Sincerely,

Carol R. Lemmon

Attachment: Resume



Carol R. Lemmon Resume

Carol R. Lemmon
12 Coachman Drive Branford, CT 06405
(203 488-7813 lemmon@snet.net)

Experience:

Retired in 2003 as the Deputy State Entomologist from the Connecticut Agricultural Experiment Station after 28 years of working there. Job duties included regulatory entomology including the regulation and certification of the nursery and beekeeping industries in the state. Conducted research in forest entomology and monitored forest health. Lectured on natural history subjects to the public, and reported research findings at meetings of The Eastern Plant Board, Northeast Forest Pest Council, New England Plant Conservation Program (NEPCoP) and State Cooperative Agricultural Pest Survey of USDA/ APHIS/PPQ. Presented information on Insects, General Botany (including Wildflowers, Lichens, Mosses, Ferns), Birds, Butterflies.

Education:

B.S., 1975, M.S., 1980 Southern Connecticut State University

Governmental Supervisory Pesticide License (GS-1030)

The Connecticut Agricultural Experiment Station 1975-2003
123 Huntington Street, 123 Huntington Street
New Haven, CT 06504-1106

Technician: 1975-1989

Duties included: trapping wildlife for Lyme Disease and Rocky Mountain Spotted Fever Studies, obtaining blood samples and parasites from birds and mammals: tagging, releasing and recapturing animals: identifying insects, plants and reptiles for the general public, answering telephone inquiries, slide presentations to the public, analyzing blood samples through ELISA, polyacrylamide gel electrophoresis and Western blot.

Deputy State Entomologist: 1989 until retirement in June 2003.

Duties included: Supervising the day-to-day operations, regulation and certification of the nursery and beekeeping industries in Connecticut; the establishment and survey of 51, one acre forest health monitoring sites in the state, as well as monitoring of butternut canker on 600 tagged butternut trees. Established surveys for known forest defoliators such as gypsy moths, hemlock loopers, hemlock woolly adelgids and for exotic insects such as the pine shoot beetle and the Asian longhorned beetle. Worked with other scientists to develop a color atlas to assist foresters in identifying caterpillars that feed on coniferous trees. Was a member of the Steering

Committee for the 5 year Butterfly Breeding Atlas Survey, reared and photographed 90 species of butterflies and was one of the scientific co-authors for its publication (in press).

Selected Publications:

- Lemmon, C.R. and H.M. Pylypiw, Jr. 1992. *Degradation of Diazinon, Chlorpyrifos, Isofenphos, and Pendimethalin in Grass and Compost*. Bulletin Environmental Contamination and Toxicology. 48:409-415.
- Maier, C.T. and Lemmon, C.R. 1996 *Life Cycle of *Lambdina athasaria* (Walker) (Lepidoptera: Geometridae) Developing on Hemlock in Connecticut*. Canadian Entomologist 128: 995-1003
- Lemmon, C.R. 1992. *Two species of parasitic mites infest honey bees in Connecticut*. Frontiers of Plant Science. 44.(2):7-8.
- Lemmon, C.R., G. Bugbee, and G.R. Stephens. 1994. *Tree damage by nesting double-crested Cormorants in the Norwalk Islands, CT*. The Connecticut Warbler (A Journal of Connecticut Ornithology). pp. 14:27-30.
- Gries, R., Gries, G. Jianxiong, L., Maier, C.T., Lemmon, C.R., and Slessor, K.N. 1994. *Sex Pheromone components of the Spring Hemlock Looper, *Lambdina athasaria* (Walker) (Lepidoptera: Geometridae)*. Journal of Chemical Ecology, Vol. 20, No. 10.
- Lemmon, C.R., 1997. *New exotic tree-infesting longhorned beetle invades New York*. Connecticut Woodlands 62:14-16.
- Lemmon, C.R., 2000. *Bird and butterfly garden demonstrates plantings to attract wildlife*. Frontiers of Plant Science. Vol. 52(2): 5-8
- Maier, C.T. and Lemmon, C.R., 2000. *Discovery of the small Japanese cedar longhorned beetle, *Callidiellum rufipenne* (Motschulsky) (Coleoptera: Cerambycidae), in live arborvitae in Connecticut*. Proc. Entomol. Soc. Wash. 102:747-754.
- Lemmon, C.R. 2001. *Current Status of Insect Pests and Diseases*. The Connecticut Arborist, Vol. XII, No. 1 Spring 2001, pgs 1-4
- Maier, C.T., Lemmon, C.R., Fengler, J.M., Schweitzer, D.F., and Reardon, R.C., 2004. *Caterpillars on the foliage of conifers in the Northeastern United States*. USDA Forest Service, Forest Health Technology Enterprise Team, Morgantown, West Virginia FHTET-2004-01. 151 pages.

Current Offices and Committees:

Advisor, Branford Land Trust
Member, Connecticut Botanical Society's Herbarium Committee.
Member, New England Plant Conservation Program (NEPCOP)
Member, Association of Northeastern Herbaria
Member, Purple Loosestrife Containment Committee
Chairman, Lighthouse Point Garden Committee of the Connecticut Butterfly Association
Member, New England Plant Conservation Program

Past Affiliations and Offices

President & Co-founder, Connecticut Butterfly Association
President, Connecticut Botanical Society
President, Eastern Plant Board
Director, Aton Forest, (1100 acre research preserve in Norfolk of the late ecologist Frank Egler).
Treasurer, New Haven Bird Club
Secretary, Connecticut Entomological Society
Duly Authorized Inland Wetlands Commissioner, Branford Inland Wetlands Commission
Member, Invasive Non Native Plant Working Group
Connecticut delegate, Executive Board, Northeastern Forest Pest Council
Chairman, Ecology-Conservation Committee, Connecticut Botanical Society
Member, Advisory Committee, Cooperative Agricultural Pest Survey, USDA
Member, Steering Committee, Connecticut Butterfly Atlas Project
Member of the Board of Directors, Northeast Organic Farming Association of CT
Branford Land Trust Representative of Outer Island, of Steward McKinney Wildlife Refuge



OFFICE OF ECONOMIC DEVELOPMENT

Clifford J. Hurgin Municipal Center, 1 School Street, Bethel, CT 06801
Telephone: 203-794-2822 – Fax: 203-778-7520
Email Address: eddirector@bethel-ct.gov

Economic Development Update – July and August 2015

NEWS AND ANNOUNCEMENTS

1. News-Times Article on July 30, 2015 – “Bethel downtown revitalization study moves forward” (attached)

BUILDING COMMUNITY PARTNERSHIPS

Property and Business Owners

1. Personal Introductions - Total of 153 visits
2. Advisory Committees
 - Clarke Business Park Advisory Committee – Next meeting: October 16th at 9:15am.
 - o August 24th - Distribute survey to all business and property owners
 - Downtown Advisory Committee meeting – Next meeting: October 20th at 9:15am

Local Government Commissions and Boards

1. **Board of Finance and BOS presentation** – Looking to schedule a presentation before the end of the year.

ED Professionals/Organizations

1. **WCEDA Regional ED website** – Next meeting: September 2nd.

BUSINESS DEVELOPMENT AND SUPPORT

Business Assistance

1. Business Assistance (relocation, financial, expansion, location, permit) – 96
 - Available Commercial Properties listed – 20 (-2), Available Sites listed – 4 (-1)
2. Business Expansion
 - **Memry Corporation’s Grand Opening** will be on **September 16th at 11:00am** (invitation and press release attached)
3. New Businesses
 - **The Memory Resource & Support Center** (46 Stony Hill Road), **Chelsea Coloured** (101 Greenwood), **The Traveling Wilder** (178 Greenwood Ave.), **Bethel Fitness** (120 Greenwood), **Copas** (25 Grassy Plain)

Development Opportunities

1. **Transit Oriented Development – “Bethel Forward”**
 - Contract executed with DPZ partners.
 - Project kickoff meeting and the first steering committee meeting was held on July 14th.
 - o 11 Steering Committee Members (attached listing)
 - o Bonnie Brown and Steve DeMoura are the steering committee co-chairs.
 - Developed branding – “Bethel Forward - A Plan for Downtown Bethel.” (attached)
 - August 20th – Implement modifications to town homepage to accommodate project information.
 - September 1st – Distribute press release and save the date notification
 - Public Outreach Schedule -
 - o Stakeholder meetings (list of stakeholders attached) - September 16 and 17th. EDC, P&Z and BOS meeting is scheduled for September 16th at 6:30pm.
 - **Sept 16th**
 - 8 – 9:30 Downtown Business Owners (Group 1)
 - 10 – 11:30 TOD Property Owners
 - 12:30 -2 Town Employees

- 2:30 - 4 Downtown Property Owners
- 4:30 - 6 Downtown Business Owners (Group 2)
- 6:30 - 8 P&Z, EDC and BOS meeting
- **Sept 17th**
 - 8 - 9:30 Community Groups
 - 10 - 11:30 Local Builders and Architects
 - 2:30 - 4 Realtors
 - 4:30 - 6 Downtown Residents and Bethel Neighborhood Associations
- Public Meetings – October 1st and the 29th
- Public Charrette – The week of November 16-20, 2015.

2. Clarke Business Park

- **Expansion –**
 - Final presentation from Milone on September 16th at 4:00pm.
 - Initial reports (attached)
- **Planning & Zoning –**
 - Application from 12 Trowbridge Drive (Monocrete) to construct a 5,000 sq. ft. building on their property. No decision has been made.
 - Remove crematoriums from zoning regulations. No decision has been made.

3. Downtown Revitalization/ Town Commercial Improvement Plan

- Phase I - Design draft complete. Awaiting final draft.
- November 28th - Applied for a **STEAP grant** in the amount of **\$500,000** for streetscape improvements and expansion on Greenwood Avenue. Still waiting.

PHYSICAL IMPROVEMENTS

1. HART has approved one **bus shelter** location next to the Municipal Center on Durant Ave. Looking at a second location (Dolan Plaza). Once the locations and dimensions are determined, HART will request a grant on our behalf.
2. **Maintenance of Streetscape**
 - Painting and repairing of the **light posts in downtown** will begin in September.
 - Putting together a plan/budget to fix the **pavers and replace the missing trees** downtown.

MARKETING & PROMOTION

1. **Community Website**
 - August 24th - Billboard (attached) and “Coming Soon” on website
 - August 24 & 25 - Final website review
 - August 28th - Site will go live
2. **Town Website**
 - Added “Business” to the homepage. In the process of moving ED content over (screen shot attached).

Bethel downtown revitalization study moves forward

By Dirk Perrefort
Published 5:24 pm, Thursday, July 30, 2015

BETHEL — After more than a decade of planning and discussions, town officials hope to have a plan in place later this year for a revitalized downtown.

Economic Development Director Janice Chrzescijanek recently announced that the funding is in place and a consultant has been hired to move forward with a proposed transit oriented design district that will encompass about 130 acres of industrial property surrounding the town's downtown train station. The consultants, she said, will also review the remainder of the downtown as well as part of a study that includes an economic and market analysis for the area.

"In the end, we decided that any new development that happens has to coordinate with and help support and grow the existing downtown," said Town Planner Steve Palmer. "The goal of the project has always been to strengthen our existing downtown while maintaining its historic character for sustainable future growth."

Town officials have secured \$250,000 for the effort, which includes a \$100,000 state grant and money from the Affordable Housing Trust Fund, which is funded with state dollars. Earlier this month the town selected Miami-based DPZ Partners out of more than a dozen bids to conduct the work. DPZ, whose bid came in at \$234,000, is an urban renewal firm that also has offices in Washington D.C. and Germany.

"DPZ met all the criteria we were looking for," Palmer said. "We believe they have the kind of experience that's needed that will make for an implementable plan by the end of the process."

Chrzescijanek said the process will include an economic and market analysis of the proposed zone and remainder of the downtown as well as a review of the water and sewer availability and transportation. A branding effort for the downtown will also be included and a set of proposed zoning regulations that could be implemented.

The idea for the transit district calls for the rezoning of industrial property surrounding the train station into higher density mixed use developments that include both residential and commercial components in a pedestrian friendly area. The majority of property owners within the proposed district have been supportive of the plans.

DPZ has also hired its own set of specialists for the project including Gianni Long Associates, who will work on community outreach efforts to gather public input as part of the process.

Both Chrzescijanek and Palmer stressed that public input is crucial to the process to create a meaningful plan that will work for the town and residents can have ownership of.

Chrzescijanek said public meetings will be held in October as well as a week-long series of workshops in November that will allow residents to voice their concerns and ideas for the project.

"Residents will not only have the opportunity to see the analysis that has been completed at that point, the consultants will also be able to show the residents, in real time, what their ideas will look like if incorporated into the plan."

The hope is to have the work completed within the next seven months, she said.

"It's really important to us that town residents have a voice in this process," said Palmer. "We realize there are a lot of people out there who are curious about the plans and anxious about what the future might hold. Our hope is that by having an inclusive process we can provide residents with some level of comfort and certainty about how the town will develop in the future. If we don't take proactive steps now to plan for the future then we are doing a disservice to the community."

dperrefort@newstimes.com;



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Bethel, CT 06801

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www.memry.com

(/)

Press Releases



STATE OF CONNECTICUT
GOVERNOR DANIEL P. MALLOY

July 30, 2014

GOV. MALLOY: LEADING PRECISION MANUFACTURER WILL EXPAND AND CREATE JOBS IN BETHEL

(BETHEL, CT) - Governor Daniel P. Malloy today announced that Memry Corporation, a leading manufacturer in the shape memory alloys industry, will expand its facility in Bethel to meet growing production demand. As part of the expansion project, Memry will add 76 new jobs to its current workforce of 153 employees by November 2017.

"For over thirty years, Memry has built a reputation as a leading pioneer in the precision manufacturing of Nitinol components for the medical device industry and this expansion will help the company meet growing international demand for its products," said Governor Malloy. "We are committed to supporting companies like Memry because doing so will lead to the creation of good paying jobs with good benefits in Connecticut and ensure that we maintain our position as one of the most productive manufacturing states in the nation."

The state Department of Economic and Community Development (DECD) will provide Memry with a \$2.75 million loan, at an interest rate of 2 percent for ten years. The Manufacturing Assistance Act loan will help the company cover the \$7.9 million total cost of the project, which includes the acquisition of machinery and equipment associated with the expansion of its manufacturing facilities in Bethel.

"Connecticut has provided an ideal environment for our company for the past 33 years," said Marcy Macdonald, vice president of Human Resources, Memry Corporation. "Memry is enriched by the talented and diverse employees we can attract in this area. The support that the State has shown for our growth is further confirmation that this is the ideal spot for our company's future."

Memry will also receive loan forgiveness if the company meets its job retention and creation targets by November 2017. Memry will receive \$687,500 loan forgiveness if the company retains its existing employment level of 153 full-time employees and adds 38 jobs within three years. If Memry retains 153 employees and adds 76 jobs in that time frame, \$1,375,000 of the loan will be forgiven.

"Due to rapidly growing demand, Memry is planning a nearly \$8 million project that will add 15,000 square feet of space and create a center of excellence for the manufacturing of advanced nitinol components," said DECD commissioner Catherine Smith. "DECD's investment will help fund new machinery and equipment, a project that will allow Memry's innovative minds to explore even more with this ground-breaking material."

Memry Corporation is a global market and technology leader in producing nitinol, a metal alloy with shape memory and super elasticity properties. The company provides a complete range of nitinol materials and services, including metal fabrication and finishing, and engineering to engineer support in both prototyping and production phases. Memry serves the medical device aerospace and defense, as well as the automotive markets.

The State Bond Commission approved the funding at its last meeting on July 25th.

###

For Immediate Release: July 30, 2014

Contact: Peter Yazbak

Peter.Yazbak@ct.gov (<mailto:Peter.Yazbak@ct.gov>)

860-524-7362 (office)

860-985-5528 (cell)

Twitter: [@GovMalloyOffice](http://twitter.com/@GovMalloyOffice) (<http://twitter.com/@GovMalloyOffice>)

Facebook: [Office of Governor Dannel P. Malloy](http://www.facebook.com/GovMalloyOffice) (<http://www.facebook.com/GovMalloyOffice>)

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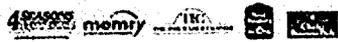
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- * Events
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- * Shopping
- * Dining



DiscoverBethelCT.com



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Plant: Hartford, Connecticut
Artist: Terry Bourgeois
CAP Facility: Baton Rouge, LA

"Business" Added to Town Homepage

[Home - Town of Bethel, CT](#)
[www.bethel-ct.gov](#)

Bethel
 CONNECTICUT

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Welcome to Bethel

The small New England town of Bethel, formed in 1855, is located in northern Fairfield County. Bethel lies sixty miles northeast of New York City and fifty miles southwest of Hartford and is accessed by state routes 6, 53, and 58 and Interstate 84. Its neighboring towns are Redding, Danbury, Brookfield and Newtown.

[About Bethel](#)

[Announcements](#) | [Social Media](#) | [Meetings](#)

11/3/2015 - [Application for Absentee Ballot 11-3-2015](#)
 8/12/2015 - [Public Notice - Bethel Police Department](#)
 7/7/2015 - [Bethel Summer Concert Series Schedule 2015](#)
 6/18/2015 - [2015-2016 Road Paving Schedule](#)
 5/27/2015 - [2015-2016 Transfer Station Application](#)
 5/6/2015 - [2014 Consumer Confidence Report](#)
 2/10/2015 - [2015 Boards & Commissions Meeting Schedule](#)
 10/17/2014 - [Proposed Police Station Project](#)

<< August 2015 >>

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Engineering, Planning,
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MILONE & MACBROOM

February 16, 2015

Ms. Janice Chrzescijanek
Director of Economic Development
Town of Bethel
1 School Street
Bethel, CT 06801

**RE: Francis J. Clarke Business Park Expansion
Trowbridge Drive
Bethel, Connecticut
MMI #4494-03**

Dear Ms. Chrzescijanek:

In accordance with our agreement, we have prepared a development feasibility analysis for the above-referenced parcel. The following is a summary of our findings:

EXISTING CONDITIONS

Land Use

The subject parcel borders the city of Danbury to the west, the town of Redding to the south, and is 250.17 acres in size. The parcel takes access from the end of Trowbridge Drive where there is an existing cul-de-sac.

The site is undeveloped and wooded. Surrounding land uses vary amongst adjacent parcels. To the east and northeast of the site is industrial park zoning along Trowbridge Drive, Francis Scott Circle, and Turnage Lane. Residential areas lie to the east of the site near Sympaug Pond and to the west along Firelite Drive, Frontier Lane, and New Light Drive. The neighboring parcel to the south in Redding is zoned as public open space.

Topography

Topography was obtained from state Lidar mapping and shows that the majority of the site is steeply sloped, with more than half of the area having slopes exceeding 25%. Elevations range from 400' to the east along Sympaug Pond to 838' at the central-west portion of the parcel closer to the town line of Danbury. The steepest portion of this site is along the east portion behind existing buildings along Trowbridge Drive. There is a general ridgeline running north to south, so about half of the site's runoff flows west toward the Danbury town line while the other half flows east toward Trowbridge Drive and Sympaug Pond. It appears as though the majority of the potential development area is currently sloped downward toward Sympaug Pond.

Milone & MacBroom, Inc., 99 Realty Drive, Cheshire, Connecticut 06410 (203) 271-1773 Fax (203) 272-9733
www.miloneandmacbroom.com

Connecticut • Maine • Massachusetts • New York • South Carolina • Vermont

Soils/Wetlands

The soil information depicted on the steep slope analysis maps are from the USDA Soil Conservation Service. Soils upland of the potential development areas are generally poorly drained and are classified as Rock outcrop-Hollis complex. This results in a high runoff potential especially with the steep slopes in this area. The soils within and downgrade of the potential development area have a high to moderate infiltration rate, which will allow for a higher rate of water transmission. The approximate depth to ledge ranges throughout the site from 0'-6'. The wetlands located on site are located away from the potential development area and should be outside the limits of disturbance. Our soil scientist has identified the limits of the on-site wetlands, which are located approximately 100' south of the developed portion of the site.

Vegetation

The majority of the site is wooded with steep slopes. The potential development area will have to be cleared of vegetation.

Roadway Access

Road access is available through the cul-de-sac at the end of Trowbridge Drive. Sightlines at appropriate locations are adequate as the road is generally straight and flat.

UTILITIES

Storm Drainage

The new storm drainage system along the extended road is designed to flow into three stormwater management areas. All roadway drainage is shown to discharge downgradient of the developed area into Sympaug Pond. These stormwater management areas would be sized to detain the increase in runoff and provide the recommended CTDEEP water quality volume.

Sanitary Sewers

Sanitary sewers are within Trowbridge Drive, and an extension of this service is proposed in the new road. Given the relative elevation of the site and this sewer, about half of the site should be able to be served by gravity sewers while the rest will need a pump station and force main. From the end of the proposed cul-de-sac, approximately 400' of sewer will be served by a gravity sewer that connects into a pump station at a low point in the road. There would be roughly 900' of force main sewer running from the pump station to the high point in the road, then a gravity sewer will serve the remaining 450' to tie into the existing sewer. Town staff will need to be contacted to determine if any capacity problems exist in the area but, due to the small size of the potential development, capacity issues are not anticipated.

Water Supply

Within Trowbridge Drive, a water main can be extended to the proposed road. More information must be requested from the Bethel Water Department to confirm adequate flow and pressure is available to serve the anticipated site but, considering the adjacent use, it is assumed that sufficient capacity exists.

Ms. Janice Chrzescijanek
February 16, 2015
Page 3

ZONING

Existing Zoning Classification

The permitted zone for this parcel is residential (R-80); however, the intent is for the site to extend the adjacent industrial park zoning of Trowbridge Drive. This industrial zone requires a minimum lot area of 80,000 square feet, minimum street frontage of 180', and a maximum building coverage of 30%.

Building setbacks are as follows:

Front (from street lot line)	25'
Rear Yard	25'
Side Yard	20'

PRELIMINARY DEVELOPMENT PLAN

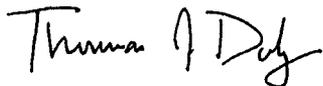
A conceptual layout has been developed using the industrial park zoning that as set forth in the Bethel zoning regulations. The plan is to continue the industrial park with approximately 1,700' of new roadway, with five lots fronting on the west side of the new roadway. In order to flatten the existing slope, Lots 3, 4, and 5 will feature a rock cut or wall ranging up to 25' behind each building. The estimated earthwork as well as roadway and utility installation costs for this concept is approximately \$1,700,000, or \$340,000 per lot. The existing steep slopes limit the potential for development of the parcel. An alternate concept was also developed where the last two lots were eliminated to reduce earthwork and infrastructure. This concept shows three lots with 650 feet of road. This estimated cost of this road would be approximately \$600,000, or \$200,000 per lot.

It should also be noted that there is a premium cost associated with grading the individual lots to create pad sites for development. We estimate the earthwork depending on the amount of rock, which could be in the range of \$100,000 to \$200,000 per lot.

If you have any questions, please feel free to call me.

Very truly yours,

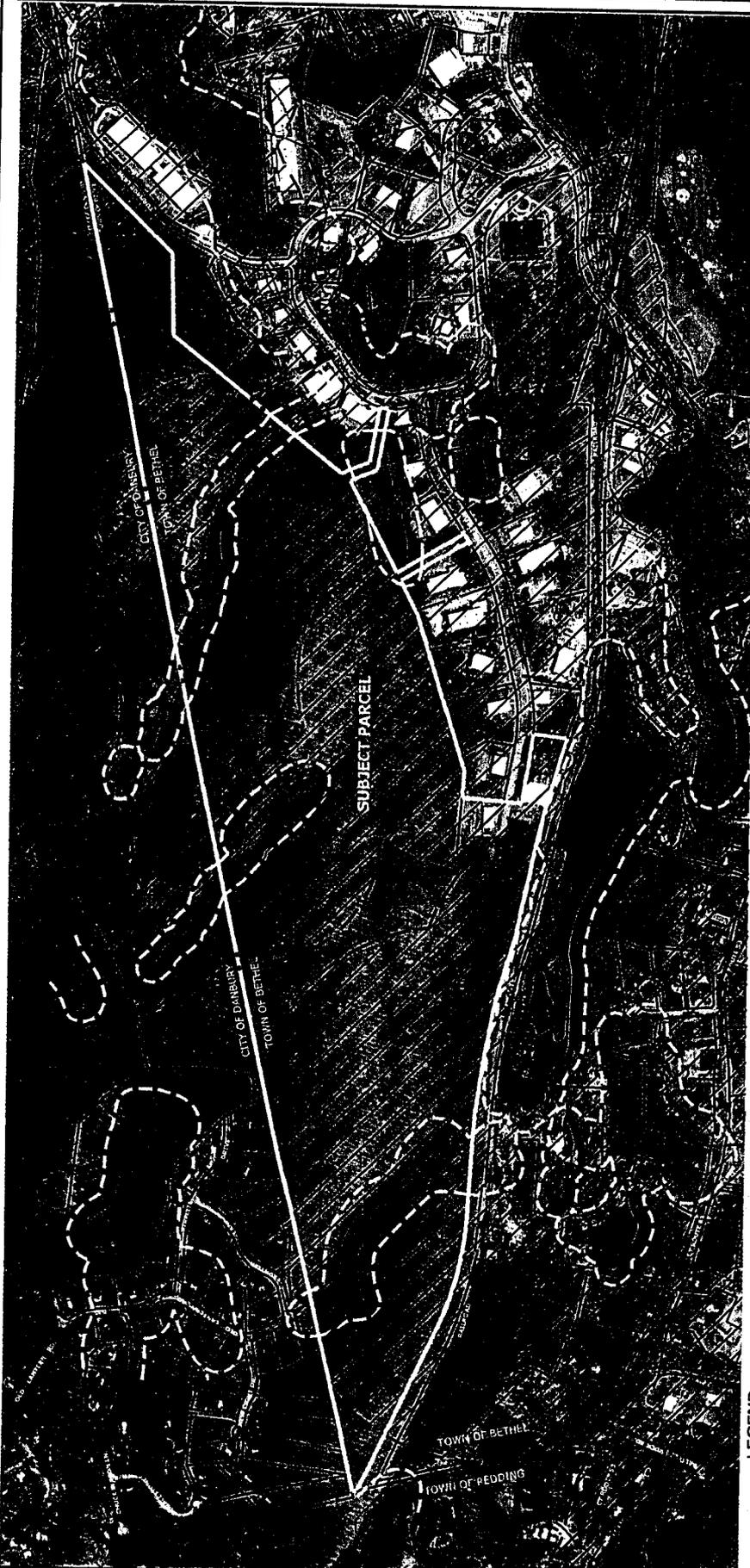
MILONE & MACBROOM, INC.



Thomas J. Daly, P.E.
Project Manager, Principal

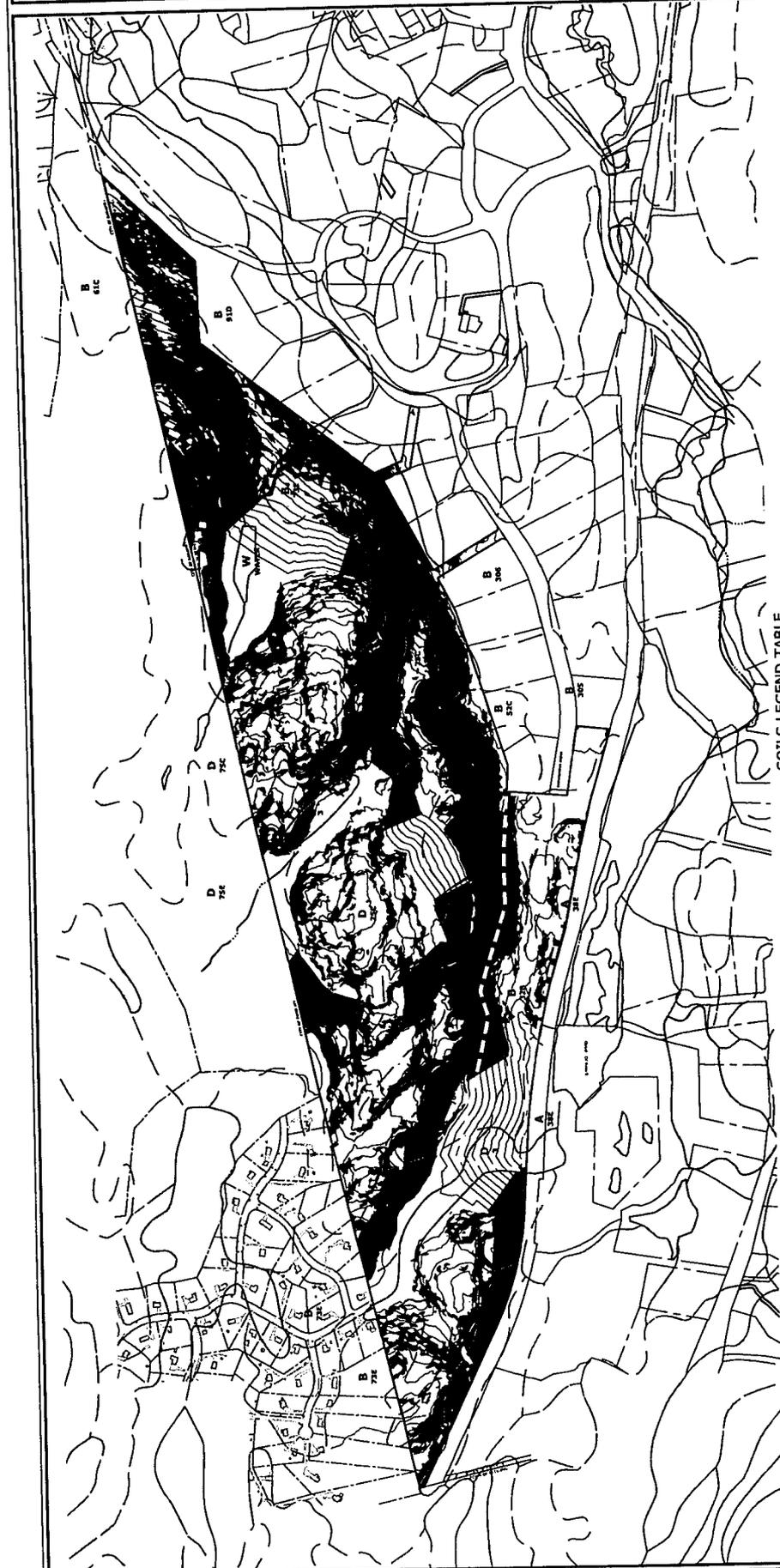
Enclosure

4494-03-f1215-ltr



- LEGEND**
- 100-YR FLOODPLAIN
 - PROPERTY LINE
 - ADJACENT PARCELS
 - STREAM
 - WETLAND
 - UPLAND REVIEW AREA (100 FOOT)
 - NATURAL DIVERSITY DATABASE BOUNDARY





PROJECT SLOPE DATA (EXISTING CONDITIONS)

SLOPE	AREA	PERCENT
0-15%	±95 AC	42
≥ 25%	±130 AC	58
TOTAL*	±225 AC	100

*TOTAL AREA BASED UPON PROPERTY BOUNDARIES SHOWN ON THIS PLAN

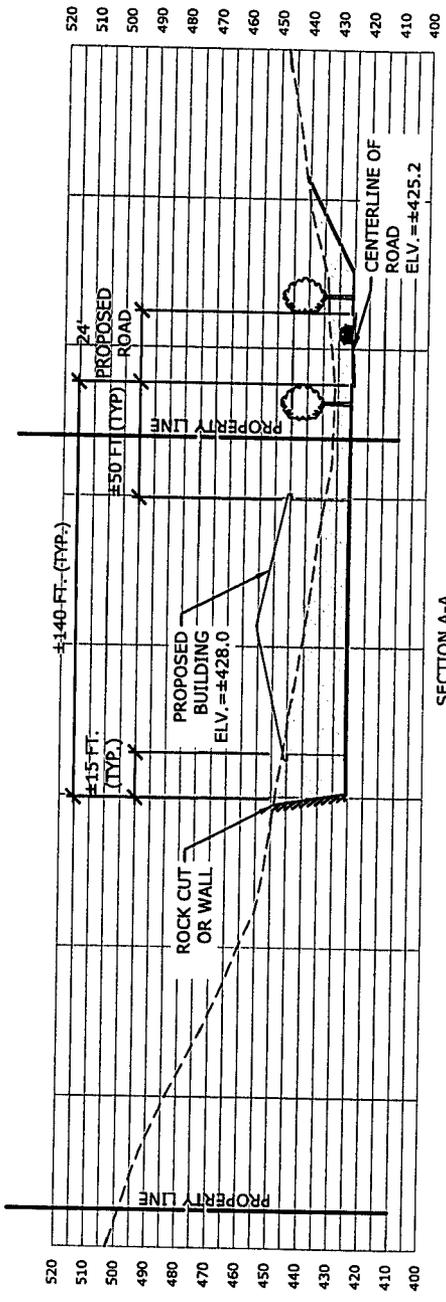
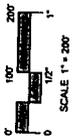
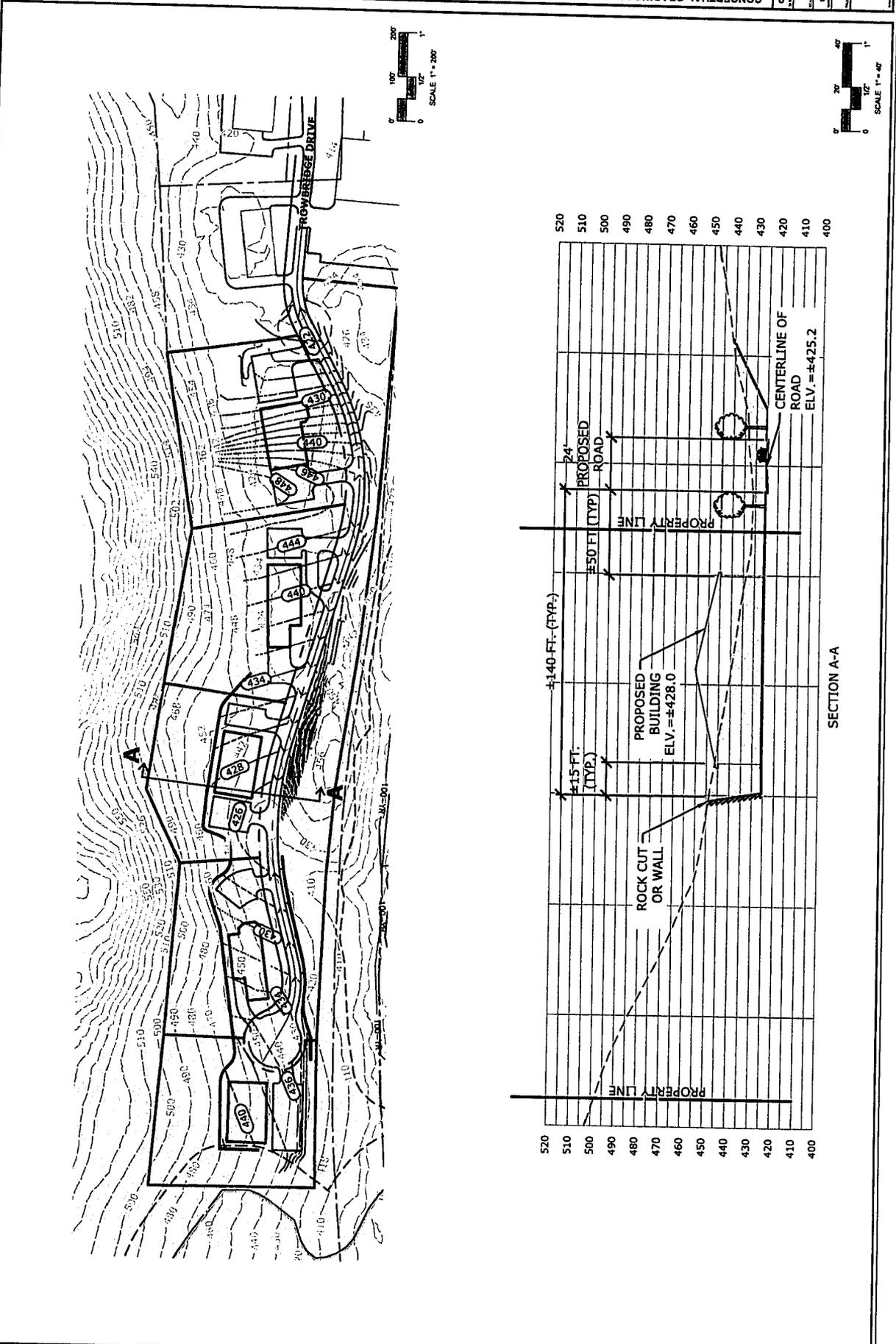
SOILS LEGEND TABLE

SYMBOL NO.	DESCRIPTION	APPROXIMATE DEPTH TO LEDGE	SOIL GROUP
3	Ridgebury, Leicester, and Whitman soils, extremely stony	>78.7"	D
32B	Haven and Enfield soils, 3 to 8 percent slopes	>78.7"	B
38E	Hinckley gravely sandy loam, 15 to 45 percent slopes	>78.7"	A
52C	Sutton fine sandy loam, 2 to 15 percent slopes, extremely stony	>78.7"	B
61C	Canton and Charlton soils, 8 to 15 percent slopes, very stony	>78.7"	B
62C	Canton and Charlton soils, 3 to 15 percent slopes, extremely stony	>78.7"	B
73E	Hollis-Chatfield-Rock outcrop complex, 3 to 15 percent slopes	14.9"	D
75C	Hollis-Chatfield-Rock outcrop complex, 3 to 15 percent slopes	14.9"	D
75E	Hollis-Chatfield-Rock outcrop complex, 15 to 45 percent slopes	0	D
76E	Rock outcrop-Hollis complex, 3 to 45 percent slopes	0	D
76F	Rock outcrop-Hollis complex, 45 to 60 percent slopes	>78.7"	B
91D	Stockbridge loam, 15 to 35 percent slopes, very stony	>78.7"	C
305	Udorthents-Pits complex, gravelly	>78.7"	B
306	Udorthents-Pits complex, gravelly	>78.7"	B

LEGEND

- PROPERTY LINE
- STREAM
- SOILS
- WETLAND
- CONTOURS (10 FT. INTERVAL)
- POTENTIAL DEVELOPMENT AREA

		MILONE & MACBROOM 200 Main Street Bethel, Connecticut 06802 (203) 741-1173 Fax (203) 212-9133 www.milone-macbrook.com		REVISIONS <table border="1"> <tr><td> </td><td> </td></tr> </table>												FRANCIS J. CLARKE BUSINESS PARK EXPANSION TOWNSHIDE DRIVE BETHEL, CONNECTICUT		CONCEPTUAL GRADING PLAN AND SITE CROSS SECTION DATE: 1/20/08 DRAWN BY: 4484-03 CHECKED BY:		GR FEBRUARY 13, 2018	



ESTIMATE OF PROBABLE SITE CONSTRUCTION COSTS
CLARKE BUSINESS PARK EXPANSION
BETHEL, CT

2/13/2015
#4494-03

Description	Unit	Unit Price	Quantity	Amount
PART 1: GENERAL CONSTRUCTION WORK				
DESIGN/ENGINEERING				\$95,000
SEDIMENT AND EROSION CONTROLS	LS	\$50,000.00	1	\$50,000
CONSTRUCTION STAKING	LS	\$35,000.00	1	\$35,000
	LS	\$10,000.00	1	\$10,000
PART 2: EARTHWORK				
CLEARING AND GRUBBING				\$314,010
STRIP & STOCKPILE TOPSOIL (ASSUME 6" OVER SITE)	LS	\$35,000.00	1	\$35,000
EARTH EXCAVATION	CY	\$6.00	2,360	\$14,160
ROCK EXCAVATION (Estimate based on rock depth of 78.7" below existing grades)	CY	\$15.00	12,890	\$193,350
FORMATION OF DETENTION BASIN	CY	\$25.00	1,660	\$41,500
	LS	\$10,000.00	3	\$30,000
PART 3: ROAD				
BITUMINOUS CONC. PAVEMENT (3")				\$155,073
PROCESSED STONE BASE (8")	TON	\$100.00	765	\$76,500
BITUMINOUS CURB	CY	\$45.00	1,007	\$45,333
RESTORE PAVEMENT TO LAWN (EXISTING CUL-DE-SAC BULB)	LF	\$8.00	3,510	\$28,080
	SY	\$6.00	860	\$5,160
PART 4: STORM DRAINAGE				
CATCH BASIN				\$196,700
BASIN OUTLET CONTROL STRUCTURE	EA	\$3,500.00	20	\$70,000
18" REINFORCED CONCRETE PIPE- STORM	EA	\$5,000.00	2	\$10,000
CONCRETE FLARED END SECTIONS	LF	\$45.00	1820	\$81,900
WATER QUALITY CHAMBER	EA	\$800.00	6	\$4,800
	EA	\$15,000.00	2	\$30,000
PART 5: SANITARY SEWER				
SANITARY MANHOLE				\$251,100
8" PVC PIPE- SANITARY	EA	\$4,000.00	11	\$44,000
3" FORCE MAIN - SCH. 40 PVC	LF	\$60.00	860	\$51,600
SANITARY SEWER PUMP STATION	LF	\$30.00	850	\$25,500
	LS	\$130,000.00	1	\$130,000
PART 7: WATER MAINS				
8" DUCTILE IRON PIPE-WATER				\$153,700
8" VALVE	LF	\$67.00	2100	\$140,700
8"X8" TAPPING SLEEVE AND VALVE	EA	\$1,000.00	2	\$2,000
FIRE HYDRANT ASSEMBLY	EA	\$5,000.00	1	\$5,000
	EA	\$1,500.00	4	\$6,000
PART 8: MISCELLANEOUS UTILITIES				
STREET LIGHT				\$196,500
ELECTRIC 5" SCH. 40 PVC CONDUIT	LS	\$15,000.00	11	\$165,000
	LF	\$15.00	2100	\$31,500
PART 6: LANDSCAPING				
FURNISHING AND PLACING TOPSOIL				\$54,400
STREET TREES	SY	\$4.00	8,000	\$32,000
TURF ESTABLISHMENT	EA	\$800.00	18	\$14,400
	SY	\$1.00	8,000	\$8,000
SUBTOTAL				
				\$1,416,483
			CONTINGENCY 20%	\$283,297
			TOTAL	\$1,699,780

ESTIMATE OF PROBABLE SITE CONSTRUCTION COSTS - ALTERNATE PLAN
CLARKE BUSINESS PARK EXPANSION
BETHEL, CT

2/13/2015
#4494-03

Description	Unit	Unit Price	Quantity	Amount
				\$45,000
PART 1: GENERAL CONSTRUCTION WORK				
DESIGN/ENGINEERING	LS	\$30,000.00	1	\$30,000
SEDIMENT AND EROSION CONTROLS	LS	\$10,000.00	1	\$10,000
CONSTRUCTION STAKING	LS	\$5,000.00	1	\$5,000
				\$77,625
PART 2: EARTHWORK				
CLEARING AND GRUBBING	LS	\$10,000.00	1	\$10,000
STRIP & STOCKPILE TOPSOIL (ASSUME 6" OVER SITE)	CY	\$6.00	1,250	\$7,500
EARTH EXCAVATION	CY	\$10.00	5,000	\$50,000
ROCK EXCAVATION (Estimate based on rock depth of 78.7" below existing grades)	CY	\$25.00	5	\$125
FORMATION OF DETENTION BASIN	LS	\$10,000.00	1	\$10,000
				\$65,023
PART 3: ROAD				
BITUMINOUS CONC. PAVEMENT (3")	TON	\$100.00	293	\$29,250
PROCESSED STONE BASE (8")	CY	\$45.00	385	\$17,333
BITUMINOUS CURB	LF	\$8.00	1,660	\$13,280
RESTORE PAVEMENT TO LAWN (EXISTING CUL-DE-SAC BULB)	SY	\$6.00	860	\$5,160
				\$62,050
PART 4: STORM DRAINAGE				
CATCH BASIN	EA	\$3,500.00	6	\$21,000
BASIN OUTLET CONTROL STRUCTURE	EA	\$5,000.00	1	\$5,000
18" REINFORCED CONCRETE PIPE- STORM	LF	\$45.00	450	\$20,250
CONCRETE FLARED END SECTIONS	EA	\$800.00	1	\$800
WATER QUALITY CHAMBER	EA	\$15,000.00	1	\$15,000
				\$63,600
PART 5: SANITARY SEWER				
SANITARY MANHOLE	EA	\$4,000.00	6	\$24,000
8" PVC PIPE- SANITARY	LF	\$60.00	660	\$39,600
				\$50,200
PART 7: WATER MAINS				
8" DUCTILE IRON PIPE-WATER	LF	\$67.00	600	\$40,200
8" VALVE	EA	\$1,000.00	2	\$2,000
8"X8" TAPPING SLEEVE AND VALVE	EA	\$5,000.00	1	\$5,000
FIRE HYDRANT ASSEMBLY	EA	\$1,500.00	2	\$3,000
				\$114,450
PART 8: MISCELLANEOUS UTILITIES				
STREET LIGHT	LS	\$15,000.00	7	\$105,000
ELECTRIC 5" SCH. 40 PVC CONDUIT	LF	\$15.00	630	\$9,450
				\$27,300
PART 6: LANDSCAPING				
FURNISHING AND PLACING TOPSOIL	SY	\$4.00	4,500	\$18,000
STREET TREES	EA	\$800.00	6	\$4,800
TURF ESTABLISHMENT	SY	\$1.00	4,500	\$4,500
				\$505,248
SUBTOTAL				\$101,050
			CONTINGENCY 20%	
			TOTAL	\$606,298



Site Ecology Report

Francis J. Clarke Business Park Expansion
Trowbridge Drive
Bethel, CONNECTICUT

February 16, 2015
MMI #4494-03

Scope Item 1.0 Inland Wetlands Delineation

On August 8, 2014, the boundaries of inland wetlands and watercourses on the site were investigated by William A. Root, MS, a certified professional soil scientist, in accordance with the regulations of the Town of Bethel, Connecticut, and the State of Connecticut Inland Wetlands and Watercourses Act, CGS 22a-36 through 45. Regulated wetland areas consist of any of the soil types designated by the National Cooperative Soils Survey as poorly drained, very poorly drained, alluvial, or floodplain. Regulated watercourses consist of rivers; streams; brooks; waterways; lakes; ponds; marshes; swamps; bogs; and all other bodies of water, natural or artificial, vernal or intermittent, public or private, not regulated pursuant to CGS sections 22a-28 to 22a-35, inclusive (tidal wetlands).

1.1 Methodology

In general, transects were walked over the site looking for evidence of redoximorphic features in the soil (hydric soils), a predominance of wetland-adapted plants (hydrophytic vegetation), and evidence of high groundwater persisting into the growing season (wetland hydrology). Areas of flowing or standing water and incised channels were inspected for evidence of ordinary high water marks, a diagnostic feature of watercourses (perennial or intermittent).

Prior to the fieldwork, geospatial data was accessed via the Web Soil Survey to determine current United States Department of Agriculture – Natural Resources Conservation Service (USDA-NRCS) soil survey mapping for the project site (<http://websoilsurvey.nrcs.usda.gov>).

A copy of the web soil survey mapping is appended to this report. The USDA-NRCS maps the following soil units in the vicinity of the project area:

- Haven and Enfield soils (#32), well-drained, sandy soils
- Hinckley, gravelly sandy loam (#38), excessively drained
- Rock Outcrop, Hollis, Chatfield soils (#75, 76), well-drained to excessively drained soils
- Ridgebury, Leicester, Whitman soils (#3), poorly drained, wetland soils
- Open Water (W)

1.2 Field Survey

There are no wetland soils mapped by the USDA – NRCS near the end of Trowbridge Drive. At the end of the cul-de-sac, there is a narrow corridor of somewhat level land between the pond and railroad tracks and the steep rocky escarpment to the west. It extends southerly approximately 2,000 feet until it reaches a narrow wetland and watercourse trough that drains easterly to the pond. The upland soils here are glaciofluvial based and developed in stratified sand and gravel. There are several runoff rills from the steep rocky slopes that cross the site, but none of these meet criteria to be regulated as an intermittent watercourse. At the top of the escarpment, there are several depressions that remain saturated long enough to meet wetland/watercourse criteria. These are shown on the attached USDA-NRCS map and the attached GIS maps as well. However, these are located far from any portion of the site that may be accessed from Trowbridge Drive, except on foot as recreation trails.

Our conclusion is that expansion of the Francis J. Clarke Business Park southward from Trowbridge Drive is unlikely to encounter or impact any inland wetlands or watercourses.

Scope Item 2.0 Botanical Survey

The botanical survey for state-listed species was scheduled to coincide with the blooming season for the majority of species, which is May through July. However, state funding for the project was somewhat delayed and fieldwork did not commence until the very end of the blooming season. Therefore, this scope item was not fully addressed in 2014 and will be rescheduled to 2015 if approved by town staff.

Scope Item 3.0 Northern Metalmark Butterfly Survey

The butterfly survey was scheduled to coincide with the flight season for the species *Calephelis borealis*, which is June 15 through July 21. However, state funding for the project was somewhat delayed, and fieldwork did not commence until the very end of the flight season. The host plant for the species is round-leaved ragwort, which blooms from April to June in this region. Therefore, searches for this species were also compromised by the late start. Therefore, this scope item was not fully addressed in 2014 and will be rescheduled to 2015 if approved by town staff.

Scope Item 4.0 Herpetologist Surveys

Despite the late approval of funding, MMI did conduct a vernal pool survey and did conduct surveys for Eastern box turtle at the site.

4.1 Vernal Pool Survey

MMI accomplished the following tasks to determine the presence of vernal pools and vernal pool obligate species at the site.

- 1) Reviewed published records for information regarding current and historical utilization of this site and surrounding sites in the watershed by vernal pool obligate species. *State Geological and Natural History Bulletin # 112* and other reference texts were reviewed for this purpose.
- 2) MMI reviewed published and available resource mapping including:
 - USDA – NRCS Soil Survey mapping
 - Current wetland mapping
 - USGS Quadrangle maps
 - Aerial photographs of the area
 - Site topography
 - Site hydrology
- 3) MMI conducted field studies (April 9, 2014) at the site including:
 - Physically locating and inspecting any bodies of standing water, pools, and ponds to determine their suitability to function as vernal pools.

- Surveying the site using the *visual encounter method*, this consists of walking over the landscape searching for amphibians. An *intensive cover search* was also conducted. This consists of inspecting likely habitat for amphibians and searching under decaying logs and rocks, which often shelter amphibians.
 - Pools were carefully inspected by walking along the edges looking for adults and egg masses. Observed egg masses were counted and determined, if possible, to species. A *dip net survey* was conducted to sample for adult amphibians.
- 4) MMI located all verified vernal pools using a global positioning system (GPS), or other survey method, for subsequent inclusion on site maps.

4.1.1 Survey Results

Conversations with CT DEEP NDDDB personnel alerted MMI that reports of Jefferson salamander complex (*Ambystoma jeffersonianum*) were in the Terre Haute Estate high up on the rocky plateau west of Trowbridge Drive. No indications of vernal pools or obligate species were encountered from the end of Trowbridge Drive southward for approximately 3,000 feet, somewhat beyond the intermittent watercourse and wetland trough that drains to the pond. The pond edge itself east of the railroad tracks was explored looking for adult amphibians, larvae, and egg masses, but none were observed. Exploration of the high ridge to the west (approximately 2,500 feet from Trowbridge Drive) was more fruitful. The rolling, rocky terrain with isolated depressions looked suitable for Jefferson salamander. Although no pools were encountered, wood frogs were heard calling faintly even farther upslope to the west indicating the likely presence of a vernal pool as shown on the attached aerial photographs.

Our conclusion is that expansion of the Francis J. Clarke Business Park southward from Trowbridge Drive is unlikely to encounter or impact Jefferson salamander populations or habitat.

4.2 Eastern Box Turtle (*Terrapene c. Carolina*) Survey

Box turtles inhabit old fields and deciduous forest habitat including power line cuts and logged areas. They are typically found near wetlands including minor streams and ponds. They often use sand and gravel-based soils (if available) for nesting and hibernation. They are active from April through October.

MMI surveyed the Trowbridge Drive site using the *visual encounter method*, which consists of walking over the landscape searching for turtles and an *intensive cover search*, inspecting likely habitat for

turtles under woody debris, leaf litter, and vegetation, which often shelter turtles. Survey dates were April 9, 2014 and August 8, 2014.

Although habitat for box turtles looked suitable (but not good), none were encountered. The level of development that borders the proposed expansion site including Trowbridge Drive and the railroad tracks may inhibit turtle movement. So too does the steep rocky slope to the west. The rocky highlands of the Terre Haute Estate are not good habitat for box turtles. In reviewing aerial photographs of the area, the open terrain to the east of the pond appears more suitable for box turtle. Standard protocols for box turtle protection are normally employed when initiating development of areas known or suspected of supporting box turtles. These protocols are normally issued as part of any CT DEEP permit.

Our conclusion is that expansion of the Francis J. Clarke Business Park southward from Trowbridge Drive is unlikely to encounter individual Eastern box turtles and will not impact their local population or habitat.

Very truly yours,

MILONE & MACBROOM, INC.

William A. Root, MS
Senior Project Specialist, Environmental

Attachments: CT DEEP Eco-Resource Maps

USDA-NRCS Soil Survey Map

GIS Maps

CT DEEP Eco-Resource Maps

Francis J. Clarke Business Park Expansion

Trowbridge Drive
Bethel, Connecticut

February 12, 2015

MMI #4494-03

Inland Wetland Soils: There is a narrow wetland/watercourse trough south of Trowbridge Drive that drains easterly to the pond.

DECO Connecticut Environmental Conditions Online
Simple Map Viewer

Home | About | Contact | CLEAR | CT DEP | FAQ

Results

- Choose a Map Theme
- Find an Address
- Find a Place
- Find a Latitude/Longitude
- View a Map Legend

Inland Wetland Soils

- Poorly Drained and Very Poorly Drained
- Floesplain and Alluvial
- Not an Inland Wetland Soil

More Information:

- [Basic Data Guide](#)
- [Complete Resource Guide](#)

Connecticut Base Map

- Color Photos
- Black & White Photos

Choose a Photo Base

Map Theme: Inland Wetland Soils

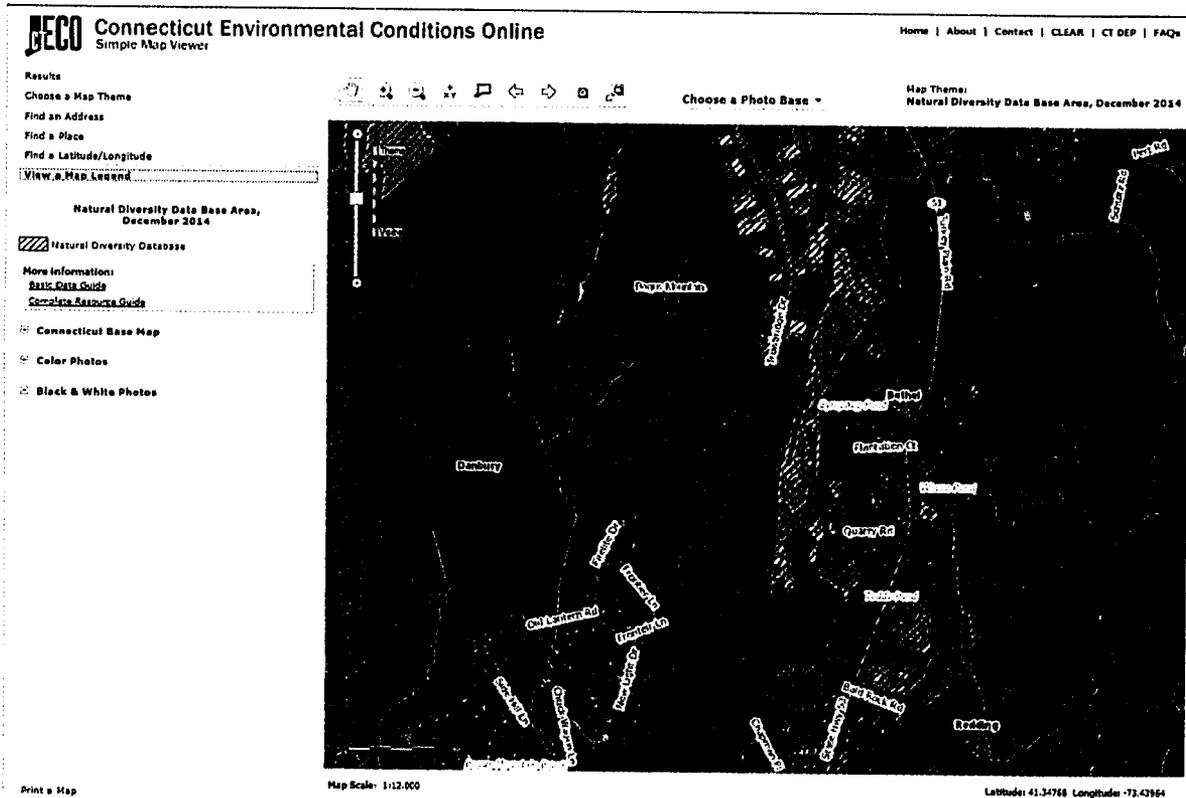
Map Scale: 1:12,000

Latitude: 41.34487 Longitude: -73.42998

Print a Map

Natural Diversity Data Base: These are the reported occurrences on file with the CT DEEP.

They are Jefferson salamander and Eastern box turtle; neither is expected to be problematic for further development of the Francis J. Clarke Park site. Surveys for Northern Metalmark butterfly and state-listed plants are not yet complete.



USDA – NRCS Soil Survey Map

Francis J. Clarke Business Park Expansion

Trowbridge Drive
Bethel, Connecticut

February 12, 2015

MMI #4494-03

GIS MAP

Francis J. Clarke Business Park Expansion

Trowbridge Drive
Bethel, Connecticut

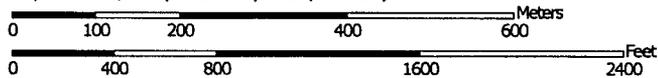
February 12, 2015

MMI #4494-03

Soil Map—State of Connecticut
(Trowbridge Dr, Bethel CT)



Map Scale: 1:8,790 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000. Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut
Survey Area Data: Version 13, Oct 28, 2014

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 28, 2011—Oct 9, 2011

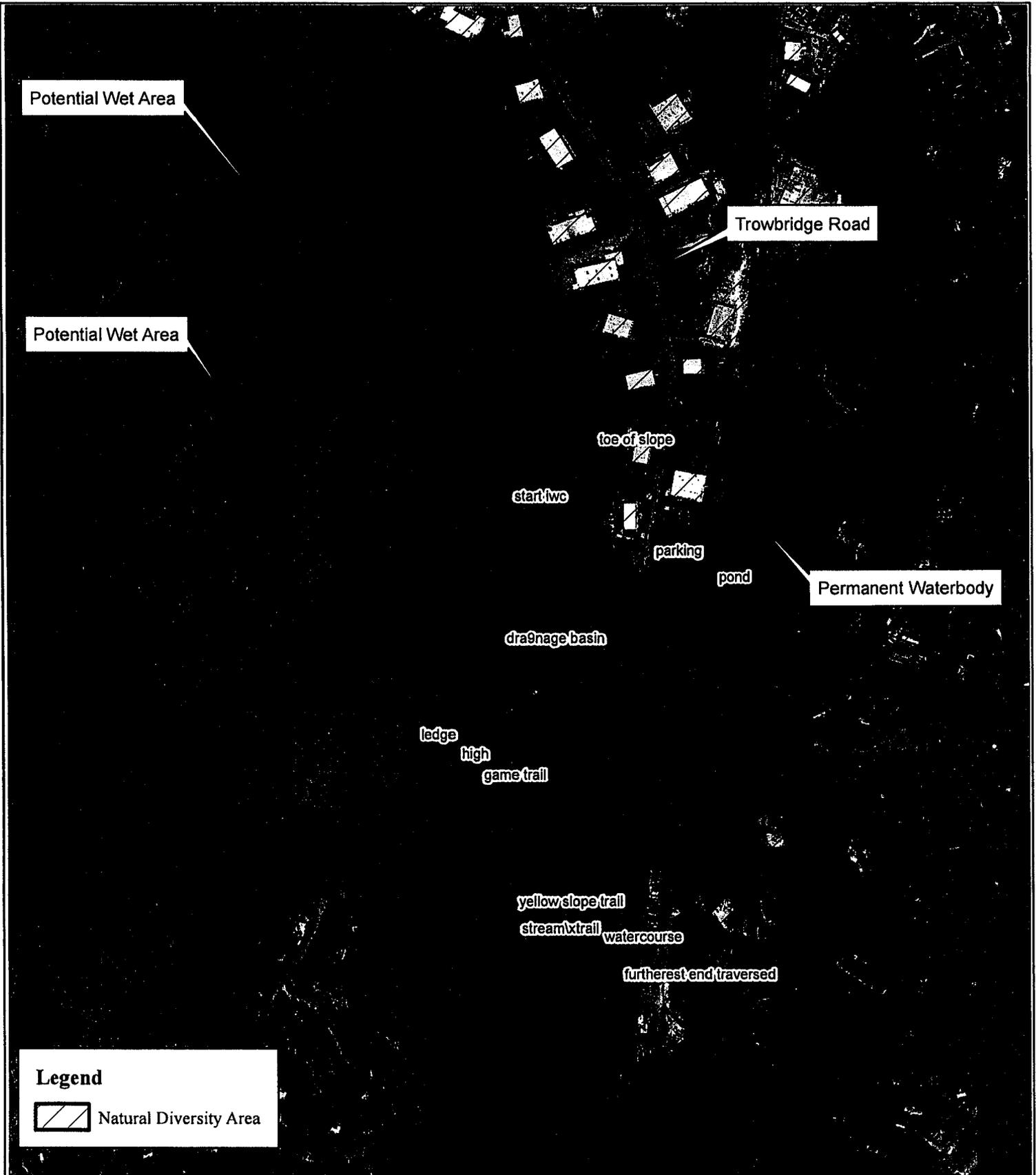
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
 Special Point Features	 Special Line Features
 Blowout	 Streams and Canals
 Borrow Pit	 Transportation
 Clay Spot	 Rails
 Closed Depression	 Interstate Highways
 Gravel Pit	 US Routes
 Gravelly Spot	 Major Roads
 Landfill	 Local Roads
 Lava Flow	 Background
 Marsh or swamp	 Aerial Photography
 Mine or Quarry	
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

Map Unit Legend

State of Connecticut (CT600)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	2.4	0.7%
12	Raypol silt loam	0.8	0.2%
18	Catden and Freetown soils	1.4	0.4%
32B	Haven and Enfield soils, 3 to 8 percent slopes	8.7	2.6%
38C	Hinckley gravelly sandy loam, 3 to 15 percent slopes	0.7	0.2%
38E	Hinckley gravelly sandy loam, 15 to 45 percent slopes	15.7	4.6%
52C	Sutton fine sandy loam, 2 to 15 percent slopes, extremely stony	2.8	0.8%
62C	Canton and Charlton soils, 3 to 15 percent slopes, extremely stony	2.9	0.9%
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky	0.1	0.0%
75C	Hollis-Chatfield-Rock outcrop complex, 3 to 15 percent slopes	72.4	21.2%
75E	Hollis-Chatfield-Rock outcrop complex, 15 to 45 percent slopes	83.3	24.4%
76F	Rock outcrop-Hollis complex, 45 to 60 percent slopes	62.3	18.3%
94C	Farmington-Nellis complex, 3 to 15 percent slopes, very rocky	2.2	0.6%
94E	Farmington-Nellis complex, 15 to 35 percent slopes, very rocky	17.1	5.0%
302	Dumps	1.8	0.5%
305	Udorthents-Pits complex, gravelly	16.2	4.7%
306	Udorthents-Urban land complex	26.2	7.7%
W	Water	23.5	6.9%
Totals for Area of Interest		340.7	100.0%



Potential Wet Area

Trowbridge Road

Potential Wet Area

toe of slope

start lwc

parking

pond

Permanent Waterbody

drainage basin

ledge

high

game trail

yellow slope trail

stream x trail watercourse

furtherest end traversed

Legend

 Natural Diversity Area

SOURCE(S):
CT DEEP NDDB Dec 2013

Traverse Points

LOCATION:
Bethel, CT

N

Bethel

Map By: JDW
MMI#: 4494-03
Original: 4/9/2014
Revision: 4/9/2014
Scale: 1 inch = 700 feet

 **MILONE & MACBROOM**
99 Realty Drive Cheshire, CT 06410
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www.miloneandmacbroom.com

**Fiscal Assessment
For Extending Trowbridge Drive
Francis J. Clarke Business Park**

Prepared for:

Town of Bethel

Prepared By:

**Milone & MacBroom, Inc.
Cheshire, Connecticut**

February 2015

TABLE OF CONTENTS

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I. Introduction	1
II. Definition of Market Trade Area	2
III. Area Suitability Assessment	2
IV. Market Area Competitive Supply	3
V. Fiscal Assessment.....	5

I. INTRODUCTION

The Town of Bethel is considering the feasibility of extending Trowbridge Drive, in its successful Francis J. Clarke Business Park, for the purpose of creating a new inventory of parcels for sale and generating economic benefits as the parcels are developed.

The purpose of this fiscal assessment is to ascertain how the expenditures necessary to extend the road including necessary utilities align with what can reasonably be expected in sales revenue from the lots. The area being considered for extension of the road has very difficult topography and preliminary engineering evaluation has developed two scenarios of three lots and five lots that are developable. This assessment will use the development costs of the two scenarios to determine break-even lot pricing.

To develop conclusions and recommendations, investigations and analyses were undertaken as to the area real estate market and the property tax yield from developed business parcels on Trowbridge Drive. An estimated parcel sales price was developed from current market activity and considering the general site characteristics of the potential development sites with respect to location, access, utility availability, terrain conditions and the general character of neighboring land use.

Specific market transaction data was obtained by reference to the Commercial Record and by reference to various web-based data service and/or the area Multiple Listing Service. Information about the competitive supply was developed through reference to broker listings and a review of sites and facilities posted on the Connecticut Economic Resource Center's (CERC) Sitefinder service.

II. DEFINITION OF MARKET TRADE AREA

Market Trade Area

A determination of market influence was made to assist in investigating the market pricing and comparables of the proposed Francis J. Clarke Business Park extension. A Market Area was identified to define the extent of the market area within which the potential business park sites are likely to compete. The Market Area has been defined to include the adjoining communities including:

- Bethel
- Danbury
- Newtown
- Redding
- Brookfield

III. AREA SUITABILITY ASSESSMENT

The Francis J. Clarke Business Park is an established business park that began development in the 1970's as a Town imitative and currently is about 85% occupied with over 70 businesses. The business park has a good reputation in the market place and is considered a strong location for business activity. Any new lots to be developed will benefit from this history and reputation.

IV. MARKET AREA COMPETITIVE SUPPLY

An overview survey of industrial land available for sale in the market area was conducted to inform the development of a market based sales price for the proposed parcels. Sources of information included CERC SiteFinder; commercial broker websites), and Loopnet.com. The following table describes the product currently being marketed in each town in the Market Area.

Industrial Land For Sale					
Address	Town	Size (Acres)	Sale Price	Price/Acres	Use
6A Francis Clarke Circle	Bethel	1.867	\$325,000	\$174,076.	Industrial/Mfg., Industrial Park
39 Stony Hill Road	Bethel	9	\$975,000	\$108,333.	Commercial/Other., Flex Zone
Bethel Total		10.867		\$119,628	
533 Federal Road	Brookfield	2.1	\$269,000	\$128,095.	Commercial/Other, Flex Zone
984 Federal Road	Brookfield	1.77	\$675,000	\$381,355.	Commercial/Other, Flex Zone
Brookfield Total		3.87		\$243,928	
3-7 Great Plain Road	Danbury	3.5	\$599,000	\$171,142.	Commercial/Other, Flex Zone
102 Mill Plain	Danbury	4.46	\$3,500,000	\$784,753.	Commercial/Other, Flex Zone
133 Padanaram Road	Danbury	1.01	\$225,000	\$222,772.	Retail/Commercial, Office
Danbury Total		8.97		\$482,051	
10 Hawleyville Road	Newtown	102.71	\$12,500,000	\$121,701.	Commercial/Other land
24 Pecks Lane	Newtown	2.44	\$339,000	\$138,934.	Industrial
Newtown Total		105.15		\$122,102	
241 Ethan Allen Highway	Redding	7.96	\$2,280,000	\$286,432	Office/Mfg., Warehouse
Redding Total		7.96		\$286,432	
GRAND TOTAL		136.817		\$158,511	
GRAND TOTAL w/o DANBURY		127.847		\$135,810	

As can be seen in the table, a wide range of price points exist for business property in the market area. In our view, pricing within the Clarke Business Park provides the strongest indicator of likely pricing level for the proposed parcels although some adjustment for market area price levels and quantities is warranted. Danbury parcels should be excluded from consideration as they are too dissimilar from the subject product. Bethel industrial land asking price currently averages \$120,000/acre. The market area asking price without Danbury parcels averages \$135,000/acre. For purposes of this assessment we will use \$125,000/acre for the fiscal assessment. A comprehensive market and disposition study should be undertaken before final pricing decisions are made.

Buildings Available

In addition to the competitive supply of vacant land there is also available in the market area available vacant industrial and flex building space for sale including some in the Clarke Business Park. A listing of the industrial space inventory for sale can be found on the next page and completes the overview of for sale market inventory.

Industrial Buildings For Sale						
Address	Town	Total Area (sq. ft.)	Available Area (sq. ft.)	Sale Price	Price/Sq.Ft.	Use
6A Francis Clarke Circle	Bethel	0	0	\$325,000	\$0.00	Industrial/Mfg., Industrial Park
13 Trowbridge Drive	Bethel	9,750	9,750	\$1,050,000	\$107.69	Industrial/Mfg., Industrial Park
39 Stony Hill Road	Bethel	0	0	\$975,000	\$0.00	Commercial/Other., Flex Zone
Bethel Total		9,750	9,750			
91 Commerce Drive	Brookfield	24,000	24,000	\$1,500,000	\$62.50	Industrial / Warehouse
533 Federal Road	Brookfield	0	0	\$269,000	\$0.00	Commercial/Other, Flex Zone
984 Federal Road	Brookfield	0	0	\$675,000	\$0.00	Commercial/Other, Flex Zone
1120 Federal Road	Brookfield	20,000	12,000	\$1,550,000	\$77.50	Industrial/Mfg.
Brookfield Total		44,000	36,000			
3-7 Great Plain Road	Danbury	0	0	\$599,000	\$0.00	Commercial/Other, Flex Zone
45A Miry Brook	Danbury	36,735	36,735	\$6,500,000	\$176.94	Industrial
45B Miry Brook	Danbury	18,790	18,790	\$2,500,000	\$133.05	Industrial
88 Sugar Hollow Road	Danbury	29,500	29,500	\$1,750,000	\$59.32	Industrial
102 Mill Plain	Danbury	0	0	\$3,500,000	\$0.00	Commercial/Other, Flex Zone
133 Padanaram Road	Danbury	0	0	\$225,000	\$0.00	Retail/Commercial, Office
193 Long Ridge Road	Danbury	13,268	13,268	\$895,000	\$67.46	Industrial
Danbury Total		98,293	98,293			
10 Hawleyville Road	Newtown	0	0	\$12,500,000	\$0.00	Warehouse/Dist., Retail/Commercial
24 Pecks Lane	Newtown	0	0	\$339,000	\$0.00	Retail/Commercial, Warehouse/Dist.
174 Mount Pleasant Road	Newtown	20,000	0	\$1,195,000	\$59.75	Mixed Use, Industrial/Mfg.
191 S. Main Street	Newtown	21,184	21,184	\$2,650,000	\$125.09	Office
Newtown Total		41,184	21,184			
241 Ethan Allen Highway	Redding	55,000	55,000	\$2,280,000	\$41.45	Office/Mfg., Warehouse
Redding Total		55,000	55,000			
GRAND TOTAL		248,227	220,227			

V. FISCAL ASSESSMENT

Engineering assessment of the area under consideration for extension of Trowbridge Drive has resulted in two scenarios for expansion of the business park. Topography in the area under consideration is a significant impediment to development of this area and requires greater than standard costs to create development.

Scenario A

This scenario creates five lots along 1000 feet of road extension. The road extension is estimated to cost \$1,700,000. For purposes of this analysis it is assumed that road and infrastructure cost will be distributed equally to each of the parcels created or \$340,000 per parcel.

There are additional costs associated with development of lots 2, 3, and 4 because of the topography and need for retaining walls and/or rock cuts. These premium costs will be borne by the developer but will have an influence on sales price, marketability and pace of absorption.

	<u>Lot Areas</u>	
1.	135,690 sf	3.11 ac
2.	124,150 sf	2.85 ac
3.	93,290 sf	2.14 ac
4.	86,860 sf	1.99 sf
5.	112,390 sf	2.58 sf

Scenario B

This scenario creates three lots along 750 feet of road extension. The road extension is estimated to cost \$610,000. For purposes of this analysis it is assumed that road and infrastructure cost will be distributed equally to each of the parcels created or \$203,333 per parcel.

	<u>Lot Areas</u>	
1.	135,690 sf	3.11 ac
2.	118,483 sf	2.72 ac
3.	172,933 sf	3.97 ac

Tax Yield

A prime objective in pursuing the development of these parcels is to generate a revenue stream from real and personal property taxes for the Town. Therefore, estimating the tax yield from this potential development is appropriate. As the Clarke Business Park has an established a track record of tax yield from the many business that occupy its sites. A review of properties closest to the proposed expansion area was conducted. The average tax yield per acre is \$10,087 per acre and the calculation is illustrated on the following table.

TAX YIELD FROM SELECTED CLARKE BUSINESS PARK PARCELS

Address	Parcel Size Ac.	Total Assessed Value \$	Tax Yield 32.11 Mill Rate	Tax Yield Per Acre
16 & 18	Trowbridge 4.96	\$2,493,300.00	\$80,059.86	\$16,141.10
17	Trowbridge 2.18	\$691,100.00	\$22,191.22	\$10,179.46
15	Trowbridge 2.62	\$834,900.00	\$26,808.64	\$10,232.30
13	Trowbridge 3.96	\$725,200.00	\$23,286.17	\$5,880.35
14A	Trowbridge 2.91	\$600,300.00	\$19,275.63	\$6,623.93
12	Trowbridge 6.47	\$1,105,500.00	\$35,497.61	\$5,486.49
11	Trowbridge 3.89	\$1,111,500.00	\$35,690.27	\$9,174.88
10	Trowbridge 5.39	\$1,606,100.00	\$51,571.87	\$9,568.07
9	Trowbridge 3.64	\$2,039,400.00	\$65,485.13	\$17,990.42
7	Trowbridge 3.37	\$1,487,100.00	\$47,750.78	\$14,169.37
8	Trowbridge 3.57	\$801,100.00	\$25,723.32	\$7,205.41
TOTAL	42.96		\$433,340.51	\$10,087.07

Scenario A Assessment

5 parcels totaling 12.67 acres for sale x \$125,000/acre = \$1,583,750 revenue potential

Cost of infrastructure = \$1,700,000

Misc. soft costs i.e. legal, survey, marketing, etc .lump sum = \$ 70,000

Additional funds required \$186,250

Years required to recoup project investment:

12.67 acres x \$10,000/acre tax revenue = \$126,700 or **1.5 years after full build-out.**

Scenario B Assessment

3 parcels totaling 9.8 acres for sale x \$125,000/acre = \$1,250,000 revenue potential

Cost of infrastructure = \$ 610,000

Misc. soft costs i.e. legal, survey, marketing, etc .lump sum = \$ 50,000

Surplus funds generated \$590,000

This assessment is prepared at the order of magnitude level and ignores the time value of money. The reader is encouraged to undertake a detailed pro forma analysis of revenues and expenditures before final decisions are made to pursue the project.

4493-03-f1615-cht



Bethel
 Chamber of Commerce
 BUILDING A BETTER BETHEL

184 Greenwood Avenue
 Bethel, CT 06801
 (203)743-6500
 contactus@bethelchamber.com
 www.bethelchamber.com

Invoice

Clarke Business Park
 c/o Economic Development Commi...
 Mike Boyle
 1 School Street
 Bethel, CT 06801

Date	Invoice No.
03/12/15	1017

Payments/Credits	\$0.00
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Balance Due	\$5,000.00
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Description	Amount
Discover Bethel Website Founding Sponsor	5,000.00
<p><i>APPROVED</i>  8/19/15</p>	

Thank you for your support!	Total \$5,000.00
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