

LAND USE

PLANNING COMMITTEE

FINAL REPORT

October 5, 1993

REPORT OF LAND USE PLANNING COMMITTEE

October 5, 1993

I. INTRODUCTION

On May 18, 1993, the North Branford Town Council formally established the Land Use Planning Committee. The resolution of the Council read as follows:

"RESOLVED: That the North Branford Town Council hereby establishes a Land Use Planning Committee to look at future land use for municipal purposes. This Committee is to make recommendations regarding possible areas that the Town might consider for municipal use. Said Committee, to be appointed by the Town Council, shall be composed of two members of the Planning and Zoning Commission, two members of the Economic Development Commission and two members of the Town Council. Both Commissions shall recommend names to the Town Council for appointment to this Committee. This Committee is to report back to the Town Council on or before October 5, 1993."

The members appointed to the Committee are as follows: Councilor Eric Staron, Councilor Jo-Ann Miller, Dennis Hrabchak, Planning and Zoning Commission, Michael Downey, Planning and Zoning Commission, Angela Mazzoli, Economic Development Commission and Richard Hart, Economic Development Commission. The alternates appointed were Mayor Joanne Wentworth, Thomas DeMatteo, Planning and Zoning Commission, and Joseph Ochenkowski, Economic Development Commission.

The Committee elected Eric Staron to serve as Chairman. Angela Mazzoli was elected as Vice-Chairman. The staff working with the Committee are Frank Connolly, Town Manager, and Rick Schultz, Town Planner.

II. MEETING SCHEDULE

The Committee met a total of five times. People interviewed at these meetings were Donald McCarthy, Superintendent of Schools, Robert Hull, Library Director, Al DeRuccio, Recreation Director, Anthony Esposito, Captain of Ambulance Company #4, and John Volpe, Assistant Director for Public Works. In addition to interviewing these people, the Committee also reviewed the report of the Harold Michaelowski Associates, Inc., dated March 2, 1990 regarding the space needs of Town Hall and other Town facilities.

The Board of Education will need to face long-term planning and space needs within the next one to three years, especially at the K-5 levels. The moving of the administrative offices out of Northford Intermediate School would allow up to an additional six teaching stations in that school. The relocation of these administrative offices into a central general government facility would allow the sharing and consolidation of various functions that are currently carried out separately by the Town and the schools.

The two libraries currently occupy a total of 10,800 square feet. Their combined need twenty years from now is estimated at 15,400 square feet. Their short-term need is not as urgent as the Town Hall.

The ambulance facility is located in Northford, but 64% of their calls come from the area south of the Public Works and Police Departments. Evergreen Woods, Hillside Terrace elderly complex and the North Farms condominiums, all major users, are located in the southern portion of Town. A centralized facility would be more economical, provide better public safety service and be of a benefit all around.

At least one additional soccer field is needed, as well as a field hockey field.

V. RECOMMENDATIONS

The Committee recommends that the Town Council consider the acquisition of property both for short-term and long-term uses. The acquisition of the properties will provide a centralized location for potential governmental uses, including a Town Hall, recreational fields (soccer, field hockey, etc.), central ambulance facility and Senior Center. Land banking would also serve the Town for other future needs that may develop, such as a school, a library or a recycling center.

It is not the charge of the Committee to provide specifics for construction, but, rather, to make recommendations on land that should be acquired at this time. By land banking, the Town will provide a mechanism for a systematic approach to its various general governmental and educational needs.

No negotiations have been conducted with property owners, although contact has been made with the owners of the larger piece on Route 22, who have indicated their willingness to sell. It is the recommendation of the Committee that the Town Council adopt this report and appoint a Land Acquisition Committee to enter into negotiations with the property owners for possible acquisition of property.

In addition to the land banking advantages, the acquisition of the larger Route 22 land by the Town would also provide a major land use protection zone. By strictly controlling the development of this

Various twenty-year bond schedules are presented (\$1,000,000 to \$4,000,000) to show a picture of various costs on an annualized basis. Due to a drop-off in debt service in 1995/96, a capital program for a central government complex could fit into the Town's long-term bond schedule. The Committee has not developed specific cost estimates, since it did not enter into any land negotiations, nor did it evaluate the floor areas in detail that would be needed.

Respectfully submitted,

Land Use Planning Committee

cp

Attachments

ADDENDUM

**TOWN OF NORTH BRANFORD
MEMORANDUM**

TO: Frank B. Connolly, Town Manager
FROM: Richard D. Schultz, Town Planner
DATE: August 16, 1993

SUBJECT: Swajchuk Property - 198 Forest Road

Introduction

The North Branford Land Use Planning Committee has requested a preliminary review analysis of the Swajchuk property, a potential site considered for future municipal use.

The property, consisting of two contiguous parcels containing approximately 75± acres and 9.9± acres respectively, are located in the west central section of North Branford and on the west side of Forest Road (Rt. 22).

Location, Zoning and Land Use

The parcels are located on the west side of Forest Road immediately south of the Police Department and Totoket Valley Park. The property is bounded by the Town of North Branford land to the north, Forest Road to the east, single family residences and undeveloped land containing wetlands to the south, and the Farm River and undeveloped land containing wetlands and flood plain to the west. Both pieces of land are located entirely within the Residence R-40 zone (one acre single family). The property was previously zoned Planned Business and was subsequently rezoned in the mid 70's.

The existing land use surrounding the site are municipal to the north, low density residential to the east, low density residential to the south and farming/undeveloped land to the west. The larger parcel is currently cultivated on the easterly and westerly portion of the site and contains one accessory structure. The property has a moderate to heavy stand of mixed hardwoods. The smaller parcel is uncultivated and contains a heavy stand of mixed hardware.

Topography

Site elevation range from approximately 70 to 120 feet above mean sea level. Slopes range from gentle to rolling. The larger parcel is predominately level along Forest Road and slopes downward to the Farm River area. The smaller parcel is level with pockets of wetlands.

quality and functional values. if the soils type are correctly identified, potential development is limited to the easterly portion of the larger parcel. Passive and limited active recreation uses would be available for the remaining portion of the large parcel and the entire smaller parcel. Currently, a good portion of the wetlands area on the larger parcel is cultivated.

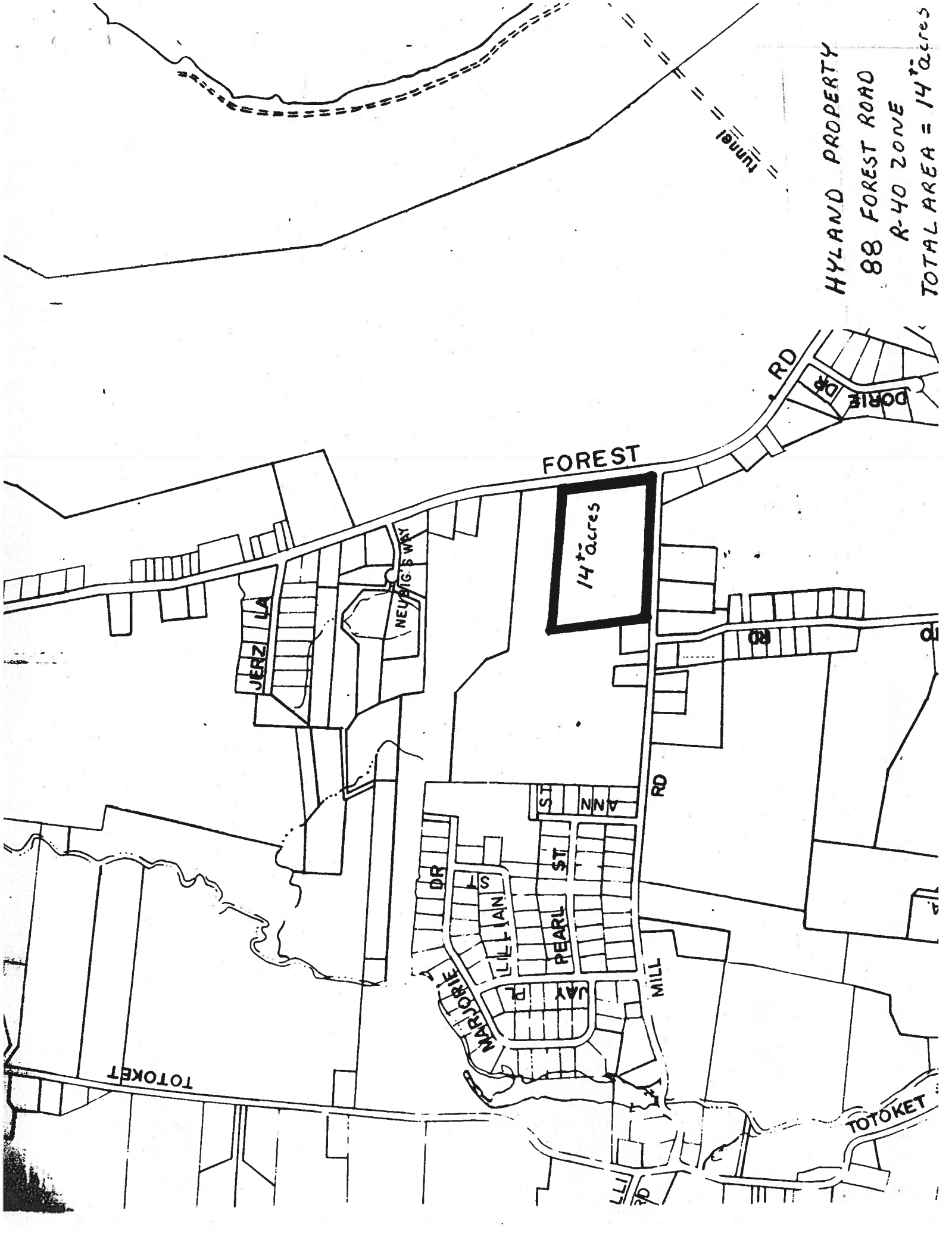
Planning Considerations

The site is located within the Rural Preservation Area as shown on the land use plan of the Plan of Development. This area is recommended for continued rural and low density use. Generally, these areas contain significant natural resources, such as a public water supply watershed or agricultural lands. These areas also serve as buffers or greenbelts. The Plan of Development encourages the Town to purchase significant parcels within this area for future municipal needs including centralized government facilities and recreational opportunities.

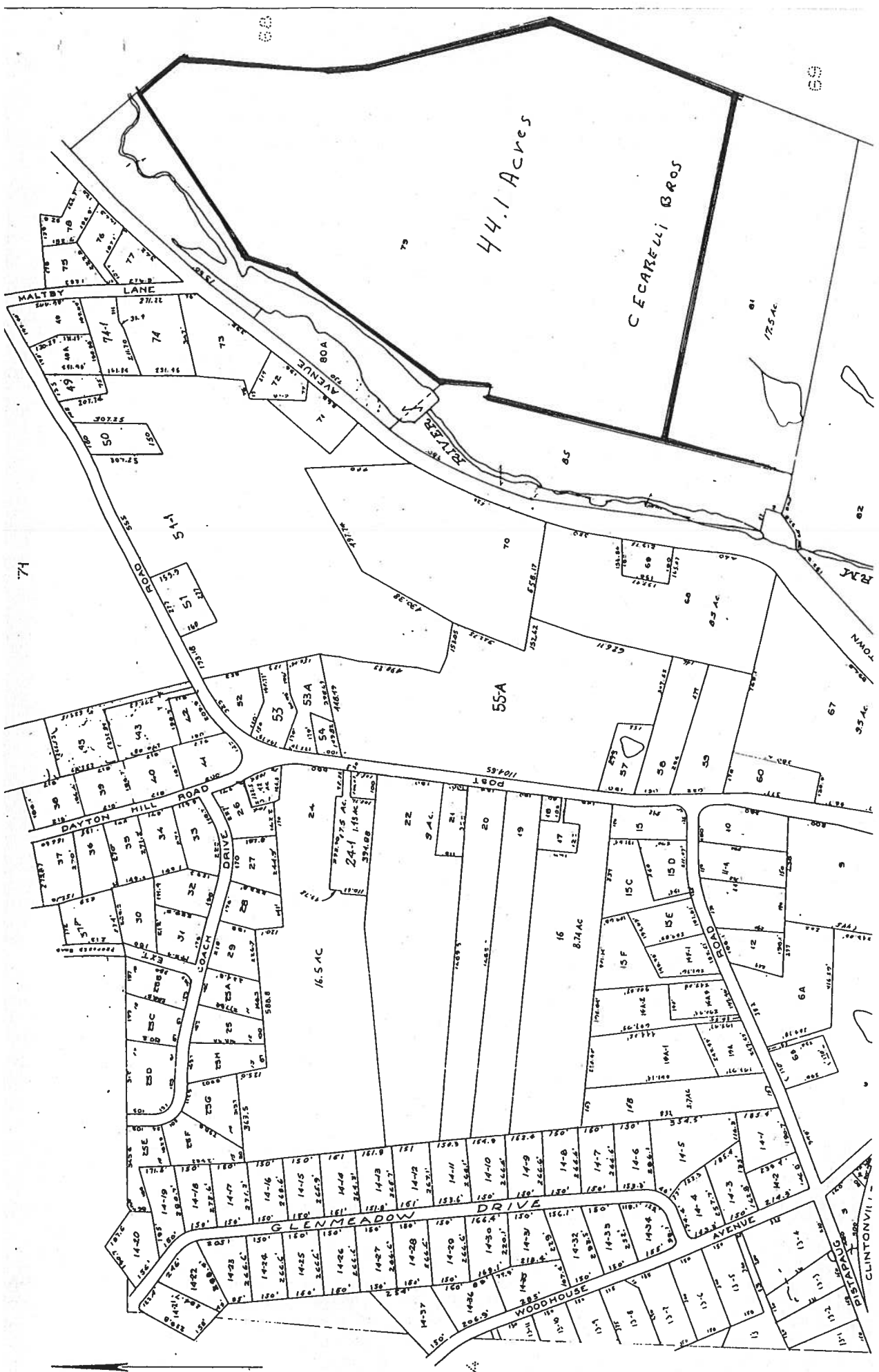
Since the site is currently zone R-40 this property would permit conventional residential subdivision development. If this occurred, both villages would be joined by suburban sprawl resulting in the loss of agricultural and forest land along the Farm River Valley.

Based on supporting documentation, the Plan of Development recommendations, and previous discussion of the site and surrounding area, these two parcels should be considered for high priority acquisition.

dfs



HYLAND PROPERTY
88 FOREST ROAD
R-40 ZONE
TOTAL AREA = 14 acres



**NORTH BRANFORD FIRE DEPARTMENT
AMBULANCE COMPANY #4**

**Presentation to Land Use Planning Committee
September 13, 1993**

- I Introduction**
 - II History of ambulance company**
 - III History of calls, by district**
 - IV List of significant ambulance users**
 - V Long term goals of ambulance**
 - VI Funding for such goals**
-

I Introduction

Tonight's presentation is being made by Anthony Esposito, Jr. Anthony is the Captain of Ambulance Company #4, and has been its Captain since the inception of the Company. He, along with Chief Ralph Thomas, were the two driving forces behind the formation of Company #4. Anthony is a State certified Emergency Medical Technician, a certified defibrillation technician, and a State certified Emergency Medical Services Instructor.

II History of ambulance company

After responding for many years as an EMT with Company #2's rescue unit, treating patients promptly, and being forced to wait for New Haven Ambulance, sometimes as long as 25–30 minutes, it was decided to explore other avenues to provide better service to the residents of North Branford.

[Many may remember the Mayfair Ambulance the was parked in Northford Center for a short period. The volume of calls our town generated did not warrant an ambulance being parked here, from a economic perspective, and it was pulled out.]

The word spread about the concept of an in–town ambulance and the response for manpower was overwhelming. Initially the make–up of the company was mostly residents, with a few out of town volunteers.

Our ambulance arrived in March 1986, and we went in service Memorial Day, 1986. We did not even finish the Memorial Day parade and we were toned out to child hit by a car on Rt 139!

As mentioned earlier, the initial make–up of the Company was residents. That being the case, we needed to garage the ambulance in an area that was convenient for a large number of people to respond quickly to.

A "1–year" arrangement was made between the Board of Fire Commissioners and Company #2 to allow the ambulance to be housed there. After 5 years, the members of Company #2 wanted us to seek our own building. At that time, Novmeber of 1992, the town began renting space for us in the former bus garage on Old Post Road.

In the recent past, the make–up of the company has shifted to many out of town volunteers who already spend their "shifts" at the ambulance facility.

III History of calls, by district

	Fiscal years				
	88/89	89/90	90/91	91/92	92/93
district 1	58.57%	57.75%	55.42%	61.40%	63.96%
district 2	30.29%	30.21%	31.03%	23.98%	44.73%
district 3	10.02%	11.50%	13.33%	13.65%	7.95%

* these do not add to 100 %, as mutual aid calls, (to other towns) were omitted.

District 1 – Anything south of the Public Works/Police Station

District 2 – Anything between the Police Station and Northford Park.

District 3 – Anything North of Northford Park.

IV List of significant ambulance users

Its a fact of life that the older we get, the more physical problems we encounter. The two largest clusters of elderly residents, Evergreen Woods and the Hillside Terrace fall in district 1. Also, North Farms Condos represent a reasonable call volume for emergency medical care.

Just the mere fact that the majority of the Town's population lives in District 1, warrants moving the ambulance south from its current location.

V Long term goals of ambulance

Under the current operating procedure, any resident who calls for medical care receives a police officer, the closest rescue unit (1,2 or 3) and the ambulance. This parade of cars and commotion causes many people to not call 911 but instead either drive themselves to medical attention, or worse, not do anything and hope it subsides.

(This policy is violated only by verbal confirmation by a Chief. Currently the rescue units do not respond to psychiatric emergencies or individuals needing transportation to hospitals for alcohol abuse.)

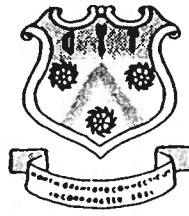
It would be a long term goal to have only the ambulance respond to certain in-home medical calls. At the current location, to respond to Sea Hill Road without any other medical unit arriving sooner, could spell trouble for the patient who is more seriously in need of care than they might think. Being centrally location and equidistant to both ends of town could allow for this policy change. This change would go hand-in-hand with the ambulance, and entire fire department being upgraded to the EMT-Intermediate level of care. This would allow our members to provide more advanced care to the residents, and further lessen our use of foreign paramedics.

After the current ambulance is replaced and becomes a back-up, the possibility can be explored of hospital take homes and other non-emergency calls that we currently cannot take advantage of. Also if a second ambulance is needed at an accident, or if back-to-back calls come in currently these calls are being handled by other services, with a second car we could reap the revenue ourselves.

VI Funding for such goals

The yearly bond payments to support a new central ambulance facility could be handled by the billing revenue being generated.

The additional billings of having two ambulances would ensure that sufficient revenue streams would exist.



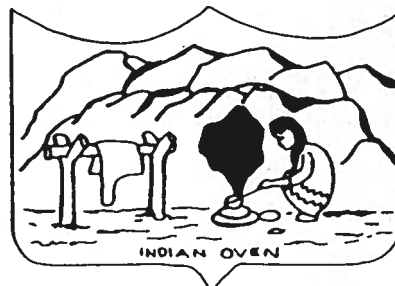
TOWN OF NORTH BRANFORD

1675 FOXON ROAD, P.O. BOX 287, NORTH BRANFORD, CONNECTICUT 06471

SPACE REQUIREMENTS RECREATION - SENIOR CENTER

<u>AREA</u>	<u>EXISTING</u>	<u>ADDITIONAL REQUIRED</u>
Parking:	18 spaces	12 more with more width over all
Office:	At maximum	15' x 15' storage area
Hall Area:	43' x 25'	50' x 50' for dancing, exercising, Bingo, etc.
Card Room - Craft Room:	27' x 26'	30' x 30' for crafts and storage
Kitchen:	24' x 14'	12' x 12' for storage
T.V. Room:	0	15' x 15'
Game Room:	0	25' x 25'
Reading Room:	0	12' x 12'
Nurse's Area:	0	12' x 12'

There is no potential for expanding existing facility.



TOWN OF NORTH BRANFORD

Bond Amortization Schedule Potential Borrowing, beginning 7/1/95

Principal \$1,000,000
Term (in years) 20
Interest rate 6.00%

Month	Payment Period	Total Payment	Interest Expense	Principal Payment	Outstanding Principal Balance
Jul-95	1	\$110,000	\$60,000	\$50,000	\$950,000
Jul-96	2	107,000	57,000	50,000	900,000
Jul-97	3	104,000	54,000	50,000	850,000
Jul-98	4	101,000	51,000	50,000	800,000
Jul-99	5	98,000	48,000	50,000	750,000
Jul-2000	6	95,000	45,000	50,000	700,000
Jul-2001	7	92,000	42,000	50,000	650,000
Jul-2002	8	89,000	39,000	50,000	600,000
Jul-2003	9	86,000	36,000	50,000	550,000
Jul-2004	10	83,000	33,000	50,000	500,000
Jul-2005	11	80,000	30,000	50,000	450,000
Jul-2006	12	77,000	27,000	50,000	400,000
Jul-2007	13	74,000	24,000	50,000	350,000
Jul-2008	14	71,000	21,000	50,000	300,000
Jul-2009	15	68,000	18,000	50,000	250,000
Jul-2010	16	65,000	15,000	50,000	200,000
Jul-2011	17	62,000	12,000	50,000	150,000
Jul-2012	18	59,000	9,000	50,000	100,000
Jul-2013	19	56,000	6,000	50,000	50,000
Jul-2014	20	53,000	3,000	50,000	0
		<u>\$1,630,000</u>	<u>\$630,000</u>	<u>\$1,000,000</u>	

TOWN OF NORTH BRANFORD

Bond Amortization Schedule Potential Borrowing, beginning 7/1/95

Principal \$3,000,000
Term (in years) 20
Interest rate 6.00%

Month	Payment Period	Total Payment	Interest Expense	Principal Payment	Outstanding Principal Balance
Jul-95	1	\$330,000	\$180,000	\$150,000	\$2,850,000
Jul-96	2	321,000	171,000	150,000	2,700,000
Jul-97	3	312,000	162,000	150,000	2,550,000
Jul-98	4	303,000	153,000	150,000	2,400,000
Jul-99	5	294,000	144,000	150,000	2,250,000
Jul-2000	6	285,000	135,000	150,000	2,100,000
Jul-2001	7	276,000	126,000	150,000	1,950,000
Jul-2002	8	267,000	117,000	150,000	1,800,000
Jul-2003	9	258,000	108,000	150,000	1,650,000
Jul-2004	10	249,000	99,000	150,000	1,500,000
Jul-2005	11	240,000	90,000	150,000	1,350,000
Jul-2006	12	231,000	81,000	150,000	1,200,000
Jul-2007	13	222,000	72,000	150,000	1,050,000
Jul-2008	14	213,000	63,000	150,000	900,000
Jul-2009	15	204,000	54,000	150,000	750,000
Jul-2010	16	195,000	45,000	150,000	600,000
Jul-2011	17	186,000	36,000	150,000	450,000
Jul-2012	18	177,000	27,000	150,000	300,000
Jul-2013	19	168,000	18,000	150,000	150,000
Jul-2014	20	159,000	9,000	150,000	0
		\$4,890,000	\$1,890,000	\$3,000,000	

TOWN OF NORTH BRANFORD

\$1,000,000 BORROWING

DEBT SERVICE PROJECTIONS For FY 1992/93 - FY 2013/14

FISCAL YEAR	EXISTING LONG TERM DEBT SERVICE	CURRENT AUTHORIZED & UNISSUED DEBT		PROPOSED AUTHORIZATIONS			PROJECTED TOTALS			
		AUTHORIZED CAPITAL IMPROVEMENTS	WHITE HOLLOW SEWERS	PROPOSED FY 1993/94 CAPITAL IMPROVEMENTS	PROPOSED FY 1994/95 CAPITAL IMPROVEMENTS	POSSIBLE FY 1994/95 \$1 MILLION ISSUANCE	TOTAL PROPOSED DEBT	ANNUAL CHANGE IN DEBT SERVICE	ANNUAL CHANGE IN MILLS	CUMULATIVE CHANGE IN MILLS
1993/94	1,385,728	0		0	0	0	1,385,728			
1994/95	1,132,168	150,600	1,078,920	0	0	0	2,361,686	975,958	1.76	1.76
1995/96	1,084,121	312,913	601,990	60,000	0	110,000	2,168,025	(192,661)	-0.35	1.41
1996/97	1,038,077	302,873	593,110	124,667	43,800	107,000	2,207,527	38,502	0.07	1.48
1997/98	929,882	292,833	584,230	120,667	91,007	104,000	2,122,719	(84,808)	-0.15	1.33
1998/99	823,108	282,783	575,350	116,667	88,087	101,000	1,987,003	(135,716)	-0.24	1.08
1999/00	685,049	272,753	566,470	112,667	85,167	98,000	1,800,106	(186,897)	-0.34	0.75
2000/01	638,242	262,713	557,590	108,667	82,247	95,000	1,744,459	(55,647)	-0.10	0.65
2001/02	610,936	252,673	548,710	104,667	79,327	92,000	1,688,312	(56,146)	-0.10	0.55
2002/03	441,825	242,633	539,830	100,667	76,407	88,000	1,490,062	(198,251)	-0.36	0.19
2003/04	348,075	232,593	530,950	96,667	73,487	86,000	1,367,772	(122,290)	-0.22	-0.03
2004/05	334,800	222,553	522,070	92,667	70,567	83,000	1,325,657	(42,115)	-0.08	-0.11
2005/06	321,300	212,513	513,190	88,667	67,647	80,000	1,283,317	(42,340)	-0.08	-0.18
2006/07	307,800	202,473	504,310	84,667	64,727	77,000	1,240,977	(42,340)	-0.08	-0.26
2007/08	294,300	192,433	495,430	80,667	61,807	74,000	1,198,637	(42,340)	-0.08	-0.34
2008/09	280,575	182,393	486,550	76,667	58,887	71,000	1,156,072	(42,565)	-0.08	-0.41
2009/10	266,850	172,353	477,670	72,667	55,967	68,000	1,113,507	(42,565)	-0.08	-0.49
2010/11	252,800	162,313	468,790	68,667	53,047	65,000	908,403	(205,103)	-0.37	-0.86
2011/12	238,950	152,273	459,910	64,667	50,127	62,000	810,987	(97,417)	-0.18	-1.04
2012/13	0	142,233	451,030	60,667	0	59,000	510,030	(300,957)	-0.54	-1.58
2013/14	0	132,193	442,150	56,667	0	56,000	187,370	(643,617)	-1.16	-2.20
2014/15	0	122,153	432,270	52,667	0	53,000	53,000	(457,030)	-0.82	-2.40
Total	\$11,392,482	\$3,790,100	\$10,667,470	\$1,510,000	\$1,102,300	\$1,630,000	\$30,092,392	(\$1,976,345)		

TOWN OF NORTH BRANFORD

\$4,000,000 BORROWING

DEBT SERVICE PROJECTIONS For FY 1992/93 - FY 2013/14

FISCAL YEAR	EXISTING LONG TERM DEBT SERVICE	CURRENT AUTHORIZED & UNISSUED DEBT		PROPOSED AUTHORIZATIONS			PROJECTED TOTALS		
		AUTHORIZED CAPITAL IMPROVEMENTS	WHITE HOLLOW SEWERS	PROPOSED FY 1993/94 CAPITAL IMPROVEMENTS	PROPOSED FY 1994/95 CAPITAL IMPROVEMENTS	POSSIBLE \$4 MILLION ISSUANCE	TOTAL PROPOSED DEBT	ANNUAL CHANGE IN DEBT SERVICE	CUMULATIVE CHANGE IN MILLS
1993/94	1,385,728	0	0	0	0	0	1,385,728		
1994/95	1,132,166	150,600	1,078,920	0	0	0	2,361,686	975,958	1.76
1995/96	1,084,121	312,913	601,990	60,000	0	440,000	2,499,025	137,339	0.25
1996/97	1,038,077	302,673	593,110	124,667	43,800	428,000	2,528,527	29,502	0.05
1997/98	929,982	292,833	584,230	120,667	91,007	416,000	2,434,719	(63,808)	-0.17
1998/99	823,106	282,783	575,350	116,667	88,087	404,000	2,290,003	(144,716)	-0.26
1999/00	665,049	272,753	566,470	112,667	85,167	392,000	2,094,106	(195,897)	-0.35
2000/01	638,242	262,713	557,590	108,667	82,247	380,000	2,029,456	(64,647)	-0.12
2001/02	610,936	252,673	548,710	104,667	79,327	368,000	1,964,312	(65,146)	-0.12
2002/03	441,525	242,633	539,830	100,667	76,407	356,000	1,757,062	(207,251)	-0.37
2003/04	348,075	232,593	530,950	96,667	73,487	344,000	1,625,772	(131,290)	-0.24
2004/05	334,800	222,553	522,070	92,667	70,567	332,000	1,574,657	(51,115)	-0.09
2005/06	321,300	212,513	513,190	88,667	67,647	320,000	1,523,317	(51,340)	-0.09
2006/07	307,800	202,473	504,310	84,667	64,727	308,000	1,471,977	(51,340)	-0.09
2007/08	294,300	192,433	495,430	80,667	61,807	296,000	1,420,637	(51,340)	-0.09
2008/09	280,575	182,393	486,550	76,667	58,887	284,000	1,369,072	(51,565)	-0.08
2009/10	266,850	172,353	477,670	72,667	55,967	272,000	1,317,507	(51,565)	-0.09
2010/11	252,900	0	468,790	68,667	53,047	260,000	1,103,403	(214,103)	-0.39
2011/12	238,850	0	456,910	0	50,127	248,000	986,987	(106,417)	-0.19
2012/13	0	0	451,030	0	0	236,000	687,030	(309,957)	-0.56
2013/14	0	0	111,370	0	0	224,000	335,370	(661,617)	-1.19
2014/15	0	0	0	0	0	212,000	212,000	(475,030)	-0.86
Total	\$11,392,432	\$3,790,100	\$10,667,470	\$1,510,000	\$1,102,300	\$8,520,000	\$34,982,352	(\$1,835,345)	