

# Site Search for Armed Forces Reserve Center Middletown, CT

Presented to  
Middletown Common Council  
February 21<sup>st</sup>, 2008  
Department of Planning, Conservation and  
Development

# **Council Resolution – 3 conclusions**

## ***Conclusion #1***

***The Council wants the Army to locate in Middletown.***

# Connecticut Army National Guard Economic Impact

36 facilities in 23 communities in Connecticut

	<u>Statewide</u>	<u>Average per Town</u>
Military Pay -	\$75,396,814	\$3,278,122
Civilian Pay -	\$40,647,867	\$1,767,299
Goods and Services -	\$143,330,500	\$6,231,766
<u>Military Construct -</u>	<u>\$14,142,495</u>	<u>\$ 614,891</u>
Annual Impact	\$273,517,676	\$11,892,072

The Proposed facility will be much larger than the average National Guard facility.

# **Council Resolution – 3 conclusions**

## ***Conclusion #2***

***The Freeman Road site is unsuitable for the facility.***



## Council Resolution – 3 conclusions

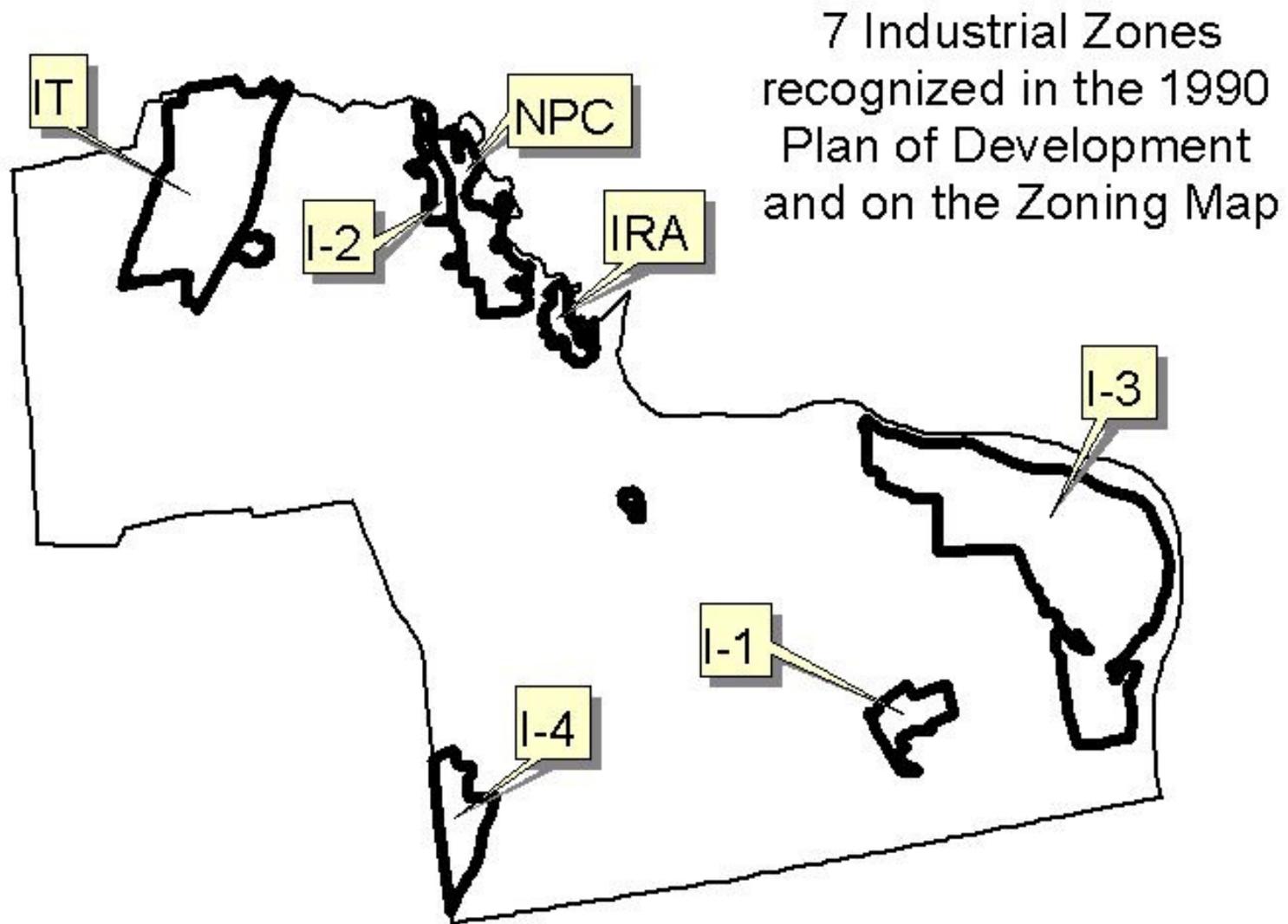
### ***Conclusion #3***

*The Army should work with the city to find an appropriate site using identified site selection criteria.*

## **SITE SELECTION CRITERIA**

- Consistency with local Plan of Conservation and Development;
- Located in industrial zone;
- Industrial land unlikely to be developed by private sector (tax base);
- Limited impact on residential properties;
- Access to non-residential collector road;
- Isolated and secure site;
- Limited visibility from surrounding properties;
- Minimum 34 buildable acres. (buildable = no wetlands, no floodplain, moderate slopes);
- Access to city water and sewer;

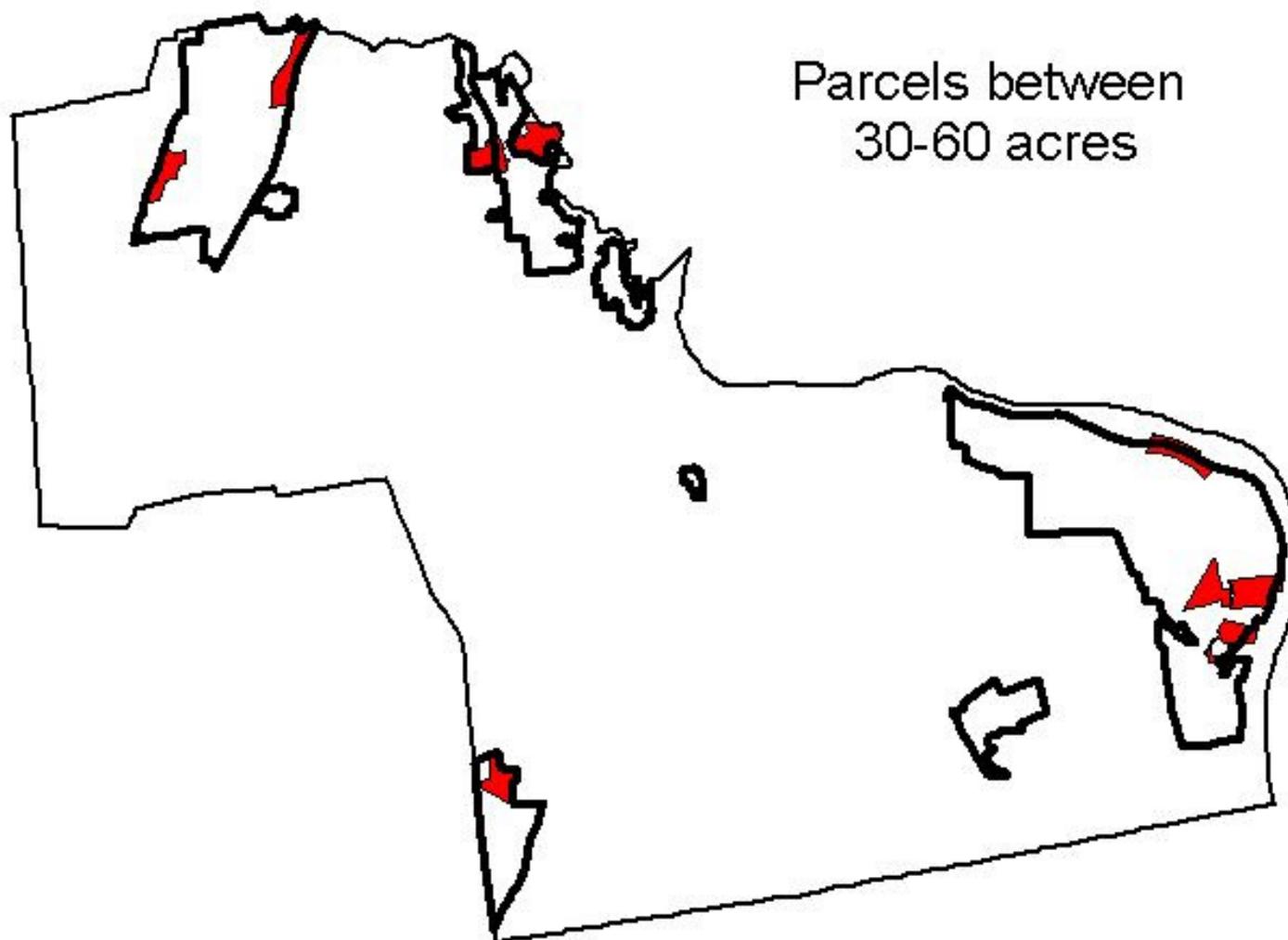
Review Natural Diversity Database.



These zones have existed since 1957

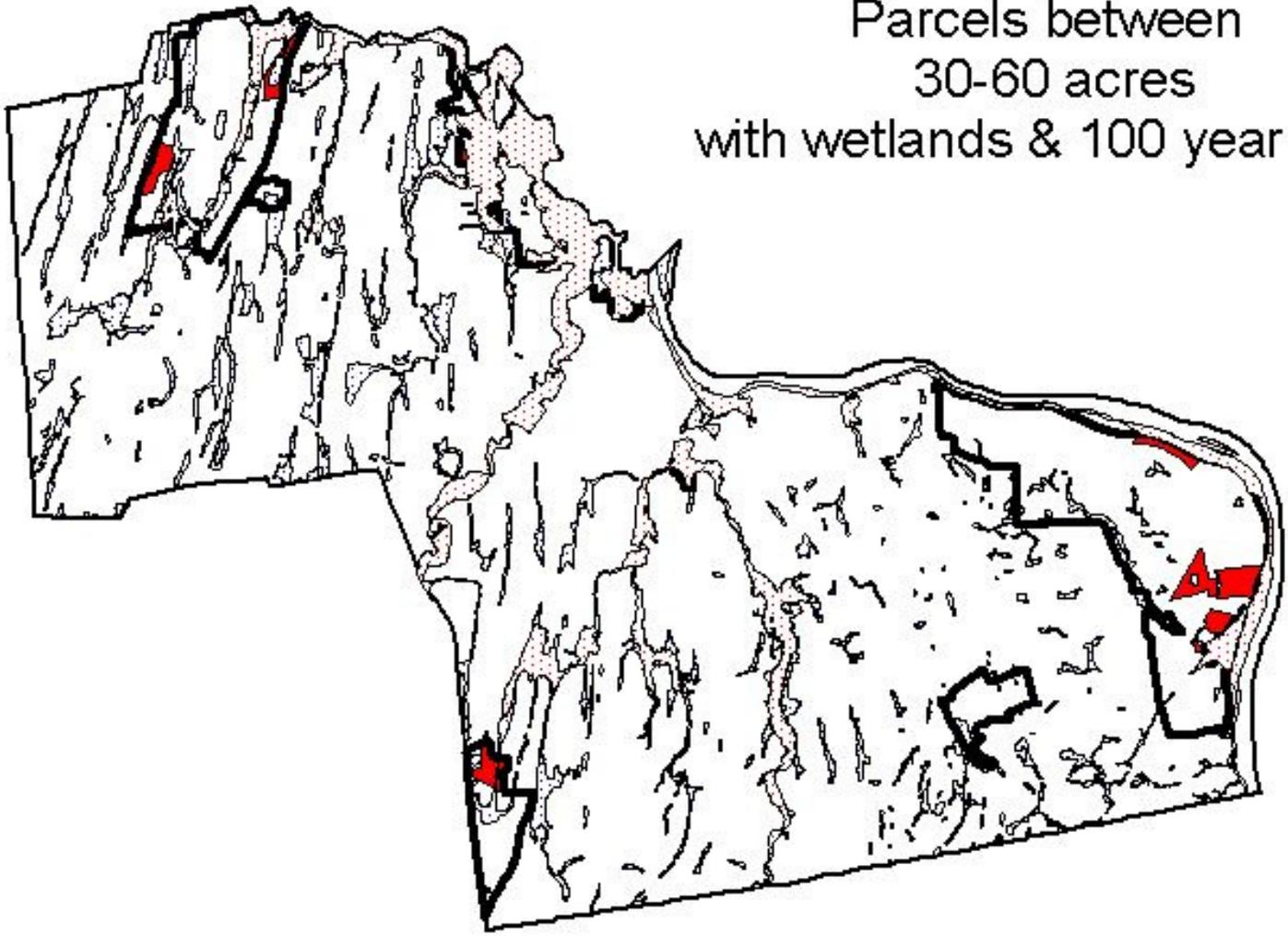
# Step 1

Identify all Industrial Parcels  
between 30 – 60 acres



Parcels between  
30-60 acres

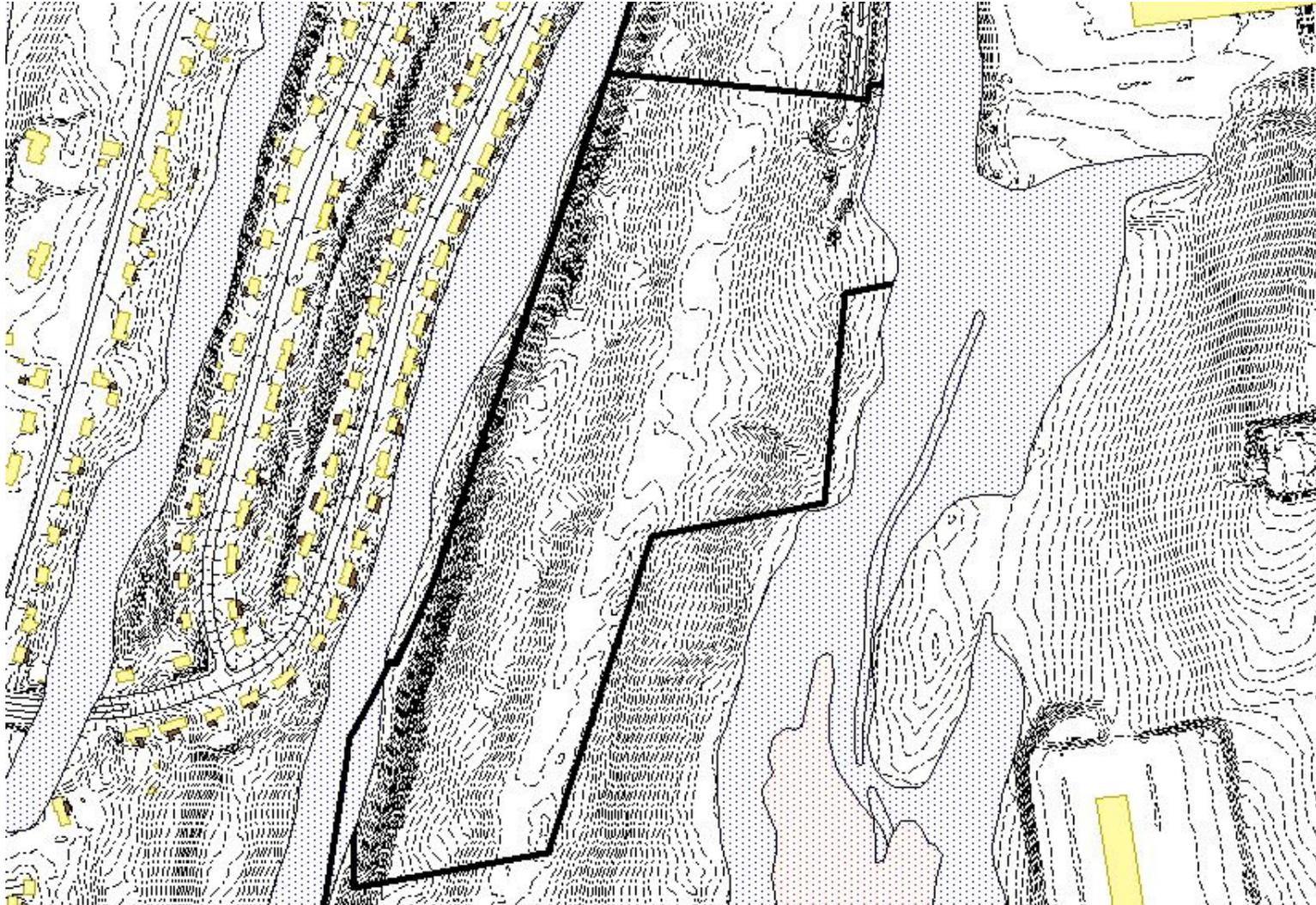
Parcels between  
30-60 acres  
with wetlands & 100 year flood



## Sites between 30-60 acres - Eliminated

- 1.) Ken Dooley Drive
- 2.) Laurel Grove Road

# Ken Dooley Dr. 39 acres



# Ken Dooley Dr.

- Ridgeline – significant rock
- Limited flat area
- 10-15% slopes over majority of site
- Abuts residential neighborhood (homes)
- Approved for industrial subdivision

**Conclusion – site characteristics don't provide sufficient buildable land.**

# Laurel Grove Rd.- 40 acres

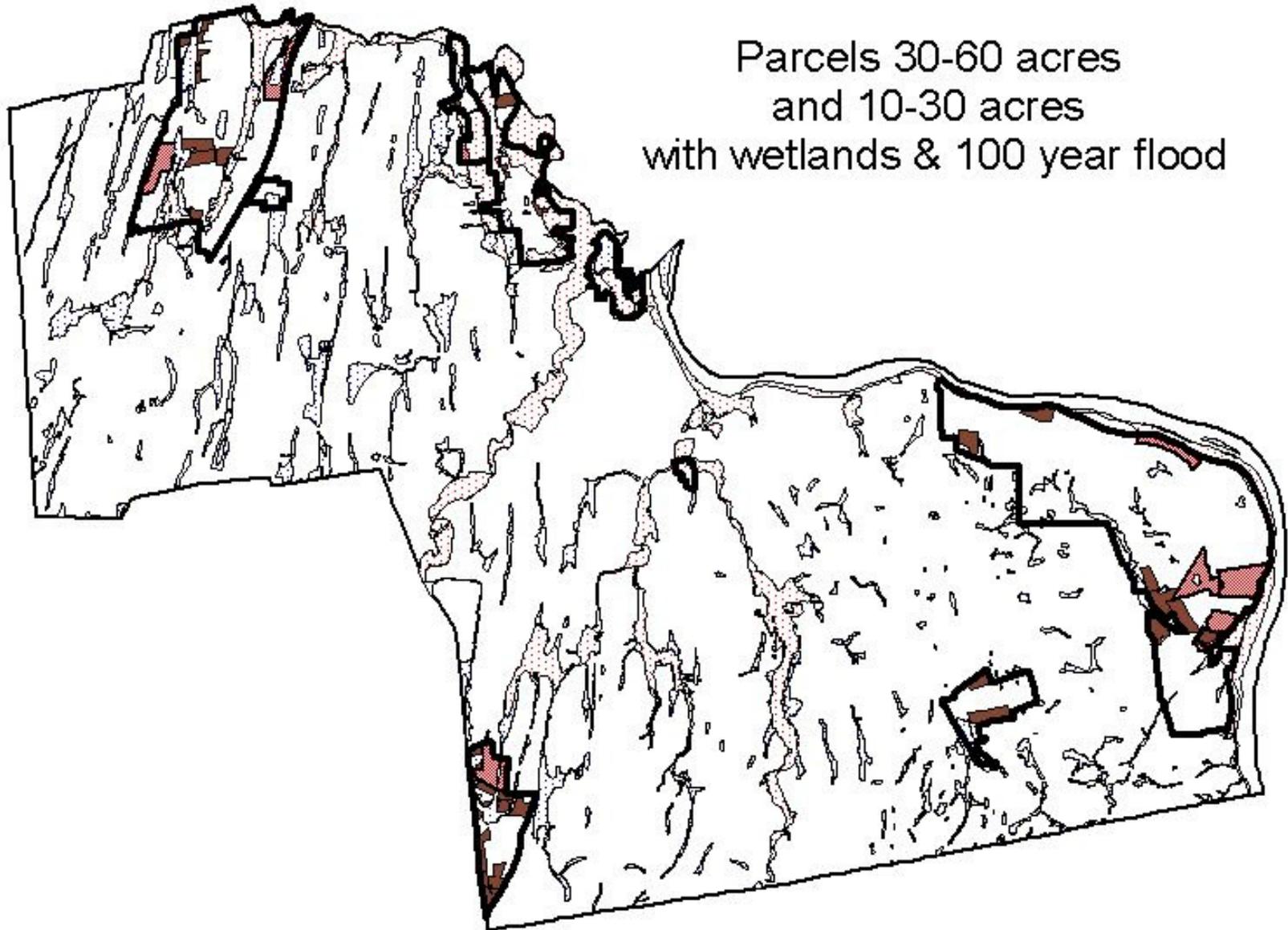


# Laurel Grove Rd.

- Owned by local manufacturer, ideal for expansion of facility.
- Buildable area excluding current manufacturing operation 14 acres.
- Portion within Laurel Brook watershed.
- Residential road
- Adjacent to large residential population

**Conclusion – Insufficient land and residential impacts eliminate site.**

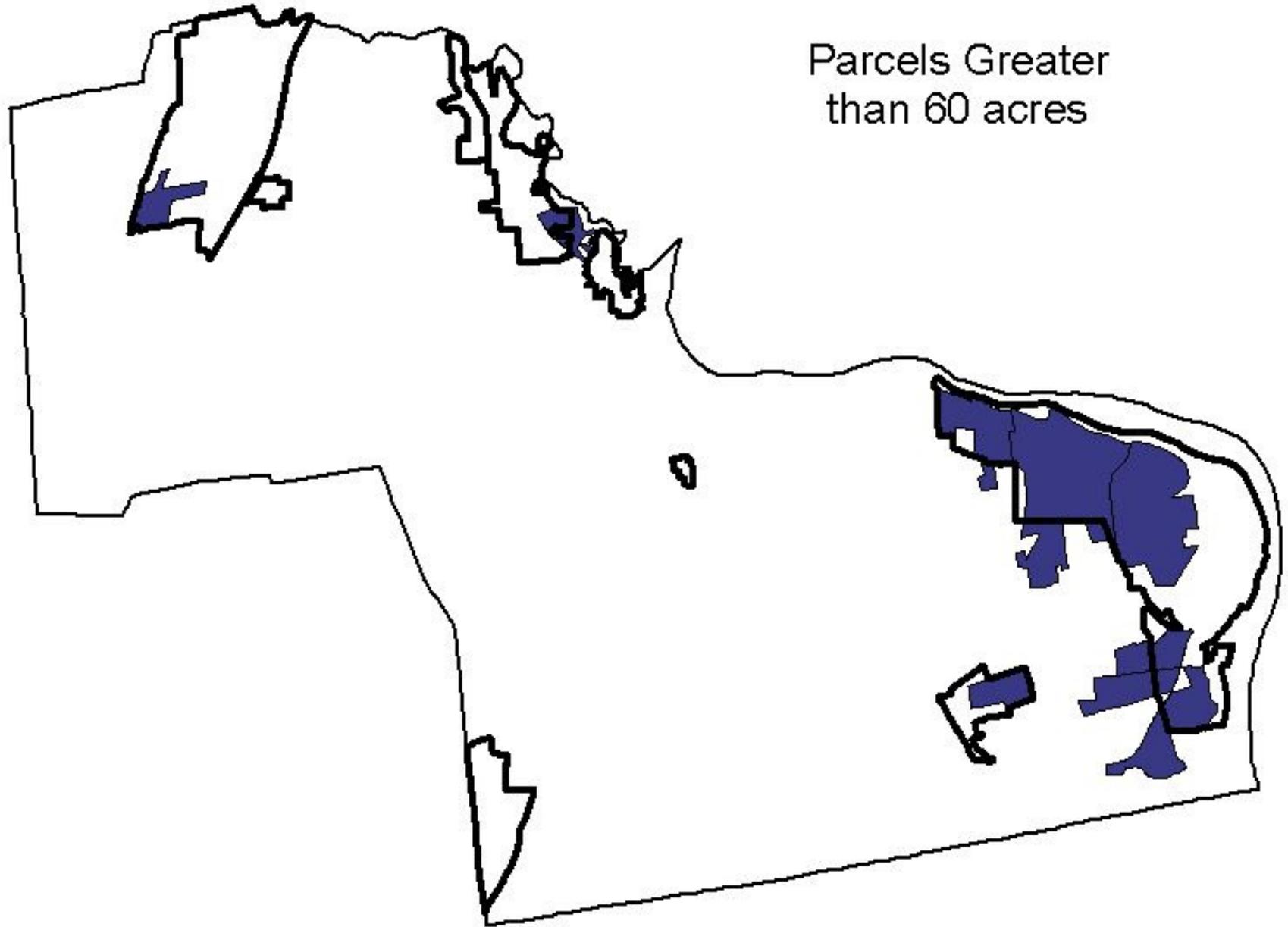
Parcels 30-60 acres  
and 10-30 acres  
with wetlands & 100 year flood



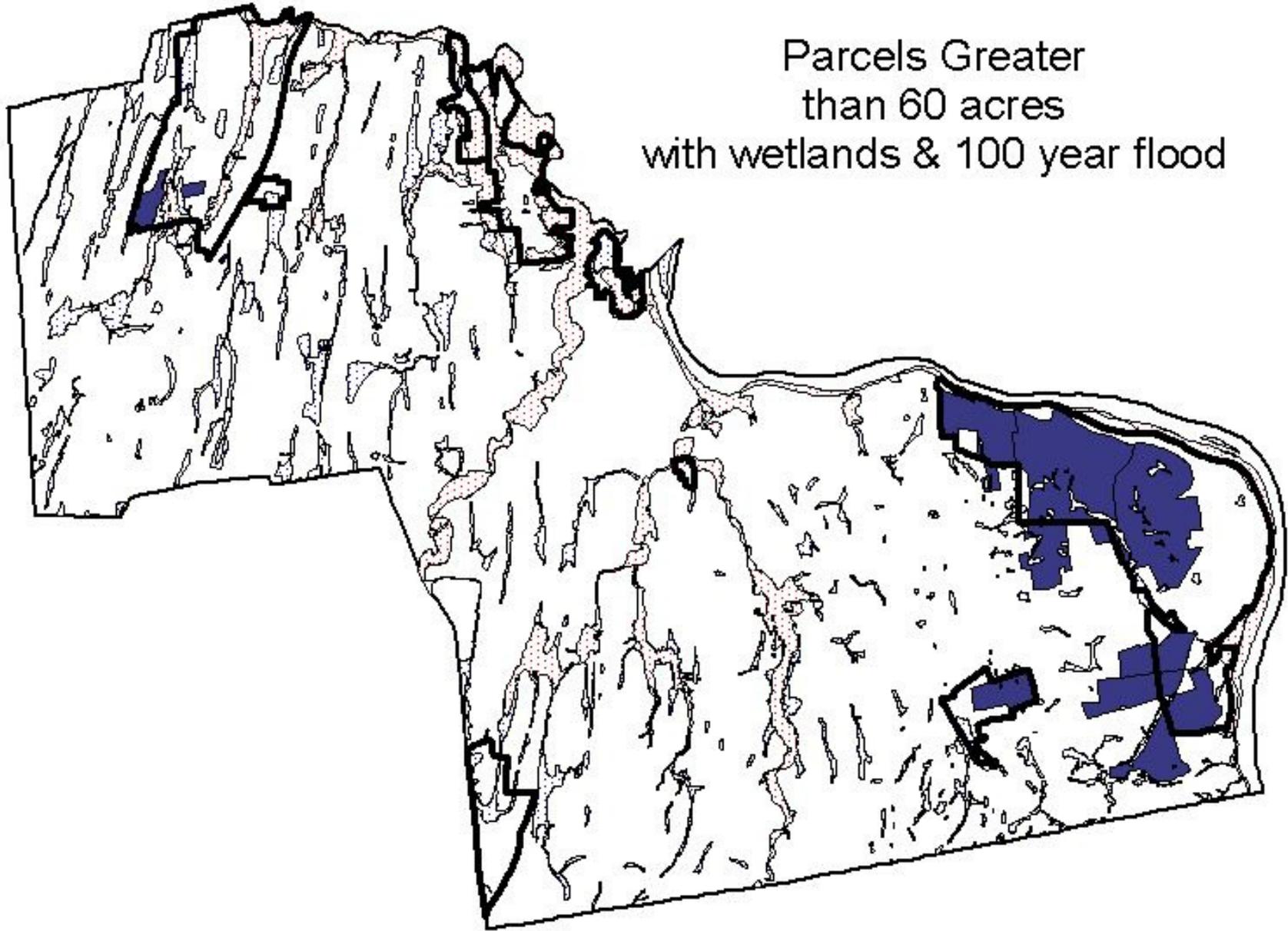
## Step 2

Identify all Industrial Parcels  
greater than 60 acres

Parcels Greater  
than 60 acres



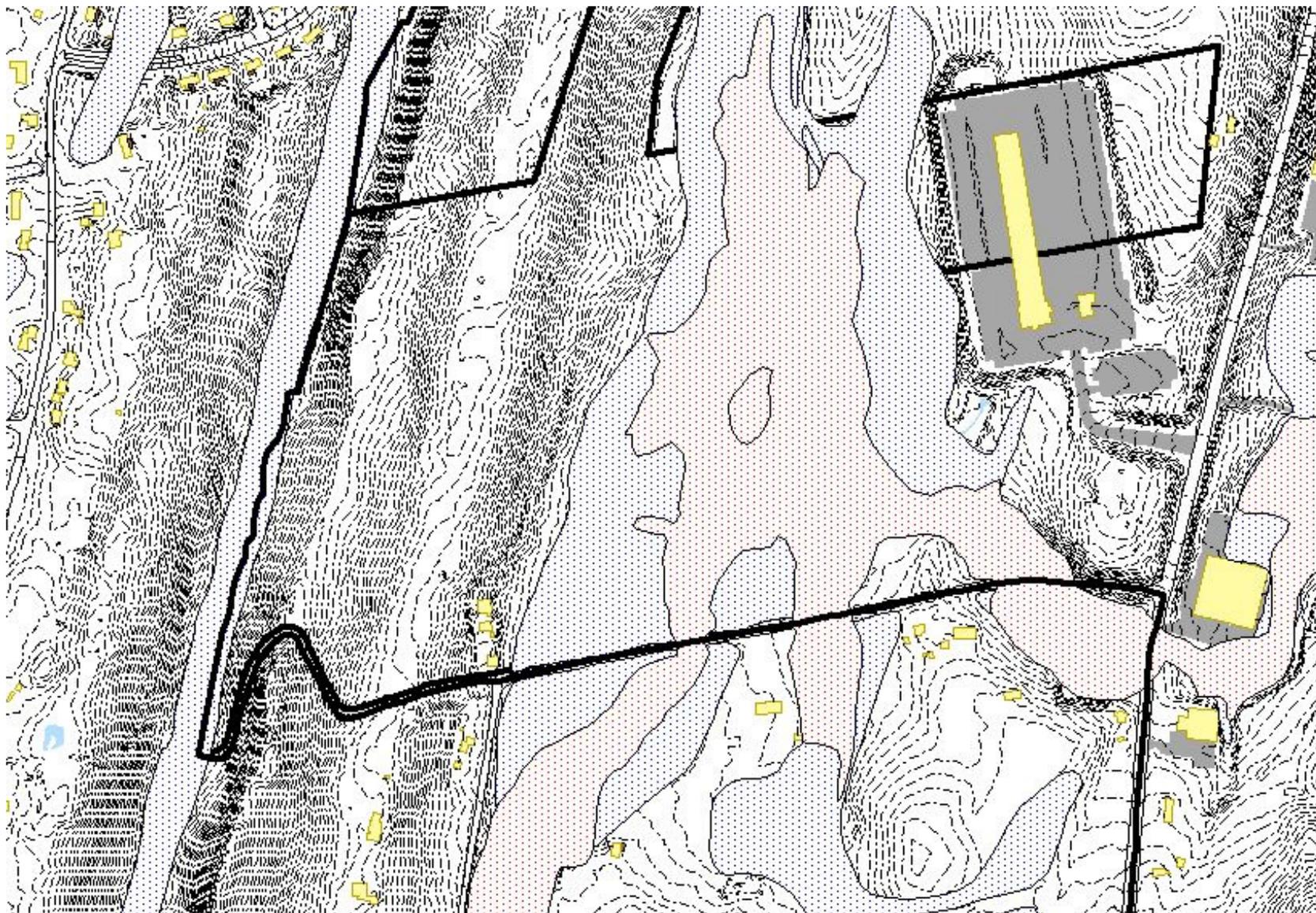
Parcels Greater  
than 60 acres  
with wetlands & 100 year flood



## *Sites Greater than 60 acres - Eliminated*

- 1.) Bell and Boardman
- 2.) Aircraft Road – CL&P sites
- 3.) Upper Pratt Land

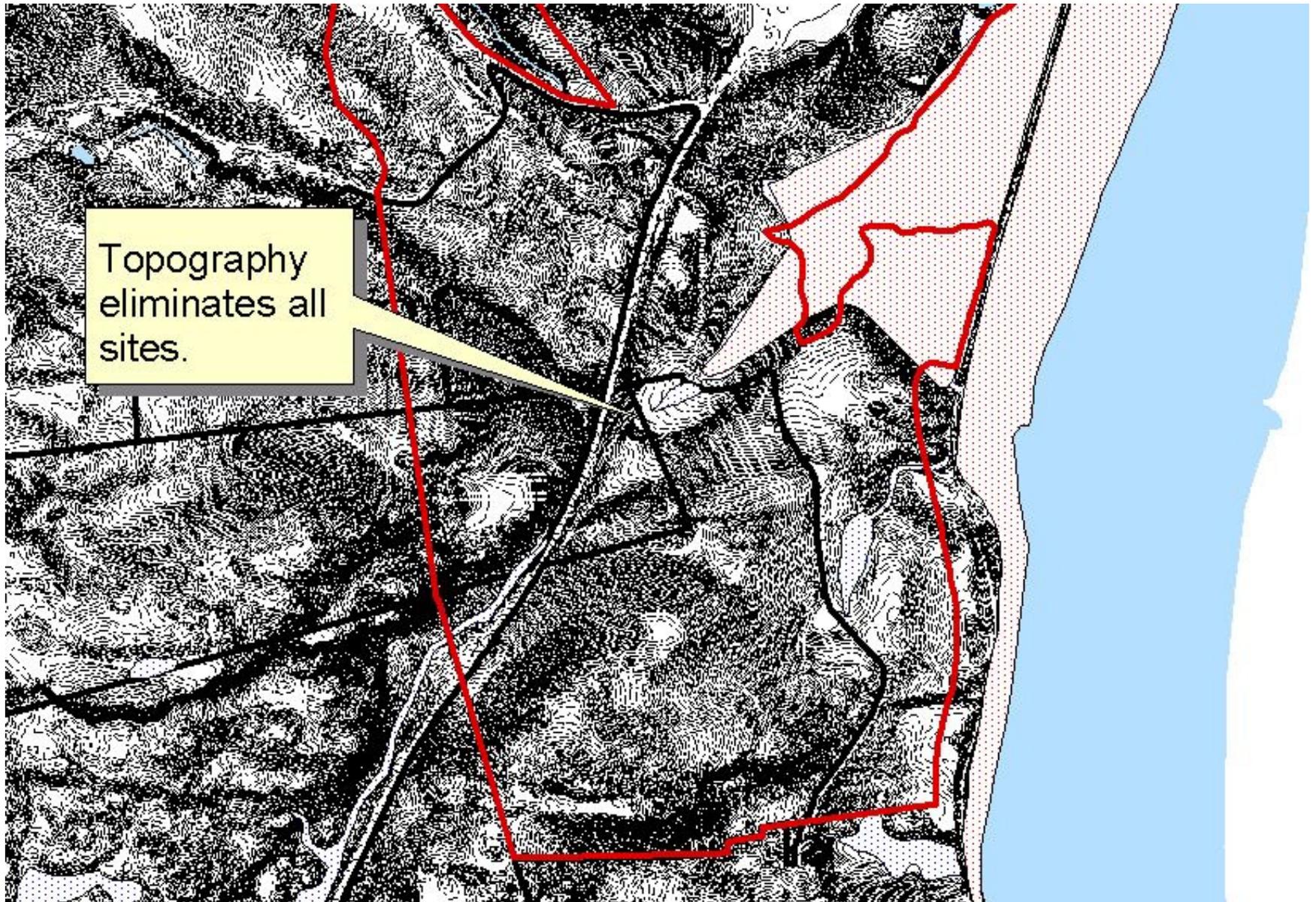
# Bell and Boardman Site – 88 acres



# Bell and Boardman Site

- Majority of 88 acres wetlands and flood plain.
- Majority of dry land characterized by slopes between 10-15%.
- Very little flat land
- Access from residential roads
- Army has already reviewed and rejected.

# Aircraft Road – CL&P properties



# CL&P – Aircraft Road Sites

- Topography eliminates all sites.
- Sites either slope significantly up from Aircraft Road or drop away from Aircraft Road towards river.
- Majority of land crosses zone line into the R-60 residential zone.

# Upper Pratt Land – 400 acres



# Upper Pratt Land

- Topography eliminates vast majority of land, substantial amount of rock.
- Area of approximately 20 acres but very remote difficult to access.
- Large Laurel Brook wetland system to the west.

## Recommended Sites

- 1.) Pratt and Whitney
- 2.) Saybrook Road - I-1
- 3.) CL&P north parcel

## Disclaimers

- Sites based on City Tax Maps.
- Wetlands based on city wetland mapping.
- Topography based on 1996 aerials.

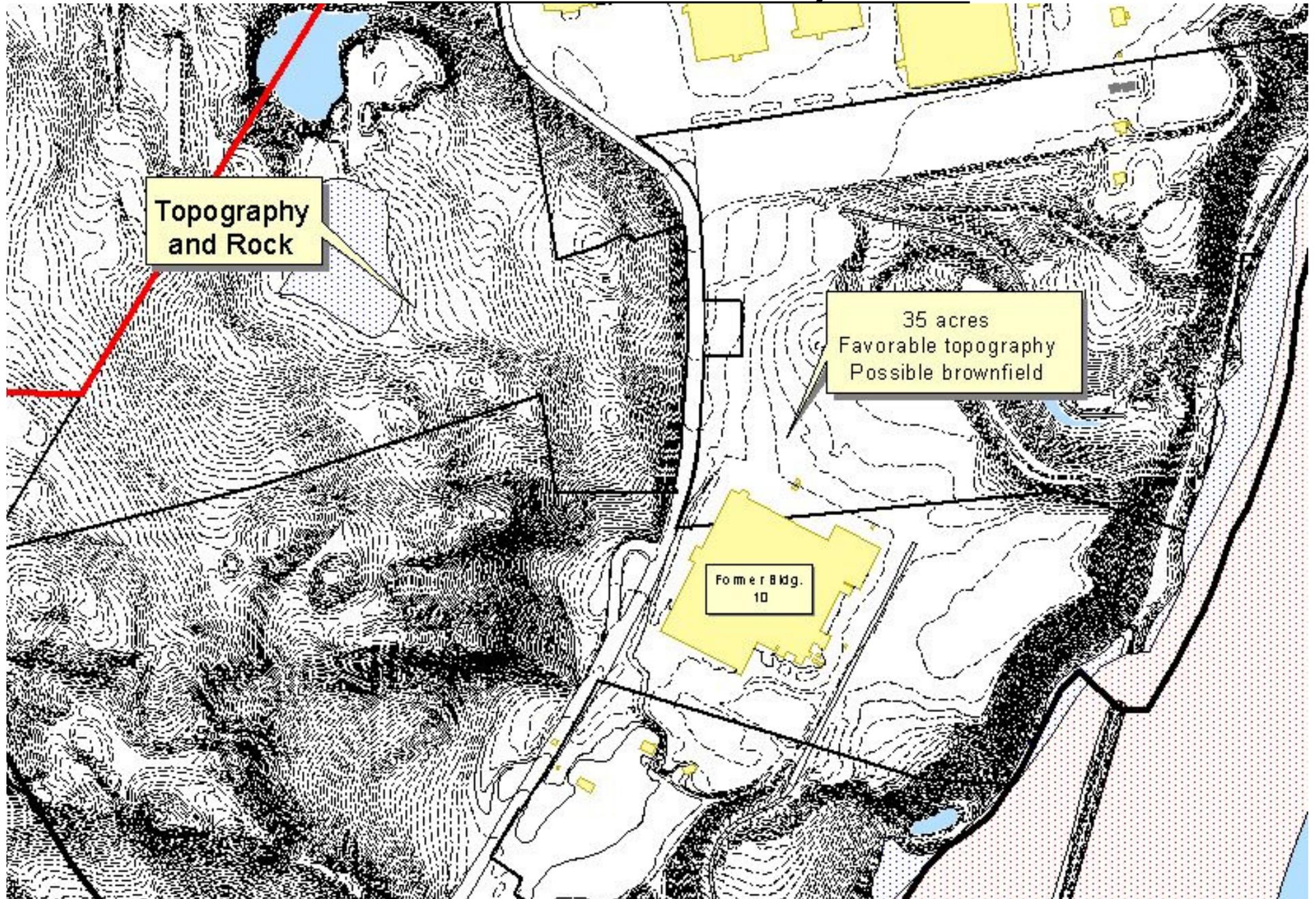
## Assumptions

- 184,000 sq.ft building (2 story)
- 52,000 sq.ft. building (1 story)
- 32,000 sq.ft. building (1 story)
- Parking for civilian vehicles up to 800
- Parking for significant amount of military equipment

*Aircraft Road – Owner Pratt & Whitney – approx 40 acres*

- Industrial (I-3) zoning.
- Excellent topography, disturbed site.
- Much of site already impervious.
- Direct access to Aircraft Rd. and Route 9.
- Nearest home – 1,800 feet Maromas Rd.
- Secure site after Pratt security check point.
- Pratt facility already tied to city sewer.
- Only concern suspected environmental contamination.

# Pratt & Whitney Site

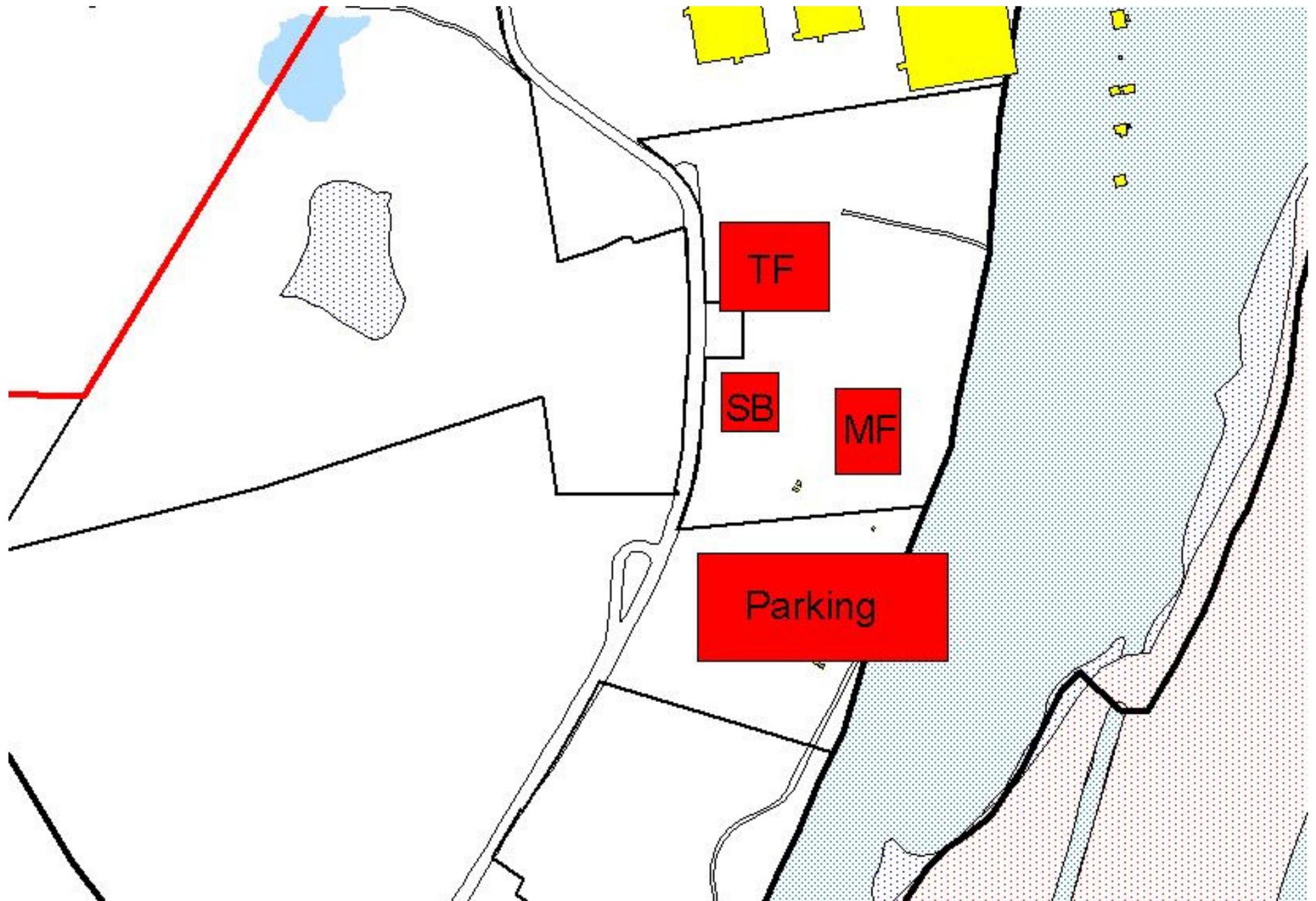








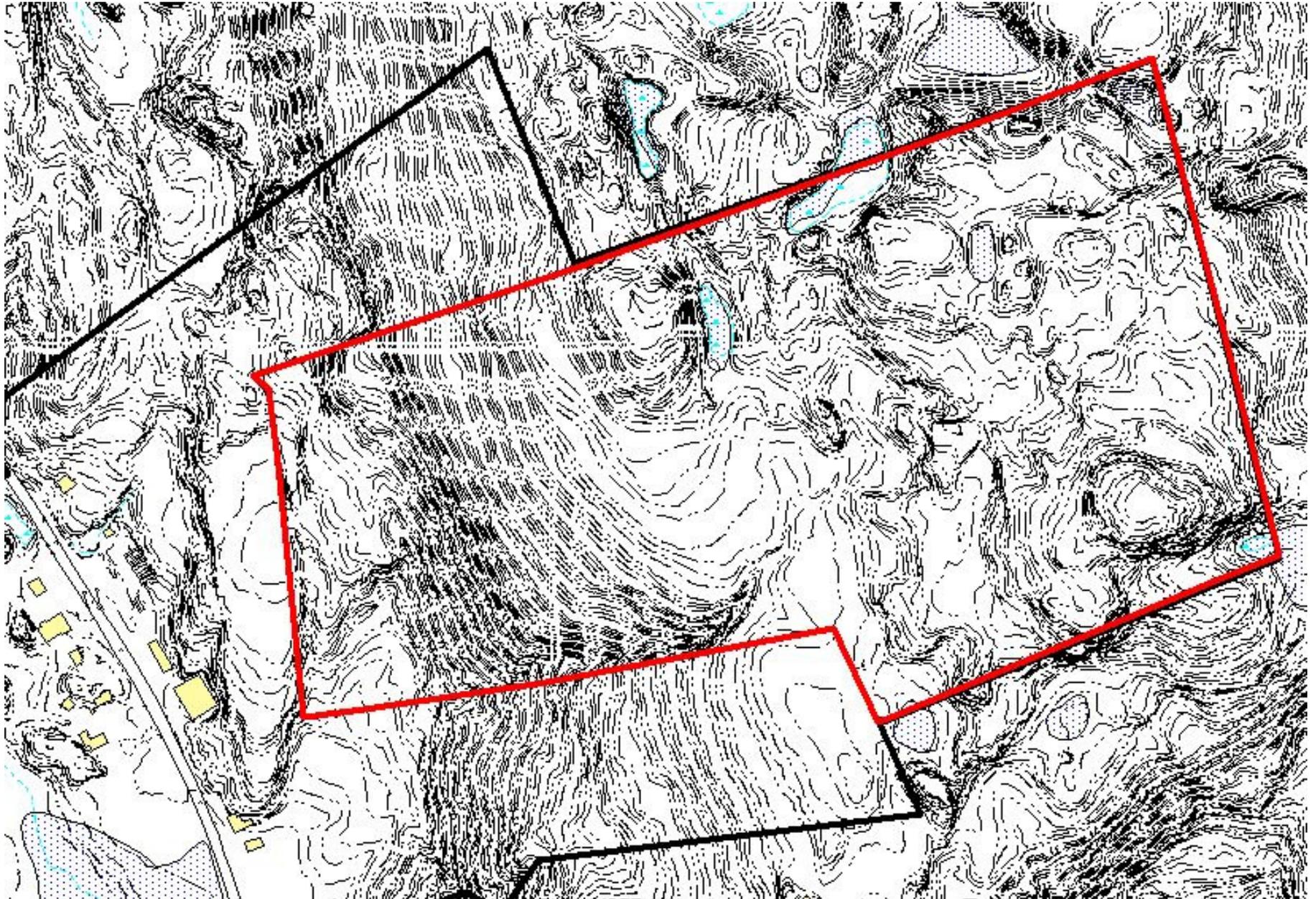
# Natural Diversity Database

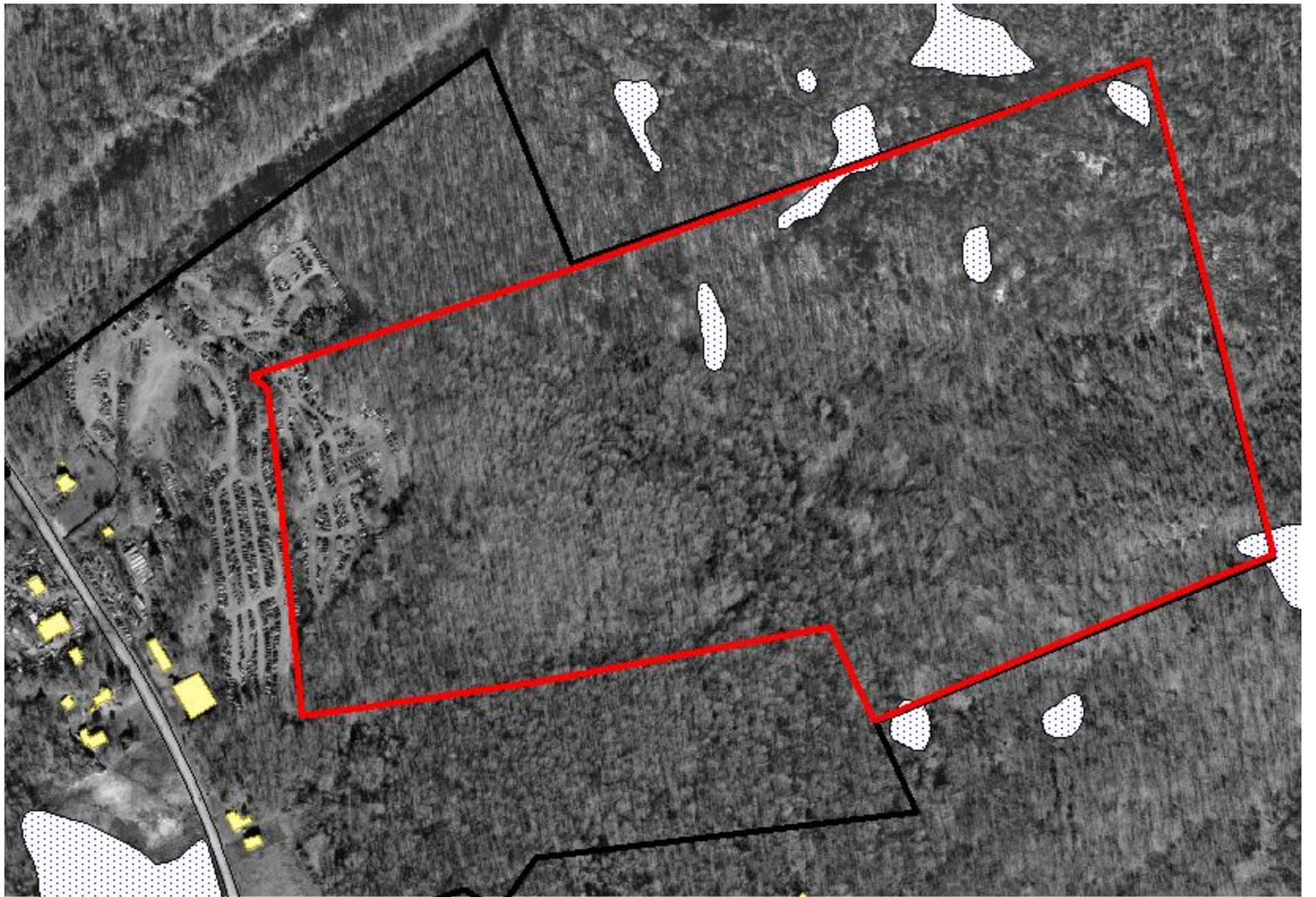


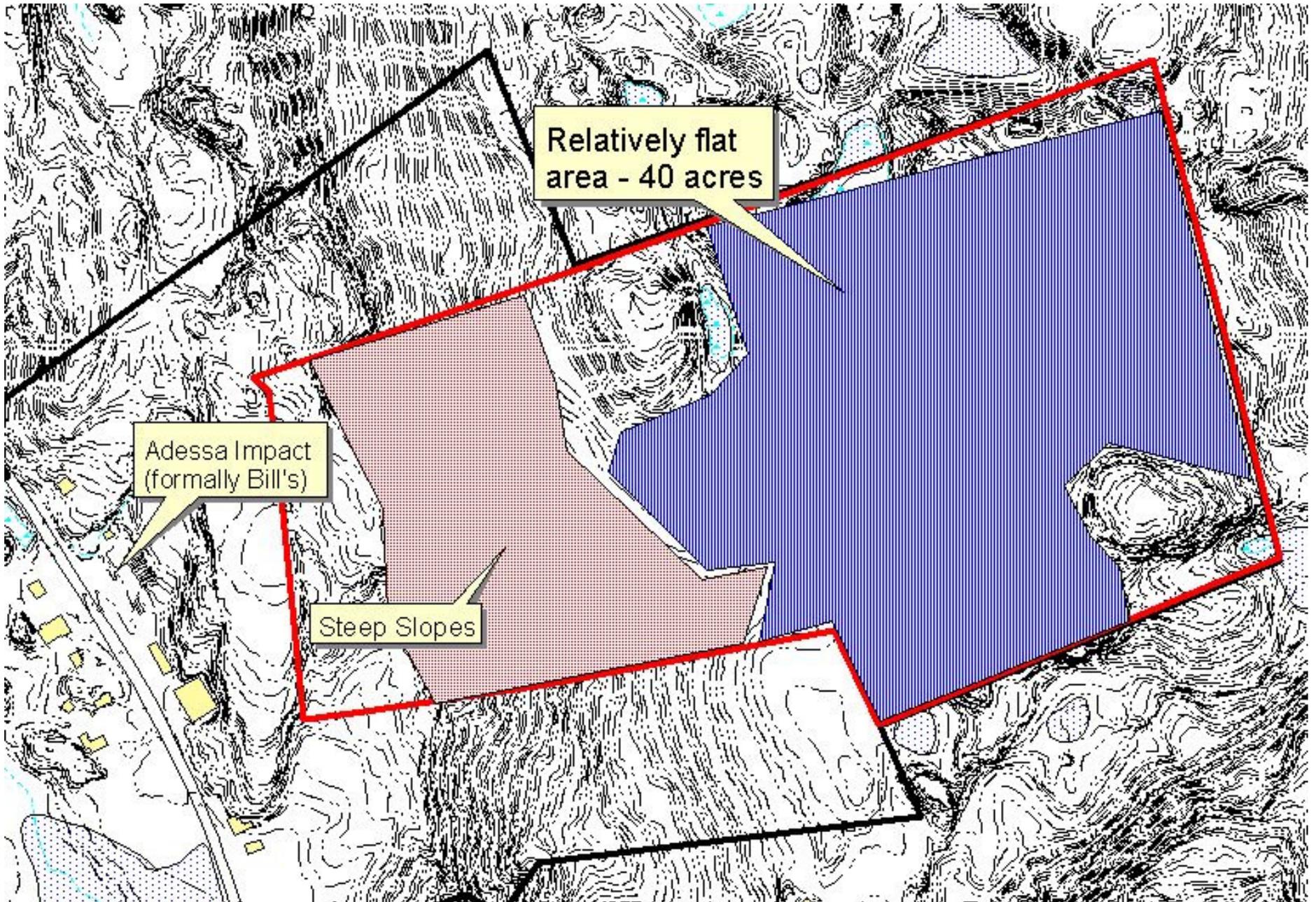
## *Saybrook Road, Owner – Helen Gautieri*

- Industrial (I-1) zone
- Direct access to Saybrook Road, a major collector road
- Nearest home 2,000 feet - current owner of property.
- Would not be visible from the road.
- 3,800 feet to sanitary sewer vs 9,400 feet to Freeman Rd.
- Very isolated and undeveloped surrounding.
- Ability to fence and secure site with little impact on neighbors.
- 4,400 feet to Exit 10 off Route 9
- No species of special concern per the Natural Diversity Database
- Possible issues wetlands, vernal pools and blue trail.

*Saybrook Road – I-1 Zone – 76 acres*







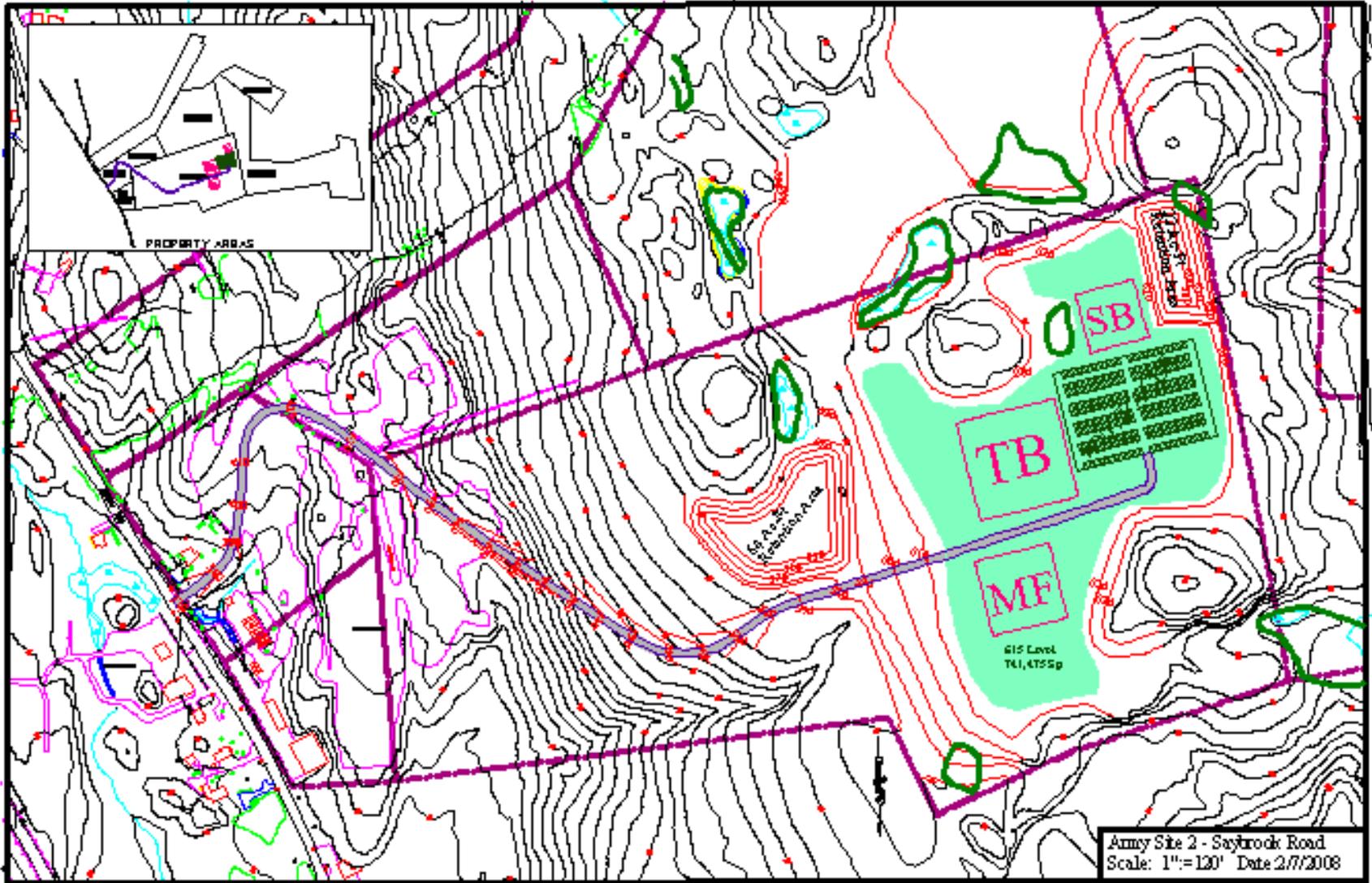
Relatively flat  
area - 40 acres

Adessa Impact  
(formally Bill's)

Steep Slopes

# Natural Diversity Database

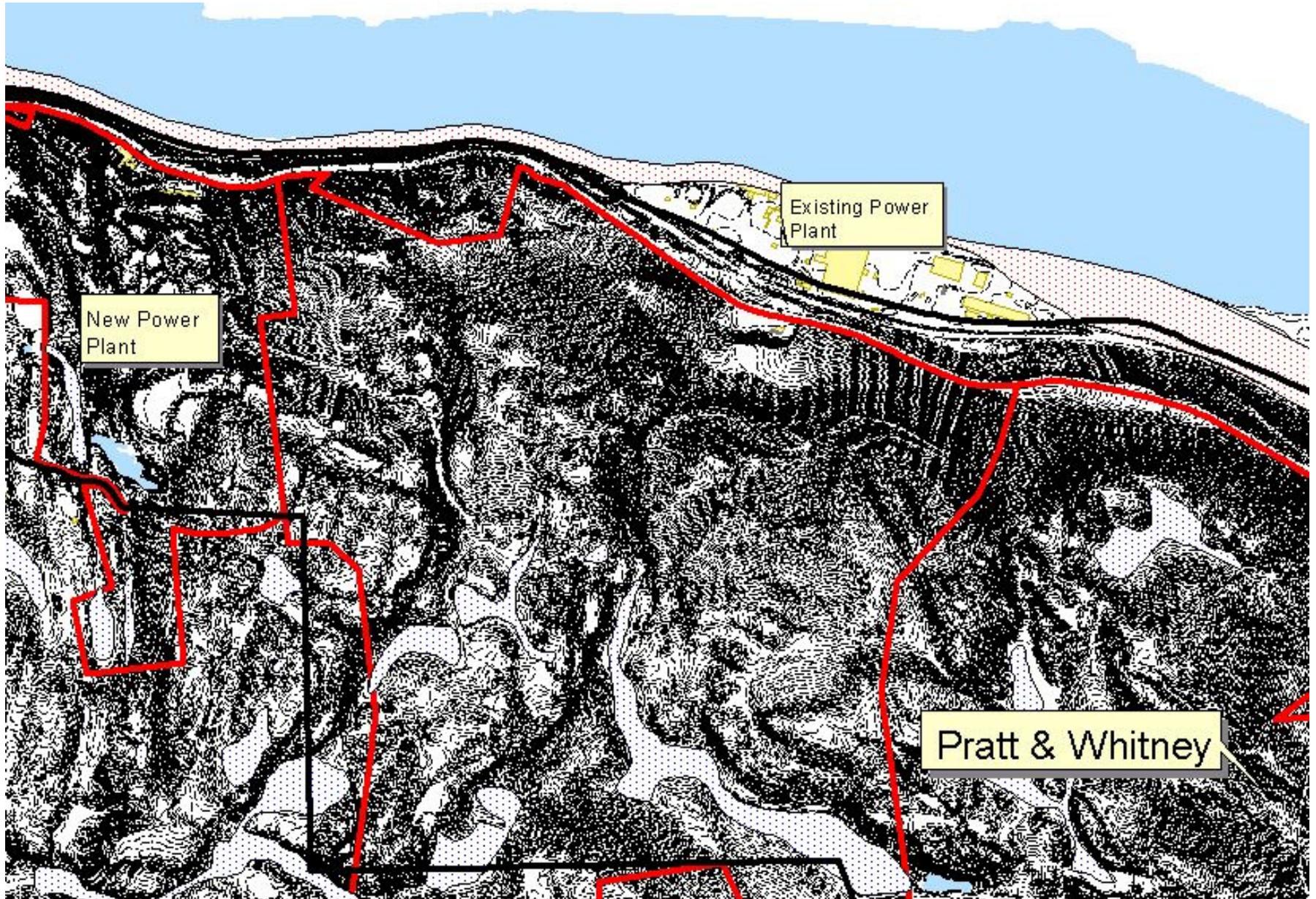


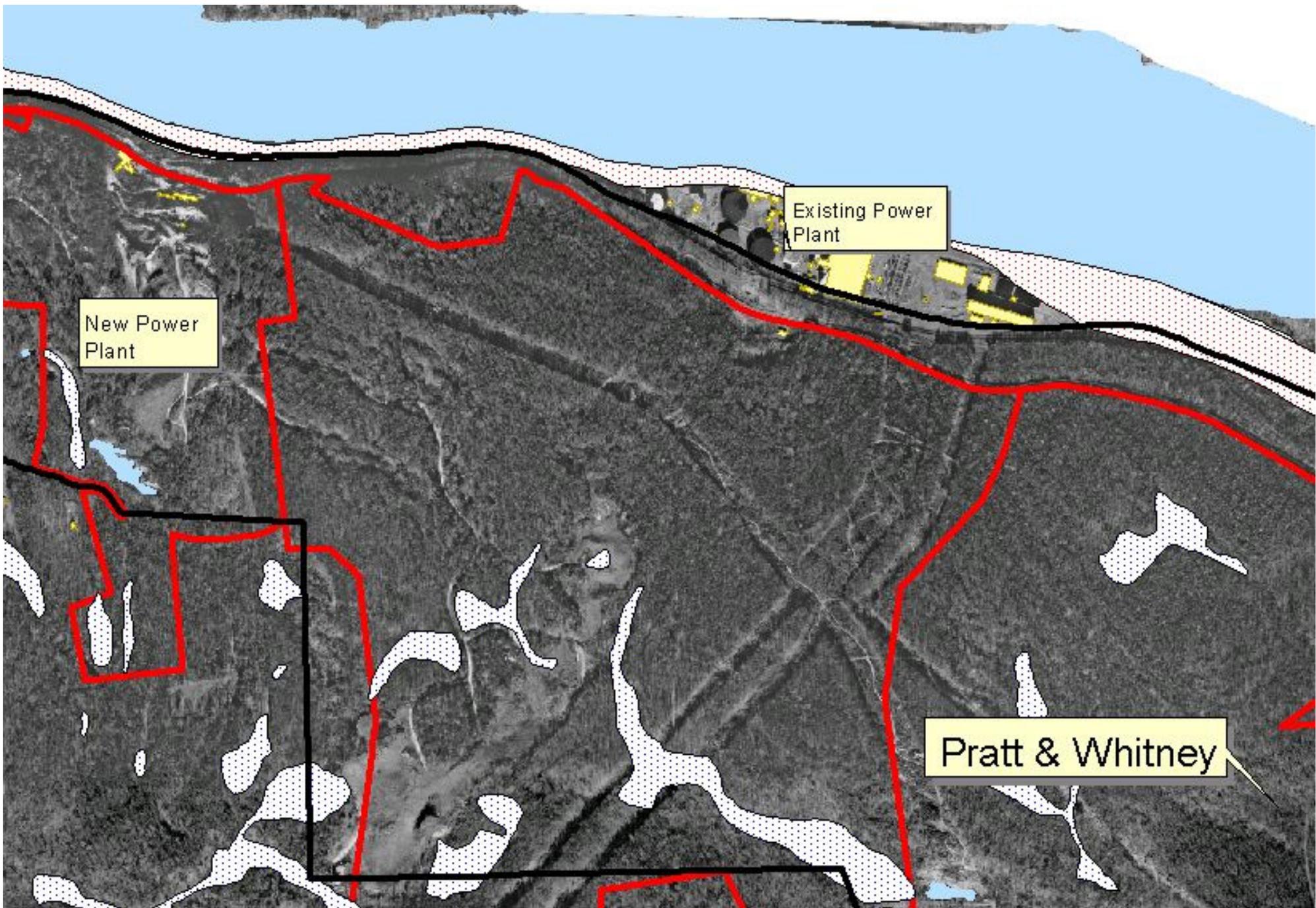


## *River Road Site –Owner CL&P*

- Industrial (I-3) zone
- Access via River Rd. north to Silver St.
- Adjacent to 2 power plants, Pratt & Whitney Aircraft
- Very isolated secure location
- Nearest home 3,400 ft. through woods (as crow flies)
- Wouldn't be visible road.
- Previously mined and disturbed site
- Access via Kleen Energy Plant, CL&P has easement in place over Kleen property.
- Room to expand
- No species of special concern per the Natural Diversity Database
- 2,000 foot (off road) sewer extension from new power plant.

# CL&P North Parcel – 537 acres

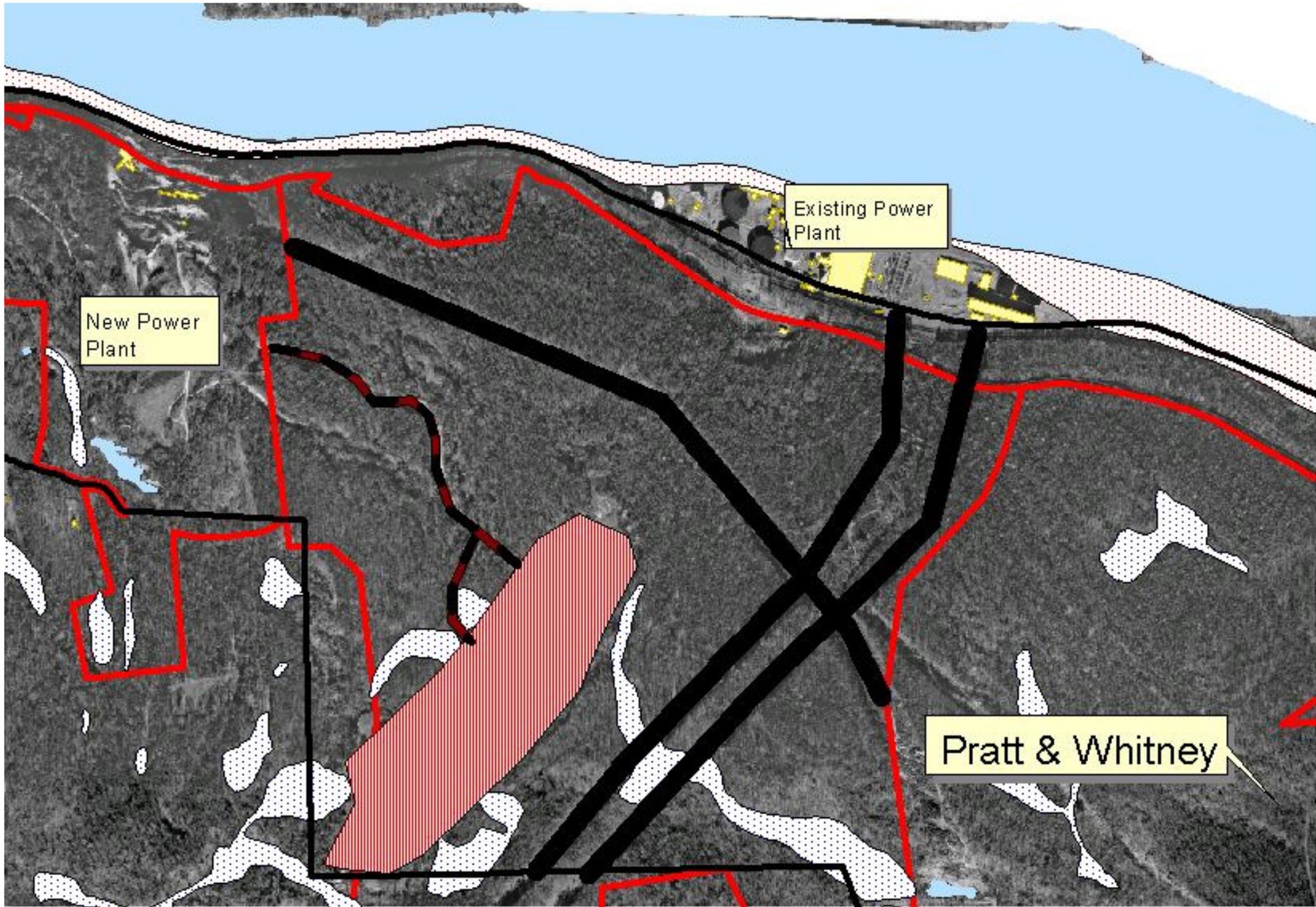




New Power Plant

Existing Power Plant

Pratt & Whitney



New Power Plant

Existing Power Plant

Pratt & Whitney



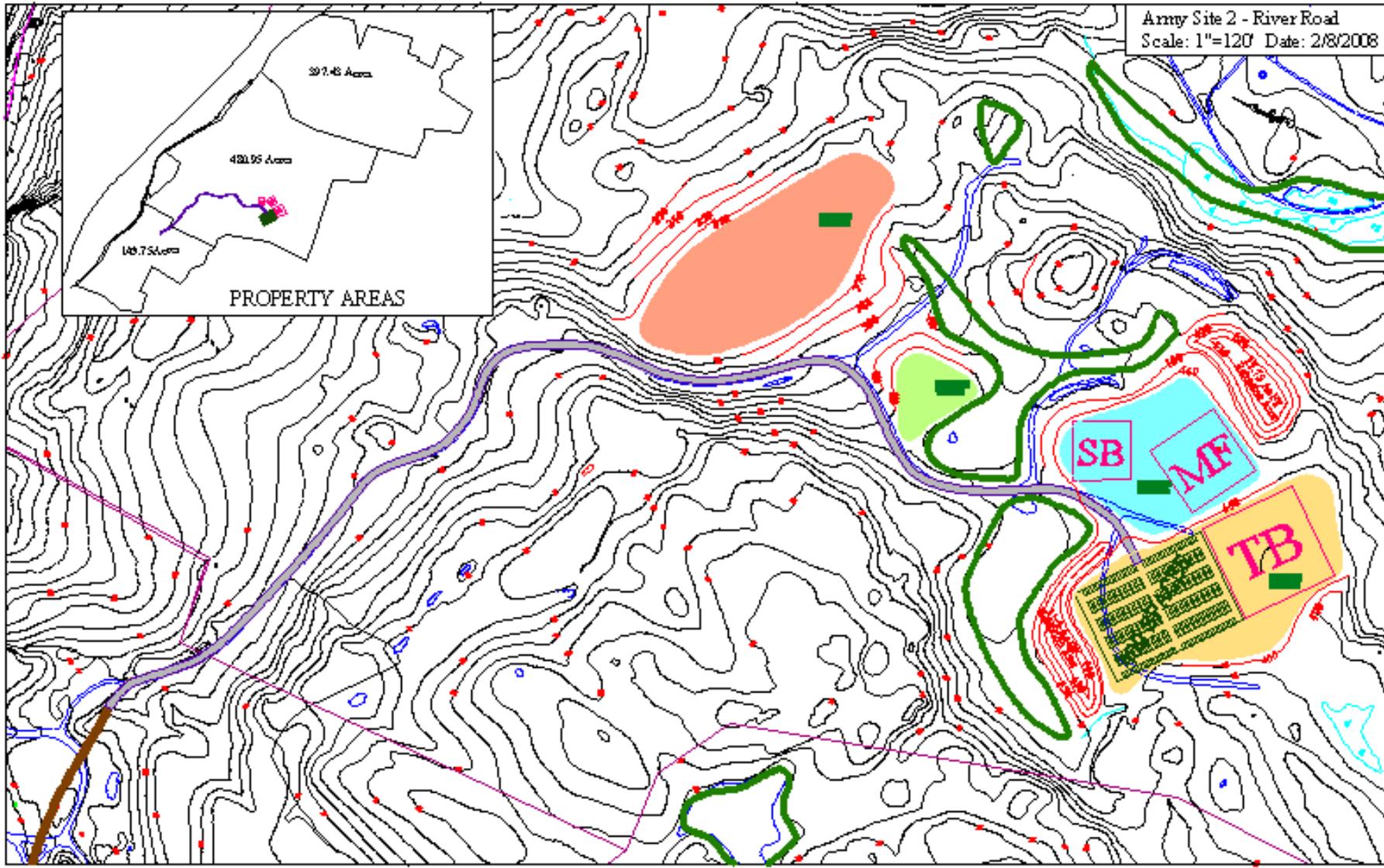




# Natural Diversity Database



Army Site 2 - River Road  
Scale: 1"=120' Date: 2/8/2008



## Recommended Sites

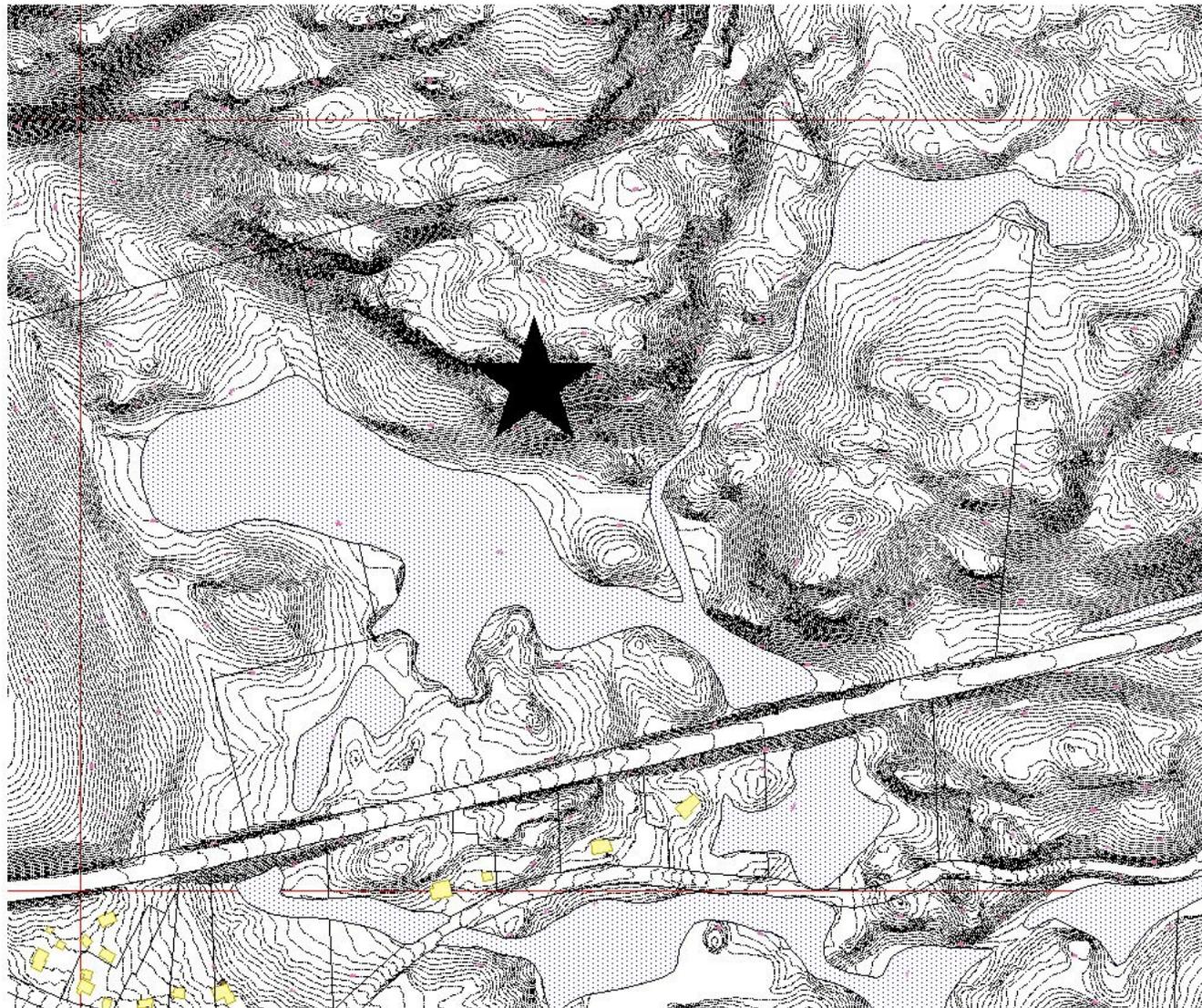
- 1.) Pratt and Whitney Site
- 2.) Saybrook Road parcel
- 3.) CL&P north parcel

<b>Criteria</b>	<b>SITE 1</b>	<b>SITE 2</b>	<b>SITE 3</b>	<b>SITE 4</b>
	<b>Freeman Road</b>	<b>Saybrook Road</b>	<b>Aircraft Road</b>	<b>River Road</b>
<b>Plan of Development</b>	1	3	5	5
<b>Industrial Zoning</b>	1	5	5	5
<b>Access from Collector Road</b>	1	3	5	4
<b>Impacts on Residential Properties</b>	1	3	5	5
<b>Visibility from Residential Properties</b>	1	4	5	5
<b>Isolated &amp; Secure Site</b>	1	5	5	5
<b>Brownfield</b>	5	4	1	5
<b>Natural Diversity Database</b>	5	2	3	5
<b>Blue Trail</b>	2	2	5	3
<b>Overall Environmental Impact</b>	3	2	5	4
<b>Site Buildability</b>	4	2	5	4
<b>Topography</b>	4	3	5	4
<b>Wetlands</b>	4	3	5	3
<b>Access to Sanitary Sewer</b>	1	3	5	4
<b>TOTAL</b>	<b>34</b>	<b>44</b>	<b>64</b>	<b>61</b>

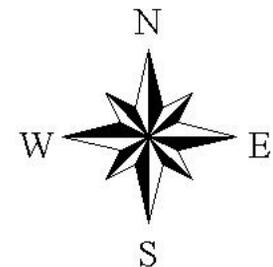


# Aircraft Road

## Burkarth - Approx 60 acres



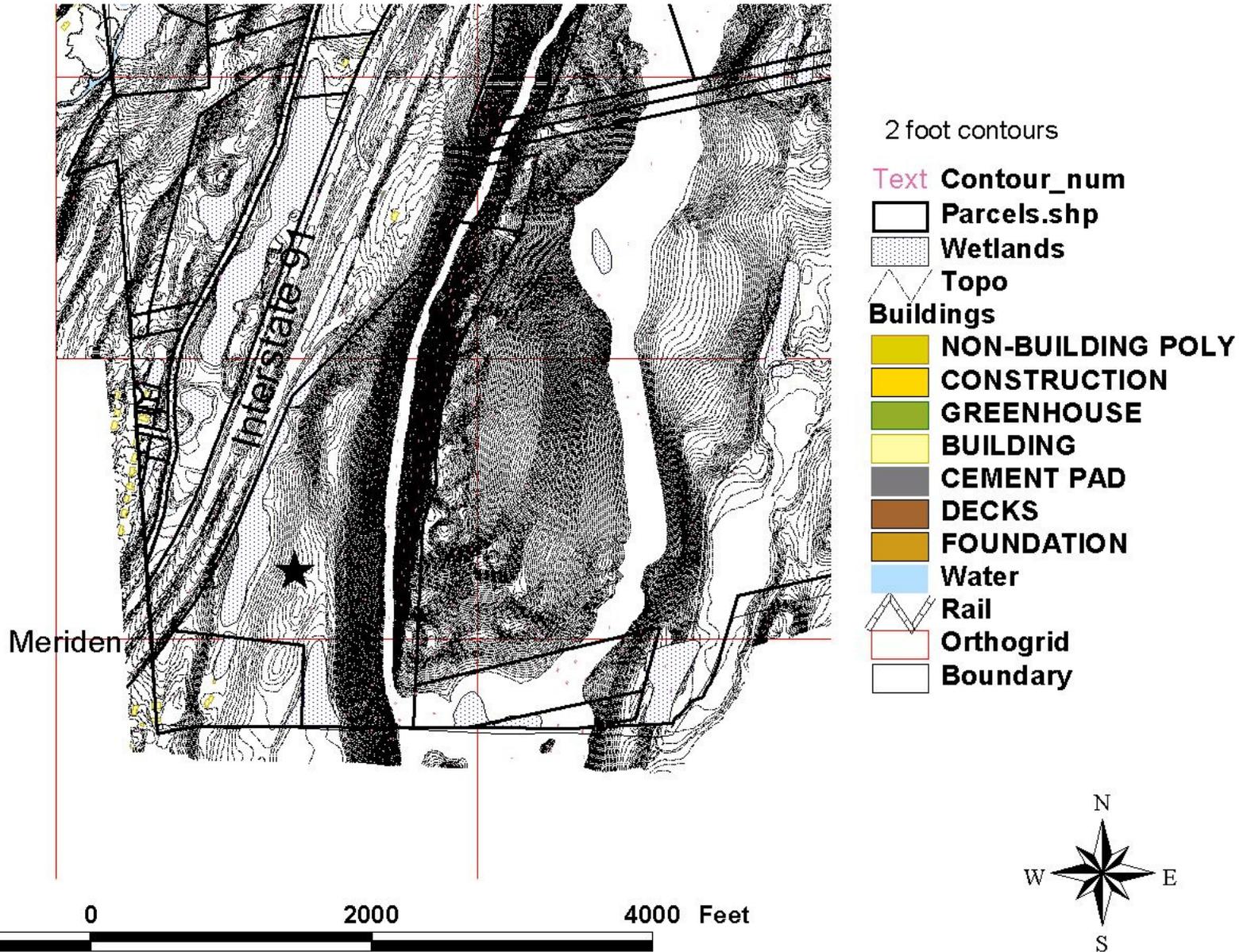
- Text** Contour\_num
- Wetlands
  - Parcels.shp
  - Topo
- Buildings**
- NON-BUILDING POLY
  - CONSTRUCTION
  - GREENHOUSE
  - BUILDING
  - CEMENT PAD
  - DECKS
  - FOUNDATION
  - Water
- Rail
- Orthogrid
  - Boundary



1000 0 1000 2000 Feet

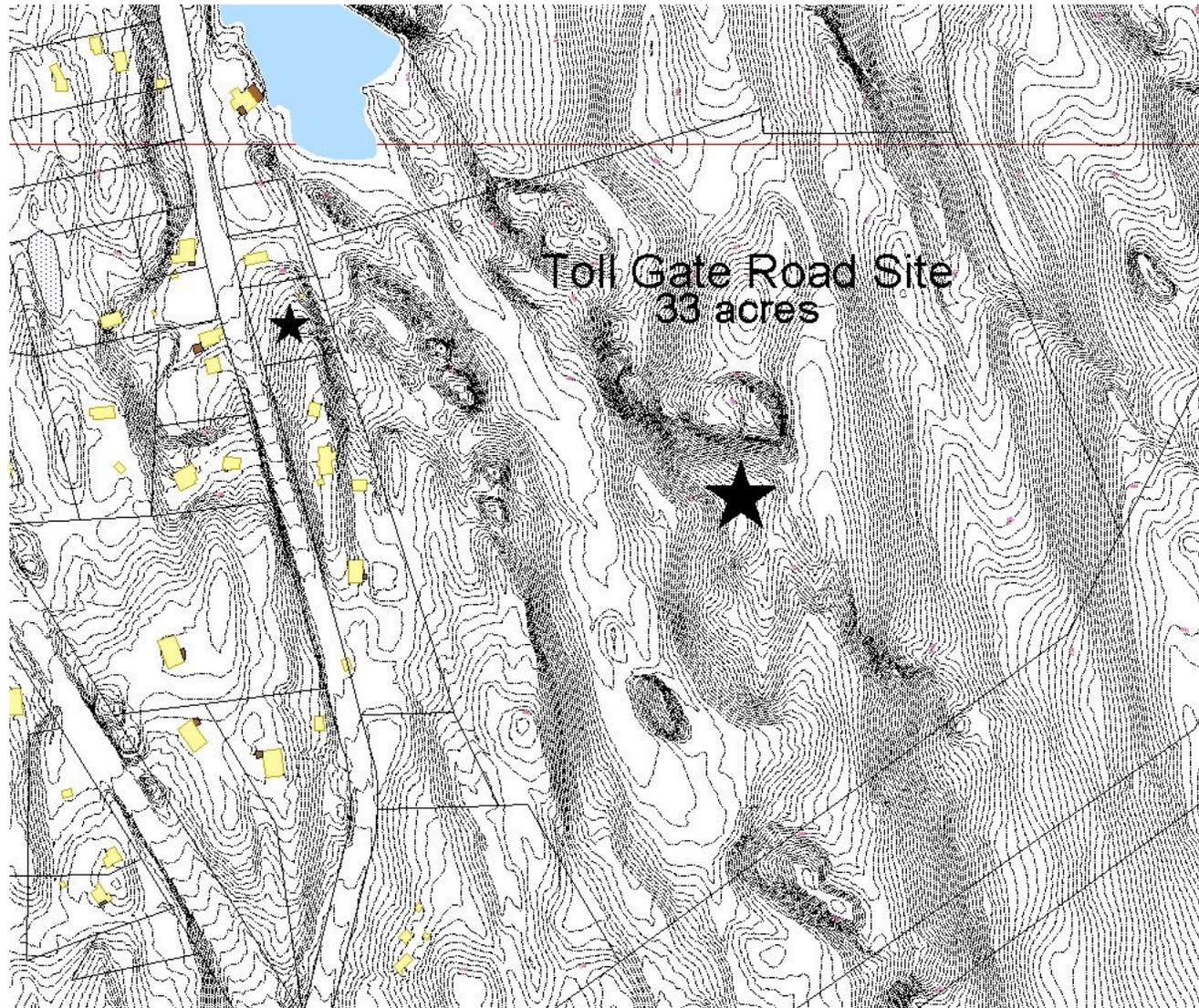
# Nature Conservancy - I-91

## Approx - 85 acres

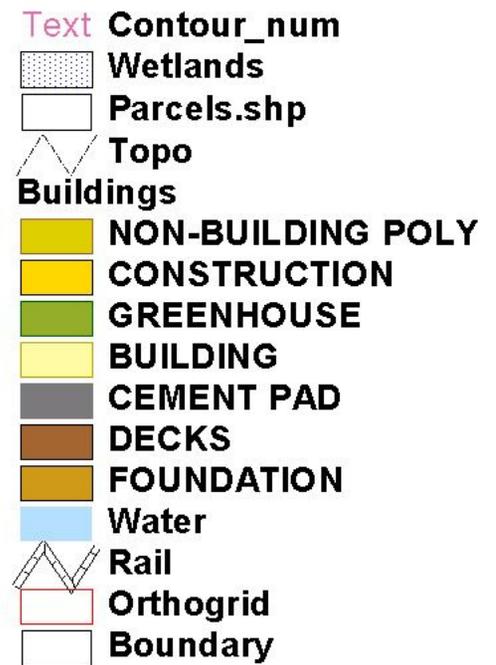


# Tollgate Road Site

## 33 acres



2 foot contours



500 0 500 1000 Feet

