

Economic Development Study Final Report

Presented to the:

Barkhamsted Board of Selectmen

June 26, 2007

Members:

Paul Duran (Team 1)

Al Jones (Team 1)

Chris Labbe (Team 2)

Christina Lavieri (Team 1)

Dave Moulton (Team 2)

Nick Peck (Team 3)

Bob Ringuette (Team 2)

Carmen Smith (Team 2)

Don Stein (Team 3) – Chairman

Rich Winn (Team 3)

Team 1 – Potential for growth and resulting tax impacts

Team 2 – Economic development strategy and restrictions/enhancements

Team 3 – State and Federal grant programs and poll of townspeople

Charter for Barkhamsted Economic Development Study December 4, 2006

Study options and develop recommendations to plan future growth of the Town of Barkhamsted, while maintaining the rural nature of the town with minimal growth in taxes to the townspeople

- o Committee to be chartered by the Board of Selectmen. The deliverable is to be a final report.
- o Short duration study committee, with a closure date 3 months after kick-off the study
- o Membership of the committee to be a cross-section of the community, to be limited to 8 to 10 people
 - o Board of Ed/PTO/Elementary school
 - o Seniors
 - o Town boards (Finance/PZC/Inland Wetlands/Conservation)
 - o Business

Proposed tasks to include:

1. Potential for growth and resulting tax impacts
 - o Review potential residential growth via “build-out” scenarios
 - o Assess current town economic data to determine areas of need that require special attention; e.g., low income population.
2. Economic development strategy and restrictions/enhancements
 - o Review current zoning regulations and the town zoning map to determine feasibility of an economic development corridor or area
 - o Review development activities in similar towns (both population and rural nature)
 - o Develop strategy for provision of sewers/city water supply/natural gas along Rte 44 to enhance attractiveness for “smart” development of that corridor
3. Analyze state and Federal grant programs that could be used to supplement town funds or private development activities
4. Poll town’s population to determine its view of the direction the town should take. This could be done either through public hearings or a questionnaire.

Final report to be presented to Board of Selectman and other town boards, as appropriate.

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1.0 Executive Summary

Potential Growth Analysis

The undeveloped land in Barkhamsted was analyzed to determine whether the capacity for division into separate buildable lots existed. Analysis was by lot size – all lots over 10 acres and classed as 61, 62, 63, or 65 (all undeveloped residential lands) were considered. MDC Class III lands were specifically excluded, but will be addressed later. Class III is “excess” land owned by the MDC, as opposed to Class I and Class II land which cannot be sold by MDC for development or used without the approval of the state. Theoretically, Class III land could be sold, but it is not envisioned that this is likely to happen.

Results

The analysis above yielded 154 parcels and a total of 6,926.63 acres. Raw percentages were then removed, per State of CT methodology, for topographic limitations, roads and utilities, extra steep and wet reflecting local conditions, and permitted or specially excepted use as business.

6,926.63	Total Acres
-	
1,385.33	Topographic Limitations (20%)
-692.66	Roads & Utilities (10%)
-692.66	Extra Steep & Wet (10%)
-346.33	Business Use (5%)
<u>3,809.65</u>	
1,904	Net 2 Acre Lots

We can then reasonably expect a maximum growth of 1,904 housing units. While this is a maximum figure, some people will want larger lots, and other personal preferences may come in to play that could reduce that amount. A median exposure of 1,500 to 1,600 additional housing units is reasonable over time.

Over the last 5 years, housing unit growth has seen approximately a 6% increase. Assuming 1,500 units per the above calculations and steady growth rates, the growth should consume the available expansion possibilities by 2065.

<u>UNITS</u>	<u>YEAR</u>
1,521	2005
1,612	2010
1,709	2015
1,812	2020
1,921	2025
2,036	2030
2,158	2035
2,287	2040
2,424	2045
2,569	2050
2,723	2055
2,886	2060
3,059	2065

The MDC Class 3 lands consist of 1,519 acres that could potentially be sold by the MDC as residential acreage. While the likelihood of this appears small, it is a possibility that a cash-strapped MDC may look at some point in the future to liquidate holdings. The impact, using the same formulation as above would be as follows, bringing maximum buildout in 2075 or 2080.

1,519.00	Total MDC Class 3
-303.80	Topographic Limitations
-151.90	Roads & Utilities
-151.90	Extra Steep & Wet
<u>-75.95</u>	Business Use
835.45	
417	Net 2 Acre Lots

There are, of course, many factors which may slow or accelerate this buildout scenario. The main value is to calculate maximum exposure to enable planning to encompass the implications of these scenarios.

Implications

This potential growth, regardless of the speed at which it occurs, will impact the town in several areas which will affect planning and budgeting needs.

Services That Will Be Impacted

- Schools
- Sports and Recreational Activities
- Emergency Services (Fire, Police)
- Town Hall Administration
- Committee and Commission Workloads (Wetlands, PZC, ZBA, etc.)
- Roads and Maintenance
- Transfer Station (RRDD1)
- Senior Center

State and Federal grant programs and poll of townspeople

“Team Three” of the above group was asked to prepare recommendations in two subject areas: First, the identification of grants-in-aid that would complement the economic development of Barkhamsted. Second, to secure a survey of town registered voters to identify issues and preferences regarding future town development.

Grants-in-aid:

Available grant programs were surveyed and three were identified as having potential applicability to the town’s future development. First, STEAP (Small Town Economic Assistance Program) is available to Barkhamsted for up to \$500,000 per year for use in capital projects.

Second, the SBIR/STTR grant programs are available to assist high tech business development. Money available can be up to \$850,000. These grants fund R&D projects at small businesses, which can then be commercialized. There is also an agency based in East Hartford (Connecticut Center for Advanced Technology, Inc. -- CCAT) which distributes funds to small, start-up companies to assist them in their early stages.

Third, CBRA (Connecticut Brownfields Development Authority) or “brownfields” grants can be available to the town to enhance the development of land areas that may have been environmentally compromised.

SBIR/STTR and CBRA programs would be useful in providing incentives to businesses wishing to locate or develop within Barkhamsted.

Town Survey:

A survey form was designed and developed for completion through the town's website covering nine basic issues seen as a concern for future development - town character, residential development, non-residential development, infrastructure, land conservation, recreation, future spending, senior citizens and education. Principal civic organizations were contacted and encouraged to complete the surveys on line in order to get the participation of a representative cross section of the community. In addition, paper copies of the survey form were also made available for those residents who did not wish to complete it on-line. The result was that 212 surveys were completed, which represents about 7.1% of the voter population.

Generally, the survey demonstrated a preference to maintain the town's rural and historic character, a strong bias against condominium and apartment development, controlled commercial development on the Rt. 44 Corridor, a preference for upgrading infrastructure so long as there were no tax payer implications, a willingness to purchase of land by the town for a dedicated purpose, a interest in funding recreational facilities, a limited willingness to permit incentive programs for future development, no strong preference regarding the future development of senior citizen housing, and a willingness to expand the town's educational facilities.

Note: Funds were not available for a true scientific survey. The committee made every effort to get a representative view of the community

2.0 Proposed Zoning and Regulation Changes for the Town Of Barkhamsted

Our economic study group's objective was to review the zoning map and regulations and suggest changes. We studied the existing regulations and the proposed Plan of Conservation and Development as well as zoning and topography maps. We are in agreement with the Plan's objective to encourage development while maintaining the town's rural character. We were also asked to consider the commercial development in Riverton Village and/or elsewhere in Barkhamsted. Our proposals for zoning and regulation changes are as follows:

1. Establish a RT. 44 zone to allow a variety of commercial uses by special exception. (Refer to Map 1 for boundary suggestions and Attachment A for a table of uses.) We are recommending that a site plan review by P & Z be required in all cases. This zone will also require the following:
 - a. The building style must meet architectural guidelines designed to maintain the town's rural character and approved by the architectural review committee. (Refer to Attachment B for architectural style recommendations.) If the style does not meet these guidelines, then the building must be set back at least 100 feet from roads and be thoroughly screened with native, mature vegetation.
 - b. Lighting, curb cut, and landscaping regulations established via the 7/21/06 amendments must be followed, except the curb cut minimum should be 100 feet as opposed to 50 feet.
 - c. Sign regulations already specified in section 193-36 need to be followed in order to prevent excessive signage and any additional billboards.
 - d. "Big-Box" stores need to be defined and discouraged.

The BEDC recommends that a review of the regulations for legality be conducted after the regulations are written or acquired from another town.)

2. Establish a Washington Hill Center (WHC) zone at the intersection of Routes 219 and 179 (Refer to Map 2) to encourage development similar to the Pleasant Valley Center and Riverton Center zones (refer to Attachment A – Table of Uses).
3. Require a site plan and an architectural review for the RC/PVC and WHC zones which includes a mix of residential and commercial uses. Establish architectural and site regulations for these zones in order to maintain the village character. Also, require parking for businesses in these zones to be located on the side or rear whenever possible.
4. Commission a feasibility study to determine if an economically feasible sewage handling system could be installed for Riverton Village. The intent of providing sewers in this area is to promote a moderate amount of development while protecting the water courses. (Refer to Attachment D for a list of potential sewer system users and Attachment C for a discussion of sewage handling systems.) We would like to see Riverton Village become a more dynamic center for small commercial activity. The Hitchcock factory buildings are in the process of being sold or remodeled and hook-up to a sewer system would

allow a larger variety of businesses to operate here, including small manufacturing businesses or high-end condominiums

5. Add condominiums on the Table of Uses to be approved for renovation of existing historical structures by special exception for the Riverton Center/Pleasant Valley Center zone, with the goal of encouraging high-end condos. The architectural style will still need to meet the village characteristic guidelines for this zone and be approved by the architectural review committee.
6. Change the zone for the properties located on the west side of Rt 44 between Old County Rd. and Eddy Road to PVC (Refer to Map 1).
7. Add regulations to prevent “adult” businesses from being established in Barkhamsted. If this is not legally enforceable, then find all possible means to discourage such businesses, perhaps by allowing them in a small heavily restricted zone. Have an attorney specializing in site development review the regulations for enforceability.
8. After the new zoning regulations are in place, encourage development by providing easy access to zoning regulations and maps – ideally electronically. Also, the regulations need to be continually updated to prevent any misinformation, which could result in the regulations not being applied uniformly. The topography map should be capable of being electronically overlaid on the zoning map.

In addition to the zoning regulation changes, we are recommending that Barkhamsted Board of Selectman fund a feasibility study for a recreational trail connecting New Hartford to Pleasant Valley to Riverton Center. The trail would benefit local businesses in both towns, consistent with the response to Survey Question 6.

Attachment A: Table of Use

USE	RA-1	RA-2	B-1	B-2	RC/PVC	I-1	I-2	PO	WHC	RT. 44
Agriculture										
All agricultural uses including livestock	P	P	P	P	P	P	P	P	P	S
Financial										
Banks			P	P	P	P	P	P	S	S
Financial Institutions			P	P	P	P	P	P	S	S
Industrial										
Small machine shops, no more than 3 persons employed			S	S	S	P	P			S
Warehouses, no outside storage			S	S	S	P	P			S
Manufacturing, processing, and assembly of goods, all facilities within a building			S	S	S	P	P			S
Manufacturing, processing, and assembly of goods					S	P	P			S
Contractor storage yards		S		P		P	P			S
Sale and storage of fuel						S	S			S
Sale and storage of building materials						S	S			S
Bulk Storage						S	P			S
Public utility garages						S	S			S
Uses where waste, discharged or salvaged materials are bought, sold, exchanged, baled, packed, disassembled, or handled, including auto wrecking and used lumber						S	S			
Research Laboratories						S	S			S
Institutional										
Cemetaries	S	S	S	S	S	S	S	S	S	S
Churches	S	S	S	S	S	S	S	S	S	S
Public utility stations	S	S	S	S	S	S	S	S	S	S
Energy-generation facilities (e.g. wind turbines; may exceed max. height and area requirements in Art. IV)	S	S	S	S	S	S	S	S	S	S
Municipal or similar public building	S	S	S	S	S	S	S	S	S	S
Day-care facilities (other than family/group as defined in CGS)	S	S	S	S	S	S	S	S	S	S
Public and private schools with a state license	S	S	S	S	S	S	S	S	S	S
Public and semipublic institutional uses					P				S	S

Attachment A: Table of Use

USE	RA-1	RA-2	B-1	B-2	RC/PVC	I-1	I-2	PO	WHC	RT. 44
Office										
General	P	P	P	P	P	P	P	P	S	S
Professional	S	S	P	P	P	P	P	P	S	S
Real Estate, Insurance	S	S	P	P	P	P	P	P	S	S
Investment broker	S	S	P	P	P	P	P	P	S	S
Manufacturing sales rep	S	S	P	P	P	P	P	P	S	S
Non-display sales	S	S	P	P	P	P	P	P	S	S
Ed., charity, & civic	S	S	P	P	P	P	P	P	S	S
Other offices similar to above	S	S	P	P	P	P	P	P	S	S
Recreational										
Shooting ranges - Outdoor	?	?								
Shooting ranges - Indoor			S	S		S	S	S		S
Private commercial rec. campsites			S	S		S	S	S		
Other non-profit rec.	S	S	S	S	S	S	S	S		S
Non-profit golf & member clubs	S	S	S	S	S	S	S	S		S
Theaters			S	S	S					S
Indoor rec. facilities such as bowling alleys, tennis courts, handball, racketball, exercise or health facility or similar rec.			S	S	S	S	S			S
Temp. permit-One day special event	P	P	P	P	P	P	P	P	P	P
Temp. permit-More than one-day special event	S	S	S	S	S	S	S	S	S	S
Residential										
Single family detached	P	P			P					
Duplexes, 2 family	S	S	S	S	S	S	S	S		
Residential clusters (see Art. IX)	S	S								
2 or more family residences as conversions of existing buildings					P					
Accessory buildings (see 193-30G)	P	P								
Day care, group/family as per the CGS	P	P			S				S	
Satellite transmission receiving devices (to the rear of dwellings and not within any required yard setback)	P	P								
Home occupations	S	S			S				S	
Accessory apartments	S	S			S				S	S
Bed and Breakfast	S	S			S				S	S

Attachment A: Table of Use

USE	RA-1	RA-2	B-1	B-2	RC/PVC	I-1	I-2	PO	WHC	RT. 44
Retail Sales and/or Service										
Shops, general			P	P	P				S	S
Small retail shops			P	P	P	S			S	S
Drug, food, bakery, or dairy			P	P	P				S	S
Small shopping centers (less than 5000 sq. ft.)			P	P						S
Shopping Centers (greater than 5000 sq. ft.)				S						S
Art galleries, dance studio, or similar artistic educational or instructional use			P	P	P					S
Restaurant, low-turnover (see art. VIII)			S	S	S	S	S		S	S
Restaurant, high-turnover (see art. VIII)			S	S		S	S			S
Printing & publishing			P	P						S
Repair services and businesses including repair of bikes, radios, TVs, and other home appliances & similar			P	P	P				S	S
Auto, mobile home, and recreational vehicle sales, repair and services			S	S						S
Auto service and repair stations			S	S	S					S
Auto washes, subject to a report from registered professional engineers on impact on groundwater			S	S						S
Tavern/Pub			P	P	P					S
Sales and storage, contractor equipment			S	S						S
Wholesale business			S	S						S
Temporary roadside stands (see 193-38C)	P	P	P	P	P	P	P	P	P	P
Other										
Aircraft landing fields			S?							
Veterinary hospitals			S	S					S	S
Commercial & Private kennels			S	S						S
Earth excavation (see art. IX)	S	S	S	S	S	S	S	S		
Temporary trailers (see 193-38A & B)	P	P	P	P	P	P	P	P	P	P
Wireless communication facilities (see 193-62)	*	*				S	S		S	S
Hospital & health care facilities which are subject to approval of Certificate of Need by the State Commission on Hospitals and Health Care and licensing by the State of CT Dept. of Public Health Services	S	S	S	S	S	S	S	S	S	S
Country Inn (see art. VIII)	S	S	P	P	S	S	S	S	S	S

Attachment B – Architectural style recommendations for Route 44 Zone

Although it is difficult to define, an acceptable “rural” look for any buildings without screening along Route 44 would include barn style, salt box, farmhouse, or any historical architectural style, using natural materials whenever possible. Examples include the Canton Feed and Supply, the woodworking shop in Pleasant Valley, the barn style row of businesses just west of Litchfield town center and The Log House Restaurant on Rte 44. Building colors should be traditional and muted. However, we are not recommending complete uniformity. Whenever possible, the parking should be located to the rear or side when the architectural style meets the guidelines. Also, plantings still need to be included according to the existing site plan regulations and the lighting and curb cut regulations apply as well.

If a “drive-thru” is being developed, the traffic impact needs to be thoroughly evaluated. Setbacks with screening and/or architectural style guidelines apply to drive-thru businesses as well.

Attachment C Sewage Handling Inquiry

Andy Stachowiak from the Town of Farmington Water Pollution Control Facility (860-675-2542) was interviewed on March 22, 2007. A summary of the information in reference to pump station costs is presented below.

The Town of Farmington has 17 pump stations and one has been refurbished recently. Also, they are pursuing a new Suction Lift System at this time.

There are basically four types of systems as well as a possibility of a community septic system. The oldest type is the Dry Pit Type, also available are a Submersible Pump Type, Suction Lift Type and finally, the individual Low Pressure Grinder System. Each type has its pros and cons and the costs depend mostly on the location of the installation and the pipe run from the station as opposed to the rate of flow. His experience leads him to believe that a small package system would cost around \$150,000 and a medium one around \$300,000. A large system costs up to \$2 million.

Dry Pit Type

Sewage collects by gravity to an underground chamber or wet well, with the pumps located in a separate dry chamber. The depth is usually 15 – 20 feet.

Generally the pump chamber is difficult to access for maintenance and can be a safety issue, but it is the old standard. Also, the town needs to have a permanent or at least portable generator on hand.

The excavation can be difficult and costly if there is high ground water or if the soil is excessively rocky.

Submersible Pump Type

Sewage collects in an underground wet well as in the Dry Pit Type. However, the pumps are located on rails submerged in the sewage collection tank. To service the pumps, a room built over the pump access and crane trucks to pull up the pumps are required. Also, the town needs to have a permanent or at least a portable generator on hand.

Suction Lift Type

Sewage collects in an underground wet well as in the Dry Pit Type. However, the pumps are located on the surface. Air is pumped into the sewage to force the sewage to the effluent line. These pumps are located in a building. The town needs to have a permanent or at least a portable generator on hand. The depth of installation is limited with this type to around 20-25 ft.

The Town of Litchfield has this type of system.

Low Pressure Grinder System

This system consists of each business/homeowner installing a small collection tank with a grinder pump (about 1 hp) in their basement and pumping into a feeder line (2 in.) to carry it to the treatment facility. Each system costs about \$3000 and the town can either decide to pay for it or require each user to pay.

The drawback to this system is that it can only achieve a vertical head of about 100 feet. Also, each homeowner/business needs to maintain the system, although the town can get a maintenance contract with a company. The Town of Morris has such a system near Bantam Lake, as does the Town of Winsted near Highland Lake.

Community Septic System

The issue with this system is that capacity would be limited.

Mark Smith, PE Civil Engineer, commented that he has heard community septic systems suggested many times, but does not know of an instance where the DEP has allowed multiple land owners to share a septic system. If we pursue this option, CT DEP needs to be contacted to find out if it is acceptable.

One other item to consider for any of the sewage pumping operations is that sufficient oxygenation is required during the pump run or else the effluent will stink excessively. East Haddam had to install an air bubbler in its line (7 mile run) and some other towns have introduced chemical oxygenation with nitrate injection. These require an outbuilding of some sort as well.

More information is available from Sarah Gager (203-910-2254). She is a sale representative for the Suction Lift type of system as well as the Low Pressure Grinder System. The Suction Lift pumps she represents are Smith & Lovelace and the Package units are Precision Systems.

Also, Raymond Bahr III, a sales representative from Water & Waste Equipment (860-513-0111), may be contacted. They build and service their equipment for package stations for Submersible and Dry Pit installations.

If we would like any engineering company recommendations Stachowiak may be contacted as well.

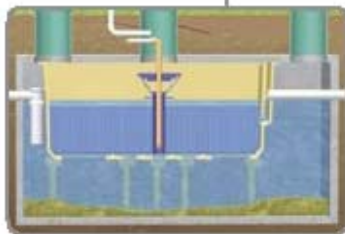
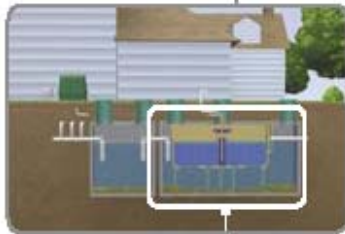
Additional Sewage Handling Information for Riverton Center

On April 9, 2007, Sarah Gager provided cost estimates for a pump station system in Riverton Village. She said that it could easily total \$500,000 or more because of the excavation and piping running along a state highway requiring DOT involvement.

If we would like to set up a system just for the center of Riverton, she recommends considering a "MicroFAST package plant".

MicroFAST Package Plant

A MicroFAST package plants consists of a collection tank that uses the FAST (fixed activated sludge treatment) process. The FAST process partially treats the effluent before releasing it to a relatively small leaching field (Refer to attached sales information, labeled MicroFAST). This system would probably cost \$100,000 installed and require less maintenance than a pump station. Also, the collection/treatment unit could be installed underground and possibly under a parking lot.



Dependable, Affordable...FAST

MicroFAST wastewater treatment systems are ideally suited for use in single family dwellings, clustered residential developments and small communities. MicroFAST modules can also be used to upgrade struggling municipal package plants, providing small communities with innovative, affordable options versus centralized wastewater systems. Proven, Safe, Reliable.

The real beauty of this remarkable system is how well it works.

FAST is simply great technology, based on environmentally sound and simple scientific principles. The FAST (Fixed Activated Sludge Treatment) process employs a unique hybrid combination of attached and suspended growth in an aerobic, packed bed bioreactor. This proven IFAS (Integrated Fixed-Film Activated Sludge) combination includes the stability of fully-submerged, fixed-film media and the effectiveness of activated sludge treatment, making the innovative, patented FAST system technologically advanced and extraordinarily reliable.

Nitrogen Reduction

Nitrification and denitrification projects are much easier with FAST technology. Multiple biological, bio-chemical, chemical and physical processes occur simultaneously within the FAST wastewater treatment system. MicroFAST wastewater treatment systems have proven themselves to consistently reduce nitrogen levels – including nitrates and all other nitrogen species – at exceptionally high percentage rates.

Better Water. Better World.

BIO-MICROBICS
CORPORATION

Attachment D - Riverton Businesses and Residences -- 4/06/07

1. Riverton Village (Rt. 20 – between the Still River and the West Branch of the Farmington River)
 - Businesses: General Store
Old Hitchcock Showroom
Sweet Peas
Cat & Mouse Tea Room
Still River Antiques
Fire House
Post Office
Riverton Grange
Hitchcock Buildings (Bldg. #2)
Pasta Shop
 - Residences (8)

2. Rt 20 (Still River up to Riverton Town Line at Wallens Hill and Taylor Rd.)
 - Residences (25)
 - Coach Rd. (16)

3. West River Rd.
 - Businesses: On the River Bed & Breakfast
 - Residences (4) – Rt 20 to the gas line

4. Robertsville Rd (Between the General Store and the Church)
 - Church
 - Glass Blower (Old Hitchcock Chair Museum)
 - Residences (4) – includes one vacant lot

5. East River Road (Between Mountain Rd and the Beginning of People's Forest)
 - Residences (17)

6. Rt. 20 (Between the Riverton Inn and the Hartland Town Line)
 - Businesses: Riverton Inn
 - Residences (8)

7. Mountain Rd.
 - Residences (8)

8. School Street
 - Businesses Duralite
 - Residences (6)

Total Businesses 15 **Total Residences 96**

3.0 State and Federal grant programs and poll of townspeople

Grants-in-aid:

As noted above, STEAP grants are available for up to \$500,000 per year to small towns for capital improvements. Barkhamsted is listed as a town generally qualifying for such funding. The funding is issued by the State Bond Commission. Such funding is not available for town office buildings and improvements or communication systems. Funding is available for economic development projects, e.g. constructing/rehabilitating commercial, industrial structures or constructing and repairing roads and access ways. Other examples of appropriate fund usage include transit facilities, recreation and waste disposal projects, social service related projects, housing projects, and historic preservation and redevelopment projects. The town has availed itself of these grants for past projects such as \$175K for the Squires Tavern and \$500K for the Riverton Street Scape. The town is also working on obtaining such funds for planned projects such as putting aside money for a town garage that puts the town in line to receive money from STEAP grants to complete the project.

SBIR/STTR pools are available through federal funding. These organizations are in place to help high tech businesses in Connecticut secure a share of this federal funding (\$2 Billion SBIR and \$30 Million STTR). The service provides classes on proposal writing, networking with other businesses, and developing partnership or matchmaking arrangements. This should be viewed as an incentive to develop business activity within the town. The town can also work with CCAT to help small businesses which qualify for their technology funding.

CBRA (“brownfields”) provides grant money to developers and companies that remediate and redevelop environmentally contaminated commercial and industrial properties. The grant money available is equal to the net present value of a portion of the future incremental municipal tax revenue generated by the development project. This cash incentive can pay for much of the remediation cost. While there are no tracts or properties designated within Barkhamsted as qualifying “brownfields”, the process of designating such properties is fairly straight forward - a two page application to designate property with some level of environmental assessment. Several properties within the town could be designated as “brownfields” (former industrial sites, agricultural sites, etc). Thereafter, the town quantifies the annual incremental property tax revenue generated by the developer’s project. The Connecticut Development Authority, CBRA’s parent, then reviews the projections and, if approved, sells bonds to provide the cash incentive for the developer. The town would then be obligated to pay half of the incremental property tax revenue as repayment of the bond on a payment schedule extending over 15 years.

Survey:

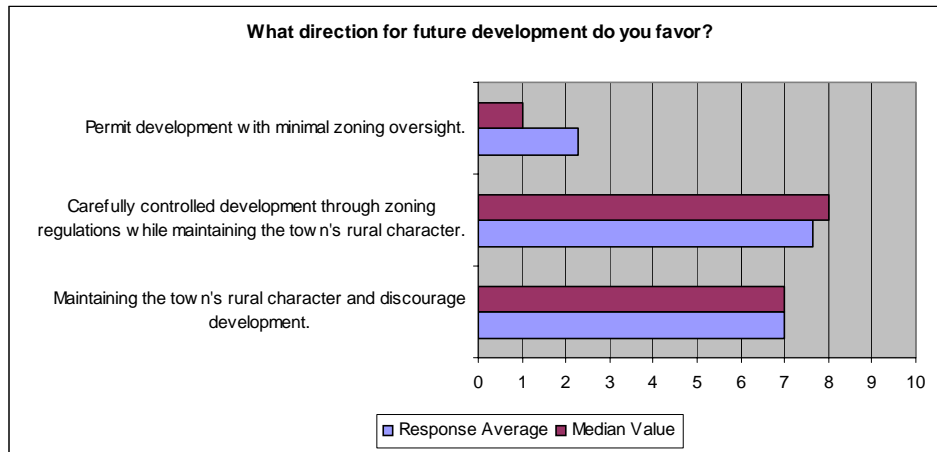
A contractor for the town developed a link from the Barkhamsted web site to an internet site dedicated to receiving and analyzing survey information. The cost of this activity was reckoned at \$100. Information and publicity concerning the availability of the survey was published through the *Waterbury Republican* and the *Hartford Courant*. Notification of the survey's availability was made through the Barkhamsted Elementary School and Region 7 newsletters. Also, informal seminars were held and information was distributed to other civic organizations such as the Barkhamsted Senior Center, Women's Club, Riverton Grange, Barkhamsted Fire District and recreational groups. As a result, 212 responses were received covering 7.1% of the voter population. The survey responses were reviewed by IP address to insure that there was no artificial inflation of the response ratings. All information distributed included the admonition that only Barkhamsted residents were to respond to the survey.

The survey asked responders to rate 28 questions grouped under nine headings, as noted above, on a scale of one (weakest) to 10 (strongest). The ratings to the individual questions can be found in the Appendix. The interpretation of the survey results follows.

Results:

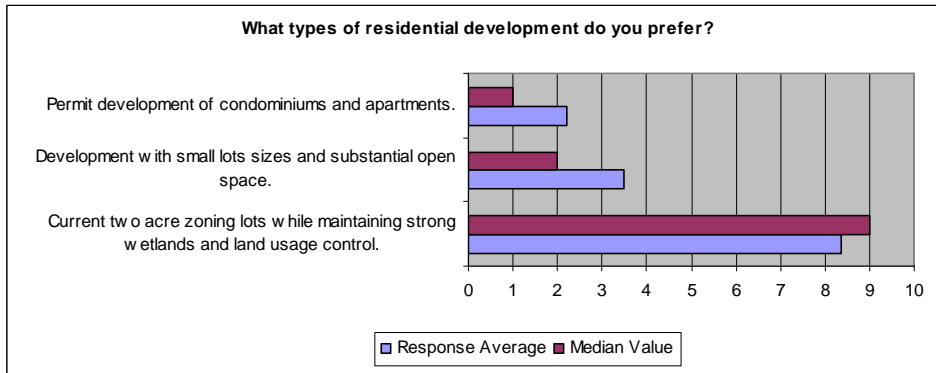
There was a strong preference toward maintaining the town's rural character. This was seen in all three questions concerning the town's character. 40% said they strongly favored preservation of the town's rural development to discourage development, and 46% were strongly in favor of development only with zoning oversight to maintain the town's rural character.

1. Town Character



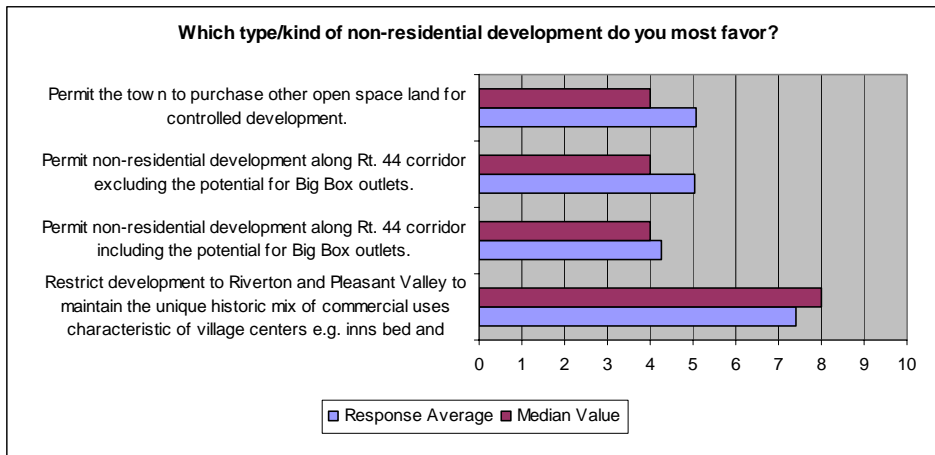
With an average response rating of 8.36, 54% said they favored the use of two acre zoning. There was a weak response to the use of small lot sizes (average response 3.50) and a decisively weak response to the idea of condominium and apartments (average response 2.19)

2. Residential Development



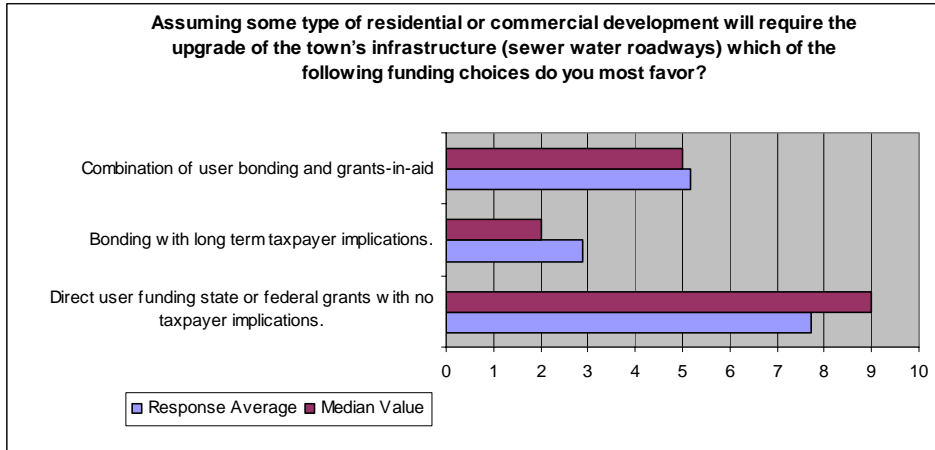
Responders clearly wanted to restrict development in Riverton and Pleasant Valley to an historic mix and small establishments. The average response here was 7.42 with 44% giving preference to the strongest rating. The question of the development on the Rt. 44 Corridor to include or exclude “Big Box” outlets seemed split. “Inclusion” garnered an average response of 4.26 and “exclusion” rated a 5.03. Similarly, responses to the question of whether the town should purchase land for controlled development seemed neutral at 5.09.

3. Non-Residential Development



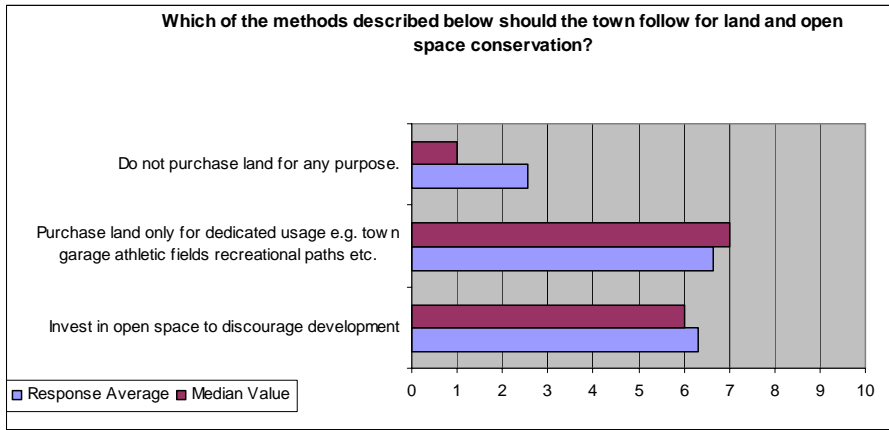
Residents seemed to feel that upgrading the infrastructure was appropriate, so long as there was no significant taxpayer implication. 49% of the responders gave the strongest rating to upgrades with no taxpayer implications and 45% gave long term taxpayer implications the weakest preference rating. The respondents seemed to be split on using a combination of user fees, bonding, and grants-in-aid with an average response of 5.16.

4. Upgrading infrastructure



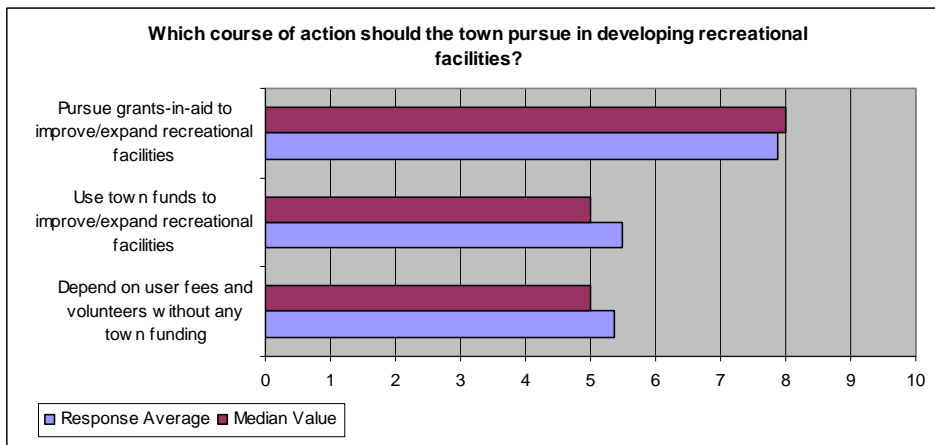
Again, there was a preference to discourage development as seen in the questions related to land conservation. The responders rated an average of 6.32 to invest in open space as a way to discourage development. However, an average of 6.66 favored the purchase of land by the town for dedicated purposes. A large percentage (62%) gave their weakest preference to not purchasing land for any purpose. From these results, it appears that the town will consider purchasing land for specific purposes, which benefit the town.

5. Land Conservation



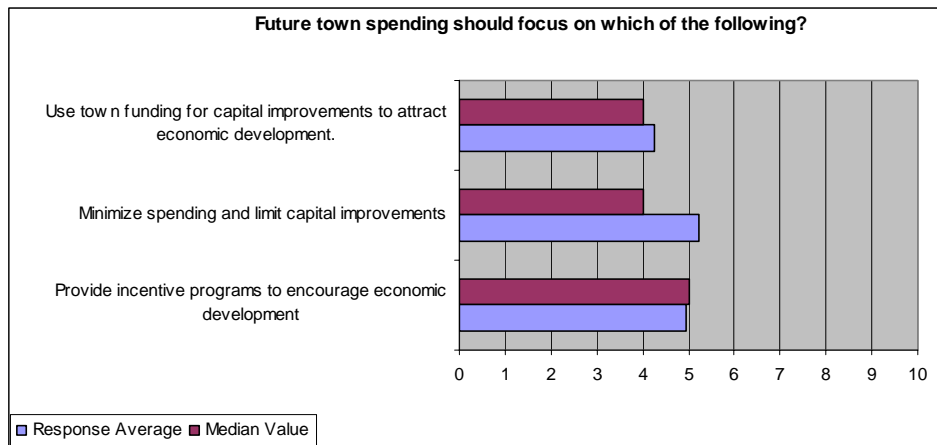
There were no strong preferences seen in the questions regarding recreational usage. By an average of 5.37, responders favored recreational facilities funded by the users and volunteers rather than the town. On the other hand by a similar percentage and average rating responders found a basis to use town funds to improve and expand recreational facilities. A high percentage (46%) gave the strongest rating to pursuing grants-in-aid to improve recreational facilities.

6. Recreation



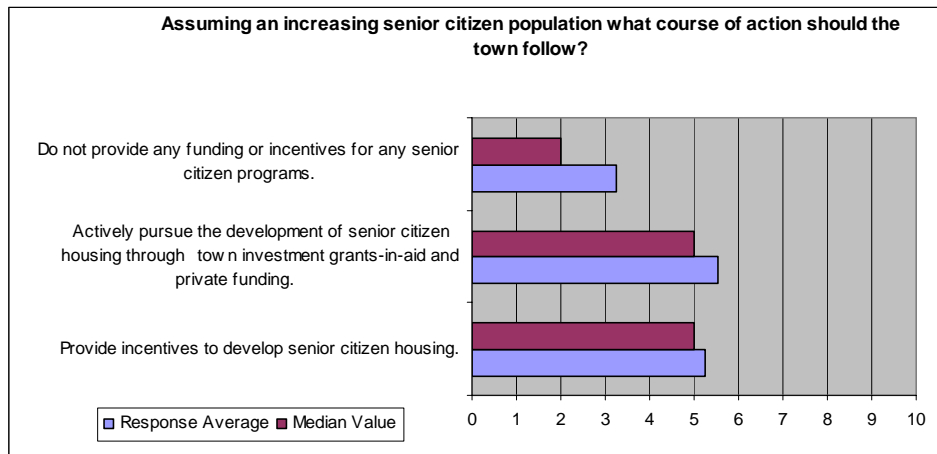
The focus of the questions regarding future town funding was on economic development. There was limited reaction against the use of town funds to spur development. In an average rating of 4.96 the responders seem to feel it is appropriate to provide incentive programs to encourage economic development. At the same time, by a factor of 5.22, the average response stated the town should minimize spending and limit capital improvements. Also, there seemed to be no strong preference against using town funding for capital improvements which would encourage economic development.

7. Future Spending



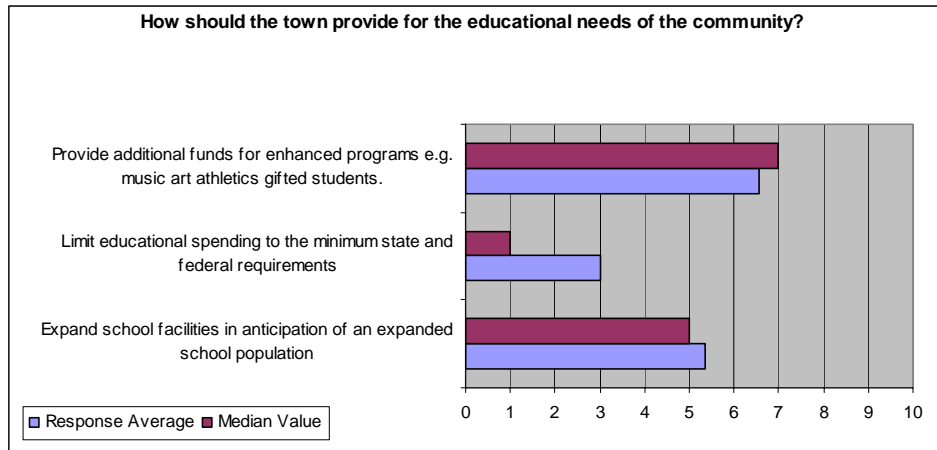
The survey did not identify a strong preference for the development of senior housing. With an average response of 5.24, responders favored incentives to develop senior housing. On an average response of 5.55, responders seemed in favor of using town investments and grants to provide senior housing. On the other hand, 44% have the weakest response to not providing funding or incentives for senior housing.

8. Senior Citizens



The responses to the questions on education were positive and seemed to represent an enlightened view of the town's educational needs. There was a qualified endorsement of expanding school facilities in anticipation of an expanded school population. The average response was 5.37. 49% gave the weakest possible preference to the notion of limiting educational spending to the minimum statutory requirements and nearly 30% gave the highest rating to the notion of enhancing special educational programs.

9. Education



Appendix: Detailed Survey Data

Survey Data											
1. What direction for future development do you favor?											
	1(weakest)	2	3	4	5	6	7	8	9	10(strongest)	Response Average
Maintaining the town's rural character and discourage development.	11% (23)	2% (5)	4% (9)	4% (8)	13% (27)	5% (10)	5% (10)	8% (17)	6% (13)	40% (80)	6.98
Carefully controlled development through zoning regulations while maintaining the town's rural character.	6% (12)	5% (11)	2% (5)	2% (5)	10% (20)	4% (8)	6% (13)	8% (16)	11% (22)	46% (94)	7.64
Permit development with minimal zoning oversight.	64% (126)	10% (20)	6% (11)	4% (7)	8% (15)	1% (1)	3% (6)	2% (4)	0% (0)	4% (7)	2.29
Total Respondents											211
(skipped this question)											1

2. What types of residential development do you prefer?											
	1(weakest)	2	3	4	5	6	7	8	9	10(strongest)	Response Average
Current two acre zoning lots while maintaining strong wetlands and land usage control.	2% (5)	2% (4)	1% (3)	3% (6)	5% (10)	5% (11)	5% (11)	14% (29)	7% (14)	54% (110)	8.36
Development with small lots sizes and substantial open space.	37% (71)	9% (18)	11% (21)	5% (10)	20% (39)	4% (8)	3% (6)	3% (5)	2% (3)	6% (11)	3.50
Permit development of condominiums and apartments.	65% (125)	9% (17)	7% (13)	4% (7)	7% (13)	2% (3)	3% (5)	3% (6)	1% (1)	1% (2)	2.19
Total Respondents											205
(skipped this question)											7

3. Which type/kind of non-residential development do you most favor?											
	1(weakest)	2	3	4	5	6	7	8	9	10(strongest)	Response Average
Restrict development to Riverton and Pleasant Valley to maintain the unique historic mix of commercial uses characteristic of village centers, e.g. inns, bed and breakfasts, small retail stores and dining establishments.	10% (19)	2% (4)	3% (6)	2% (4)	11% (22)	2% (4)	9% (18)	11% (22)	6% (11)	44% (85)	7.42
Permit non-residential development along Rt. 44 corridor <u>including</u> the potential for $\frac{1}{2}$ Big Box $\frac{1}{2}$ outlets.	37% (71)	7% (13)	7% (13)	6% (11)	12% (24)	2% (4)	7% (14)	7% (14)	4% (7)	12% (23)	4.26
Permit non-residential development along Rt. 44 corridor <u>excluding</u> the potential for $\frac{1}{2}$ Big Box $\frac{1}{2}$ outlets.	22% (41)	8% (16)	8% (16)	4% (8)	17% (32)	6% (12)	5% (9)	10% (19)	5% (10)	14% (26)	5.03
Permit the town to purchase other open space land for controlled development.	23% (44)	9% (16)	7% (14)	6% (11)	13% (24)	5% (9)	6% (11)	10% (19)	4% (8)	17% (32)	5.09
Total Respondents											202
(skipped this question)											10

4. Assuming some type of residential or commercial development will require the upgrade of the town's infrastructure (sewer, water, roadways), which of the following funding choices do you most favor?

	1(weakest)	2	3	4	5	6	7	8	9	10(strongest)	Response Average
Direct user funding, state or federal grants with no taxpayer implications.	9% (17)	2% (4)	3% (5)	2% (4)	8% (14)	4% (7)	5% (9)	11% (20)	8% (15)	49% (90)	7.71
Bonding with long term taxpayer implications.	45% (80)	14% (25)	11% (20)	4% (7)	12% (21)	4% (7)	4% (7)	2% (3)	1% (2)	3% (6)	2.90
Combination of user, bonding and grants-in-aid.	18% (33)	9% (17)	7% (12)	5% (10)	19% (35)	6% (11)	8% (15)	11% (20)	5% (10)	11% (21)	5.16
Total Respondents											193
(skipped this question)											19

5. Which of the methods described below should the town follow for land and open space conservation?											
	1(weakest)	2	3	4	5	6	7	8	9	10(strongest)	Response Average
Invest in open space to discourage development.	15% (27)	5% (9)	7% (12)	4% (7)	11% (20)	6% (10)	8% (14)	9% (16)	6% (11)	30% (55)	6.32
Purchase land only for dedicated usage, e.g. town garage, athletic fields, recreational paths, etc.	10% (19)	5% (9)	2% (4)	4% (8)	16% (30)	6% (11)	7% (13)	15% (28)	5% (9)	29% (54)	6.66
Do not purchase land for any purpose.	62% (110)	11% (19)	6% (11)	2% (3)	7% (13)	2% (3)	1% (2)	1% (1)	1% (1)	8% (15)	2.57
Total Respondents											191
(skipped this question)											21

6. Which course of action should the town pursue in developing recreational facilities?											
	1(weakest)	2	3	4	5	6	7	8	9	10(strongest)	Response Average
Depend on user fees and volunteers without any town funding.	16% (28)	8% (14)	8% (14)	4% (8)	21% (38)	8% (14)	6% (10)	9% (17)	4% (8)	16% (28)	5.37
Use town funds to improve/expand recreational facilities.	12% (22)	7% (13)	6% (11)	6% (11)	20% (36)	11% (19)	10% (18)	12% (21)	6% (10)	10% (18)	5.49
Pursue grants-in-aid to improve/expand recreational facilities.	7% (13)	2% (4)	1% (2)	1% (1)	9% (17)	5% (10)	7% (14)	13% (24)	10% (18)	46% (86)	7.87
Total Respondents											192
(skipped this question)											20

7. Future town spending should focus on which of the following?											
	1(weakest)	2	3	4	5	6	7	8	9	10(strongest)	Response Average
Provide incentive programs to encourage economic development.	17% (30)	8% (14)	12% (22)	4% (7)	21% (38)	9% (17)	7% (13)	7% (13)	7% (12)	8% (15)	4.96
Minimize spending and limit capital improvements.	14% (24)	7% (13)	13% (22)	8% (14)	21% (37)	5% (9)	5% (9)	8% (14)	4% (7)	15% (27)	5.22
Use town funding for capital improvements to attract economic development.	27% (48)	8% (14)	7% (12)	11% (19)	18% (31)	6% (10)	8% (14)	7% (13)	3% (6)	5% (9)	4.26
Total Respondents											186
(skipped this question)											26

8. Assuming an increasing senior citizen population, what course of action should the town follow?											
	1(weakest)	2	3	4	5	6	7	8	9	10(strongest)	Response Average
Provide incentives to develop senior citizen housing.	19% (34)	6% (10)	7% (12)	4% (7)	17% (31)	10% (18)	12% (21)	11% (19)	4% (8)	10% (18)	5.24
Actively pursue the development of senior citizen housing through town investment, grants-in-aid and private funding.	18% (32)	7% (12)	4% (7)	7% (13)	15% (27)	8% (15)	8% (14)	11% (19)	3% (6)	19% (33)	5.55
Do not provide any funding or incentives for any senior citizen programs.	44% (75)	12% (20)	10% (17)	7% (12)	13% (22)	1% (1)	3% (5)	1% (2)	1% (1)	10% (17)	3.26
Total Respondents											185
(skipped this question)											27

9. How should the town provide for the educational needs of the community?											
	1(weakest)	2	3	4	5	6	7	8	9	10(strongest)	Response Average
Expand school facilities in anticipation of an expanded school population.	17% (30)	8% (14)	7% (12)	6% (11)	18% (31)	7% (12)	7% (13)	11% (19)	5% (8)	15% (27)	5.37
Limit educational spending to the minimum state and federal requirements.	49% (86)	12% (21)	10% (18)	3% (6)	9% (15)	3% (5)	3% (5)	2% (4)	1% (2)	7% (13)	3.01
Provide additional funds for enhanced programs, e.g. music, art, athletics, gifted students.	10% (18)	4% (8)	7% (12)	5% (9)	13% (24)	4% (7)	9% (17)	14% (26)	4% (8)	29% (52)	6.56
Total Respondents											185
(skipped this question)											27

4.0 STATISTICAL REFERENCES

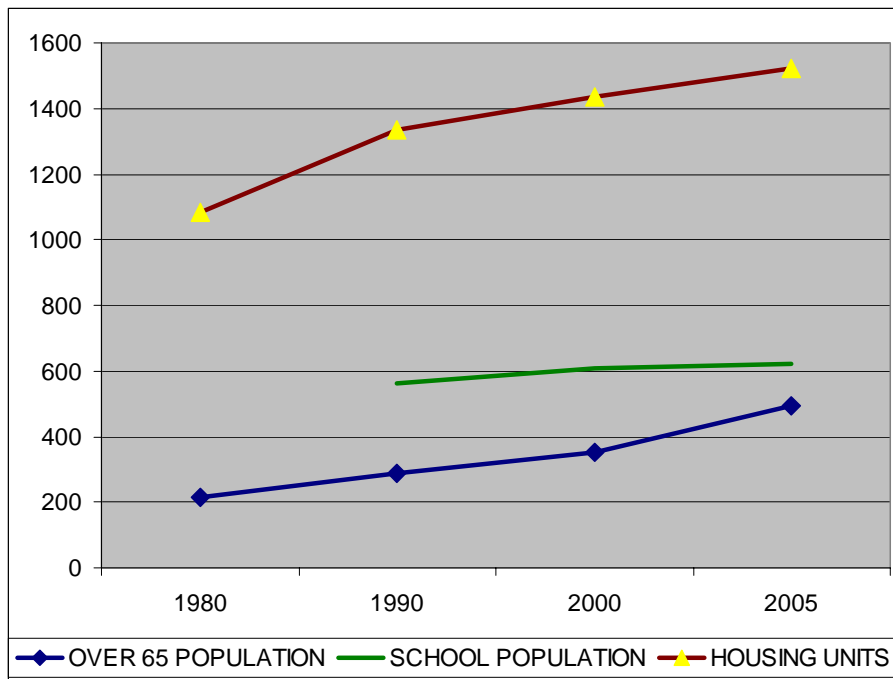
Housing Statistics:

Total housing units (2006)	1,436
Single units	1,088
Multi-Family units	132
Rental units	182
Vacant	34
Average Annual Growth	24

Education

Children (2006)	606
Children per household	0.422
Expenditure per pupil	\$10,117

<u>Statistic</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2005</u>
65+ POP	217	287	353	496
SCH POP		564	608	624
UNITS	1085	1334	1436	1521



EDC Telecommunications Availability

Pricing structure for telecommunications

Communications line pricing for both voice and data lines from AT&T are priced on the average distance of the exchange (3 digit dialing area) from the CO (Central Office) which forms the telephone company's infrastructure hub.

Barkhamsted is serviced by two exchanges, 379 and 738. The average distance of these exchanges from the CO near Waterbury is 21 and 23 miles respectively. That places both within the 25 mile radius which qualifies customers for the maximally discounted rate.

All customers in any portion of Barkhamsted serviced by those two exchanges can receive maximum discounts on Fractional-T, T1, T3, and all higher speed lines for voice and data needs.