

BRANFORD

Community Facilities Evaluation



Phase 1 - February 2012

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Facility Data Sheets

Map of Facility Locations



February 21, 2012

Anthony J. DaRos
First Selectman
Town of Branford
1019 Main Street
Branford, CT 06405

Dear Mr. DaRos,

Thank you for the opportunity to assist the Town of Branford with preparation of this Community Facilities Evaluation – Phase 1 report.

We would like to thank all of the Town of Branford staff and Board of Education staff who participated in the collection and reporting of data and evaluating the information as it was being assembled.

If we can be of additional assistance, please advise.

Sincerely,

A handwritten signature in blue ink that reads "Glenn Chalder".

Glenn Chalder, AICP

Introduction

Community facilities contribute significantly to Branford's community character and quality of life. The facilities maintained by the Town enable and support the provision of a wide range of services including:

- General Government,
- Education,
- Public Safety,
- Social Services,
- Recreation, and
- Public Works.

Overall, it is estimated that the Town of Branford occupies in excess of 1,400,000 square feet of gross floor area in 35 major facilities to help provide these services. Over 1,000,000 square feet are in the eight (8) school buildings. There are additional facilities such as pump stations, gazebos, docks, and similar which are not included in this total.

Some of these facilities are very specialized and others have been adapted over time to different functions and new programs.

Management of these facilities is a considerable on-going task for the Town. Different facilities can have different types of construction or have different maintenance needs or receive different wear and tear based on the usage of the facility and this can create changing needs and priorities. Mechanical systems and roofing systems and other systems have different lifecycles and needs. Further, since the financial resources available to maintain facilities can be constrained, perceived building needs may not always be met in a timely fashion.

The process of efficiently and effectively managing facilities is also affected by other factors. Perceived needs or public attention may accelerate improvements at one facility or place it in front of other projects.

This "Community Facilities Evaluation" report is a step towards addressing these situations and providing a database of information which allows the needs of all facilities to be evaluated at the same time, based on facility needs and community priorities. As stated by the Board of Finance in their 2011-2012 budget message, a project such as this provides an opportunity to "study the use of Town and Board of Education facilities and to make recommendations with regard to future needs and uses."

General Government



Education



Study Goals

The goal of the study is to compile general information about building conditions and needs and make preliminary assessments. This information will help the Town of Branford make informed decisions with regard to major maintenance, repairs, and rehabilitation of Town facilities.

Following this initial step (Phase 1), additional work can be devoted to:

1. Understanding the current and anticipated future functional needs of municipal departments.
2. Identifying facilities which can meet those needs in an efficient and cost-effective approach.
3. Determining if any facilities may be superfluous to anticipated community needs.

The information in this report could help serve as a foundation for a long-term “capital improvements program” for Branford.

This community facilities evaluation is an outgrowth of a recommendation from the 2008 Plan of Conservation and Development (POCD) which recommended that Branford undertake a comprehensive survey of community facilities and develop an overall management plan for town facilities that evaluates maintenance requirements, energy needs and life cycle costs. The POCD also recommended that community facilities in Branford should be:

- adequate to meet community needs with a high level of service,
- used to their fullest capacity,
- maintained and managed to extend their utility,
- designed to adapt to new uses as community needs change,
- reused for community purposes if needed at a later date, and
- of a quality that sets the example of what Branford should be.

Public Safety



Public Works



Facilities Evaluated

The inventory and evaluation included the following 35 facilities which house people or operating equipment:

	Facilities	
General Government	<ul style="list-style-type: none"> Town Hall 	
Education	<ul style="list-style-type: none"> Branford High School Walsh Intermediate School Sliney Elementary School Tisko Elementary School Murphy Elementary School 	<ul style="list-style-type: none"> Pine Orchard School Indian Neck School Branford Hills School BOE Offices
Public Safety	<ul style="list-style-type: none"> Fire Headquarters Fire Station (Indian Neck) Fire Station (MP Rice) Fire Station (Stony Creek) Fire Station (Short Beach) 	<ul style="list-style-type: none"> Police Station Police Storage Garage Animal Shelter
Public Works	<ul style="list-style-type: none"> Public Works Facility Transfer Station 	<ul style="list-style-type: none"> WPCA Facility
Culture / Recreation	<ul style="list-style-type: none"> Community House Canoe Brook Senior Center Hammer Field Garage 	<ul style="list-style-type: none"> Blackstone Library Willoughby Wallace Library Academy On The Green
Social Services	<ul style="list-style-type: none"> Counseling Center 	<ul style="list-style-type: none"> Volunteer Service Center
Other	<ul style="list-style-type: none"> Kirkham Street (VNA / Registrar / BCTV) VFW Building Orchard House 	<ul style="list-style-type: none"> Parkside Village 1 Parkside Village 2 Stony Creek Museum

Facilities Excluded At This Time

Infrastructure, properties without major structures, and unimproved properties were excluded. Some of the facilities excluded include:

- Town Green
- Open space
- Recreation fields
- Parking lots (with no facility)
- Pump stations
- Docks / slips

General Government - Branford Town Hall



Education - Walsh Intermediate School



Public Safety - Police Headquarters



Public Works - Transfer Station



Recreation - Community House

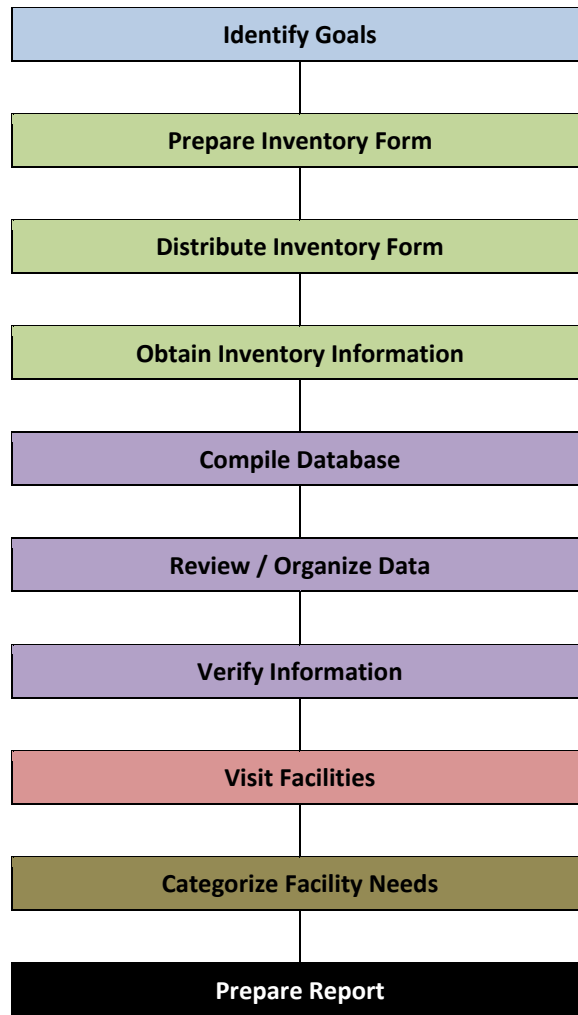


Social Services - Counseling Center



Evaluation Process

The process which was used in the collection of information in this report and the evaluation of the facilities was as follows:



Based on this process, a series of facility data sheets was prepared (see appendix).

These reports can be updated on an on-going basis by Town Staff in order to maintain a database of community facility conditions and needs.

Major Recommendations

A. Evaluate and Prioritize Major Facility Needs

To assist with this initial categorization, each facility was categorized by the expected cost of major improvements and anticipated timeframe for addressing those needs.

The estimated potential costs were characterized as:

- Less than \$100,000
- Between \$100,000 and \$1,000,000
- More than \$1,000,000

Similarly, the estimated potential timing was characterized as:

- Within five (5) years
- Between five and ten (5-10) years
- More than ten (10) years

When cross-tabulated with each other, these potential cost estimates and potential timing estimates create an “action matrix” which might be used by the Town to organize and plan for possible capital facility needs.

Action Matrix (2012)			
Est. Potential Cost	Less than \$100,000		
	Within 5 years		
Est. Potential Timing	< 5 Years	5-10 Years	10+ Years
\$1,000,000 +			
\$100,000 to \$1,000,000			
< \$100,000			

These potential cost estimates are 2012 dollars and are based on experience by Town Staff with similar projects. The potential cost estimates and potential timing estimates are rough estimates at this time and should be treated as such. It is possible that further investigation will reveal unforeseen circumstances which could increase or decrease this estimated potential cost or change this estimated potential timing. The consultant assumes no liability for the potential cost estimates or the potential timing estimates used in this report.

When the identified facility needs are organized by estimated costs and estimated timing, it results in the following chart:

**Estimated Potential Cost By Estimated Potential Timing
(listed alphabetically)**

	Within 5 Years	From 5 To 10 Tears	More Than 10 Years
More than \$1,000,000	Canoe Brook Senior Center Public Works Facility	Parkside Village 1 Parkside Village 2	Branford High School
From \$100,000 to \$1,000,000	BOE Offices Branford Hills School Tisko Elementary School Murphy Elementary School Orchard House Transfer Station	Walsh Intermediate School	
Less Than \$100,000	Academy On The Green Counseling Center	Community House Fire Station (Indian Neck) Fire Station (Stony Creek) Police Station Kirkham Street (VNA etc.) Stony Creek Museum Sliney Elementary School	Animal Shelter Blackstone Library Fire Headquarters Fire Station (MP Rice) Fire Station (Short Beach) Hammer Field Garage Indian Neck School Pine Orchard School Police Storage Garage Town Hall VFW Building Volunteer Service Center Willoughby Wallace Library WPCA Facility

Recommendations

1. Consider using this chart as the basis of a long-term Capital Improvement Program for Branford in terms of facility needs. Improvements anticipated in the next five (5) years would certainly be factored in to the capital spending plans of the Town. One of the benefits of this project is that it also identifies potential funding needs further into the future so that these can be considered as part of the long-term financial planning for the Town.
2. Investigate how to align these estimated needs (uses of funds) with the sources of funding that might be available to pay for them. This could include state and/or federal grants or reimbursements or other financing programs.
3. Within each category, seek to prioritize needs so that facility needs can be funded on a priority basis or lower priority needs can be deferred depending on funding availability.
4. Collect information on other capital needs so that those needs can be integrated with these facility needs.

B. Evaluate Facilities Which Are Not Town-Owned

When the facilities are organized by ownership and function (see the table on the facing page), it can be seen that there are five (5) facilities which are used for some municipal function but are not owned by the Town:

- Short Beach Fire Station (leased)
- Public Works Facility (leased)
- Blackstone Library (owned by a Board of trustees)
- Parkside Village 1 and Parkside Village 2 (owned by the Branford Housing Authority)

Recommendations

1. For facilities which are not owned by the Town, the Town should review the leases or other arrangements to be sure that contract terms (including the lease amount, the lease term and term extensions) are in writing and that the responsibility for utility expenses, maintenance and capital improvements is clearly specified.
2. For facilities which are not owned by the Town, the Town should investigate whether it makes sense for operational and/or economic reasons to continue to occupy the current facility, acquire the existing facility, locate to a different facility, or build a new facility.

C. Evaluate Facilities Which Are Not Town-Used

As can also be seen in the table on the facing page, there are six (6) Town-owned facilities which are being used for non-Town functions:

- VFW Building (original Indian Neck School)
- Orchard House (former Short Beach School – now used for adult day care)
- Stony Creek Museum (housed in same building as Stony Creek Fire Station)
- Pine Orchard School (used for private day care)
- Volunteer Service Center (used by social service organizations)
- VNA / Registrar / BCTV (used by some non-Town organizations)

Recommendations

1. For Town facilities occupied by others, the Town should review the leases or other arrangements to be sure that there is a lease, that the contract terms (including the lease amount, the lease term and term extensions) are in writing and that the responsibility for utility expenses, maintenance and capital improvements is clearly specified.
2. For Town facilities occupied by others, review desirable insurance requirements to manage municipal liability or exposure.
3. For Town facilities occupied by others, the Town should evaluate the lease payments and the overall expenses to be sure the lease reflects the costs of ownership.
4. For Town facilities occupied by others, the Town should investigate whether it makes sense for operational and/or economic reasons to continue to own the current facility or sell the existing facility.

Ownership By Function

	Town Owned Facility	Non-Town Owned Facility
Town Function	<p>Town Hall</p> <p>Branford High School Branford Hills School Sliney Elementary School Tisko Elementary School Murphy Elementary School Walsh Intermediate School Indian Neck School BOE Offices</p> <p>Police Station Police Storage / Garage</p> <p>Fire Headquarters Fire Station (Indian Neck) Fire Station (MP Rice) Fire Station (Stony Creek) Animal Shelter</p> <p>Transfer Station WPCA Facility</p> <p>Counseling Center Kirkham Street (Registrar)</p> <p>Community House Hammer Field Garage</p> <p>Canoe Brook Senior Center Willoughby Wallace Library Academy On The Green</p>	<p>Fire Station (Short Beach)</p> <p>Public Works Facility</p> <p>Blackstone Library</p>
Non-Town Function	<p>VFW Building Orchard House Stony Creek Museum Pine Orchard School Volunteer Service Center Kirkham Street (VNA / BCTV)</p>	<p>Parkside Village 1 Parkside Village 2</p>

D. Address The Most Acute Space Needs

The analysis of municipal facilities and inspection of buildings suggests that the most acute space needs are:

- Public Works
- Canoe Brook Senior Center
- Parkside Village
- Board of Education Offices
- Community meeting room space

Recommendations

1. Continue current Public Works Building Committee efforts.
2. Address the Senior Center space needs since:
 - The current building space is not well-suited for the target population.
 - The target population is expected to continue to grow over time.
 - The handicapped accessibility is challenging, especially in the winter months.
 - The parking is inadequate (and only functions at present due to the adjacent private parking lot.)
3. Investigate the potential to rehabilitate and/or expand Parkside Village to meet the housing needs of the target population.
4. Seek to relocate the Board of Education offices and consider selling or re-purposing the building.
5. Seek a solution to the need for community meeting room space for boards and commissions.

Public Works Facility



Canoe Brook Senior Center



E. Evaluate The Potential For Re-Purposing Some Facilities

Some of the facilities owned by the Town appear to contain uses that could be accommodated elsewhere at lesser expense and/or do not appear to be used to their full capacity. It would make sense for the Town to better understand this situation and investigate whether it makes sense to repurpose some of these facilities or dispose of them.

The facilities which may fit in this category include include:

- Branford Hills School
- Indian Neck School
- Pine Orchard School
- Kirkham Street (VNA / Registrar / BCTV)
- Fire Station – MP Rice
- Board of Education offices

One of the study elements which was considered (but was not feasible at this time due to budget limitations) was a “functions” analysis. This type of analysis would look at the programmatic needs or desires of different municipal functions and then look at the availability of municipal facilities to meet those needs. Such an analysis would also consider the opportunities for locating similar functions in close proximity to each other for efficiency. It could also look at new technologies (such as on-line transactions or other technologies) which might help reduce municipal space needs.

It may also make sense to consolidate some municipal functions into fewer facilities and repurpose some other facilities. For example, it may make sense to realign some school programs and then consider repurposing Sliney School for elderly housing or other use due to its location near the Town Center.

Recommendations

1. Evaluate the potential for repurposing some municipal facilities which do not appear to be used cost-effectively.
2. In particular, consider undertaking a long-term school enrollment study (for a 10-year time horizon) and looking at school capacity so that Branford has enough school facilities to meet community needs and flexibility to adapt to changing programmatic needs but does not have excess school buildings to maintain.

Branford Hills School



Kirkham Street (VNA / Registrar / BCTV)



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Academy on the Green

Montowese Street

TOB
11040

2/21/12

Photograph

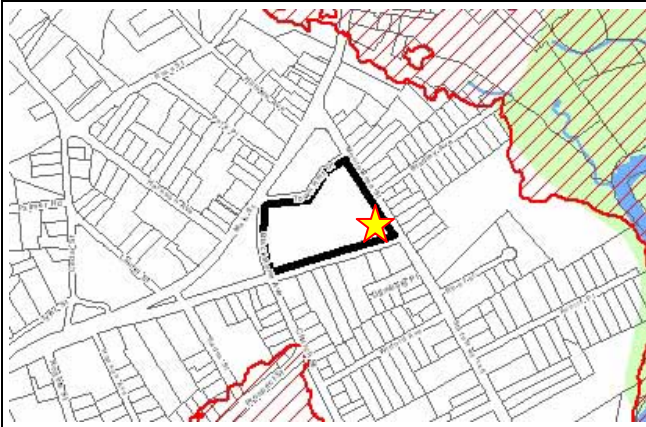


Action Matrix (2012)

Est. Potential Cost	Less than \$100,000		
Est. Potential Timing	Within 5 years		
	< 5 Years	5-10 Years	10+ Years
\$1,000,000 +			
\$100,000 to \$1,000,000			
< \$100,000	Bell Tower		

Land

Location Map



Basic Information

Area (acres)	On Town Hall Site
Year Acquired	1971
Assessed Land Value	
Zoning Designation	R-1
Neighborhood Description	Mixed
Wetlands	No
Floodplain	No
Encumbrances / Limitations	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Aerial Photograph



Utility Information

Water	Public
Sewage	
Natural Gas	
Electric	Yes
Telephone	
Cable TV	
Fiber Communications	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building(s)

Basic Information	
Primary Use	Community activities (civic, historical, etc.)
Other Use(s)	
Gross Floor Area (SF)	2,484
Effective Floor Area (SF)	1,703
Assessed Value	\$141,100
Year Built	1820
Year(s) Renovated	
Other Structures On Site?	Town Hall (see separate datasheet)

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Physical Condition	
Roof: Good	Replaced several years ago Bell tower needs renovation
Exterior Walls / Windows: Good	Needs painting
Interior Condition: Good	
Signs of Water Damage?	No

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building Leased	
Building Leased?: No	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

HVAC Systems	
Heating: Good	Electric Baseboard
Ventilation:	
Cooling: N/A	
Est. Annual Utility Costs:	\$4,066

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Systems	
Fire Alarm: Yes	
Sprinkler: No	
Security:	
Kitchen / Stove: No	
Generator: No	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Site Improvements

Condition Of Grounds	
Overall:	
Good	
Drainage:	
Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Lighting	
Availability:	
Fair	
Condition:	
Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Parking	
Availability:	On adjacent streets
Poor	
Drainage:	
N/A	
Condition:	
N/A	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

ADA Compliance	
Building Interior:	
Building Access:	
Poor	
Route To Parking Area:	
Poor	
Parking Area:	
No	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Considerations

Building
<p>Bell tower on the roof needs renovation.</p> <p>BOF/RTM approved \$40,000 for FY 2012 for bell tower (requested \$65,000)</p> <p>Potential hazardous materials associated with building given its age such as potential for lead paint, asbestos.</p>

Site

Data Sources

Source
Otto Berger
Janice A Plaziak
Laura Magaraci, ZEO
Diana Ross IW
Celeste Fisher

Comments

Date	Comment	By

Animal Shelter

749 East Main Street

TOB
11289

2/21/12

Photograph

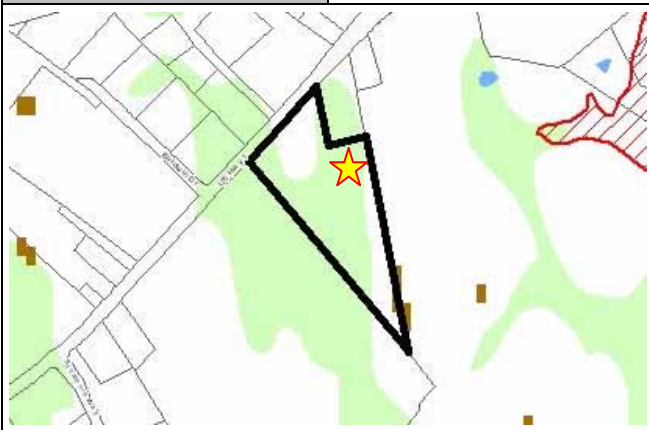


Action Matrix (2012)

Est. Potential Cost	Less than \$100,000		
Est. Potential Timing	More than 10 Years		
	< 5 Years	5-10 Years	10+ Years
\$1,000,000 +			
\$100,000 to \$1,000,000			
< \$100,000			Misc.

Land

Location Map



Basic Information

Area (acres)	10.16
Year Acquired	1988
Assessed Land Value	
Zoning Designation	IG-2
Neighborhood Description	Commercial
Wetlands	
Floodplain	No
Encumbrances / Limitations	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Aerial Photograph



Utility Information

Water	Public
Sewage	Sewer
Natural Gas	Yes
Electric	Yes
Telephone	Yes
Cable TV	Yes
Fiber Communications	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building(s)

Basic Information	
Primary Use	Animal Control and Shelter
Other Use(s)	Storage of Pet Foods and Crates/Carriers for Natural Disasters
Gross Floor Area (SF)	6,571
Effective Floor Area (SF)	2,958
Assessed Value	
Year Built	2005
Year(s) Renovated	
Other Structures On Site?	Transfer Station (see separate datasheet)

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Physical Condition	
Roof: Good	Metal Roof
Exterior Walls / Windows: Good	
Interior Condition: Good	Kennels are in need of some upgrading and outside solar panel area as well
Signs of Water Damage?	No

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building Leased	
Building Leased?:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

HVAC Systems	
Heating: Good	
Ventilation:	
Cooling: Good	No Cooling in kennel area
Est. Annual Utility Costs:	\$13,744

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Systems	
Fire Alarm: Yes	
Sprinkler: No	
Security: Yes	
Kitchen / Stove: No	
Generator: No	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Site Improvements

Condition Of Grounds	
Overall:	
Good	
Drainage:	
Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Lighting	
Availability:	
Fair	Lighting is fair-. Open late somenights and all weekend. Need more lighting for staff and visitors.
Condition:	
Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Parking	
Availability:	
Fair	Parking is an ongoing issue depending on the day. At busiest times, people are parking in the driveway area creating a traffic hazard.
Drainage:	
Good	
Condition:	
Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

ADA Compliance	
Building Interior:	
Building Access:	
Yes	
Route To Parking Area:	
Yes	
Parking Area:	No dedicated handicap parking
Yes	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Considerations

Building

Site
May be issues associated with transfer station activities or previous fill placement.
There is a separator tank that the sewage goes through before discharging to the Tranfer Station pump chamber. This tank should be pumped at least annually.

Data Sources

Source
Laura Burban- Director
Otto Berger
Janice A Plaziak
Laura Magaraci, ZEO
Diana Ross IWA
Celeste Fisher

Comments

Date	Comment	By

Blackstone Library

758 Main Street

TOB
11052

2/21/12

Photograph

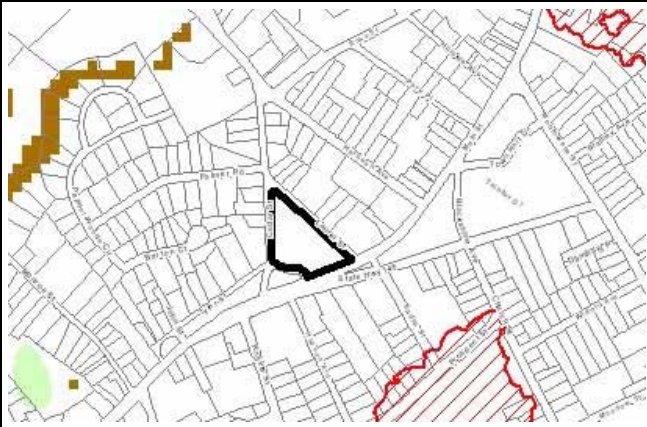


Action Matrix (2012)

Est. Potential Cost	Less than \$100,000		
Est. Potential Timing	More than 10 Years		
	< 5 Years	5-10 Years	10+ Years
\$1,000,000 +			
\$100,000 to \$1,000,000			
< \$100,000			Misc.

Land

Location Map



Basic Information

Area (acres)	2.4
Year Acquired	1896
Assessed Land Value	
Zoning Designation	R-1
Neighborhood Description	Mixed
Wetlands	No
Floodplain	No
Encumbrances / Limitations	None

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Aerial Photograph



Utility Information

Water	Public
Sewage	Sewer
Natural Gas	Yes
Electric	Yes
Telephone	Yes
Cable TV	Yes
Fiber Communications	No

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building(s)

Basic Information	
Primary Use	Library
Other Use(s)	None
Gross Floor Area (SF)	20,441
Effective Floor Area (SF)	18,000
Assessed Value	\$6,308,600
Year Built	1893
Year(s) Renovated	1996
Other Structures On Site?	Garage / Storage

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Physical Condition	
Roof:	
Very Good	
Exterior Walls / Windows:	
Very Good	
Interior Condition:	
Very Good	
Signs of Water Damage?	No

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building Leased	
Building Leased?:	
Owned By Trustees	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

HVAC Systems	
Heating:	
Very Good	
Ventilation:	
Cooling:	
Est. Annual Utility Costs:	\$77,000

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Systems	
Fire Alarm:	
Yes	
Sprinkler:	
No	
Security:	
Yes	
Kitchen / Stove:	
No	
Generator:	
No	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Site Improvements

Condition Of Grounds	
Overall:	
Very Good	
Drainage:	
Very Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Lighting	
Availability:	
Good	
Condition:	
Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Parking	
Availability:	
Fair	Not at all times, but generally yes
Drainage:	
Good	
Condition:	
Good	Handicapped spaces are not aligned with the handicap entrance. Spaces are tight for backing up. Driveway exit to Laurel Street ends with a large dip, (Crown of Laurel is somewhat high).

Data fields with an asterisk indicate data sources conflict and additional research is needed.

ADA Compliance	
Building Interior:	
Building Access:	
Yes	
Route To Parking Area:	
No	
Parking Area:	
Yes	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Considerations

Building
<p>CIP - Requested \$100,000 for feasibility study but not funded by BOF</p> <p>Possible hazardous materials in building construction.</p> <p>Garage on property used for storage (1,564 gross SF, 948 effective SF)</p>

Site

Data Sources

Source
Kathy Rieger
Janice A Plaziak
Laura Magaraci, ZEO
Diana Ross IWA
Celeste Fisher

Comments

Date	Comment	By

Board of Education Offices

1111 Main Street

BOE
11204

2/21/12

Photograph

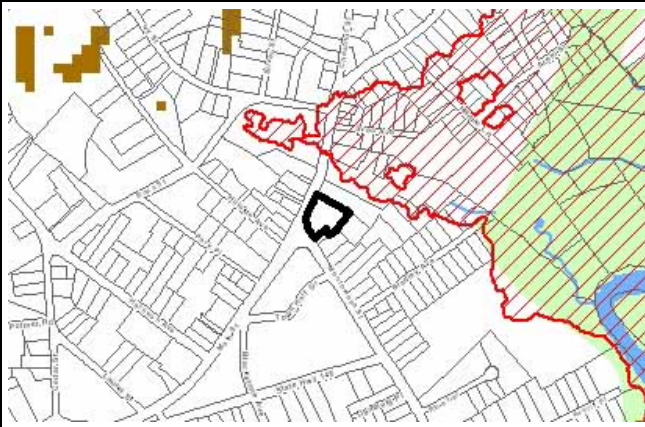


Action Matrix (2012)

Est. Potential Cost	\$100,000 to \$1,000,000		
Est. Potential Timing	Within 5 years		
	< 5 Years	5-10 Years	10+ Years
\$1,000,000 +			
\$100,000 to \$1,000,000	General		
< \$100,000			

Land

Location Map



Basic Information

Area (acres)	0.57
Year Acquired	1986
Assessed Land Value	
Zoning Designation	BR
Neighborhood Description	Mixed
Wetlands	No
Floodplain	No
Encumbrances / Limitations	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Aerial Photograph



Utility Information

Water	Public
Sewage	Sewer
Natural Gas	Yes
Electric	Yes
Telephone	Yes
Cable TV	Yes
Fiber Communications	Yes

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building(s)

Basic Information	
Primary Use	BOE Administrative Offices
Other Use(s)	
Gross Floor Area (SF)	7,808
Effective Floor Area (SF)	5,088
Assessed Value	\$1,018,400
Year Built	1929
Year(s) Renovated	
Other Structures On Site?	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Physical Condition	
Roof: Poor	Roof needs to be replaced
Exterior Walls / Windows: Poor	Walls are in poor condition from roofing leaks over the years, R-1 windows
Interior Condition: Fair	
Signs of Water Damage?	Yes

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building Leased	
Building Leased?:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

HVAC Systems	
Heating: Fair	Perimeter heating with separation walls. Uneven heating of space
Ventilation: Poor	No means to exchange or filter outdoor air
Cooling: Good	
Est. Annual Utility Costs:	\$9,222

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Systems	
Fire Alarm: Yes	
Sprinkler: No	
Security: Yes	
Kitchen / Stove: No	
Generator: No	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Site Improvements

Condition Of Grounds	
Overall:	
Good	
Drainage:	
Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Lighting	
Availability:	
Poor	
Condition:	
Fair	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Parking	
Availability:	
Fair	
Drainage:	
Good	
Condition:	
Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

ADA Compliance	
Building Interior:	
Good	
Building Access:	Rear entrance has ramp
Good	
Route To Parking Area:	
Good	
Parking Area:	
Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Considerations

Building
<p>CIP – Requested \$4,800,000 for renovation / relocation to Canoe Brook – not funded by BOF</p> <p>BOE considering relocation to Walsh Intermediate School</p> <p>Hazardous materials survey shows presence of lead paint and asbestos.</p>

Site
<p>Underground storage tank for heating oil south of building.</p>

Data Sources

Source
Mark Deming
Janice A Plaziak
Richard Stoecker, Asistant Planner
Dan McGowan Inland Wetlands Assistant
Celeste Fisher

Comments

Date	Comment	By

Branford High School

185 East Main Street

BOE
11046

2/21/12

Photograph

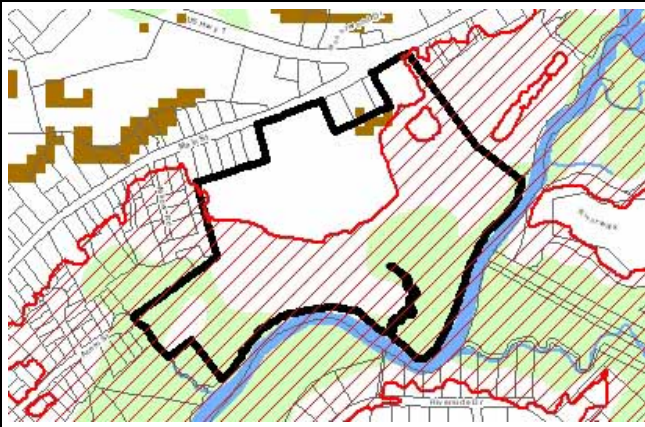


Action Matrix (2012)

Est. Potential Cost	More than \$1,000,000		
Est. Potential Timing	More than 10 Years		
	< 5 Years	5-10 Years	10+ Years
\$1,000,000 +			Roof
\$100,000 to \$1,000,000			
< \$100,000			

Land

Location Map



Basic Information

Area (acres)	38.5
Year Acquired	1956
Assessed Land Value	
Zoning Designation	R-1
Neighborhood Description	Mixed
Wetlands	Yes
Floodplain	Yes
Encumbrances / Limitations	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Aerial Photograph



Utility Information

Water	Public
Sewage	Sewer
Natural Gas	Yes
Electric	Yes
Telephone	Yes
Cable TV	Yes
Fiber Communications	Yes

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building(s)

Basic Information	
Primary Use	High School (Grades 9-12)
Other Use(s)	Emergency Shelter
Gross Floor Area (SF)	392,270
Effective Floor Area (SF)	259,718
Assessed Value	\$42,349,300
Year Built	1958
Year(s) Renovated	
Other Structures On Site?	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Physical Condition	
Roof:	
Fair	
Exterior Walls / Windows:	
Good	
Interior Condition:	
Good	
Signs of Water Damage?	Yes

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building Leased	
Building Leased?:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

HVAC Systems	
Heating:	
Good	
Ventilation:	
Cooling:	
Good	
Est. Annual Utility Costs:	\$387,701

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Systems	
Fire Alarm:	
Yes	
Sprinkler:	
Yes	
Security:	
Yes	
Kitchen / Stove:	Has exhaust hood for stove/oven
Yes	
Generator:	Natural Gas
On-Site	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Site Improvements

Condition Of Grounds	
Overall:	
Good	
Drainage:	
Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Lighting	
Availability:	
Good	
Condition:	
Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Parking	
Availability:	
Good	
Drainage:	
Good	
Condition:	
Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

ADA Compliance	
Building Interior:	
Good	
Building Access:	
Good	
Route To Parking Area:	
Good	
Parking Area:	
Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Considerations

Building
<p>Property in flood plain but building is not.</p> <p>CIP - \$200,000 for carpet / floor work (2012-16)</p> <p>CIP - \$75,000 for brick wall / sidewalk work (2012-16)</p> <p>CIP - \$101,000 for door / entry replacements (2013-15)</p> <p>CIP - \$210,000 for energy management system (2014)</p> <p>CIP - \$130,000 for conversion to HW in Shop area (2014)</p> <p>CIP - \$125,000 for fire notification system (2014)</p>

Site
<p>Trash/ pollution into wetlands</p>

Data Sources

Source
Mark Deming
Janice A Plaziak
Richard Stoecker, Asistant Planner
Dan McGowan Inland Wetlands Assistant
Celeste Fisher

Comments

Date	Comment	By

Branford Hills School

68 Burban Drive

BOE
11039

2/21/12

Photograph



Action Matrix (2012)

Est. Potential Cost	\$100,000 to \$1,000,000		
Est. Potential Timing	Within 5 Years		
	< 5 Years	5-10 Years	10+ Years
\$1,000,000 +			
\$100,000 to \$1,000,000	Roof Windows		
< \$100,000			

Land

Location Map



Basic Information

Area (acres)	12.9
Year Acquired	1954
Assessed Land Value	
Zoning Designation	R-1
Neighborhood Description	Mixed
Wetlands	Yes
Floodplain	No
Encumbrances / Limitations	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Aerial Photograph



Utility Information

Water	Public
Sewage	Sewer
Natural Gas	Yes
Electric	Yes
Telephone	Yes
Cable TV	Yes
Fiber Communications	Yes

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building(s)

Basic Information	
Primary Use	After school programs / polling station / storage
Other Use(s)	Summer camp programs
Gross Floor Area (SF)	21,876
Effective Floor Area (SF)	10,764
Assessed Value	\$1,646,000
Year Built	1955
Year(s) Renovated	
Other Structures On Site?	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Physical Condition	
Roof: Poor	
Exterior Walls / Windows: Fair	Chimney may need earlier attention
Interior Condition: Fair	
Signs of Water Damage?	Yes

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building Leased	
Building Leased?:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

HVAC Systems	
Heating: Good	
Ventilation:	
Cooling: N/A	
Est. Annual Utility Costs:	\$16,977

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Systems	
Fire Alarm: Yes	
Sprinkler: No	
Security: Yes	
Kitchen / Stove: Yes	Does not have exhaust hood for stove/oven
Generator: No	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Site Improvements

Condition Of Grounds	
Overall:	
Good	
Drainage:	
Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Lighting	
Availability:	Needs parking lot lighting
Poor	
Condition:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Parking	
Availability:	
Fair	
Drainage:	
Very Good	
Condition:	
Very Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

ADA Compliance	
Building Interior:	
Good	
Building Access:	Parking area not adjacent to main entry
Fair	
Route To Parking Area:	
Fair	
Parking Area:	
Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Considerations

Building
CIP - \$310,000 for roof replacement (2014)
CIP - \$48,000 for window replacement (2013-15)
CIP - \$60,000 for water piping (2015-16)
Hazardous building materials

Site
Used for recreational fields also

Data Sources

Source
Mark Deming
Janice A Plaziak
Richard Stoecker, Asistant Planner
Dan McGowan Inland Wetlands Assistant
Celeste Fisher

Comments

Date	Comment	By

Canoe Brook Senior Center

11 Cherry Hill Road

TOB
11042 / 4402

2/21/12

Photograph

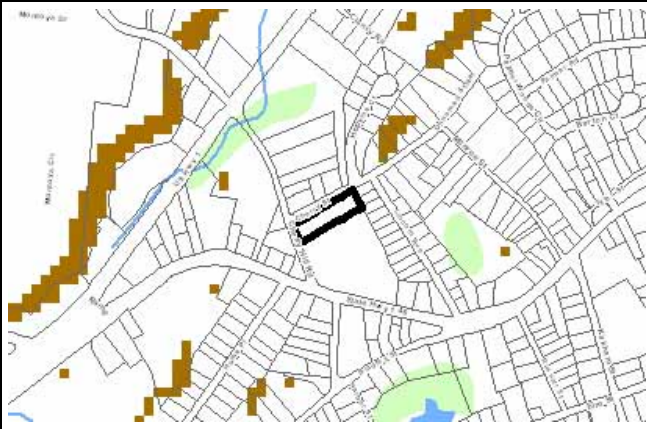


Action Matrix (2012)

Est. Potential Cost	More than \$1,000,000		
Est. Potential Timing	Within 5 years		
	< 5 Years	5-10 Years	10+ Years
\$1,000,000 +	Interior Exterior		
\$100,000 to \$1,000,000			
< \$100,000			

Land

Location Map



Basic Information

Area (acres)	0.79
Year Acquired	1897
Assessed Land Value	
Zoning Designation	R-1
Neighborhood Description	Mixed
Wetlands	No
Floodplain	No
Encumbrances / Limitations	None

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Aerial Photograph



Utility Information

Water	Public
Sewage	Sewer
Natural Gas	Yes
Electric	Yes
Telephone	Yes
Cable TV	Yes
Fiber Communications	Yes *

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building(s)

Basic Information	
Primary Use	Senior Center
Other Use(s)	Evening meetings: Municipal & community groups
Gross Floor Area (SF)	14,772
Effective Floor Area (SF)	7,870
Assessed Value	\$870,000
Year Built	
Year(s) Renovated	1987
Other Structures On Site?	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Physical Condition	
Roof: Good	Roof replaced two years ago, occasional leaking in computer lab
Exterior Walls / Windows: Fair	Columns are rotting, paint peeling
Interior Condition: Fair	Finish worn off of wood floors, carpet buckling & stained, bathrooms need updating.
Signs of Water Damage?	Yes

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building Leased	
Building Leased?:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

HVAC Systems	
Heating: Good	Users complain daily about drafty rooms and inconsistent temperatures. Large old windows. and floor registers are primary contributors.
Ventilation:	
Cooling: Good	Thermostats have to be manually switched over to cool seasonally. This is problematic during season changes when outside temperatures vary daily and system fluctuates between heating & cooling.
Est. Annual Utility Costs:	\$12,140

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Systems	
Fire Alarm: Yes	
Sprinkler: No	
Security: No	
Kitchen / Stove: Yes	Has exhaust hood for stove/oven
Generator: No	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Site Improvements

Condition Of Grounds	
Overall: Good	Tree adjacent to Totokett room/Richlins should be removed.
Drainage: Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Lighting	
Availability: Yes	
Condition:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Parking	
Availability: Poor	Parking is a challenge daily, fortunately Richlins allows overflow.
Drainage: Good	
Condition: Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

ADA Compliance	
Building Interior: Fair	May need elevator eventually fir Senior Center use
Building Access: Poor	Ramp not ADA compliant and pitch / length is very difficult for elderly. Cement cracks and crumbles constantly on ramp & stairs
Route To Parking Area: Poor	Via long walkway & steep lengthy pre-ADA ramp. Cement cracking and ice accumulatin are major ongoing issues
Parking Area: Fair	Limited handicapped parking

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Considerations

Building
<p>CIP – Requested \$4,800,000 for renovation / use as BOE offices with Senior Center relocation elsewhere – not funded by BOF</p> <p>Some part of the building may be connected to a septic tank</p> <p>Possible hazardous materials in building.</p>

Site
<p>Parking extremely limited and not particularly accessible for target population.</p> <p>Handicapped parking spaces limited.</p>

Data Sources

Source
Dagmar Ridgway, Director
Otto Berger
Janice A Plaziak
Laura Magaraci, ZEO
Diana Ross IWA
Celeste Fisher

Comments

Date	Comment	By

Community House

46 Church Street

TOB
11073

2/21/12

Photograph

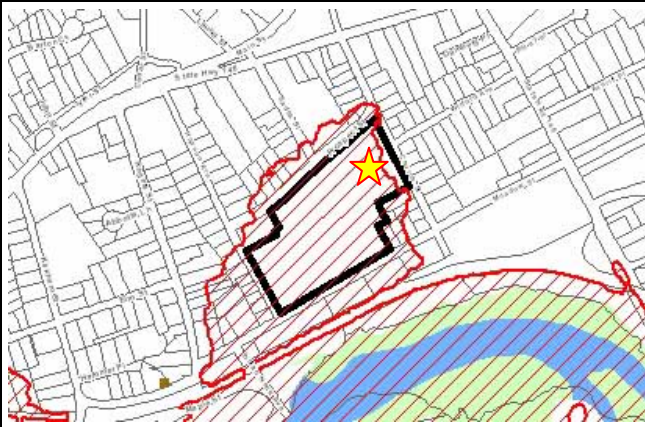


Action Matrix (2012)

Est. Potential Cost	Less than \$100,000		
Est. Potential Timing	Within 5-10 Years		
	< 5 Years	5-10 Years	10+ Years
\$1,000,000 +			
\$100,000 to \$1,000,000			
< \$100,000		Heating	

Land

Location Map



Basic Information

Area (acres)	10.2
Year Acquired	1932
Assessed Land Value	
Zoning Designation	R-1
Neighborhood Description	Mixed
Wetlands	No
Floodplain	Yes
Encumbrances / Limitations	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Aerial Photograph



Utility Information

Water	Public
Sewage	Sewer
Natural Gas	Yes
Electric	Yes
Telephone	Yes
Cable TV	Yes
Fiber Communications	Yes

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building(s)

Basic Information	
Primary Use	Parks & Recreation Programs And Activities, Community Meetings, Special Events
Other Use(s)	Emergency Shelter
Gross Floor Area (SF)	30,152
Effective Floor Area (SF)	20,682
Assessed Value	\$4,328,000
Year Built	1962
Year(s) Renovated	
Other Structures On Site?	Hammer Field Garage (see separate datasheet)

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Physical Condition	
Roof:	
Very Good	
Exterior Walls / Windows:	
Very Good	
Interior Condition:	
Very Good	
Signs of Water Damage?	No

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building Leased	
Building Leased?:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

HVAC Systems	
Heating:	49 Year Old Boiler & System
Poor	
Ventilation:	
Cooling:	Not provided for some areas on first floor
Good	
Est. Annual Utility Costs:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Systems	
Fire Alarm:	Just recently renovated
Yes	
Sprinkler:	
No	
Security:	Just recently installed
No	
Kitchen / Stove:	Gas stove and oven available in kitchen. Exhaust hood installation planned for 2012.
Yes	
Generator:	Diesel Fuel
Remote(removable)	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Site Improvements

Condition Of Grounds	
Overall: Very Good	Model for other Town buildings & facilities.
Drainage: Fair	Community House is below flood level.

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Lighting	
Availability: Good	Excellent lighting along with security cameras
Condition: Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Parking	
Availability: Fair / Poor	Never enough when building and activities are full.
Drainage: Fair	Hindered due to flooding and water table.
Condition: Poor	Needs to be replaced.

Data fields with an asterisk indicate data sources conflict and additional research is needed.

ADA Compliance	
Building Interior: Good	
Building Access: Fair	Ramp is available to second floor. No elevator available to second floor.
Route To Parking Area: Poor	Grade access to second floor not adjacent to parking area. No elevator
Parking Area: Good	Parking space marked along with signage

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Considerations

Building
<p>CIP –\$100,000 for elevator (2016)</p> <p>CIP –\$50,000 for parking lot improvements (2012-16)</p> <p>Building thought to contain hazardous building materials (asbestos)</p>

Site
<p>Emergency shelter – located in floodplain.</p> <p>Underground storage tank for heating oil – should replace or convert to natural gas in future</p>

Data Sources

Source
Alex Palluzzi, Jr., Director Of Recreation
Janice A Plaziak
Laura Magaraci, ZEO
Diana Ross IWA
Celeste Fisher

Comments

Date	Comment	By

Counseling Center

342 Harbor Street

TOB
11043

2/21/12

Photograph



Action Matrix (2012)

Est. Potential Cost	Less than \$100,000		
Est. Potential Timing	Within 5 years		
	< 5 Years	5-10 Years	10+ Years
\$1,000,000 +			
\$100,000 to \$1,000,000			
< \$100,000	Roof Windows		

Land

Location Map



Basic Information

Area (acres)	1.8
Year Acquired	
Assessed Land Value	
Zoning Designation	R-3
Neighborhood Description	Residential
Wetlands	Yes
Floodplain	Yes
Encumbrances / Limitations	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Aerial Photograph



Utility Information

Water	Public
Sewage	Sewer
Natural Gas	Yes
Electric	Yes
Telephone	Yes
Cable TV	No
Fiber Communications	Yes

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building(s)

Basic Information	
Primary Use	Mental Health Services
Other Use(s)	Social Services
Gross Floor Area (SF)	7682
Effective Floor Area (SF)	6704
Assessed Value	693300
Year Built	1913
Year(s) Renovated	1991
Other Structures On Site?	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Physical Condition	
Roof: Fair	Roofing screws are starting to come through the roof.
Exterior Walls / Windows: Fair	Building recently repointed. Need windows replaced
Interior Condition: Good	
Signs of Water Damage?	Yes

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building Leased	
Building Leased?:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

HVAC Systems	
Heating: Good	Un-even control through-out the building
Ventilation:	
Cooling: Good	Hard to regulate
Est. Annual Utility Costs:	16820.72

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Systems	
Fire Alarm: Yes	
Sprinkler: Yes	
Security: Yes	
Kitchen / Stove: No	
Generator: No	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Site Improvements

Condition Of Grounds	
Overall: Fair	Well cared for by the Rec.Dept.
Drainage: Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Lighting	
Availability: Yes	
Condition:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Parking	
Availability: Fair	Most of the time some days it is tight
Drainage: Good	
Condition: Good	Curbs need to be replaced

Data fields with an asterisk indicate data sources conflict and additional research is needed.

ADA Compliance	
Building Interior: Good	From rear door on lower level then to inside elevator
Building Access: Good	At grade access to lower level.
Route To Parking Area: Good	The back entrance is very adequate
Parking Area: Yes	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Considerations

Building
Part of property in Flood Zone but Building is not.
Old renovated building that may have hazardous building materials.

Site

Data Sources

Source
Patricia C Andriole, Exec. Director
Otto Berger
Janice A Plaziak
Laura Magaraci, ZEO
Diana Ross IWA
Celeste Fisher

Comments

Date	Comment	By

Fire Headquarters

45 North Main Street

TOB
11161

2/21/12

Photograph

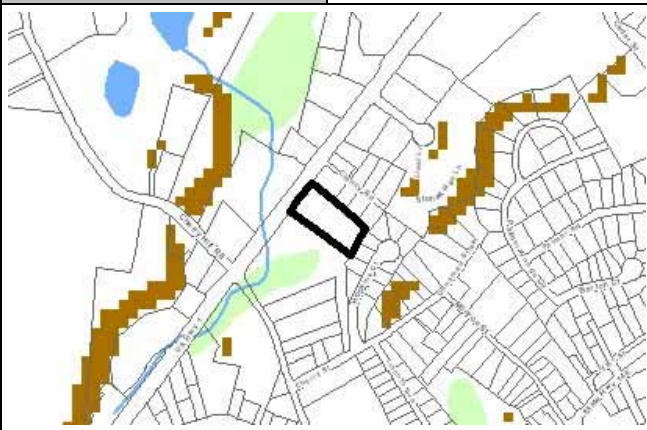


Action Matrix (2012)

Est. Potential Cost	Less than \$100,000		
Est. Potential Timing	More than 10 Years		
	< 5 Years	5-10 Years	10+ Years
\$1,000,000 +			
\$100,000 to \$1,000,000			
< \$100,000			Misc.

Land

Location Map



Basic Information

Area (acres)	5.65
Year Acquired	1960
Assessed Land Value	
Zoning Designation	R-1
Neighborhood Description	Mixed
Wetlands	Yes
Floodplain	No
Encumbrances / Limitations	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Aerial Photograph



Utility Information

Water	
Sewage	Sewer
Natural Gas	
Electric	
Telephone	
Cable TV	
Fiber Communications	Yes

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building(s)

Basic Information	
Primary Use	Fire Headquarters
Other Use(s)	Training
Gross Floor Area (SF)	21,514
Effective Floor Area (SF)	10,468
Assessed Value	
Year Built	2012
Year(s) Renovated	
Other Structures On Site?	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Physical Condition	
Roof: Good	New in 2012
Exterior Walls / Windows: Good	New in 2012
Interior Condition: Good	New in 2012
Signs of Water Damage?	No

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building Leased	
Building Leased?:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

HVAC Systems	
Heating: Good	New in 2012
Ventilation: Good	New in 2012
Cooling: Good	New in 2012
Est. Annual Utility Costs:	New in 2012

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Systems	
Fire Alarm:	
Sprinkler:	
Security:	
Kitchen / Stove:	
Generator:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Site Improvements

Condition Of Grounds	
Overall:	
Drainage:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Lighting	
Availability:	
Condition:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Parking	
Availability:	
Drainage:	
Condition:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

ADA Compliance	
Building Interior:	
Building Access:	
Route To Parking Area:	
Parking Area:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Considerations

Building
Building to be occupied in 2012

Site
Contamination being dealt with

Data Sources

Source
Janice A Plaziak
Laura Magaraci, ZEO
Diana Ross IWA
Celeste Fisher

Comments

Date	Comment	By

Fire Station (Indian Neck)

6 Linden Avenue

TOB
11164

2/21/12

Photograph



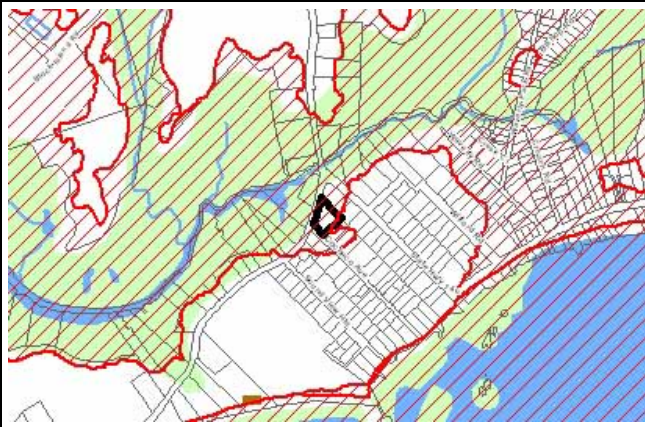
Action Matrix (2012)

Est. Potential Cost Less than \$100,000
Est. Potential Timing Within 5-10 Years

	< 5 Years	5-10 Years	10+ Years
\$1,000,000 +			
\$100,000 to \$1,000,000			
< \$100,000		Roof Walls	

Land

Location Map



Basic Information

Area (acres)	0.32
Year Acquired	1958
Assessed Land Value	
Zoning Designation	B-L
Neighborhood Description	Mixed
Wetlands	No
Floodplain	Yes
Encumbrances / Limitations	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Aerial Photograph



Utility Information

Water	Public
Sewage	
Natural Gas	Yes
Electric	Yes
Telephone	Yes
Cable TV	Yes
Fiber Communications	No

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building(s)

Basic Information	
Primary Use	Fire Station
Other Use(s)	
Gross Floor Area (SF)	2,922
Effective Floor Area (SF)	1,821
Assessed Value	\$313,000
Year Built	1911
Year(s) Renovated	
Other Structures On Site?	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Physical Condition	
Roof: Poor	Roof needs repair / replacement
Exterior Walls / Windows: Fair	Siding needs repair / replacement
Interior Condition: Good	
Signs of Water Damage?	Yes

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building Leased	
Building Leased?:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

HVAC Systems	
Heating: Fair	Too hot in some areas. Floor needs insulation
Ventilation:	
Cooling: Poor	AC is window units. Much of building is uninsulated
Est. Annual Utility Costs:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Systems	
Fire Alarm: Yes	
Sprinkler: No	
Security: No	
Kitchen / Stove: Yes	Does not have exhaust hood for stove/oven
Generator: Remote(removable)	Portable unit. Uses gasoline.

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Site Improvements

Condition Of Grounds	
Overall:	
Good	
Drainage:	Basement gets continuous water
Poor	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Lighting	
Availability:	
Fair	
Condition:	
Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Parking	
Availability:	
Fair	
Drainage:	
Good	
Condition:	
Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

ADA Compliance	
Building Interior:	Second floor not ADA accessible
Building Access:	
Fair	
Route To Parking Area:	
Good	
Parking Area:	
Yes	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Considerations

Building
May have hazardous materials present in building.
Oil tank in basement that floated during storm. Tank is obsolete.
Have expressed interest in an additional bay for equipment.

Site
Septic is limited/shallow drywell with sewers 75' away.
Sewers are available but building is not connected.

Data Sources

Source
FF Geoff Hotz
Janice A Plaziak
Laura Magaraci, ZEO
Diana Ross IWA
Celeste Fisher

Comments

Date	Comment	By

Fire Station (MP Rice)

341 Main Street

TOB
11163

2/21/12

Photograph

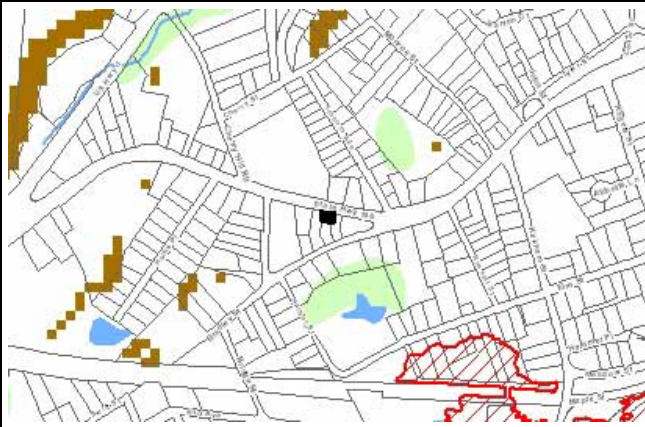


Action Matrix (2012)

Est. Potential Cost	Less than \$100,000		
Est. Potential Timing	More than 10 Years		
	< 5 Years	5-10 Years	10+ Years
\$1,000,000 +			
\$100,000 to \$1,000,000			
< \$100,000			Misc.

Land

Location Map



Basic Information

Area (acres)	0.3
Year Acquired	1900
Assessed Land Value	
Zoning Designation	BR
Neighborhood Description	Mixed
Wetlands	No
Floodplain	No
Encumbrances / Limitations	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Aerial Photograph



Utility Information

Water	Public
Sewage	Sewer
Natural Gas	Yes
Electric	Yes
Telephone	Yes
Cable TV	Yes
Fiber Communications	No

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building(s)

Basic Information	
Primary Use	Fire Station
Other Use(s)	
Gross Floor Area (SF)	2,205
Effective Floor Area (SF)	1,470
Assessed Value	\$117,800
Year Built	1901
Year(s) Renovated	
Other Structures On Site?	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Physical Condition	
Roof:	
Good	
Exterior Walls / Windows:	
Good	
Interior Condition:	
Signs of Water Damage?	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building Leased	
Building Leased?:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

HVAC Systems	
Heating:	Oil
Fair	
Ventilation:	
Fair	
Cooling:	Window units
Fair	
Est. Annual Utility Costs:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Systems	
Fire Alarm:	
Yes	
Sprinkler:	
No	
Security:	
Kitchen / Stove:	
Yes	
Generator:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Site Improvements

Condition Of Grounds	
Overall:	
Good	
Drainage:	
Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Lighting	
Availability:	
Condition:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Parking	
Availability:	On-street
Poor	
Drainage:	
Condition:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

ADA Compliance	
Building Interior:	
Building Access:	
Route To Parking Area:	
Parking Area:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Considerations

Building
<p>Non-conforming structure</p> <p>Old building - possible hazardous materials.</p> <p>No evidence of sewer connection but must be connected to sewers.</p>

Site
<p>Non-conforming lot</p> <p>Outdoor fuel oil tank</p>

Data Sources

Source
Janice A Plaziak
Laura Magaraci, ZEO
Diana Ross IWA
Celeste Fisher

Comments

Date	Comment	By

Fire Station (Short Beach)

64 Shore Drive

TOB
11165

2/21/12

Photograph



Action Matrix (2012)

Est. Potential Cost Less than \$100,000
Est. Potential Timing More than 10 Years

	< 5 Years	5-10 Years	10+ Years
\$1,000,000 +			
\$100,000 to \$1,000,000			
< \$100,000			Misc.

Land

Location Map



Basic Information

Area (acres)	0.12
Year Acquired	1912
Assessed Land Value	
Zoning Designation	Short Beach
Neighborhood Description	Residential
Wetlands	No
Floodplain	Adjacent
Encumbrances / Limitations	None

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Aerial Photograph



Utility Information

Water	Public
Sewage	Sewer
Natural Gas	Yes
Electric	Yes
Telephone	Yes
Cable TV	Yes
Fiber Communications	Yes *

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building(s)

Basic Information	
Primary Use	House Fire Apparatus
Other Use(s)	Evacuation Shelter
Gross Floor Area (SF)	4,806
Effective Floor Area (SF)	2,566
Assessed Value	\$278,900
Year Built	1929
Year(s) Renovated	
Other Structures On Site?	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Physical Condition	
Roof: Good	
Exterior Walls / Windows: Good	Vinyl sided
Interior Condition: Good	
Signs of Water Damage?	No

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building Leased	
Building Leased?: From Private Party	Renewed annually

Data fields with an asterisk indicate data sources conflict and additional research is needed.

HVAC Systems	
Heating: Very Good	Installed new gas furnace in 2010
Ventilation:	
Cooling: Fair	Window unit
Est. Annual Utility Costs:	\$3,080

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Systems	
Fire Alarm: Yes	
Sprinkler: No	
Security: No	
Kitchen / Stove: Yes	Installed new kitchen in 2011. Has exhaust hood for stove/oven
Generator: On-Site	Natural Gas

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Site Improvements

Condition Of Grounds	
Overall:	
Good	
Drainage:	
Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Lighting	
Availability:	
Yes	
Condition:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Parking	
Availability:	Road parking only
Poor	
Drainage:	
N/A	
Condition:	
N/A	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

ADA Compliance	
Building Interior:	
Building Access:	
No	
Route To Parking Area:	
No	
Parking Area:	
No	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Considerations

Building
Assuming it is connected to sewers as they are available.

Site

Data Sources

Source
John Mason, Trustee - SB HH&L Co.4
Janice A Plaziak
Laura Magaraci, ZEO
Diana Ross IWA
Celeste Fisher

Comments

Date	Comment	By

Fire Station (Stony Creek)

41 School Street

TOB
11083

2/21/12

Photograph



Action Matrix (2012)

Est. Potential Cost Less than \$100,000
Est. Potential Timing Within 5-10 Years

	< 5 Years	5-10 Years	10+ Years
\$1,000,000 +			
\$100,000 to \$1,000,000			
< \$100,000		Boiler Roof	

Land

Location Map



Basic Information

Area (acres)	0.27
Year Acquired	1974
Assessed Land Value	
Zoning Designation	R-2
Neighborhood Description	Residential
Wetlands	No
Floodplain	No
Encumbrances / Limitations	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Aerial Photograph



Utility Information

Water	Public
Sewage	Septic
Natural Gas	No
Electric	Yes
Telephone	Yes
Cable TV	Yes
Fiber Communications	No

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building(s)

Basic Information	
Primary Use	Fire Station
Other Use(s)	Stony Creek Museum (see separate data sheet)
Gross Floor Area (SF)	
Effective Floor Area (SF)	
Assessed Value	\$137,000
Year Built	
Year(s) Renovated	
Other Structures On Site?	Stony Creek Museum (see separate datasheet)

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Physical Condition	
Roof: Fair	Needs new roof
Exterior Walls / Windows: Good	
Interior Condition: Good	
Signs of Water Damage?	Yes

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building Leased	
Building Leased?:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

HVAC Systems	
Heating: Poor	Needs boiler replacement
Ventilation:	
Cooling: Fair	New split system installed
Est. Annual Utility Costs:	\$1,052

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Systems	
Fire Alarm: Yes	
Sprinkler: No	
Security: No	
Kitchen / Stove: Yes	Does not have exhaust hood for stove/oven
Generator: On-Site	Uses propane. Generator needs to be relocated due to fuel source and proximity to boiler and lack of ventilation causing generator to overheat.

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Site Improvements

Condition Of Grounds	
Overall:	
Good	
Drainage:	
Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Lighting	
Availability:	
Fair	
Condition:	
Fair	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Parking	
Availability:	
Good	
Drainage:	
Good	
Condition:	large pot hole in front of rescue 5 bay door
Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

ADA Compliance	
Building Interior:	
Building Access:	
Good	
Route To Parking Area:	
Good	
Parking Area:	
Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Considerations

Building
Old building may have hazardous materials.

Site
Limited septic that needs pumping by WWTP.
Piped stormwater/stream under the building.

Data Sources

Source
Capt. Stephen Palumbo
Otto Berger
Janice A Plaziak
Laura Magaraci, ZEO
Diana Ross IWA
Celeste Fisher

Comments

Date	Comment	By

Hammer Field Garage

Prospect Street

ROS
11073

2/21/12

Photograph

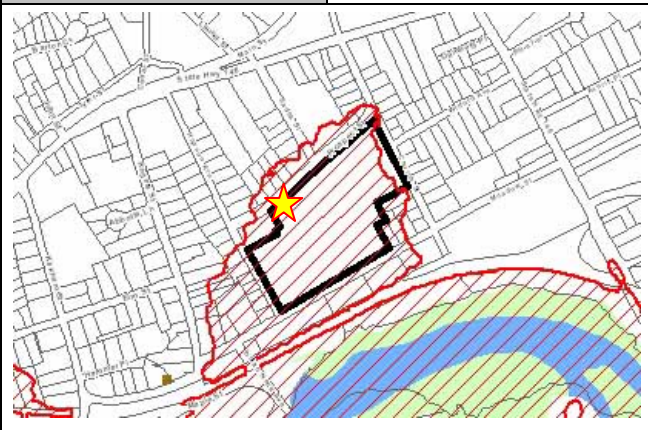


Action Matrix (2012)

Est. Potential Cost	Less than \$100,000		
Est. Potential Timing	More than 10 Years		
	< 5 Years	5-10 Years	10+ Years
\$1,000,000 +			
\$100,000 to \$1,000,000			
< \$100,000			Misc.

Land

Location Map



Basic Information

Area (acres)	Same as Community House
Year Acquired	1932
Assessed Land Value	
Zoning Designation	R-1
Neighborhood Description	Mixed
Wetlands	No
Floodplain	Yes
Encumbrances / Limitations	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Aerial Photograph



Utility Information

Water	Public
Sewage	Sewer
Natural Gas	Yes
Electric	Yes
Telephone	No
Cable TV	No
Fiber Communications	No

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building(s)

Basic Information	
Primary Use	Storage of tractor & vehicle equipment
Other Use(s)	Storage for maintenance equipment & supplies
Gross Floor Area (SF)	2,993
Effective Floor Area (SF)	
Assessed Value	111900
Year Built	1962
Year(s) Renovated	
Other Structures On Site?	Community House (see separate datasheet)

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Physical Condition	
Roof: Fair	Was Replaced In 1990
Exterior Walls / Windows: Good	Cinder block and stucco building
Interior Condition: Fair	
Signs of Water Damage?	Yes

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building Leased	
Building Leased?:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

HVAC Systems	
Heating: Poor	Only one gas heater available in garage area
Ventilation: Poor	Fuel vapors. Air circulation is unacceptable.
Cooling: N/A	
Est. Annual Utility Costs:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Systems	
Fire Alarm: No	Fire extinguisher available
Sprinkler: No	
Security: No	
Kitchen / Stove: No	
Generator: No	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Site Improvements

Condition Of Grounds	
Overall: Very Good	Award winning organic land care
Drainage: Fair	Property is below flood level and floods during heavy storms

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Lighting	
Availability: Yes	
Condition:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Parking	
Availability: No	Only two spaces available along with street parking.
Drainage: Poor	Flood zone
Condition: Poor	Not adequate for amount of vehicles

Data fields with an asterisk indicate data sources conflict and additional research is needed.

ADA Compliance	
Building Interior:	
Building Access: Yes	Needs improvements
Route To Parking Area: Yes	Needs improvements
Parking Area: Yes	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Considerations

Building
Since it is a garage there may be some hazardous materials stored.

Site

Data Sources

Source
Alex Palluzzi, Jr., Director Of Recreation
Janice A Plaziak
Laura Magaraci, ZEO
Diana Ross IWA
Celeste Fisher

Comments

Date	Comment	By

Indian Neck School

12 Melrose Avenue

BOE
11045

2/21/12

Photograph

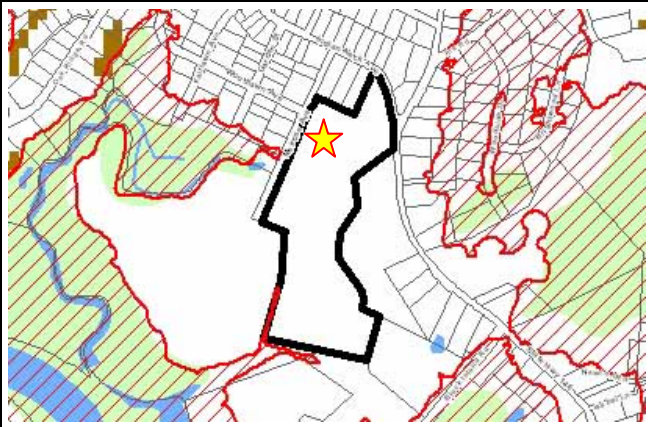


Action Matrix (2012)

Est. Potential Cost	Less than \$100,000		
Est. Potential Timing	More than 10 Years		
	< 5 Years	5-10 Years	10+ Years
\$1,000,000 +			
\$100,000 to \$1,000,000			
< \$100,000			Misc.

Land

Location Map



Basic Information

Area (acres)	9.5
Year Acquired	1981
Assessed Land Value	
Zoning Designation	R-3
Neighborhood Description	Residential
Wetlands	Yes
Floodplain	Yes *
Encumbrances / Limitations	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Aerial Photograph



Utility Information

Water	Public
Sewage	Sewer
Natural Gas	Yes
Electric	Yes
Telephone	Yes
Cable TV	Yes
Fiber Communications	Yes

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building(s)

Basic Information	
Primary Use	Early Childhood Education / Family Resource Center
Other Use(s)	
Gross Floor Area (SF)	31,970
Effective Floor Area (SF)	16,311
Assessed Value	\$3,493,900
Year Built	1950
Year(s) Renovated	1955
Other Structures On Site?	VFW Building (see separate datasheet)

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Physical Condition	
Roof:	
Very Good	
Exterior Walls / Windows:	
Good	
Interior Condition:	
Good	
Signs of Water Damage?	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building Leased	
Building Leased?:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

HVAC Systems	
Heating:	
Good	
Ventilation:	
Cooling:	
N/A	
Est. Annual Utility Costs:	\$22,864

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Systems	
Fire Alarm:	
Yes	
Sprinkler:	
No	
Security:	
Yes	
Kitchen / Stove:	Has exhaust hood for stove/oven
Yes	
Generator:	
No	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Site Improvements

Condition Of Grounds	
Overall:	
Good	
Drainage:	
Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Lighting	
Availability:	
No	
Condition:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Parking	
Availability:	
No	
Drainage:	
Good	
Condition:	
Poor	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

ADA Compliance	
Building Interior:	
Building Access:	
Yes	
Route To Parking Area:	
No	
Parking Area:	
Yes	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Considerations

Building
<p>CIP –\$27,000 for outdoor lighting (2013)</p> <p>CIP –\$160,000 for flooring replacement (2014-15)</p> <p>CIP –\$200,000 for AC system (2016)</p> <p>CIP –\$57,000 requested for driveway / parking – not approved by BOF</p> <p>Hazardous building materials.</p>

Site

Data Sources

Source
Mark Deming
Janice A Plaziak
Richard Stoecker, Asistant Planner
Dan McGowan Inland Wetlands Assistant
Celeste Fisher

Comments

Date	Comment	By

John B. Sliney School

23 Eades Street

BOE
11024

2/21/12

Photograph



Action Matrix (2012)

Est. Potential Cost	\$100,000 to \$1,000,000		
Est. Potential Timing	Within 5- 10 Years		
	< 5 Years	5-10 Years	10+ Years
\$1,000,000 +			
\$100,000 to \$1,000,000		General	
< \$100,000			

Land

Location Map



Basic Information

Area (acres)	2.26
Year Acquired	1928
Assessed Land Value	
Zoning Designation	R-1
Neighborhood Description	Mixed
Wetlands	No
Floodplain	Yes
Encumbrances / Limitations	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Aerial Photograph



Utility Information

Water	Public
Sewage	Sewer
Natural Gas	No
Electric	Yes
Telephone	Yes
Cable TV	Yes
Fiber Communications	Yes

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building(s)

Basic Information	
Primary Use	Elementary School (K-4)
Other Use(s)	Emergency Shelter
Gross Floor Area (SF)	62,686
Effective Floor Area (SF)	48,357
Assessed Value	\$7,106,300
Year Built	1928
Year(s) Renovated	
Other Structures On Site?	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Physical Condition	
Roof:	
Very Good	
Exterior Walls / Windows:	
Good	
Interior Condition:	
Fair	
Signs of Water Damage?	No

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building Leased	
Building Leased?:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

HVAC Systems	
Heating:	
Good	
Ventilation:	
Cooling:	
N/A	
Est. Annual Utility Costs:	\$77,865

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Systems	
Fire Alarm:	
Yes	
Sprinkler:	
No	
Security:	
Yes	
Kitchen / Stove:	Has exhaust hood for stove/oven
Yes	
Generator:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Site Improvements

Condition Of Grounds	
Overall:	
Good	
Drainage:	
Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Lighting	
Availability:	
Yes	
Condition:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Parking	
Availability:	Insufficient for staff or visitors
Poor	
Drainage:	
Good	
Condition:	
Fair	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

ADA Compliance	
Building Interior:	
Building Access:	
Yes	
Route To Parking Area:	
No	
Parking Area:	
Yes	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Considerations

Building
CIP –\$5,000 for AC in nurses office (2012)
CIP –\$23,000 for gym ventilation (2013)
Hazardous building materials. Asbestos in wall plaster.
All walls need to assume asbestos. Limits maintenance

Site
Playground in flood zone

Data Sources

Source
Mark Deming
Janice A Plaziak
Richard Stoecker, Asistant Planner
Dan McGowan Inland Wetlands Assistant
Celeste Fisher

Comments

Date	Comment	By

Kirkham Street (VNA / Registrar / BCTV)

TOB
11023

40 Kirkham Street

2/21/12

Photograph



Action Matrix (2012)

Est. Potential Cost Less than \$100,000
Est. Potential Timing Within 5-10 Years

	< 5 Years	5-10 Years	10+ Years
\$1,000,000 +			
\$100,000 to \$1,000,000			
< \$100,000		Misc.	

Land

Location Map



Basic Information

Area (acres)	0.35
Year Acquired	2000
Assessed Land Value	
Zoning Designation	R-1
Neighborhood Description	Mixed
Wetlands	No
Floodplain	No
Encumbrances / Limitations	Use restrictions

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Aerial Photograph



Utility Information

Water	Public
Sewage	Sewer
Natural Gas	
Electric	Yes
Telephone	
Cable TV	
Fiber Communications	Yes

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building(s)

Basic Information	
Primary Use	Registrar
Other Use(s)	Visiting Nurse (VNA) BCTV
Gross Floor Area (SF)	5,128
Effective Floor Area (SF)	4,119
Assessed Value	\$421,700
Year Built	1954
Year(s) Renovated	
Other Structures On Site?	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Physical Condition	
Roof: Good	Occasional leaks
Exterior Walls / Windows: Good	
Interior Condition: Good	
Signs of Water Damage?	No

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building Leased	
Building Leased?:	
Non-Town Functions	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

HVAC Systems	
Heating: Good	Hot water baseboard
Ventilation:	
Cooling: Good	
Est. Annual Utility Costs:	6957.96

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Systems	
Fire Alarm: Yes	
Sprinkler:	
Security: Yes	Partial, BCTV only
Kitchen / Stove: No	
Generator: No	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Site Improvements

Condition Of Grounds	
Overall:	
Fair	
Drainage:	
Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Lighting	
Availability:	Floodlight
Fair	
Condition:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Parking	
Availability:	
Good	
Drainage:	
Good	
Condition:	Rear parking lot is good, front is on-street
Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

ADA Compliance	
Building Interior:	
Building Access:	From sidewalk only
Yes	
Route To Parking Area:	There is no handicap parking
No	
Parking Area:	From sidewalk only
Yes	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Considerations

Building
Given age of building, hazardous materials may be present such as asbestos and lead paint, etc.

Site
There is a storm water gallery system in the parking lot that requires maintenance.
May have deed restriction limiting use.

Data Sources

Source
Otto Berger
Janice A Plaziak
Richard Stoecker, Asistant Planner
Dan McGowan Inland Wetlands Assistant
Laura Magaraci, ZEO
Celeste Fisher

Comments

Date	Comment	By

Mary R.Tisko School

118 Damascus Road

BOE
11044

2/21/12

Photograph



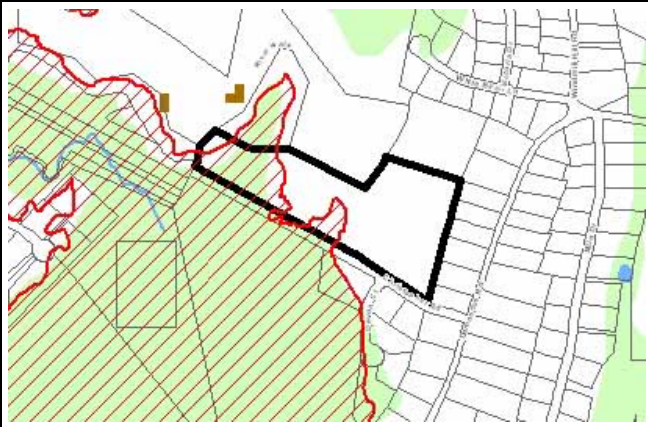
Action Matrix (2012)

Est. Potential Cost \$100,000 to \$1,000,000
Est. Potential Timing Within 5 Years

	< 5 Years	5-10 Years	10+ Years
\$1,000,000 +			
\$100,000 to \$1,000,000	Roof Boiler		
< \$100,000			

Land

Location Map



Basic Information

Area (acres)	
Year Acquired	1958
Assessed Land Value	
Zoning Designation	R-4
Neighborhood Description	Residential
Wetlands	Yes
Floodplain	Yes
Encumbrances / Limitations	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Aerial Photograph



Utility Information

Water	Public
Sewage	Sewer
Natural Gas	Yes
Electric	Yes
Telephone	Yes
Cable TV	Yes
Fiber Communications	Yes

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building(s)

Basic Information	
Primary Use	Elementary School (K-4)
Other Use(s)	
Gross Floor Area (SF)	0
Effective Floor Area (SF)	54086
Assessed Value	7468800
Year Built	1960
Year(s) Renovated	1991
Other Structures On Site?	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Physical Condition	
Roof: Poor	Roofs are leaking
Exterior Walls / Windows: Good	
Interior Condition: Good	
Signs of Water Damage?	Yes

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building Leased	
Building Leased?:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

HVAC Systems	
Heating: Good	
Ventilation:	
Cooling: N/A	
Est. Annual Utility Costs:	\$80,214

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Systems	
Fire Alarm: Yes	
Sprinkler: Yes	
Security: Yes	
Kitchen / Stove: Yes	Has exhaust hood for stove/oven
Generator: No	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Site Improvements

Condition Of Grounds	
Overall: Good	
Drainage: Very Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Lighting	
Availability: Good	
Condition: Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Parking	
Availability: Good	
Drainage: Good	
Condition: Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

ADA Compliance	
Building Interior: Good	
Building Access: Good	
Route To Parking Area: Good	
Parking Area: Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Considerations

Building
CIP –\$650,000 for roof replacement (2014)
CIP –\$70,000 for boiler replacement (2015)

Site
Part of property in flood zone

Data Sources

Source
Mark Deming
Janice A Plaziak
Richard Stoecker, Asistant Planner
Dan McGowan Inland Wetlands Assistant
Celeste Fisher

Comments

Date	Comment	By

Mary T. Murphy School

14 Brushy Plain Road

BOE
11038

2/21/12

Photograph



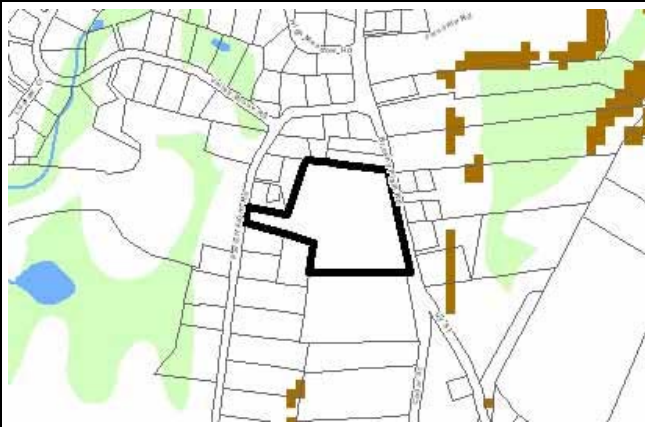
Action Matrix (2012)

Est. Potential Cost \$100,000 to \$1,000,000
Est. Potential Timing Within 5 Years

	< 5 Years	5-10 Years	10+ Years
\$1,000,000 +			
\$100,000 to \$1,000,000	Roof Boiler		
< \$100,000			

Land

Location Map



Basic Information

Area (acres)	7.26
Year Acquired	1958
Assessed Land Value	
Zoning Designation	R-4
Neighborhood Description	Mixed
Wetlands	Yes
Floodplain	No
Encumbrances / Limitations	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Aerial Photograph



Utility Information

Water	Public
Sewage	Sewer
Natural Gas	Yes
Electric	Yes
Telephone	Yes
Cable TV	Yes
Fiber Communications	Yes

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building(s)

Basic Information	
Primary Use	Elementary School (K-4)
Other Use(s)	Emergency Shelter
Gross Floor Area (SF)	
Effective Floor Area (SF)	54,151
Assessed Value	\$8,827,400
Year Built	1960
Year(s) Renovated	
Other Structures On Site?	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Physical Condition	
Roof: Poor	Roofs leaking
Exterior Walls / Windows: Good	
Interior Condition: Good	
Signs of Water Damage?	Yes

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building Leased	
Building Leased?:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

HVAC Systems	
Heating: Good	
Ventilation:	
Cooling: N/A	
Est. Annual Utility Costs:	\$79,431

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Systems	
Fire Alarm: Yes	
Sprinkler: Yes	
Security: Yes	
Kitchen / Stove: Yes	Has exhaust hood for stove/oven
Generator: Remote(removable)	Diesel Fuel

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Site Improvements

Condition Of Grounds	
Overall:	
Good	
Drainage:	
Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Lighting	
Availability:	
Good	
Condition:	
Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Parking	
Availability:	
Good	
Drainage:	
Good	
Condition:	
Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

ADA Compliance	
Building Interior:	
Good	
Building Access:	
Good	
Route To Parking Area:	
Good	
Parking Area:	
Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Considerations

Building
CIP –\$650,000 for roof replacement (2014)
CIP –\$70,000 for boiler replacement (2015)

Site

Data Sources

Source
Mark Deming
Janice A Plaziak
Richard Stoecker, Asistant Planner
Dan McGowan Inland Wetlands Assistant
Celeste Fisher

Comments

Date	Comment	By

Orchard House (Adult Daycare)

421 Shore Drive

TOB
11051

2/21/12

Photograph



Action Matrix (2012)

Est. Potential Cost	\$100,000 to \$1,000,000		
Est. Potential Timing	Within 5 Years		
	< 5 Years	5-10 Years	10+ Years
\$1,000,000 +			
\$100,000 to \$1,000,000	Roof Windows		
< \$100,000			

Land

Location Map



Basic Information

Area (acres)	6.12
Year Acquired	
Assessed Land Value	
Zoning Designation	R-4
Neighborhood Description	Residential
Wetlands	Yes
Floodplain	Yes
Encumbrances / Limitations	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Aerial Photograph



Utility Information

Water	Public
Sewage	
Natural Gas	Yes
Electric	Yes
Telephone	Yes
Cable TV	Yes
Fiber Communications	No

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building(s)

Basic Information	
Primary Use	Adult Daycare
Other Use(s)	Various groups use building after hours Polling Place
Gross Floor Area (SF)	23,200
Effective Floor Area (SF)	11,937
Assessed Value	\$2,319,200
Year Built	1952
Year(s) Renovated	
Other Structures On Site?	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Physical Condition	
Roof: Poor	Flat section of roof needs to be redone properly. Various leaks throughout
Exterior Walls / Windows: Fair	
Interior Condition: Good	
Signs of Water Damage?	Yes

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building Leased	
Building Leased?:	
Non-Town Function	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

HVAC Systems	
Heating: Good	Converted from steam to hot water this year
Ventilation:	
Cooling: Fair	Portions of the building not air conditioned. System not balanced
Est. Annual Utility Costs:	\$13,865

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Systems	
Fire Alarm: Yes	
Sprinkler: No	
Security: Yes	
Kitchen / Stove: Yes	Oven only. Does not have exhaust hood *
Generator: No	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Site Improvements

Condition Of Grounds	
Overall: Fair	Lower parking area and front lawn are not maintained well.
Drainage: Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Lighting	
Availability: Fair	
Condition:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Parking	
Availability: Fair	With the exception of polling and special events. Could use a better layout
Drainage: Fair	
Condition: Poor*	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

ADA Compliance	
Building Interior:	
Building Access: Yes	
Route To Parking Area: Yes	
Parking Area: No*	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Considerations

Building
<p>CIP –\$135,000 for windows / ceilings (2014)</p> <p>Received grant (2012) for improvements to roof, windows, doors, etc.</p> <p>Part of property in Flood zone but building is not.</p> <p>Building probably contains hazardous materials</p>

Site
<p>There is an underground storage tank for heating fuel which needs to be removed.</p> <p>Site also used for a dog park</p> <p>Pump station also on site</p>

Data Sources

Source
Shaun Heffernan, Board Chairman
Otto Berger
Janice A Plaziak
Laura Magaraci, ZEO
Diana Ross IWA
Celeste Fisher

Comments

Date	Comment	By

Parkside Village 1

115 South Montowese Street

BHA
11177

2/21/12

Photograph



Action Matrix (2012)

Est. Potential Cost	More than \$1,000,000		
Est. Potential Timing	Within 5-10 Years		
	< 5 Years	5-10 Years	10+ Years
\$1,000,000 +		General	
\$100,000 to \$1,000,000			
< \$100,000			

Land

Location Map



Basic Information

Area (acres)	5.70
Year Acquired	1981
Assessed Land Value	
Zoning Designation	R-3
Neighborhood Description	Residential
Wetlands	No
Floodplain	No
Encumbrances / Limitations	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Aerial Photograph



Utility Information

Water	Public
Sewage	Sewer
Natural Gas	No
Electric	Yes
Telephone	Yes
Cable TV	Yes
Fiber Communications	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building(s)

Basic Information	
Primary Use	Affordable housing for elderly and disabled
Other Use(s)	
Gross Floor Area (SF)	47,501
Effective Floor Area (SF)	27,776
Assessed Value	\$3,380,700
Year Built	1974
Year(s) Renovated	
Other Structures On Site?	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Physical Condition	
Roof: Very Good	New roofs in 2000
Exterior Walls / Windows: Poor	Ext. walls rotting, second floor walkways failing
Interior Condition: Good	As units vacate a fit up is completed as needed.
Signs of Water Damage?	Yes

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building Leased	
Building Leased?: To Tenants	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

HVAC Systems	
Heating: Fair	Electric baseboard heat
Ventilation:	
Cooling: Good	Sleeve models tenant owned air conditioners
Est. Annual Utility Costs:	101572

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Systems	
Fire Alarm: Yes	
Sprinkler: No	
Security: No	
Kitchen / Stove: Yes	Has exhaust hood for stove/oven
Generator: No	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Site Improvements

Condition Of Grounds	
Overall: Fair	Tree roots. Ledge and lot line configuration limits building potential
Drainage: Poor	Pitched areas

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Lighting	
Availability: Fair	
Condition:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Parking	
Availability: Poor	Limited parking and are too far from the units
Drainage: Poor	
Condition: Poor	Cracks and pot holes

Data fields with an asterisk indicate data sources conflict and additional research is needed.

ADA Compliance	
Building Interior:	
Building Access: No	Not all units are accessible
Route To Parking Area: Yes	To community room only
Parking Area: Yes	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Considerations

Building
Affordable housing restrictions through DECD
Received grant (2012) to study housing needs

Site

Data Sources

Source
Merit Properties and BHA Board of Commissioners
Janice A Plaziak
Laura Magaraci, ZEO
Diana Ross IWA
Celeste Fisher

Comments

Date	Comment	By

Parkside Village 2

3 Block Island Road

BHA
11240

2/21/12

Photograph



Action Matrix (2012)

Est. Potential Cost	More than \$1,000,000		
Est. Potential Timing	Within 5-10 Years		
	< 5 Years	5-10 Years	10+ Years
\$1,000,000 +		General	
\$100,000 to \$1,000,000			
< \$100,000			

Land

Location Map



Basic Information

Area (acres)	3.37
Year Acquired	1981
Assessed Land Value	
Zoning Designation	R-3
Neighborhood Description	Residential*
Wetlands	Yes
Floodplain	Yes
Encumbrances / Limitations	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Aerial Photograph



Utility Information

Water	Public
Sewage	Sewer
Natural Gas	No
Electric	Yes
Telephone	Yes
Cable TV	Yes
Fiber Communications	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building(s)

Basic Information	
Primary Use	Affordable housing for elderly and disabled
Other Use(s)	
Gross Floor Area (SF)	0
Effective Floor Area (SF)	24,989
Assessed Value	3266300
Year Built	1985
Year(s) Renovated	
Other Structures On Site?	3

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Physical Condition	
Roof: Very Good	New roofs 2010 and 2011
Exterior Walls / Windows: Poor	Ext Walls rotting, second floor walkways failing
Interior Condition: Good	When vacant units fit up as needed.
Signs of Water Damage?	Yes

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building Leased	
Building Leased?: To Tenants	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

HVAC Systems	
Heating: Fair	Tenants pay for electric baseboard heat
Ventilation:	
Cooling: Good	Tenants own air conditioner units
Est. Annual Utility Costs:	\$14,180

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Systems	
Fire Alarm: Yes	
Sprinkler: No	
Security: No	
Kitchen / Stove: Yes	Has exhaust hood for stove/oven
Generator: No	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Site Improvements

Condition Of Grounds	
Overall: Fair	Old trees need to be removed
Drainage: Poor	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Lighting	
Availability: Fair	Dim for elderly residents
Condition: Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Parking	
Availability: Fair	
Drainage: Fair	
Condition: Fair	Pot holes and cracks

Data fields with an asterisk indicate data sources conflict and additional research is needed.

ADA Compliance	
Building Interior:	
Building Access: Yes	3 units however sidewalk settled causing small lip at doorway
Route To Parking Area: Yes	To community room only
Parking Area: Yes	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Considerations

Building
Affordable housing restrictions through DECD
Received grant (2012) to study housing needs

Site
Access road in floodplain
Complaints of mosquitoes

Data Sources

Source
Merit Properties and BHA Board of Commissioners
Janice A Plaziak
Laura Magaraci, ZEO
Diana Ross IWA
Celeste Fisher

Comments

Date	Comment	By

Pine Orchard School

190 Pine Orchard Road

BOE
11049

2/21/12

Photograph

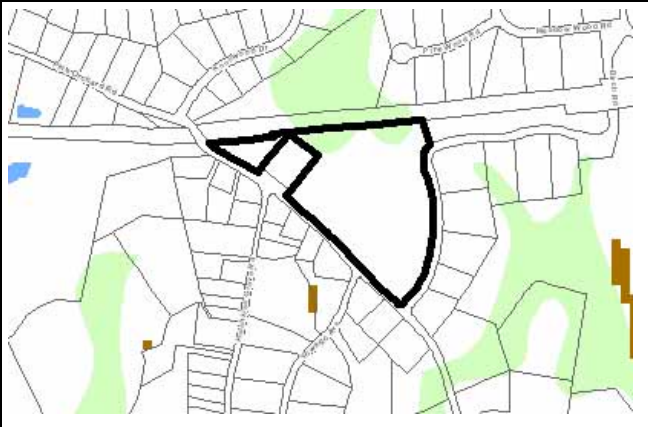


Action Matrix (2012)

Est. Potential Cost	Less than \$100,000		
Est. Potential Timing	More than 10 Years		
	< 5 Years	5-10 Years	10+ Years
\$1,000,000 +			
\$100,000 to \$1,000,000			
< \$100,000			Misc.

Land

Location Map



Basic Information

Area (acres)	
Year Acquired	1954
Assessed Land Value	
Zoning Designation	Pine Orchard - AA1
Neighborhood Description	Residential
Wetlands	Yes
Floodplain	No
Encumbrances / Limitations	Operation as a school

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Aerial Photograph



Utility Information

Water	Public
Sewage	Sewer
Natural Gas	No
Electric	Yes
Telephone	Yes
Cable TV	Yes
Fiber Communications	Yes

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building(s)

Basic Information	
Primary Use	Leased to private nursery school operator
Other Use(s)	
Gross Floor Area (SF)	
Effective Floor Area (SF)	10,903
Assessed Value	\$1,913,000
Year Built	1955
Year(s) Renovated	
Other Structures On Site?	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Physical Condition	
Roof:	
Very Good	
Exterior Walls / Windows:	
Fair	
Interior Condition:	
Fair	
Signs of Water Damage?	No

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building Leased	
Building Leased?:	
To Private Business	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

HVAC Systems	
Heating:	
Poor	
Ventilation:	
Cooling:	
N/A	
Est. Annual Utility Costs:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Systems	
Fire Alarm:	
Yes	
Sprinkler:	
No	
Security:	
Yes	
Kitchen / Stove:	Does not have exhaust hood for stove/oven
Yes	
Generator:	
No	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Site Improvements

Condition Of Grounds	
Overall: Fair	
Drainage: Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Lighting	
Availability: No	
Condition:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Parking	
Availability: Fair	
Drainage: Fair	
Condition: Poor	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

ADA Compliance	
Building Interior:	
Building Access: Yes	
Route To Parking Area: Yes	
Parking Area: Yes	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Considerations

Building
May have hazardous building materials

Site
Contains community gardens, recreation fields.
Provides access to greenway trail.
Deed restriction to use for "educational purposes" (or reverts to residential lots or use?)

Data Sources

Source
Mark Deming
Janice A Plaziak
Richard Stoecker, Asistant Planner
Dan McGowan Inland Wetlands Assistant
Celeste Fisher

Comments

Date	Comment	By

Police Headquarters

33 Laurel Street

TOB
11047

2/21/12

Photograph

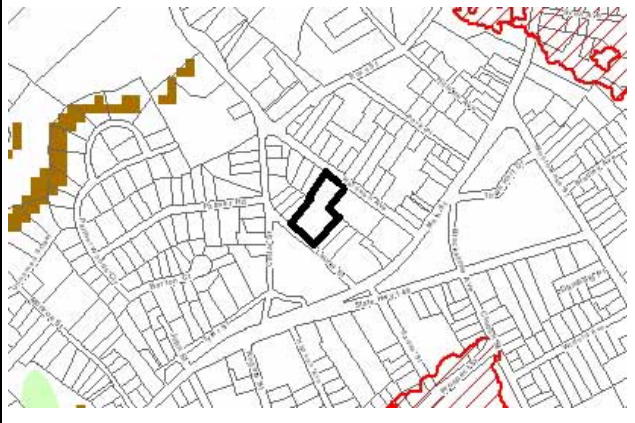


Action Matrix (2012)

Est. Potential Cost	Less than \$100,000		
Est. Potential Timing	Within 5-10 Years		
	< 5 Years	5-10 Years	10+ Years
\$1,000,000 +			
\$100,000 to \$1,000,000			
< \$100,000		Roof Walls	

Land

Location Map



Basic Information

Area (acres)	1.24
Year Acquired	1894
Assessed Land Value	
Zoning Designation	BC
Neighborhood Description	Mixed
Wetlands	No
Floodplain	No
Encumbrances / Limitations	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Aerial Photograph



Utility Information

Water	Public
Sewage	Sewer
Natural Gas	Yes
Electric	Yes
Telephone	Yes
Cable TV	Yes
Fiber Communications	Yes

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building(s)

Basic Information	
Primary Use	Police / E-911 / Emergency Operation Center
Other Use(s)	Community room for various town meetings
Gross Floor Area (SF)	24,202
Effective Floor Area (SF)	19,661
Assessed Value	\$3,74,1600
Year Built	1995
Year(s) Renovated	
Other Structures On Site?	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Physical Condition	
Roof: Fair	Shows signs of needing roof replaced. The roof leaks occasionally and needs work
Exterior Walls / Windows: Fair	Needs stucco repair on sides of building
Interior Condition: Fair	Regular painting schedule has been discontinued and walls are starting to show wear, cell block floor is chipping, some carpet showing wear
Signs of Water Damage?	Yes

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building Leased	
Building Leased?:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

HVAC Systems	
Heating: Fair	Zones don't regulate very well.
Ventilation:	
Cooling: Fair	Humidity issues in the lower level of the building
Est. Annual Utility Costs:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Systems	
Fire Alarm: Yes	
Sprinkler: Yes	
Security: Yes	The building has secured entrances. Access by security cards
Kitchen / Stove: No	
Generator: On-Site	Diesel Fuel

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Site Improvements

Condition Of Grounds	
Overall: Good*	
Drainage: Good	Rain garden for water quality is not maintained properly

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Lighting	
Availability: Fair	Rear parking lot lighting is inadequate. We have had thefts from employees vehicles in the past.
Condition: Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Parking	
Availability: Fair	Compete with Volunteer Service Center and residents on Harrison Ave in lower parking lot. There is only a couple of spots in the front of the building.
Drainage: Good	
Condition: Fair	Driveway has cracks

Data fields with an asterisk indicate data sources conflict and additional research is needed.

ADA Compliance	
Building Interior: Good	
Building Access: Fair	Only in the front of the building
Route To Parking Area: Fair	Only in the front of the building
Parking Area: Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Considerations

Building
CIP –\$15,000 for flooring (2012)
CIP –\$13,000 for front walkway (2012)

Site
Drainage cisterns on property
Groundwater is an issue

Data Sources

Source
Kevin Halloran
Otto Berger
Janice A Plaziak
Laura Magaraci, ZEO
Diana Ross IWA
Celeste Fisher

Comments

Date	Comment	By

Police Storage Garage

30 Harrison Avenue

TOB

#

2/21/12

Photograph

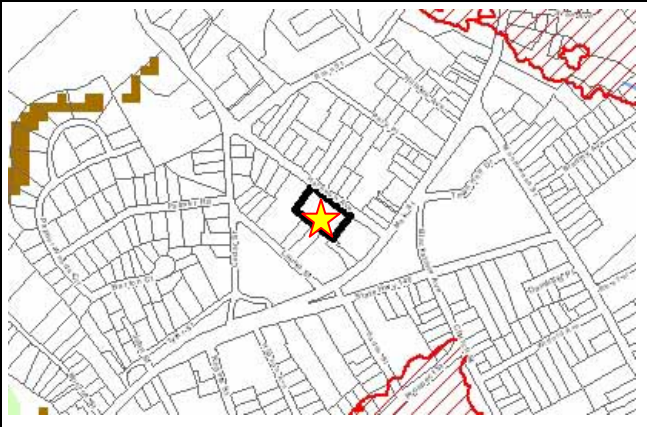


Action Matrix (2012)

Est. Potential Cost	Less than \$100,000		
Est. Potential Timing	More than 10 Years		
	< 5 Years	5-10 Years	10+ Years
\$1,000,000 +			
\$100,000 to \$1,000,000			
< \$100,000			Misc.

Land

Location Map



Basic Information

Area (acres)	
Year Acquired	
Assessed Land Value	
Zoning Designation	BC
Neighborhood Description	Mixed
Wetlands	No
Floodplain	No
Encumbrances / Limitations	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Aerial Photograph



Utility Information

Water	Public
Sewage	Sewer
Natural Gas	Yes
Electric	Yes
Telephone	No
Cable TV	No
Fiber Communications	Yes

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building(s)

Basic Information	
Primary Use	Vehicle storage, shooting range
Other Use(s)	Inside evidence storage
Gross Floor Area (SF)	
Effective Floor Area (SF)	
Assessed Value	
Year Built	
Year(s) Renovated	
Other Structures On Site?	Volunteer Services Center (see separate datasheet)

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Physical Condition	
Roof: Fair	Leaks in garage and firearms range
Exterior Walls / Windows: Fair	Cracks in the building exterior , needs painting
Interior Condition: Fair	The interior was painted to encapsulate lead when the firearms range was built. The paint is chipped
Signs of Water Damage?	Yes

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building Leased	
Building Leased?:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

HVAC Systems	
Heating: Fair	Old system and it leaks a fluid
Ventilation:	
Cooling: N/A	
Est. Annual Utility Costs:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Systems	
Fire Alarm: Yes	
Sprinkler: No	
Security: No	
Kitchen / Stove: No	
Generator: No	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Site Improvements

Condition Of Grounds	
Overall: Fair	There is no landscaping
Drainage: Poor	Downspouts overflow

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Lighting	
Availability: Fair	
Condition:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Parking	
Availability: Fair	Competing with volunteer services and residents in the area
Drainage: Fair	
Condition: Fair	Cracks in pavement

Data fields with an asterisk indicate data sources conflict and additional research is needed.

ADA Compliance	
Building Interior:	
Building Access: No	
Route To Parking Area: No	
Parking Area: No	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Considerations

Building
Unsure if chipped paint exposed lead

Site
Underground gasoline tank which is monitored.
There is an old cistern near the evidence pen on the property - not sure if is active.

Data Sources

Source
Kevin Halloran
Janice A Plaziak
Laura Magaraci, ZEO
Diana Ross IWA

Comments

Date	Comment	By

Public Works

137 North Branford Road

TOB

371

2/21/12

Photograph



Action Matrix (2012)

Est. Potential Cost	More than \$1,000,000		
Est. Potential Timing	Within 5 years		
	< 5 Years	5-10 Years	10+ Years
\$1,000,000 +	General		
\$100,000 to \$1,000,000			
< \$100,000			

Land

Location Map



Basic Information

Area (acres)	29.4
Year Acquired	Leased
Assessed Land Value	
Zoning Designation	IG-2
Neighborhood Description	Commercial
Wetlands	Yes
Floodplain	Yes
Encumbrances / Limitations	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Aerial Photograph



Utility Information

Water	Public
Sewage	Sewer
Natural Gas	Yes
Electric	Yes
Telephone	Yes
Cable TV	Yes
Fiber Communications	No

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building(s)

Basic Information	
Primary Use	Public Works Facility - Vehicle fleet maintenance.
Other Use(s)	Detached administrative office trailer.
Gross Floor Area (SF)	24,000 SF (building) 1,400 SF (trailer)
Effective Floor Area (SF)	
Assessed Value	3742700
Year Built	1950
Year(s) Renovated	
Other Structures On Site?	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Physical Condition	
Roof: Fair	Garage roof leaked but was repaired, trailer roof ok
Exterior Walls / Windows: Fair	Garage had roof leak, trailer windows leak
Interior Condition: Fair	Wood paneling in trailer, garage finishes outdated
Signs of Water Damage?	Yes

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building Leased	
Building Leased?: From Private Party	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

HVAC Systems	
Heating: Fair	Inconsistent in garage, o.k. in trailer
Ventilation:	
Cooling: Good	None in DPW facility, A/C in trailer
Est. Annual Utility Costs:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Systems	
Fire Alarm: No	Trailer no, garage yes
Sprinkler: No	Trailer no, garage yes
Security: No	
Kitchen / Stove: No	
Generator: On-Site	Diesel Fuel. Does not power much of building.

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Site Improvements

Condition Of Grounds	
Overall: Fair	Poorly maintained. Maintained by building owner.
Drainage: Poor	No oil/water seperator

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Lighting	
Availability: Yes	
Condition:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Parking	
Availability: Fair	No storage room for vehicles to be worked on and stored
Drainage: Good	No flooding, however storage of materials area not great
Condition: Good	Pavement showing signs of deterioration

Data fields with an asterisk indicate data sources conflict and additional research is needed.

ADA Compliance	
Building Interior:	
Building Access: No	
Route To Parking Area: No	
Parking Area: No	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Considerations

Building
<p>CIP –\$8,650,000 for facility (2013)</p> <p>Requested \$350,000 for facility engineering (2012) but not funded by BOF</p> <p>Using 24,000 SF of 191,000 SF building</p> <p>Possible safety issues - no floor drains, inadequate storage, etc.</p>

Site
<p>Should be operating under an industrial stormwater permit.</p> <p>Wetlands need delineation & will limit use of undeveloped areas, potential for past contamination from previous uses is high, is there a Phase I or II available.</p>

Data Sources

Source
Art Baker - Director of Public Works
Janice A Plaziak
Laura Magaraci, ZEO
Diana Ross IWA
Celeste Fisher

Comments

Date	Comment	By

Stony Creek Museum

84 Thimble Island Road

TOB
11065

2/21/12

Photograph



Action Matrix (2012)

Est. Potential Cost Less than \$100,000
Est. Potential Timing Within 5-10 Years

	< 5 Years	5-10 Years	10+ Years
\$1,000,000 +			
\$100,000 to \$1,000,000			
< \$100,000		Roof	

Land

Location Map



Basic Information

Area (acres)	0.45
Year Acquired	1974
Assessed Land Value	
Zoning Designation	R-2
Neighborhood Description	Residential
Wetlands	No
Floodplain	No
Encumbrances / Limitations	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Aerial Photograph



Utility Information

Water	Public
Sewage	Septic
Natural Gas	No
Electric	Yes
Telephone	Yes
Cable TV	Yes
Fiber Communications	No

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building(s)

Basic Information	
Primary Use	Museum
Other Use(s)	
Gross Floor Area (SF)	
Effective Floor Area (SF)	
Assessed Value	
Year Built	1927
Year(s) Renovated	
Other Structures On Site?	Stony Creek Fire Station (see separate datasheet)

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Physical Condition	
Roof:	
Fair	
Exterior Walls / Windows:	
Good	
Interior Condition:	
Good	
Signs of Water Damage?	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building Leased	
Building Leased?:	
Non-Town Functions	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

HVAC Systems	
Heating:	Recently replaced
Good	
Ventilation:	
Cooling:	
Est. Annual Utility Costs:	\$619

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Systems	
Fire Alarm:	
Sprinkler:	
Security:	
Kitchen / Stove:	
Generator:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Site Improvements

Condition Of Grounds	
Overall:	
Drainage:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Lighting	
Availability:	
Condition:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Parking	
Availability:	
Drainage:	
Condition:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

ADA Compliance	
Building Interior:	
Building Access:	
Route To Parking Area:	
Parking Area:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Considerations

Building
Hazardous materials likely in building.

Site
Septic system needs regular pump out and stormwater/stream piped under building.

Data Sources

Source
Janice A Plaziak
Laura Magaraci, ZEO
Dan McGowan Inland Wetlands Assistant
Celeste Fisher

Comments

Date	Comment	By

Town Hall

1019 Main Street

TOB
11058

2/21/12

Photograph



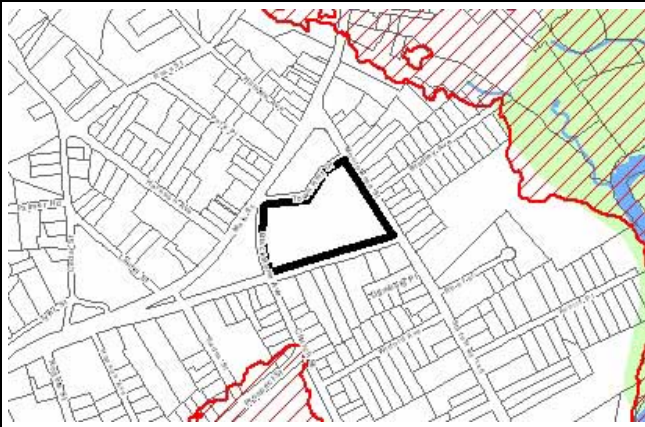
113

Action Matrix (2012)

Est. Potential Cost	Less than \$100,000		
Est. Potential Timing	More than 10 Years		
	< 5 Years	5-10 Years	10+ Years
\$1,000,000 +			
\$100,000 to \$1,000,000			
< \$100,000			Misc.

Land

Location Map



Basic Information

Area (acres)	
Year Acquired	
Assessed Land Value	
Zoning Designation	R-1
Neighborhood Description	Mixed
Wetlands	No
Floodplain	No
Encumbrances / Limitations	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Aerial Photograph



Utility Information

Water	Public
Sewage	Sewer
Natural Gas	Yes
Electric	Yes
Telephone	Yes
Cable TV	Yes
Fiber Communications	Yes

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building(s)

Basic Information	
Primary Use	Town municipal offices
Other Use(s)	IT offices
Gross Floor Area (SF)	22208
Effective Floor Area (SF)	17351
Assessed Value	3489600
Year Built	1857
Year(s) Renovated	
Other Structures On Site?	Academy On The Green (see separate datasheet)

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Physical Condition	
Roof: Good	
Exterior Walls / Windows: Good	Roof gutter downspout system needs to be repaired.
Interior Condition: Good	Carpets starting to get worn in some high traffic areas. Regular painting of offices and halls should be done to keep the Town Hall looking as professional as it does. Attic storage area is disorganised.
Signs of Water Damage?	No

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building Leased	
Building Leased?:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

HVAC Systems	
Heating: Poor*	There is hardly ever a relationship between the dial requested temperature and the real temperature.
Ventilation:	
Cooling: Poor*	(See heating comments) It works but is not well regulated. Some days hot some days cold. Inadequate control.
Est. Annual Utility Costs:	50007.6

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Systems	
Fire Alarm: Yes	
Sprinkler: Yes	
Security: Yes	Security system not activated at night. While we have cameras that are used we are not using the installed security system.
Kitchen / Stove: No	
Generator: Remote (removable)	Hopefully getting a permanent one soon, automatic transfer switch is installed. Currently using a "roll up" with diesel fuel. There should be a permanent one that will "kick" on automatically. I don't trust we'll get the roll up connected and operational.

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Site Improvements

Condition Of Grounds	
Overall: Good*	Curbingshould be installed to keep cars from parking on the grass. Need better maintenance near a/c equipment - cut back growth.
Drainage: Fair	The area floods whenever there is more than a slight rain. Drainage should be re-engineered. Water runs to back of green which acts as a retention area with some erosion.

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Parking	
Availability: No	Parking should be redesigned. There should be more parking toward the rear of the building with 2 hour limits to allow citizens easier access to Town Hall services.
Drainage: Good*	
Condition: Good*	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Lighting	
Availability: Yes*	need some lighting on Town Hall Drive and walkways on green to other parking spots
Condition:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

ADA Compliance	
Building Interior:	
Building Access: Yes	
Route To Parking Area: Yes	A curb and sidewalk should be installed along the southeast portion of Town Hall drive such that no one has to walk in the street.on the grass.
Parking Area: Yes	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Considerations

Building
<p>CIP –\$65,000 for Town Clerk vault (2012-16)</p> <p>CIP –\$55,000 for flooring (2013-16)</p> <p>Hazardous materials may be present is some of the building materials. Radon units installed and should be kept working</p>

Site
<p>2000 gallon heating oil UST.</p> <p>Grouting of main entrance staircase and landing needs to be maintained. Granite steps need some repair.</p>

Data Sources

Source
Peter R. Hugret
Otto Berger
Anthony Cinicola, Building Official
Janice A Plaziak
Celeste Fisher

Comments

Date	Comment	By

Transfer Station

747 East Main Street

TOB
11289

2/21/12

Photograph



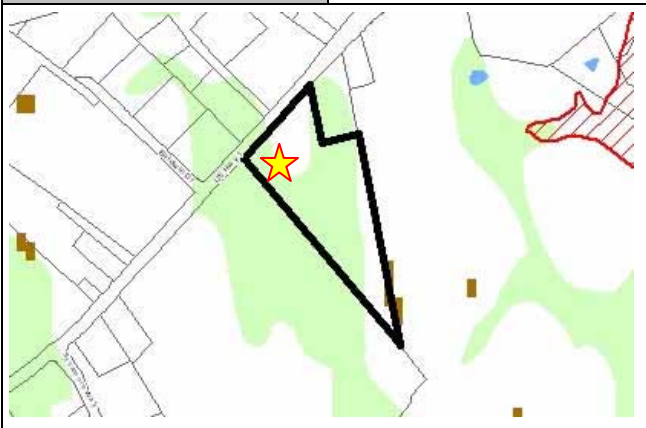
Action Matrix (2012)

Est. Potential Cost \$100,000 to \$1,000,000
Est. Potential Timing Within 5 Years

	< 5 Years	5-10 Years	10+ Years
\$1,000,000 +			
\$100,000 to \$1,000,000	Roof Doors		
< \$100,000			

Land

Location Map



Basic Information

Area (acres)	10.16
Year Acquired	1988
Assessed Land Value	
Zoning Designation	IG-2
Neighborhood Description	Industrial
Wetlands	Yes
Floodplain	No
Encumbrances / Limitations	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Aerial Photograph



Utility Information

Water	Public
Sewage	Sewer
Natural Gas	
Electric	Yes
Telephone	Yes
Cable TV	Yes
Fiber Communications	No

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building(s)

Basic Information	
Primary Use	Town transfer station for mixed solid waste & recycling
Other Use(s)	
Gross Floor Area (SF)	18,250
Effective Floor Area (SF)	,9125
Assessed Value	\$2,589,700
Year Built	1972
Year(s) Renovated	1977
Other Structures On Site?	Animal Shelter (see separate datasheet) and storage building

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Physical Condition	
Roof: Fair	Rust evident on metal roof
Exterior Walls / Windows: Fair	Exterior roll-up doors need replacing
Interior Condition: Good	
Signs of Water Damage?	No *

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building Leased	
Building Leased?:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

HVAC Systems	
Heating: Good	
Ventilation:	
Cooling: Good *	
Est. Annual Utility Costs:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Systems	
Fire Alarm: Yes *	
Sprinkler: Yes	
Security: No	
Kitchen / Stove: No	
Generator: No	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Site Improvements

Condition Of Grounds	
Overall:	
Good	
Drainage:	
Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Lighting	
Availability:	
Yes *	
Condition:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Parking	
Availability:	
Yes *	
Drainage:	
Good	
Condition:	
Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

ADA Compliance	
Building Interior:	
Building Access:	
No	
Route To Parking Area:	
No	
Parking Area:	
Yes *	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Considerations

Building
<p>CIP –\$130,000 for overhead doors (2012-15)</p> <p>CIP –\$75,000 for roof replacement (2012-16)</p> <p>Storage building will need roof and garage doors in the future.</p> <p>Scale house may need roof also.</p>

Site
<p>Possible pollution from trash, groundwater and surfacewater.</p> <p>Drainage needs correction.</p> <p>Sewer pump station needs to be maintained and the site operates under several environmental permits which should be kept current.</p>

Data Sources

Source
Laura Panciera, Solid Waste Supervisor
Janice A Plaziak
Richard Stoecker, Asistant Planner
Dan McGowan Inland Wetlands Assistant
Celeste Fisher

Comments

Date	Comment	By

VFW Building

99 Indian Neck Avenue

TOB
11045

2/21/12

Photograph

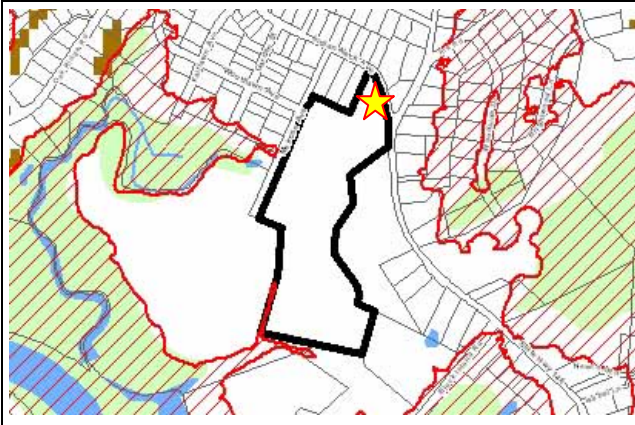


Action Matrix (2012)

Est. Potential Cost	Less than \$100,000		
Est. Potential Timing	More than 10 Years		
	< 5 Years	5-10 Years	10+ Years
\$1,000,000 +			
\$100,000 to \$1,000,000			
< \$100,000			Misc.

Land

Location Map



Basic Information

Area (acres)	
Year Acquired	1981
Assessed Land Value	
Zoning Designation	R-3
Neighborhood Description	Residential
Wetlands	Yes
Floodplain	No
Encumbrances / Limitations	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Aerial Photograph



Utility Information

Water	
Sewage	Sewer
Natural Gas	
Electric	
Telephone	
Cable TV	
Fiber Communications	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building(s)

Basic Information	
Primary Use	VFW Hall Coast Guard Auxiliary
Other Use(s)	
Gross Floor Area (SF)	4,842
Effective Floor Area (SF)	2,810
Assessed Value	\$144,000
Year Built	1938
Year(s) Renovated	
Other Structures On Site?	Indian Neck School (see separate datasheet)

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Physical Condition	
Roof:	
Good	
Exterior Walls / Windows:	
Fair	
Interior Condition:	
Good	
Signs of Water Damage?	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building Leased	
Building Leased?:	
Non-Town Functions	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

HVAC Systems	
Heating:	
Good	
Ventilation:	
Cooling:	
None	
Est. Annual Utility Costs:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Systems	
Fire Alarm:	
Sprinkler:	
Security:	
Kitchen / Stove:	
Generator:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Site Improvements

Condition Of Grounds	
Overall: Fair	
Drainage: Fair	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Lighting	
Availability: Fair	Floodlights
Condition:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Parking	
Availability: Poor	
Drainage: Fair	
Condition: Poor	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

ADA Compliance	
Building Interior: Fair	
Building Access: Poor	
Route To Parking Area: Poor	
Parking Area: Poor	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Considerations

Building
Original Indian Neck School Hazardous materials likely present.

Site

Data Sources

Source
Janice A Plaziak
Richard Stoecker, Asistant Planner
Dan McGowan Inland Wetlands Assistant
Celeste Fisher

Comments

Date	Comment	By

Volunteer Service Center

30 Harrison Avenue

TOB
11075

2/21/12

Photograph

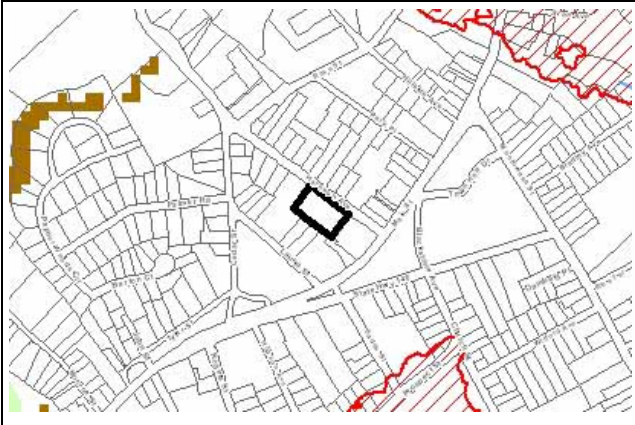


Action Matrix (2012)

Est. Potential Cost	Less than \$100,000		
Est. Potential Timing	More than 10 Years		
	< 5 Years	5-10 Years	10+ Years
\$1,000,000 +			
\$100,000 to \$1,000,000			
< \$100,000			Misc.

Land

Location Map



Basic Information

Area (acres)	0.75
Year Acquired	
Assessed Land Value	
Zoning Designation	BC
Neighborhood Description	Mixed
Wetlands	No
Floodplain	No
Encumbrances / Limitations	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Aerial Photograph



Utility Information

Water	Public
Sewage	Sewer
Natural Gas	Yes
Electric	Yes
Telephone	
Cable TV	
Fiber Communications	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building(s)

Basic Information	
Primary Use	Soup Cellar Community Dining Room Food Bank Clothing Bank Book Storage
Other Use(s)	
Gross Floor Area (SF)	24,839
Effective Floor Area (SF)	15,028
Assessed Value	\$2,130,800
Year Built	1915
Year(s) Renovated	
Other Structures On Site?	Police Storage Garage (see separate datasheet)

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Physical Condition	
Roof:	
Good	
Exterior Walls / Windows:	
Good	
Interior Condition:	
Good	
Signs of Water Damage?	No

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building Leased	
Building Leased?:	
Non-Town Functions	
Data fields with an asterisk indicate data sources conflict and additional research is needed.	
HVAC Systems	
Heating:	
Good	
Ventilation:	
Cooling:	
Good	
Est. Annual Utility Costs:	34205.88

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Systems	
Fire Alarm:	
Yes	
Sprinkler:	
No	
Security:	
No	
Kitchen / Stove:	Has exhaust hood for stove/oven
Yes	
Generator:	Natural Gas
On-Site	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Site Improvements

Condition Of Grounds	
Overall:	
Poor	
Drainage:	
Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Lighting	
Availability:	
Yes	
Condition:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Parking	
Availability:	
Poor	
Drainage:	
Good	
Condition:	
Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

ADA Compliance	
Building Interior:	
Building Access:	Handicapped ramp in CIP
Yes	
Route To Parking Area:	
Yes	
Parking Area:	
Yes	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Considerations

Building
<p>CIP –\$15,000 for handicapped ramp (2012)</p> <p>Past renovation funded with a Small Cities grant</p> <p>Old building renovated may have hazardous materials present.</p>

Site

Data Sources

Source
Otto Berger
Janice A Plaziak
Richard Stoecker, Asistant Planner
Dan McGowan Inland Wetlands Assistant
Celeste Fisher

Comments

Date	Comment	By

Walsh Intermediate School

185 Damascus Road

BOE
11048

2/21/12

Photograph



Action Matrix (2012)

Est. Potential Cost	\$100,000 to \$1,000,000		
Est. Potential Timing	Within 5-10 Years		
	< 5 Years	5-10 Years	10+ Years
\$1,000,000 +			
\$100,000 to \$1,000,000		General	
< \$100,000			

Land

Location Map



Basic Information

Area (acres)	
Year Acquired	1964
Assessed Land Value	
Zoning Designation	R-4
Neighborhood Description	Residential
Wetlands	Yes
Floodplain	No
Encumbrances / Limitations	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Aerial Photograph



Utility Information

Water	Public
Sewage	Sewer
Natural Gas	Yes
Electric	Yes
Telephone	Yes
Cable TV	Yes
Fiber Communications	Yes

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building(s)

Basic Information	
Primary Use	Intermediate School (5-8)
Other Use(s)	Emergency Shelter Community Pool
Gross Floor Area (SF)	0
Effective Floor Area (SF)	186443
Assessed Value	27395900
Year Built	0
Year(s) Renovated	
Other Structures On Site?	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Physical Condition	
Roof: Very Good	
Exterior Walls / Windows: Good	
Interior Condition: Good	
Signs of Water Damage?	No

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building Leased	
Building Leased?:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

HVAC Systems	
Heating: Very Good	
Ventilation:	
Cooling: Very Good	
Est. Annual Utility Costs:	\$309,594

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Systems	
Fire Alarm: Yes	
Sprinkler: Yes	
Security: Yes	
Kitchen / Stove: Yes	Has exhaust hood for stove/oven
Generator: No	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Site Improvements

Condition Of Grounds	
Overall:	
Good	
Drainage:	High groundwater at times
Fair	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Lighting	
Availability:	
Yes	
Condition:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Parking	
Availability:	Poorly located for sports fields and other activities
Good	
Drainage:	High groundwater at times
Fair	
Condition:	
Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

ADA Compliance	
Building Interior:	
Building Access:	
Yes	
Route To Parking Area:	
Yes	
Parking Area:	
Yes	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Considerations

Building
<p>CIP - \$765,000 for system upgrades (2013-16)</p> <p>Interest has been expressed in converting away from open classrooms to regular classrooms</p> <p>Hazardous building materials</p>

Site

Data Sources

Source
Mark Deming
Janice A Plaziak
Richard Stoecker, Asistant Planner
Dan McGowan Inland Wetlands Assistant
Celeste Fisher

Comments

Date	Comment	By

Willoughby Wallace Library

146 Thimble Island Road

TOB
11207

2/21/12

Photograph



Action Matrix (2012)

Est. Potential Cost	Less than \$100,000		
Est. Potential Timing	More than 10 Years		
	< 5 Years	5-10 Years	10+ Years
\$1,000,000 +			
\$100,000 to \$1,000,000			
< \$100,000			Misc.

Land

Location Map



Basic Information

Area (acres)	0.53
Year Acquired	
Assessed Land Value	
Zoning Designation	BR
Neighborhood Description	Mixed
Wetlands	No
Floodplain	Yes
Encumbrances / Limitations	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Aerial Photograph



Utility Information

Water	Public
Sewage	Septic
Natural Gas	No
Electric	Yes
Telephone	Yes
Cable TV	Yes
Fiber Communications	No

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building(s)

Basic Information	
Primary Use	Library
Other Use(s)	Community room, art gallery, small meeting room
Gross Floor Area (SF)	13,348
Effective Floor Area (SF)	6,532
Assessed Value	\$1,672,800
Year Built	1958
Year(s) Renovated	2000
Other Structures On Site?	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Physical Condition	
Roof:	
Good	
Exterior Walls / Windows:	
Good	
Interior Condition:	
Good	
Signs of Water Damage?	No

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building Leased	
Building Leased?:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

HVAC Systems	
Heating:	
Good	
Ventilation:	
Cooling:	Trouble controlling some areas
Good	
Est. Annual Utility Costs:	\$9,657

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Systems	
Fire Alarm:	
Yes	
Sprinkler:	
No	
Security:	
Yes	
Kitchen / Stove:	
No	
Generator:	
No	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Site Improvements

Condition Of Grounds	
Overall: Fair	
Drainage: Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Lighting	
Availability: Fair	Rear parking area can be dim
Condition:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Parking	
Availability: Fair	On-street and rear. Adequate for daily use, limited when large events being held
Drainage: Good	
Condition: Fair	Parking area needs re-paving.

Data fields with an asterisk indicate data sources conflict and additional research is needed.

ADA Compliance	
Building Interior:	
Building Access: Yes	
Route To Parking Area: Yes	
Parking Area: Yes	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Considerations

Building

Site
Septic and pump chamber need annual pump out.

Data Sources

Source
Susan Donovan
Otto Berger
Janice A Plaziak
Richard Stoecker, Asistant Planner
Dan McGowan Inland Wetlands Assistant
Celeste Fisher

Comments

Date	Comment	By

WPCA Facility

75 Block Island Road

TOB
11028 / 20035

2/21/12

Photograph



Action Matrix (2012)

Est. Potential Cost	Less than \$100,000		
Est. Potential Timing	More than 10 Years		
	< 5 Years	5-10 Years	10+ Years
\$1,000,000 +			
\$100,000 to \$1,000,000			
< \$100,000			Misc.

Land

Location Map



Basic Information

Area (acres)	7
Year Acquired	1959
Assessed Land Value	
Zoning Designation	BL
Neighborhood Description	Mixed
Wetlands	Yes
Floodplain	Yes
Encumbrances / Limitations	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Aerial Photograph



Utility Information

Water	Public
Sewage	Sewer
Natural Gas	Yes
Electric	Yes
Telephone	Yes
Cable TV	Yes
Fiber Communications	Yes

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building(s)

Basic Information	
Primary Use	Sewage treatment plant, offices, laboratory
Other Use(s)	
Gross Floor Area (SF)	
Effective Floor Area (SF)	
Assessed Value	\$27,486,000
Year Built	1960
Year(s) Renovated	
Other Structures On Site?	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Physical Condition	
Roof: Fair	Metal roof and gutters need attention at administration building. Roof repaired at garage - needs replacement. Leaking skylights at pre-treatment building.
Exterior Walls / Windows: Good	
Interior Condition: Good	
Signs of Water Damage?	Yes

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Building Leased	
Building Leased?:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

HVAC Systems	
Heating: Fair	
Ventilation:	
Cooling: Good	
Est. Annual Utility Costs:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Systems	
Fire Alarm: Yes	
Sprinkler: No	
Security: Yes	Building alarm system at administration building needs attention
Kitchen / Stove: Yes	Has exhaust hood for stove/oven
Generator: On-Site	Diesel Fuel

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Site Improvements

Condition Of Grounds	
Overall:	
Good	
Drainage:	
Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Lighting	
Availability:	
Yes	
Condition:	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Parking	
Availability:	
Yes	
Drainage:	
Good	
Condition:	
Good	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

ADA Compliance	
Building Interior:	
Building Access:	
Route To Parking Area:	
Yes	
Parking Area:	
Yes	

Data fields with an asterisk indicate data sources conflict and additional research is needed.

Other Considerations

Building
<p>16 structures on site for various functions</p> <p>Heat exchanger in UV room in Secondary Processing Unit not working.</p>

Site

Data Sources

Source
Dan Gregory, Plant Operations Manager
Richard Stoecker, Asistant Planner
Celeste Fisher

Comments

Date	Comment	By



Planimetrics

31 Ensign Drive, Avon, CT 06001

860-677-5267