

# ENVIRONMENTAL REVIEW TEAM REPORT



## WATERTOWN MUNICIPAL BUILDING SITES

## WATERTOWN, CONNECTICUT

 KING'S MARK  
RESOURCE CONSERVATION AND DEVELOPMENT AREA

**KING'S MARK  
ENVIRONMENTAL REVIEW TEAM REPORT**

On

**WATERTOWN MUNICIPAL BUILDING SITES  
WATERTOWN, CONNECTICUT**



**OCTOBER 1978**

**Kings Mark Resource Conservation & Development Area**

**Environmental Review Team**

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## ACKNOWLEDGMENTS

The King's Mark Environmental Review Team operates through the cooperative effort of a number of agencies and organizations including:

### Federal Agencies

U.S.D.A. SOIL CONSERVATION SERVICE

### State Agencies

DEPARTMENT OF ENVIRONMENTAL PROTECTION

DEPARTMENT OF HEALTH

DEPARTMENT OF TRANSPORTATION

UNIVERSITY OF CONNECTICUT COOPERATIVE EXTENSION SERVICE

### Local Groups and Agencies

LITCHFIELD COUNTY SOIL AND WATER CONSERVATION DISTRICT

NEW HAVEN COUNTY SOIL AND WATER CONSERVATION DISTRICT

HARTFORD COUNTY SOIL AND WATER CONSERVATION DISTRICT

FAIRFIELD COUNTY SOIL AND WATER CONSERVATION DISTRICT

NORTHWESTERN CONNECTICUT REGIONAL PLANNING AGENCY

VALLEY REGIONAL PLANNING AGENCY

LITCHFIELD HILLS REGIONAL PLANNING AGENCY

CENTRAL NAUGATUCK VALLEY REGIONAL PLANNING AGENCY

HOUSATONIC VALLEY COUNCIL OF ELECTED OFFICIALS

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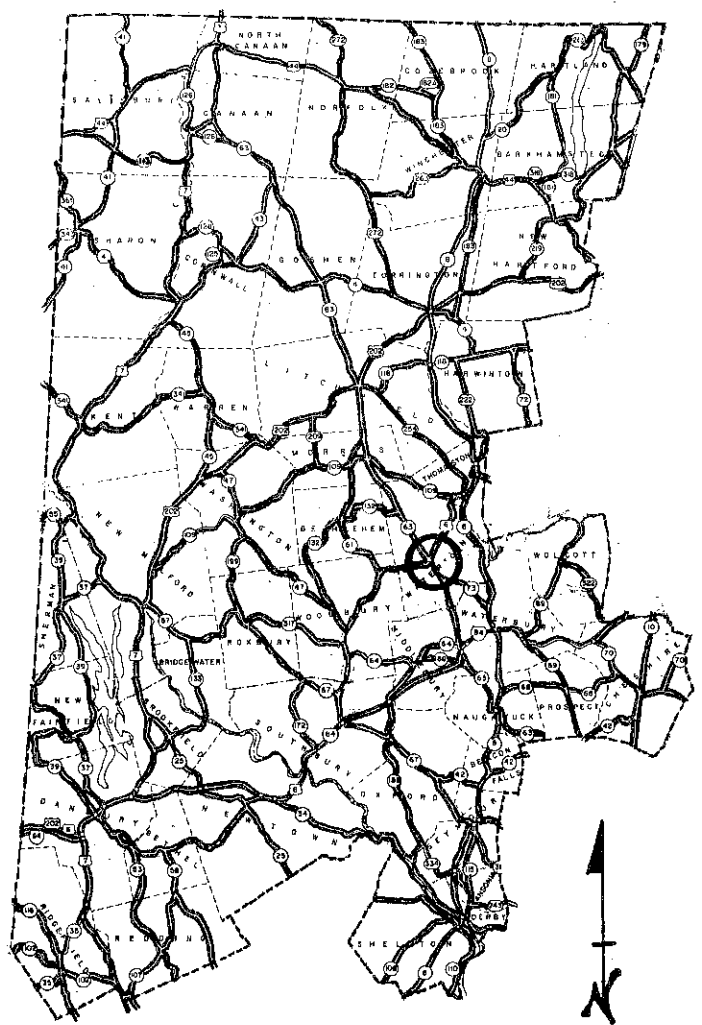
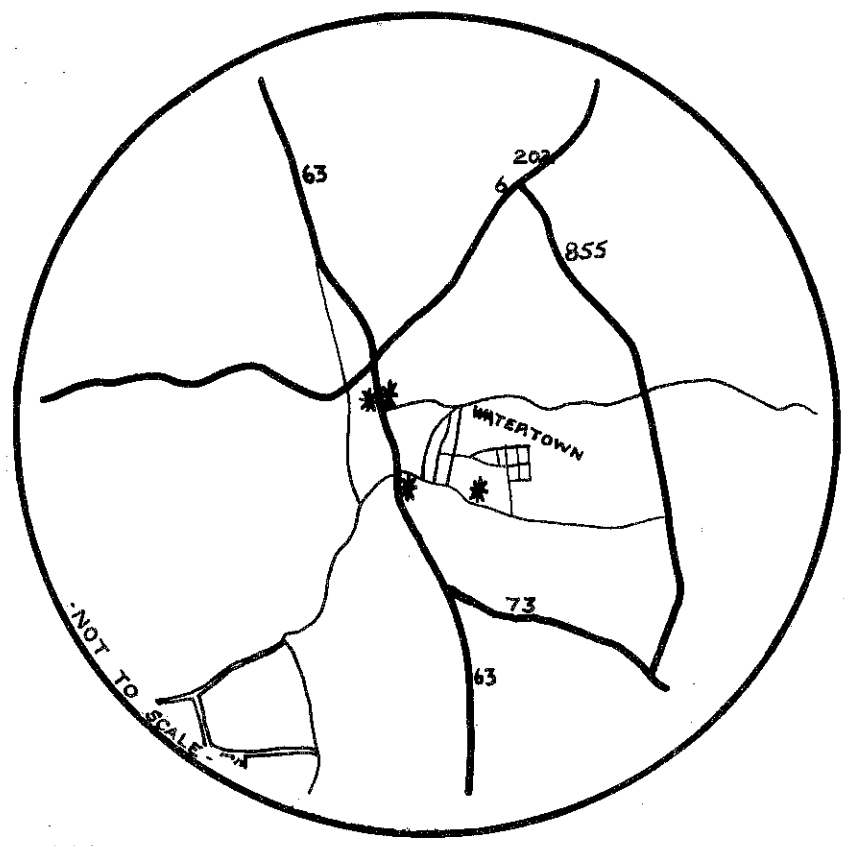
TABLE OF CONTENTS

	<u>Page</u>
I. Introduction.....	1
II. Setting and Proposed Land Use.....	4
III. Soils.....	5
IV. Geology.....	6
V. Hydrology.....	9
VI. Vegetation and Aesthetics.....	9
VII. Transportation.....	13
VIII. Planning Considerations.....	15
IX. Appendix.....	18
Soil Maps	
Soil Limitation Chart	
Summary of Soil Problem Areas and Recommendations - French Street Site -	

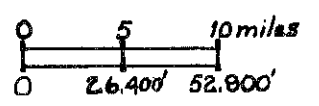
LIST OF FIGURES

1	Topographic Map.....	2
2	Surficial Geology of the French Street Site.....	8
3	Watershed of the French Street Site.....	10
4	Vegetation Map of the French Street Site.....	12

# LOCATION OF STUDY SITE



**WATERTOWN  
MUNICIPAL BUILDING SITES  
WATERTOWN, CONNECTICUT**



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ON  
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I. INTRODUCTION

The town of Watertown is searching for a suitable location(s) for a new town hall and police department. Four potential sites have been identified and the Town is now weighing the pros and cons of the alternative sites. The four sites include:

- 1.) 21 acres of town-owned land on French Street (French Street Site)
- 2.) 2.5 acres on Main Street (Pik-Kwik Site)
- 3.) 3+ acres on Main Street (Watertown Equipment Company)
- 4.) 2.5 acres at 424 Main Street (Town Hall Annex)

The location of these four sites is shown in Figure 1.

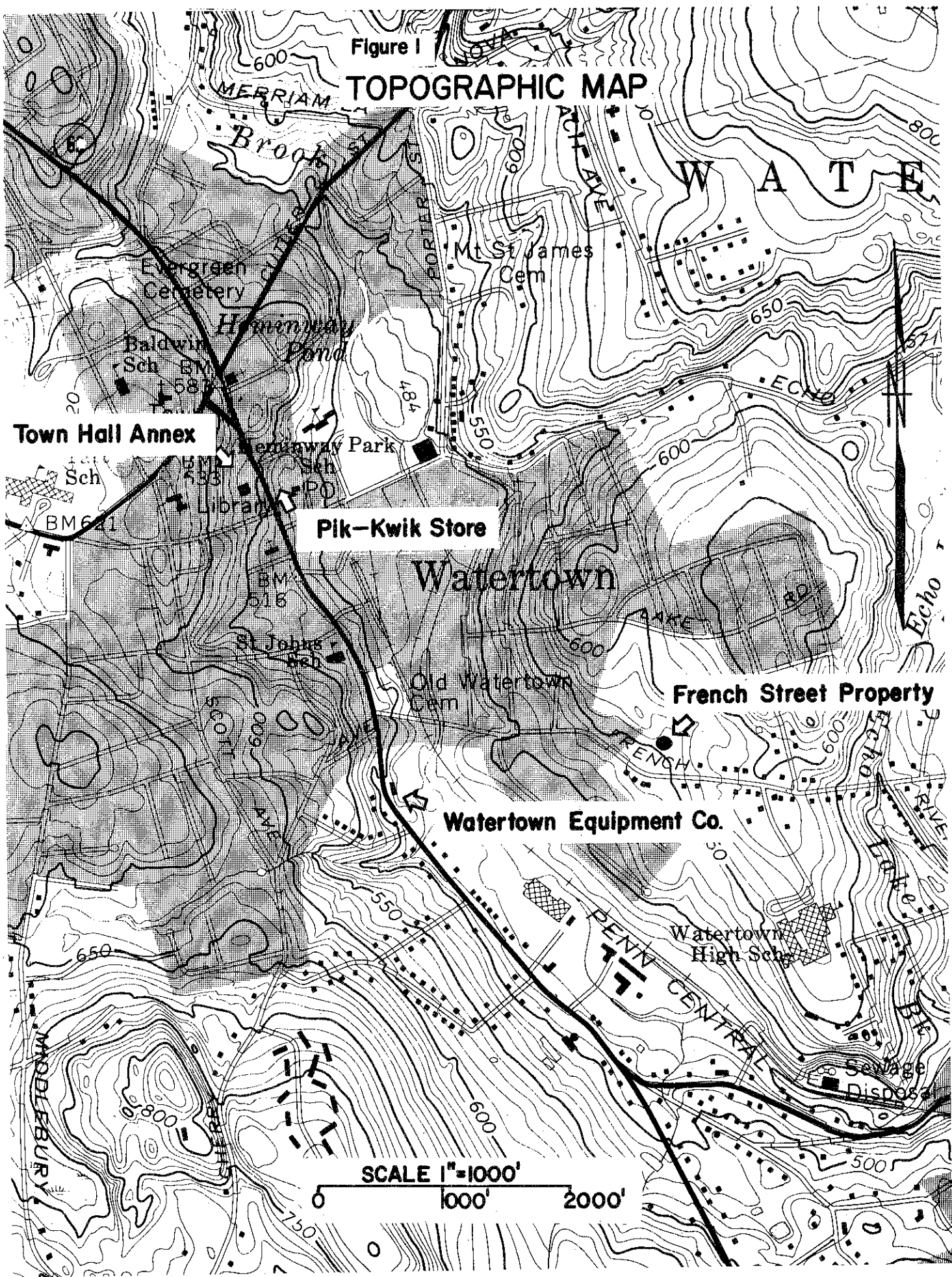
The Chairman of the Conservation Commission from the Town of Watertown requested the assistance of the King's Mark Environmental Review Team (ERT) to help the Town in analyzing the alternative development sites. The ERT was asked to identify the natural resource base of the alternative development sites and to highlight opportunities and limitations for development. Specific concerns of the request include: suitability of soils for proposed land use, impact of alternative proposals on run-off, compatibility of surrounding land uses, infrastructure needs, impact on transportation network, and aesthetic considerations.

The ERT met and field reviewed the site on September 6, 1978. Team members for this review consisted of the following:

Alan Horwath.....Soil Conservationist.....U.S.D.A. Soil Conservation Service  
Mike Zizka.....Geohydrologist.....Connecticut Department of Environmental Protection  
Tim Hawley.....Forester.....Connecticut Department of Environmental Protection  
Charles Vidich...Regional Planner.....Central Naugatuck Valley Regional Planning Agency  
John Carey.....Transportation Planner..Connecticut Department of Transportation  
John Alexopolos..Landscape Architect....Connecticut Cooperative Extension Service

Figure 1

# TOPOGRAPHIC MAP



**Town Hall Annex**

**Plk-Kwik Store**

**French Street Property**

**Watertown Equipment Co.**

SCALE 1"=1000'  
0 1000' 2000'

Prior to the review day, each team member was provided with a summary of the proposed project, a soil survey map, a soils limitation chart, a topographic map of the area, and a checklist of concerns to address. Following the field review, individual reports were prepared by each team member and forwarded to the ERT Coordinator for compilation and editing into this final report.

This report presents the team's findings and recommendations. It is important to understand that the ERT is not in competition with private consultants and hence does not perform design work or provide detailed solutions to development problems. Nor does the Team recommend what ultimate action should be taken on a proposed project. The ERT concept provides for the presentation of natural resources information and preliminary development considerations - all conclusions and final decisions rest with the town. It is hoped the information contained in this report will assist the Town of Watertown in reaching decisions regarding the alternative municipal building sites.

If any additional information is required, please contact Richard Lynn, (868-7342), Environmental Review Team Coordinator, King's Mark RC&D Area, P. O. Box 30, Warren Connecticut.

\* \* \* \* \*



## II. SETTING AND PROPOSED LAND USE

### Town Hall Annex

The Town Hall Annex is located in the downtown area of Watertown on about 2.5 acres of land. Behind the existing building is a steep and nicely landscaped lawn. Town officials indicated at the ERT field review that there was no clear consensus on whether the site, if re-developed, would be used for a combination town hall and police station or one of these functions only.

### Pik-Kwik Site

This ± 2.5 acre site, located just south and across the street from the Town Hall Annex, consists of a Pik-Kwik store and parking facilities for the Pik-Kwik store. Use of this site for municipal purposes would involve purchase of the existing building and utilization of its present parking and exit and entrance facilities. Due to the large floor space requirements of a combined town hall/police department complex, this location has been judged by town officials as adequate for police department purposes only.

Land use to the east of this site is residential, but commercial and municipal to the north, west and south.

### Watertown Equipment Company

This 3<sup>+</sup> acre site is also located on Main Street in the downtown area of Watertown. It consists of an abandoned Watertown Equipment Company building near the property's frontage on Main Street and a large level back lot which abuts Steel Brook. A steep grade exists between the property's frontage on Main Street and the back portion of the parcel.

Municipal use of this site would involve purchase of the existing building and the surrounding site property. At present, Watertown officials are undecided as to whether this structure should be razed or remodeled to meet police department needs. The possibility also exists for the entire town hall/police department complex to be constructed here.

### French Street Site

This site is ± 21 acres in size and characterized by a southwestern slope of gently rolling to moderately steep relief. With the exception of ± 3 acres of cleared land at the southern portion of the property, the land is forested. The cleared land, located off French Street, presently supports a barn which is utilized by the Town Parks and Recreation Department. Numerous multi-purpose trails transect the forested portions of the property. Land use surrounding the site is residential.

This site has been proposed as a suitable location for a new town hall-police department complex. Preliminary sketch plans indicate the development would encompass ± 3 acres and be located on the south-central portion of the property with access via French Street.

### III. SOILS

Soil survey maps and soil limitation information on all four parcels is presented in the Appendix of this report. The Appendix also contains a "Development Potential Map" and "Summary of Soil Problem Areas" for the French Street parcel based on soil types. Presented below are some additional soil related concerns for each of the four proposed development sites.

#### Town Hall Annex

The steep slope to the rear of this site is at present 20%. Since this site is not very large, there may be a need to cut into the steep slope to accommodate a town hall complex or police department. Two possibilities exist: (a) If the slope is cut to 2:1 slope, an additional 50' of level area will be provided. (b) More than 50' can be provided by constructing a high retaining wall. This alternative will add a large cost to development however.

Since the soil of the site is gravelly, it will be difficult to establish a grass cover. Any disturbance of the steep soil areas here should be done in accordance with a sound erosion and sediment control plan.

Pik-Kwik Site No comments regarding soils are necessary here as the entire area is already developed.

#### Watertown Equipment Company

At present most of the area to the rear of the Watertown Equipment Company building is within the 100 year flood zone. (Preliminary study prepared by the USDA Soil Conservation Service for the P.L. 566 Watershed Plans, 1972). Any new encroachment on this area by fill and/or buildings is not recommended. Encroachment can add to problems downstream and the potential for damage from a flood exists.

Flood Insurance Rate Maps will be available in the near future from the Federal Insurance Administration. These will show the exact elevation that flood waters will take at this site. It is suggested that these maps be consulted when available so the use of this area can be planned safely.

Erosion control practices are advisable at this site to protect the small stream which flows along the North boundary of the property. The Litchfield County Conservation District can assist the Town if requested.

## French Street Site

Any development of this area by the town of Watertown should include a plan for the control of erosion and sedimentation. Erosion and sediment control practices are described in the "Erosion and Sediment Control Handbook-Connecticut", USDA, Soil Cons. Serv. 1976. This handbook is available to the town through the Litchfield County Conservation District. Planned practices should be drawn and explained on the detailed plans for the development.

The following recommendations can be used by the town for the erosion and sediment control plan:

1. Any cut and fill areas should be finished on 2:1 side slopes (3:1 for sandy soils).
2. All disturbed areas including areas around buildings, roadcuts and fills, and stockpiled topsoil, should be vegetated as follows:
  - a. Permanent Vegetation: where final grading is completed in time for seeding dates: April 1-June 15; August 15-Sept. 30. Also where areas will be exposed for 12 months or more.
  - b. Temporary Vegetation: where final grading is not done in time for permanent seeding. Seeding dates for temporary vegetation are August 15 - October 15.
3. Topsoil should be stockpiled and spread over areas that will otherwise be critical to establish in vegetation because of adverse soil conditions (gravel, shallow to bedrock).
4. Consideration should be given to installing a combination stormwater retention basin and sediment pond (see suggested location on "Development Potential Map" in Appendix of this report). This should be constructed before disturbance of other areas at the site occurs and should be maintained during development. Disturbance of the soil in or around wetlands can cause much sediment to enter the wetland, culverts, or streamchannels downstream. In addition, any development, particularly of the wetland areas, will reduce the capacity of the land to store stormwater after storms. This reduced capacity will cause higher flows downstream after storms. Although the small scope of the development proposed will probably not increase flooding problems substantially (see Hydrology portion of this report) a stormwater retention basin will help to control increased stormwater runoff. Another alternative would be the use of dry wells to deposit roof and other storm runoff directly into gravelly soils.

## IV. GEOLOGY

### Bedrock Geology

Because municipal sewage disposal and water supply would be available at all four sites, it is unlikely that variations in bedrock geology would affect any of the alternatives in terms of water quality. Bedrock probably would be encountered during foundation development on the French Street property, but similar circumstances would not be likely at the other sites. Bedrock

underlying the French Street property has been identified<sup>1</sup> as part of the Hartland Formation, Unit 1 Member. The rocks in this member are described as typically fine-grained, granular, light gray metamorphic rocks whose principal minerals are quartz, plagioclase, muscovite, and biotite. Subordinate layers of mica-plagioclase-quartz schist are reported to be present throughout this unit, and indeed it is this rock type which outcrops on the French Street property. The schist is characterized by a crinkled structural layering that has formed along zones rich in mica flakes. Quite often, these mica-bearing surfaces have a prominent metallic sheen. Blasting would be required to develop a foundation in some parts of the property, but because the schist is a relatively weak rock, the amount of blasting required may not be extensive.

### Surficial Geology

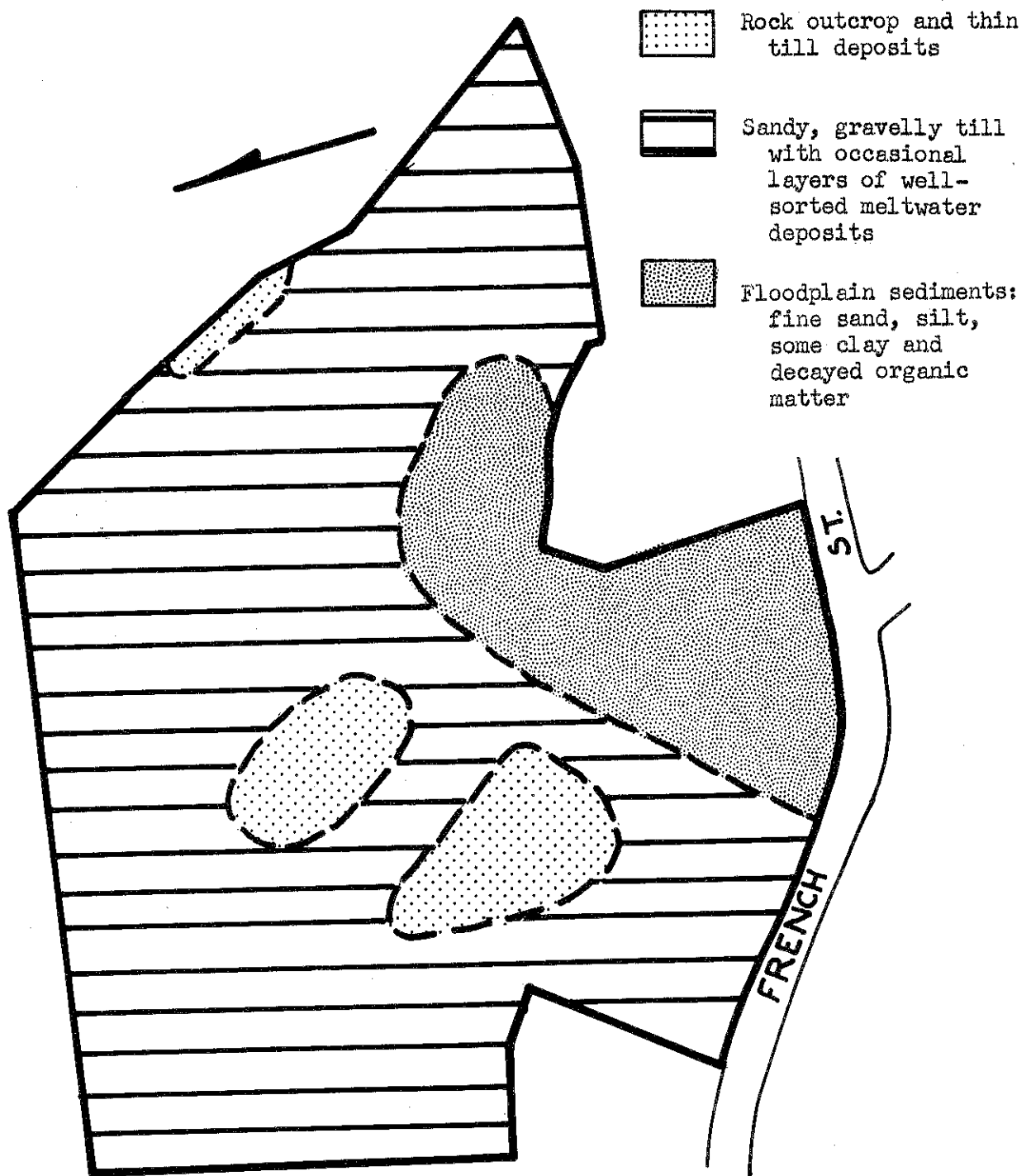
The natural surficial materials, or overburden, underlying the Town Hall Annex, the Pik-Kwik store, and the Watertown Equipment Company building are similar; they consist primarily of sand and gravel that was deposited by meltwater from wasting glacier ice. These meltwater deposits, in some places, cover a layer of till, which is another glacial material that was deposited directly by ice on the underlying bedrock surface. Because the till was not sorted by flowing water, it tends to contain a complex assortment of rock particles of all shapes and sizes. On the Pik-Kwik and the Watertown Equipment Company lots, the natural surficial geology is covered by a layer of artificial fill of unknown thickness. The total depth of the surficial mantle, both natural and artificial, on these properties is approximately 40 feet, with till ranging from about 0-20 feet. The overburden depth at the Town Hall Annex is not known, but it may be determined by examination of well records for the property.

The surficial geology of the French Street property is slightly more complex. Bedrock crops out or is close to the surface of the property in several areas (see figure 2). The overburden apparently consists of a sandy, gravelly till that may in places contain lenses of better-sorted meltwater deposits. In the southeastern section of the property, the till is overlain by fine sand, silt, and some clay and decayed organic materials. These sediments were deposited principally during periods when the brook that flows through this area was in flood. Adjacent to these deposits, to the west, the natural overburden is covered by artificial fill. The fill is not designated in figure 2 because its thickness is not known. In the northwestern section of the property, floodplain sediments form a narrow band along another small stream. These deposits have also been omitted from figure 2 because of their apparent thinness.

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1. Gates, R.M., and Martin, C.W., 1967, The Bedrock Geology of the Waterbury Quadrangle, Conn. Geological and Natural Survey Quadrangle Report No. 22.

Figure 2

# SURFICIAL GEOLOGY OF THE FRENCH STREET SITE



SCALE 1"=200'

## V. HYDROLOGY.

If the proposed development is located on the Pik-Kwik property, runoff changes would be negligible. An increase in runoff would be expected if the Town Hall Annex property were chosen, but the increase would probably be quite small and would be readily absorbed by Watertown's present storm drainage system. Runoff from the Watertown Manufacturing Company property passes directly into Steele Brook; development there would have no noticeable impact upon flow in the brook unless a substantial amount of filling were done on the property. (A substantial amount of filling on this property would remove part of the normal floodplain storage area of Steele Brook. That storage area would have to be accommodated elsewhere producing increased flooding downstream.) Development of the French Street parcel appears to be the only one of the four alternatives in which increased runoff is a factor that deserves more than cursory attention.

The French Street property lies within a small drainage area (approximately 44 acres; see figure 3) from which runoff is channeled through a culvert under the street. No data was available concerning the adequacy of the culvert to handle peak flows in the brook following heavy rainfall or snowmelt, or on the percentage of time the wetland behind the culvert is ponded. Because of the small size of the overall drainage area, a development of only a few acres of the parcel could cause a noticeable increase in peak flows. The actual percentage of the increase would depend upon the precise size and location of the developed areas, as well as upon the storm drainage measures that would be provided. Nevertheless, it seems safe to conclude that the increase would not exceed 7 percent.

If ponding presently occurs at the upstream end of the culvert during certain-frequency storms, the area involved in the ponding would increase somewhat. However, if such ponding is not presently a nuisance, it is unlikely to become a nuisance following development.

If the building is located in the south-central part of the property, as was tentatively suggested during the ERT field review, a small amount of the ring-shaped wetland, which is shown on the soils map, might need to be filled. Unless the filling were substantial enough to close off a part of the "ring", it again appears unlikely that flooding problems would be greatly aggravated. If a part of the "ring" were sealed by filling, ponding would occur occasionally behind the fill unless an adequate culvert were provided.

To sum, the small scope of the development proposal suggests that increased flooding would not be a problem on any of the properties as long as due care is used. On the French Street parcel, a cautious approach to grading and filling is desirable. Wetland filling should be minimized to reduce the potential for foundation drainage problems.

## VI. AESTHETICS AND VEGETATION

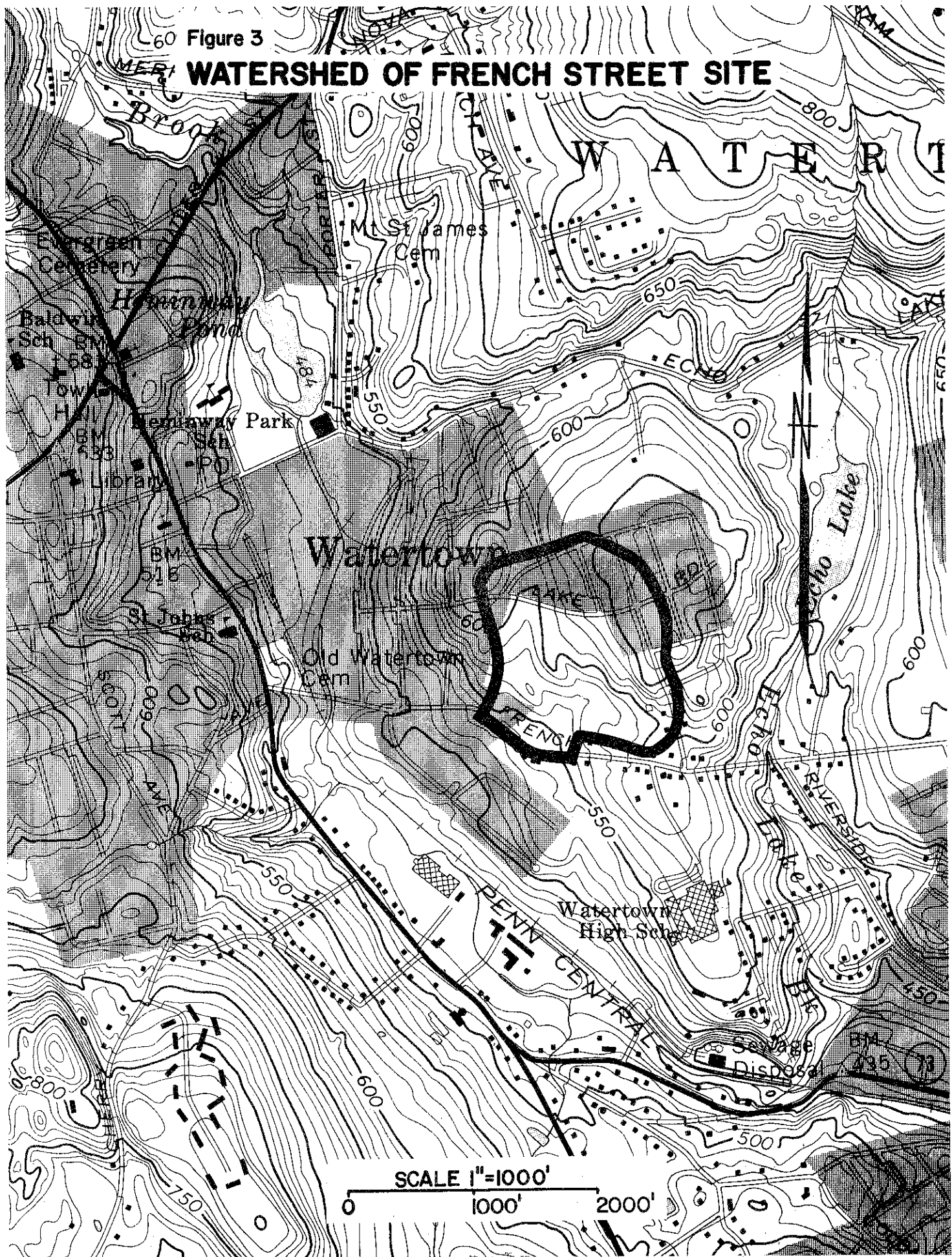
### Town Hall Annex

The site is characterized by a marked change in elevation from front to back and by aesthetically important tree specimens.

The architecture of the Town Hall Annex is also attractive. Any additional development or re-development of this site should recognize the "character" of this site and seek controls to preserve this character.

Figure 3

# WATERSHED OF FRENCH STREET SITE



SCALE 1"=1000'  
0 1000' 2000'

### Pik-Kwik Site

The nature of the neighborhood behind the property is distinctly different from the Main Street side. It is residential, quiet and possesses mature tree species. To protect and enhance this residential character it is suggested that heavy screening, using plant materials, be used along Hemingway Park Drive if and when the Town purchases this site for police department use.

### Watertown Equipment Company Site

The site has little positive aesthetic quality and no desirable plant materials. Those plants growing indicate a very difficult growing environment. Significant soil renovation would be required to allow for proper lawn and plant growth.

There are several objectionable views as well as a lack of definition of property boundaries. The proposed development would require a large number of trees and shrubs to create a pleasing environment. Plantings along Main Street to screen as much as possible the view of the cement plant across the street is particularly important. Buffer planting along Northern, Eastern and Southern boundaries is also advisable for definition and screening of poor views.

### French Street Site

The French Street property is forested with the exception of  $\pm$  3 acres of open land where the property abuts French Street. Two forest types are present on the property. These include a dense pole to sawlog-size stand of red maple and a  $\pm$  2 acre pole size stand of oak and hickory. The red maple stand contains a dense understory of spicebush, barberry, jewelweed and ferns. The oak-hickory stand is not as densely understocked as the red-maple stand. The open field area of the property consists of scattered patches of goldenrod, pokeweed, jewelweed and a variety of grasses.

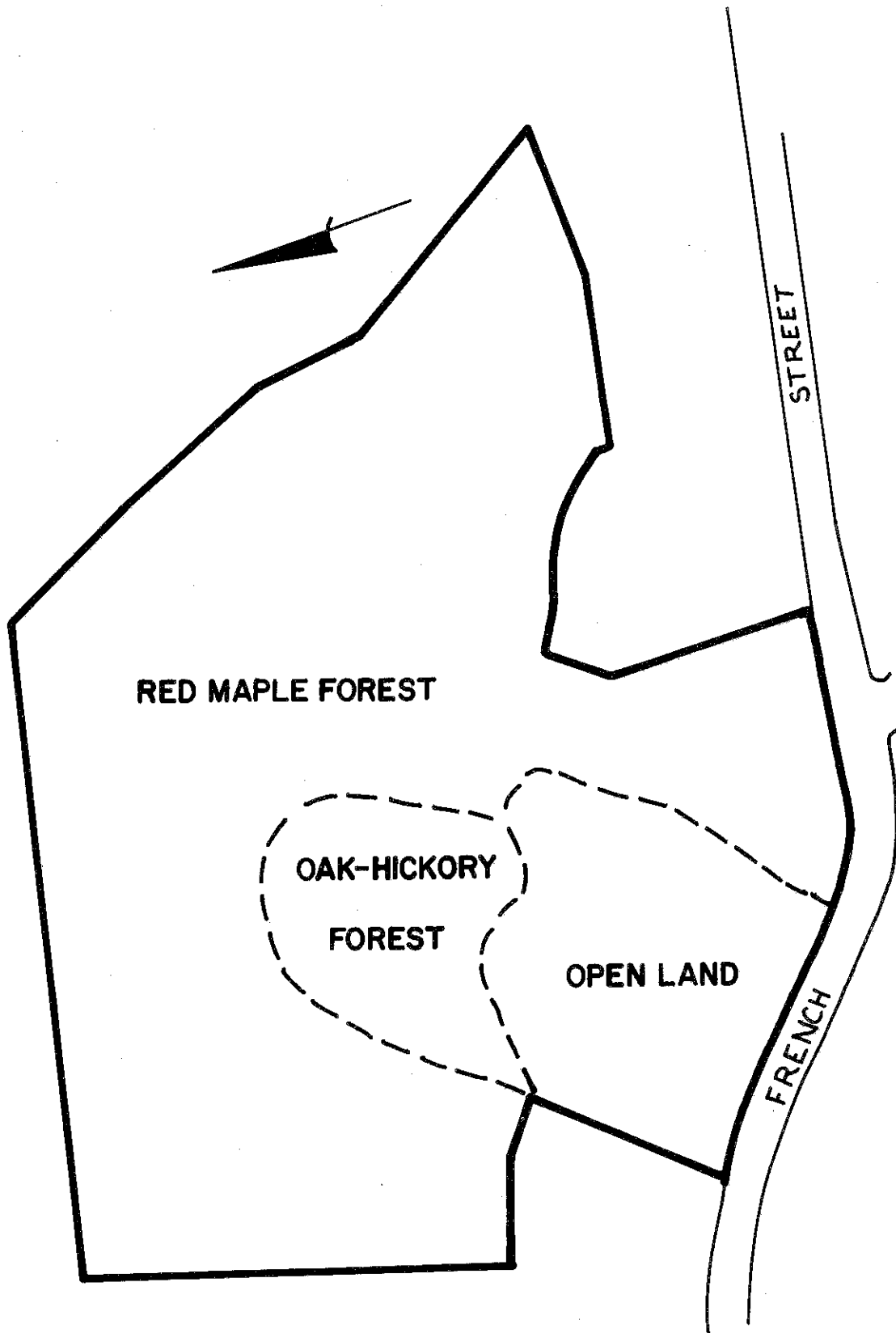
The high density of trees in the red maple stand creates a blowdown hazard. The wet site aggravates this condition by limiting the depth to which trees are rooted. Several light thinnings, to remove about 20% of the volume each time, would be advisable at 4 - 5 year intervals to provide additional growing space for the most desirable trees. In the event a thinning operation is undertaken, a competent private forester should be retained to mark the trees to be cut and supervise the harvest. A yield of about 2 cords per acre should be produced by the first thinning. The wood should be salable to area homeowners. It should be noted that it will be difficult to remove trees from the interior because of the wet soil and density of the residual stand. Marked trees which are not removed in the initial harvest should be cut by Town employees, to provide the desired thinning effect.

If part of the area is cleared for the purposes of constructing a municipal building, the volume of timber will probably not be sufficient to interest a logger. However the trees could be sold for fuelwood to area homeowners.



Figure 4

# VEGETATION MAP FRENCH STREET SITE



SCALE 1"=200'

With clearing of trees for municipal building construction, careful attention should be given to landscaping concerns. An informal tree line, or scattered groups of trees, should be retained to lessen the visual effects of cutting.

Although interior views on the parcel are mostly non-existent, a particularly desirable view exists adjacent French Street looking South. This fine view south could be taken advantage of in municipal building construction. Screening the apartments along French Street from view will enhance this visual element.

With municipal development of this parcel, care should be taken to keep the development as compact as possible to allow a great portion of the 21 acres to remain as contiguous open space. The existing woods should serve as a natural buffer between the proposed development and adjacent residences.

Much of the French Street site is too wet for intensive recreational use however a nature trail or picnic area could be constructed to complement a municipal building. If additional trails are cut through the woods, split log bridging or boardwalks will be necessary over much of the tract. Shrubs removed on trails should be uprooted or cut off flat within 3 inches of the ground.

## VII. TRANSPORTATION

Each of the four potential sites reviewed offered adequate access through the existing network of State and town roads. As the size or exact usage of the building to be constructed is not yet clear, it is not possible to estimate the exact impact on the capacity of existing roadway facilities. However it is possible to identify possible operational difficulties at each site and offer suggestions for their correction.

### Town Hall Annex

This site is located on the west side of Route 63, between S.R. 838 (Town Hill Avenue) and Academy Hill Road.

Route 63 in the area is a two-lane, bi-directional 39' roadway with on-street parking. The 1977 Average Daily Traffic (ADT) for Route 63 in this area is 8800 vehicles.

The Town Hall Annex has approximately 180 feet of Route 63 frontage. Any access drives constructed for this development should be located in the vicinity of the existing southern driveway to avoid sightline conflicts with the hillcrest located  $\pm$  290 feet to the north on Route 63 and the stone retaining wall at Academy Hill Road.

Additional development of the Town Hall Annex property, together with the traffic generated by the Watertown Library, could increase left turns into the site aggravating traffic flow because of the lack of a bypass lane on Route 63.

### Pik-Kwik Site

The Pik-Kwik site is located in the downtown area of Watertown and is bounded by Route 63 (Main Street) on its west side and by Hemingway Park Drive on its north and east sides. Route 63 is a two-lane, 39-foot roadway with on-street parking. The 1977 ADT for Route 63 in the area is 8800 vehicles.

The proposed police station site is provided with three points of access along its Route 63 - Hemingway Park Drive perimeter. Sightlines from the Route 63 and easterly Hemingway Park Drive exits are adequate. However, a sightline restriction exists at the north Hemingway Park Drive exit. The cause of this restriction is a hedge-bordered, sharp curve in the Hemingway Park Drive roadway which is located immediately adjacent to the drive. It is therefore recommended that this drive be closed off or the hedge removed prior to occupancy.

The placement of the Police Department in the Pik-Kwik building should have little or no effect on the existing Watertown downtown traffic patterns since the traffic generated would be less than that of the Pik-Kwik grocery.

### Watertown Equipment Company

This site is located on the east side of Route 63, between Cherry Avenue and Edgewood Avenue. Route 63 in the area is a 24-32' wide, two-lane bi-directional roadway with a 1977 ADT of 15,000 vehicles. The parcel's  $\pm$  520 foot Route 63 frontage lies along a  $10^{\circ}$  curve and a 3% grade.

The existing structure has approximately 150' of open  $90^{\circ}$  parking bordering Route 63 along the front side of the building. Since this structure has been proposed for municipal purposes, this parking could be expected to experience heavy, short-term usage. The erratic parking and backing maneuvers of vehicles using this area, compounded by the sightline restrictions imposed by the  $10^{\circ}$  curve, create a serious accident potential. Additionally, these parked vehicles block sight distances for vehicles egressing the property's existing rear-access drive. In view of these restrictions, it is recommended that this open parking be eliminated with re-development of the parcel. A further consideration in the development of this property is the steep grade existing between the Route 63 edge of roadway and the level portions of the parcel. At present, the existing driveway could prove a frustrating obstacle for egressing emergency vehicles during winter storms.

### French Street Site

Presently, an entrance to this site exists adjacent to the Watertown Parks and Recreation Department Barn located on the south boundary of the property on French Street. French Street is a winding, two-lane  $\pm$  28 foot wide, east-west roadway, with many alternating positive and negative grades. Access to French Street is provided from the west by Route 63 (Main Street), from the east by S.R. 855 (Buckingham Street), and from the north via Westbury Park Road, Greenwood Street or Gilbert Lane.

French Street is an Urban Systems Roadway and is scheduled for reconstruction from S.R. 855 to Route 63 under Urban Systems Project No. 153-83. The Watertown Town Manager has indicated Project No. 153-83 is scheduled for completion during 1981. Due to the undulating nature of French Street, egress drives along the property's French Street frontage will experience sightline restrictions of varying severity. It is therefore recommended, if the French Street location is selected as a building site, that design of entrance and exit drives be developed in conjunction with Project No. 153-83. It is also recommended that access to the property from the north be discouraged since it involves the routing of site-generated traffic through a route highly circuitous in nature which would not only confuse unfamiliar motorists, but also generate opposition from affected neighborhoods.

## VIII. PLANNING CONSIDERATIONS

### Existing Plans for Town Hall/Police Department

The 1965 Comprehensive Plan of Development for Watertown proposes construction of a new town hall on a large well-landscaped level site in Watertown center. The Plan recommends that a site near the present town hall be chosen to reinforce the established institutional focus of the town. Furthermore, the Plan calls for the construction of a police headquarters adjacent to the firehouse on Main Street in order to provide adequate interior and parking space for a larger future police force. In effect, the Plan suggests that a grouping of the town's major emergency forces at one site is the most desirable solution. The plan also suggests placing the town garage adjacent to the proposed police and existing fire headquarters.

The principal advantage of grouping the town's other emergency services near the existing firehouse would be to maximize police accessibility to the areas needing the greatest level of protection and to place police services in a location readily accessible to the greatest number of town residents. This objective would also improve the police department's response to street crime. The Criminal Justice element for the Central Naugatuck Valley Region supports this approach by emphasizing that police service functions can be improved by reducing the departments response time to street crime. Furthermore, locating the police department next to the fire department may also decrease the utilization of police in non-enforcement functions that might best be handled by fire department personnel. Finally, the grouping of public safety forces at one location may allow the police and fire departments to more effectively coordinate their forces during emergency situations.

### Existing Zoning

The Watertown fire district zoning regulations govern the Town Hall Annex site, the Pik-Kwik site and 4 acres of the French Street site. The town of Watertown zoning regulations govern the Watertown Equipment Company site and the remaining 17.5 acres located off of French Street. The Town

Hall Annex is located in an office-business zone, the Pik-Kwik site is located in the central business district, the Watertown Equipment Company site is in the general business zone and the French Street site includes land in the residential R-10 zone (approximately 17.5 acres) and in the general residence RGF zone (approximately 4 acres).

The regulations of the town's two zoning commissions allow buildings, uses and facilities of the town of Watertown at all four sites. However, the French Street site is located in a high density residential zone (one dwelling unit per 10,000 square feet for the R-10 and one dwelling unit per 7,500 square feet in the RGF) and is not the most appropriate zone for institutional uses and public functions such as a town hall complex. The other three sites are zoned for commercial uses which are more compatible with institutional functions than the R-10 zone off of French Street. The most appropriate zoning for the town hall complex is the office-business zone covering the town hall annex site. Professional offices and similar land uses are the most compatible adjacent land uses for a town hall complex.

#### Compatibility of Surrounding Land Uses

As mentioned earlier, the town's plan of development emphasized that the site for a new town hall should be chosen near the present town hall in order to reinforce the established institutional focus of the town. The town hall annex is essentially at the fringe of Watertown's business corridor extending from Waterbury town line to the Pik-Kwik Store across the street. The construction of a new town hall at the town hall annex site would require careful site planning and architectural controls to ensure compatibility of design and materials with the older colonial homes to the North and to the West.

\* \* \* \* \*

The Pik-Kwik Store is not large enough to meet the spatial needs of a town hall complex. However, it does have sufficient space to serve as a police department. Since the site already has an existing building, alteration of the structure for the police department would simply reinforce the institutional focus of the area established by the library and town hall annex across the street.

\* \* \* \* \*

A town hall complex at the Watertown Equipment Company site is not compatible with the activities of the concrete mixing plant across the street. Dust and noise from the concrete mixing plant coupled with the unattractive image of the plant makes this site a poor choice for a town hall complex. However, if the town of Watertown were to establish a redevelopment agency, as recommended in its 1965 Study Measures for Implementation of the Comprehensive Plan of Development for the Town of Watertown, Connecticut, it would play an active role in the relocation of incompatible land uses along Main Street and in the rehabilitation of nearby deteriorating

commercial and residential structures. If the Watertown Equipment Company building is razed and the concrete mixing plant is relocated, this site may prove suitable for a town hall complex/police department depending upon forthcoming flood plain elevation estimates (see Soils portion of this report). Municipal development of this site could provide a valuable side benefit by serving to stimulate public and private efforts aimed at the rehabilitation and development of commercial properties along Main Street.

Another option is to develop the Watertown Equipment Company site only for the police department. This option was recommended in the Comprehensive Plan since it would establish a central location for all public safety functions in Watertown. However, even if this site is developed only for a police headquarters there would still be some incompatibility between the activities of the concrete mixing plant and those of the police department.

In sum, it is suggested that the town not consider the Watertown Equipment Company site unless 1) the town is willing to make a commitment to the redevelopment of its business district corridor along Route 63, 2) the town plans on relocating the concrete mixing plant, and 3) the use of the site can be safely planned to accommodate anticipated flood flows from Steel Brook.

\* \* \* \* \*

The French Street site borders upon a large number of dwellings located on Lake Road, High Street and French Street. However, there appear to be no serious land use conflicts at this site largely due to an ample supply of land available for establishing vegetative buffers along those areas bordering on residential property.

#### Land Use Restrictions

The Watertown Fire District regulates the property located at the town hall annex, the Pik-Kwik site and approximately 4 acres of the property abutting French Street. The remaining 17.5 acres at the French Street site and the Watertown Equipment Company site are regulated by the town of Watertown.

The only land use controls which may influence development at any of the four sites are the town's flood prone area regulations, setback requirements, and maximum ground coverage requirements. The following table indicates that if the town chooses to build a town hall complex/police department with 40,000 square feet of floor space on only one floor it would be reaching the maximum ground coverage allowed at the current town hall annex site.

The three other sites would allow for much larger one level structures without reaching the maximum ground coverage requirements of the regulations. The restrictions created by maximum ground coverage requirements do not preclude development at the town hall annex; they merely encourage a vertical rather than a horizontal configuration of the town's office space.

Land Use Controls at the Four Sites

	<u>Zone</u>	<u>Maximum Ground Coverage (sf)</u>	<u>Maximum Floor Area (sf)</u>	<u>Street Setback Require- ments</u>	<u>Maximum Number of Stories</u>	<u>Maximum Height</u>
Town Hall Annex	B-OF	43,560	87,120	25	3	35
Watertown Equip. Co.	B-G	65,490	130,980	25	3	40
French Street Site	R-GF					
	R <sup>A</sup> 10	128,502	485,694	25	3	35
Pik-Kwik Site	B-CF	81,675	217,800	10	4	50

The Watertown Equipment Company site will be affected by the town's flood prone area regulations (Section 65). The regulations require that a site plan be prepared for any application for certificate of zoning compliance pertaining to a lot in a flood prone area. Under Section 65.4 the regulations require that the project proposed on a site plan shall not increase the danger of flooding in the town or endanger due to flooding, the public health and safety or property values on the lot or in the town. This regulation will preclude the use of nearly half of the 2.5 acres for construction of a building but may not restrict the use of the flood plain for construction of a parking lot.

Under Section 63, the Watertown zoning regulations require that parking and loading spaces be provided "off the street in such number and locations and with suitable design and construction to accommodate the motor vehicles of all persons normally using or visiting a use, building or other structure at any one time". With an estimated need of 80 parking spaces to accommodate town employees and 40 additional parking spaces for visitors who may be using the building at any one time, the town hall/police station complex would require 120 off-street parking spaces. The zoning regulations require a minimum of 180 square feet (9 feet wide by 20 feet long) per parking space. Using suggested parking space design parameters prepared by the ENO Foundation, the aisle width for the parking lot should be a minimum of 20 feet. Under one configuration this could result in a parking lot 60 feet wide and 540 feet long (32,400 square feet). A parking lot of this size would support 120 parking spaces and could be accommodated at any of the four sites.

Adequacy of Existing Utilities

The four sites are all served by sewer and water lines at the front of the property. While Watertown is faced with long term restraints to growth due to the limited capacity of the Waterbury Sewage Treatment Plant, this problem is not an issue in the selection of one of the four sites. A town hall complex/police department will not place a burden on the existing capacity of the Waterbury Sewage Treatment Plant, nor affect peak demand for water from the Waterbury Water System.

**APPENDIX**



Soils Limitations Chart  
 WATERTOWN MUNICIPAL BUILDING SITES  
 WATERTOWN, CONNECTICUT

Limitations and Principal Limiting Factors For:\*

Site	Map Symbol	Soil Name	Bldgs. With Basements	Roads & Driveways	Landscaping	Reason for Limitation	
FRENCH STREET SITE	CaB	Charlton fine sandy loam, 3-8% slopes	Slight	Slight	Slight	--	
	CaC	Charlton fine sandy loam, 3-15% slopes	Moderate	Moderate	Moderate	Slope	
	HkC	Hinckley gravelly sandy loam, 3-15% slopes	Slight - Moderate	Slight - Moderate	Moderate (1)	Slope, (1) too sandy	
	HrE	Hollis very rocky fine sandy loam, 15-35% slopes	Severe	Severe	Severe	Slope, depth to bedrock	
	Ig	Leicester, Ridgebury & Whitman very stony fine sandy loam, 8-15% slopes	Severe	Severe	Severe	Wetness, frost action	
	MyC	Merrimac sandy loam 8-15% slopes	Moderate	Moderate	Moderate	Slope	
	Wl	Walpole & Raynham soils	Severe	Severe	Severe	Wetness, frost action	
	WATERTOWN EQUIPMENT COMPANY ANNEX	B1	Borrow & fill land, loamy material	Soil Characteristics	Variable		
		HkC	Hinckley gravelly sandy loam, 3-15% slopes	Slight - Moderate	Slight - Moderate	Moderate	Slope, too sandy
		MyC	Merrimac sandy loam 8-15% slopes	Moderate	Moderate	Moderate	Slope
TOWN HALL	Tg	Terrace escarpments	Soil Characteristics	Variable			
	Bk	Borrow & fill land, coarse material	Soil Characteristics	Variable			

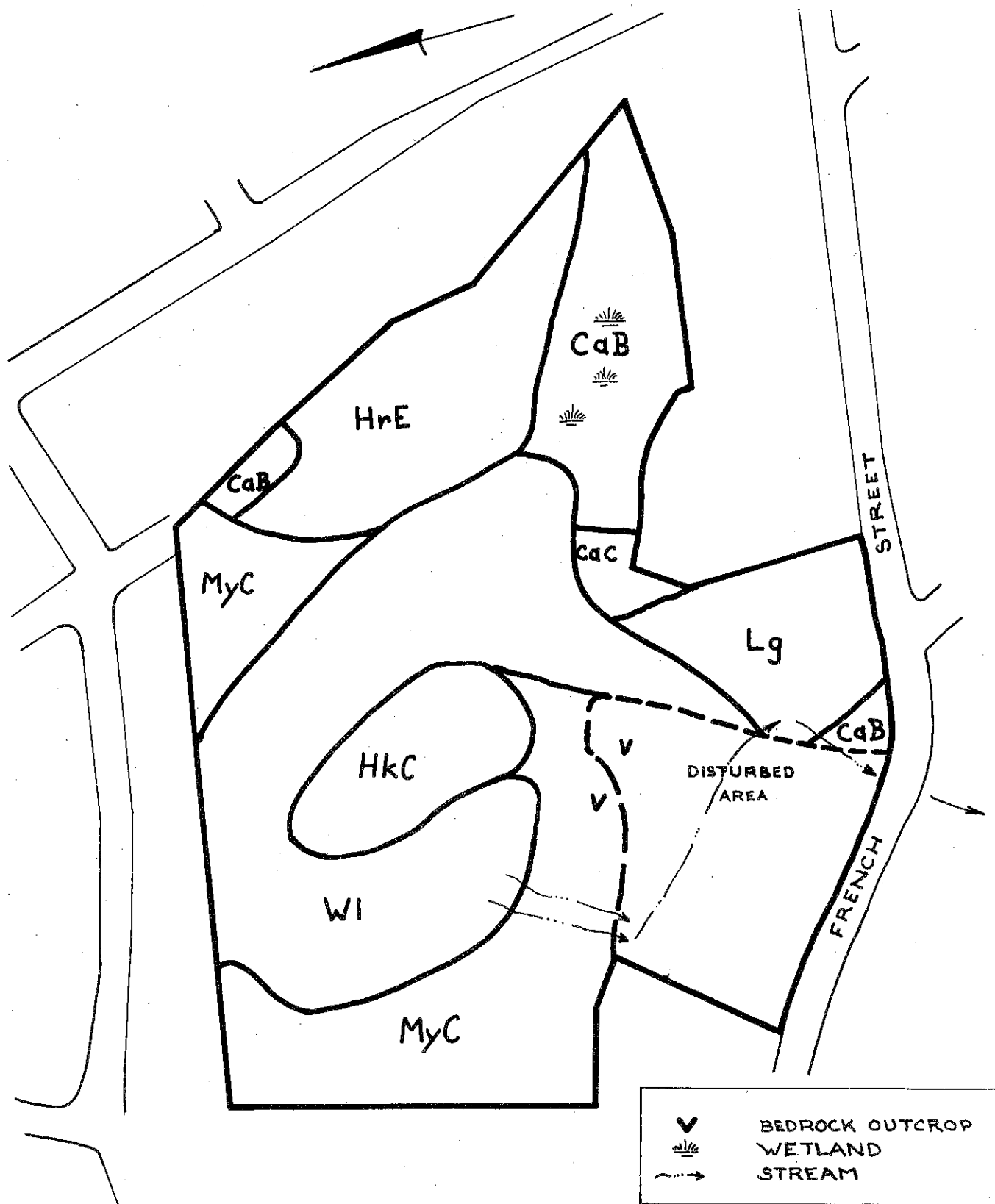
**\*EXPLANATION OF RATING SYSTEM**

**SLIGHT LIMITATION:** indicates that any property of the soil affecting use of the soil is relatively unimportant and can be overcome at little expense.

**MODERATE LIMITATION:** indicates that any property of the soil affecting use can be overcome at a somewhat higher expense.

**SEVERE LIMITATION:** indicates that the use of the soil is seriously limited by hazards or restrictions that require extensive and costly measures to overcome.

# SOILS MAP - FRENCH STREET PROPERTY

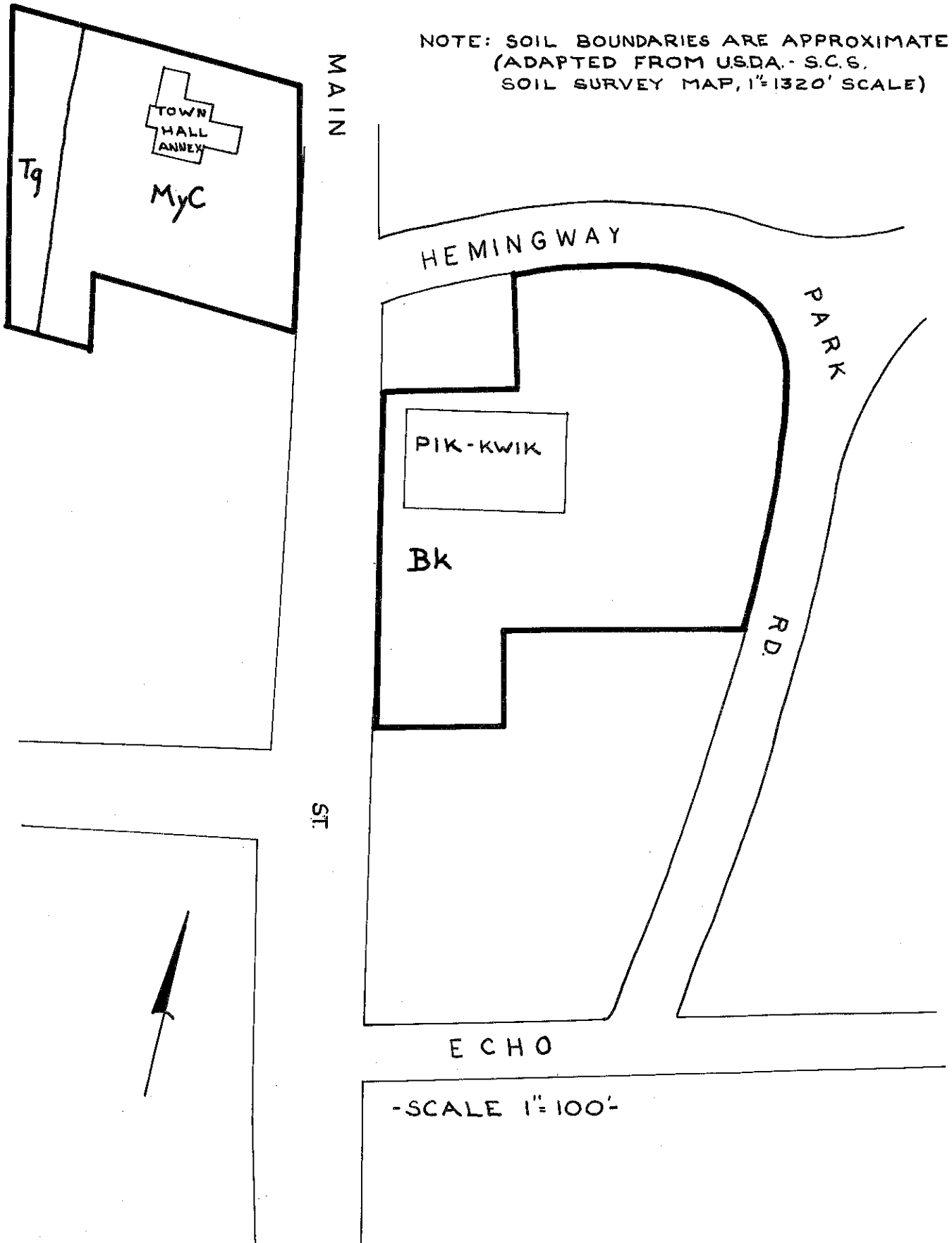


NOTE: Soil boundaries are approximate (adapted from U.S.D.A. S.C.S. Soil Survey Map (1"=1320' scale) and through field investigation).

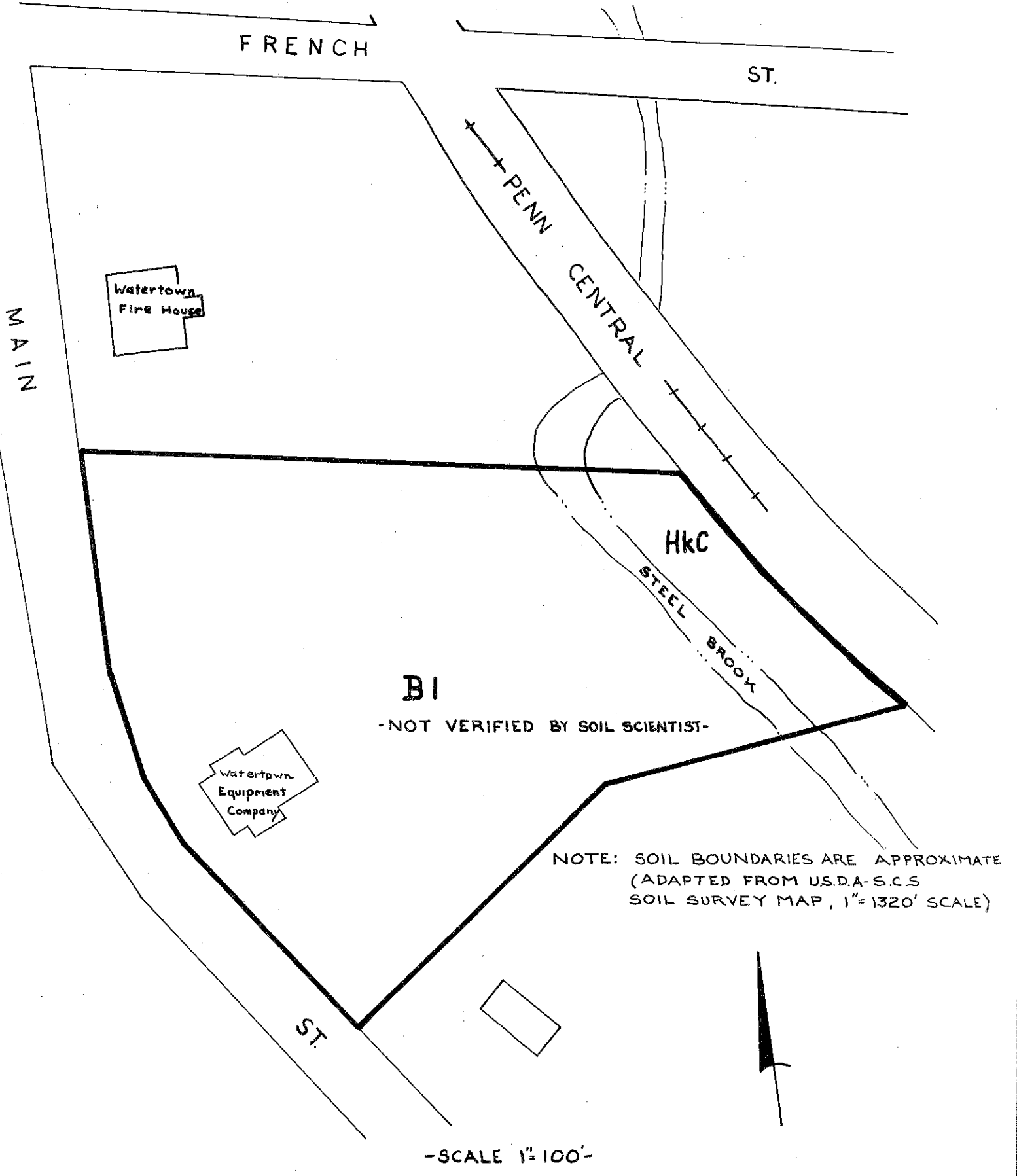
SCALE: 1"=200'

# SOILS MAP - PIK-KWIK SITE AND TOWN HALL ANNEX

NOTE: SOIL BOUNDARIES ARE APPROXIMATE  
(ADAPTED FROM USDA - S.C.G.  
SOIL SURVEY MAP, 1"=1320' SCALE)



# SOILS MAP - WATERTOWN EQUIPMENT COMPANY



**BI**  
-NOT VERIFIED BY SOIL SCIENTIST-

NOTE: SOIL BOUNDARIES ARE APPROXIMATE  
(ADAPTED FROM U.S.D.A.-S.C.S  
SOIL SURVEY MAP, 1"=1320' SCALE)

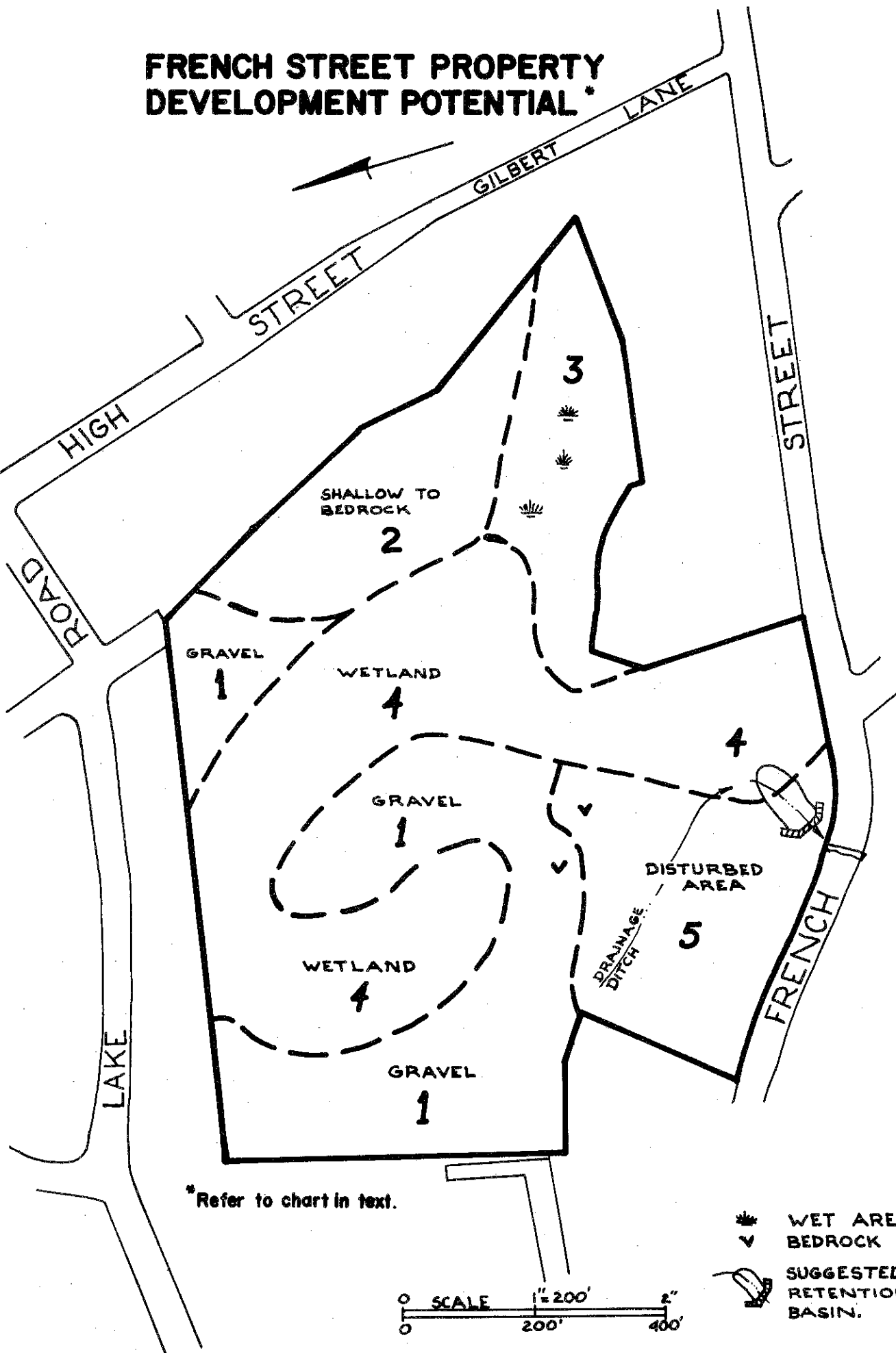
-SCALE 1"=100-

SUMMARY OF SOIL PROBLEM AREAS AND RECOMMENDATIONS - FRENCH STREET SITE

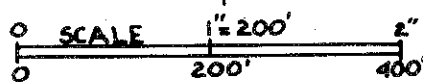
This chart corresponds to the areas numbered on the following map




SOILS & MAP SYMBOLS	AREA NUMBER	MAJOR PROBLEMS	RECOMMENDATIONS
Gravel Soils (Moderate to steep slopes) MyC HKC	1	<ul style="list-style-type: none"> <li>- Soil erodible on slopes over 8%</li> <li>- Establishment of grass, landscaping, etc., on gravel subsoil difficult due to the droughty condition.</li> </ul>	<ol style="list-style-type: none"> <li>1. Erosion and sediment control practices suggested to protect down hill wetlands.</li> <li>2. Some stormwater could be deposited in gravel subsoil to slow down runoff.</li> <li>3. Stockpile topsoil for use on gravel soils after development. (See Erosion and Sediment Control Handbook for drought resistant vegetation.)</li> </ol>
Shallow to Bedrock (steep) HrE	2	<ul style="list-style-type: none"> <li>- Shallow soils and steep topography</li> </ul>	<ol style="list-style-type: none"> <li>1. Area should be retained for passive recreation, wildlife.</li> </ol>
Upland Soils Deep (slight to moderate slopes) CaB CaC	3	<ul style="list-style-type: none"> <li>- Soils erodible on slopes over 8%</li> <li>- Some wet areas noticed in field (see soil map)</li> </ul>	<ol style="list-style-type: none"> <li>1. Erosion and sediment control practices suggested to protect wetland below with any development of this area.</li> </ol>
Wetlands Wl Lg	4	<ul style="list-style-type: none"> <li>- Streams and associated wetlands require special considerations when construction occurs uphill.</li> </ul>	<ol style="list-style-type: none"> <li>1. Protect stream/wetland from sedimentation</li> <li>2. Cross with properly sized culverts.</li> <li>3. Recommend that no encroachment by filling take place. If filling is considered necessary, resulting reduction in storm water storage can be accounted for by the use of storm water retention basins.</li> </ol>
Disturbed Area	5	<ul style="list-style-type: none"> <li>- This area is dissected by a drainage ditch.</li> <li>- Bedrock is close to the soil surface in some areas.</li> </ul>	<ol style="list-style-type: none"> <li>1. Backhoe test holes will show the exact extent of bedrock-useful information for building design.</li> <li>2. Water which now flows through the ditch should be piped through a sufficiently sized culvert.</li> </ol>

# FRENCH STREET PROPERTY DEVELOPMENT POTENTIAL \*



\*Refer to chart in text.



-  WET AREA
-  BEDROCK OUTCROP
-  SUGGESTED STORMWATER RETENTION / SEDIMENT BASIN.

# ABOUT THE TEAM

The King's Mark Environmental Review Team (ERT) is a group of environmental professionals drawn together from a variety of federal, state, and regional agencies. Specialists on the team include geologists, biologists, foresters, climatologists, soil scientists, landscape architects, recreation specialists, engineers, and planners. The ERT operates with state funding under the aegis of the King's Mark Resource Conservation and Development (RC&D) Area - a 47 town area in western Connecticut.

As a public service activity, the team is available to serve towns and developers within the King's Mark Area --- free of charge.

## PURPOSE OF THE TEAM

The Environmental Review Team is available to help towns and developers in the review of sites proposed for major land use activities. To date, the ERT has been involved in the review of a wide range of significant activities including subdivisions, sanitary landfills, commercial and industrial developments, and recreation/open space projects.

Reviews are conducted in the interest of providing information and analysis that will assist towns and developers in environmentally sound decision-making. This is done through identifying the natural resource base of the project site and highlighting opportunities and limitations for the proposed land use.

## REQUESTING A REVIEW

Environmental Reviews may be requested by the chief elected official of a municipality or the chairman of an administration agency such as planning and zoning, conservation, or inland wetlands. Requests for reviews should be directed to the Chairman of your local Soil and Water Conservation District. This request letter must include a summary of the proposed project, a location map of the project site, written permission from the landowner/developer allowing the team to enter the property for purposes of review, and a statement identifying the specific areas of concern the team should address. When this request is approved by the local Soil and Water Conservation District and the King's Mark RC&D Executive Committee, the team will undertake the review. At present, the ERT can undertake two reviews per month.

For additional information regarding the Environmental Review Team, please contact your local Soil Conservation District Office or Richard Lynn (868-7342), Environmental Review Team Coordinator, King's Mark RC&D Area, P.O. Box 30, Warren, Connecticut 06754.