

New Fairfield - Bus Lot Site Selection Matrix

Working DRAFT 4/3/2024

PHASE 1 EVALUATION				
CRITERIA	PARCEL A	PARCEL B	PARCEL G	PARCEL H
	Consolidated School Site	Parking Lot and Assoc. Rec Areas	Cell Tower / MHHS	Drop Off Center (Leaf Composting Area)
ADDRESS:	302 Ball Pond Rd	54 Gillotti Rd	302 Ball Pond Rd / 24 Gillotti Rd	33 Bigelow Rd
PARCEL ID / ZONE:	37200 R-88	219200 / R-88	37200 / 218000 / R-88	60100 / R-88
ALLOWABLE USE:				
COST OF LAND:	\$0	\$0	\$0	\$0
BOE Controlled / Town Owned / Private / Lease	BOE Controlled	BOE Controlled	Town Owned / BOE controlled - subdivision required	Town Owned - subdivision required to assign to BOE
Centrally Located close to schools - minimizes driver time	4	5	4	3
Topography challenges - determine level of regrading	5	4	2	4
Environmental concerns and potential remediation costs	5	5	4	4
Vehicle Safety / Access - traffic impacts - SIGHT LINES	4	4	4	3
Public roadway / off site improvements required	5	5	5	4
Site circulation challenges - issues	5	3	5	5
Requires relocation of existing site amenities (define impacts)	5	3	5	5
Site available to relocate amenities displaced (MOVE TO BOTTOM)	5	5	5	5
Time frame for replacement of amenities				
Avoids wetlands / Wetlands commission approval	3	3	3	3
Requires re-zoning or ZBA Approval	3	3	3	5
Anticipated Opposition	1	3	3	2
Available water	4	4	4	4
Available Power	4	4	4	4
Available Septic	5	4	4	4
Eligible for State reimbursement	4	3	3	3
Initial score	62	58	58	58
PHASE 2 EVALUATION				
Site development costs				
Cost of Dispatch Building				
Cost for relocated features				
Design Costs				
Anticipated Reimbursement				
Potential loss of tax revenue				
Final Estimated Cost to Town				

Key:

1	Negative / least advantageous
2	
3	Neutral
4	
5	Positive / most advantageous