

2014 Plan of Conservation & Development

Town of New Fairfield



2014-24 PLAN OF CONSERVATION & DEVELOPMENT

Town of New Fairfield

PREPARED FOR:
TOWN OF NEW FAIRFIELD
PLANNING COMMISSION

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INTRODUCTION

1

Chapter 126, Section 8-23, of the Connecticut General Statutes requires that a planning commission “prepare, adopt and amend a plan of conservation and development for the municipality”. The purpose of a Plan of Conservation and Development is to record the best thinking of New Fairfield as to its future growth and to give direction to both public and private development. The Plan not only encompasses a long-term vision for the community but also offers guidance for short-term decision-making. The Plan should not be thought of as a rigid blueprint, but rather as a general guide for sensible development and appropriate conservation steps in New Fairfield’s future. The proposals of the Plan do not have the authority of law or regulation; instead they are broadly based recommendations for future development and improvement of New Fairfield over the next decade and beyond.

While future-oriented, a Plan of Conservation and Development reflects the goals and objectives of a community at a point in time, with regards to changes in economic conditions, lifestyles, goals and objectives of a community. In recognition of this, the State Statutes require that the Plan be updated at least every 10 years, so that the long-term planning process is originating from a relatively current inventory of existing conditions and economic cycles.

The 2014 New Fairfield Plan of Conservation and Development includes analysis of existing conditions and proposed goals and strategies for future improvements in a variety of topical areas, including demographic and housing characteristics; economic development; natural resources, open space, parks and recreation; agriculture; transportation and circulation; community facilities and services; and sustainability. The purpose of the goals and strategies is to provide a road map for the Town’s policies and actions over the coming decade to continue the development and preservation of the Town in a logical and productive manner.

PUBLIC INPUT & COMMUNITY SURVEY RESULTS

2

The preparation of this Plan of Conservation and Development update included an extensive amount of public input throughout the Plan drafting process. This input included a community-wide internet-based survey containing questions regarding all facets of the Plan's topical chapters; regular monthly meetings of the New Fairfield Planning Commission; and two, two-hour public workshops held in October and December 2013. Nearly 350 residents responded to the internet-based survey, and both public workshops were attended by 60 to 90 residents.

Public Workshops

The first public workshop held in early October 2013 provided New Fairfield residents with the opportunity to review and comment on topical memoranda prepared to date and to actively engage in the development of goals and objectives for the Town's future. After an initial presentation of pertinent data gathered and conclusions drawn for topics such as demographics, housing, economic development and natural resources, "break out" sessions were held where members of the public could go to multiple Plan topic "stations", discuss with one another the findings and implications for each topic area, and use large scale maps to design and compose their own appropriate goals and objectives for consideration.

The second public workshop held in early December 2013 provided an opportunity to present to the public the initial goals and strategies developed for the Plan of Conservation and Development. These goals and strategies were presented and discussed with the public, and workshop attendees were provided with "scorecards" where they could indicate how strongly they either agreed or disagreed with each goal or strategy. Feedback was gathered from the attendees to help refine and improve the initial goals and strategies presented.

New Fairfield Community Survey

The New Fairfield Community Survey was intended to gather information from residents to inform the Plan of Conservation and Development (POCD) update. The questions were about quality of life, recreation, land use, economic development, and other topics in New Fairfield. The survey was available online from the end of September to December 19, 2013, and advertised in local newspapers as well as on the Town website. 346 total New Fairfield residents submitted responses. People taking the survey were able to skip questions, so the total pool of respondents for each question did not always equal the full 346 respondents.

Respondent Demographics

The most heavily represented age demographic was 35 to 44 year olds at 32.6% (111 respondents), with another 30.6% in the 45 to 54 age range (104 respondents). This roughly correlates with the median age in New Fairfield, 42.4 years old, and the aging nature of the community.

The top three occupations of respondents were: stay at home parent (17.6%, 60 respondents), business and financial operations occupations (11.2%, 38 respondents), and retired (10.9%, 37 respondents).

TABLE 1

Neighborhood Concerns Write-In Comment Categories	
Street safety: speeding/traffic	19
Street safety: sidewalks/bike paths	17
Development: zoning, open space, etc.	15
Lack of public services/utility concerns	12
Need for youth or indoor recreation	9
Poor drainage	5
School quality/safety	4
Street safety: traffic lights	3
Senior housing	3
Local government issues	3
Sewer avoidance plan	1
Graffiti	1
Maintain natural beauty	1
<i>*Respondents could write in multiple concerns</i>	

Community Satisfaction

Residents in New Fairfield are largely happy with their community. When asked, "If you live in New Fairfield, are you generally happy with your neighborhood?" 91.3% answered yes, 7.8% answered no, and 0.9% had no opinion. When asked about neighborhood concerns, nearly a third (32.7%, 107 respondents) had no neighborhood concerns. A further 26.3% wrote in a comment under "other," shown in Table 1. The top concerns that respondents wrote in were street safety concerns regarding speeding and traffic, as well as the lack of sidewalks and bike paths. 23.9% said that they were concerned with the quality of roads/streets/maintenance in New Fairfield.

When asked about their reason for choosing New Fairfield as a place to live, work, or visit, 58.5% (196 respondents) chose school quality. Close behind were location (close to work/transportation) (46.6%, 156), neighborhood (46.3%, 155), housing (43%, 144), and community feeling (42.7%, 143). Only 2.7% (9 respondents) chose to live in New Fairfield because of a job location.

Demographics and Housing

Due to New Fairfield's rapidly aging population, 52.8% (143 out of 271 respondents to the question) felt that New Fairfield should "market itself to attract more young people and families, and try to reverse trends," and 38.7% (105 respondents) preferred not marketing to any particular age group.

A full 47.1% of respondents (128 out of 272) felt that New Fairfield should not actively pursue any kind of affordable housing. A further 29.8% supported the use of accessory apartments or "in-law suites," and 16.2% supported further use of the Town's existing Multi-Family District for the Elderly.

Economic Development

New Fairfield residents often have to leave the Town in order to access goods and services, due in part to the rural nature of the community. Out of the options given on the survey, residents would most like to see come to New Fairfield: a Farmers Market (72.7%, 189 out of 260); a sit-down restaurant (52.7%, 137); and a place to buy everyday clothing (37.3%, 97).

Residents in New Fairfield generally commute to other employment centers for work. 70.9% (166 out of 234) say that New Fairfield should maintain high-quality municipal services to keep New Fairfield's highly-skilled and trained workforce.

Community Facilities

One of the largest single issues that respondents were concerned about in New Fairfield was the lack of sidewalks. 93 respondents left suggestions for improving walking and biking in New Fairfield. Respondents were concerned about feeling unsafe along roadways leading to the Town Center, and requested more sidewalks, hiking trails, and bike paths in the Town for safe, healthy recreation and transportation.

In addition, 71.8% requested a new Municipal Center, and 39.7% requested an additional cell phone tower.

Natural Resources, Open Space, Recreation, and Agriculture

New Fairfield's rural setting and natural resources are considered to be valuable assets in the community. 56.2% (158 out of 281) say that natural resources are a central reason why they came to or stay in New Fairfield. 86.7% (247 out of 285) say that they are happy with the Town's supply of open space for passive recreation, with 43.9% (125 out of 285) saying that they enjoy it regularly. 61.9% (172 out of 278) also said that New Fairfield would benefit from adding agricultural businesses in terms of economic development, community character, educational opportunities, and local food security. A further 19.1% (53 out of 278) disagreed, saying that Halas Farm Market in Danbury and others in the region already fill the need.

Sustainability

Across the board, New Fairfield residents indicated that environmental sustainability was an important value to them personally. For example, 64.3% (148 out of 230) said that protection of green space and wildlife habitat was "very important to me," with similar ratings for conserving water resources and supplies (63.4%, 144 out of 227) and natural disaster preparedness and community resilience (59.0%, 135 out of 229).

Respondents also indicated a willingness to support local sustainability initiatives. 19.5% (40 out of 205) said that they would personally champion or start a group promoting pedestrian and bike improvements or interest groups (with 111 people who would support or join such a group), and 66.5% (131 out of 197) saying that they would join or support a group promoting lake clean up.

DEMOGRAPHICS

3

INTRODUCTION

This chapter provides background on New Fairfield's population - its characteristics, trends and regional context. This information will help facilitate planning decisions insofar as it explains current population conditions and recent and expected trends that will influence future development. Additional demographic data which may be released later in the planning process will be incorporated into the final Plan of Conservation and Development.

New Fairfield is located in the western portion of Connecticut, on the border with the State of New York, as seen in the map below. It is in Fairfield County situated north of Danbury in an area of the County that is somewhat distinct from the higher density coastal parts. It is bordered by the City of Danbury, and the towns of Brookfield and Sherman in Fairfield County; New Milford in Litchfield County; and Patterson and Southeast in New York State.

CURRENT POPULATION

The 2010 population of New Fairfield reported by the U.S. Census is 13,881, a slight decrease of -0.5% from 2000. Census numbers indicate that New Fairfield gained approximately 2,700 people between 1980 and 2000, as shown in Figure 1.

New Fairfield's most recent population decline is in sharp contrast to the growth it experienced since the middle of the last century, as well as the steady growth of the County. The table on the following page shows that New Fairfield was only one of two towns in the area to experience declining population from 2000 to 2010, along with neighboring Sherman. New Fairfield and Sherman, along with Brookfield, shared similar rates of growth through 2000, all more than tripling their populations from 1960 to 2000. However, Brookfield maintained its high level of growth over the last ten years, thereby remaining consistent with the rest of Fairfield County and the State.

Change in population within the Town of New Fairfield has not been evenly dispersed throughout the community. The map titled *Total Change in Population, 2000 to 2010 by Census Block Groups* shows that half of the block groups in the Town actually gained population, and a third of the block groups changed by single digit amounts that are considered statistically insignificant.

Denser population centers are located in the southeastern portion of the town, along the borders with Danbury and the State of New York town of Brewster. This is illustrated in the map titled *Population Density, 2010 by Census Block Group*.

TABLE 2

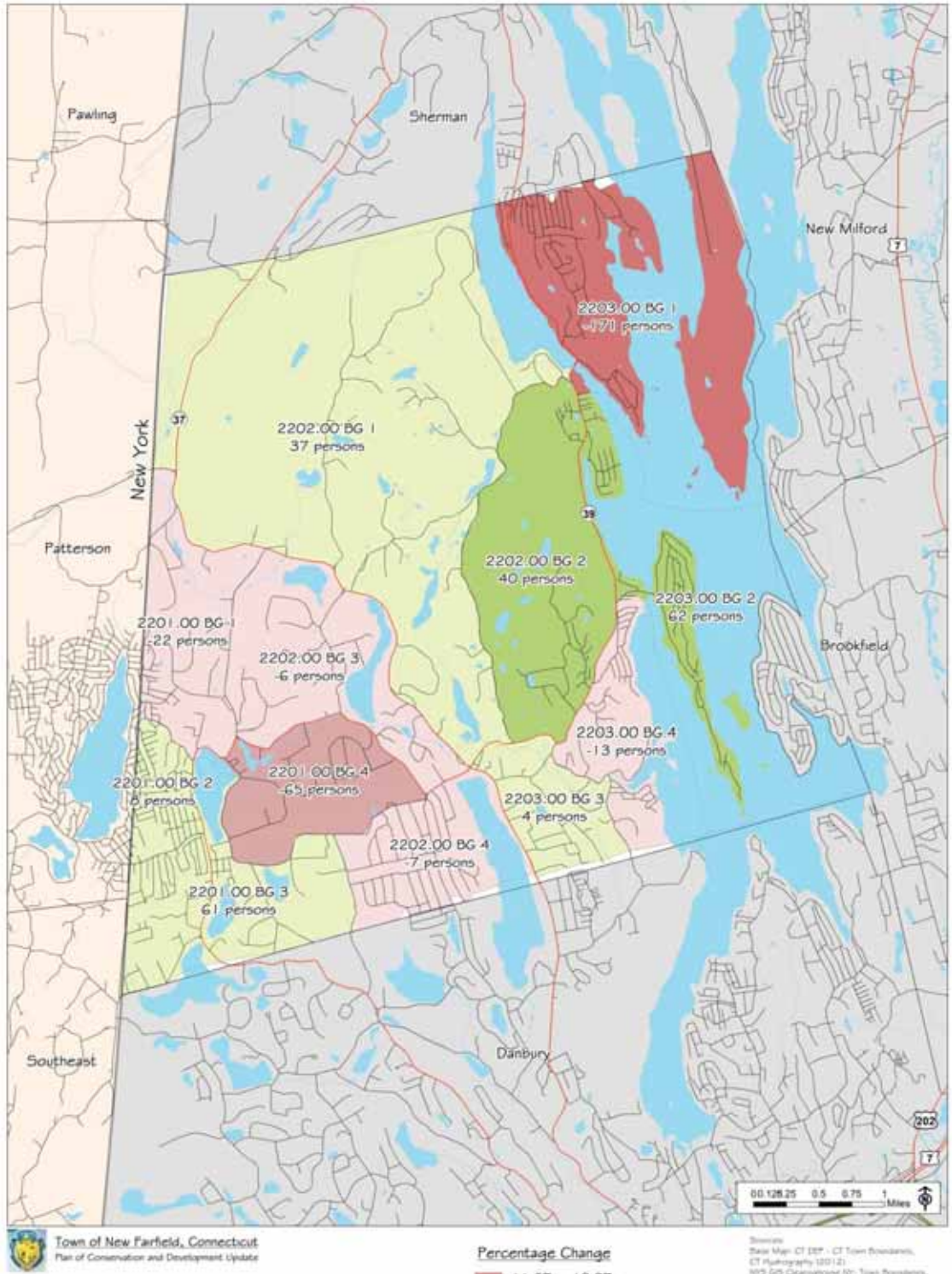
New Fairfield, Region and State Historic Populations, 1960 - 2010

	1960	1970	1980	1990	2000	2010	1960-2010 Change*	2000-2010 Change
New Fairfield	3,355	6,991	11,260	12,911	13,953	13,881	313.74%	-0.52%
New Milford	8,318	14,601	19,420	23,629	27,121	28,142	238.33%	3.76%
Brookfield	3,405	9,688	12,872	14,113	15,664	16,452	383.17%	5.03%
Danbury	39,382	50,781	60,470	65,585	74,848	80,893	105.41%	8.08%
Patterson, NY	2,853	4,124	7,247	8,679	11,306	12,023	321.42%	6.34%
Sherman	825	1,459	2,281	2,809	3,827	3,581	334.06%	-6.43%
Southeast, NY	-	9,901	11,416	14,929	17,316	18,404	85.88%	6.28%
Fairfield County	653,589	792,814	807,143	827,645	882,567	916,829	40.28%	3.88%
Litchfield County	119,856	144,091	156,769	174,092	182,193	189,927	58.46%	4.24%
Putnam County, NY	31,722	56,696	77,193	83,941	95,745	99,710	214.32%	4.14%
Connecticut	2,535,234	3,031,709	3,107,576	3,287,116	3,405,565	3,574,097	17.90%	4.90%

Source: U.S. Census 2000 and 2010

*Southeast, 1970-2010 Change

MAP 1



Town of New Fairfield, Connecticut
Plan of Conservation and Development Update

**Change in Total Population
2000 to 2010
by Census Block Group**

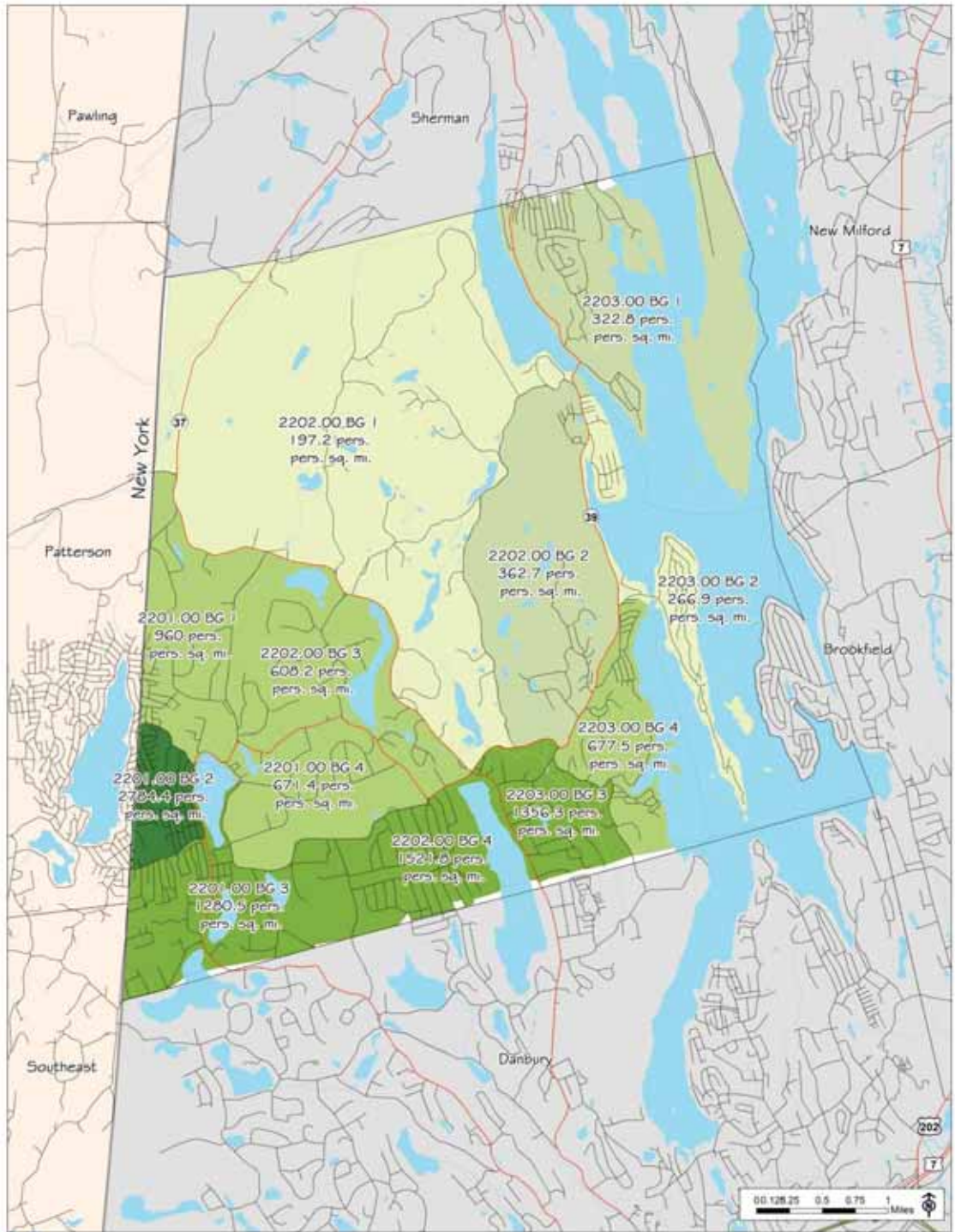
Source:
Base Map: CT DEP - CT Town Boundaries,
CT Hydrography (2012),
USGS Geospatial Data: Town Boundaries,
NY Hydrography (2012),
StreetMap USA (2011)

This map is intended for planning purposes only.
Dimensions may not be exact.

February 2013



MAP 2



 **Town of New Fairfield, Connecticut**
Plan of Conservation and Development Update

**Population Density, 2010
by Census Block Group**

Persons Per Square Mile

- 0 - 266
- 267 - 362
- 363 - 960
- 961 - 1521
- 1522 - 2784

Sources:
Base Map: CT DEP - CT Town Boundaries,
CT Hydrography 10012,
NPS GIS Cadastral/Non-Town Boundaries,
MR Hydrography 100122,
StreetMap USA (2011)

This map is intended for planning purposes only.
Distances may not be exact.

February 2013



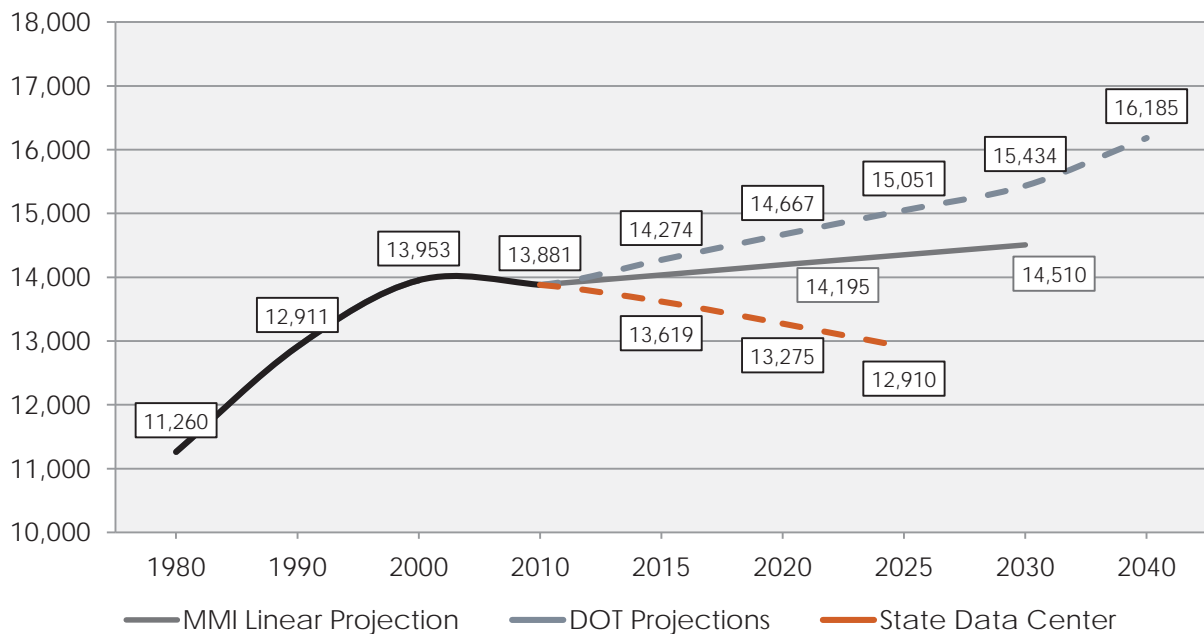
POPULATION PROJECTIONS

The Connecticut State Data Center at the University of Connecticut and the Connecticut Department of Transportation (DOT) prepare population projections for communities in Connecticut. The two sets of projections are shown below, and differ significantly. The State Data Center is projecting a continued decline in New Fairfield's population, while the DOT is projecting a steady increase. The Data Center's projections represent a worst-case scenario, with the overall population declining 4.4% by 2020, despite a projected 3.0% increase in Fairfield County population. In contrast, the DOT projections forecast an increase of 5.6% in New Fairfield by 2020 and Fairfield County is projected to increase by 4.1% over the same time period. Given lower annual births in New Fairfield since 2008, and relatively little residential development activity over the last few years, the DOT projections appear to exaggerate the potential for population growth in New Fairfield over the next decade. The projections below present two extremes, with the likely population growth pattern located somewhere in between.

Milone and MacBroom prepared exponential and linear projections to try to account for some of the discrepancies in available projections. The two models were both run at the block group level over different time intervals to generate four different projections. The linear projection using ten-year intervals over 30 years at the block group level appeared the most reasonable and is shown on the chart below.

FIGURE 1

New Fairfield Population Projections



Source: U.S. Census, Projections from CT State Data Center and UConn, and CT DOT

ELEMENTS OF POPULATION CHANGE

Population changes result from natural increase (births-deaths) and net migration. Overall, annual births in New Fairfield have declined during the last decade, as shown in Table 3. Although other communities and the State have experienced a decline in annual births as well, the decline in New Fairfield has been more significant. Additionally, national fertility and birth rates have declined precipitously since 2007 according to the National Center for Health Statistics.

Annual births are down 13% from 2000 to 2010 in Connecticut, compared to a 34% decline in New Fairfield. The number of deaths each year has remained relatively stable. The Town's natural increase from 2000 to 2010 was 789 people. Given that the 2010 Census indicated a decline in residents between 2000 and 2010, one can assume the community experienced an out-migration of approximately 850 people over the last decade.

AGE

New Fairfield's population is rapidly aging, more than any neighboring towns, the County, or the State. Between 2000 and 2010 the median age in New Fairfield rose 13.67% from 2000 figures, to 42.4 years. While the increase was substantial, New Fairfield does not have the highest median age in the region, and is still well below the average for neighboring Litchfield County. Statewide trends show aging rural populations, with less significant changes in age cohorts for more urban areas. These numbers are reflected by the relative low median age and rate of median age growth in Danbury, and in Fairfield County as a whole, which has several large urbanized areas.

TABLE 3
New Fairfield
Vital Statistics 2000-2010

	Births	Deaths
2000	178	62
2001	186	70
2002	171	66
2003	143	75
2004	166	72
2005	126	63
2006	128	62
2007	125	63
2008	125	74
2009	85	87
2010	117	67
Total	1,550	761
<i>Source: CT DPH</i>		

As Table 4 shows, all surveyed communities experienced at least moderate aging between 2000 and 2010. The median age for the State in 2010 was 40 years, up 7% from 2000.

Looking more specifically at changes in population by age cohorts within New Fairfield, it is evident that New Fairfield has experienced a loss in children and young working age population, which correlates to its increasing median age. Figure 2 shows changes by age groups from 2000 to 2010.

There was a slight increase in the 18- to 24-year old population, but all other groups under 44 lost population. The most significant loss was those 25-44, which represents both the young working-age population and the young families, suggesting that the population may continue to age, with the presence of fewer families. The loss of children and the corresponding increase in older age groups evident in Figure 2 has implications on facilities and service planning for the Town.

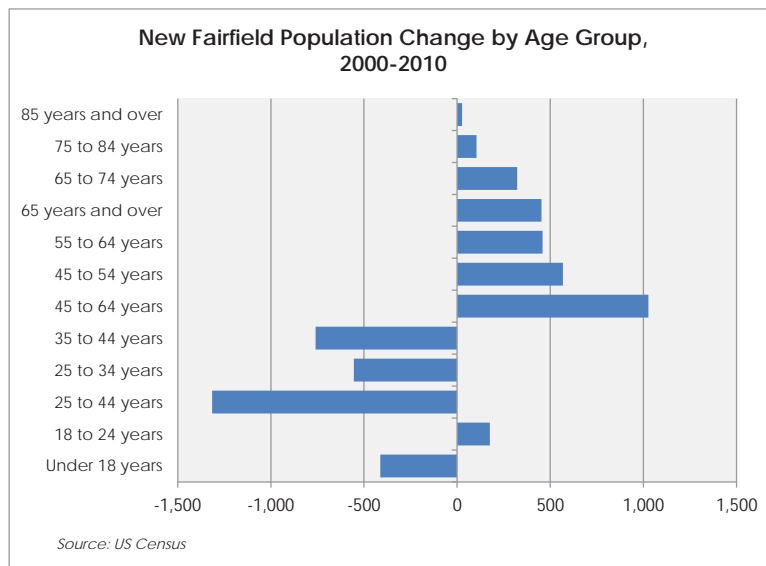
TABLE 4

Change in Median Age, 2000 - 2010

	2000	2010	2000-2010 Change
New Fairfield	37.3	42.4	13.67%
New Milford	36.8	41.4	12.50%
Brookfield	39.2	43.5	10.97%
Danbury	35.2	36.2	2.84%
Patterson, NY	35.6	40.0	12.36%
Sherman	42.1	47.4	12.59%
Southeast, NY	37.2	41.7	12.10%
Fairfield County	37.3	39.5	5.90%
Litchfield County	39.6	44.4	12.12%
Putnam County, NY	37.4	41.9	12.03%
Connecticut	37.4	40.0	6.95%

Source: U.S. Census 2000 and 2010

FIGURE 2



The following figure and accompanying table show the population of New Fairfield by age and sex for the year 2010. As is evident from the graph, a significant proportion (47%) of the total population was between the ages of 40 and 69. In contrast, 25% of the population was between the ages of 5 and 19. And the youngest population group, those under the age of 5 is smaller than previous cohorts, reflecting the low birth resident rates present since mid-decade. The population is split rather evenly between males and females.

FIGURE 3

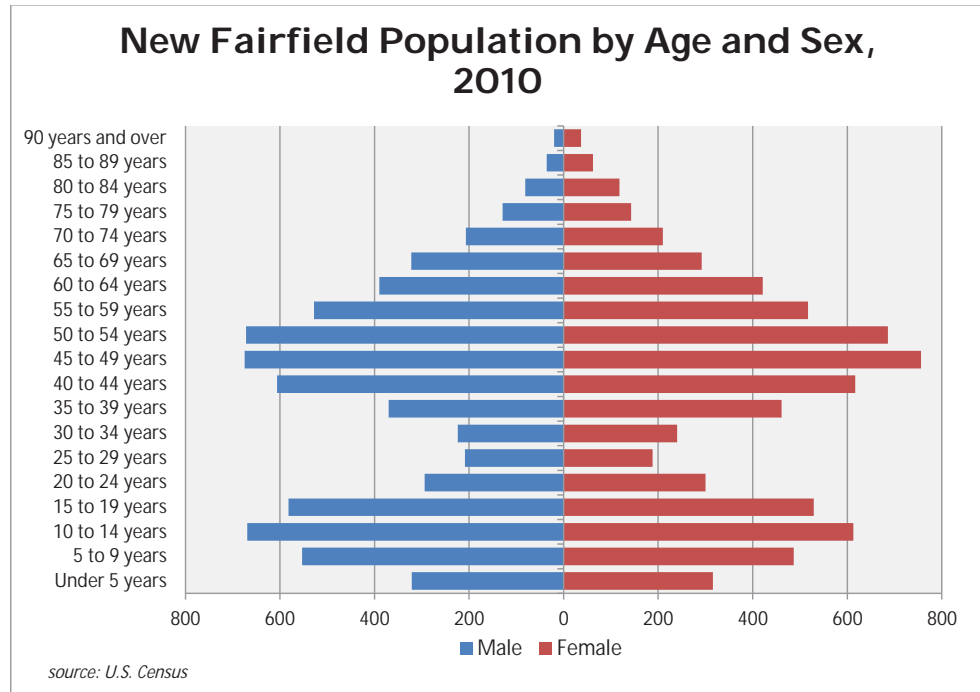


TABLE 5

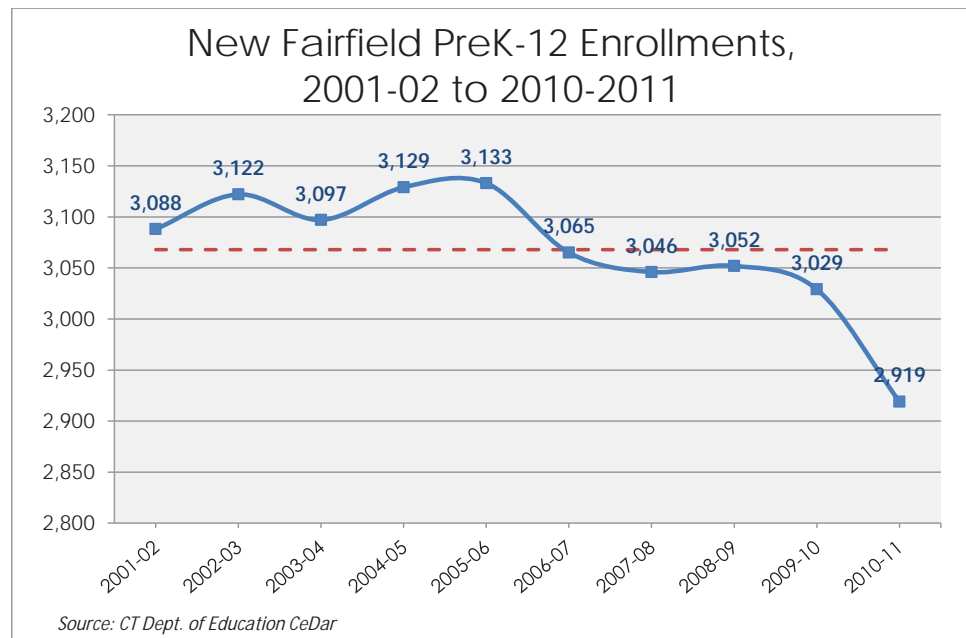
2010 Population by Age and Sex

	Male	Female	Total
Under 5 years	321	316	637
5 to 9 years	553	487	1040
10 to 14 years	669	613	1282
15 to 19 years	582	529	1111
20 to 24 years	294	300	594
25 to 29 years	209	188	397
30 to 34 years	224	240	464
35 to 39 years	370	461	831
40 to 44 years	606	617	1223
45 to 49 years	675	756	1431
50 to 54 years	672	686	1358
55 to 59 years	528	517	1045
60 to 64 years	390	421	811
65 to 69 years	322	292	614
70 to 74 years	207	210	417
75 to 79 years	129	143	272
80 to 84 years	81	118	199
85 to 89 years	36	62	98
90 years and over	20	37	57
TOTAL	6,888	6,993	13,881

SCHOOL AGE POPULATION

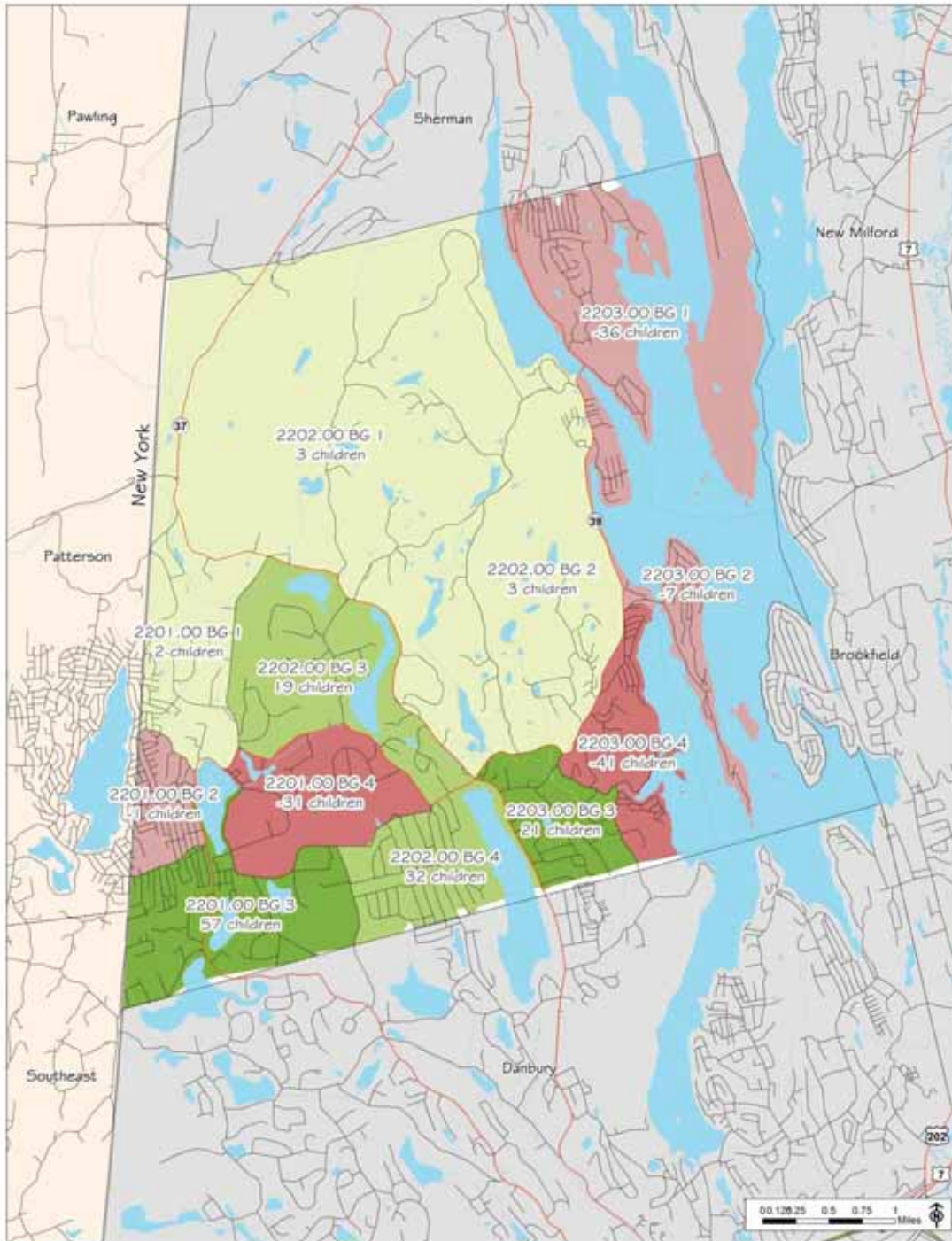
A significant decline in the population under 18 can have an impact on a community's school system, especially if certain neighborhoods are declining much faster than others. The map on the following page shows change in the school age population (ages 5-17) at the Census Block Group level from 2000 to 2010. While most of the comparable Block Groups experienced no change or a decline in school age population, the three block groups on the southern edge of the Town, along with the Block Group to the north of Bigelow Corners, experienced moderate increases in this age group.

FIGURE 4



Enrollment in the New Fairfield School District has declined moderately since reaching a high in 2005-2006. The District's enrollment decreased by 214 students, or almost 7% from 2005-06 to 2010-11. However, prior to 2010, New Fairfield saw relatively stable student enrollments, still with a slight decline, staying around 1-2% of the historic median of 3,068 students. Accounting for low birthrates, especially in the year 2009, and a decreasing overall population, especially in young families, it is expected New Fairfield's student enrollment will continue to decline in the future.

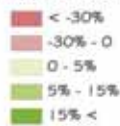
MAP 3



Town of New Fairfield, Connecticut
Plan of Conservation and Development Update

Change in School Age Population, 5-17
2000-2010
by Block Group

Percent Change (2000-2010)



Source:
Base Map: CT DEP - CT Town Boundaries,
CT Hydrography (2012),
MS GIS Clearhouse W/ Town Boundaries,
MI Hydrography (2012),
StreetMap (USA 100-1)

This map is intended for planning purposes only.
Dimensions may not be exact.

March 2013



RACIAL AND ETHNIC COMPOSITION

New Fairfield's racial composition is extremely homogenous, especially in contrast to the racial composition of both the State of Connecticut and Fairfield County. The figure below shows the breakdown of New Fairfield's 2010 population by race. The majority, or 94.8%, is white. In contrast, Fairfield County's 2010 population was 74.8% white. As shown in the table to below, New Fairfield has seen an increase in all non-white racial populations. Some of these increases may be the result of self-reporting differences.

The Hispanic population, of any race, in New Fairfield grew by 55% from about 400 people in 2000 to 611 in 2010. This growth is consistent with growth in the Hispanic population throughout Fairfield County, which was about 48% from 2000 to 2010.

FIGURE 5

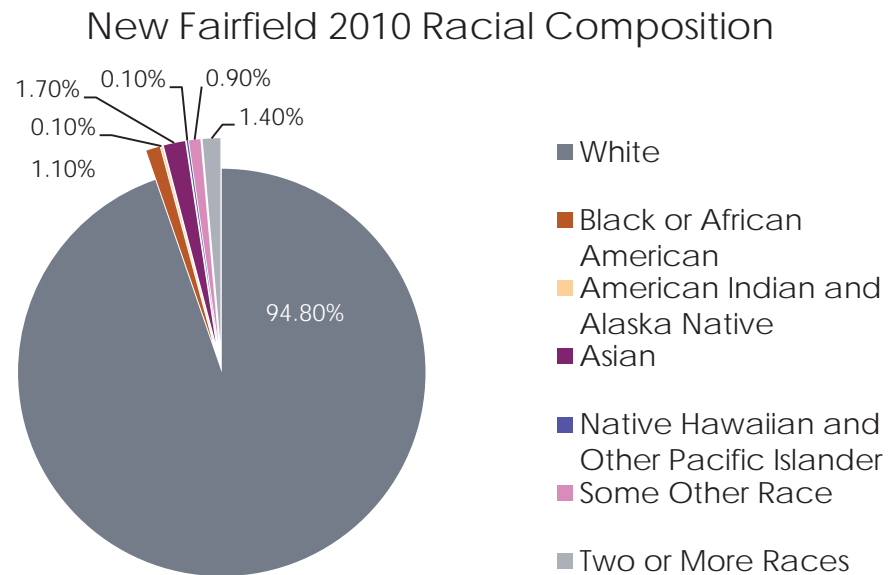


TABLE 6

Change in New Fairfield Racial Composition, 2000-2010

	2000	2010	Change
White	13,511	13,161	-2.6%
Black or African American	54	149	175.9%
American Indian and Alaska Native	5	18	260.0%
Asian	177	232	31.1%
Native Hawaiian and Pacific Island	1	8	700.0%
Some Other Race	72	123	70.8%
Two or More Races	133	190	42.9%

Source: U.S. Census 2000 and 2010

HOUSEHOLDS

In addition to changes in age and racial composition, the types of households in which New Fairfield residents live are changing. The Town experienced a small increase in total households between 2000 and 2010, of 164 or about 3.5%. More significantly, the number of single-person households increased by almost 29% and non-family households increased by 24%, while the number of family households did not change and the number of Families with children declined by 7% in New Fairfield (see Table 7 below). New Fairfield's change in household composition was far more drastic than in Fairfield County and the State; however it is far more in line with neighboring Litchfield County, which has seen a shift towards smaller households and a decline in families with children.

TABLE 7

Change in Household Types, 2000 to 2010

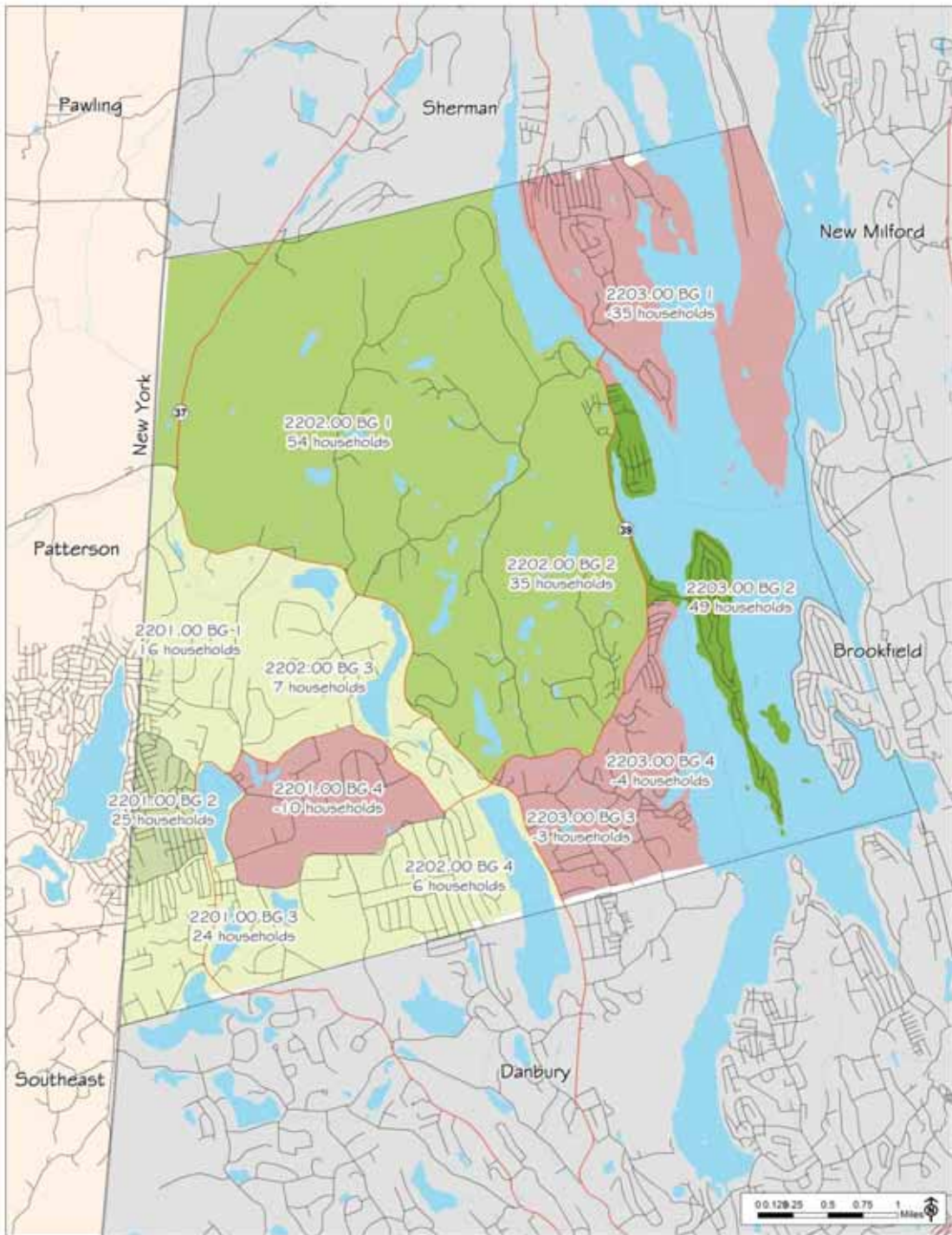
	1-Person HH	Families	Families with Children	Total HH
New Fairfield	29%	0%	-7%	6%
New Milford	14%	3%	-5%	6%
Brookfield	34%	4%	-3%	10%
Danbury	7%	7%	8%	6%
Patterson, NY	34%	5%	-3%	11%
Sherman	4%	-6%	-12%	-3%
Southeast, NY	24%	4%	-4%	8%
Fairfield County	7%	2%	2%	3%
Litchfield County	13%	4%	-6%	7%
Putnam County, NY	20%	4%	-3%	7%
Connecticut	9%	3%	-1%	5%

Source: U.S. Census 2000 and 2010

As with other population trends, the only municipality in the area to see an increase in the number of families with children, and the municipality that saw the greatest increase in families overall, was the more urbanized Danbury. It had similar levels of overall household growth as the region, but has managed to retain its current household mix.

Within the Town of New Fairfield, the change in the number of households was very uneven as seen by the map titled *Change in Households by Census Block Group, 2000-2010*. Five of the 12 block groups in the Town saw modest increases in the number of households, in line with the average for the Town of between 0 and 10% growth in the ten year period. Four block groups actually saw a decline in their number of households, and the remaining 3 block groups grew their households more than 10%. The changes in the number of households correspond to changes in population, as seen in the map titled *Change in Total Population*, in the previous section, especially the growth in both population and households in the Candlewood Knolls area.

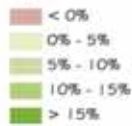
MAP 4



 **Town of New Fairfield, Connecticut**
Plan of Conservation and Development Update

**Change in Households
by Census Block Group
2000 to 2010**

Percent Change (2000-2010)



Source:
Base Map: CT DEP - CT Town Boundaries,
CT Hydrography (2010)
GIS GIS Geographical Information System,
NY Hydrography (2010)
StreetMap USA (2011)

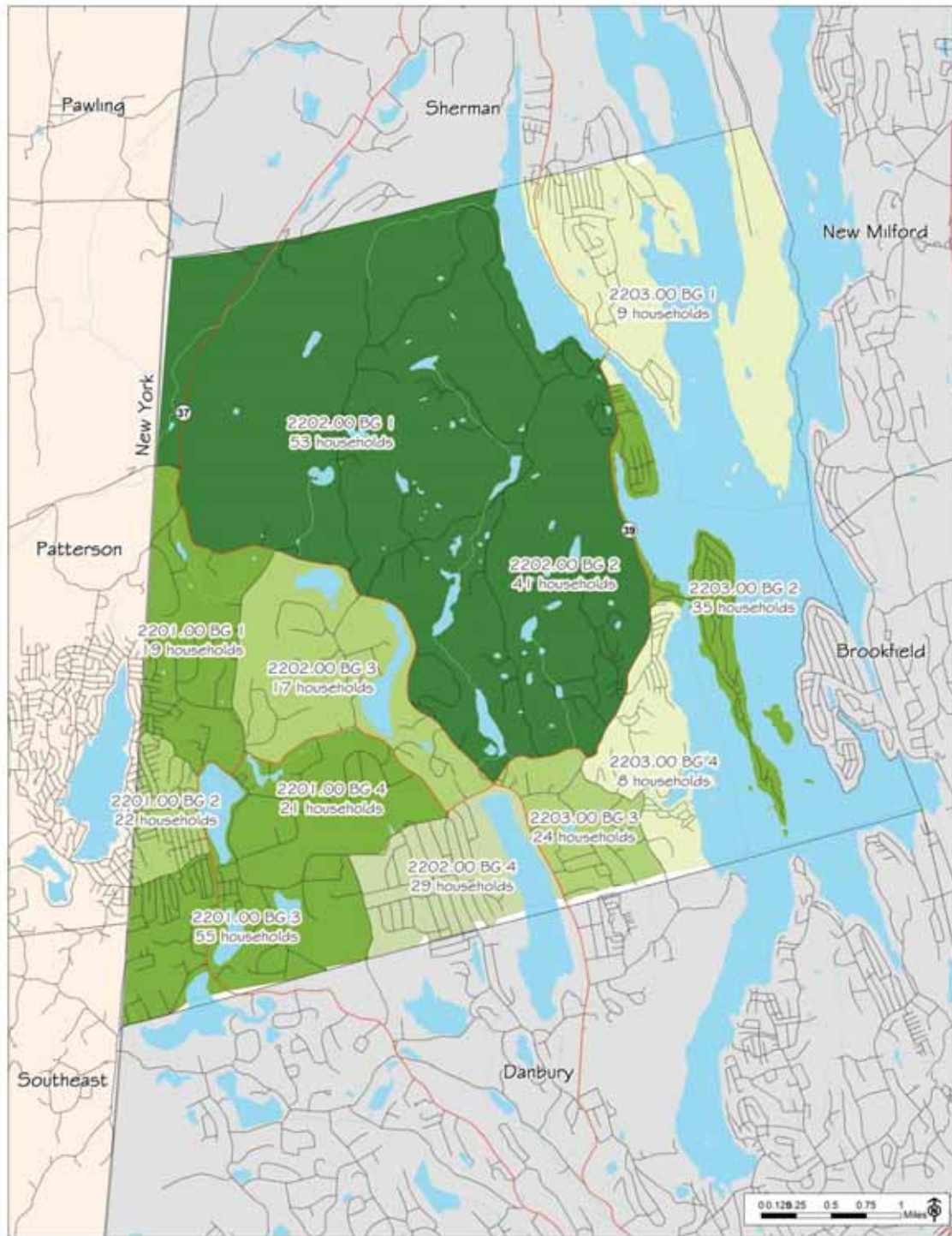
This map is intended for planning purposes only.
Distortion may not be exact.

March 2013

 **Melrose & MacBrook**

Additionally, while New Fairfield experienced only 6% growth in the overall number of households, the number of households with members over the age of 65 grew by 37.8%, from 881 in 2000 to 1,214 in 2010. Change in households headed by a person age 65 or over by Census Block Group are shown in Map 5. Every area of the Town saw a significant increase in the number of households with members over 65 years of age, with some areas seeing increases over 50%. The reduction in size and aging of householders has implications for the future of housing units in the community, especially when the economy recovers and older householders decide to leave their family homes. If there are not new families to take the larger units, there can be an imbalance between the need for new smaller units, and a surplus of unneeded larger units.

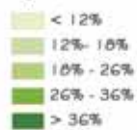
MAP 5



 Town of New Fairfield, Connecticut
Plan of Conservation and Development Update

Change in Households
with Persons +65 Years Old
by Census Block Group
2000 to 2010

Percent Change (2000-2010)



Source:
Base Map: CT DEP - CT Town Boundaries,
CT Hydrography (2011),
NYS GIS Clearinghouse NY: Town Boundaries,
NY Hydrography (2011),
StreetMap (2011)

This map is intended for planning purposes only.
Distances may not be exact.

March 2013

 MILONE & MACBROOM

WHERE IS NEW FAIRFIELD'S POPULATION HEADING?

New Fairfield's population has remained quite stable for the last 20 years, following a quadrupling of population since 1960. Various projections show a slightly contracting or slightly expanding population in the next twenty years, but the change is not expected under any projection to be more than 5% per ten-year period. Nevertheless, the community is subject to outside influences, such as changes in the local and regional economy. Barring any dramatic change in New Fairfield, the following demographic trends can be expected over the next decade.

- ✦ Stable population – New Fairfield will likely maintain a steady population of around 13,000-15,000.
- ✦ Aging population - The population will continue to age, not just in New Fairfield, but across the Region and State.
- ✦ Increasing diversity – The population will continue to become more ethnically and racially diverse.
- ✦ Decreasing household sizes – New Fairfield's household sizes will continue to decrease as fewer families occupy housing units, and average household sizes decrease.

HOUSING

4

HOUSING

As the primary land use in New Fairfield, housing and housing-related issues significantly affect the Town and all residents. Housing conditions, the variety of housing types available in a community and housing costs impact the quality of life in a community. The following section examines housing trends, identifies housing needs vis-à-vis population trends, and provides the basis for planning strategies to address housing issues in New Fairfield.

EXISTING HOUSING STOCK CHARACTERISTICS

The 2010 Census recorded 5,593 housing units in New Fairfield, with 85.9% of all units occupied. Of the total occupied units, 93.4% were owner-occupied and 6.6% were renter-occupied. A total of 791 housing units were vacant, resulting in a vacancy rate of 14.1%. A significant proportion of those vacant units (77.5%) were seasonal homes.

The following table highlights the housing characteristics of New Fairfield compared to neighboring communities, regional counties and the State of Connecticut.

TABLE 8
Housing Unit Characteristics - 2010
New Fairfield and Surrounding Communities

	Total Housing Units - 2010	Change, 2000 to 2010	% Occupied 2010	% Vacant 2010	Total Occupied Units 2010	% Owner Occupied	% Renter Occupied
New Fairfield	5,593	8.6%	85.9%	14.1%	4,802	93.4%	6.6%
Brookfield, CT	6,562	13.5%	93.4%	6.6%	6,129	87.3%	12.7%
Danbury, CT	31,154	9.2%	92.8%	7.2%	28,907	60.7%	39.3%
New Milford, CT	11,731	9.5%	90.5%	9.5%	10,618	80.5%	19.5%
Patterson, NY	4,272	14.0%	91.4%	8.6%	3,905	81.2%	18.8%
Sherman, CT	1,831	14.0%	75.8%	24.2%	1,388	92.1%	7.9%
Southeast, NY	7,095	10.7%	94.1%	5.9%	6,675	77.3%	22.7%
Fairfield County, CT	361,221	6.4%	92.9%	7.1%	335,545	68.6%	31.4%
Litchfield County, CT	87,550	10.4%	87.5%	12.5%	76,640	76.3%	23.7%
Putnam County, NY	38,224	9.1%	91.7%	8.3%	35,041	81.9%	18.1%
Connecticut	1,487,891	7.4%	92.1%	7.9%	1,371,087	67.5%	32.5%

A suburb of Danbury, New Fairfield's housing stock resembles that of other suburban communities in the region, including Brookfield, Patterson and Southeast. New Fairfield experienced the lowest rate of growth in housing units between 2000 and 2010 of all immediately adjacent communities; however, its growth rate was higher than that of Fairfield County and the State of Connecticut on the whole. The attractiveness of the Greater Danbury region for its relative affordability and proximity to employment centers in Danbury, lower Fairfield County and New York City has contributed to growth in New Fairfield and the region.

The high vacancy rate in New Fairfield in 2010 results from a significant number of seasonal or vacation homes. Of all vacant units, approximately 78% are seasonal homes. In 2000, 402 housing units were reported as vacant seasonal homes, whereas in 2010, 613 units were reported as seasonal. Given that not all of the new construction of the last decade was for seasonal residences, one can assume that active housing sales in the mid-2000s brought more second homeowners to New Fairfield.

Not surprisingly, New Fairfield has a lower proportion of renter-occupied to owner-occupied housing than all other communities in the immediate region. Rental housing is clearly important to the region with 27% of occupied units in the region occupied by renters; however, with limited sewer and water service, New Fairfield has limited opportunity for multi-family development.

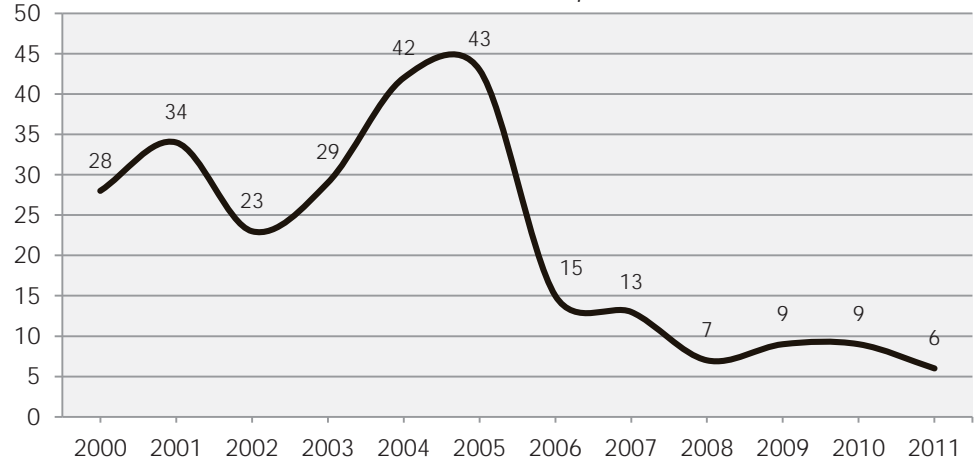
DEVELOPMENT TRENDS

The number of housing units in New Fairfield increased from 5,148 to 5,593 between Census 2000 and Census 2010. These 445 additional housing units were concentrated in the central and western edges of town, as well as in lake shore areas such as Candlewood Isle and around Squantz Pond. The change in housing units by Census Block Group is shown in the following map.

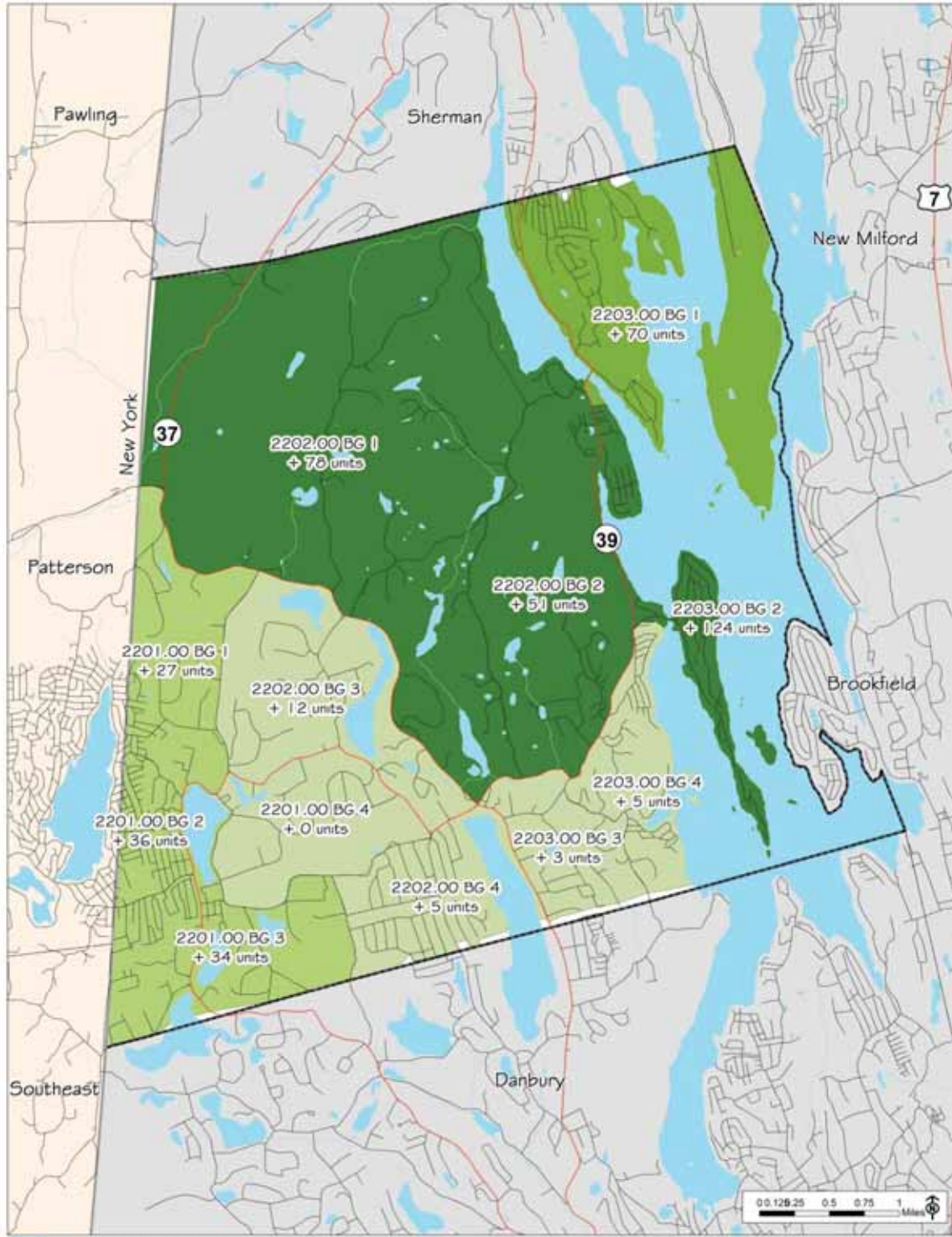
Permits for new housing construction were strong in the first half of the 2000s, averaging about 33 units per year. However, permit activity decreased significantly in 2006 and has remained at a relatively low level of fewer than 10 new construction permits per year (see the figure below). Importantly, the height of the housing market boom coincides with the peak in New Fairfield's new residential construction permitting.


FIGURE 6

New Fairfield New Residential Construction Permits, 2000 - 2012







Source: CT Department of Economic and Community Development



 **Town of New Fairfield, Connecticut**
Plan of Conservation and Development Update

**Change in Housing Units
by Census Block Groups
2000 to 2010**

Percentage Change

-  0.0% - 5.0%
-  5.1% - 10.0%
-  10.1% - 15.0%
-  15.1% - 28.4%

Source:
Base Map: CT DEP - CT Town Boundaries,
CT Hydrography (2012)
USGS Contourlines 10' Town Boundaries,
NY Hydrography (2012)
StreetMap USA (2011)

This map is intended for planning purposes only.
Disclaimer may not be used.

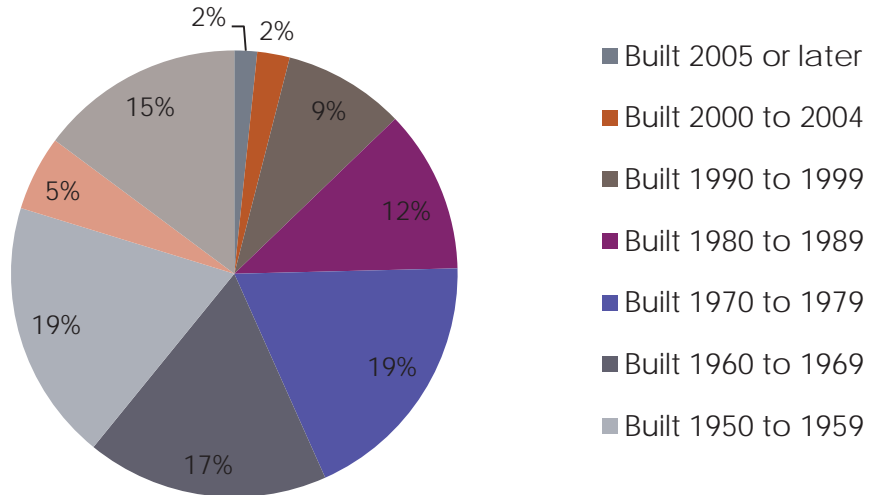
February 2013



New Fairfield's housing stock is primarily older, with 56% of units built before 1970. The chart below shows the breakdown of the Town's housing stock by year built. With 15% of units built before 1940, the Town has an ample supply of historic homes. Significant housing growth occurred in the 1950s, 1960s and 1970s. Only 4% of all units have been built since 2000.

FIGURE 7

New Fairfield Housing Stock by Year Built



Source: American Community Survey, 2007-2011

The New Fairfield Zoning Commission adopted new zoning regulations in 2009 that included two new residential zoning districts and new conservation subdivision regulations. Overall, 96% of the Town's land is zoned residential. The new zoning districts are: Waterfront Residential (WR) and Open Space (OS); however, regulations are as yet to be developed for the WR district. The Open Space district is designed to protect Vaughn's Neck, the remote northeastern peninsula into Candlewood Lake. The Open Space district requires a minimum lot area of 10 acres and allows only single-family residential development. These zoning changes will help to curb the amount of development that can occur in certain areas of New Fairfield. Given growth in lakefront areas during the past decade, it is important for New Fairfield to address Waterfront Residential development through the implementation of zoning regulations.

AFFORDABILITY OF HOUSING

Housing affordability is an issue of statewide concern. Overall housing costs in Connecticut, for both renters and owners, are ranked the sixth highest in the nation, according to Census data.¹ The cost of housing depends on a variety of factors from regional demand and economic conditions to the age and conditions of existing housing stock.

¹ Partnership for Strong Communities, *Housing In CT 2012*, 2012.

TABLE 9

New Fairfield Median Housing Sales Price, 1990 - 2012

Year	Single-Family	Condo	All
1990	\$213,500		\$200,000
1991	\$200,000		\$194,250
1992	\$192,025		\$187,500
1993	\$183,000	\$160,000	\$170,000
1994	\$188,500		\$180,000
1995	\$206,750	\$149,000	\$185,000
1996	\$211,000	\$136,083	\$192,000
1997	\$210,000	\$148,904	\$190,000
1998	\$210,000	\$162,102	\$207,500
1999	\$233,000	\$150,000	\$230,000
2000	\$243,250	\$391,250	\$237,000
2001	\$255,000	\$220,000	\$250,000
2002	\$299,500	\$287,500	\$299,000
2003	\$329,000	\$201,900	\$313,500
2004	\$357,000	\$341,000	\$344,950
2005	\$407,250	\$370,000	\$389,586
2006	\$422,000	\$328,000	\$391,500
2007	\$401,500	\$340,000	\$392,000
2008	\$380,000		\$368,375
2009	\$330,000		\$308,500
2010	\$345,500	\$325,000	\$327,000
2011	\$300,000	\$213,750	\$295,000
2012*	\$300,000	\$222,500	\$290,500

Source: The Warren Group
 *2012 figures are Jan - Nov

New Fairfield is a suburban, commuting community, with employment statistics indicating that approximately 30% of all New Fairfield workers are employed outside of Connecticut.² The housing market in New Fairfield depends in part on the economies of Greater Danbury and metropolitan New York. With primarily single-family, detached housing units available, New Fairfield is an attractive, moderately-priced location for families relative to most of Fairfield County.

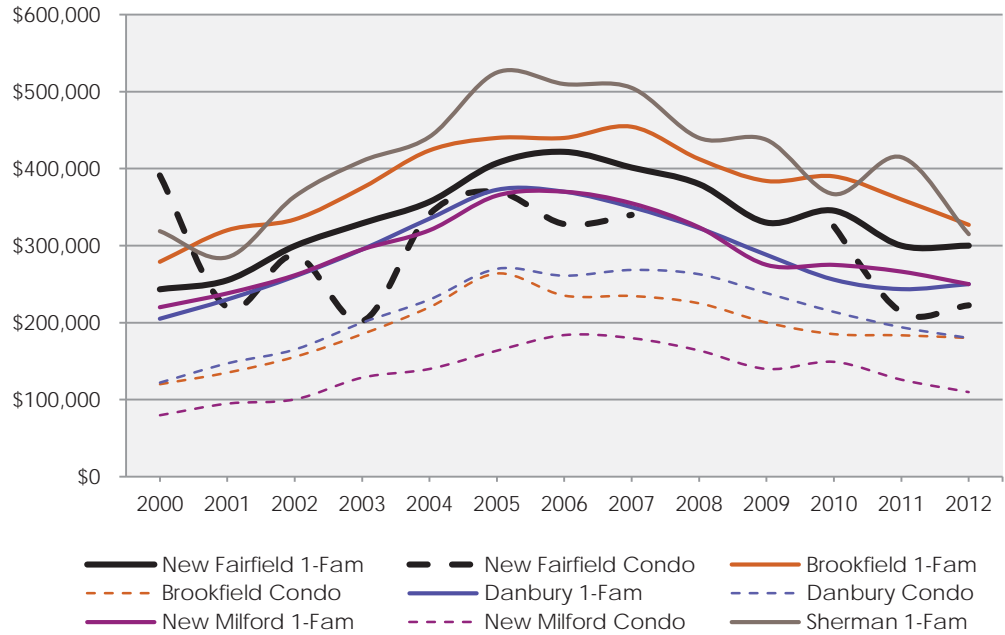
Single-family median sales prices in New Fairfield peaked in 2006 at \$422,000, as shown in the Median Housing Sales Price table. Median sales prices have steadily declined since then and the current median sales price is around \$300,000. A review of current real estate listings shows offerings ranging from \$99,000 to \$8.95 million for single-family homes in New Fairfield. While median sales prices are relatively affordable, there is a wide range of housing values within town.

Condo median sales prices have also declined over the last five years, though there are a limited number of condo sales in New Fairfield each year (less than 10 per year since 2007). Relative to neighboring communities in Connecticut, New Fairfield’s single-family median sales prices are consistently more expensive than those in Danbury and New Milford, but less costly than in Brookfield and Sherman, as shown with the solid lines in the chart on the following page. New Fairfield’s condo sales prices are consistently higher than those in neighboring Connecticut communities; however, it must be noted that there are very few condo sales in New Fairfield per year.

² American Community Survey, *Five-Year Estimates, 2007-2011, 2012.*

FIGURE 8

Median Housing Sales Prices, New Fairfield and Surrounding Communities, 2000 - 2012



Source: The Warren Group

TABLE 10

2011 Affordable Units - New Fairfield	
CHFA/USDA Mortgages	22
Deed Restricted Units	13
Total Assisted Units	35

source: CT DECD

According to the Connecticut Department of Economic and Community Development's *2011 Affordable Housing Appeals List*, only 0.63% of New Fairfield housing units meet the statutory definition of affordable. Under *Connecticut General Statutes*, a municipality with fewer than 10% of its housing units qualified as affordable is subject to affordable housing appeals from developers who propose affordable housing developments. In affordable housing appeals cases, the municipality has to prove the public health, safety or welfare interests protected by a denial of a proposed development. While New Fairfield is not likely to reach the 10% threshold of the Affordable Housing Appeals Act, just because of the sheer numbers of new or converted units that would be required, steps can be taken to increase the availability of affordable units in the community.

Strategies for increasing the numbers of affordable housing units in a suburban/rural community can include: easing regulations on accessory apartments, implementing inclusionary zoning, conservation subdivisions, and elderly housing regulations; and encouraging limited-equity housing developments.

Accessory Apartments

Accessory or in-law apartments can contribute to a community's stock of affordable rental units without significant physical development. These units, if not used for family members, provide opportunities, especially for older and younger individuals or couples, to rent in communities consisting of primarily single-family ownership units. Such units could be deed-restricted as affordable housing units

and would therefore count toward the Town's number of affordable housing units under the State's Affordable Housing Appeals Act.

New Fairfield currently allows accessory apartments by special permit in residential zones. The regulations require a sworn affidavit from the property owner that the property complies with the accessory apartment regulations every two years. Some of the provisions of the regulations include a maximum of 1,000 square feet or 30% of the combined floor area of the single-family dwelling and accessory apartment for the accessory unit; for attached units, accessibility through a common wall from the dwelling unit is required; adequate off-street parking for both units is required and, the structure must still appear as a single-family dwelling. These regulations are not overly restrictive; however, as most of the provisions address structural and site design elements which are unlikely to change frequently, there seems to be little reason for a sworn affidavit every two years.

Limited Equity Housing

Limited equity housing is a model of homeownership that separates land ownership from long-term interests in a housing unit. In these programs, a non-profit organization owns the land of the development, and then provides long-term leases for the housing units built on the property to individuals/families. The leases limit the sales value of the units, such that a lease-holder earns fair compensation for their investment, but not a market-return on the property. Therefore, the affordability of limited-equity housing units persists beyond the first lessees.

Inclusionary Zoning

Inclusionary zoning is a land use regulation that requires a certain proportion of new units in a residential development to be restricted as affordable for a certain time period (usually 40-99 years). New Fairfield's Multi-Family District for the Elderly regulations have inclusionary zoning provisions. Such provisions could be incorporated into other types of development regulations, especially any other multi-family districts where efficiencies in construction costs increase the economic feasibility of incorporating affordable units into a mixed-income development.

Multi-Family District for the Elderly

The Town has floating zone regulations for multifamily housing developments for the elderly, of which a portion of the total number of units are affordable units. As a floating zone, Multi-Family District for the Elderly (MFDE) zones are only landed on the Town's official Zoning Map with an approved development.

Conservation Subdivisions

Conservation subdivisions are developments that cluster housing units in order to maintain larger, contiguous areas of open space on the development site. These developments not only help to protect significant areas of open space, but also enable the development of housing on smaller lots with less infrastructure, such as roads, which can sometimes lower the overall price of these units. New Fairfield adopted conservation subdivision regulations in 2009. The regulations allow flexibility in that the extent that individual lot area requirements may be reduced depends on the overall proportion of open space preserved.

HOUSING SUMMARY

With a stable or declining population, New Fairfield can expect continued slow growth in housing over the next three to five years. With changing household composition (fewer families with children and more single-person households) comes an increasing demand for different housing types, including smaller units. In addition, the need for more housing for the elderly will persist over the next decade, as households continue to age.

The increasing number of seasonally vacant homes in New Fairfield and aging of households represent an opportunity for significant housing turnover when the housing market improves. As housing prices rise, older owners and second homeowners may decide to sell.

With limited sewer and water availability, New Fairfield has limited opportunities for new residential development of significant density. Nevertheless, the Town's existing MFDE zones and developments serve as models for increasing density within the carrying capacity of the land. Similar regulations could enable construction of multi-family units that are not age-restricted, but still geared towards single-person households through limited numbers of bedroom and overall square footage, in similarly appropriate locations.

Much of the housing growth of the last decade occurred around lake fronts, areas that traditionally developed as seasonal communities and have many non-conforming lots and structures. The adoption of regulations specifically addressing redevelopment and development in these areas could help to protect water and other natural resources, as well as neighborhood characteristics.

ECONOMIC DEVELOPMENT

5

INTRODUCTION

This chapter analyzes existing conditions and trends in New Fairfield's economy. The analysis is intended to facilitate the development of goals and strategies for maintaining and improving the economic health of the community.

EXISTING ECONOMIC CHARACTERISTICS

New Fairfield is part of the Danbury Labor Market Area (LMA), which also includes the following communities: Bethel, Bridgewater, Brookfield, Danbury, New Milford and Sherman. Economic activity in this LMA is concentrated in Danbury.

EMPLOYMENT TRENDS

The December 2012 Employment Statistics table provides a snapshot of current labor force and employment data in New Fairfield compared to the Danbury LMA and the State of Connecticut. As the table shows, both the Danbury LMA and Town of New Fairfield have lower unemployment rates than the statewide and national rates.

TABLE 11

May 2013 Employment Statistics

Not Seasonally Adjusted	Labor Force	Employed	Unemployed	Unemployment Rate
Town of New Fairfield	7,459	6,998	461	6.2%
Danbury LMA	91,821	85,986	5,835	6.4%
STATE OF CONNECTICUT	1,862,300	1,711,500	150,800	8.1%
UNITED STATES	155,734,000	144,432,000	11,302,000	7.3%

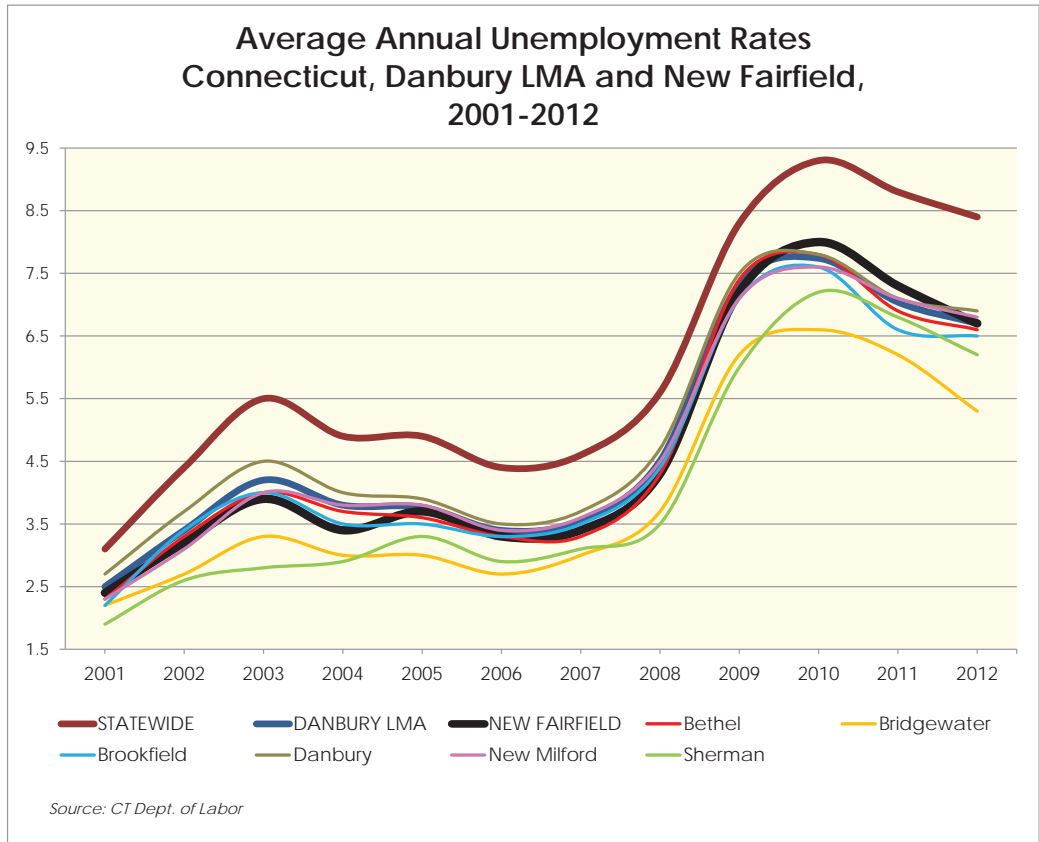
Source: CT Dept. of Labor

The following chart shows that over the last decade, the Danbury LMA and New Fairfield average annual unemployment rates typically mimic statewide unemployment trends, but at one to two percentage points below the statewide rate. Among other towns in the Danbury LMA, New Fairfield's unemployment rate has been higher than all since 2010, except Danbury in 2012. Unemployment rates in the region and State have been decreasing since the 2010 peak.

While New Fairfield's population declined slightly from 2000 to 2010, the labor force increased from 7,372 in 2001 to 7,513 in 2012, an increase of approximately 1.9%. In 2011, New Fairfield had a labor force of 7,607. There are more workers

available in New Fairfield now than there were a decade ago, however, fewer New Fairfield residents were employed in 2012 than a decade ago.

FIGURE 9



EMPLOYMENT LOCATIONS

The Town of New Fairfield’s workforce is centered in Fairfield County. According to the most recent American Community Survey data (2007-11), approximately 63% of New Fairfield resident workers are estimated to work in Fairfield County. Only about 17% of New Fairfield resident workers work in New Fairfield itself. About 30% of resident workers work out-of-state, with the majority of those presumably working in New York, given the Town’s proximity and access to the New York City metropolitan area. The following table shows estimates of where New Fairfield Resident Workers are employed.

TABLE 12

New Fairfield Resident Workers

	Estimate	% of Total
Worked in CT	4,598	70%
Worked in Fairfield County	4,167	63%
Worked in New Fairfield	1,091	17%
Worked Outside of CT	1,983	30%
Total	6,581	100%

Source: American Community Survey 2007-2011

According to the Housatonic Valley Council of Elected Officials' *2009 Regional Plan of Conservation and Development*, between 51% and 65% of New Fairfield resident workers work in the Housatonic Valley (consisting of the Danbury LMA plus Newtown, Redding and Ridgefield). The Regional Plan also estimates that between 6% and 10% of New Fairfield workers are employed in New York City. Clearly, regional employment opportunities are important to New Fairfield's economy.

INDUSTRIES

The following table shows employment by industry in the Danbury LMA over the past decade. Total employment declined 2.3% over the period, compared to a 1.2% decline statewide for the same time period. Goods producing industries lost the most number of jobs in both the Danbury LMA and the State. However, the number of jobs in service industries increased in the LMA by approximately 2.4%, similar to statewide trends, where the number of jobs in service industries increased approximately 2.8% from 2002 to 2012. Within service industries in the Danbury LMA, accommodations and food, healthcare, and educational services experienced the biggest increases.

TABLE 13

Danbury Labor Market Area Employment Trends, 2002 - 2012													
Average Annual Employment by Industry													
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	Change 2002-2012	
LMA Total	68,734	67,556	67,657	67,869	68,823	69,473	69,348	65,272	64,457	66,088	67,132	-1,602	-2.3%
Total Private	61,140	60,099	60,294	60,360	60,924	61,384	61,051	56,889	56,180	57,944	58,948	-2,192	-3.6%
Goods Producing	14,480	13,403	13,170	12,878	13,073	13,011	12,635	11,477	11,136	11,293	11,543	-2,937	-20.3%
Mining	35	*	32	25	*	*	*	*	*	*	*	N/A	N/A
Construction	3,070	3,147	3,413	3,531	3,623	3,608	3,401	2,755	2,564	2,566	2,694	-376	-12.2%
Manufacturing	11,375	10,256	9,725	9,322	9,450	9,403	9,234	8,722	8,572	8,727	8,849	-2,526	-22.2%
Services	54,225	54,078	54,444	54,945	55,700	56,411	56,706	53,738	53,268	54,734	55,535	1,310	2.4%
Utilities	83	93	84	101	112	105	127	128	84	78	88	5	6.0%
Wholesale trade	2,270	2,367	2,543	2,682	2,683	2,801	2,753	2,537	2,402	2,454	2,450	180	7.9%
Retail trade	11,481	11,896	12,113	11,728	11,794	12,000	11,862	11,085	11,076	11,395	11,619	138	1.2%
Transportation and warehousing	1,146	1,091	1,062	1,060	1,099	1,093	1,094	1,037	990	988	1022	-124	-10.8%
Information	1,988	1,744	1,537	1,381	1,206	1,073	979	725	672	680	734	-1,254	-63.1%
Finance and insurance	2,628	2,617	2,553	2,697	2,553	2,520	2,377	2,204	2,113	2,089	2,049	-579	-22.0%
Real estate	615	595	589	609	599	574	535	456	460	448	477	-138	-22.4%
Professional and technical	2,604	2,482	2,418	2,501	2,572	2,708	2,894	2,623	2,571	2,672	2,837	233	8.9%
Management of companies	2,619	2,560	2,726	2,903	3,009	2,911	2,861	2,237	2,111	2,221	2,268	-351	-13.4%
Admin. and waste management	3,315	3,023	3,154	3,095	3,023	2,628	2,505	2,425	2,475	2,636	2,654	-661	-19.9%
Educational services	664	693	751	800	769	789	804	774	802	763	731	67	10.1%
Health care/social assistance	9,720	9,875	10,044	10,377	10,490	10,983	11,494	11,639	11,601	11,756	11,729	2,009	20.7%
Arts, entertainment, and rec.	805	759	774	771	765	785	804	759	748	840	863	58	7.2%
Accommodations and food	4,326	4,420	4,375	4,377	4,727	4,941	4,928	4,522	4,638	5,271	5,386	1,060	24.5%
Other services	2,367	2,406	2,358	2,354	2,400	2,411	2,391	2,208	2,248	2,299	2,444	77	3.3%
Total Government	7,594	7,457	7,363	7,509	7,899	8,089	8,298	8,379	8,277	8,144	8,184	590	7.8%
Nonclassified	8	*	12	16	*	*	*	*	*	*	*	N/A	N/A
Agriculture	21	32	31	30	30	42	40	41	41	38	33	12	57.1%

Source: CT Dept. of Labor

Private business establishments located within New Fairfield are generally small business enterprises. According to the 2011 Zip Code Business Patterns Survey by the U.S. Census, New Fairfield had 192 business establishments, 94% of which employed fewer than 20 people. The table below shows the breakdown of New Fairfield's private employers by industry type and employment class. The top industries in terms of the number of businesses are construction, professional/technical services, and health care/ social assistance. The largest private employers by number of employees are in manufacturing and retail.

TABLE 14

New Fairfield Businesses by Employment Size Class

Business Type	Total	Number of Employees					
		1 to 4	5 to 9	10 to 19	20 to 49	50 to 99	100 +
Construction	29	24	4	1	0	0	0
Manufacturing	4	1	0	2	0	0	1
Wholesale trade	10	9	1	0	0	0	0
Retail trade	17	9	4	2	0	0	2
Transportation and warehousing	4	2	1	0	1	0	0
Information	2	1	1	0	0	0	0
Finance and insurance	15	12	3	0	0	0	0
Real estate and rental and leasing	4	4	0	0	0	0	0
Professional, scientific, and technical services	29	26	2	1	0	0	0
Management of companies and enterprises	1	0	1	0	0	0	0
Administrative and Support and Waste Mgt and Remediation Svcs	12	11	0	0	1	0	0
Educational services	1	1	0	0	0	0	0
Health care and social assistance	22	8	8	2	4	0	0
Arts, entertainment, and recreation	6	6	0	0	0	0	0
Accommodation and food services	15	9	2	3	1	0	0
Other services (except public administration)	20	12	6	1	1	0	0
Industries not classified	1	1	0	0	0	0	0
TOTAL	192	136	33	12	8	0	3

Source: 2011 Zip Code Business Patterns, U.S. Census Bureau

The CT Department of Labor estimated there were 253 total places of employment (private and public) in New Fairfield in 2011, employing an average annual total of 1,614 workers. The largest employers were concentrated in retail, education, government, and food service industries. From the number of New Fairfield resident workers that work in Town according to the U.S. Census (1,091) and the number of jobs located in New Fairfield in 2011 according to the CT Department of Labor (1,614), it is apparent that New Fairfield businesses heavily rely on local workers. According to these figures, nearly 70% of New Fairfield jobs are held by local residents.

INCOMES

New Fairfield residents maintain relatively high incomes. As the table below shows, New Fairfield's 2011 median household income was estimated to be \$102,159, or 148% of that of the State and 124% of the median household income in Fairfield County. Median family incomes in New Fairfield were also higher than the State and County levels, although not as significantly greater as household incomes. The relatively similar household and family incomes in New Fairfield, compared to state and county figures, are due to the high proportion of New Fairfield households consisting of families.

The 2011 per capita income in New Fairfield was lower than that in Fairfield County, but higher than the statewide average. While New Fairfield workers generally maintain higher salaries, the Town has significant populations of older and younger non-working residents.

TABLE 15

New Fairfield Income Estimates - in 2011 Dollars

	Median Household Income	Median Family Income	Per Capita Income
New Fairfield	\$102,159	\$111,386	\$40,330
Connecticut	\$69,243	\$86,395	\$37,627
Fairfield County	\$82,558	\$103,778	\$48,922

Source: American Community Survey, 2007-2011 Five-Year Estimates

COMMERCIAL NODES

MAP 7

New Fairfield's limited commercial and industrial development is concentrated in the Town Center at the junction of Routes 37 and 39, with a smaller additional commercial node located in Candlewood Corners, at the intersection of Saw Mill Road and Route 39. These two areas are shown on the following at right and described in further detail below.



TOWN CENTER

The Town Center is the civic and commercial hub of the community, and has benefitted from recent investments in streetscape and pedestrian improvements. The area extends from Saw Mill Road at its intersection with Route 37 north about half a mile, and from Memorial Field easterly about half a mile along Route 39, just past Heritage Plaza. See the Town Center Current Zoning and Land Use Map that follows.

The commercial center consists of just over 60 acres, primarily zoned Business and Commercial. Parcels along Dunham Drive are zoned Light Industrial, and a small area on the northwestern edge, across from the Senior Center, is zoned Neighborhood Business. The Business and Commercial Zone allows for more intensive commercial and retail uses, as well as mixed residential/commercial development. The Neighborhood Business District allows for professional office, bed and breakfast, and mixed residential/commercial uses that are designed to serve community needs and fit into the neighborhood context. The Light Industrial Zone allows for business and professional offices in addition to light manufacturing, research and development uses.



Heritage Plaza

Since 2000, only a couple of commercial or industrial properties in New Fairfield have been developed, and they were located in the Town Center. A new 10,000 square foot industrial building on Dunham Drive was completed in 2006. The commercial plaza at the junction of Routes 37 and 39 changed ownership and underwent improvements, including a new grocery store building in the early 2000s.

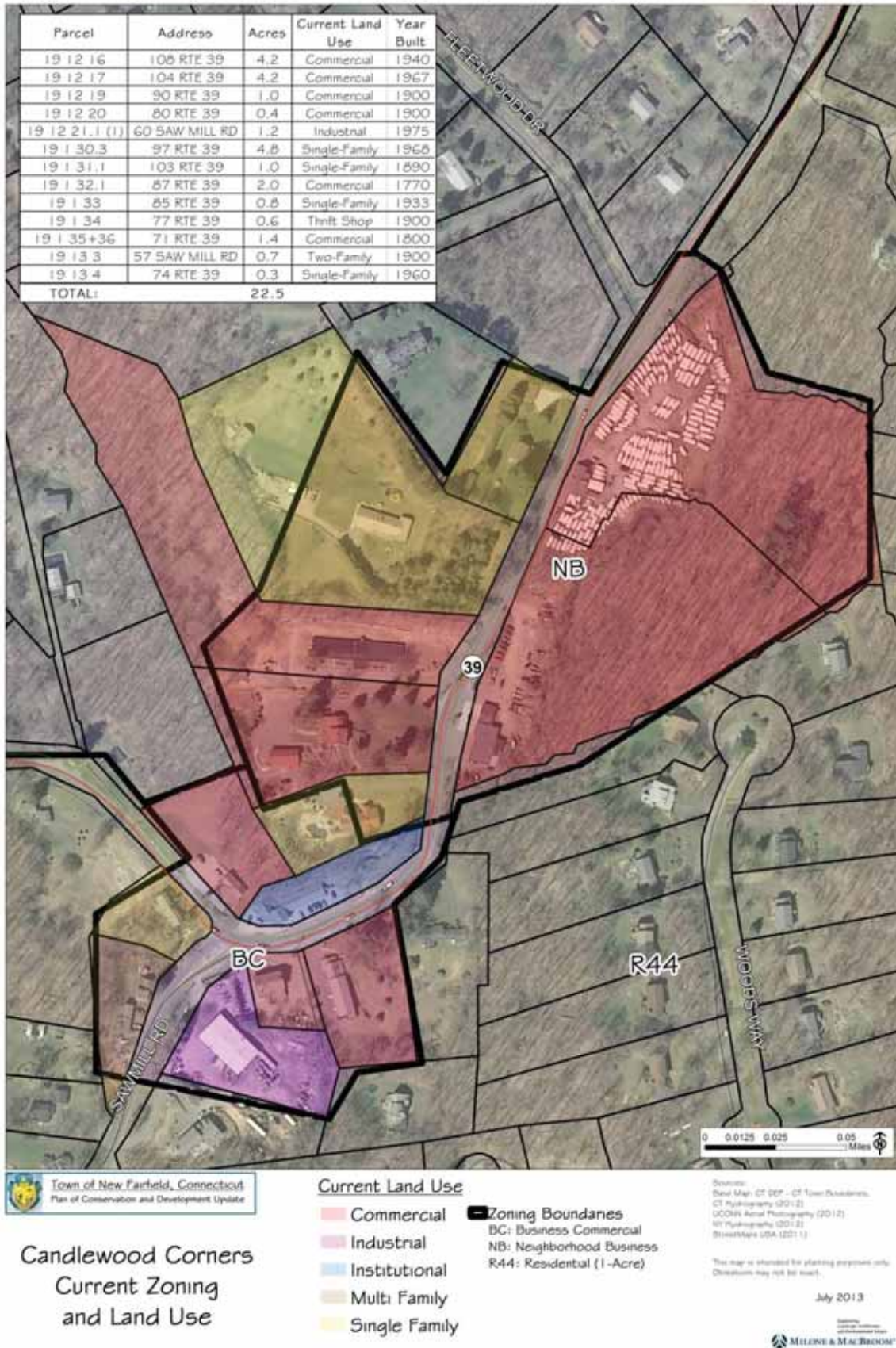
The Town Center hosts a mix of civic, commercial and residential uses. It is largely built out with less than 8 acres currently vacant. The 2009 Zoning Regulation revisions incorporated low-impact development techniques into the design requirements for Business and Commercial, Neighborhood Business and Light Industrial Zones, as well as architectural design standards for the Neighborhood Business Zone. These new standards aim to achieve a less auto-dominant feel to the Town Center over time. Moreover, the Town Center Beautification Plan, first adopted in 1998 and revised in 2005, and the streetscape and pedestrian improvements made and planned as a result of that plan have started to shift the feel of the Town Center from strip-style, auto-dominated development to a more walkable, village-style development.

CANDLEWOOD CORNERS

Candlewood Corners, located just half a mile east of the Town Center along Route 39, is a secondary small commercial node in New Fairfield. Approximately 6 acres of the western portion of Candlewood Corners are zoned Business and Commercial. An additional 15 acres are zoned Neighborhood Business (see Candlewood Corners Current Zoning and Land Use Map). The entire area is comprised of 13 parcels.

Candlewood Corners currently hosts a variety of uses, including commercial marine service and storage, a gas and automotive service station, office commercial, industrial (landscaping business), non-profit retail (Community Thrift Shop), and single- and two-family residential. The area is characterized by a mix of historic structures from the late 18th and early 19th centuries to the mid-1960s. Only about seven acres of the entire area is not currently in some form of commercial use.

MAP 9



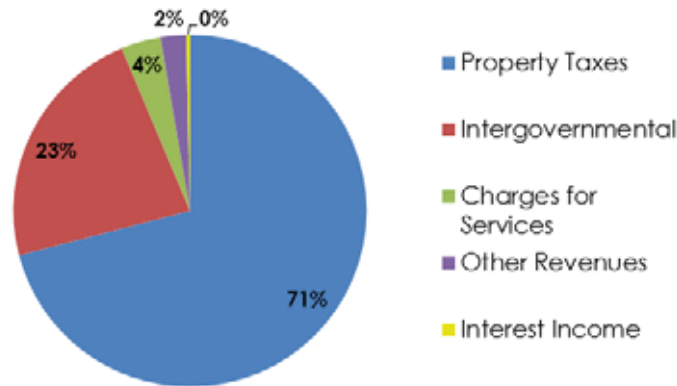
FISCAL INDICATORS

The Town has maintained a relatively healthy fiscal condition despite the economic recession that began in 2008. According to the latest Municipal Fiscal Indicators report available from the CT Office of Policy and Management, 2010 was the first year that property tax revenues decreased since 2006. The decrease was by approximately \$100,000 or about 0.2% of total revenues. Property tax revenues rebounded in 2011. The Town's bond rating, according to Moody's, increased from Aa2 to Aa1 in 2010, and its November 2012 Standard & Poor's rating was AAA. These are all high grade ratings indicating the Town's strong capacity to meet its financial obligations.

According to the Town's 2013 Audit Report, 71% of the Town's governmental revenues came from property taxes (see below). Grand List components (October 2010) were 90% residential property, 3% Commercial/Industrial, 6% motor vehicle and 1% personal property. This compares to the average breakdown of grand lists across the state is 70% residential, 17% commercial, 6% motor vehicle, 5% personal and 2% other property (CT OPM). New Fairfield is clearly much more reliant on residential properties for its Grand List than many communities in the state. Little growth is expected in the New Fairfield Grand List in the near-term due to this dependence on residential property tax and a lack of significant housing activity.

FIGURE 10

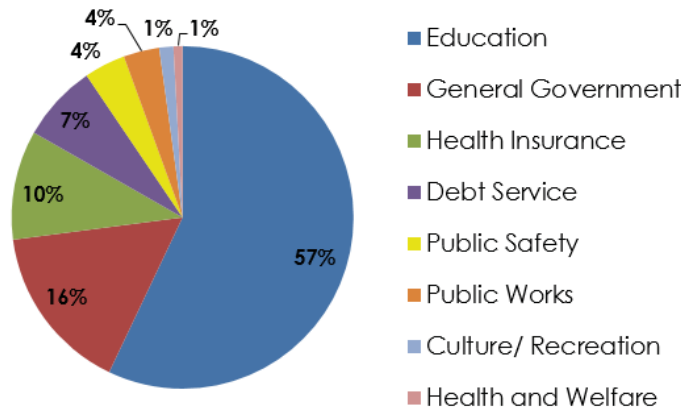
Municipal Revenues - FY 2013



Source: New Fairfield 2013 Audit Report

FIGURE 11

Municipal Expenditures - FY 2013



Source: New Fairfield 2013 Audit Report

The majority of New Fairfield's municipal expenditures are devoted to education spending (see Municipal Expenditures figure), as is common in Connecticut communities. However, New Fairfield was ranked 126 out of 169 Connecticut municipalities in expenditures per pupil for 2010-11, spending \$12,608 per pupil compared to a statewide average of \$13,944.

The rising cost of health benefits now also comprises more than 10% of municipal expenditures. The Town's debt per capita (for FY 2011) was \$2,364, 4.7% above the average for all Connecticut municipalities of \$2,253.

NEW FAIRFIELD MARKET PROFILE

According to an ESRI Business Analyst 2012 Retail MarketPlace Profile for New Fairfield, the median disposable income in the community is \$74,201. The Profile analyzes consumer spending to identify retail potential and retail sales by various industry groups in order to determine the "retail gap" (the difference between supply and demand for a given geography). "Leakage and surplus factors" are measures of the purchasing activity of New Fairfield consumers in and outside of the Town. A positive factor of 100 represents 100% leakage; i.e., New Fairfield consumers rely entirely on businesses outside of New Fairfield for those products and services. A factor of -100 indicates 100% surplus; i.e., all consumers for that product/service sold in New Fairfield are drawn in from outside the community.

As the table below shows, New Fairfield's limited business establishments primarily serve local residents, with the notable exception of florists. Even though New Fairfield businesses serve local residents, the overall leakage for all retail, food and drink categories is about 75. In other words, about 75% of New Fairfield consumers' retail, food and drink expenditures occur outside of New Fairfield.

TABLE 16

New Fairfield Retail MarketPlace Profile

	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/ Surplus Factor	# of Businesses
Industry Summary					
Total Retail Trade and Food & Drink	\$225,969,191	\$32,483,852	\$193,485,339	74.9	77
Total Retail Trade	\$203,384,376	\$27,603,267	\$175,781,109	76.1	63
Total Food & Drink	\$22,584,815	\$4,880,585	\$17,704,230	64.5	14
Industry Group					
Motor Vehicle & Parts Dealers	\$39,748,468	\$1,714,215	\$38,034,253	91.7	4
Furniture & Home Furnishings Stores	\$5,181,032	\$506,272	\$4,674,760	82.2	2
Electronics & Appliance Stores	\$6,538,830	\$654,769	\$5,884,061	81.8	7
Bldg Materials, Garden Equip. & Supply Stores	\$7,294,502	\$1,508,603	\$5,785,899	65.7	3
Food & Beverage Stores	\$39,102,399	\$7,761,311	\$31,341,088	66.9	8
Health & Personal Care Stores	\$19,668,896	\$2,603,775	\$17,065,121	76.6	7
Gasoline Stations	\$17,900,995	\$8,902,700	\$8,998,295	33.6	2
Clothing & Clothing Accessories Stores	\$14,668,207	\$628,167	\$14,040,040	91.8	4
Sporting Goods, Hobby, Book & Music Stores	\$5,367,370	\$602,661	\$4,764,709	79.8	4
General Merchandise Stores	\$27,337,653	\$132,855	\$27,204,798	99.0	1
Miscellaneous Store Retailers	\$6,668,283	\$1,861,142	\$4,807,141	56.4	16
Florists	\$366,320	\$573,240	-\$206,920	-22.0	4
Office Supplies, Stationery & Gift Stores	\$1,977,514	\$58,106	\$1,919,408	94.3	2
Used Merchandise Stores	\$430,908	\$0	\$430,908	100.0	0
Other Miscellaneous Store Retailers	\$3,893,541	\$1,229,796	\$2,663,745	52.0	10
Nonstore Retailers	\$13,907,741	\$726,797	\$13,180,944	90.1	5
Food Services & Drinking Places	\$22,584,815	\$4,880,585	\$17,704,230	64.5	14

Source: ESRI Business Analyst, 2012

The 2003 New Fairfield Plan of Conservation and Development made several recommendations to enhance business development in the community. Most of those recommendations were incorporated into revisions to the Town's Zoning Regulations adopted in 2009. These include:

- ✦ Discouraging strip-style commercial development and encouraging architectural styles in keeping with New Fairfield's character through design standards incorporated into the Zoning Regulations.
- ✦ Implementing the recommendations of the Town Center Beautification Study first developed in 1998. The Town implemented several of the recommendations in the first half of the decade, including a streetscape project along Route 39 near the Town Hall and Library, and several plantings near and around the Routes 37 and 39 intersection. The Center Beautification Study was then updated in 2005 to reflect new development in the Center, and develop additional recommendations for pedestrian and streetscape improvements. In addition, the Town obtained a Small Town Economic Assistance Program (STEAP) grant to build the new walkway from the new Senior Center to Veterans Green and the Town Center.

Candlewood Lake is a regional attraction for recreationists and seasonal residents. New Fairfield hosts two state boat launches, at Squantz Pond State Park and Squantz Cove. The Squantz Pond launch is small with parking for only 25 trailers, while the Squantz Cove launch is a larger facility with parking for 100 trailers. The Town Marina is accessible to New Fairfield residents only, and therefore serves as an important amenity to year-round and seasonal residents, but not necessarily a tourist attraction. A couple of small private marinas operate in New Fairfield (Chatterton and Knollcrest). The Knollcrest Marina is for the private residential community of Knollcrest only, while Chatterton is a full-service commercial marina with slips. In addition, the Candlewood Yacht Club is located in New Fairfield. This is a private marina for sailboat owners only.

As described in the housing section, New Fairfield experienced an increase in seasonal housing units from 2000 to 2010 (likely from an increase in second-home ownership, rather than new construction). This seasonal recreation activity is another important component of New Fairfield's economy with several businesses near the Lake devoted to water-based activities. Moreover, the Connecticut Economic Resource Center (CERC) identified arts, entertainment and recreation as an emerging strength in the Housatonic Valley region. Recognizing the significant boating and recreation businesses located in Danbury, Brookfield and New Milford also located on Candlewood Lake, New Fairfield captures just a portion of the recreation market.

The Western Connecticut Economic Development Alliance is currently working on a Comprehensive Economic Development Strategy (CEDS) for the Housatonic Valley region. As information and strategies are released from the regional CEDS planning process, they may be incorporated into this update.

FINDINGS

New Fairfield's economic base relies heavily on small-businesses, a small number of retail and service establishments and local workers. Strategies aimed at economic development must support this existing base, and may include diverse actions, ranging from programs to foster entrepreneurship to continuing to implement pedestrian and beautification improvements to bolster the economic vitality of the Town Center.

New Fairfield has limited opportunity for commercial/industrial growth. With commercial and industrial zones concentrated in the Town Center and Candlewood Corners, there is limited opportunity for new development that is not re-development or infill development on existing sites. In addition, the lack of sewer and water services limits the potential for intensive commercial development. Therefore, strategies must focus on commercial growth of an appropriate size and scale for the community.

Most New Fairfield workers are connected to the regional economy. As the 2009 *Housatonic Valley Regional Plan of Conservation and Development* identifies, among the most important economic resources in the region is a highly skilled and trained workforce. This is true for New Fairfield, as median and per capita incomes signal skilled wage-earners. In order to maintain and augment this segment of the

population, economic development strategies might focus on ensuring that a diverse housing stock attractive to workers of various ages is available, advocating for transit accessibility along major commuting routes, maintaining high quality municipal services, and marketing the community within the region.

Seasonal, recreation-based economic activity is important to the local economy.

Strategies to promote this sector of the economy might include overlay zoning for water-based business activity on appropriate parcels, while maintaining community character; and, supporting water quality initiatives to maintain the attractive draw of Candlewood Lake, Ball Pond and Squantz Pond.

NATURAL RESOURCES, OPEN SPACE, PARKS, RECREATION & AGRICULTURE

6

INTRODUCTION

Understanding the extent and quality of natural resources in a community is a key component of comprehensive planning. Natural resources not only provide vital ecologic functions, such as providing habitat, enhancing flood control and maintaining water quality; but also influence quality of life for residents and businesses. Parks and recreation, and open spaces are also important characteristics of a community, and help define development patterns. This chapter inventories natural resources, parks and recreation facilities, and open spaces in New Fairfield. These inventories are intended to facilitate the Planning Commission's ability to set goals and objectives for guiding growth in an environmentally sensitive manner and ensuring adequate parks and recreation facilities to serve the community's needs over the next decade.

NATURAL RESOURCES

The Town of New Fairfield is located in the hills of the Western Uplands area of Connecticut. Elevations range from about 428 feet above sea level along the shores of Candlewood Lake to 1,210 feet at the extreme northwest corner of Town. The rugged, semi-mountainous terrain has small areas of glacially-created upland ridges among lower mountains, especially in the southwestern section.

BEDROCK GEOLOGY

The bedrock geology of New Fairfield is largely metamorphic rock such as gneiss and schist, formed when tectonic shifting created extremely high pressure and heat, transforming the original rock. New Fairfield, on the western edge of Connecticut, was part of the original Proto-North American continent. This geologic section, or terrane, has some of the oldest bedrock in the state at 450 million to 1.1 billion years old.

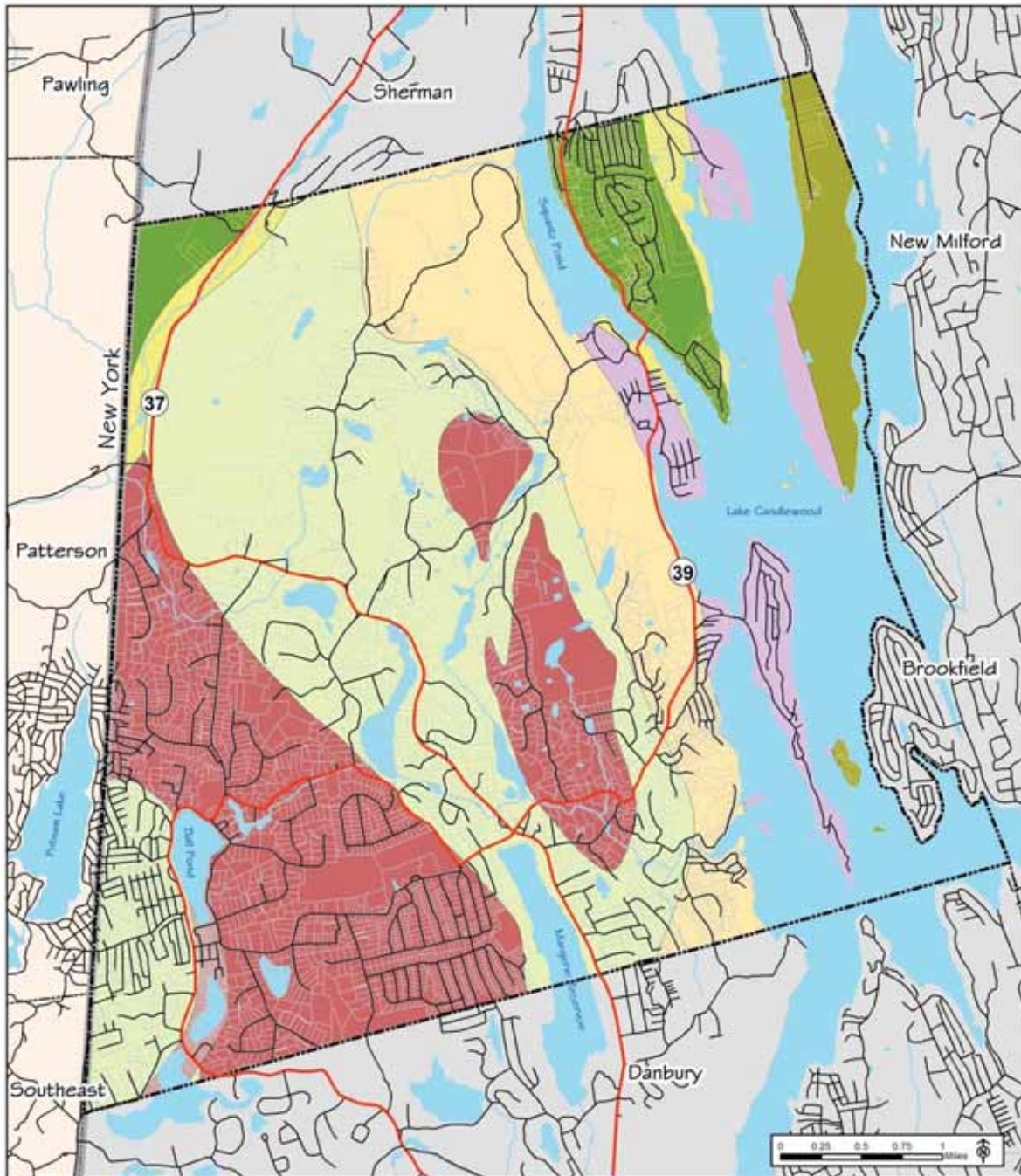
As shown in the *Bedrock Geology* map, the bedrock geology of New Fairfield consists of three main north-south bands of Auger, Hornblende and Pink Granitic Gneiss. Each of these formations consists primarily of gneiss, a hard metamorphic rock.

SURFICIAL GEOLOGY

While the bedrock of New Fairfield was shaped by tectonic forces, the surficial geology, or rock and soil above bedrock, were formed by glacial deposition. The









advance and retreat of glaciers eroded many of the river and stream valleys we know today, and deposited glacial till on the underlying bedrock.

The *Surficial Geology* map shows New Fairfield's surficial geology, which consists primarily of glacial till. Till contains an unsorted mixture of clay, silt, sand, gravel and boulders deposited by glaciers. Some sand and gravel deposits are located around Quaker and Gerow Brooks on the western edge of Town.



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Geologic Formations

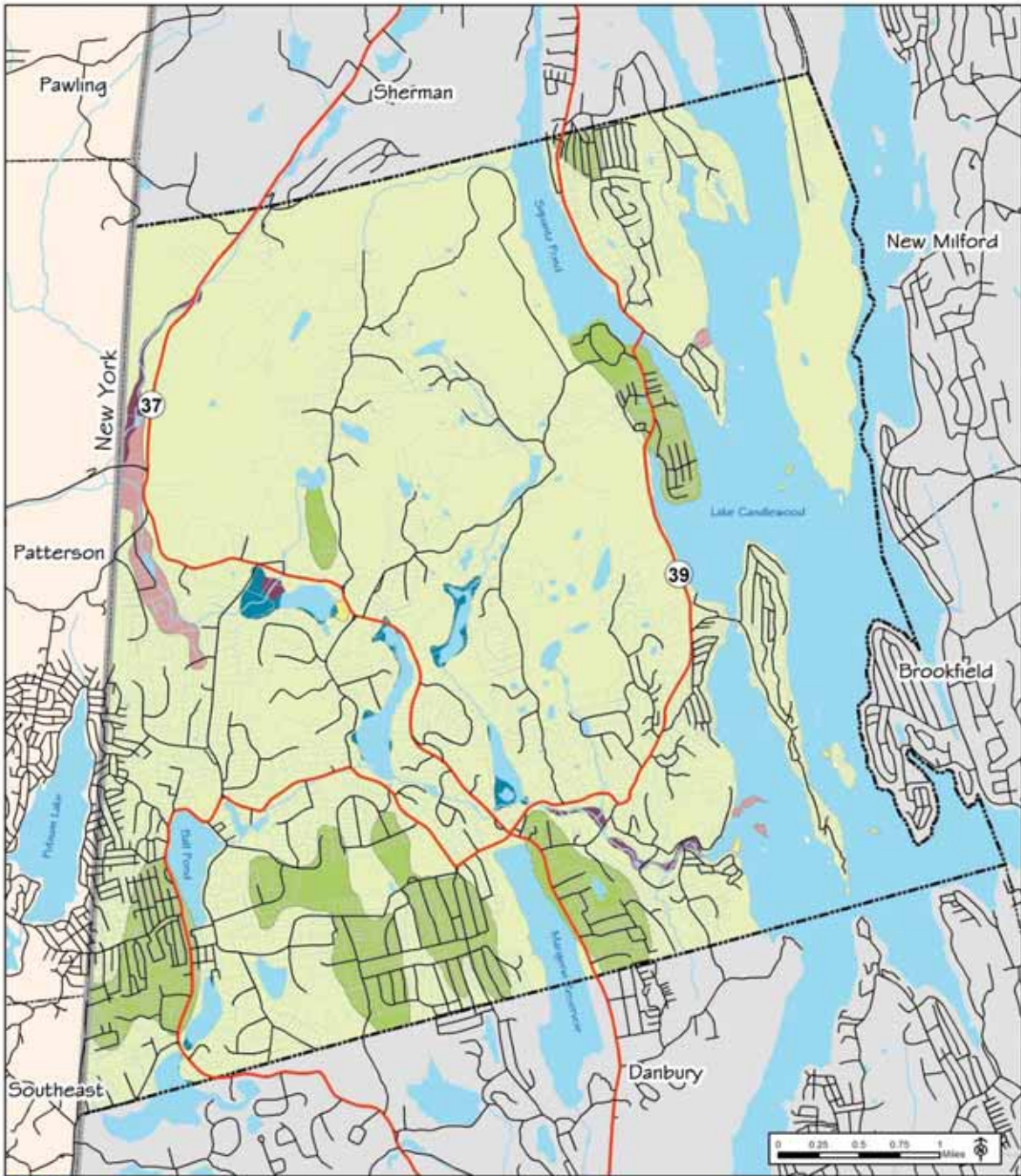
- | | |
|--|---|
|  Basal marble member of Walloomsac Schist |  Augen gneiss |
|  Gneiss of Highlands masifs |  Dalton Formation |
|  Hornblende gneiss and amphibolite |  Manhattan Schist |
|  Rusty mica schist and gneiss |  Pink granitic gneiss |

Source:
Base Map: CT 1997 - CT Town Boundaries,
CT Hydrography (2012)
US 303 Geomorphology 90' Town Boundaries,
NY Hydrography (2012)
StreetMap USA (2011)

This map is prepared for planning purposes only.
Discrepancies may not be noted.

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Surficial Materials

Surficial Geology

- | | | | |
|---|------------------------------------|---|------------|
|  | ALLUVIUM OVERLYING SAND AND GRAVEL |  | SWAMP |
|  | GRAVEL |  | THICK TILL |
|  | SAND AND GRAVEL |  | TILL |

Source:
 Base Map: CT DEP - CT Town Boundaries,
 CT Hydrography (2012),
 GIS GIS-Corridorview 90° Town Boundaries,
 CT Hydrography (2012),
 Shorelines (USA 2001)

This map is intended for planning purposes only.
 Conditions may not be exact.

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SOILS

Certain soil types are valuable for their intrinsic characteristics and the ecological services they provide. Other soils impose limitations on potential development. For these reasons, soil types are an important consideration during the comprehensive planning process.

HYDROLOGIC SOIL GROUPINGS

Hydrologic soil groups are classifications of soil types based on their run-off and water transmission characteristics. During heavy rainfalls, water that cannot infiltrate back into the ground instead runs off, contributing to flooding and erosion. In general, soils that have a high proportion of clay tend to swell and cause runoff when wet, while soils with a high proportion of sand tend to allow water to infiltrate. In addition, depth to bedrock or the water table also affects the amount of water that soil can absorb. A high water table or shallow depth to bedrock gives water less depth to infiltrate into the soil, and make runoff more likely.

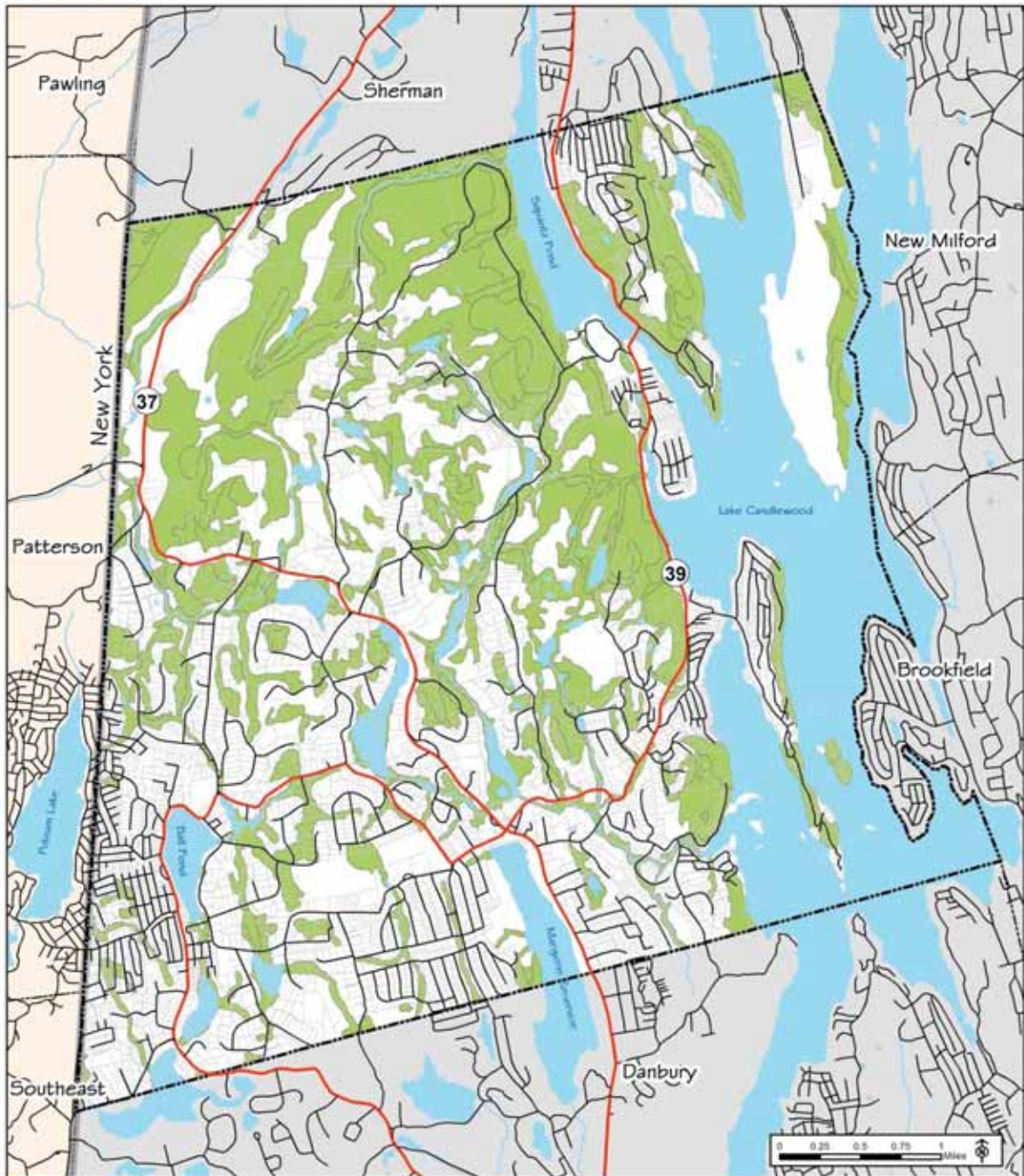
The four hydrologic soil groups are:


- ✦ Group A – Soils that have low runoff potential when thoroughly wet, and water is transmitted freely through the soil.
- ✦ Group B – Soils in this group have moderately low runoff potential when thoroughly wet, and water transmission through the soil is unimpeded.
- ✦ Group C – Soils in this group have moderately high runoff potential when thoroughly wet and water transmission through the soil is somewhat restricted.
- ✦ Group D – Soils in this group have high runoff potential when thoroughly wet and water movement is restricted or very restricted.

(USDA - NRCS, May 2007)

Group D soils are considered to be sensitive to development, as they are poor at infiltrating water, rendering them poorly suited for septic systems or other uses that require adequate drainage.


Group D soils in New Fairfield are shown on the *Hydrologically Sensitive Soils* map. In New Fairfield, Group D soils account for 39% of land area and are generally associated with areas that have shallow depth to bedrock.



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Hydrologically Sensitive
Soils

Legend

 Hydrologic Group D Soils

Source:
Base Map: CT DEP - CT Town Boundaries,
CT Hydrography 001 (2),
GIS - GIS Commission 10' Town Boundaries,
MT Hydrography 001 (2),
StreetsMap USA 2011

This map is intended for planning purposes only.
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WETLAND SOILS

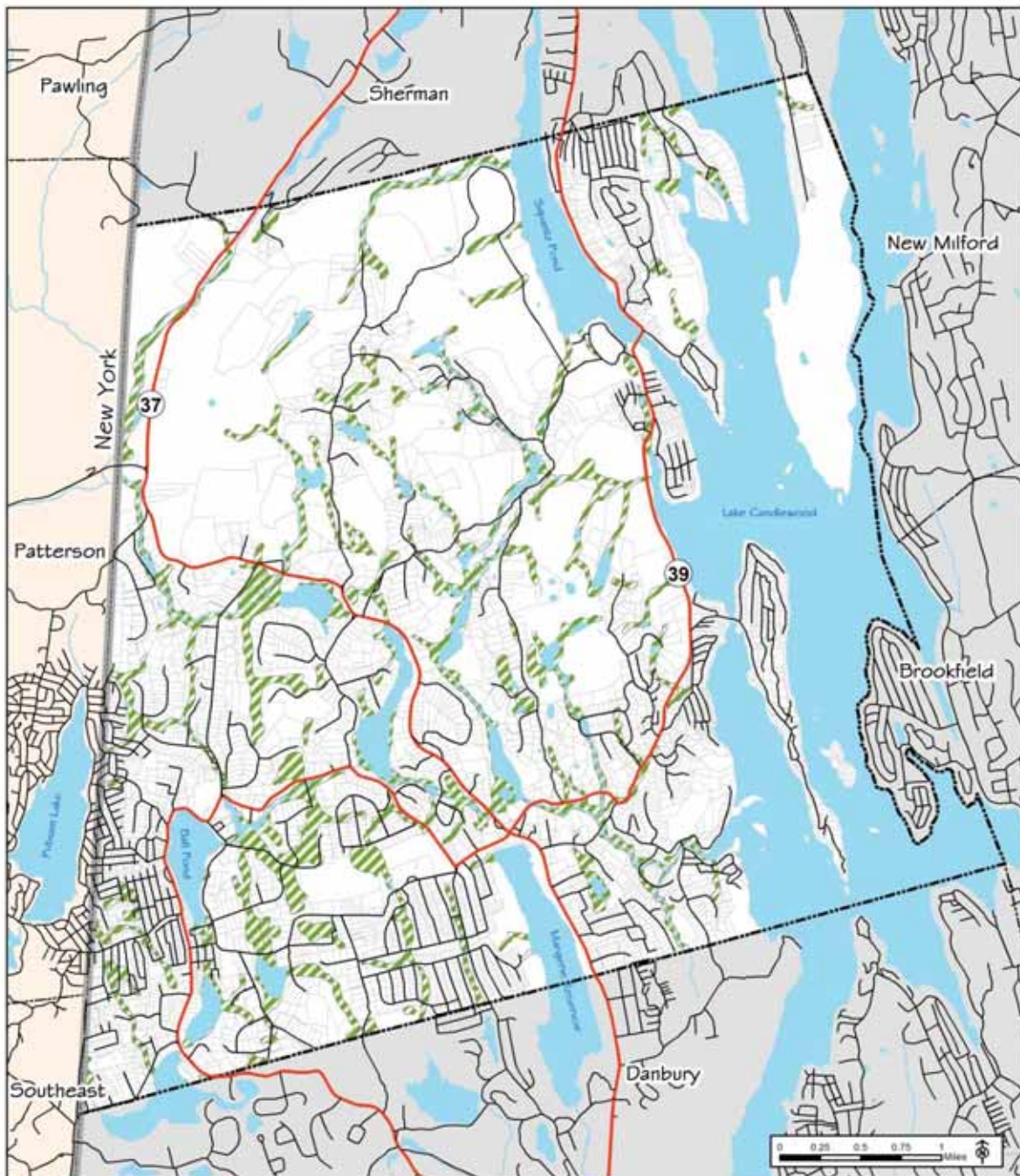
Wetlands and other watercourses are essential to supply adequate surface and ground water, control flooding and erosion, recharge and purify groundwater, and provide habitat for many terrestrial, aquatic, and plant species.

In Connecticut, wetlands are defined by soil types, specifically soils that are classified as Poorly Drained, Very Poorly Drained, and/or Alluvial/floodplain by the Natural Resources Conservation Service (NRCS) of the U.S. Geological Survey. New Fairfield's wetlands are shown in the following *Wetland Soils* map. Wetland soils in New Fairfield are generally associated with existing watercourses and low-lying valley areas and constitute approximately 1,300 acres of land.

FARMLAND SOILS

According to the Code of Federal Regulations, the NRCS is charged with keeping a current inventory of the prime farmland and unique farmland of the United States to identify important rural lands needed to produce food, feed, fiber, forage, and oilseed crops. Prime farmland soils do not refer to land currently in agricultural production, but to soils that have the best combination of physical and chemical characteristics to potentially produce sustained high yields of crops in an economical manner. State agencies may also designate "additional farmland of statewide importance," also considered important for agricultural production.

In New Fairfield, about 1,900 acres of land qualify as Prime or Important Farmland Soils. However, especially in the southern portion of New Fairfield, these areas have largely been developed as single-family housing. The following *Farmland Soils* map shows the location of these soils.



Town of New Fairfield, Connecticut
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Legend

 Wetland Soils

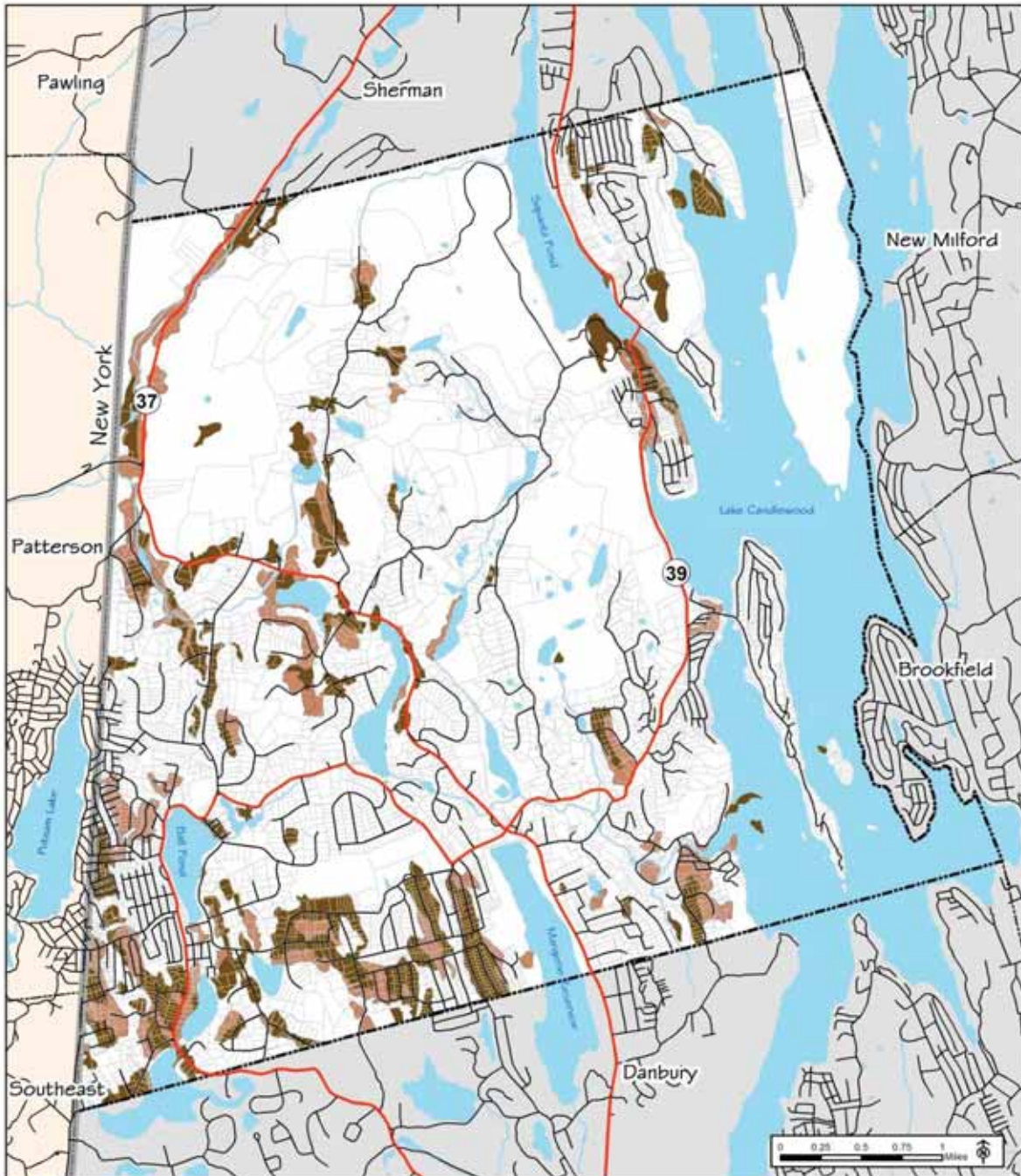
Wetland Soils

Source:
Base Map: CT DEP - CT Town Boundaries,
CT Hydrography (03-12)
MS GIS Commission 90- Town Boundaries,
MT Hydrography (03-12)
StreetMap USA (03-11)

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Legend

Farmland Soils

- Prime Farmland Soils
- Additional CT Important Farmland Soils

Sources:
 Base Map: CT DEP - CT Town Boundaries,
 CT Hydrography (2012),
 GIS GIS-Cadastre/USGS - Town Boundaries,
 NY Hydrography (2011),
 StreetMap USA (2011)

This map is intended for planning purposes only.
 Detailed maps may not be used.

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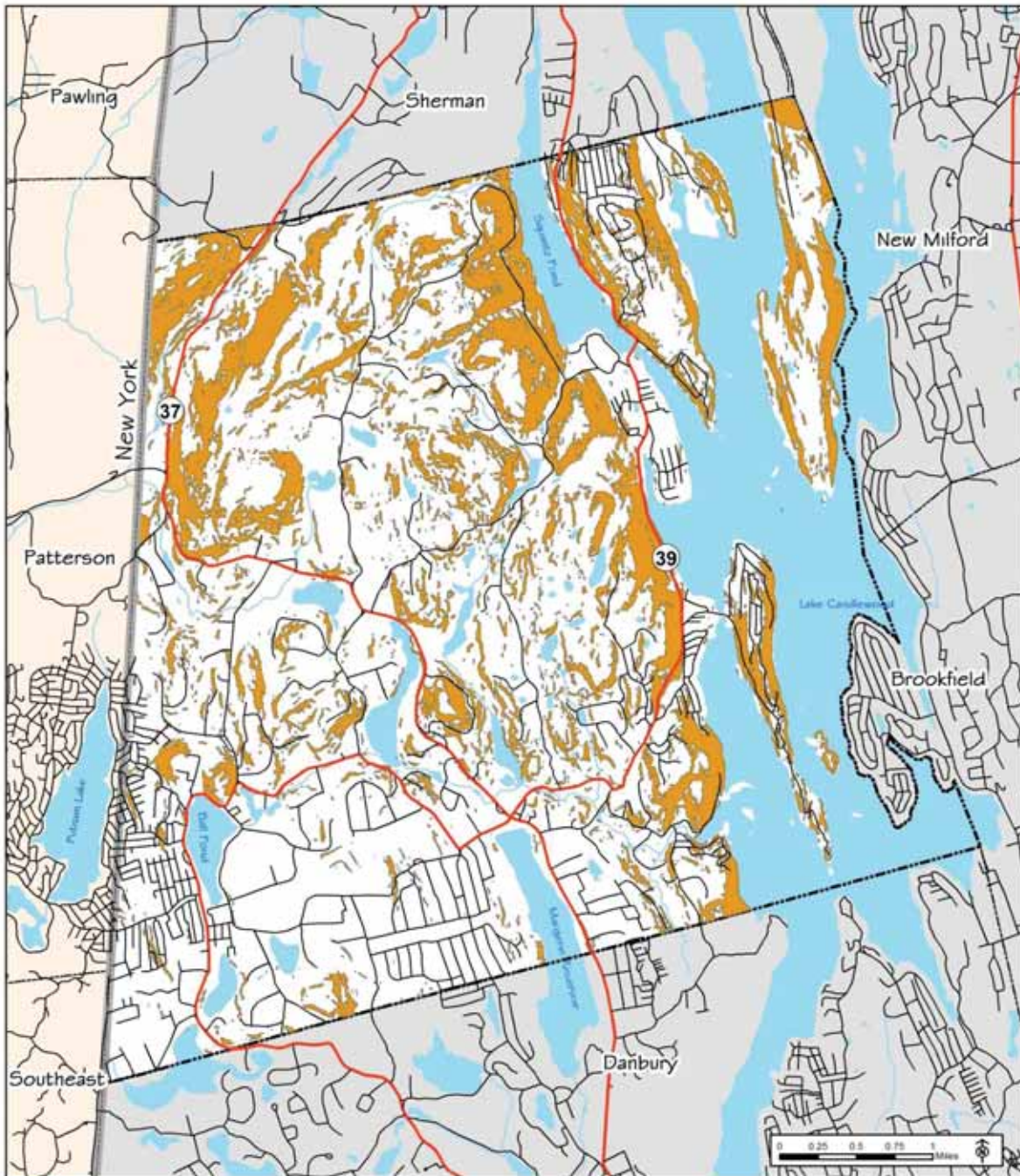
STEEP SLOPE SOILS


Steep slope soils are an important development consideration. While the stability of a slope depends on a variety of factors from underlying geology to vegetation cover, as a general rule steep slopes pose challenges to development due to difficulty building foundations and siting septic systems. In addition, these areas pose additional hazards in increased erosion and surface runoff. As a semi-mountainous region, New Fairfield has abundant steep slope soils.

The November 1, 2012 New Fairfield Zoning Regulations specifically exclude slopes greater than 25% (as well as wetlands and floodplains) from calculations of buildable land. The *Steep Slope Soils* map shows areas of steep slope (greater than 25%) in New Fairfield.

SOILS WITH SHALLOW DEPTH TO BEDROCK

Soil depth to bedrock is another important development consideration. Shallow soils can affect on-site septic system capabilities and require excavation or blasting of bedrock to secure foundations and footings. About 4,500 acres of land in New Fairfield have shallow depth to bedrock due to the mountainous terrain, as shown in the *Shallow Depth to Bedrock Soils*.



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Sources:
Base Map: CT DEP - CT Town Boundaries,
CT Hydrography (2012),
MIS GIS Commission 90 - Town Boundaries,
M Hydrography (2012),
StreetMap USA (2011)

This map is intended for planning purposes only.
Alternative maps may be used.

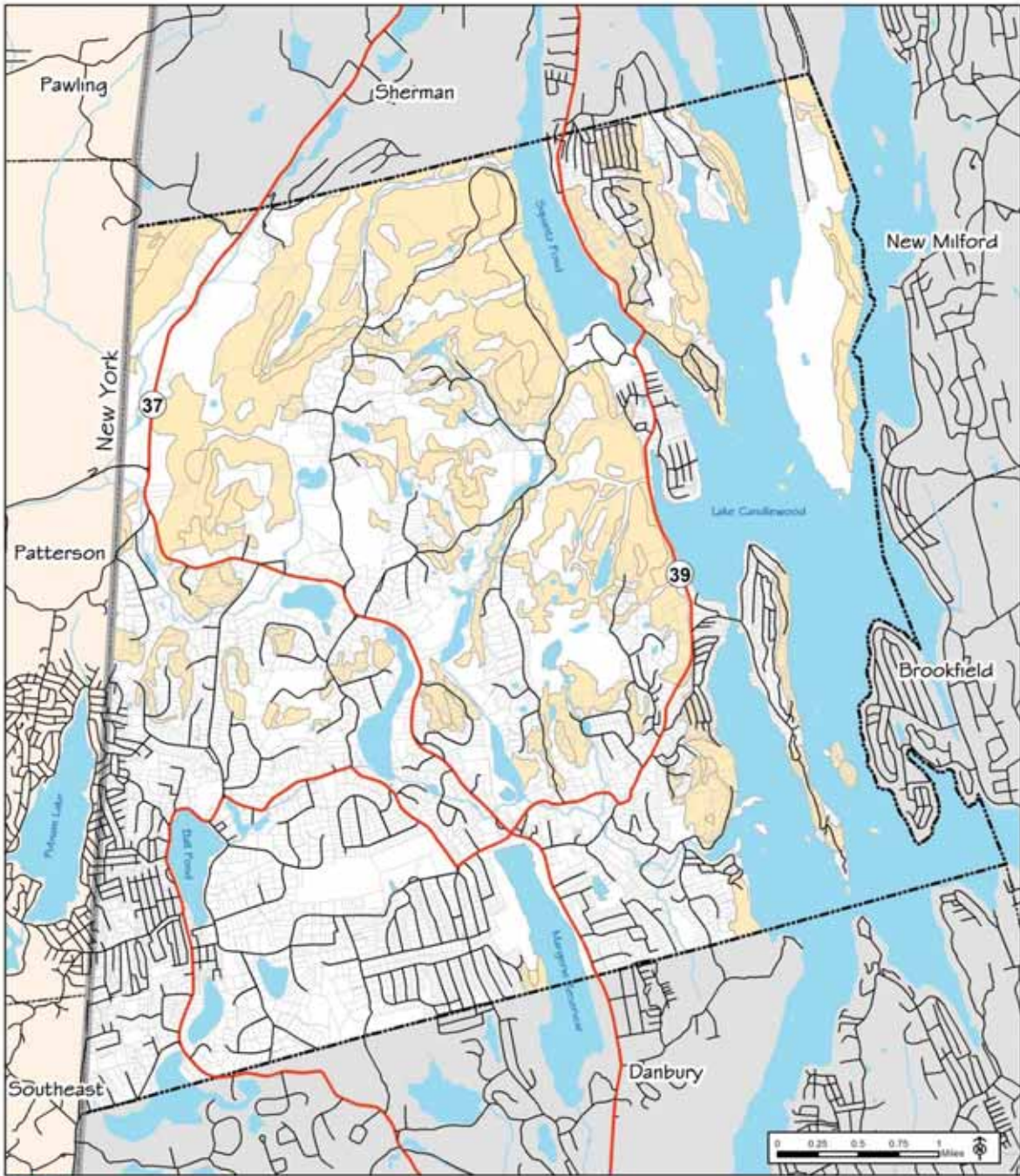
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Legend

Steep Slopes

 >25% Slope



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Sources:
 Base Map: CT DEP - CT Town Boundaries,
 CT Hydrography (2012),
 405-05 Cartographic W- Town Boundaries,
 CT Hydrography (2012),
 StreetMap USA (2011)

This map is intended for planning purposes only. It should not be used for legal purposes.

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Shallow Depth to
 Bedrock Soils

Legend

 Shallow Soils (Max. Depth <60")

WATER RESOURCES

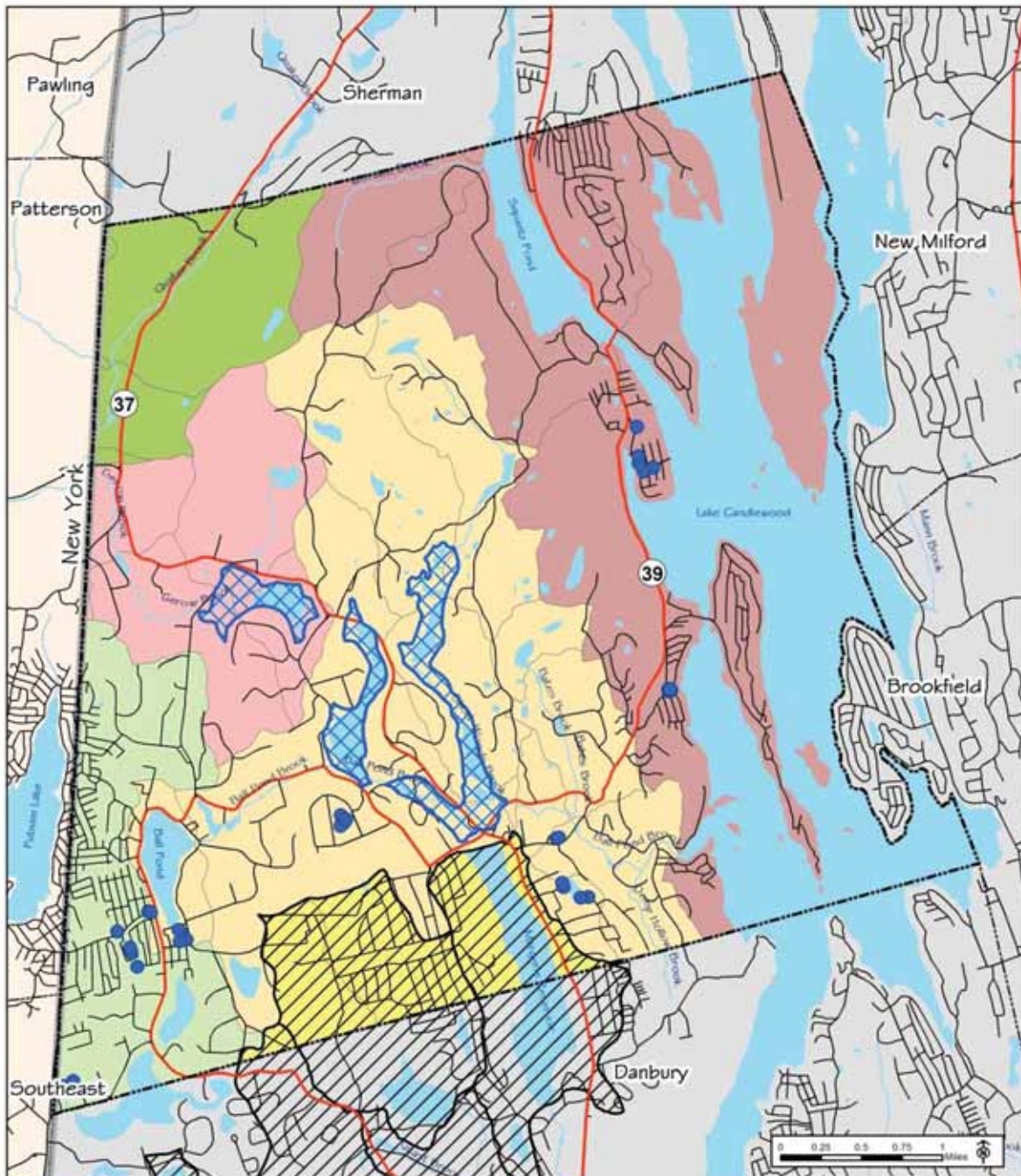
Water resource protection was a dominant theme of the 2003 POCD. New Fairfield has many important water resources, including wetlands and watercourses, public water supply watersheds, groundwater resources, and Candlewood Lake, the largest lake in the state. Candlewood Lake, created in 1929 as a reservoir for a hydroelectric plant on the Housatonic River, is also a recreational site of state-wide importance.

SUBREGIONAL WATERSHEDS AND PUBLIC WATER SUPPLY

A watershed is defined as all the land and waterways that drain into the same body of water, meaning that activities anywhere within the watershed can affect water quality. Since water flows downhill, watershed boundaries are largely determined by changes in elevation and natural drainage patterns. Watersheds are also nested, in that smaller watersheds join together and contribute to larger watersheds.

All rainfall and waterways in New Fairfield drain into one of six subregional watersheds: Ball Pond Brook, Corner Pond Brook, East Branch Croton River, Candlewood Lake, Padanaram Brook and Quaker Brook. The Corner Pond Brook, East Branch Croton River, and Quaker Brook watersheds on the western half of New Fairfield drain into neighboring New York State, and ultimately into the New York – New Jersey Harbor. Candlewood Lake, Ball Pond Brook, and Padanaram Brook are part of the larger Long Island Sound watershed.

While only the Padanagram Watershed is currently a Connecticut public water supply watershed, all of the watersheds within New Fairfield are considered as potential future public water supply watersheds. The Padanaram Brook watershed drains to Margerie Reservoir, which supplies Danbury's water system. The western watersheds that drain to New York State are part of the public water supply for the New York City metropolitan area. The Ball Pond Brook and Candlewood Lake watersheds both drain into Candlewood Lake, which is considered a potential future water supply source.



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Watersheds & Public Water Supply

- Community Wells
- ▨ Stratified Drift Aquifer
- ▨ CT Public Water Supply Watershed
- Ball Pond Brook
- Corner Pond Brook
- East Branch Croton River
- Lake Candlewood
- Padanaram Brook
- Quaker Brook

Legend

Sources:
 Base Map: CT DEP - CT Town Boundaries,
 CT Hydrography (2012),
 GIS GIS-Cadastre/2011-Town Boundaries,
 NY Hydrography (2011),
 StreetMap USA (2011)

This map is intended for planning purposes only.
 Distances may not be exact.

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WATER QUALITY

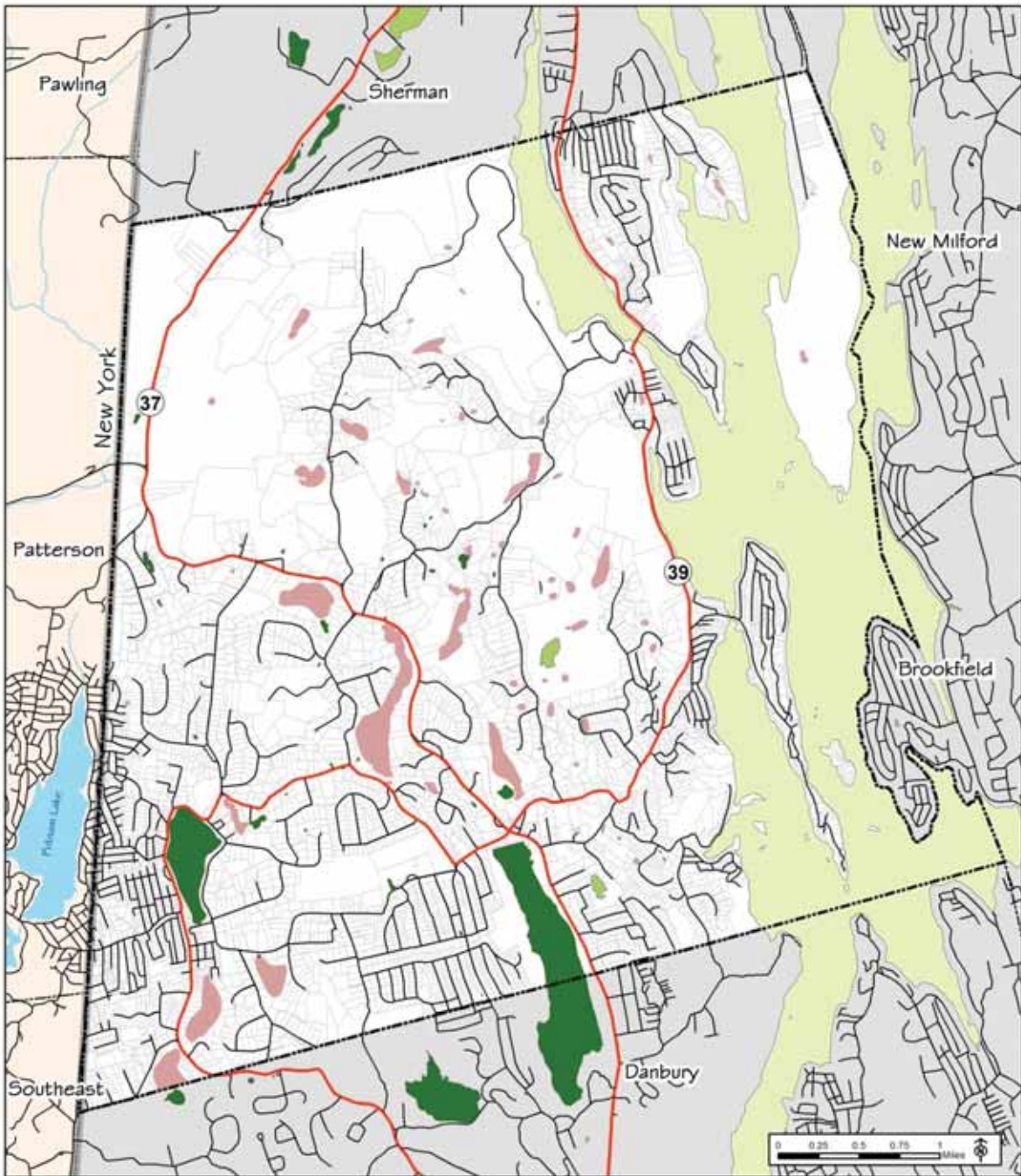
The quality of surface waters often serves as an indicator of the burdens of development and human activity on water resources. Poorer quality waters often suffer from water quality events, such as spills, or more generally contaminated runoff within the watershed.

Connecticut's Water Quality Standards articulate State policies regarding designated uses. These standards underpin environmental programs, pollution discharge elimination permits, water quality certification programs, remediation programs, and monitoring and assessment programs. The Water Quality Standards describe physical characteristics of the water as well as designated uses and discharges.

- ✦ Class AA: Surface waters designated for: existing or proposed drinking water supplies; habitat for fish and other aquatic life and wildlife; recreation; and water supply for industry and agriculture.
- ✦ Class A: Surface waters designated for: habitat for fish and other aquatic life and wildlife; potential drinking water supplies; recreation; navigation; and water supply for industry and agriculture.
- ✦ Class B: Surface waters are designated for: habitat for fish and other aquatic life and wildlife; recreation; navigation; and industrial and agricultural water supply.
- ✦ Class B*: Applicable to Candlewood Lake; is a subset of Class B waters and is identical in all ways to the designated uses, criteria and standards for Class B waters except that no direct discharges are allowed.

The Water Quality Standard classifications for New Fairfield waters are shown in the *Surface Water Quality* map by designated uses. Margerie Reservoir, Ball Pond, and some smaller ponds are rated the highest water quality and are suitable for existing drinking water. Forest Lake, Saw Mill Road Pond, and other smaller ponds have water quality suitable for potential drinking water. Candlewood Lake has a special classification in the state designated for habitat for fish and other wildlife and recreation, but not for potential drinking water. No direct discharges are allowed in Candlewood Lake, as in other Class B waters.

In addition to the public water supply watershed identified around Margerie Pond, the Town's Zoning Map identifies Aquifer Protection Areas for primary and secondary aquifer recharge areas that are a source of public drinking water. The Aquifer Protection Overlay zoning regulations institute the State's Aquifer Protection Area Program to protect these important groundwater resources.



Town of New Fairfield, Connecticut
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Sources:
 Base Map: CT DEP - CT Town Boundaries,
 CT Hydrography (2012),
 GIS (2012) Connecticut NP - Town Boundaries,
 CT Hydrography (2012),
 StreetMap USA (2011)

This map is intended for planning purposes only.
 Discretion may not be used.
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Legend

- AA: Support Existing Drinking Water, Fish/Wildlife, Recreation
- A: Support Potential Drinking Water, Fish/Wildlife, Recreation
- B, B': Fish/Wildlife, Recreation
- Marsh (Not Assessed for Water Quality)

Surface Water Quality

FLOOD ZONES

Flood zones are areas that the Federal Emergency Management Agency (FEMA) has identified as having some level of flood risk. These include floodplains, river or stream valleys, and shoreline areas subject to coastal flooding events. FEMA categorizes flood zones by risk probability. A 100-year flood zone has a one percent chance of flooding in any given year, or floods on average once every hundred years. These are considered high risk areas for development. A 500-year flood zone has only a 0.2 percent chance of flooding in any given year, or floods on average once every five hundred years.

The *FEMA Flood Zones (2010)* map shows that New Fairfield has relatively little land within a 100-year flood zone, mainly on the edges of lakes and steam beds. The 2010 flood zone mapping has no significant changes from previous FEMA maps.

SIGNIFICANT HABITATS AND STATE-LISTED SPECIES

New Fairfield's variety of topography, forested lands, and coastal resources provide exceptional habitat for a variety of plants and animals. The CT DEEP has inventoried sites across the state that contain habitats of endangered, threatened and special concern species in the Connecticut Natural Diversity Database (NDDDB). The database represents years of biological surveys and identify areas that are unique and receive special protection status.

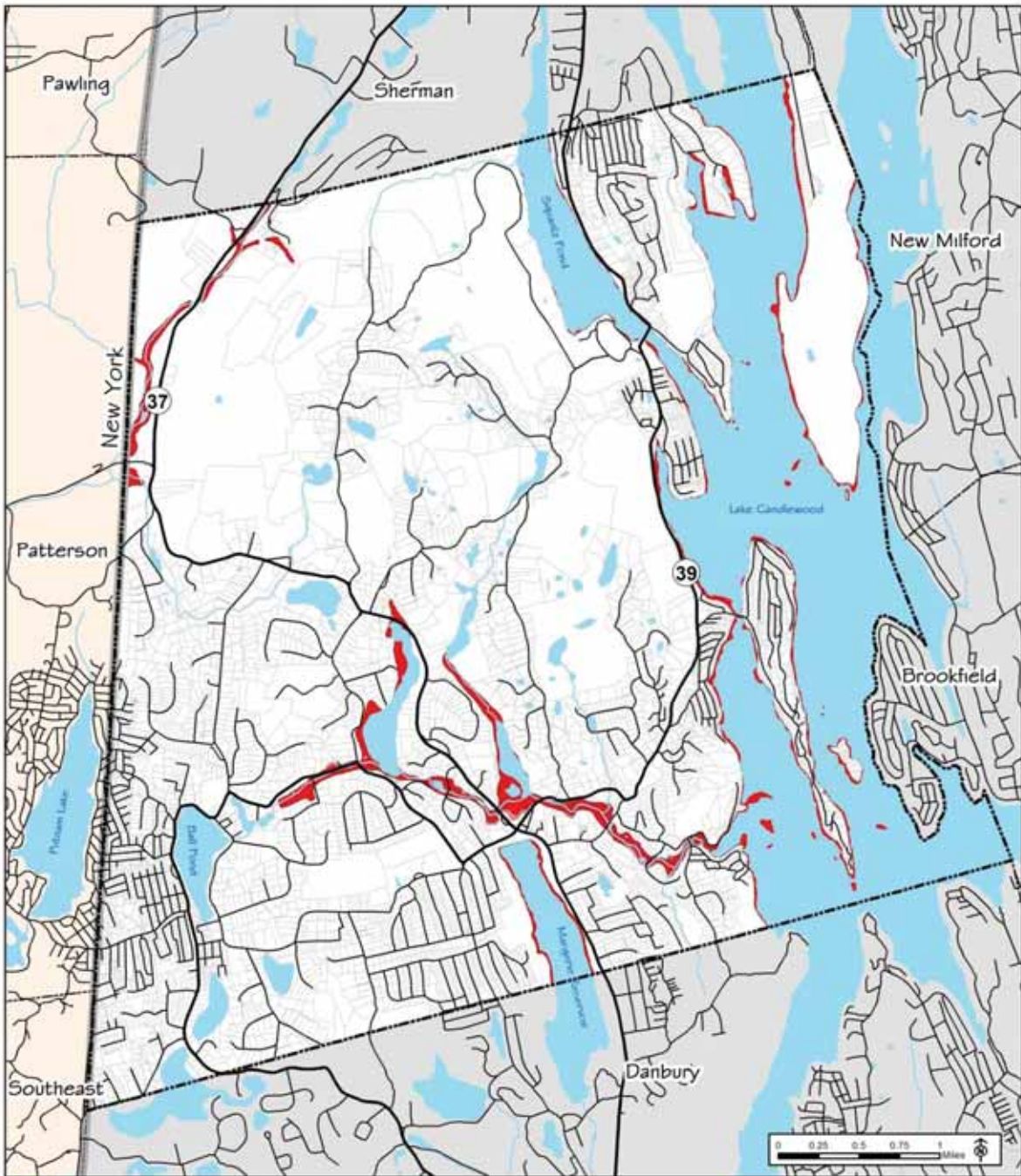
The *Significant Habitat & State Listed Species* map highlights these areas. Candlewood Lake, in particular, is an important site for species listed in the NDDDB. Information about which species are included in the NDDDB and which species may be found in New Fairfield can be obtained through CT DEEP.

AREAS PHYSICALLY SENSITIVE TO DEVELOPMENT

The natural resources inventory represents the natural attributes of New Fairfield that may constrain development. Given the scale of the maps presented in this memo, it is important to recognize that this analysis is not intended to determine the suitability of particular parcels or sites for development. Rather, this analysis points to large areas of the community with multiple physical constraints that may be appropriate for targets of conservation efforts.

Properties that are particularly sensitive to development are shown on the map, *Areas Physically Sensitive to Development*. These areas include those with shallow, wetland and/or steep slope soils, as well as 100-year flood zones, and cover approximately 50% of the Town's land area. Additional constraints are presented by habitats identified in the Natural Diversity Database, public water supply watershed lands. Appropriate development techniques and siting can be used to mitigate these additional constraints.

The information in this memo must be considered as the planning process evolves into setting goals and policies for guiding future development and conservation efforts.



Town of New Fairfield, Connecticut
Plan of Conservation and Development Update

FEMA Flood Zones
 (2010)

Legend

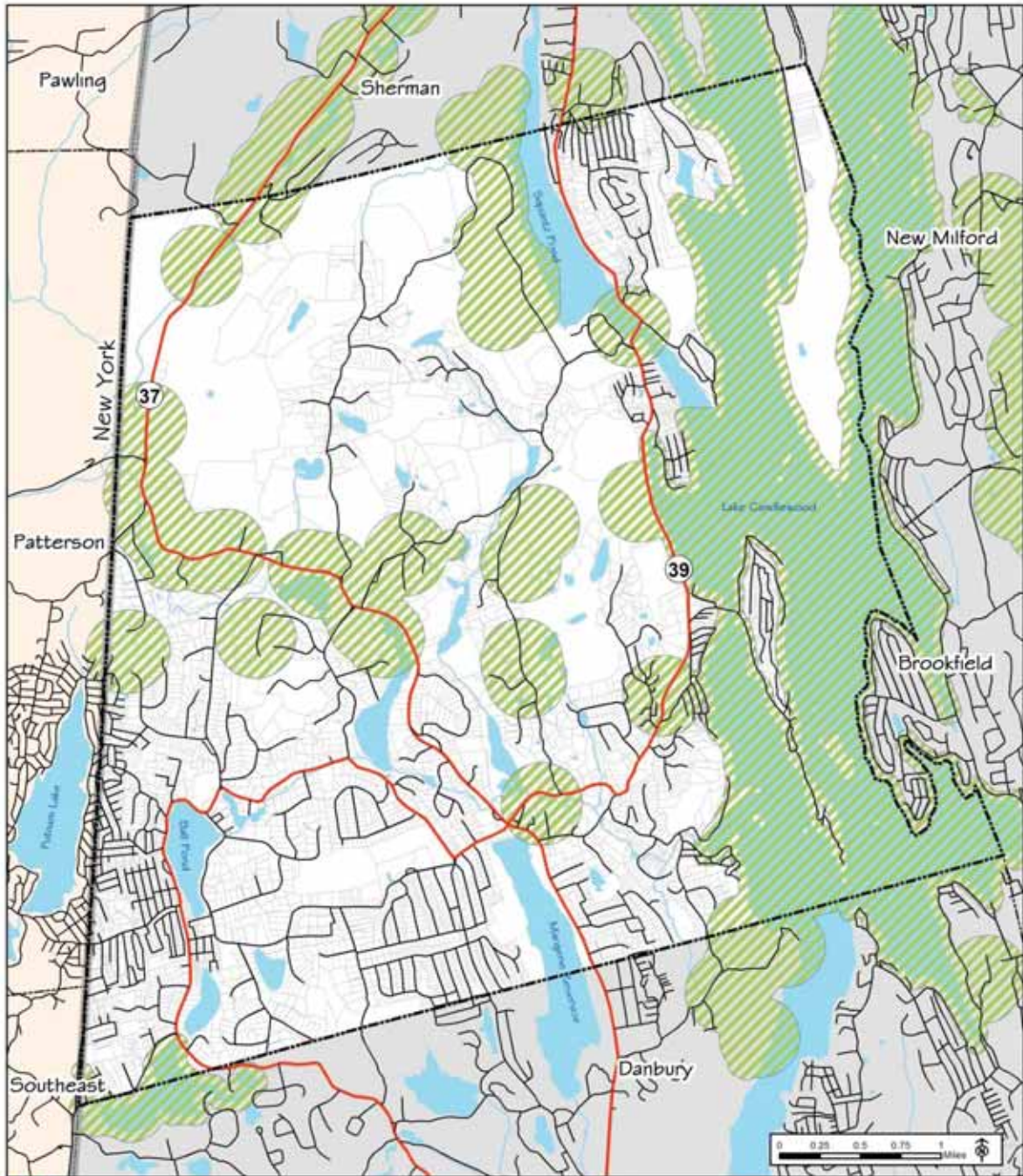
- 100-Year Flood Zone
- 500-Year Flood Zone


Sources:
 Base Map: CT DEP - CT Town Boundaries,
 FEMA Flood Zones (2010),
 CT Hydrography (2011),
 GIS 2010 (Copyright 2011), Town Boundaries,
 GIS Hydrography (2011),
 StreetsMap USA (2011)

This map is intended for planning purposes only.
 Discretion may not be used.

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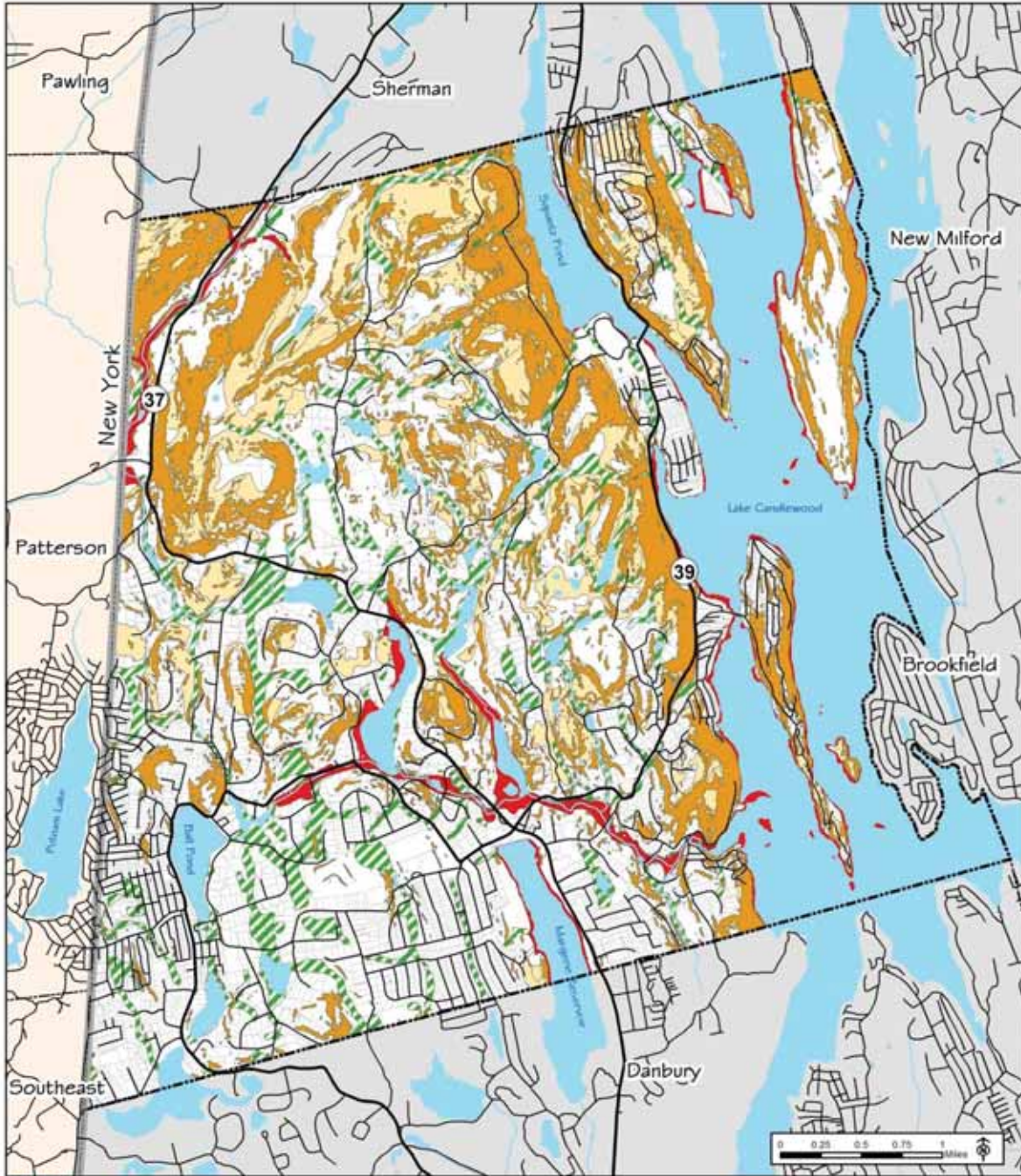
 **Town of New Fairfield, Connecticut**
 Plan of Conservation and Development Update

Sources:
 Base Map: CT DEEP - CT Town Boundaries, WGSN 2011 (S)
 CT Hydrography 2011 (S)
 WFS 2011 (Geographic) W/ Town Boundaries, W/ Hydrography 2011 (S)
 StreetMap 2014 (2011 L)
 This map is intended for planning purposes only. Discrepancies may not be noted.
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Significant Habitat
 & State Listed Species

Legend
 Natural Diversity Database Site

 **MILONE & MACBROOM**
Engineering, Landscape Architecture, and Environmental Science



Town of New Fairfield, Connecticut
Plan of Conservation and Development Update

Areas Physically
 Sensitive to Development

Physical Constraints

-  Wetland Soils
-  100-Year Flood Zone
-  Slopes >25%
-  Shallow Soils (Max. Depth <60')

Source:
 Base Map: CT DEP - CT Town Boundaries,
 CT Hydrography (2012),
 NYS GIS Clearinghouse NY State Boundaries,
 NY Hydrography (2012),
 StreetMap USA (2013)

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Engineering
 Land Use Institute
 and Environmental Services
MILONE & MACBROOM

PARKS, RECREATION AND OPEN SPACE

New Fairfield has approximately 3,470 acres in parks or open space, and an additional 340 acres reserved for private recreation. The map on the following page shows the location of these lands by type. The table below indicates the number of parcels and total acreage by type.

TABLE 17

Parks, Recreation and Open Space	Number of Parcels	Total Acres
Dedicated Open Space	61	1,996.2
Managed Open Space	28	1,108.8
Private Recreation	34	339.1
State Park	4	165.6
Municipal Park/ Rec	11	159.6
TOTAL:	138	3,769

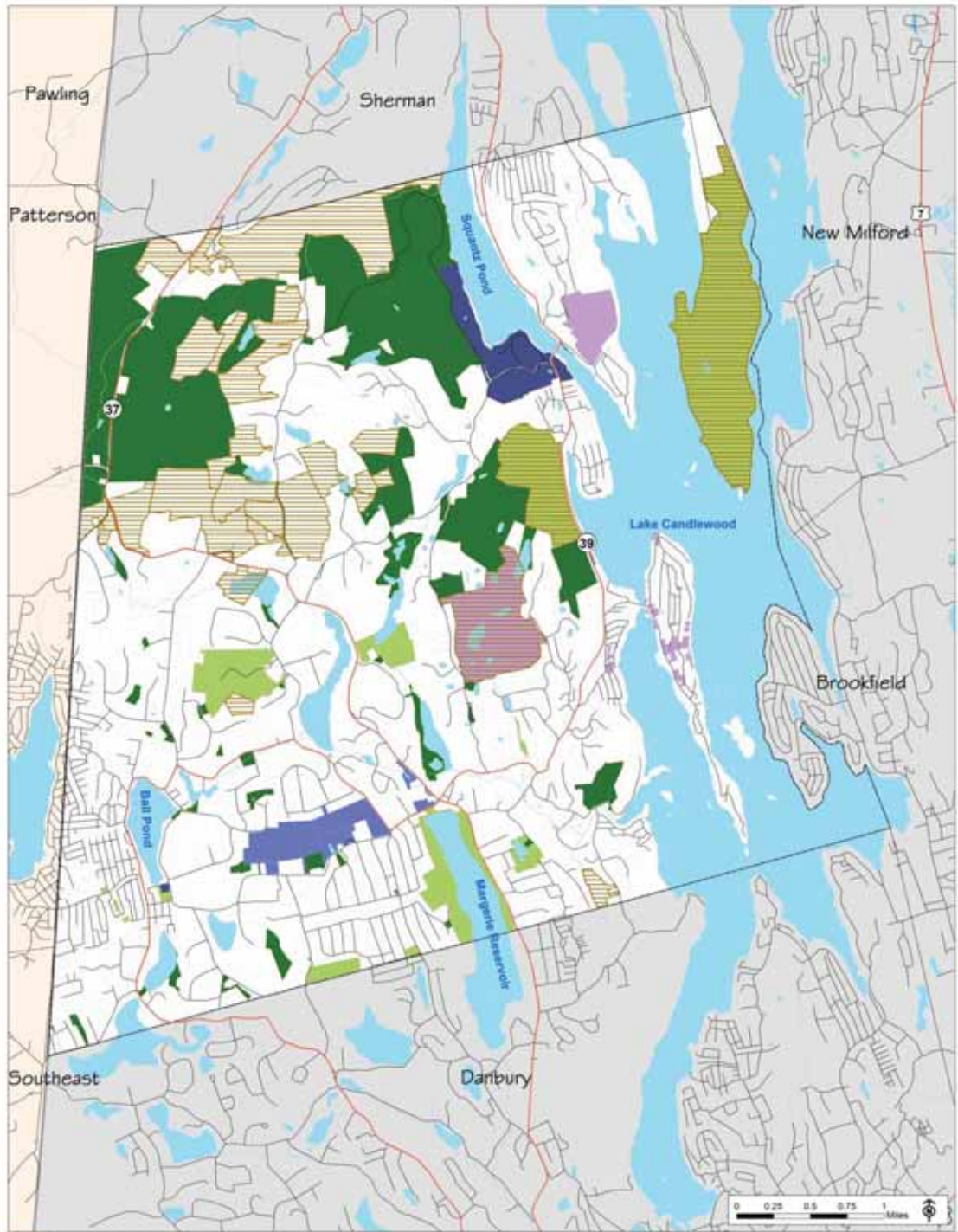
PARKS AND RECREATION

The Town has a number of different parks and recreation facilities, ranging from active recreation to excess acreage left in a natural state. The complete list is included in the table below.

TABLE 18

Municipal Parks and Recreation Facilities	Total Acres
High School/Middle School	76.3
Consolidated Sch/ Police/ Fire Parcel	44.6
Meeting House Hill School	20.5
Senior Center	5.6
74 Gillotti Road	4.7
Memorial Field	4.4
Town Beach	1.5
Veteran's Memorial Green	0.4
Town Hall/ Library	0.6
Ball Pond Recreation	0.1
TOTAL:	159

MAP 22




 **Town of New Fairfield, Connecticut**
Plan of Conservation and Development Update

**Open Space, Parks,
Recreation and
Public Act 490 Lands**

Parks & Recreation Facilities

-  State Park
-  Municipal Park/ Rec
-  Private Recreation

-  Public Act 490 Forest/ Farm

Open Space

-  Dedicated
-  Managed

Source:
Town Map, CT 0207 - CT Town Boundaries,
CT Hydrography (2012)
NYS GIS Clearinghouse NY Town Boundaries,
NY Hydrography (2012)
StreetMap USA (2011)

This map is intended for planning purposes only.
Boundaries may not be exact.

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Active recreation fields are located at the Town's school facilities, Community Park, and Memorial Field. Community Park, located at the front of the high/middle schools complex includes two soccer fields, a softball field, bocce court, and playground and picnic area. Memorial Field contains two softball fields, but also serves as a multi-purpose park for other events, such as concerts and parades. Additional fields associated with the Town's educational facilities provide for the active recreation needs of residents, including youth and adult sports leagues.



High School Track/Field

The Town Beach on Candlewood Lake is open from Memorial Day to Labor Day (daily hours run from the close of school to Labor Day). The Beach is open to Town residents who obtain a seasonal pass from the Parks & Recreation Department. Daily guest passes are also available for purchase. The Beach facility includes changing areas, restrooms, a snack bar and picnic facilities.



Town Marina

Adjacent to the Town Beach is the Town Marina, also open to New Fairfield residents only. The Marina has 150 boat slips which are available for year-long leases. An attendant staffs the Marina on weekends from April through October, and daily from July through Labor Day.

The Hidden Valley Nature Center is a small parcel of wetlands located between Meeting House Hill School and the High School. The site is owned by the Town, while the New Fairfield Land Trust holds a conservation easement over it. The parcel contains self-guided trails. The Town and Land Trust oversee the programs at the Nature Center, and the property is maintained with the assistance of other non-profit groups, such as the Boy Scouts.

Williams Pond is also maintained by the Town. The pond offers passive recreation during warm months, and ice skating in the winter. The Town's Building & Grounds Division maintains all town-owned buildings and sites, including among others, fire houses, the Drop-Off Center, the Town Green. Some town-owned sites, such as the Drop-Off Center, include significant excess acreage, which may be important to the community should the need for additional active recreation areas arise.

The Town's schools and new senior center/ Community Room provide space for indoor recreation activities throughout the year.

In addition to town-owned parks and facilities, New Fairfield residents and visitors benefit from State recreation facilities. Squantz Pond State Park is a large park that includes a public beach on Squantz Pond, hiking trails, and two state boat launches: Squantz Cove and Squantz Pond. The State also maintains the only public boat launch on Ball Pond, on the south side of the Pond. The following table inventories the State's park and recreation facilities in New Fairfield.



State Park Entrance

TABLE 19

State Parks and Recreation Facilities	Total Acres
Squantz Pond State Park/ Boat Launches	163.5
Ball Pond Boat Launch	2.1
TOTAL:	166

Finally, the Town has a number of private recreational facilities, including beaches and marinas for private associations like Candlewood Isla, Knollwood, and Ball Pond. While these types of facilities are not open to the general public, they contribute to the overall character of the community.

OPEN SPACE

The Town has approximately 2,000 acres of dedicated open space. These lands have been preserved as open space through easement and/or deed restrictions. They are owned by governmental and non-profit organizations. The largest owners of dedicated open space in New Fairfield are the State of Connecticut and the Regional YMCA of Western Connecticut. The complete list of dedicated open space acreage by owner is listed in the table below.

TABLE 20

Dedicated Open Space	Total Acres
State of Connecticut	926.0
Regional YMCA	732.1
New Fairfield Land Trust	203.8
Town of New Fairfield	134.3
TOTAL:	1,996

The amount of dedicated open space owned by the Town of New Fairfield is less than was estimated in the 2003 POCD. This is due to a change in classification of the land associated with the Drop-Off Center. In this update, those lands are considered managed open space.

Since the last POCD, the New Fairfield Land Trust has added approximately 37 acres to its landholdings. The Land Trust’s current inventory of properties accounts for approximately 10% of the Town’s dedicated open space.

Also since the 2003 POCD, the Town has revised its subdivision regulations to require 20% of any subdivision to be dedicated as open space and that such open space not include more wetland, watercourse, floodplain or slopes than the parcel on the whole does. The Subdivision Regulations now also provide guidelines on appropriate areas for open space, while still allowing for a fee-in-lieu of open space, or dedication of open space elsewhere in the community. These provisions will help the Town continue to add to its open space inventory in appropriate locations.

In addition to lands that are permanently protected for open space, there is a significant amount of land in New Fairfield owned for other purposes that provide open space benefits, such as habitat, water quality protection, community character, and in some cases, recreational opportunities. The current inventory of managed open spaces is shown in the table below.

Excluding Candlewood Lake acreage, there is approximately 1,150 acres of managed open space within New Fairfield. The largest landholders of managed open spaces are utilities: First Light owns Candlewood Lake (not included in the table below) and almost 500 acres on Vaughn’s Neck. Aquarion Water and the City of Danbury own approximately 285 acres of land to protect their respective drinking water supply watersheds. Two local cemeteries are included, as cemeteries provide some of the benefits of open space. Again, the acreage owned by the Town of New Fairfield in this category includes the parcels associated with the Drop-Off Center. The large difference between the number of acres reported in the 2003 POCD as managed open space and the table below is the result of not including Candlewood Lake water acreage. There has not been a significant change in the amount of managed open space within the community over the last decade.

TABLE 21

Managed Open Space	Total Acres
First Light Hydro Generating	496.0
City of Danbury	243.3
Connecticut Light & Power	166.0
Town of New Fairfield	117.0
Cemeteries	50.2
Aquarion Water Co.	31.7
State of Connecticut	4.3
TOTAL:	1,109

PUBLIC ACT 490 LANDS

In 1963 the Connecticut General Assembly passed what is commonly referred to as Public Act 490. The law states that it is in the public interest to encourage the preservation of farm land, forest land and open space and prevent the conversion of these lands to more intensive uses as the result of economic pressures caused by assessments incompatible with current uses. The law and program allow qualifying parcels to receive favorable local property taxation based on current use, rather than market value.

Favorable tax assessments are gained differently depending on the type of land to be preserved:

- ✦ Farm land designation is obtained by written application (using an M-29 form) to the municipal assessor
- ✦ Forest land designation is obtained by written application (using an M-39 form) to the municipal assessor and must include a Qualified Forester's Report
- ✦ Open space land is designated only after it has been identified by the local planning commission in a plan of conservation and development and application is made to the municipal assessor (using an M-30 form)

In all cases, the value of land designated under Public Act 490 is decreased to reflect current usage, thereby lessening the property tax burden on the owner. Subject to certain statutory exceptions, the conveyance tax amendment imposes a percentage fine on Public Act 490 lands that are conveyed within ten (10) years of classification. The conveyance tax is based on the number of years the land is classified under Public Act 490 and the total sales price at the time of conversion. After ten years under Public Act 490 designation, a property is no longer subject to this conveyance tax.

According to the New Fairfield Assessor, 29 parcels have PA 490 forest or farm land designations, totaling approximately 1,930 acres. Of these parcels, it appears most are classified as forest land. Rywolt Farm on Pine Hill Road remains in active crop and pasture production, qualifying under the farm land designation.

While the Public Act 490 program does not guarantee that this land will remain as open space because owners maintain the right to sell, it does provide incentive to preserve working farm land and forests. These lands are inventoried separately from other open space because they are privately owned, do not necessarily provide public access and may be converted to a different use. However, these parcels contribute to the overall open space network, the protection of New Fairfield's natural resources and the character of the community. These lands may be considered as candidates for more permanent forms of protection in the future.



Rywolt Farm (www.rywoltfarm.com)

FUTURE OPEN SPACE SYSTEM

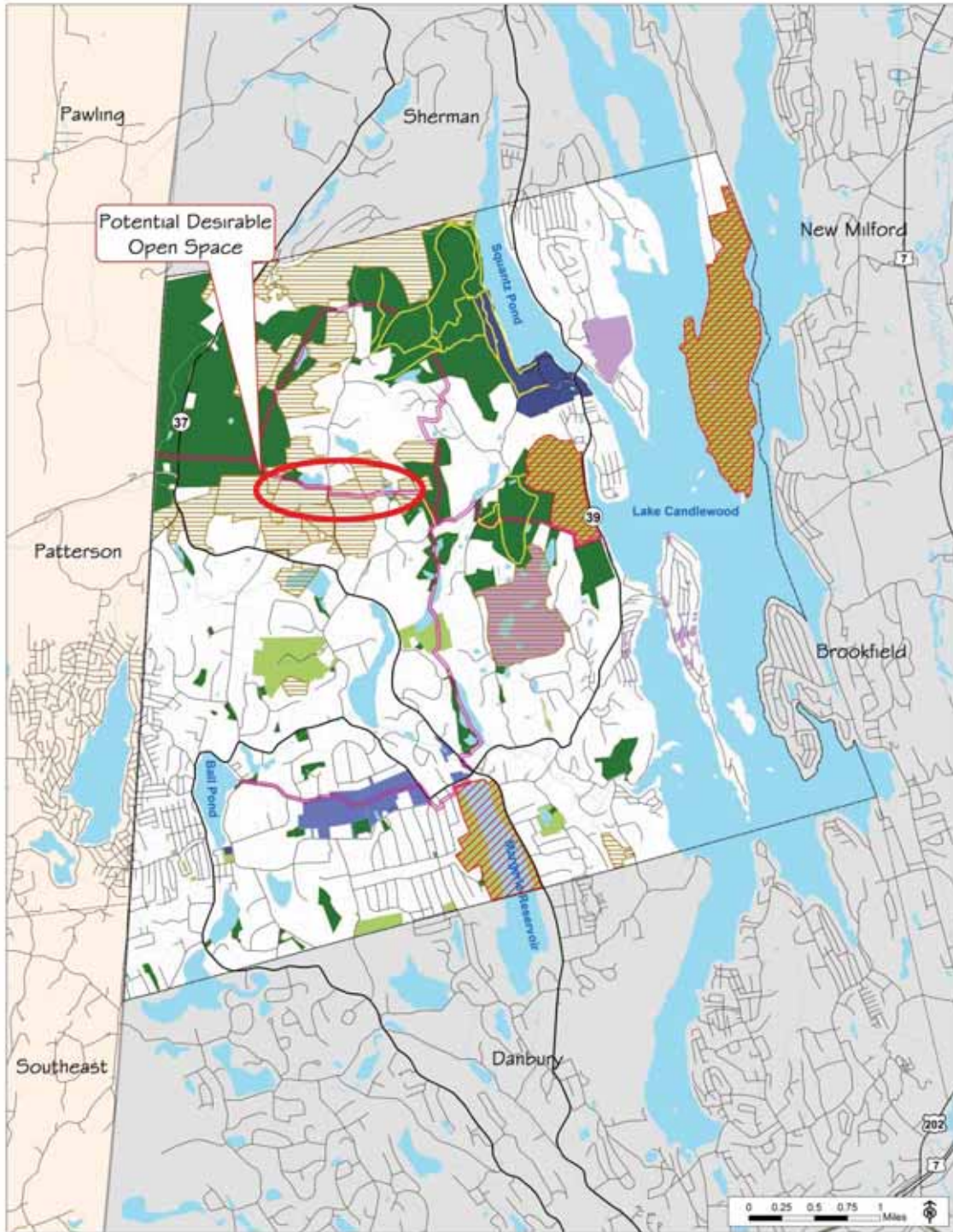
The Town of New Fairfield is fortunate to have an existing park and open space system that is diverse, in good condition, and well distributed to serve the needs of the community. The future of New Fairfield's parks and open space will depend in part on the efficient use of existing facilities, the maintenance and rehabilitation of facilities requiring improvement and the potential development of new facilities.

The 2003 POCD identified desirable open spaces and potential greenways providing north-south and east-west access through the community. The parcels included as desirable open space are currently managed open spaces under utility and water company control. The largest desired parcel, on Vaughn's Neck, has been rezoned Open Space since the 2003 POCD, thereby providing regulatory protection over this valuable open space. The only use allowed is single-family residential, with minimum lot areas of 10 acres. These regulatory provisions may not provide the same level of protection and/or public access that the Town ultimately desires, but they afford much more protection than was in place just a decade ago.

While open space is often viewed in communities as a means to limiting development, it holds intrinsic value in providing wildlife and greenway corridors that connect larger open spaces, protecting valuable natural resources and providing opportunities for recreation. Approximately 25% of the Town's land area is currently dedicated/managed open space or state park land. Though that is already a significant amount of land, there may still be valuable open space parcel and/or easement acquisitions that would facilitate wildlife and recreation connections, especially parcels currently under PA 490 designation.










The potential greenway corridors outlined in the 2003 POCD include a central axis connecting Pootatuck State Forest to the Town Center, an east-west route from the Town Center to Ball Pond primarily running through Town/Board of Education lands and on-road routes, and other east west routes connecting Great Hollow to Pootatuck State Forest, Squantz Pond and Candlewood Lake. These potential greenway routes are still viable options with some modifications. Recent municipal investments in the Town Center, and additional land acquisitions and trail development on the part of the New Fairfield Land Trust, may influence the most desirable greenway routes today. For example, it may be more feasible to shift the north-south central axis to use the new sidewalks running north along Route 37 to the Senior Center, crossing Route 37 to connect with the Komlo Preserve and then follow the previously outlined route. Furthermore, there may be other or additional parcels worthy of demarcating as desirable open space in order to facilitate greenway development. For example, parcels along Pine Hill Road that may enable an east-west connection between Pootatuck State Forest and the Great Hollow Wilderness.

The *Future Open Space Map* highlights potential greenway routes, existing state trails, previously identified desirable open space and areas for consideration for other desirable open space. The Map is based on the *Physically Constrained Parcels and Open Space, Parks, Recreation and Public Act 490 Lands Map*, as well as the 2003 POCD *Open Space/ Greenway Plan*.



 **Town of New Fairfield, Connecticut**
Plan of Conservation and Development Update

Future Open Space and Greenways

-  State Park
-  Municipal Park/ Rec
-  Private Recreation
-  Dedicated
-  Managed
-  PA 490
-  Desired Open Space
-  Existing Trails
-  Desired Greenway

Sources:
Town Map; CT DEP - CT Town Boundaries;
CT Hydrography (2011);
MS GIS - Unincorporated CT Town Boundaries;
MS Hydrography (2011);
SmartMap USA (2011)

This map is intended for planning purposes only.
Boundary map not to scale.

August 2013



FINDINGS

The inventory of natural resources herein represents natural attributes that offer opportunities for, or constraints against, development. It is important to recognize that the scale of the analysis is not intended to determine suitability of particular parcels for development; rather, it is to demonstrate areas of the community that warrant particular attention. Properties that are particularly sensitive to development are shown on the map, *Areas Physically Sensitive to Development*. These areas are worthy of consideration for future open space acquisitions and/or special regulations. Previous regulatory efforts include rezoning Vaughn's Island to an Open Space District, adopting an Aquifer Protection Overlay District, and regulating the upland review area of inland wetlands and watercourses. The Planning Commission may want to explore additional means of protecting resources, such as special regulations around significant water resources.

New Fairfield's abundance of shallow and rocky soils, surface and ground water resources and unique or special habitat areas provide important ecological functions in the community. Balancing development with conservation in order to protect the quality of existing natural resources is important to the health, safety and character of the community. The Town already supports efforts to protect and enhance its significant assets through the activities of the Town Health Department, Conservation/Inland Wetlands Commission and Ball Pond Advisory Committee; collaboration with the New Fairfield Land Trust; and, participation in the Candlewood Lake Authority. New Fairfield still implements an aggressive septic management ordinance requiring physical inspections of properties at least once every three years in order to obtain a septic operating permit. According to the Health Department, the number of properties in violation has significantly declined since the ordinance was first implemented in the early 1990s. This effort protects ground and surface water resources. The Planning Commission might consider how to best support these ongoing efforts, whether through public education, increased support of private organizations or otherwise.

New Fairfield has a diverse supply of parks, recreation facilities and open space. With the Town's population projected to remain relatively stable, the need for significant additional park facilities is not anticipated. In addition, the new Senior Center fulfills the needs of a significantly growing portion of the population for recreation and other services. Nevertheless, it would behoove the Planning Commission to assess the adequacy of existing facilities through a community survey/forum. The *Future Open Space and Greenways Map* highlights areas to consider for additional open space and greenway connections for the Planning Commission to consider. The identified areas are based on the 2003 POCD as well as the current natural resources and parks/open space inventories.

COMMUNITY FACILITIES & INFRASTRUCTURE

7

INTRODUCTION

This chapter reviews the distribution, availability, condition and capacity of the Town's community facilities and municipal infrastructure to meet the current and projected needs of residents and businesses. Community facilities are defined as public buildings, including schools, police and fire stations, libraries, senior citizen centers, and general government facilities that serve the general or specific needs of the public and are the responsibility of the Town to maintain. Municipal infrastructure includes waste management systems, public water supply, solid waste disposal, and transportation systems.



The 2003 Plan of Conservation and Development recommended that the Town address Town Hall, Senior Center and Library issues through the possible reuse of a building in the Town Center or some other means, among other facility recommendations. Since that plan's adoption, the Town has taken many steps to ensure that its facilities adequately serve its current and expected population.

PUBLIC SAFETY

POLICE PROTECTION

New Fairfield has a full-time dedicated Sergeant from the State Police, six additional resident troopers, and six full-time New Fairfield Officers. Both groups of law enforcement officers provide twenty-four hour law enforcement services. Services include criminal and accident investigations, safety programs, building tours, and informational talks. The Resident Trooper's Office is located at 302 Ball Pond Road.

FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

The New Fairfield Volunteer Fire Department provides fire protection and emergency medical services for the Town. The NFVFD consists of two fire companies and one engine company: Ball Pond Fire Company at 7 Fairfield Drive, Fire Company A near the Consolidated School and the Police Station at 302 Ball Pond Road, and Squantz Engine Company at 255 Route 39 next to Squantz Pond State Park.

The original Company A fire house was built in 1935, and now houses the Board of Education across from the Town Hall. The current location on Ball Pond Road houses two fire engines, a medium-duty rescue truck, two tankers, two ambulances, a 100' aerial truck, and an antique fire engine from 1932.

The Ball Pond Volunteer Fire Company was established by community residents in 1959, with building completion in 1962. In 1967, a third truck bay and meeting room were added to the fire house.

The Squantz Engine Company is a 6,000 square foot facility originally built in 1959 with six vehicles. A second story was added to the single-story structure in 1972 and an additional bay in 1983.

Emergency medical services are provided through volunteer emergency medical technicians (EMTs), volunteer medical response technicians (MRTs), a staff paramedic, and a staff EMT during the weekday shift. Two ambulances are stationed at Company A Firehouse.

The police and fire communications system has recently received a \$1.6 million radio upgrade. The Fire Department has a 20-year replacement schedule for apparatus that is revised and reviewed each year during the budget cycle. As of this time, no major facility or equipment upgrades are necessary for adequate coverage of New Fairfield.

OFFICE OF EMERGENCY MANAGEMENT

The Office of Emergency Management is responsible for planning for, responding to, and recovering from natural and man-made disasters within the Town, such as hurricanes, floods, acts of terrorism, or catastrophic events. The Office collaborates with the Housatonic Valley Council of Elected Officials (HVCEO), the Department of Emergency Management and Homeland Security Region 5, other State and Federal government departments, and neighboring towns for planning and response.

The Office is based in the Emergency Operations Center (EOC), located in the Police Department. The EOC has a trailer which can be used to transport necessary equipment for emergencies where needed, including shelter supplies and a mobile generator to supply power. The Town also provides a free ALERTNOW Service that notifies residents by home phone, cellular phone, and email of Town emergencies, along with instructions.

EMERGENCY COMMUNICATIONS CENTER

The Emergency Communications Center answers all 911 calls for the Town of New Fairfield. The Communications Center also dispatches the Police Department and Resident State Troopers, the Fire Department, and other Town services after hours. The Communications Center is housed in the Police Department building.

The Communications Center is staffed 24 hours a day, 7 days a week by dispatchers trained in Emergency Communications, are certified by the State of Connecticut as Telecommunicators, as well as being certified Emergency Medical Dispatchers. This certification trains the dispatchers in providing emergency medical instructions over the phone, such as how to do CPR.

PUBLIC WORKS

PUBLIC WATER SUPPLY

As detailed in the *Natural Resources, Parks, Recreation, and Open Space* memo, all of New Fairfield's land area and surface water are either current or potential public water supply watersheds for other communities, namely New York City to the southwest and Danbury to the south.

Residents of New Fairfield generally rely on wells and clean groundwater for domestic use. There are also small water districts that serve individual neighborhoods, as well as some developments that have community wells. As noted in the 2003 Plan, past septic failures and contaminant spills have negatively impacted groundwater quality in some areas of Town.

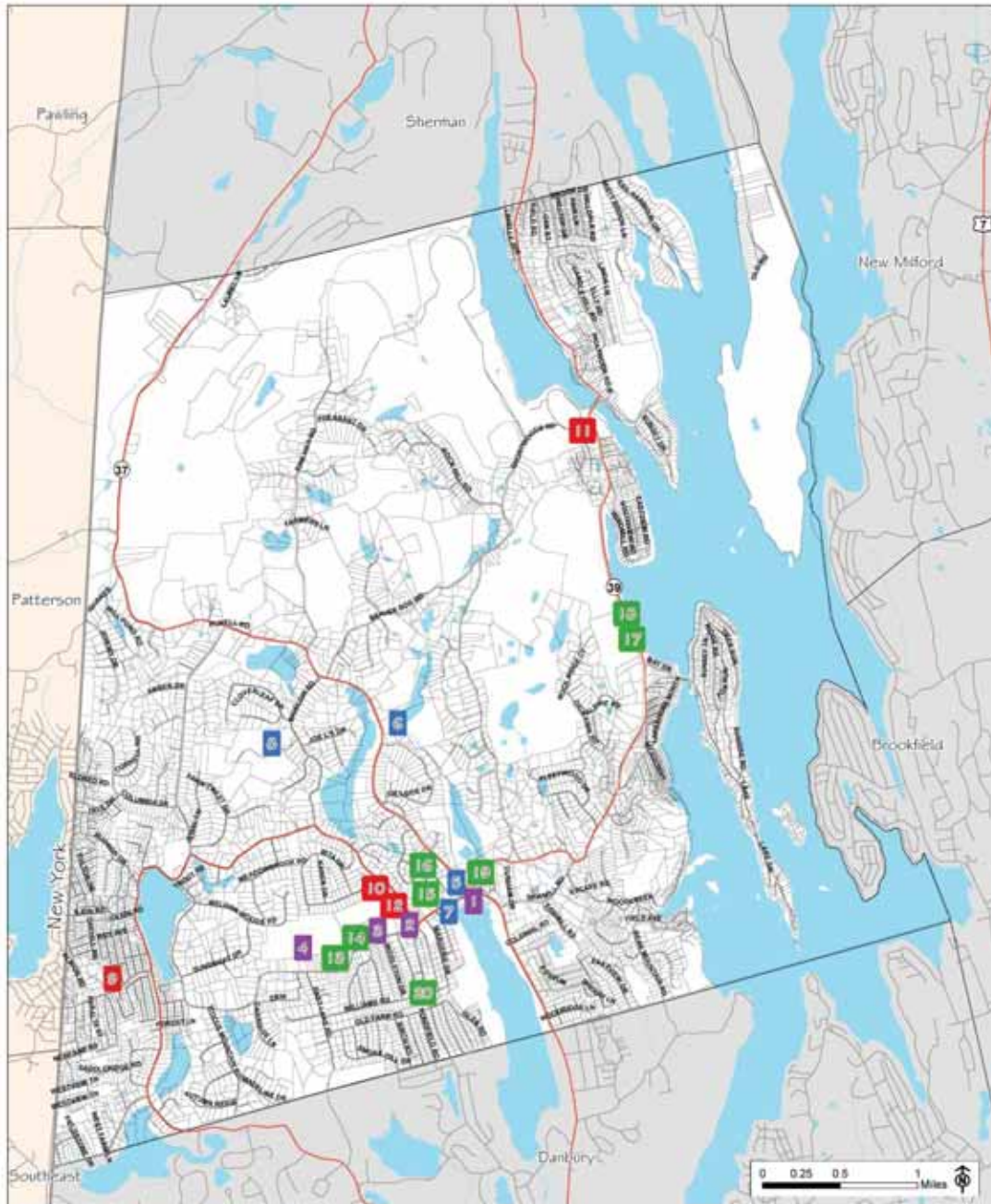
To protect existing groundwater supplies, the Town has instituted an Aquifer Protection Overlay District in 2012. Within the area designated as an Aquifer Protection Overlay District (consisting of the stratified drift aquifer and its primary and secondary recharge areas) are sixteen pages in the Zoning Code pertaining to land use restrictions, Groundwater Protection Permitting requirements, decision criteria, performance and design standards, inspection and enforcement, and best management practices designed to safeguard groundwater quality for consumption.

According to the Housatonic Valley Council of Elected Officials, while the 2003 Plan listed out of town water supply sources (most likely in Danbury) as a possibility, New Fairfield Town officials expressed a need for future water supplies to originate within Town boundaries. As with septic management below, the Town is concerned that municipal utility growth would encourage inappropriate development and density in New Fairfield. In 2004, a very small New Fairfield Municipal Water System became operational, drawing from three bedrock wells to serve Town properties and the Stop and Shop Supermarket. Current usage is 3,000 to 4,000 gallons per day, with a minimum safe yield of 12,000 to 14,000 gpd.

As New Fairfield Town Center is almost fully developed as a commercial area, possible future needs for additional water would be for fire protection. Water for firefighting supply is limited to tank trucks, emergency re-supply from water

bodies, or aid from other community fire departments due to lack of public water infrastructure and fire hydrants.

Previous groundwater contamination has impacted current potable water supplies in New Fairfield Center, and taking water from the Short Woods Brook stratified drift aquifer to the north is problematic for environmental and hydraulic reasons. As of 2006, the CT Department of Public Health was not in favor of additional groundwater withdrawals in the New Fairfield Center Area, leaving a future water interconnection with Danbury a possibility.



New Fairfield Community Facilities

- **Education**
 - 1. Board of Education
 - 2. Consolidated School
 - 3. Meeting House Hill School
 - 4. New Fairfield Middle/High School

- **Municipal**
 - 5. Library
 - 6. Public Works
 - 7. Town Hall
 - 8. Transfer Station
- **Public Safety**
 - 9. Fire Dept. - Ball Pond
 - 10. Fire Dept. - Company A
 - 11. Fire Dept. - Squantz Pond
 - 12. Resident State Trooper

Community Facilities by Type

- **Recreation**
 - 13. Community Park
 - 14. Hidden Valley Nature Center
 - 15. Memorial Field
 - 16. Senior Center/Community Room
 - 17. Town Beach
 - 18. Town Manna
 - 19. Veterans' Memorial Green
 - 20. Williams Pond

Sources:
 Street Center Lines, New Fairfield (2013)
 Road Centerlines, CT DOT (2013)
 Base Map, CT DEP - CT Town Boundaries, CT Hydrography (2012)
 WFS GIS Coverage: WFS Town Boundaries, WFS Hydrography (2012)
 StreetMap USA (2011)

This map is intended for planning purposes only. Distances may not be exact.

October 2013



SEPTIC MANAGEMENT

The Town of New Fairfield does not have a municipal sewer system, with properties instead having private septic systems. Several studies since 1970 have examined the cost and feasibility of extending sewer service to more densely populated areas of New Fairfield. Residents have historically opposed the extension of sewer services into the Town because of construction costs and apprehension over potential increases in development.

The reliance on individual septic systems has led to environmental pollution concerns, due to high development densities around lake areas and soil types that are poorly suited for septic fields.

Since 1991, New Fairfield has employed a septic management program that requires all properties to be walked and inspected every three years, with any failed inspections triggering mandatory repair or replacement. This program has contributed to a 50 percent decrease in septic failures and close monitoring of identified septic problems. This program has ameliorated septic problems in the Town, but sewage disposal will continue to be an issue for developed areas of New Fairfield.

The 2003 Plan made several recommendations for any potential sewage systems to be implemented in the future to provide safe sewage treatment, protect water sources, encourage node development in New Fairfield Center, and eliminate the need for future septic repairs at municipal sites:

- ✘ A defined service area to limit development
- ✘ A sewage discharge allocation to limit the gallons per day that a property may discharge
- ✘ Sizing of sewer improvements to limit the amount of discharge possible per property

The 2003 Plan proposed that the sewer service area be limited to the Town Center area, schools, and the police and fire stations.

STORM WATER MANAGEMENT

Stormwater management helps to protect and preserve water quality in sensitive resources by limiting the amount of direct runoff and instead allowing stormwater to drain back into the ground. Storm drainage systems on public roads are maintained by the Public Works Department. The Department also monitors and addresses drainage issues during road construction and cleans drainage basins in wetland areas to reduce possible pollution.

WASTE DISPOSAL AND RECYCLING

New Fairfield is part of the Housatonic Resource Recovery Authority (HRRA). The HRRA is a regional agency that oversees waste disposal, recycling, and household hazardous waste collection for the Housatonic Valley region. The HRRA is funded entirely by user fees.

The Town of New Fairfield does not provide any curbside pickup services. All solid waste, bulky waste, and recycling materials are either collected by private vendors or brought to the transfer station by residents themselves. Materials are then transported to one of three regional transfer stations in Danbury, Newtown, or Ridgefield before being trucked either to one of two resource recovery facilities (operated by Wheelabrator Environmental Systems, Inc., or WES) located in Bridgeport or Lisbon, CT, or other disposal sites outside of Connecticut. The resource recovery plants burn municipal solid waste at very high temperatures to turn the waste into energy and produce saleable electricity.

Recyclables are sent to an Intermediate Processing Center (IPC) in Danbury, where they are separated, baled, and shipped to various markets to be recycled into renewable packaging products. Glass is separated by color and shipped to centers to be recycled into beverage containers.



PUBLIC WORKS, TOWN GARAGE

The Public Works Department oversees capital improvements or replacement projects, the operations of the Highway, the Vehicle Equipment Maintenance Division, and the Transfer Station. The department has a staff of roughly 20 employees and a large fleet of approximately 50 vehicles, including 10 large trucks and 20 snowplows. The Public Works Department is charged with maintaining roughly 67.5 miles of Town roadways; this figure increases by about 1.5 miles of road every few years as new

development occurs. The Public Works operations have outgrown the capacity of its existing facilities. There is also a need for expanded vehicle storage space to accommodate the department's fleet of vehicles.

According to data from the State of Connecticut Department of Energy and Environmental Protection (DEEP) for Fiscal Year 2010, the Town transfer station recycled 953.38 tons of solid waste, of which 77.4% was residential solid waste. In addition, the transfer station disposed of 5,196.59 tons of solid waste for the year. As a result, the Town had a recycling rate of 15.5% of total solid waste collected. At the present time, the transfer station does not have any physical space or capacity issues.

BRIDGES

Currently, there are six (6) bridges in New Fairfield greater than 20 feet in length, the maintenance of which is the responsibility of the State of Connecticut. An

additional ten (10) bridges of less than 20 feet in length in New Fairfield fall within the Town's responsibility for maintenance.

The Town's Capital Budget has money set aside in the Capital and Nonrecurring Fund Long Range Plan for replacement of Sawmill Bridge over Ball Pond. Currently, \$100,000 is budgeted for 2012/13, \$180,000 for 2013/14, and \$45,000 for 2016/17.

Funding of \$10,000 is also budgeted in 2016/17 for inspections of bridges less than twenty feet in length.

SOCIAL AND CULTURAL FACILITIES



LIBRARY

At just under 9,800 square feet, the current library building is smaller than may be expected for its current holdings and level of use. According to *Connecticut's Public Libraries: A Statistical Profile, July 2011 - June 2012*, the library has 0.71 square feet per capita served, compared to the statewide average of 1.07 square feet per capita served. The Library also had higher than state average visits per capita served at 7.3 in 2011-12, compared to 6.3 across the state. The library is currently home to 55,094 total volumes of material (books, audio, visual, etc.) and

had 95,497 reported visits for Fiscal Year 2012-13. Finally, out of 164 libraries in the State, only six, including New Fairfield, are completely inaccessible by wheelchair.

In addition to traditional library services, the public library provides a variety of public services, including the following:

- Public access internet computers
- Wireless access
- Software programs
- Online research databases
- Online classes
- Language lessons
- Genealogy services
- Copier, scanning and fax services
- DVDs, eBooks, downloadable music and audio books
- Children's and adult programs
- Interlibrary loan services

The range of children's and adult programs at the library include story times for preschoolers, craft programs and music programs for children and adults, college

preparation programs, visits from the Town's schoolchildren, and a summer reading program with over 600 children participating.

Some of the current physical space needs of the library include the need for additional space for quiet study, work area for staff, general storage and space for the Friends of the Library. The library also has a number of long-term physical plant improvement needs, including lighting upgrades, plumbing improvements, addressing ADA compliance issues, repairs to the porch and to the ceiling area, and additional parking to serve the many patrons who utilize the facility's robust roster of community programs and services.

A bond referendum to construct a new library on Gillotti Road was defeated in 2011. In 2012, a two-phased plan for renovations to the existing library was developed and put out to bid; however, a lack of funds stalled this project. In March of 2014, the New Fairfield Public Library has been approved for a Public Library Construction Grant from the State of Connecticut Library Board in the amount of \$751,253. This grant primarily addresses ADA compliance, building code upgrades, and some mechanical systems.



SENIOR CENTER

The current 9,000 square foot Senior Center at 33 Route 37 was finished in July, 2009. The Senior Center provides many programs and activities for seniors aged 60 and over. Programs change monthly, but include: AARP Defensive Driving Courses, painting and crafts, games, health checkups and blood pressure screenings, computer classes and labs, educational programs, energy assistance and conservation, physical activities, meals on wheels, volunteer programs, and travel opportunities. Lunches are also provided on weekdays, with a suggested donation of \$2.

The building is still in new condition, and does not have any major outstanding issues. A few design considerations for any potential future renovations would include increased lighting in non-public areas, such as the washer and dryer area.

Other design considerations would be more mindful of the comfort and average physical abilities of many Senior Center visitors. All doors in the building are reportedly heavy, difficult to open, and poorly sealed. Also, while the exterior door at the entrance can be opened automatically by pushing a plate, the interior door does not. Thus, people arriving in wheelchairs or with walkers are "trapped" in the front vestibule until someone can open the interior door for them. Senior Center staff also received complaints about the heating, ventilation, and air-

conditioning unit in the Great Room, where lunch is served and larger events are held. The fan speeds are not very adjustable, often leaving people in the room either uncomfortably hot or cold.

GENERAL GOVERNMENT FACILITIES

TOWN HALL AND TOWN HALL ANNEX

The Town Hall is located at 4 Brush Hill Road in the Town Center. The Town Hall houses various Town Departments: Assessor's Office, Building Department, Finance Department, Health Department, Human Resources Department, Parks and Recreation, Registrar of Voters, Selectman's Office, Office of the Tax Collector, Town Clerk, and Zoning Department.



The general government departments and services housed in the Town Hall facilities have significantly outgrown the capacity of their physical space, a consideration that was first attempted to be addressed as an ancillary part of the 2011 bond referendum for constructing a new library facility. Currently, the Town Clerk's office is in need of additional space and has no excess storage space. A number of options are being reviewed as to how the Town Clerk could acquire

additional vault space for record storage that meets the necessary fire rating standards for the storage of public records. Addressing the physical space needs for governmental operations should be a high priority objective for the Town over the next ten years.

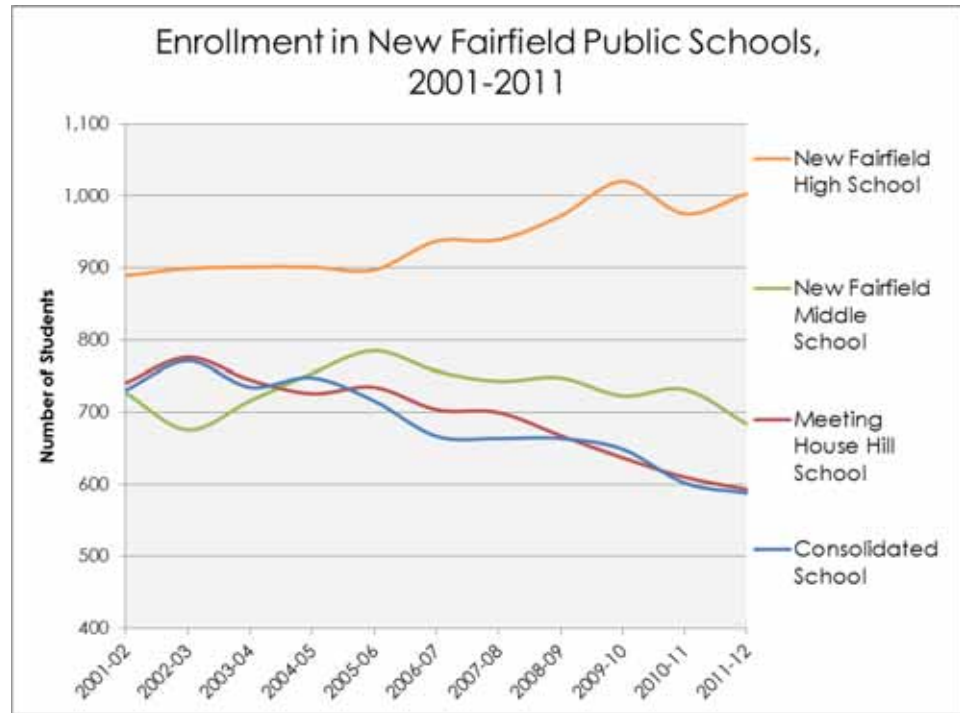
PUBLIC SCHOOL SYSTEM

New Fairfield's public school system is divided among four Town-wide schools: a Pre-K – 2 building at Consolidated School; a 3-5 facility at Meeting House Hill School; a 6-8 Middle School; and a 9-12 High School. All school facilities are on Gillotti Road. The Middle and High Schools share a parcel on 54 and 56 Gillotti Road, Meeting House Hill is at 24 Gillotti Road, and Consolidated School is located at 12 Gillotti Road.

Total enrollment was 2,868 in the 2011-2012 school year, according to the most recent data available from the Connecticut Education Data and Research tool provided by the State Department of Education. Total enrollment is about 7% below 2001-2002 enrollments, with the greatest declines in the elementary schools.

Both Consolidated School and Meeting House Hill School have seen enrollment decline by 20% over the last eleven years.

FIGURE 12



School Year	Consolidated School	Meeting House Hill School	New Fairfield Middle School	New Fairfield High School	Grand Total
2001-02	731	741	727	889	3,088
2002-03	771	776	676	899	3,122
2003-04	735	745	716	901	3,097
2004-05	748	726	754	901	3,129
2005-06	716	735	785	897	3,133
2006-07	667	704	757	937	3,065
2007-08	664	700	743	939	3,046
2008-09	664	668	748	972	3,052
2009-10	649	637	723	1,020	3,029
2010-11	602	610	732	975	2,919
2011-12	588	593	684	1,003	2,868
% Change	-20%	-20%	-6%	13%	-7%

Source: Connecticut Education Data and Research

Consolidated School

Consolidated School houses grades Pre-Kindergarten to Second, with about 600 students and 95 faculty members currently. The original school house was built in 1941, and was renovated and expanded in 2002. It has 31 permanent general classrooms and a building capacity of 792 students.

Enrollment at Consolidated School has been declining during the eleven year period from 2001 to 2011, from 731 to 588, or nearly 20%.

Capital Improvements planned for the next ten years (2013-2023) for the Consolidated School total \$355,000 for North End window replacement, North End roof and mansard replacement, and the North Wing sinks and faucets.



Meeting House Hill School

Meeting House Hill School houses grades Third to Fifth, with about 600 students. The school was originally constructed in 1958, with a major renovation in 2011. It has 41 permanent general classrooms and a building capacity of 770 students.

Enrollment at Meeting House Hill School has been declining during the eleven year period from 2001 to 2011, from 741 to 593, or about 20%.

There are no capital improvements planned for the

next ten years (2013-2023) for the Meeting House Hill School.

Middle School

The New Fairfield Middle School houses grades Sixth to Eighth, with about 680 students in 2011. The original school was built in 1994, with no recent renovations. It has 37 permanent general classrooms and a building capacity of 720 students.

Enrollment at the Middle School has not been declining as steeply as at the Consolidated and Meeting House Hill Schools. There has been a 6% decrease, 727 to 684 students, from 2001 to 2011.

\$600,000 in capital improvements have been slated for the Middle School over the next ten years. These projects include roof work, pool area renovation, and replacing the fuel oil tank for the cafeteria.

High School

The New Fairfield High School houses Ninth to Twelfth grade, with about 1,000 students in 2011. The building was originally built in 1974, with a major renovation in 2010. It has 44 permanent general classrooms and a building capacity of 886.

Enrollment at the High School has been increasing over time, 13% from 889 in 2001 to 1,003 in 2011. However, based on declining enrollments in the younger grades, birth rates, and the population as a whole (see *Demographics and Housing* memo), it is likely that in the next few years that high school enrollments will also decline.

New Fairfield High School has over \$1.6 million scheduled for renovations of the pool roof, first floor bathroom, the Consumer Science classroom, auditorium, locker room, sidewalk, and paving, as well as removing asbestos floor tiles, servicing the pool boiler, and replacing the HVAC for the auditorium.

TABLE 22

Capital Improvement Plan 2013-2023		
School	Project	Est. Cost
Consolidated School	North End Window Replacement	\$110,000
	North End Roof and Mansard Replacement	\$220,000
	North Wing Sinks and Faucets	\$25,000
	School Subtotal	\$355,000
Meeting House Hill School	-	\$0
	School Subtotal	\$0
Middle School	Roofs	\$450,000
	Pool Area Renovation	\$110,000
	Replace Fuel Oil Tank for Cafeteria	\$40,000
	School Subtotal	\$600,000
High School	Pool Roof	\$125,000
	1st Floor Bathroom Renovation	\$240,000
	Consumer Science Renovation	\$280,000
	Auditorium	\$80,000
	Locker Room Renovation	\$420,000
	Asbestors Floor Tile Removal	\$60,000
	Pool Boiler	\$20,000
	Replace HVAC for Auditorium and Middle School Cafeteria	\$175,000
	Sidewalks	\$40,000
	Paving	\$205,000
	School Subtotal	\$1,645,000
All Schools	Voice-over IP System	\$124,000
Grand Total		\$2,724,000

Source: New Fairfield Public Schools

TRANSPORTATION NETWORK

A safe and efficient transportation network is critical to the social and economic well-being of the community. The network consists of not only state and local roads, but also sidewalks, trails, bikeways and transit – features that enable the movement of people through various modes of transportation for various purposes.


ROAD CLASSIFICATION

State Routes 37 and 39 are the major routes through New Fairfield. These roads provide access to Danbury and Fairfield County to the south, New York to the west, and Sherman and Litchfield County to the north. The CT Department of Transportation classifies roadways based on traffic volumes, accessibility and function. There are six levels of classification in the CT DOT's hierarchy:

- ✘ Principal Arterial – Interstate
- ✘ Principal Arterial – Expressway
- ✘ Principal Arterial – Other
- ✘ Minor Arterial
- ✘ Collector
- ✘ Local

As shown on the Functional Road Classification map that follows, New Fairfield has only three classes of road: minor arterials, collectors and local streets. Minor arterials connect principal arterials, providing less through mobility than principal arterials, and more access to abutting land uses. Minor arterials in New Fairfield are Routes 37 and 39, although sections of each are classified as collector streets.



 **Town of New Fairfield, Connecticut**
Plan of Conservation and Development Update

**New Fairfield
Functional Road
Classification (2012)**

CT DOT Road Classification

-  Local
-  Collector
-  Minor Arterial

Sources:
Street Center Lines, New Fairfield (2012)
Road Classification, CT DOT (2012)
Base Map: CT DEP - CT Town Boundaries,
CT Cartography (2012)
WGS 84 Claymhouse NY-Town Boundaries,
NY Cartography (2012)
StreetsMap USA (2011)
This map is intended for planning purposes only.
Distances may not be exact.
July 2013



Collector streets offer a somewhat diminished level of through-mobility than minor arterials, and a higher level of access to abutting land uses. Collector streets in New Fairfield include Barnum Road, Fairfield Drive, Gillotti Road, Haviland Hollow Road, Milltown Road, and Route 37 north of Haviland Hollow.

TRAFFIC VOLUMES

Local streets include all remaining streets and the bulk of roadway mileage in New Fairfield. These roads provide the highest level of access to abutting land uses and the lowest level of through-mobility.

Average Daily Traffic (ADT) counts help determine the classification of roadways, as well as identify potential circulation issues. The following maps show the 2010 ADT counts at locations throughout New Fairfield, as recorded by the Connecticut Department of Transportation. Significant movement in and out of Danbury and New York is demonstrated by the relatively high traffic volumes on Route 37 from the Danbury town line to the Town Center, and along Route 39 west of the Town Center.

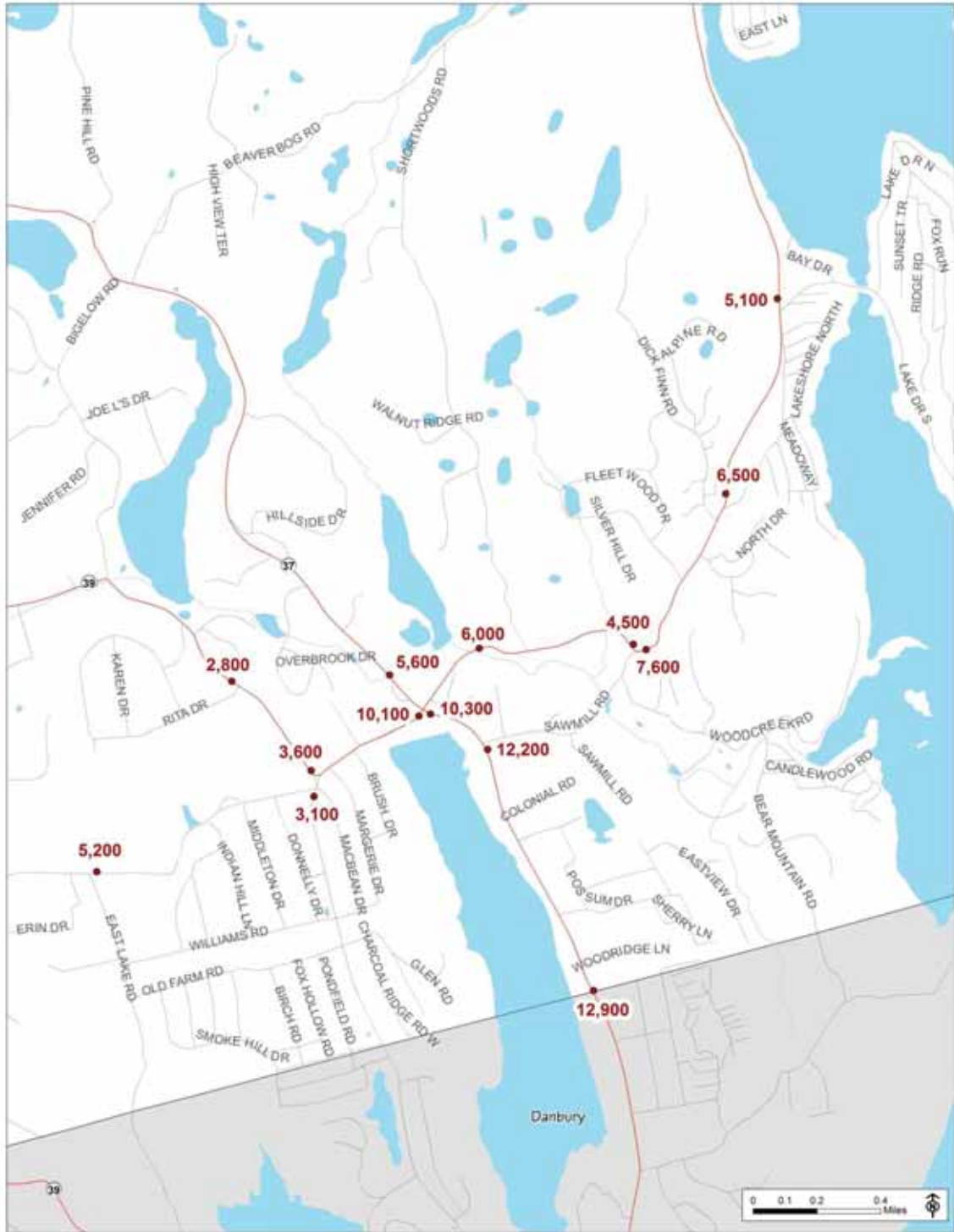
TABLE 23

Location	2001 ADTs	2010 ADTs	Change in ADTs
Fairfield Dr near State Line	3,400	3,300	-2.9%
Gillotti Rd E of East Lake Rd	4,700	5,200	10.6%
Gillotti Rd W of East Gillotti Rd	4,900	5,600	14.3%
Haviland Hollow Road	3,000	2,800	-6.7%
Milltown Rd near Rt 39	4,700	4,400	-6.4%
Route 37 Sherman Town Line	3,000	2,600	-13.3%
Route 39 Sherman Town Line	4,000	3,400	-15.0%
Rt 37 - Danbury Town Line	13,200	12,900	-2.3%
Rt 37 by Senior Center	5,400	5,600	3.7%
Rt 37 S of Rt 39 intersection	11,500	10,300	-10.4%
Rt 37 S of Sawmill Rd	14,300	12,200	-14.7%
Rt 37 W of Warwick Rd	3,400	3,200	-5.9%
Rt 39 E of Heritage Plaza	5,800	6,000	3.4%
Rt 39 E of Sawmill Rd	8,500	7,600	-10.6%
Rt 39 E of Warwick Rd	2,100	1,800	-14.3%
Rt 39 N of Candlewood Isles Rd	5,400	5,100	-5.6%
Rt 39 N of Dick Finn Rd	6,800	6,500	-4.4%
Rt 39 N of Fairfield Dr	3,700	3,700	0.0%
Rt 39 N of Gillotti Rd	4,000	3,600	-10.0%
Rt 39 N of Milltown Rd	8,200	8,300	1.2%
Rt 39 N of Rita Dr	3,100	2,800	-9.7%
Rt 39 S of Fairfield Dr	6,700	6,900	3.0%
Rt 39 S of Hudson Dr	3,000	2,800	-6.7%
Rt 39 S of Milltown Rd	6,000	6,100	1.7%
Rt 39 W of Rt 37 intersection	10,600	10,100	-4.7%
Rt 39 W of Sawmill Rd	4,700	4,500	-4.3%
Shortwoods Rd W Rt 39 intersection	350	450	28.6%

Source: CT Dept. of Transportation

In order to identify recent changes in circulation patterns, previous ADT counts were reviewed. The accompanying 2001 and 2010 ADT table shows that traffic is down throughout the community. This is not unusual in Connecticut and is largely attributed to the economic recession reducing vehicle travel. However, a few count locations experienced an increase in traffic volume, most notably, Gillotti Road, which likely serves as a bypass for Route 39 for many commuters and residents.

Average Daily Traffic counts are also an average, and do not reflect any daily congestion trends such as spikes of traffic at rush hour. The intersection at Route 39 and Gillotti Road has been identified as an area of concern with frequent congestion and traffic delays. A traffic study of this area to consider possible changes to the traffic pattern may be warranted.



Town of New Fairfield, Connecticut
Plan of Conservation and Development Update

CT DOT Average Daily Traffic Counts (ADTs)

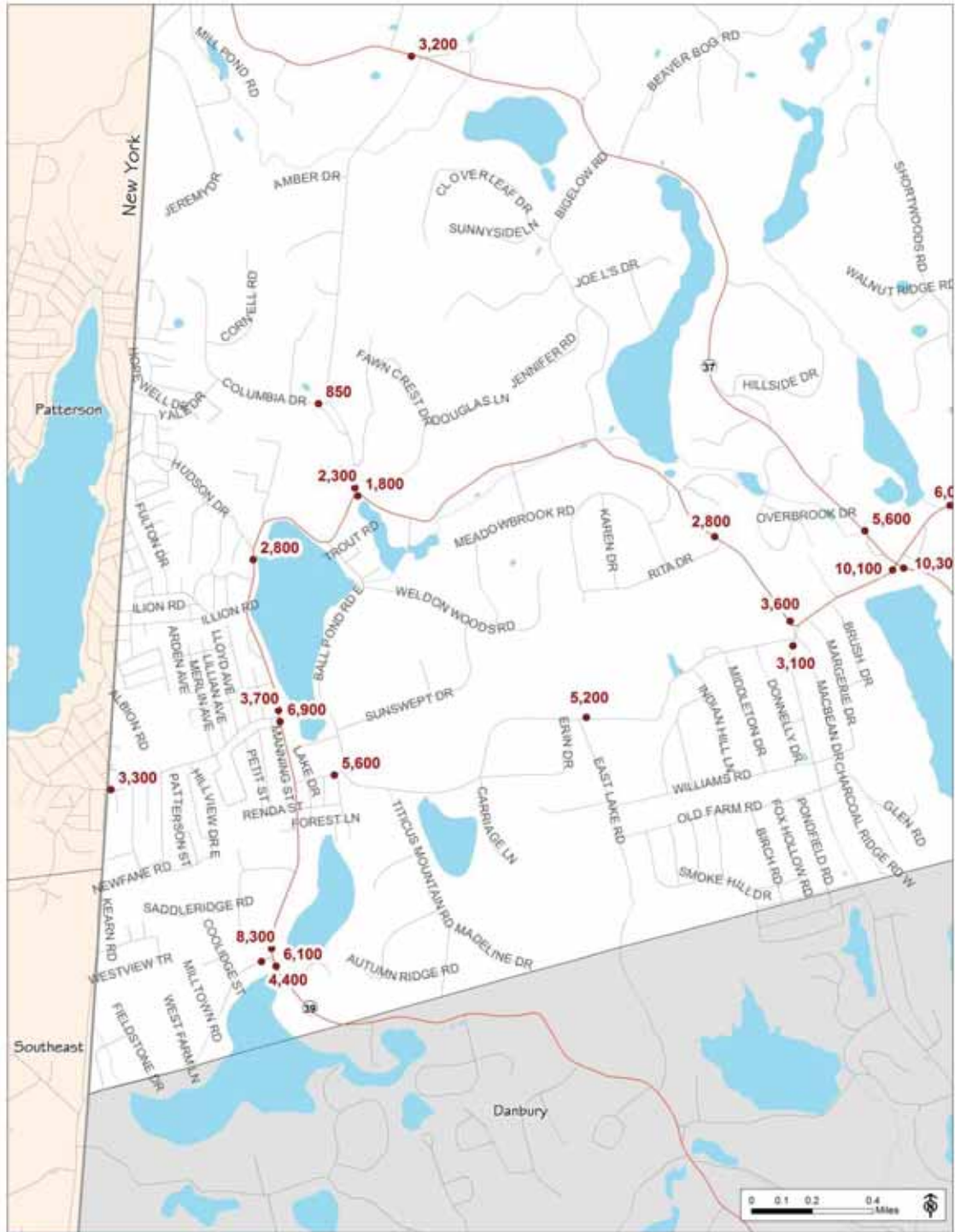
• ADTs

Average Daily Traffic
Town Center, Candlewood
Corners, Candlewood Isle
2010

Source:
Street Center Lines, New Fairfield (2013)
Road Classification, CT DOT (2012)
Base Map: CT DEP - CT Town Boundaries,
CT Hydrography (2012)
GIS Data: Connecticut NH: Town Boundaries,
NH Hydrography (2012)
StreetMap USA (2011)
This map is intended for planning purposes only.
Distances may not be exact.
July 2013



MAP 27



Town of New Fairfield, Connecticut
Plan of Conservation and Development Update

CT DOT Average Daily
Traffic Counts (ADTs)

Average Daily Traffic
Ball Pond Area
2010

• ADTs

Sources:
Street Center Lines, New Fairfield (2012)
Road Classification, CT DOT (2012)
Base Map: CT DEP - CT Town Boundaries,
CT Hydrography (2012)
WPA 2010 Clearinghouse WPA Town Boundaries,
NY Hydrography (2012)
StreetMap USA (2011)
This map is intended for planning purposes only.
Dimensions may not be exact.
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MAP 28



Town of New Fairfield, Connecticut
Plan of Conservation and Development Update

Average Daily Traffic
Northern New Fairfield
2010

CT DOT Average Daily
Traffic Counts (ADTs)

• ADTs

Source:
State Center Maps, New Fairfield (2011)
Road Construction, CT DOT (2011)
Base Map: CT DEP - CT Town Boundaries,
CT Hydrography (2011)
GIS 515 Clearinghouse W: Town Boundaries,
W Hydrography (2011)
StreetsView USA (2011)
This map is intended for planning purposes only.
Distances may not be exact.
July 2013



EXPAND NEW FAIRFIELD,
CT TRANSIT SERVICES:

**New Fairfield Fixed Route
HART Bus**

- The existing New Fairfield-Southeast Shuttle operates during the weekday peak commute, with a significant gap in the midday. At present, there is no service available between 7:45 a.m. and 5:50 p.m. Reducing the size of the midday gap is a goal for the service.
- Long term, Implement a bus route between Danbury and New Fairfield via Route 37 serving the North Street Shopping Center, Federal Correctional Institution, Stetson Place in Danbury, and the Town Center and Ball Pond areas of New Fairfield.

New Fairfield SweetHART Bus

- Provide New Fairfield's seniors and disabled persons with additional weekday SweetHART service by extending the service day from the current end at 4:30 p.m. to 6 p.m. Operate a second bus to provide additional service during peak travel periods each weekday during heavy travel times from 9 to 11 a.m. and from 2:00 to 4:30 p.m.
- For the long term, reduce costs by establishing a new regional SweetHART service that would serve New Fairfield and nearby towns in a more efficient manner than the town by town approach at present.

Excerpted from *Housatonic Valley Transportation Plan 2011*, HVCEO.

ROAD NETWORK PLANS

The Housatonic Valley Transportation Plan (2011) completed by the Housatonic Valley Council of Elected Officials (HVCEO) did not recommend any near term transportation projects for New Fairfield. Also, there are no projects included in the 2012 Statewide Transportation Improvement Program (STIP). However, the regional transportation plan includes many of the recommendations put forth in the 2003 New Fairfield Plan of Conservation and Development as longer term projects. These include:

- ✘ Safety improvements at the intersection of Route 37 and Sawmill Road
- ✘ Consolidation of commercial driveways along Route 37 south of the Route 37/Route 39 intersection and consideration of a two-way left-turning lane in the stretch of Route 37 from Cottontail Road to the Route 39 intersection
- ✘ Plan for a left turning lane on Route 37 south at the Route 39 intersection
- ✘ Installation of a roundabout at Route 37/Route 39
- ✘ Installation of warning signs along Route 39 approaching the Warwick Road intersection
- ✘ Make safety improvements to the intersection of Route 37 and Beaver Bog Road
- ✘ Establishing gateways to Candlewood Corners – make modification to pavement marking, curbs and driveway alignments within Candlewood Corners
- ✘ Install a pedestrian crosswalk at Route 39 and Sawmill Road
- ✘ Coordinate with the State to ensure seasonal congestion at the Squantz State Park entrance is managed

These recommendations need to be reviewed in light of recent development, streetscape improvements that have been implemented in the Town Center, and lower traffic volumes.

TRANSIT

Transit services have improved since the 2003 Plan of Conservation and Development. A fixed route rail shuttle from New Fairfield to the Harlem line station in Southeast station, New York was implemented in 2009. According to a Fixed Route Efficiency Study completed for HVCEO in 2011, the New Fairfield – Southeast shuttle had 44 trips per day when sampled in 2010. The shuttle currently operates only at peak morning and evening commuting hours. HVCEO's Transportation Plan recommends augmenting the hours of service for this route (see excerpt on expanding New Fairfield transit services).

SweetHART service is also available in New Fairfield for seniors and disabled residents. SweetHART offers door-to-door service by advance appointment. HVCEO recommends extending the hours of operation for SweetHART and establishing a regional service to improve efficiency.

BIKE AND PEDESTRIAN MOVEMENT

Significant improvements to the Town Center sidewalk/walkway system have been made since the 2003 Plan of Conservation and Development. Streetscape improvements include new sidewalks connecting Town Hall and the library north along Route 37 to the Veterans Memorial Green and beyond to the new Senior Center. Further pedestrian connections are recommended in the Town Center Beautification Plan, including:

- ✦ a direct pedestrian connection from Veterans' Memorial Green to Memorial Field
- ✦ a sidewalk along the north side of Route 39 from Town Hall to Memorial Field parking
- ✦ a sidewalk along the south side of Route 39 from the Board of Education building to Heritage Plaza
- ✦ a sidewalk along the west side of Route 37 from the Route 37/39 intersection south with a mid-block crossing to the easterly side of Route 37 south to Sawmill Road
- ✦ a pedestrian connection from the Town Center to Candlewood Corners
- ✦ sidewalks linking schools and Center of Town with appropriate lighting if required or needed

These additional improvements would create a pedestrian friendly Town Center that would facilitate parking and walking among the civic and commercial uses of the area.

New Fairfield residents and visitors enjoy access to several trail systems for hiking and biking. Squantz Pond State Park and Pootatuck State Forest offer several miles of trails along the edge of Squantz Pond and into the adjoining steeply sloped woods. The New Fairfield Land Trust maintains several parcels with trail systems, including Finn's Land Preserve on Rock Ridge Road, Titicus Mountain Preserve off of Madeline Drive, Sweetcake Mountain Preserve off of Woodcreek Road, and the Hahlawah Preserve along Ball Pond.

The Connecticut Bike Map (2009) identifies Route 37 north from Danbury to the Town Center, and Route 39 north from the Town Center to the Sherman town line as a Cross State Bike route. There is no signage or cycling amenities along this route, it is simply identified as a suggested route for bike travel. The Bicycle Map also rates the suitability of State roads for bicycling. Routes 37 and 39 are generally rated as "suitable" or "more suitable," except in a few key locations. Route 37 south of the Town Center and Route 39 between the Town Center and Gillotti Road as well as through Candlewood Corners are rated "less suitable."

A suggestion that was brought forth during the public comment period was for the creation of a walking/biking trail adjacent to Margerie Lake Reservoir along Route 37. The creation of a Margerie Lake Reservoir Trail is supported by feedback from the Community Survey requesting improvements to walking and biking in New Fairfield, as well as resident concerns about feeling unsafe along the roadways in the downtown area. The need for a recreational trail has also become more acute due to the closing of the track at the high school to the public during school hours for security reasons.

FINDINGS

New Fairfield's impressive array of public safety services should remain a focus of the Town's future capital investment. While the provision of public safety services is adequate for a municipality of its size, expansion of existing facilities or the construction of new ones will likely be necessary over the coming decade to continue to enable the Town to provide a high level of public safety service.

Accommodating the growing physical space needs for the Public Works Department should be a priority issue for the Town. As the operations of the Public Works Department have begun to exceed the capacity of the Town Garage facility, the Town should plan for the need to expand or relocate this facility to provide adequate room for current and future operations.

New Fairfield's general government facilities and selected cultural assets such as the Town Library require a strategic plan for determining how to accommodate physical space needs over the coming decade. With both the Town Hall facilities and the Town Library identified as needing upgrades or expansions, the Town should continue to investigate potential options for these facilities, including renovations and expansions to the existing facilities or the possible development of a consolidated Town Government Center complex in an appropriate location. Appropriate funding sources should be identified to provide the Town with a financially workable plan for addressing the needs of these facilities and services.

Continued shifts and changes in the size, composition and distribution of the Town's public school enrollment will be an important area of focus for the Town over the next ten years. As education funding comprises the largest share of the Town's municipal expenditures, addressing school district needs and being responsive to fluid changes in the characteristics of the student enrollment should be a prime area of concern for the Town. Recent trends in enrollments at the elementary, middle and high school level should be strongly considered when deciding upon future improvements and changes to the existing education facilities and services provided.

New Fairfield needs to continue to address transportation needs and issues, including traffic studies of congested areas and continued efforts to expand transportation network options such as sidewalks and bike paths. While town-wide traffic counts have been declining, specific roads and intersections experience congestion and traffic delays, or have been identified as a speeding concern by residents. Traffic studies of these areas, such as Route 39 and Gillotti Road, are warranted. Resident input also identified a perceived lack of safe walking and biking paths as a community concern. Expanding the pedestrian and bike network has many community-wide benefits, such as reducing congestion from car traffic, reducing emissions of air pollutants such as CO₂, and allowing for more opportunities for residents to exercise. The creation of a walking and biking trail along Route 37 adjacent to Margerie Lake Reservoir is one project on State-owned land that could serve to improve access and safety as well as an opportunity for aesthetic improvements in one of New Fairfield's gateway corridors into the community.

INTRODUCTION

The purpose of this chapter is to discuss strategies for ensuring the sustainability of New Fairfield. Sustainability can be very broadly defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Today, environmental degradation through extraction and concentration of fossil fuels and heavy metals, increasing concentrations of man-made substances such as plastic and chemicals like dioxins in the environment, and degradation by physical means such as over-harvesting natural resources will ultimately hinder the ability of future generations to meet their own needs for safe food, water, shelter, and material goods. Lack of social equality and low quality of life, as well as few economic resources, can also keep future generations from being able to meet their needs. Thus, it is often said that the three pillars of sustainability are people, planet, and prosperity, or the “triple bottom line” instead of focusing solely on economic profits during decision-making.

Trying to be sustainable, or “go green” has other tangible positive impacts as well for people today. Many sustainability measures conserve energy, saving money as well as reducing pollution. Having the appropriate infrastructure for residents to safely walk and bike to destinations reduces fossil fuel consumption as well as promoting exercise and getting residents engaged in their communities by seeing their neighbors outside. Keeping parks and waterways clean improves the environment, increases public health, and can have economic benefits from tourism and fishing. Sustainability is a wide-ranging concept that can be applied to almost every facet of life.

To achieve environmental, social, and economic sustainability in the Town of New Fairfield, it is important to attempt a comprehensive approach. Government policies, business practices, and individual consumer patterns and habits all have impacts on sustainability. Just as sustainability has connections to other issues, the Town of New Fairfield should foster connections with other organizations to achieve sustainability goals. In an era of tight municipal budgets, it is crucial to collaborate with others and build on existing assets in the community.

EDUCATED AND ENGAGED COMMUNITY

A community that is educated about its own impacts on the environment and natural resources, and is engaged in determining and implementing strategies to minimize those consequences, is a critical component to community sustainability. Sustainability requires the collective efforts of a community to recognize the value of its resources and ensure their protection.

As part of the POCD process, an invitation to participate in an electronic survey was sent out to citizens of New Fairfield to gauge resident vision, areas of concern, and priorities. As of November 13, 2013, 128 residents have responded to the survey and provided feedback. Of the 128 total respondents, 78 chose to answer questions about sustainability, which further introduces some selection bias in the results. While this is far from a representative sample of the residents as a whole, the survey results do provide a starting point for further discussions.

Since “sustainability” can be such a broad, all-encompassing term, the survey attempted to gauge how engaged respondents felt by asking them to choose specific sample sustainability values or sub-topics that are important to them personally. Responses ranged from 75% (“climate change”) to 96% (“natural disaster preparedness and community resilience”) of 76 respondents said that these issues were somewhat to very important to them personally. This would suggest that sustainability is an important value to at least some of the community in New Fairfield.

FIGURE 13

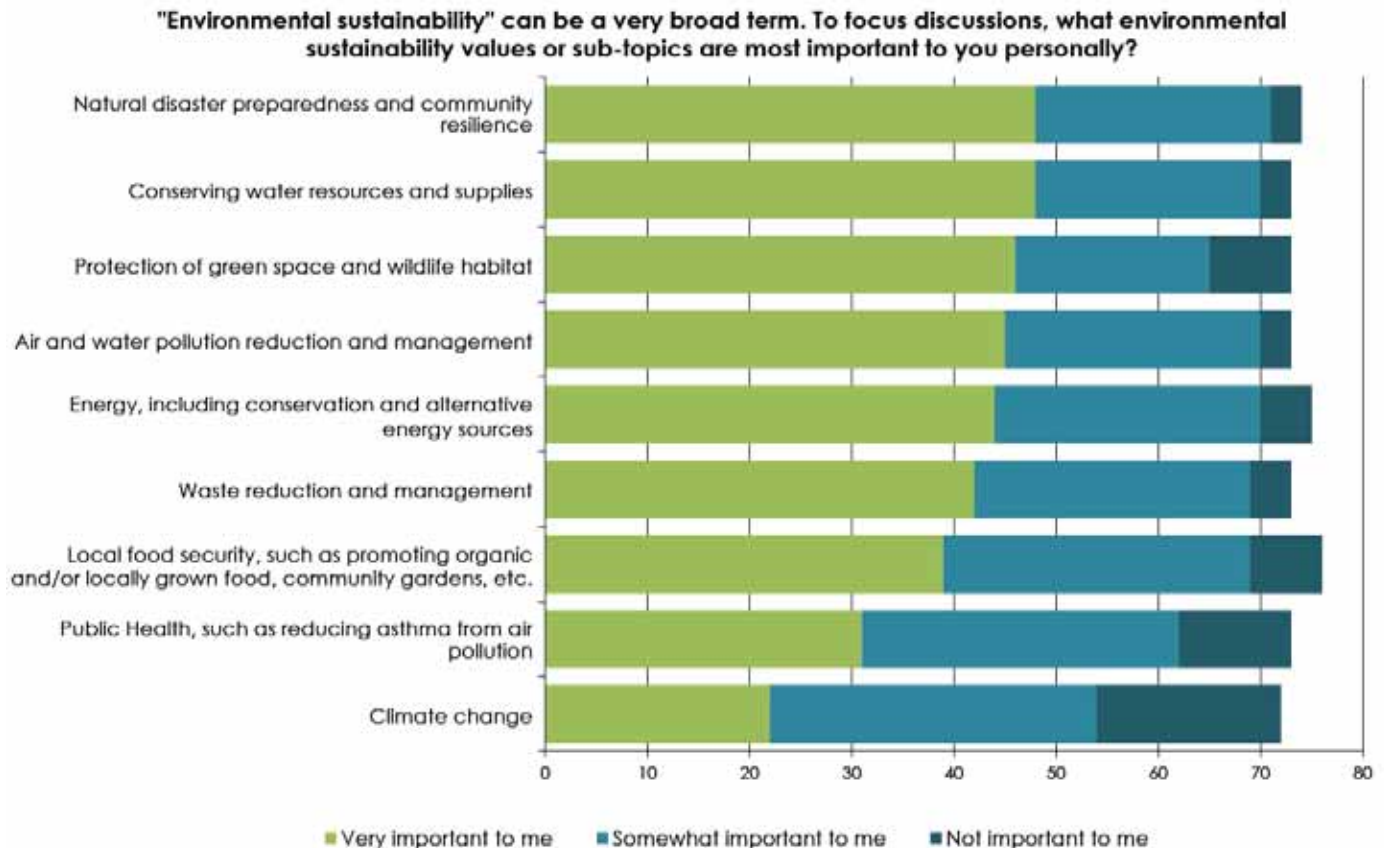


TABLE 24

"What actions are you aware of that the Town of New Fairfield or other community groups have already taken to promote environmental sustainability in New Fairfield?"		
Categorized Write-In Responses	Number	Percent
"None"	18	46%
Land preservation/land trust	9	23%
Natural disaster preparedness	5	13%
Lake preservation	5	13%
Special recycling days	2	5%
Green Pledge on Town website	2	5%
Solar Panels, hydroelectric	1	3%
HartBus	1	3%
water system work	1	3%
Record shredding	1	3%
Road ice treatment	1	3%
School upgrades	1	3%
Tree trimming	1	3%

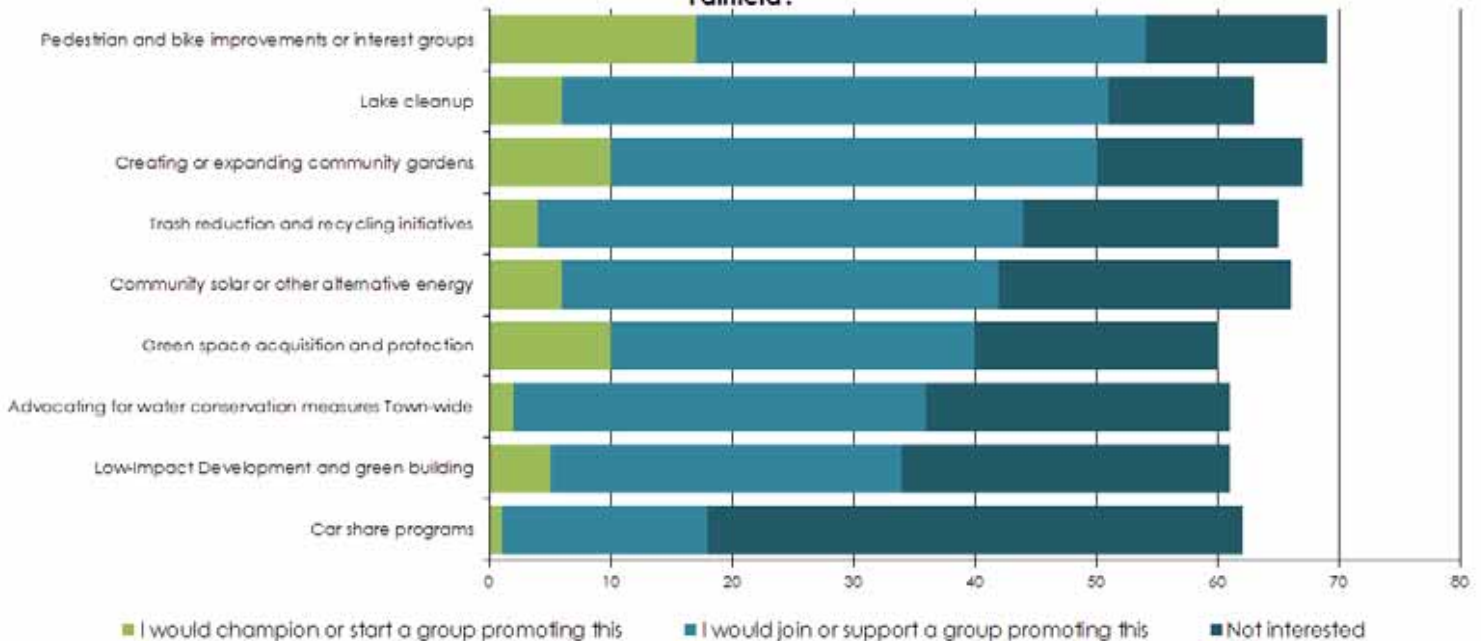
**Respondents could have multiple responses*

To attempt to gauge awareness of current sustainability initiatives in New Fairfield, the survey asked the open-ended question, "What actions are you aware of that the Town of New Fairfield or other community groups have already taken to promote sustainability in New Fairfield?" and allowed respondents to fill in the blank. Forty-three respondents chose to answer this question. Of the 43, 18 (46%) respondents answered "None" or "Not aware." Other write-in answers included land preservation and land trust activities (9 respondents, 23%), natural disaster and emergency preparedness plans (5 respondents, 13%), lake preservation activities (5 respondents, 13%), and special recycling days (2 respondents, 5%) among others.

This data may suggest that while residents do indeed care about issues of sustainability, they may be disconnected from or not informed about sustainability efforts being made locally. To gauge *potential* levels of community engagement, the survey asked respondents, "What environmental sustainability strategies or actions would you personally champion or support in New Fairfield?" For the ten strategies or actions suggested, an average of about 6 respondents said that they themselves would champion or start a group promoting each option (with a low of 1 for car share programs and a high of 17 for pedestrian and bike improvements or interest groups). An average of 34 people also said that they would join or support a group promoting each option (with a low of 17 for car share programs and a high of 45 for lake cleanup).

FIGURE 14

What environmental sustainability strategies or actions would you personally champion or support in New Fairfield?



A previous question asked respondents, "What kinds of voluntary or informal groups, organizations, or associations are you involved with locally?" Only 18 out of 93 respondents said that they participated in an environmental group, with only 9 saying that they volunteer or participate once a year or more. These results may suggest that there is a gap between potential levels of local sustainability engagement and education about available options in the community. This situation represents an opportunity for the Town of New Fairfield to increase education and outreach efforts to engage residents in local sustainability efforts.

STATUS AND CURRENT INITIATIVES



Photo Source: New Fairfield Hamlethub

While businesses, educational institutions and non-profit organizations located within New Fairfield may already be working to implement sustainable practices in their own operations, no agency or organization appears to maintain a comprehensive inventory of current practices. Town departments and boards may also be working on separate sustainability issues (Parks and Recreation, Zoning, Conservation – Inlands/Wetlands, and the Water Pollution Control Authority, for example), but there are many opportunities for a more cohesive framework for coordinated sustainability efforts and community engagement.

The recent First Annual New Fairfield Day on October 26th, 2013 at the Senior Center provided an opportunity for residents to meet local organizations doing work in New Fairfield. Representatives from the Candlewood Lake Authority, the Town Planning Commission, Town Library, and the Community Garden, among many others were available to provide information. The informational tables were also accompanied by entertainment and events to draw in families. Having information on local organizations at free, public events helps to spread information to residents, and is a model that New Fairfield should continue.

On a more regional level, there are many efforts made by the Town government and other organizations to educate the community on issues relating to Candlewood Lake. The Towns of New Fairfield, Brookfield, Danbury, New Milford, and Sherman, as well as the Candlewood Lake Authority and FirstLight Power Resources coordinated an annual volunteer Lake Clean Up event for local residents to clean up winter debris and trash. Budget cuts forced the cancellation of the event in 2013.

GOALS AND STRATEGIES

- ✘ Engage local business and educational institutions in creating a clearinghouse of practices for improving energy efficiency, reducing waste, and other sustainable institutional/business management practices.

- ✘ Communicate municipal sustainability measures to residents and businesses through the Town website and other media, and keep the website updated with current events.
- ✘ Put a notice in tax bills to remind residents to use the Town's website to learn about what is going on in the Town.
- ✘ Support community engagement activities such as its annual Earth Day activities, Candlewood Lake Clean Up, water testing programs, and energy conservation programs.
- ✘ Make the sustainability goals identified in this chapter the core of land use regulation and Town infrastructure practices.

LAND STEWARDSHIP

Land use not only defines a community's character, but also affects all other components of sustainability, from water and air quality to energy use. New Fairfield's picturesque, rural landscape depends on its natural landscape that has evolved over many generations. Sound stewardship and maintenance of the built environment and natural resources of New Fairfield improves community sustainability.

STATUS AND CURRENT INITIATIVES

New Fairfield's land use commissions: planning, zoning, conservation/ inland wetlands, zoning board of appeals and historic properties actively promote good land stewardship in Town through their regulatory roles and other initiatives. More Town newsletters and a more informative Town web site that is user-friendly and rich in resources could help promote these stewardship activities and initiatives. A financial commitment and proactive leadership is needed to carry out this objective.

New Fairfield Land Trust

The New Fairfield Land Trust is a 501(c) 3 non-profit organization that has protected over 290 acres of open space in New Fairfield. The various preserves located throughout the Town were largely donated as part of subdivisions or by the public, and contribute to the open space network of New Fairfield. In addition to land preservation, the land trust also encourages community participation and volunteer opportunities, such as hiking events and trail improvements.

Hidden Valley Nature Center

The Hidden Valley Nature Center (HVNC) is a 3.4 acre parcel of wetlands and woods between Meeting House Hill School and the High School with a small museum, pavilion, lecture circle, and observation deck. The Nature Center acts as a preserve and environmental education center, providing programming such as ecological discussions, bird watching, maple sugaring, and herb walks. It is also the site of the annual Earth Day celebrations for the Town. The HVNC is jointly overseen by the New Fairfield Parks and Recreation Department and the New Fairfield Land Trust.

Project CLEAR (Candlewood Lake Environmental Awareness and Responsibility)

The Project CLEAR program is a partnership between the Candlewood Lake Authority, Education Connection, CT DEEP, the five school districts surrounding Candlewood Lake, and local volunteers. Every year, the program trains 125 high school students to participate in research groups collecting data about the lake and watershed. The students provide the CLA with important data while also learning important environmental science and stewardship skills over 20 hours of volunteer time.

GOALS AND STRATEGIES

Continue Existing Efforts to Protect Natural Resources

- ✦ Continue to employ good land stewardship practices that preserve the rural character of the Town and protects resources such as Candlewood Lake. Continue to support organizations such as the New Fairfield Land Trust and Project CLEAR. Continue as well to support other plans and projects that protect natural resources such as the Shoreline Management Plan for Candlewood Lake prepared for the Federal Energy Regulatory Commission (FERC).
- ✦ Review and audit the use of Conservation Subdivision Permits to ensure that they are successfully preserving natural resources.

Support Open Space and Agricultural Lands Preservation in Appropriate Locations

- ✦ Increase green cover and open space, as well as protect current forest, park, and wetland areas. Include green cover and open space acquisition (possibly in partnership with the New Fairfield Land Trust) as a goal in the Capital Improvement Plan.

Inventory and Assess Public Street Trees

- ✦ Institute a system to complete an inventory of public street trees using software such as iTree, which is free from the USDA Forest Service, to collect information about tree species, size or DBH (diameter at breast height), general location and location in relation to power lines and other structures. iTree in particular is a useful tool, as it can calculate the monetary value of aesthetic benefits (impacts on property values) and environmental benefits (cost savings from summer cooling due to shade, stormwater retention, and carbon dioxide absorption, for example).
- ✦ Using a tree inventory, create a future planting plan that increases canopy cover to reduce heat island effects, increases the species diversity among street trees to reduce impacts from pests and disease (such as Emerald Ash Borer or Dutch Elm Disease), and codify a "right tree in the right place" policy to avoid planting large tree species underneath or near power lines and structures.
- ✦ Establish a tree and tree canopy preservation ordinance and/or standards. Use information from the tree inventory to emphasize the direct benefits from property value increases, energy savings, stormwater runoff reduction, and air quality improvement.

Protect and Respect Wildlife Habitat and Diversity

- ✦ Follow recommendations in the current 2003 POCD to encourage the acquisition of open space that provides wildlife and greenway corridors. Unbroken corridors of open space connecting larger forests or other open

space areas allow wildlife to travel between them without risking travel through more developed areas (i.e., having to cross traffic). Connections between open space areas can create healthier, genetically diverse wildlife populations as well.



Photo Source: Education Connection, Project CLEAR.

✘ A main driver of tourism to Candlewood Lake is fishing, whether in large tournament settings or for individual private recreation. Continue to enforce DEEP and Candlewood Lake Authority fishing rules and protect lake water quality for the future enjoyment of this important state resource.

✘ Candlewood Lake is vulnerable to invasive species and bacteria that can affect water quality and fish populations. Continue to partner with the Candlewood Lake Authority on effective education and management techniques for cyanobacteria, Eurasian Watermilfoil, and zebra mussels.

- ✘ Black bears are becoming increasingly common in Connecticut, with the CT DEEP reporting 52 black bear sightings in New Fairfield alone from 11/7/2012 to 10/29/2013. Partner with DEEP and homeowners to educate residents about black bears in the area and how to be good wildlife stewards.
- ✘ Fairfield County has the highest density of white-tailed deer in Connecticut. However, white-tailed deer can also become a public health issue due to car collisions and because deer carry ticks that often harbor Lyme disease. Work with DEEP, the Police Department, and the Health Department to monitor deer populations, incidences of collisions, and reports of Lyme disease in New Fairfield and put additional deer management practices into place if necessary.

WATER RESOURCES AND MANAGEMENT

Effective management and control of potable water resources, stormwater runoff, and surface water quality helps preserve the overall ecological health of a community, as well as ensuring the sustained availability of resources for future generations. Stewardship of New Fairfield's water resources will be a critical priority during the coming years. Aquifer protection will be especially important, as the majority of Town residents have their own wells. The Aquarion Water Company also provides drinking water to about 1,500 residents in the Town.

Candlewood Lake and its surrounding watershed are also important recreational and economic resources for the Town. Candlewood Lake's water quality and natural setting provide the Town with scenic beauty, recreation for locals and tourists alike, and habitat for local wildlife.

STATUS AND CURRENT INITIATIVES

New Fairfield's Zoning Commission has implemented strong regulations to protect water resources. In addition to standard zoning regulation protecting water resources, the 2012 update to the Town's Zoning Regulations also instituted three zoning overlay districts that directly impact water resources.

The Floodplain Overlay District, based on FEMA Flood Insurance Rate Map zones of 100-year flood risk, limits development in areas that may experience periodic inundation. Permitted uses are limited to agriculture and forestry, with special permit uses for open space recreational uses, water supply systems, sanitary sewage systems, bridges, and fences, provided that they will not be adversely affected by flooding.

The Aquifer Protection Overlay District is designated to protect the stratified drift aquifer and its primary and secondary recharge areas, which provide ground water to area wells, from further contamination from polluting land uses. Any uses that present a high risk of groundwater contamination due to the use or storage of hazardous materials, the discharge of high volumes of domestic sewage, or the disturbance of groundwater bearing gravel deposits are prohibited.

Conservation Subdivision Special Permits may be required for parcels of ten or more acres being split into 5 or more lots. Conservation Subdivisions cluster development in one area to preserve expanses of open space in other areas of the parcel. By Zoning Regulations, the preserved open space needs to meet one or more of a number of criteria, including streambelts and greenbelts and areas providing or protecting drinking water supplies.

GOALS AND STRATEGIES

Minimize the Impact of Existing Development

- ✦ The Town should support the New Fairfield Health District in identifying and investigating incidents of failing septic systems and underground storage tank leaks to identify any problem areas.
- ✦ The Inland Wetlands Commission should work with applicants for additions, renovations and changes in land use to educate them on the

importance of runoff infiltration through the use of permeable surfaces, rain water basins and incorporating green practices into renovations. Property owners within the Candlewood Lake watershed especially should be supplied with educational materials relating to runoff and water pollution.

- ✦ Workshops led by local gardening clubs on xeriscaping (using native plants that require less water irrigation) can help residents learn to conserve water in their yards and gardens. Area garden clubs could also assist in educating residents on how to garden effectively without fertilizers and herbicides, which can drain into local waterways.

- ✦ For especially dry summers, collecting water in rain barrels for use in yard irrigation can alleviate pressure on local water supplies.



Photo Source: UConn Cooperative Extension System. "Rain Gardens in Connecticut: A Design Guide for Homeowners." Available at http://nemo.uconn.edu/publications/rain_garden_broch.pdf.

- ✦ Conversely, garden types such as rain gardens and bioswales can help absorb water runoff during storms and help prevent inland flooding. One study in Chicago found that large expanses of impervious paving (such as asphalt, concrete, and roofs) are a bigger risk factor for flooding than being located in a floodplain. While Chicago is unquestionably a much larger, denser urban area than New Fairfield, the connection between impervious area and flood risk is important to consider, and pervious or porous paving types should be encouraged along with planting types that allow for fast absorption of rain water.

Minimize the Impact of New Development

- ✦ Consider amendments to the Zoning Regulations to further regulate the building envelope in order to minimize total site disturbance, and incorporate low-impact development techniques such as the use of permeable surfaces for driveways and parking areas and other green building practices. Special attention and consideration should be given to properties that are along the shores of Candlewood Lake or other lakes in New Fairfield to preserve the health of these natural, recreational, and economic assets.

Support Watershed Protection and Water Quality Monitoring Efforts

- ✦ Continue to work with the various water resource-related agencies active in New Fairfield and the region to enhance land and water resource protection, such as the Candlewood Lake Authority. The Candlewood Lake Authority has a wealth of historical and current water quality monitoring data that is useful for determining trends based on land uses and management techniques.

MUNICIPAL BUILDINGS AND OPERATIONS

The operations and maintenance of municipal facilities is an important way to incorporate sustainability practices into Town government. It is important to consider buildings and facilities on their own as appropriate places to model sustainable practices for the rest of the community. It is especially important to consider sustainability measures as the Town considers possible renovations, expansions, or new building sites for community facilities such as the Town Hall or Library.

STATUS AND CURRENT INITIATIVES

The New Fairfield Permanent Building Committee is a volunteer board which acts as the agent of the Town for all construction-related projects. In the past year, the Committee has been focused on the renovations to the Meeting House Hill School, which was built to High Performance Building Standards. The Connecticut High Performance Building Regulations require state-funded buildings to be built to a standard equivalent to LEED-Silver. The United States Green Buildings Council (USGBC) Leadership in Energy and Environmental Design (LEED) Green Building Rating System focuses on sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality. Ratings range from Certified as meeting the fewest requirements, then Silver, Gold, and Platinum ratings meeting more stringent requirements.

GOALS AND STRATEGIES

Take Stock of Existing Municipal Buildings

- ✦ Complete a comprehensive audit of the energy use and indoor air quality of existing municipal buildings to gain an understanding of the current condition of the buildings.
 - Identify “low-hanging fruit,” or easy, low-cost fixes that can have immediate impacts on energy use. Pay special attention to simple issues such as faulty door and window seals that are leaking air, installing programmable thermostats to heat buildings only when occupied, etc.
 - Identify and prioritize longer-range future capital improvements, such as replacing inefficient HVAC systems or windows. Consider the long-term cost savings versus upfront cost of improvements to prioritize upgrades based on the time it will take for the improvement to “pay itself off.”



Photo Source: Briggitt Martin, City of Burnsville, MN website. Young volunteers are spray painting “Dump No Waste, Drains to Lake” stencils on storm drains. Available at < <http://mn-burnsville.civicplus.com/?nid=1107> >.

Reduce Use of Harsh and Dangerous Chemicals

- ✦ Standard cleaning supplies often contain toxic chemicals that contribute to indoor air pollution. Incorporate green cleaning practices in all current and future municipal facilities. The Town should create a green cleaning policy that states their commitment to green cleaning in New Fairfield’s municipal facilities. Maintenance staff can be trained in green cleaning practices, and guidelines can be established to require the purchase of green cleaning products over conventional cleaning products.
- ✦ Require the use of low-volatile organic compound products for light maintenance tasks.
- ✦ Use Integrated Pest Management (IPM) techniques on Town-owned fields and parks to reduce the usage of potentially toxic and polluting chemicals.

Assess Current Town Procurement Policies

- ✦ Create a procurement policy for office supplies, furniture, and other goods that favors products made of recycled or renewable materials.

Improve Sustainability Standards for Future Buildings and Facilities

- ✦ Require meeting LEED standards (or other third-party green building certification systems) for construction and renovation projects, even those not necessary under state mandates. This is especially important given the consideration that some Town facilities may be in need of renovation in the near future.
- ✦ Analyze and consider the payback period for the installation of alternative or renewable energy systems, such as solar panels or geothermal heating and cooling.

- ✘ Consider the use of reclaimed, locally produced and/or recycled materials in building maintenance and repairs, when possible.

Incorporate Water Conservation Design and Practices

- ✘ Consider opportunities to install low-flow fixtures, incorporate grey-water water recycling systems and rainwater collection systems, and installing low water landscape designs in all municipal renovation and construction projects.
- ✘ Prioritize street sweeping in the active water supply watersheds, especially in the spring after the initial snowmelt.
- ✘ To protect water quality, simple logos can be spray-painted near stormwater catch basins, such as “Dump no waste, drains to Candlewood Lake,” in order to educate residents about where their stormwater goes.

Energy-Efficient Municipal Operations

- ✘ Complete an energy audit of municipal facilities to determine where improvements can be made to increase energy efficiency.
- ✘ Retrofit municipal buildings with energy efficient equipment and features, where appropriate and feasible.
- ✘ Ensure that new equipment purchased meets appropriate energy efficiency standards.
- ✘ Incorporate renewable energy and recycling system technologies where appropriate in future construction and renovation projects.
- ✘ Raise energy usage awareness among municipal employees and encourage appropriate energy conservation practices in municipal office and facilities.
- ✘ Replace incandescent street lights with energy saving LED lights.

City Vehicles

- ✘ The Town should commit to purchasing hybrid and fuel-efficient vehicles as current vehicles need to be placed. Consider emissions and life-cycle costs when replacing vehicles in the municipal fleet.
- ✘ Conduct a use study or survey of the fleet vehicles to determine if current usage patterns are optimal.
 - Consolidate car use by car-pooling and chaining trips.
 - “Right-size” the number and type of vehicles being used based on usage patterns.
- ✘ Review current fleet car maintenance schedules. Keeping cars tuned and tires properly inflated can increase fuel efficiencies by 4% and 3%, respectively.
- ✘ Employees who use Town vehicles should review and implement efficient driving practices.
- ✘ Some Town departments require heavy trucks and other specialized vehicles that have low fuel efficiencies. These vehicles should be gradually replaced with (or converted, if possible) to models that are either more fuel efficient or can burn alternative fuels such as compressed natural gas or biodiesel. Continue to properly maintain the municipal fleet.
- ✘ Consider implementing an idling time policy for public works vehicles.

DISASTER PREPAREDNESS AND COMMUNITY RESILIENCE

Amid increasingly severe natural catastrophes such as hurricanes, floods, heat waves, storms, and blizzards, communities nation-wide are instituting more thorough disaster preparedness or hazard mitigation plans. Proactive planning for the risks and impacts of such disasters can lead to more resilient communities that can bounce back after such severe events.

STATUS AND CURRENT INITIATIVES

The Town has an Office of Emergency Management that is responsible for planning for, responding to, and recovering from natural and man-made disasters. The department works with regional partners, including neighboring towns, the Housatonic Valley Council of Elected Officials (HVCEO), the Department of Emergency Management and Homeland Security, and other state and federal government departments, to prepare for hurricanes, floods, acts of terrorism, or other catastrophic events.

The department, located in the Emergency Operations Center at the Police Department, has a trailer with emergency equipment and shelter supplies as well as a mobile generator for emergency power.

In addition to many forms and links supplying information to residents on how to prepare for an emergency and how to stock supply kits, the Town also has an emergency outreach service. AlertNow is a free service provided by the Town notifies residents by landline, cell phone, and email of impending emergencies or emergency instructions.

The Town of New Fairfield has an impressive emergency management system in place for a town of its size. The information posted on the Town website is clear and helpful, and the AlertNow outreach system will likely be a valuable tool in case of emergency.

GOALS AND STRATEGIES

Continue to Support the Office of Emergency Management

- ✦ Support Office of Emergency Management efforts, including continuing staff education on new strategies and techniques to plan for and mitigate disasters.
- ✦ Form partnerships with the Office of Emergency Management and the school system for educational, age-appropriate outreach on emergency management measures and community resilience.

Resilient Buildings and Infrastructure

Consider how different buildings and infrastructure would stand up to or bounce back from a disaster. The City of Baltimore's *Disaster Preparedness and Planning Project: A Combined All Hazards Mitigation and Climate Adaptation Plan* (October, 2013)³ has many recommendations that may be used as a starting point for discussions in New Fairfield, such as:

³Available at: < <http://www.baltimoresustainability.org/disaster-preparedness-and-planning-project>>

- ✘ Protect and enhance the resiliency and redundancy of the electric system, including increasing resiliency in the energy generation system by encouraging the development of decentralized power generation and developing fuel flexibility capabilities.
- ✘ Increase energy conservation efforts to manage energy demand.
- ✘ Ensure backup power generation for critical facilities and key infrastructure during power outages.
- ✘ Evaluate and improve resiliency of communication systems that are in place for sudden extreme weather events.
- ✘ Integrate hazard mitigation into transportation design, building, and maintenance. Possible concerns include storm or floodwater erosion of bridge supports, designing bridge expansion joints for longer periods of high heat, and requiring that backup solar-powered street lights and signals be integrated along evacuation routes.
- ✘ Enhance and expand stormwater infrastructure and systems, including preserving and protecting natural drainage corridors.
- ✘ Modify landscaping requirements and increase permeable surfaces to reduce stormwater runoff.
- ✘ Develop policies that require new Town government capital improvement projects to incorporate hazard mitigation principles.
- ✘ Improve wind resiliency of new and existing structures.

Tie Community Resiliency to Individual Sustainability Actions

- ✘ The Office of Emergency Management recommends that citizens keep enough supplies at home to meet family needs for at least 72 hours. Partner with the New Fairfield Community Garden to do workshops and outreach on home gardening, canning, and other food security measures.
- ✘ Rain gardens, bioswales, green roofs, and the use of pervious paving all allow water to seep into the soil rather than becoming stormwater runoff. Widespread use of such measures may ameliorate flood conditions. This is another project that the Town may partner with the Community Garden or other gardening groups for outreach and workshops.
- ✘ Rain barrels that connect to home gutters and downspouts can collect water for garden irrigation to avoid extracting potable water from the Town aquifers. Collected rain water may also be purified and used in some types of emergency situations. For example, many home wells run on electricity and will not work during a power outage. During a flood, wells that become submerged should be considered contaminated and not potable until the water supply has been properly disinfected.⁴ In these kinds of emergency situations, boiling or filtering collected rain water may be a feasible source of drinking water. Partner with the Department of Public Works to have rain barrel kits for sale at the Transfer Station or another site.
- ✘ During extended power grid outages, alternative energy and heating systems such as solar power may be able to provide some power, while also reducing total demand on the grid system during the emergency. Encourage and promote rebates, tax incentives, and other financial

⁴Available at:
<<http://www.vdh.virginia.gov/environmentalhealth/onsite/hurricane.htm>>

programs that help residents and businesses install renewable energy systems.

Foster and Encourage Social Connections and Networks

- ✦ Often, the true measure of a community’s resilience is its ability to pull together for support. The Town should continue to put on community events that allow residents to feel socially engaged and connected with each other, and in addition provide valuable information about Town programs.
- ✦ People who live alone or who have mobility issues may have a more difficult time during a disaster. The Office of Emergency Management has already partnered with the New Fairfield Social Services to develop a registry of people with special needs who may require special assistance in the event of a disaster. The Town can also partner with area groups such as the Senior Center to develop a ‘Disaster Buddy’ program. If neighbors or other people in the community can volunteer to check up on people on the registry during heat waves or other disasters, it may help free up some Town resources during a crisis and improve overall outcomes.

CLEAN AND RENEWABLE ENERGY MANAGEMENT

Energy use, especially energy derived from finite stores of fossil fuels such as coal or oil, is an area where reductions can greatly benefit the environment, public health, and the Town budget. Burning fossil fuels is not only expensive, but releases particulate matter into the air that causes pollution, which can impact respiratory health and asthma rates of residents. It also releases CO₂ into the atmosphere that scientists agree contribute to climate change.

Individual actions and behaviors have huge impacts on energy use, and simply changing habits is more cost-effective than large infrastructure investments. However, infrastructure improvements can also be an economic development catalyst for attracting and retaining “green collar” jobs. Partnering with Connecticut Light & Power and other organizations like the public school system can help make energy conservation a community priority.

STATUS AND CURRENT INITIATIVES

Electricity:

The Town New Fairfield is served by Connecticut Light & Power for electricity. Electricity is transmitted across the New England electric system from several power plants in the region. The New England Power Pool Systems Mix was composed of approximately 42.7% natural gas, 30.0% nuclear power, 8.8% hydroelectric/hydropower, and 6.0% oil, among others (see Table 25).

By law, Connecticut is required to generate 20% of the State’s electricity from renewable energy sources by 2020. Connecticut Light & Power offers many conservation programs and rebates, but does not offer customers the ability to directly buy renewable energy. CL&P offers residents the

TABLE 25

Current New England Power Pool System Mix, 2013 Q2	
Fuel	Percentage by Fuel
Natural Gas	42.7
Nuclear	30.0
Hydroelectric/Hydropower	8.8
Oil	6.0
Coal	2.5
Trash-to-energy	2.1
Wind	1.6
Biomass	1.5
Wood	1.4
Municipal solid waste	1.3
Landfill gas	0.6
Efficient Resource (Maine)	0.5
Diesel	0.5
Solar Photovoltaic	0.4
Digester gas	0.054
Fuel cell	0.036
Jet	0.007
Hydrokinetic	0.001
Energy Storage	0.0005
Biodiesel	0.0001
Ocean Tidal	0.00001
Total	100

Source: New England Power Pool System Mix, available at: <http://www.nepoolgis.com/>.

ability to choose CT Clean Energy Options, a program available through two different independent companies. Residents are not directly purchasing renewable energy for their use, but contributing money to a program that supports the development of renewable energy.

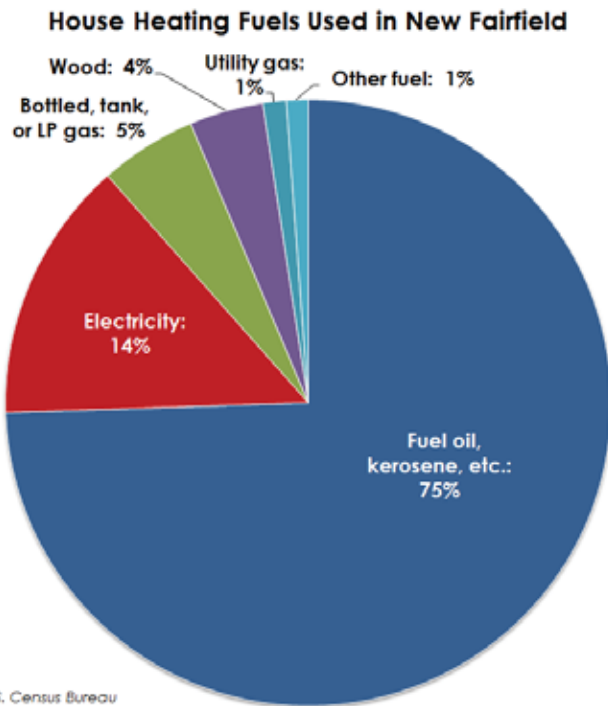
Heating and cooling:

The most commonly-used house heating fuel in New Fairfield is fuel oil (75%), followed by electricity (14%), gas (including bottled, tank, LP, and utility gas, 5%), and wood (4%) (see Figure 15). There are currently efforts being made at the state level to expand the use of natural gas for home heating.⁵ The Northeast is the last region in the country to rely this heavily on heating oil. According to the Energy

Information Administration, in 2009 only 6% of homes in the country used fuel oil for heating. In current markets, natural gas is also considerably cheaper, spurring demand for oil-to-gas heating conversions in the Northeast.

Natural gas is still a fossil fuel, although it produces about 30% less carbon dioxide per Btu than heating oil. Natural gas has its own attendant set of sustainability concerns. For example, groundwater pollution can possibly be caused by the hydraulic fracturing (“fracking”) process that extracts natural gas from the ground, as sand (a “proppant,” used to prop open the fractures) and fluids or chemicals are injected into the ground to fracture rocks and force the natural gas to the surface. Another consequence of the boom in fracking is possible environmental degradation in areas where there is large-scale mining for the sand used for the proppant in the fracking process. While Connecticut has neither natural gas reserves (it needs to be piped in from other states) nor the sand used in the fracking process, residents should be encouraged to “think globally, act locally” in their energy decisions.

FIGURE 15



Source: U.S. Census Bureau American Community Survey 5-Year Estimates, 2007-2011

Other sustainable heating and cooling options exist as well:

- ✘ Passive solar heating incorporates design elements to heat and cool the house without any electrical inputs. Large south-facing windows and tile floors to absorb heat from the sun in the summer are common passive solar design features.
- ✘ “Active” solar heating uses a solar array to convert sunlight energy to either electricity or heat.
- ✘ High-efficiency wood stoves, pellet stoves, or masonry heaters burn wood or other organic products to produce heat. While traditional open

⁵ Belsie, Laurent, “Heating oil: a last stand in the Northeast?” Christian Science Monitor, Dec. 7, 2012.

<<http://www.csmonitor.com/Environment/Energy-Voices/2012/1207/Heating-oil-a-last-stand-in-the-Northeast>>.

fireplaces tend to be very inefficient at home heating, some closed stoves or masonry heaters incorporate catalytic converters to reduce emissions, increase burn times, and retain heat.

- ✘ Geothermal heating and cooling uses the fairly constant temperature of the soil beneath the frost line to heat and cool the building. A heat pump is installed under the soil and either draws heat into the building (for warming in winter) or dumps heat from the building into the ground (for cooling in the summer). There are local companies in and around New Fairfield that specializes in installing geothermal heating and cooling systems in the area.

GOALS AND STRATEGIES

Community Clean Energy

- ✘ CL&P offers renewable energy credits for new, qualifying renewable energy projects. Find community partners and funding opportunities to pursue these credits.
- ✘ At the state level, by participating in the Connecticut Clean Energy Communities Program the Town could earn a free solar voltaic, solar thermal, or wind system, which covers the cost of purchasing, installation, as well as providing assistance in choosing the site location. Communities get the free renewable energy system by earning credits through enrolling households and businesses in the CT Clean Energy Options Program, having residents install their own renewable energy systems, and by purchasing Renewable Energy Credits. Thus, the free system is a result of collective action by residents and businesses to increase renewable energy use.
- ✘ Commercial and residential properties can also qualify for Connecticut Clean Energy Fund's On-Site Distributed Generation grants as well to help pay for renewable energy installations. Residential properties with renewable energy systems are also eligible for a property tax exemption on the value of the system. By tying systems back to the grid, these systems can also recoup costs by selling surplus energy back to the electric grid.
- ✘ Encourage eligible businesses and residences to apply for CL&P's Low- and Zero-Emission Renewable Energy Credit programs and tariffs, which enable CL&P customers who install new, qualifying renewable energy projects to sell qualified renewable energy credits.

Energy Efficiency

- ✘ Find appropriate partners to create programs that ensure that local developers are educated and informed about green building practices, and are able to submit cost-benefit analyses of different green technologies or options in building permits.
- ✘ Require by ordinance that all new construction or substantial renovations over 50,000 square feet must attain a third-party green building certification from an organization such as LEED or Energy Star. Voluntary incentive programs for smaller buildings seeking certification may also be appropriate.
- ✘ The local power utilities should make a point of visiting small businesses in Town and conducting energy audits to find low-cost ways for business owners to save on energy costs.

- ✘ The Town should find ways to leverage community assets such as the schools in the New Fairfield Public School System to increase resident awareness of energy conservation opportunities. Elementary school students can create posters to be posted in public buildings and businesses, middle school students can research and submit articles to local newspapers, and high school students can do community energy-tracking projects, just to name a few examples.
- ✘ Find community partners to work with the Connecticut Clean Action Fund to set up a series of micro-grants and micro-loans to promote energy conservation and renewable energy. A project based on this model in Hartford, CT is offering funds of \$250 to \$2,000 for small promotional and educational outreach proposals.
- ✘ Energy stewardship efforts made by local businesses and industries should be publicly acknowledged and applauded (such as with a “New Fairfield Green Business” designation), so that positive public relations serves as another incentive for sustainability leadership in the community.
- ✘ As a whole, the Town should come together to commit to a total energy reduction goal to reduce greenhouse gas emissions that contribute to climate change. It will be far easier to meet a state-wide goal of using 20% renewable energy by 2020 if the total energy load has been reduced by 20% as well.

WASTE REDUCTION

Environmentally safe and responsible waste disposal is crucial to all natural resources, including, land, water and air resources, as well as to public health. Reducing consumption while increasing recycling and composting can help divert solid waste from needing collection and disposal.

STATUS AND CURRENT INITIATIVES

Waste and recycling collection is done at the Town Transfer Station, which is managed by the Department of Public Works. The Drop off Center operates on a fee system for both an annual vehicle permit as well as by volume of waste or recycling. Residents may also contract with a private waste hauler instead of bringing materials to the Transfer Station themselves. The Town has incorporated single stream recycling, as well as recycling of electronics, hazardous household waste (on special collection days), and mattresses. The Transfer Station also has a “swap” area and will soon be introducing a textile recycling program.

Waste and recycling collected at the Transfer Station are then collected by the regional waste management and recycling authority, the Housatonic Resources Recovery Authority (HRRRA). Municipal solid waste is then taken to one of three regional transfer stations operated by Wheelabrator Environmental Systems, Inc. (WES) in Danbury, Newtown, or Ridgefield. From these, the solid waste is then trucked to resource recovery facilities in Bridgeport or Lisbon, CT, or taken to other disposal sites outside of Connecticut. The resource recovery plants are waste to energy facilities that burn the waste at very high temperatures to produce electricity. Electricity generated from these waste-to-energy facilities account for 2.1% of the total New England Power Pool System Mix as of the third quarter of

2013, as shown in Table 25. Recyclables are separated and shipped to various markets to be recycled into renewable packaging products.

The HRRRA has a very useful, comprehensive website that provides information to residents. Specific outreach efforts on the HRRRA website include a survey for interest in a separate organic/food waste collection pilot program in Bridgewater, a Wipe Out Waste guidebook to residential recycling, the results of the 2013 6th annual recycling poster contest among the area schools, and informational pamphlets in Spanish and Portuguese. While New Fairfield is an active participant in HRRRA events and outreach, currently the New Fairfield Department of Public Works webpage does not link to or mention the HRRRA. The Town should include links to the HRRRA website and make those resources more prominent to residents looking for information through the Town website.

GOALS AND STRATEGIES

Reduce:

- ✘ Plastic shopping bags are ubiquitous as litter. Encourage any local businesses that do not already do so to apply a ten cent or more credit to customers who decline paper or plastic bags, to encourage residents to bring reusable shopping bags to stores.
- ✘ Some estimate that drills in private homes are used on average of 12 to 13 minutes over their lifetime. The Town of New Fairfield should sponsor a local tool and other durable goods lending library, where items like power tools, lawnmowers, and even sporting equipment can be loaned to residents instead of being unnecessarily duplicated and eventually thrown away. There are online resources to starting a permanent tool library through sites such as ShareStarter.org, but the Town may not have the initial resources or volunteer partners to staff a physical location. A lower-cost option could be to start or sponsor a local online forum similar to Craigslist where neighbors can post what they have available to lend or wish to borrow and trade directly with each other. As well as reducing eventual waste, community-wide lending can generate social interactions between neighbors and foster community engagement.
- ✘ The New Fairfield Public Works webpage should have Conservation and Waste Reduction tips available for residents, similar to those on the HRRRA website. Waste reduction tips can include items such as buying items in bulk or in concentrated forms to reduce total packaging, getting removed from junk mail lists, etc. New Fairfield Public Schools would be a valuable partner as well in education outreach.
- ✘ Formally adopt purchasing practices for the Town of New Fairfield that prioritizes products that are made from recycled materials and can be recycled at the end of the product's useful life or are biodegradable.

Reuse:

- ✘ Partner with the HRRRA to start a regional materials and waste exchange program to allow municipalities to share useful resources before they reach the incineration plant and landfill.

- ✘ “Waste” still in usable condition that gets brought to the transfer station, such as furniture and household appliances, should either be resold at a discount to produce a revenue stream or donated to a charity such as the Habitat for Humanity ReStore or the New Fairfield Community Thrift Shop, to keep usable items in circulation and benefiting people who cannot or choose not to buy new.



Photo Source: New Fairfield Community Thrift Shop

✘ Additionally, New Fairfield should start to require reuse or recycling of 50% or more of construction and demolition waste for permits, with Habitat for Humanity’s ReStore being an option for donation. Donating usable construction and demolition debris is environmentally sustainable, socially responsible, and, being tax-deductible, also helps the economic bottom line.

✘ Upcycling, converting waste materials or useless products into new materials or products of better quality, has become hugely popular thanks to social media sites like Pinterest and online shops like Etsy. Partner with schools and organizations such as the Senior Center and the New Fairfield Community Thrift Shop to sponsor an upcycling do-it-yourself competition during a Town event, with categories

like fashion, home goods, and games to encourage residents and students to think of creative ways to reuse waste. Some kinds of upcycling can even be turned into sustainable entrepreneurial pursuits. The company Branded Logic’s Ultratouch line of housing insulation is made of 90% post-consumer recycled denim jeans and 10% binding materials (which can also qualify a house for up to 12 LEED credits).⁶

Recycle:

- ✘ A 2012 study from the Natural Resources Defense Council found that up to 40% of food in America is wasted, equivalent to throwing away \$165 billion each year to rot in landfills. The Town of New Fairfield should promote home composting by having compost bins available for sale at the Transfer Station, especially until the HRRRA pilot project for collecting separately collecting organic waste is expanded to the region.
- ✘ The City of Bridgeport, CT has started a group called the Mayor’s Conservation Corps, a group of trained youth that canvas door-to-door to solicit their neighbors to participate in municipal green projects. Youth educated residents about recycling, signed residents up for home energy audits, sold rain barrels, and informed residents of other existing programs. Starting a New Fairfield Youth Conservation Corps could be a valuable tool to disseminate information about existing programs, as well as enroll

⁶ “Cotton: From Blue to Green,” March 19, 2011, Natural Resources Defense Council. <<http://www.nrdc.org/business/design/denim.asp>>.

area residents into new programs and surveying residents about their needs.

LOW-IMPACT AND SUSTAINABLE DEVELOPMENT AND DESIGN

Cities and towns across the nation are becoming more cognizant of the impacts of development decisions on the surrounding physical and social environment within which these decisions reside. A variety of approaches have been developed to manage development and its associated impacts in a sustainable manner. Low Impact Development (LID) practices are intended to preserve natural systems and protect resources. LID aims to allow full development of the property while maintaining the original hydrological functions of the site, and can result in projects that better fit the existing characteristics of the site and are aesthetically pleasing as well as environmentally sustainable. Sustainable Development and Design refers to development patterns and site designs that use less energy, use fewer natural resources, and produce less pollution than traditional development patterns and site designs.

STATUS AND CURRENT INITIATIVES

Low Impact Development Best Management Practices are already written into the New Fairfield Zoning Regulations. LID techniques to be implemented on building sites include: creating vegetated swales, buffers, and filter strips; minimizing the creation of steep slopes; bio-retention structures and residential rain gardens; rain water harvesting and rain barrels; permeable pavement choices; and groundwater infiltration systems. These practices are in place to reduce impervious surfaces, pollution, and runoff volume.

The Zoning Regulations also include some requirements for walkability of developments in Multifamily Districts for the Elderly (MFDE). Such developments must be within 1,500 feet walking distance of shopping facilities and services, unless paratransit is provided. The site is also required to furnish sidewalks or walking paths for safe pedestrian traffic by senior citizens.

GOALS AND STRATEGIES

- ✦ Strengthen and build upon the Town Center already in New Fairfield as denser, walkable alternatives to strip-type development.
- ✦ Require commercial and industrial developers to achieve some sustainability certification, on a sliding scale based on size and cost of project. LEED and Energy Star are two nationally-recognized third-party certification systems that can cover new construction as well as remodeling, retrofits, and operation and management.
- ✦ For smaller projects or residential housing where the certification process would be too much of a cost burden, provide an alternative green building guideline of minimum sustainability requirements suited to the scope of the project.
- ✦ Town government should lead by example and pursue LEED or other third-party certification for all new developments and major renovations.

- ✦ For existing buildings, partner with Connecticut Light & Power to promote existing incentives for sustainable retrofits, such as sealing leaks around windows and doors. Ideally, this would also encourage the growth of local businesses specializing in green retrofits and provide economic development to the community.

TRANSPORTATION

Free flowing circulation systems for vehicles, bikes and pedestrians are important to the vitality of any community, and can reduce air and noise pollution. The ability to bike and walk safely provides the opportunity for recreation and improved public health by offering an alternative to vehicle travel, especially in the Town Center area.

STATUS AND CURRENT INITIATIVES

As discussed in the *Community Facilities* chapter, Average Daily Traffic (ADT) counts are down in most areas of the Town, although this is attributed to the impact of the economic recession on traffic volumes. Nevertheless, decreasing vehicle traffic is an important step to take to decrease fossil fuel emissions that contribute to air pollution and carbon emissions.

New Fairfield is served by the New Fairfield Fixed Route HART (Housatonic Area Regional Transit) Bus, which is a rail shuttle that connects to the Harlem line station in Southeast Station, New York. The HART bus is currently run as a commuter line, providing service between 5:35 AM to 7:43AM, and from 5:52PM to 9:26PM. The New Fairfield SweetHART Bus also offers door-to-door service to seniors by appointment. The Housatonic Valley Council of Elected Officials has recommended that transit service in the area to be expanded, especially reducing the midday gap in services. Any transit service that can become more useful to the population at large and help reduce the number of single-occupancy vehicles on the road will help New Fairfield reduce emissions and have a more efficient transportation system.

The *Community Facilities* chapter also covers New Fairfield's bike and pedestrian infrastructure in detail, including new sidewalk improvements connecting Town Hall and the library to the Veterans Memorial Green and the Senior Center. Further pedestrian improvements are also recommended in the Town Center Beautification Plan.

On the online community survey, pedestrian and bike issues generated considerable discussion. As of November 13, 2013, a question about "Are there improvements that would encourage you to walk or bike in New Fairfield?" generated 52 write-in comments. Overwhelmingly, people requested more sidewalks and bike paths in order to feel safe walking or biking downtown. Several respondents (10 write-in respondents, or 19%) were unaware of any sidewalk improvements in the downtown, or wrote that in their opinion, the sidewalk sections had little utility. The improvements were described by some as being "orphan" segments that start and stop, allowing people to walk downtown during community events but that it was still necessary to drive downtown to access the

sidewalks. Residents also suggested that the lack of crosswalks across Route 37 and Route 39 in the center of Town made walking feel very unsafe.

GOALS AND STRATEGIES

Expand Transit Service

- ✦ Follow recommendations from the *Housatonic Valley Transportation Plan 2011*. These include reducing the midday gap in HART bus service, implementing a bus route between Danbury and New Fairfield, extending the service day for the SweetHART Bus for seniors, and establishing a regional SweetHART Bus service.

Improved Opportunities for Bicycle and Pedestrian Traffic

- ✦ For bike and pedestrian issues especially, there are opportunities for resident buy-in and activism. When asked "What environmental sustainability strategies or actions would you personally champion or support in New Fairfield?" 32 people said that they would join or support a group promoting this, and 12 said that they would personally champion or start a group promoting this. A dedicated Bicycle and Pedestrian Committee would enable people in the community to volunteer and work toward projects and policies that encourage walkability in New Fairfield.
- ✦ Address community concerns about walking and biking safety in part by following recommendations from the Town Center Beautification Plan by increasing the number of pedestrian connections between different destinations in Town.
- ✦ For future CIP sidewalk funds, enlist community members to help the Department of Public Works prioritize and seek recommendations for sidewalk repairs. This is an opportunity to crowd-source the survey to local residents, volunteer groups, or non-profits to record and report sidewalks that need maintenance or are not serving the needs of the community.
- ✦ Compete for and leverage Safe Routes to School funds to make improvements that allow children to walk or bike to school, as well as improving walkability for all.
- ✦ In future CIP projects including any street improvements, also include provisions for a complete streets design review. The design review should gauge suitability of the street for improvements that will make the street safer, easier, and more pleasant for residents to walk and bike instead of drive. Improvements such as sidewalk widening, adding sidewalk buffers, adding bike lanes, and adding sidewalk furniture such as benches, and clearly marked and lighted crosswalks should be considered.
- ✦ Organize more community events around getting out of the car. Summer block parties or festivals that shut down one or more streets to vehicle traffic can help foster social interaction as well as emphasizing non-motorized modes of transportation.



Photo Source: CT Safe Routes to School

ENVIRONMENTAL HEALTH

The natural and built environment is intimately connected to individual and public health. Poor air quality (indoors and out) can lead to increases in rates of asthma and respiratory diseases. Buildings contaminated with substances such as asbestos

and lead paint can cause cancer and hinder childhood development. Rising temperatures from climate change can lead to increases in rates of heat stroke, as well as allowing diseases like West Nile virus to spread north. Reliance on cars for transportation, in addition to contributing to worsening air quality and higher temperatures, can make populations more sedentary and prone to obesity while good quality sidewalks and bike paths encourage exercise.

STATUS AND CURRENT INITIATIVES

The New Fairfield Health Department is responsible for controlling, promoting, and maintaining sanitary and environmental conditions within the Town. The main applications listed on their page on the Town website are for soil testing, septic permits, and food service licenses.

Maintaining safe septic systems and water quality, along with sanitary food service conditions, are incredibly important to the public health of the Town. However, this is a fairly narrow interpretation of public health, and the Health Department web page could provide more information about how other factors can directly impact the health of New Fairfield residents.

GOALS AND STRATEGIES

Air Quality:

- ✘ Many of the recommendations for energy, transportation, and natural resources will also have direct positive impacts on air quality. Burning fewer fossil fuels and planting more trees will reduce particulates in the air and other sources of air pollution that affect respiratory diseases.
- ✘ Planting more trees can also help counteract the heat island effect, resulting in cooler local temperatures and help prevent heat-related illnesses in summer.
- ✘ Evaluate the synchronization of traffic signals in the Town, to reduce the time that cars spend idling and the amount of emissions released.
- ✘ Municipal tree maintenance is primarily focused on hazard removal and mitigation; however, an inventory of trees in the right-of-way could also assist the community in maintaining natural resources that help maintain healthy air.

Water Quality:

- ✘ Continue to follow the recommendations in the 2003 POCD to protect groundwater resources, as well as the 2012 Zoning Regulations regarding the Aquifer Protection Overlay District, in order to continue to provide safe drinking water to residents.
- ✘ Residential use of chemicals such as herbicides, pesticides, and fertilizer can become non-point sources of water pollution that drains into local waterways. Partner with local garden clubs like the New Fairfield Community Garden Committee or the Senior Center Garden Club to provide educational outreach on chemical-free gardening.
- ✘ Follow Low Impact Development best practices concerning stormwater management, including raingardens, bioswales, green

roofs, and pervious paving. Applying the principles of “slow it, spread it, sink it,” design so that rain and stormwater can be absorbed into the ground instead of being channeled to the nearest body of water.

Public Health:

- ✘ Include public health considerations in the Capital Improvement Plan items. Partner with the New Fairfield Health Department, the United Way of Western Connecticut, and other organizations to find ways to incorporate more safe exercise opportunities into the built environment, such as improved sidewalks and bike lanes.
- ✘ Expand public transit schedules to meet social needs, especially to disadvantaged or disabled groups, by providing more night and weekend service. Expanding the SweetHART Bus service to the elderly is already a recommendation in the Housatonic Valley Transportation Plan.
- ✘ The newly-formed New Fairfield Community Garden Committee is still in negotiations to find permanent land for a public garden, both for community members and for donation of vegetables to local food pantries. The aim of the Committee is to provide an educational asset and place of beauty for the Town, as well as being a social asset that grows healthy fruits and vegetables for residents and food pantries. The Community Garden Committee has already conducted workshops for interested parties to learn about sustainable garden cultivation, organic techniques, and composting.⁷ The Town should continue to support these efforts to find a permanent location.



Photo Source: New Fairfield Community Garden Committee. Pictured are Committee members at New Fairfield Day, October 26, 2013.

- ✘ When asked “What kinds of businesses would you like to see in New Fairfield, or see more of?” 83.2% (84 out of 101) respondents said that they would like to see a Farmers market in New Fairfield. Farmers markets are an excellent opportunity to bring healthier, fresh, local produce to residents. Farmers markets are also an opportunity for residents to socialize, both with each other and with local farmers, and increase community engagement.

⁷ Bresha, Brittany, “Demonstration Garden coming to NF in June,” New Fairfield’s HamletHub, 16 May, 2013.
<http://news.hamlethub.com/newfairfield/archive/33616-demonstration-garden-coming-to-nf-in-june>.

PLAN CONSISTENCY

9

Connecticut General Statutes, Section 8-23

Chapter 126, Section 8-23 of the Connecticut General Statutes, as amended, provides the standards and legal requirements for the creation of or update of a municipal plan of conservation and development. The updated 2014 New Fairfield Plan of Conservation and Development is consistent in all respects with the governing state statute. This compliance is illustrated in the following table.

TABLE 26

Statutory Compliance with Chapter 126, Section 8-23 of C.G.S., as amended Town of New Fairfield 2014 Update to the Plan of Conservation and Development		
CGS Section	Section Text	Where Addressed in POCD
8-23(d)	In preparing such plan, the commission or any special committee shall consider the following:	
8-23(d)(1)	The community development action plan of the municipality, if any,	N/A
8-23(d)(2)	the need for affordable housing,	Chapter 4 - Housing
8-23(d)(3)	the need for protection of existing and potential public surface and ground drinking water supplies,	Chapter 6 - Natural Resources, Open Space, Parks, Recreation and Agriculture; Chapter 7 - Community Facilities and Infrastructure
8-23(d)(4)	the use of cluster development and other development patterns to the extent consistent with soil types, terrain and infrastructure capacity within the municipality,	Chapter 4 - Housing; Chapter 5 - Economic Development; Chapter 7 Community Facilities and Infrastructure; Chapter 10 - Generalized Future Land Use Plan
8-23(d)(5)	the state plan of conservation and development adopted pursuant to chapter 297,	Chapter 9 - Plan Consistency
8-23(d)(6)	the regional plan of conservation and development adopted pursuant to section 8-35a,	Chapter 9 - Plan Consistency
8-23(d)(7)	physical, social, economic and governmental conditions and trends,	Chapter 3 - Demographics; Chapter 4 - Housing; Chapter 5 - Economic Development; Chapter 7 - Community Facilities and Infrastructure
8-23(d)(8)	the needs of the municipality including, but not limited to, human resources, education, health, housing, recreation, social services, public utilities, public protection, transportation and circulation and cultural and interpersonal communications,	Chapter 7 - Community Facilities and Infrastructure
8-23(d)(9)	the objectives of energy-efficient patterns of development, the use of solar and other renewable forms of energy and energy conservation, and	Chapter 8 - Sustainability
8-23(d)(10)	protection and preservation of agriculture.	Chapter 6 - Natural Resources, Open Space, Parks, Recreation and Agriculture
8-23(e)(1)	Such plan of conservation and development shall	
8-23(e)(1)(A)	be a statement of policies, goals and standards for the physical and economic development of the municipality,	Chapter 1 - Introduction; Chapter 11 - Action Agenda
8-23(e)(1)(B)	provide for a system of principal thoroughfares, parkways, bridges, streets, sidewalks, multipurpose trails and other public ways as appropriate,	Chapter 7 - Community Facilities and Infrastructure
8-23(e)(1)(C)	be designed to promote, with the greatest efficiency and economy, the coordinated development of the municipality and the general welfare and prosperity of its people and identify areas where it is feasible and prudent	
8-23(e)(1)(C)(i)	to have compact, transit accessible, pedestrian-oriented mixed use development patterns and land reuse, and	Chapter 4 - Housing; Chapter 5 - Economic Development; Chapter 7 - Community Facilities and Infrastructure; Chapter 10 - Generalized Future Land Use Plan

8-23(e)(1)(C)(ii)	to promote such development patterns and land reuse,	Chapter 10 - Generalized Future Land Use Plan; Chapter 11 - Action Agenda
8-23(e)(1)(D)	recommend the most desirable use of land within the municipality for residential, recreational, commercial, industrial, conservation, agricultural and other purposes and include a map showing such proposed land uses,	Chapter 10 - Generalized Future Land Use Plan
8-23(e)(1)(E)	recommend the most desirable density of population in the several parts of the municipality,	Chapter 10 - Generalized Future Land Use Plan
8-23(e)(1)(F)	note any inconsistencies with the following growth management principles:	
8-23(e)(1)(F)(i)	Redevelopment and revitalization of commercial centers and areas of mixed land uses with existing or planned physical infrastructure;	Chapter 5 - Economic Development
8-23(e)(1)(F)(ii)	expansion of housing opportunities and design choices to accommodate a variety of household types and needs;	Chapter 4 - Housing
8-23(e)(1)(F)(iii)	concentration of development around transportation nodes and along major transportation corridors to support the viability of transportation options and land reuse;	Chapter 4 - Housing; Chapter 5 - Economic Development; Chapter 7 - Community Facilities and Infrastructure; Chapter 10 - Generalized Future Land Use Plan
8-23(e)(1)(F)(iv)	conservation and restoration of the natural environment, cultural and historical resources and existing farmlands;	Chapter 6 - Natural Resources, Open Space, Parks, Recreation and Agriculture
8-23(e)(1)(F)(v)	protection of environmental assets critical to public health and safety; and	Chapter 6 - Natural Resources, Open Space, Parks, Recreation and Agriculture
8-23(e)(1)(F)(vi)	integration of planning across all levels of government to address issues on a local, regional and state-wide basis,	Chapter 9 - Plan Consistency
8-23(e)(1)(G)	make provision for the development of housing opportunities, including opportunities for multifamily dwellings, consistent with soil types, terrain and infrastructure capacity, for all residents of the municipality and the planning region in which the mun	Chapter 4 - Housing; Chapter 10 - Generalized Future Land Use Plan
8-23(e)(1)(H)	promote housing choice and economic diversity in housing, including housing for both low and moderate income households, and encourage the development of housing which will meet the housing needs identified in the state's consolidated plan for housing and	Chapter 4 - Housing; Chapter 5 - Economic Development; Chapter 11 - Action Agenda
8-23(f)	Such plan may show the commission's and any special committee's recommendation for	
8-23(f)(1)	conservation and preservation of traprock and other ridgelines,	N/A
8-23(f)(2)	airports, parks, playgrounds and other public grounds,	Chapter 6 - Natural Resources, Open Space, Parks, Recreation and Agriculture
8-23(f)(3)	the general location, relocation and improvement of schools and other public buildings,	Chapter 7 - Community Facilities and Infrastructure
8-23(f)(4)	the general location and extent of public utilities and terminals, whether publicly or privately owned, for water, sewerage, light, power, transit and other purposes,	Chapter 7 - Community Facilities and Infrastructure
8-23(f)(5)	the extent and location of public housing projects,	N/A
8-23(f)(6)	programs for the implementation of the plan, including	
8-23(f)(6)(A)	a schedule,	Chapter 11 - Action Agenda
8-23(f)(6)(B)	a budget for public capital projects,	N/A
8-23(f)(6)(C)	a program for enactment and enforcement of zoning and subdivision controls, building and housing codes and safety regulations,	Chapter 11 - Action Agenda
8-23(f)(6)(D)	plans for implementation of affordable housing,	Chapter 4 - Housing; Chapter 11 - Action Agenda
8-23(f)(6)(E)	plans for open space acquisition and greenways protection and development, and	Chapter 6 - Natural Resources, Open Space, Parks, Recreation and Agriculture; Chapter 10 - Generalized Future Land Use Plan
8-23(f)(6)(F)	plans for corridor management areas along limited access highways or rail lines, designated under section 16a-27,	N/A
8-23(f)(7)	proposed priority funding areas, and	N/A
8-23(f)(8)	any other recommendations as will, in the commission's or any special committee's judgment, be beneficial to the municipality. The plan may include any necessary and related maps, explanatory material, photographs, charts or other pertinent data and infor	Chapter 11 - Action Agenda

2013-2018 State of Connecticut POCD

Section 8-23(d)(5) of the state statutes requires that municipalities take into account the State Plan of Conservation and Development and note any inconsistencies. The map titled *State Plan of Conservation & Development Areas* illustrates the Land Classifications for New Fairfield according to the recently

adopted document 2013-2018 Conservation and Development Policies: The Plan for Connecticut.

State Plan Text

According to the State Plan, there are six (6) Growth Management Principles with which the municipal plans of conservation and development must be consistent. These are listed below in numerical order, each of which is followed by a brief discussion of how this Plan of Conservation and Development is consistent with the State Plan. However, it should be noted that as stated in the 2013-2018 Conservation and Development Policies: The Plan for Connecticut, "...the statutory mandate for consistency with the State C&D Plan only applies to state agencies, as outlined in CGS Section 16a-31. The State C&D Plan is advisory to municipalities, due to the fact that there is no statutory requirements for municipal plans, regulations, or land use decisions to be consistent with it."⁸ Nonetheless, it is important to illustrate the ways in which New Fairfield's updated POCD is consistent with the Growth Management Principles in the State Plan, which mirror the statutory requirements for plans of conservation and development contained in CGS Section 8-23(e)(1)(F).

Growth Management Principle #1 - Redevelop and Revitalize Regional Centers and Areas with Existing or Currently Planned Physical Infrastructure

The Housing and Economic Development chapters of this POCD all contain elements that are consistent with this general growth management goal. In addition, the updated POCD is consistent with the following state agency policies under this general goal:

- "Focus on infill development and redevelopment opportunities in areas with existing infrastructure, such as city or town centers, which are at an appropriate scale and density for the particular area"
- "Encourage local zoning that allows for a mix of uses 'as-of-right' to create vibrant central places where residents can live, work, and meet their daily need without having to rely on automobiles as the sole means of transport"

Growth Management Principle #2 - Expand Housing Opportunities and Design Choices to Accommodate a Variety of Household Types and Needs

The Housing chapter of this POCD contains elements that are consistent with this general growth management goal. In addition, the updated POCD is consistent with the following state agency policies under this general goal:

- "Enhance housing mobility and choice across income levels and promote vibrant, mixed-income neighborhoods through both ownership and rental opportunities"
- "Identify innovative mechanisms, utilizing decentralized or small-scale water and sewer systems, to support increased housing density in village centers and conservation subdivisions that lack supporting infrastructure."

Growth Management Principle #3 - Concentrate Development Around Transportation Nodes and Along Major Transportation Corridors to Support the Viability of Transportation Options

⁸ 2013-2018 Conservation and Development Policies: The Plan for Connecticut, p. 4.

The Housing and Economic Development chapters of this POCD contain elements that are consistent with this general growth management goal. In addition, the updated POCD is consistent with the following state agency policies under this general goal:

- “Promote compact pedestrian-oriented, mixed use development patterns around existing and planned public transportation stations and other viable locations within transportation corridors and village centers.”
- “Ensure that the planning, design, construction, and operation of state and local highways accommodates municipal plans, and the needs for all users, to the extent possible”

Growth Management Principle #4 - Conserve and Restore the Natural Environment, Cultural and Historical Resources, and Traditional Rural Lands

The Natural Resources, Open Space, Parks, Recreation and Agriculture chapter of this POCD contains elements that are consistent with this general growth management goal. In addition, the updated POCD is consistent with the following state agency policies under this general goal:

- “Continue to protect permanently preserved open space areas and facilitate the expansion of the state’s open space and greenway network through continued state funding and public-private partnerships for the acquisition and maintenance of important multi-functional land and other priorities identified in the State’s Open Space Plan (i.e., Green Plan).”
- “Protect and preserve Connecticut Heritage Areas, archaeological areas of regional and statewide significance, and natural area, including habitats of endangered, threatened and special concern species, other critical wildlife habitats, river and stream corridors, aquifers, ridgelines, large forested areas, highland areas, and Long Island Sound.”
- “Encourage municipalities to build capacity and commitment for agricultural lands preservation.”
- “Utilize the landscape to the extent practical and incorporate sound stormwater management design, such as low impact development techniques, in existing and new developments to maintain or restore natural hydrologic processes and to help meet or exceed state and federal water quality standards, so that the state’s waters can support their myriad functions and uses.”

Growth Management Principle #5 - Protect and Ensure the Integrity of Environmental Assets Critical to Public Health and Safety

The Natural Resources, Open Space, Parks, Recreation and Agriculture chapter and the Sustainability chapter of this POCD contain elements that are consistent with this general growth management goal. In addition, the updated POCD is consistent with the following state agency policies under this general goal:

- “Ensure that water conservation is a priority consideration in all water supply planning activities and regulatory decisions.”
- “Preserve and maintain traditional working lands for the production of food and fiber, and support niche agricultural operations that enhance community food security throughout Connecticut.”

- “Emphasize pollution prevention, the efficient use of energy, and recycling of material resources as the primary means of maintaining a clean and healthful environment”

Growth Management Principle #6 – Promote Integrated Planning across all Levels of Government to Address Issues on a Statewide, Regional, and Local Basis

Several sections of this POCD contain elements that are consistent with this general growth management goal. In addition, the POCD is consistent with the following state agency policies under this general goal:

- “Encourage regional planning organizations and economic development districts to develop coordinated and effective regional plans and strategies for implementing projects that address the priorities of each region.”

State Plan Locational Guide Map

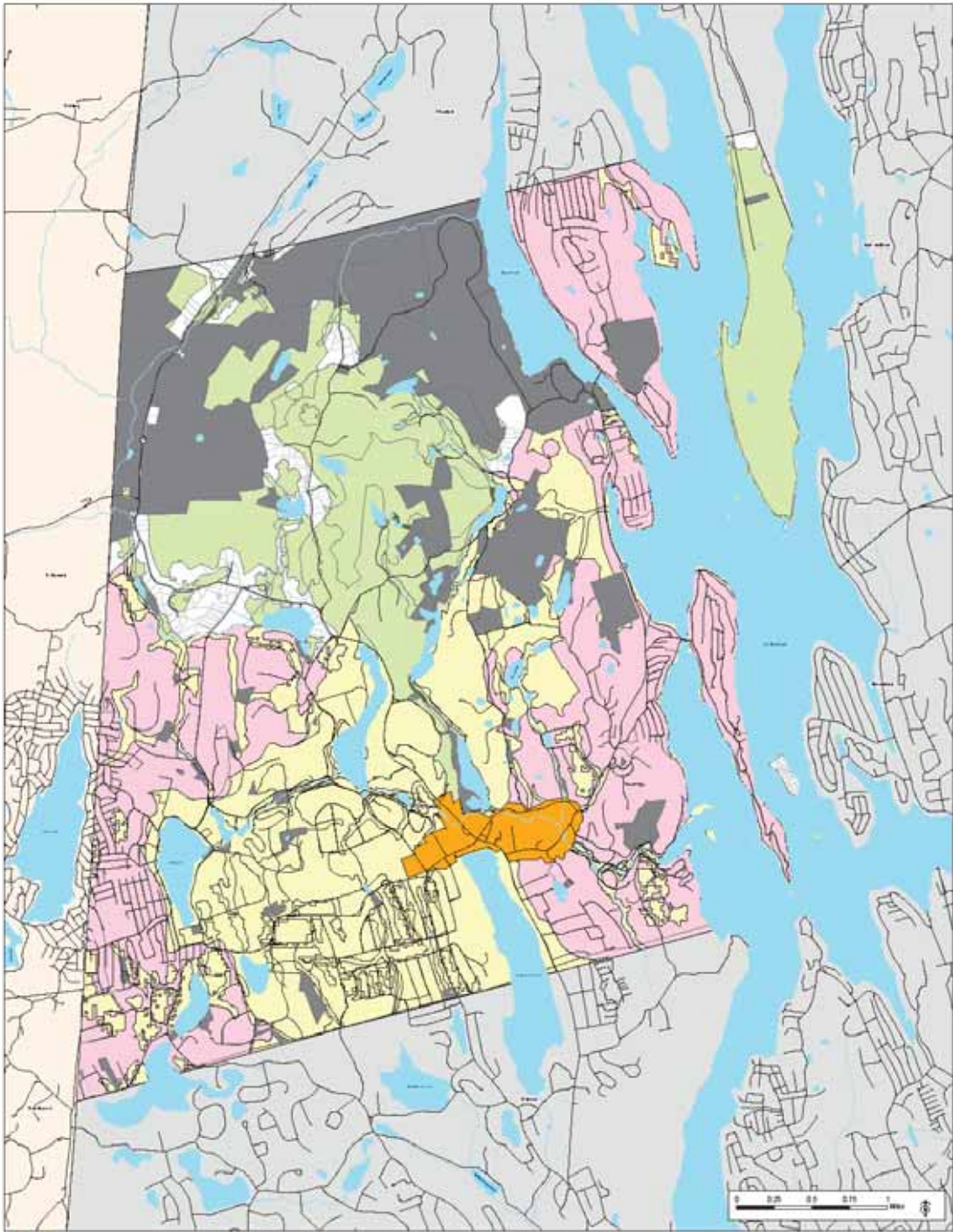
The Future Land Use Plan map for the 2013 New Fairfield Plan of Conservation and Development is consistent with the Locational Guide Map contained in the 2013-2018 State Plan. The State Plan’s Locational Guide Map, as updated and adopted by the state legislature, indicates that the portion of New Fairfield around the Town Center and Candlewood Corners is designated as “village center”. The areas outside of these village centers are a mix of “balanced priority funding areas,” “priority funding areas,” “conservation areas,” and protected lands. This POCD’s Future Land Use Plan conforms closely to the State Plan Locational Guide Map, with an emphasis on guiding future development in New Fairfield to areas in or around the identified village centers.

2009 HVCEO Regional Plan of Conservation and Development

Section 8-23(d)(6) of the state statutes requires that municipalities also take into account the regional Plan of Conservation and Development for its applicable regional planning organization. In New Fairfield’s case, this would be the 2009 Housatonic Valley Council of Elected Officials (HVCEO) Regional Plan of Conservation and Development and its component Future Growth Map. In reviewing the recommendations and future growth map of the regional plan, it has been determined that the New Fairfield Plan of Conservation and Development is generally consistent with the regional plan, including its goals regarding water supply; water resources; wastewater treatment; transportation; curbing global warming; affordable housing; sustaining the regional economy; open space and recreation; mixed land use; transit-oriented development; and pedestrian access.

The Future Land Use Plan in this POCD closely mirrors the Future Growth Map in the regional plan, where the Town Center is identified as a “small community center,” and the balance of the Town is identified as “suburban area,” “semi-rural remote area” or “open space lands.”


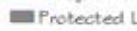


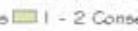
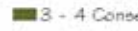
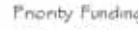

MAP 29



 **Town of New Fairfield, Connecticut**
Plan of Conservation and Development Update

State of Connecticut
2013 - 2018 POCD

Legend

-  Village PFA
-  Protected Lands
-  Balanced PFA
-  1 - 2 Conservation Factors
-  3 - 4 Conservation Factors
- Priority Funding Areas**
-  1 - 2 Criteria
-  3 - 4 Criteria
-  5 Criteria

Sources:
New Fairfield CT DEP - CT Town Boundaries,
CT Hydrography (2012)
USGS Cartographic Unit, Town Boundaries,
NY Hydrography (2012)
ShuttleMap, USA (2011)
State POCD
This map is intended for planning purposes only.
Changes may not be exact.
April 2014

 **Mills & Beebe**

GENERALIZED FUTURE LAND USE PLAN

10

The Generalized Future Land Use Plan contains a variety of land use categories that address location, density and current conditions. These categories and their general locations are described in more detail in the following section. It should be noted that there are individual properties that have a land use different than the category on the map. This is unavoidable in a built out community with small parcels. The intent of the Generalized Future Land Use Plan is to present desirable land use patterns to guide future change. Existing land uses are not affected by the map.

Single Family: Low Density

"Single Family: Low Density" areas encompass those properties that are designated for single family residential development on lots of greater than one acre in area. These properties may also include accessory agricultural uses that have been designated as one of the P.A. 490 land categories for taxation purposes, but the use of the land is still defined by its primary role of providing single family housing for Town residents.

Single Family: Low-Medium Density

"Single Family: Low-Medium Density" areas encompass those properties that are designated for single family residential development on lots of between one-half to one acre in area. Typical residential accessory uses are also found in these areas provided that their nature remains incidental to the primary residential use.

Single Family: Medium Density

"Single Family: Medium Density" areas encompass those properties that are designated for single family residential development on lots of less than one-half acre in area. These areas are generally found along the western shore of Candlewood Lake and in the southwest corner of the Town.

Multi Family

"Multifamily" properties are those which provide two or more residential units for occupancy on one parcel. A small number of these properties are scattered around the Town, primarily along Route 37 and around the periphery of the Town Center. A few multifamily residential properties are also found along Route 39 near Candlewood Lake and in the residential southwestern corner of the Town.

Agricultural

The "Agricultural" land use designation is utilized for tracts of land that are to be used primarily for agricultural purposes.

Commercial

The "Commercial" land use designation encompasses land appropriate for a variety of commercial and business uses.

Industrial

The "Industrial" land use designation is intended for parts of New Fairfield where a variety of manufacturing, fabrication, distribution, and warehousing uses are

appropriate. This designation generally reflects the current manufacturing usage of the land in New Fairfield.

Institutional

The "Institutional" land use classification indicates properties such as cemeteries, churches, private schools and other private institutional properties and holdings.

Office

The "Office" land use classification is for properties where typical commercial office uses are appropriate, but for which other commercial uses may not be appropriate.

Village Centers

The designated Town Center and Candlewood Corners village areas are intended for a mix of uses, including but not limited to residential, retail, office, and institutional land uses, that collectively support a traditional village built form environment and create an atmosphere conducive to economic sustainability.

Municipal

This land use category includes Town-owned facilities such as fire stations and other municipal facilities, education facilities, and other public infrastructure.

State-Owned

This land use category includes property owned by the State of Connecticut for its various facilities.

Public Utility

"Public Utility" areas indicate properties that are held by utility companies and enterprises for either the provision of utility services or the protection of watersheds.

Right-of-Way

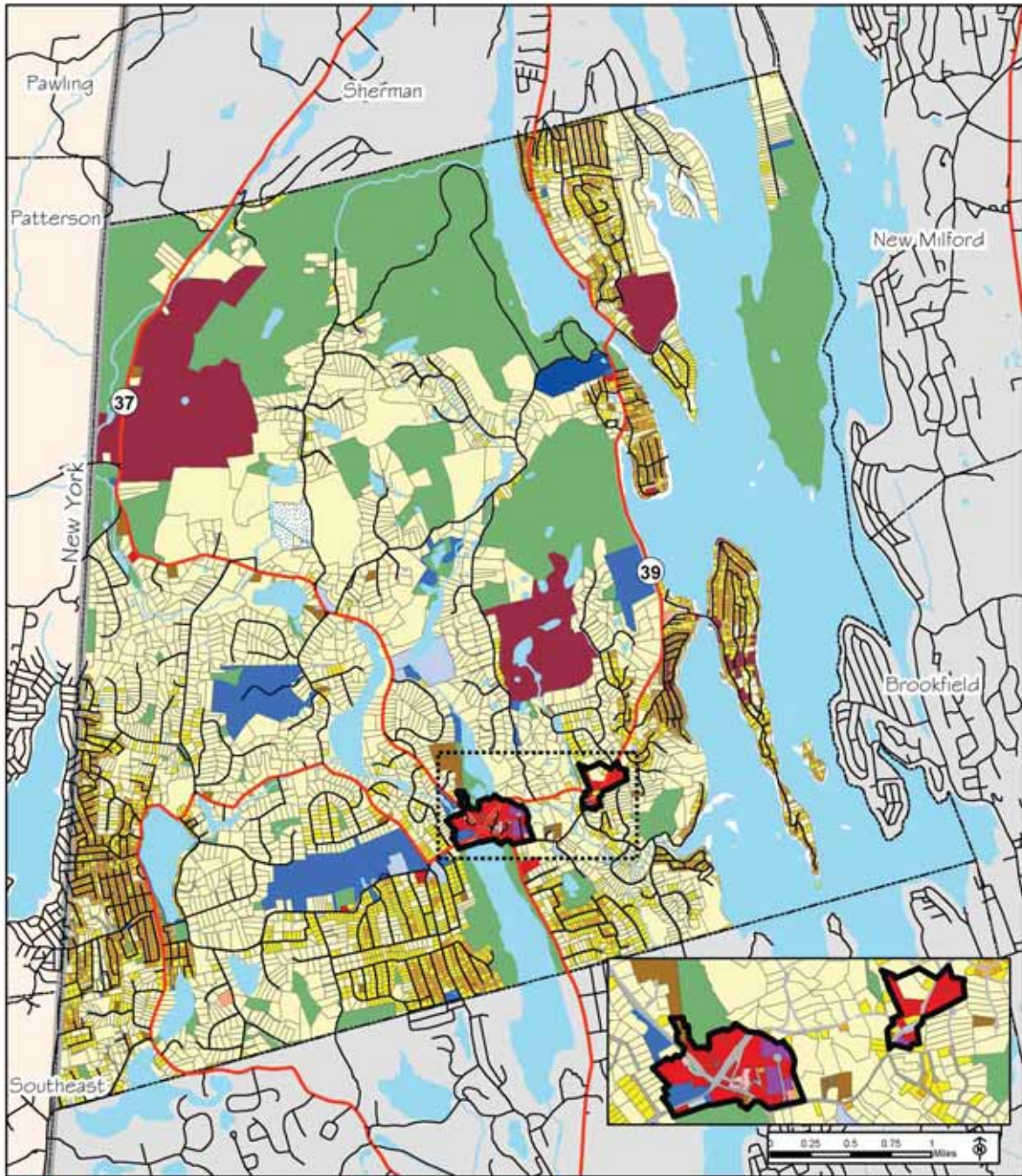
"Right-of-Way" (ROW) lands include areas occupied by streets and roads, and other miscellaneous transportation infrastructure.

Open Space

This land use designation is assigned to all properties that are currently held as open space, in either private or public ownership. Existing open space includes active and passive recreation and open space areas, parks, playgrounds, ball fields, land trust-owned properties, and open space areas.

Private Recreation

"Private Recreation" lands are lands held by private individuals for recreation purposes or by private organizations for recreational use by their members.



Town of New Fairfield, Connecticut
 Plan of Conservation and Development Update

Future Land Use

Agricultural	Multi-Family	Private Recreation	Single Family: Low Density
Commercial	Municipal Land	Public Utility	Single Family: Low - Medium Density
Industrial	Office	ROW	Single Family: Medium Density
Institutional	Open Space	State-Owned Property	Village Centers

Land Use Categories

Source:
 Base Map: CT DEP - CT Town Boundaries,
 CT Hydrography (2012),
 NY GIS - Champlain M. Town Boundaries,
 NY Hydrography (2012),
 Newellays LNA (2011)

This map is intended for planning purposes only. Distortions may not be exact.

September 2014

MILONE & MACBROOM

ACTION AGENDA

11

In order to implement the various recommendations contained in this Plan of Conservation and Development, the following Action Agenda is proposed. The Action Agenda identifies goals, objectives, recommendations and actions; the lead agencies proposed for implementation; and the priority for implementation during the timeframe of this Plan.

The lead agency is the agency which, by the nature of its mission and authority, is the logical party to spearhead the implementation of a particular proposal. Many proposals will of course involve multiple agencies. The nature of activity required of a lead agency will vary depending on the type of recommendation. Some activities involve budget commitments and capital expenses and some require advocacy and promotion, while others call for administrative action.

Priorities are classified as ongoing, short term (1-3 years), mid-term (4-6 years) and long-term (7-10 years). Many of the short-term items may already be activities and policies that are in place and need to be continued. Some short-term recommendations may have evolved as part of the planning and POCD update process.

Mid-term and long-term priorities are activities which are considered important, but placed "down the road" in recognition of the fact that limited resources are available both in terms of time and money to implement the Plan. Mid-term and long-term capital projects may also require some intermediate planning and design activity before project implementation can take place.

The implementation schedule is presented in the form of a "To Do" list. This form will make it easy for the Planning Commission to review and report on implementation progress as a component of their annual report. The Planning Commission shall prepare annually by December 31st a report that will be submitted to the First Selectman and the Board of Selectmen summarizing the implementation status of the Action Agenda of the adopted Plan of Conservation and Development. The report shall discuss the status of each of the Action Items and recommend actions that need to be taken to assure implementation of the Plan of Conservation and Development.

ACTION AGENDA

IMPLEMENTING AGENCIES: **ASSESSOR** - Town Assessor; **BOE** - Board of Education; **BOF** - Board of Finance; **BOS** -Board of Selectmen; **BPAC** - Ball Pond Advisory Committee; **BUILD** - Building Department; **CA** - Commission on the Aging; **CIW** - Conservation/Inland Wetlands Commission; **FD** - Fire Department; **HD** - Health Department; **HP** - Historic Properties; **LB** - Library Board; **OEM** - Office of Emergency Management; **Parks** - Parks & Recreation Commission; **PBC** - Permanent Building Committee; **PC**- Planning Commission; **PD** - Police Department; **PW** - Public Works Department; **SC** - Safety Committee; **SENIOR** - Senior Center; **SS** - Social Services; **WPCA** - Water Pollution Control Authority; **YC** - Youth Commission; **ZC** - Zoning Commission

Lead Agency	On-Going	PRIORITY		
		Short Term (1-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)

Demographics & Housing

GOAL: Assess the impacts of population and demographic trends on the Town's evolution and development.

Action:

The Town should assess its operations, services and facilities, determine where there are unmet needs or changes that need to be addressed, and prepare a logical plan for meeting the demands of a Town set for slow, steady growth.	BOS/BOF/ PBC/SS		✘		
The relatively rapid aging of New Fairfield's population indicates that the Town should keep senior services and facilities in the forefront of planning for the future.	CA/SENIOR	✘			
The Town should also continue to support the development of social and cultural assets to make New Fairfield an attractive place for younger age groups to settle.	BOS/SS/YC/ PARKS		✘		
The Board of Education should conduct a long-range enrollment projections and analysis study to help determine how the changing demographic characteristics of the Town will impact the utilization of school facilities and education programming.	BOE	✘			

GOAL: Assess the impacts of changing household composition and diversification.

Action:

With changing household composition (fewer families with children and more single-person households) comes an increasing demand for different housing types, including smaller units. The Town should re-examine its zoning regulations to find ways to encourage the development of starter homes, attached units and other housing types to meeting the diverse housing needs of the population.	ZC/PC		✘		
The Town Center and the Candlewood Corners should be studied as the potential locations for more diverse housing types as part of mixed use development. The primary objective for these areas should remain as tax base growth and economic development, however.	PC/ZC/BOS			✘	

IMPLEMENTING AGENCIES: ASSESSOR - Town Assessor; BOE - Board of Education; BOF - Board of Finance; BOS -Board of Selectmen; BPAC - Ball Pond Advisory Committee; BUILD - Building Department; CA - Commission on the Aging; CIW - Conservation/Inland Wetlands Commission; FD - Fire Department; HD - Health Department; HP - Historic Properties; LB - Library Board; OEM - Office of Emergency Management; Parks - Parks & Recreation Commission; PBC - Permanent Building Committee; PC- Planning Commission; PD - Police Department; PW - Public Works Department; SC - Safety Committee; SENIOR - Senior Center; SS - Social Services; WPCA - Water Pollution Control Authority; YC - Youth Commission; ZC - Zoning Commission	Lead Agency	On-Going	PRIORITY		
			Short Term (1-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)
<i>GOAL: Take a measured approach to accommodating future residential development.</i>					
Action:					
Maintain a balance between residential growth, open space conservation and natural resource protection.	PC/ZC/CIW	✘			
Based upon the development of the Generalized Future Land Use Plan as part of this POCD update, ensure that appropriate residential uses and densities for undeveloped land are provided for through the zoning regulations to maintain and complement the character of existing residential areas.	PC/ZC		✘		
<i>GOAL: Assess impacts of possible housing turnover.</i>					
Action:					
Adopt regulations specifically addressing redevelopment and development in lakefront areas could help to protect water and other natural resources, as well as neighborhood characteristics, from non-conforming lots and structures.	ZC			✘	
<i>GOAL: Ensure that a variety of housing types be available to reflect the needs and desires of all residents.</i>					
Action:					
Encourage the development of small, mixed use developments in the Town Center and Candlewood Corners. Such developments combining retail, office space and housing components could promote a cohesive, compact development pattern for these two development nodes, increase the Town's tax base, and provide an array of housing options for New Fairfield residents.	PC/ZC			✘	

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	Lead Agency	On-Going	Short Term (1-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)
<p>With limited sewer and water availability, New Fairfield has limited opportunities for new residential development of significant density. Nevertheless, the Town’s existing MFDE zones and developments serve as models for increasing density within the carrying capacity of the land. Similar regulations could enable construction of multi-family units that are not age-restricted, but still geared towards single-person households through limited numbers of bedroom and overall square footage, in similarly appropriate locations. Alternative wastewater treatment systems such as community septic systems should be considered in lieu of septic systems or traditional public sewer system infrastructure.</p>	ZC/PC/HD				✘
<p><i>GOAL: Ensure that a variety of housing types be available to reflect the needs and desires of all residents.</i></p>					
<p>Action:</p>					
<p>The Town should ensure that both “affordable” and moderate-priced market rate housing are part of its multi-pronged approach to enhancing housing affordability.</p>	PC/ZC/BOS	✘			
<p>The Town should investigate developing a payment in lieu of affordable housing program, with collected funds being used to help finance and support affordable housing activities.</p>	BOS/PC/ZC			✘	
<p>The Town should pursue a variety of funding sources at both the state and federal levels to develop affordable housing or to leverage additional public, non-profit and private sector funds to complete the financing for affordable housing developments.</p>	BOS/PC/BOF		✘		
<p>The Town should explore the potential of developing a limited equity housing program in conjunction with a local non-profit organization.</p>	BOS/BOF				✘
<p>The Town should inform property owners of the option to deed-restrict their accessory apartments as affordable housing units so that they are counted in the State’s affordable housing list.</p>	ASSESSOR	✘			

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	Lead Agency	On-Going	Short Term (1-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)

GOAL: *Balance the need for housing against the preservation and conservation of the suburban/rural character of the Town.*

Action:

Use zoning and other land use regulatory techniques to guide residential development pressure in New Fairfield into infill development close to or within the Town Center and Candlewood Corners or as a part of established neighborhoods. Doing so can increase the vibrancy of the commercial centers, increase the ability of these centers to support small retail and commercial establishments, attract desirable businesses to the Town, and protect low-density residential, recreational and rural areas.

PC/ZC

✘

Economic Development

GOAL: *Nurture the current small economic base that will be critical for the Town's economic future.*

Action:

New Fairfield should focus on building upon existing market sectors such as retail, healthcare/social assistance and accommodation/food service as the base for a strong economy and to promote job creation.

BOS/PC

✘

New Fairfield should promote additional economic development in the Town Center and Candlewood Corners areas and increasing economic value of existing businesses, while maintaining the rural character and heritage of the Town.

BOS/PC

✘

The Town should promote opportunities for the creative economy sector to establish itself, grow and expand through the fostering of networking and support for arts and cultural institutions.

BOS

✘

The Town should identify potential sites for new businesses and actively recruit potential businesses for these sites.

BOS

✘

The Town should actively promote entrepreneurship and nurture the development of "home-grown" businesses and enterprises.

BOS

✘

Assisting existing businesses in physically expanding and increasing their market presence should be a primary objective for the Town.

BOS

✘

The Town should strive to capitalize upon its potential for recreation-based economic development associated with Candlewood Lake, Ball Pond and Squantz Pond.

BOS/BPAC/
PARKS

✘

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			Short Term (1-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)
The Town's zoning regulations should be reviewed to determine what impacts (either positive or negative) particular regulations may be having on economic development.	ZC/PC		✘		
The Town should assess the possibility of tax deferments for new or expanded businesses.	BOS/BOF/ASSESSOR		✘		
GOAL: Work within the reality that New Fairfield's small economy is impacted by both large regional forces and other compnents of the Town's character.					
Action:					
The Town should consider its place in the larger regional economy and focus on the unique strengths that the community has. New Fairfield should look for opportunities to collaborate with surrounding suburban/rural municipalities to development economic development networks and initiatives.	BOS		✘		
Economic growth requires housing that is affordable to new employees. The Town should continue to look for ways to expand its affordable housing supply so that it can support the economic development the community desires.	BOS/PC			✘	
GOAL: Continue to develop and enhance the Town Center to strengthen its position as the heart of commercial activity.					
Action:					
The Town should investigate the potential for establishing a Village Improvement District for the Town Center, which would function the same as special services district as authorized under Section 7-339m of the Connecticut state statutes.	BOS/BOF			✘	
The Town should promote compact mixed use development in the Town Center area to create additional activity that could help support local businesses and provide opportunities for additional tax base development.	PC/ZC			✘	
GOAL: Enhance the development of Candlewood Corners as a supportive area of economic development and tax base generation.					
Action:					
The Town should consider the expansion of the commercial zoning in the Candlewood Corners area if it is feasible and does not unduly impact surrounding neighborhoods.	ZC/PC			✘	

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	Lead Agency	On-Going	Short Term (1-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)
Similar to the Town Center area, but at a lower intensity, the Town should promote compact mixed use development in the Candlewood Corners area to create additional activity that could help support existing businesses.	ZC/PC				✘
GOAL: Market and promote the Town, its existing businesses, and its commercial centers as a critical component to keeping the Town economically vibrant and competitive.					
Action:					
The Town website should be utilized as a vehicle for attracting economic development, providing connections to local businesses and organizations and encouraging visitors to New Fairfield.	BOS	✘			
The Town should maintain a strong business retention effort, as well as assisting businesses in finding opportunities for expansion.	BOS		✘		
The Town should actively engage with other suburban/rural towns in the immediate area to conduct coordinated marketing and advertising campaign, with a particular emphasis on recreational opportunities in New Fairfield and the region as a whole.	BOS			✘	
Promoting tourism and the natural assets and features in New Fairfield, as well as seasonal events, should be a prime focus for marketing the Town to outside visitors.	BOS/PARKS		✘		
GOAL: Implement significant infrastructure changes to increase the commercial tax base.					
Action:					
In order for more intensive economic development to occur in the Town Center and Candlewood Corners areas, the Town should investigate installing public water and sewer systems for a compact geographic area.	WPCA/BOS			✘	
The Town should assess the current parking demand and needs for the Town Center area.	PC		✘		
The Town should ensure that it has the highest level of communication technology infrastructure in place within the Town Center and Candlewood Corners.	BOS		✘		
The Town should continue to enhance pedestrian access within the commercial centers, particularly following up on the original Town Center Beautification Study work, to help create easier access to local businesses and generate more foot traffic for these businesses.	BOS/PW		✘		

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	Lead Agency	On-Going	Short Term (1-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)
The Town should work with the region to identify and pursue grants and other sources of funding for developing and improving various elements of the Town Center and Candlewood Corners areas.	BOS	✘			
Natural Resources, Parks, Recreation and Open Space					
<i>GOAL: Continue to preserve and protect Inland Wetlands and Watercourses from potential sources of contamination or development.</i>					
Action:					
Maintain a regulatory policy of no net loss of wetlands.	CIW	✘			
To the extent feasible, require that all regulated wetlands be incorporated into protected open space.	CIW		✘		
Improve enforcement of wetland, soil erosion, and sedimentation control regulation by encouraging the strengthening of penalties for violation.	PC/ZC/CIW		✘		
Where feasible, create a network of buffers and greenways along watercourses to permit resource protection and public access.	CIW	✘			
<i>GOAL: Achieve and protect high water quality classifications.</i>					
Action:					
Consider expanding the protection of the aquifer recharge area.	CIW		✘		
Continue to support New Fairfield's extensive septic management program and water testing.	BOS/HD	✘			
Continue to protect existing and potential water supply aquifers and watershed lands from land uses that pose risks of contamination. Continue to monitor development adjacent to water bodies such as Ball Pond and Candlewood Lake and possible impacts on water quality.	CIW/BPAC	✘			
Continue to strengthen stormwater management regulations and encourage best practices (such as porous paving, rain gardens, etc.) to absorb and filter stormwater into the ground.	PC/ZC		✘		

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	Lead Agency	On-Going	Short Term (1-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)
Coordinate educational programs related to reducing or eliminating sediment runoff, septic maintenance, hazardous materials, lawn and garden fertilizers/chemicals, and similar issues to educate residents on threats to water quality.	CIW/HD/BOS		✘		
<i>GOAL: Regulate development and storm water management activities within flood hazard areas to protect life and property and to preserve the natural storm retention functions of the watershed.</i>					
Action:					
Continue to strengthen municipal regulation of the flood hazard areas identified by FEMA.	ZC		✘		
Maintain flood hazard controls that will assure continued participation in the National Flood Insurance Program and Community Rating System.	ZC/CIW	✘			
<i>GOAL: Protect prime agricultural land resources and promote agricultural uses.</i>					
Action:					
Develop a Town policy and adopt incentives that encourages the preservation of farmland.	BOS/CIW/PC		✘		
Work with agricultural businesses and land owners to conserve land used for agricultural purposes.	CIW	✘			
Encourage the development of farmers' markets and other types of agricultural businesses.	BOS	✘			
<i>GOAL: Preserve and protect steep slopes, ridgelines, and scenic views.</i>					
Action:					
Continue to support actions that will lead to the protection of slopes of 25% or greater. Restrict land clearance for development on hilltops and ridgelines.	ZC		✘		
Incorporate "view shed" analysis as a requirement of future development applications.	ZC			✘	
Continue to support the use of conservation subdivisions.	PC/ZC	✘			

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	Lead Agency	On-Going	Short Term (1-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)

GOAL: Achieve the preservation and protection of key natural resource features.

Action:

Community efforts should be coordinated with open space strategy and implementation, municipal land use regulations, State and Federal regulatory programs, and municipal land management.	PC/ZC/CIW/ PARKS	✘			
Utilize the Natural Diversity Database to help preserve and protect important natural resources. Specific information about the type of resource and its precise locations is released by DEEP in response to a written request associated with a particular project.	PC/CIW	✘			
Continue to coordinate open space preservation with other Town boards, commissions, departments, and agencies to ensure a seamless approach to preserved open space.	PC/CIW/ PARKS	✘			
Prepare and regularly update a Town Open Space Action Plan that addresses priority parcels for open space acquisition, identifies possible greenway connections and trails, etc.	PC/CIW/ PARKS/BOS/ BOF		✘		

GOAL: Maintain and support recreational facilities for residents of all ages.

Action:

Assess the adequacy of existing facilities through a community survey or forum.	PARKS/BOS	✘			
Prepare a long-range park and recreation plan, including any future capital improvements.	PARKS			✘	

Community Facilities and Infrastructure

GOAL: Ensure that all of the Town's government facilities are adequate for the Town's current and projected needs.

Action:

Find ways to accommodate the growing physical space needs for the Public Works Garage.	BOS/PW/PBC		✘		
Draft a strategic facilities plan for accomplishing needed upgrades or expansions to the Town Hall and Public Library facilities, including appropriate funding sources.	PBC/LB/BOS/ BOF		✘		

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	Lead Agency	On-Going	Short Term (1-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)
As New Fairfield's population continues to age, community services and facilities such as the Town's Senior Center will likely see additional demands for services. Periodically evaluate these services and facilities to ensure that they are meeting the changing needs of the Town's population.	CA/SENIOR/SS			✘	
Ensure that the Town offers programs and services that are attractive to younger adults and families with children in order to attract and retain such households to create demographic balance.	BOS/SS/YC/PARKS			✘	
Ensure that there are no physical or technical barriers to information sharing and collaboration between Town departments. If necessary, incorporate applicable software and hardware upgrades into the capital improvements plan to improve compatibility between groups.	BOS/BOF		✘		
GOAL: Ensure that police, fire, and emergency medical services are more than adequate for the needs of the Town's population.					
Action:					
Continue to focus on public safety services for future capital investment. Expansion will likely be necessary over the coming decade for fire and emergency services.	BOS/BOF/OEM/FD			✘	
Determine a sensible means of improving cellular communication through the Town to assist community services in coordinating with one another.	BOS/OEM		✘		
GOAL: Ensure that all public school facilities are adequate for the Town's current and projected needs.					
Action:					
Draft a long-range plan for school facilities that is flexible enough to respond to changes in school enrollment.	BOE		✘		
Continue to ensure that the best possible educational opportunities, programs, and services are made available to school children.	BOE	✘			
GOAL: Ensure that transportation needs for residents are met in a safe, sustainable, healthy way.					
Action:					
Identify congested roads and intersections (such as Route 39 and Gillotti Road) and commission traffic studies to suggest and implement safety improvements.	PW		✘		

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	Lead Agency	On-Going	Short Term (1-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)
Include in the Capital Improvements Budget plans for expansion of sidewalks and bike trails throughout Town to allow residents to walk or bike to Town services and other destinations. As appropriate, seek grants such as Safe Routes to School to allow children to walk safely to school and fund pedestrian infrastructure expansion.	BOF/PW	✘			
Collaborate with CT DOT and DEEP to study the creation of a walking/biking trail along Route 37 adjacent to Lake Margerie Reservoir to provide a safe recreational trail as well as aesthetic improvements to the Town's gateway corridor. As appropriate, seek funding through the National Recreational Trails Program and other sources.	BOF/PW		✘		
Sustainability					
<i>GOAL: Encourage residents to become knowledgeable and engaged in local sustainability efforts.</i>					
Action:					
Engage local business and educational institutions in creating a clearinghouse of practices for improving energy efficiency, reducing waste, and other sustainable institutional/business management practices.	BOS			✘	
Communicate municipal sustainability measures to residents and businesses through the Town website and other media, and keep the website updated with current events.	BOS	✘			
Put a notice in tax bills to remind residents to use the Town's website to learn about what is going on in the Town.	ASSESSOR	✘			
Support community engagement activities such as its annual Earth Day activities, Candlewood Lake Clean Up, water testing programs, and energy conservation programs.	SS/PARKS/ BOS	✘			
Make sustainability goals the core of land use regulation and Town infrastructure practices.	ZC/PC/PW		✘		
<i>GOAL: Foster and expand upon current land stewardship efforts in New Fairfield.</i>					
Action:					

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	Lead Agency	On-Going	Short Term (1-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)
Continue to employ good land stewardship practices that preserve the rural character of the Town and protects resources such as Candlewood Lake. Continue to support organizations such as the New Fairfield Land Trust and Project CLEAR.	CIW/BOS	✘			
Review and audit the use of Conservation Subdivision permits to ensure that they are successfully preserving natural resources.	ZC/PC		✘		
Support open space and agricultural lands preservation in appropriate locations, such as by including acquisition as a goal in the Capital Improvement Plan.	CIW/BOS/BOF		✘		
Inventory and assess public street trees to calculate value of the public trees, create a future planting plan to increase canopy cover, and establish a tree preservation ordinance.	BOS/PW			✘	
Protect and respect wildlife habitat and diversity by acquiring land to provide for wildlife corridors and greenways; protect lake water quality for tourism fishing; educate residents about black bears in New Fairfield; and monitor deer populations for traffic collisions and reports of Lyme disease.	CIW			✘	
GOAL: Effectively manage and control potable water resources, stormwater runoff, and surface water quality.					
Action:					
Minimize the impact of existing development by identifying and investigating incidents of failing septic systems; educating applicants for renovations about the importance of runoff filtration; working with area garden clubs to lead educational workshops about garden water use and chemical-free gardening; and encouraging the use of rain barrels, rain gardens and bioswales.	CIW/PC/HD		✘		
Minimize the impact of new development by considering an amendment to the Zoning Regulations to further regulate building envelopes and incorporate low-impact development techniques.	ZC		✘		
Continue to work with other water resource-related agencies to support watershed protection and water quality monitoring efforts.	CIW/BOS	✘			
GOAL: Use municipal buildings and facilities as places to model sustainable practices for the rest of the community.					
Action:					

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	Lead Agency	On-Going	Short Term (1-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)
Take stock of existing municipal buildings with an audit of energy use and indoor air quality of existing buildings. Identify both easy, low-cost fixes as well as longer-range capital improvements.	PBC/BOS		✘		
Reduce the use of harsh and dangerous chemicals such as those used for cleaning, maintenance tasks, and pest control. Establish green cleaning protocols, integrated pest management techniques, and other measures to improve indoor air quality.	PW		✘		
Improve sustainability standards for future buildings and facilities, such as third party green building certification systems, alternative or renewable energy systems, and the use of reclaimed, locally-produced, and recycled materials.	PBC/BOS			✘	
Incorporate water conservation design and practices, such as rainwater collection systems, prioritizing street sweeping in the active water supply, and spray-painting "Dump no waste, drains to Candlewood Lake" logos near stormwater catch basins.	PW		✘		
Create a procurement policy for office supplies, furniture, and other goods that favors products made of recycled or renewable materials.	BOS/BOF		✘		
Raise energy usage awareness among municipal employees and encourage appropriate energy conservation practices in offices and facilities.	BOS/PW	✘			
Improve the sustainability of the city vehicle fleet by conducting a use survey, gradually replacing current vehicles with hybrids or fuel-efficient vehicles, keeping cars tuned and tires properly inflated, and implementing an anti-idling policy for public works vehicles.	PW			✘	
GOAL: Proactively plan for the risks and impacts of disasters and encourage the creation of more resilient communities that can bounce back.					
Action:					
Continue to support the Office of Emergency Management through continuing staff education, as well as performing age-appropriate outreach to the public schools on emergency management.	OEM/BOS/BOE	✘			
Create a strategic plan to improve the resiliency of buildings and infrastructure. Use documents such as the City of Baltimore's <i>Disaster Preparedness and Planning Project</i> for ideas and discussion points, such as enhancing the resiliency and redundancy of the electric system, integrating hazard mitigation into transportation design, etc.	PBC/BOS/PW			✘	

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			Short Term (1-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)
Tie community resiliency to individual sustainability actions, such as community gardens for food supplies, renewable energy for power generation, and rain barrels for emergency drinking water when wells become contaminated during floods.	BOS/PW				✘
Foster and encourage social connections and networks through community events.	SS/BOS	✘			

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			Short Term (1-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)
GOAL: Reduce total energy use, and shift to more renewable energy sources.					
Action:					
Promote various energy efficiency measures, such as partnering with CL&P and the public school system to spread awareness about energy conservation measures; find community partners to work with the Connecticut Clean Action Fund to set up a series of micro-grants and micro-loans to promote energy conservation; and creating a "New Fairfield Green Business" designation for local businesses to promote energy conservation leadership.	BOS/PW/BOE		✘		
Promote community clean energy measures, such as pursuing renewable energy projects that qualify for CL&P renewable energy credits; participating in the Connecticut Clean Energy Communities Program to earn free renewable energy systems; and encouraging local businesses to apply for other energy credits and grants.	BOS		✘		
GOAL: Reduce consumption and increase recycling and composting to divert solid waste from needing collection and disposal.					
Action:					
<i>Reduce:</i> Encourage local businesses to give customers credit for bringing reusable shopping bags; sponsor a community tool lending library to reduce waste and foster social interactions; put Conservation and Waste Reduction tips on the New Fairfield Public Works webpage; etc.	BOS/PW			✘	
<i>Reuse:</i> Partner with the Housatonic Resources Recovery Authority to start a regional materials and waste exchange program; require reuse or recycling of 50% or more of construction and demolition waste for permits; partner with the New Fairfield Community Thrift Shop to encourage reuse and "upcycling".	BOS		✘		
<i>Recycle:</i> Launch a pilot program to collect organic waste for compost; make a recycling guide available in print and online; and pursue a program modeled on the Bridgeport Mayor's Conservation Corps to train youth to canvas door-to-door to educate residents about recycling and other municipal sustainability programs.	BOS/PW				✘

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	Lead Agency	On-Going	Short Term (1-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)

GOAL: Encourage development patterns and site designs that use less energy, use fewer natural resources, creates less stormwater runoff, and produces less pollution than traditional development.

Action:

Strengthen and build upon the Town Center already in New Fairfield as a denser, walkable alternative to strip-style development.	PC/ZC				✘
Develop LEED (or other third-party certification) standards for new construction in New Fairfield required for municipal buildings and commercial or industrial buildings over a certain size, with alternative green building guideline minimum requirements for smaller projects and residential homes.	PBC			✘	
For existing buildings, partner with Connecticut Light & Power to promote existing incentives for sustainable retrofits, such as sealing leaks around windows and doors. Ideally, this would also encourage the growth of local businesses specializing in green retrofits and provide economic development to the community.	BOS/PW		✘		

GOAL: Provide a free-flowing circulation system for vehicles, bikes, and pedestrians.

Action:

Expand transit services, as per the <i>Housatonic Valley Transportation Plan 2011</i> .	BOS				✘
Improve opportunities for bicycle and pedestrian traffic for a dedicated Bicycle and Pedestrian Committee; increase the number of pedestrian connections; seek community input on future sidewalk placement and repairs; compete for Safe Routes to School funds to make improvements that allow children to walk safely to school; and organize more community events around getting out of the car.	BOS/PC/BOE			✘	

GOAL: Provide a healthy, safe environment for all.

Action:

Improve air quality by burning fewer fossil fuels; planting more trees; and optimize traffic signals to reduce idling time.	PW/BOS			✘	
Improve water quality by continuing to protect groundwater resources through regulations such as the Aquifer Protection Overlay District; partnering with local garden clubs to provide educational outreach on chemical-free gardening; and follow Low Impact Development best practices concerning stormwater management.	ZC/CIW/PW		✘		

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	Lead Agency	On-Going	Short Term (1-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)
Improve public health by including public health considerations in the Capital Improvement Plan; expand transit schedules to meet social needs of disadvantaged or disabled groups; and providing venues for residents to get fresh, local fruits and vegetables from community gardens and farmers' markets.	HD/BOS			✘	