

POTENTIAL PROJECT IDEAS

Workshop: Middlefield's Future

Board of Selectmen

June 20, 2023

Renovate/Replace FireHouse

Current Firehouse Deficiencies

- Inadequate Apparatus Bay Size
 - Height & Length Limitations



Apparatus & Equipment stored off site

- Lack of Storage Space
 - Emergency Medical Supply Storage
- Firefighter Cancer Prevention
- Structural Stability
 - Unsupported Masonry Walls



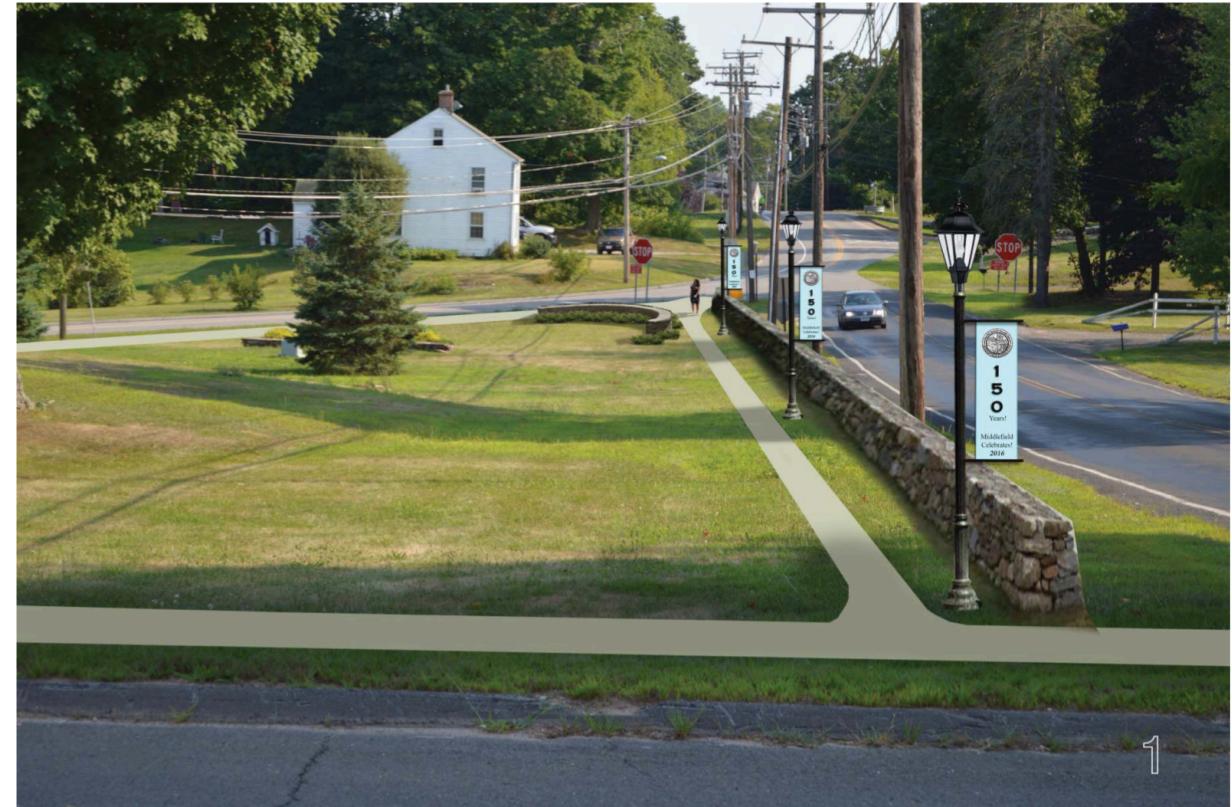
• Proposed Design

- Makes Use of Existing Structure
- Emergency Operation Center
- 5 Apparatus Bays
- Decontamination Areas
- Equipment Storage
- Space to Move

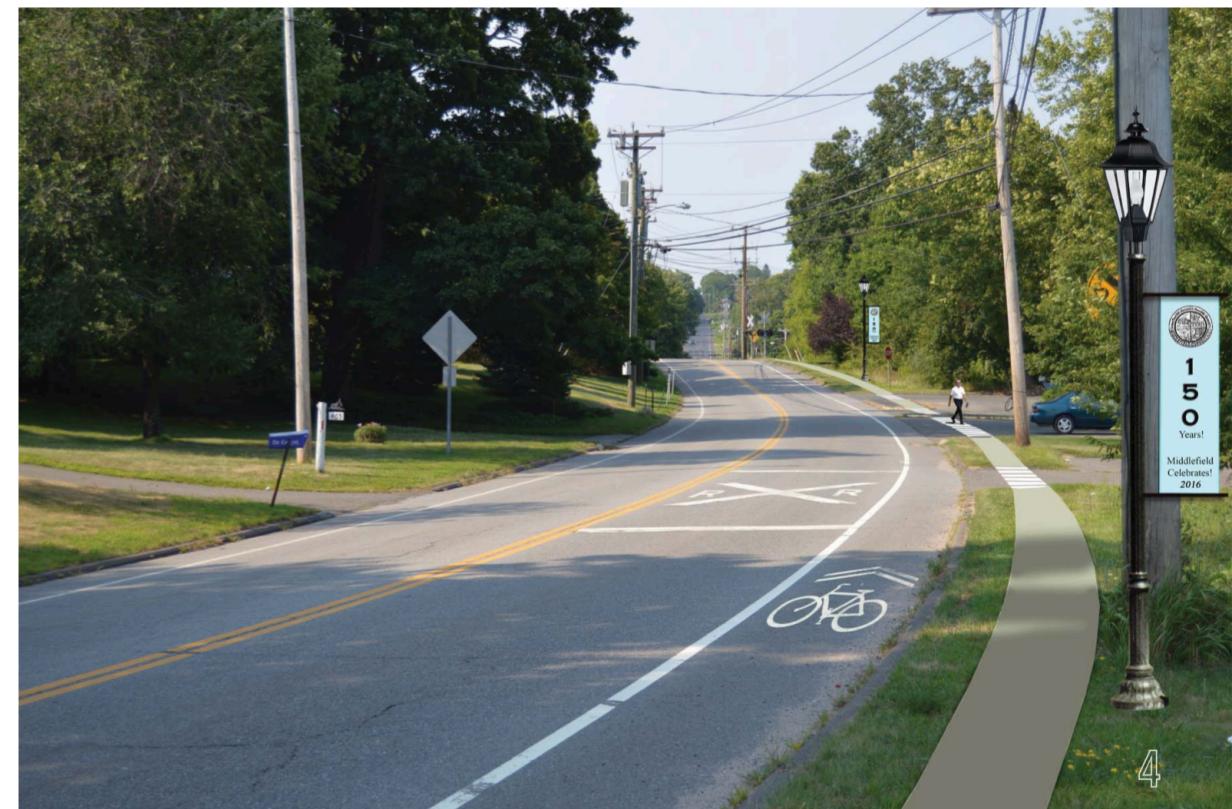


Sidewalks - Town Hall thru Main St.

- Initial concepts defined as part of **Visioning Workshop Results and Middlefield Center Study Master Plan, 2015** by LADA, P.C. Land Planners

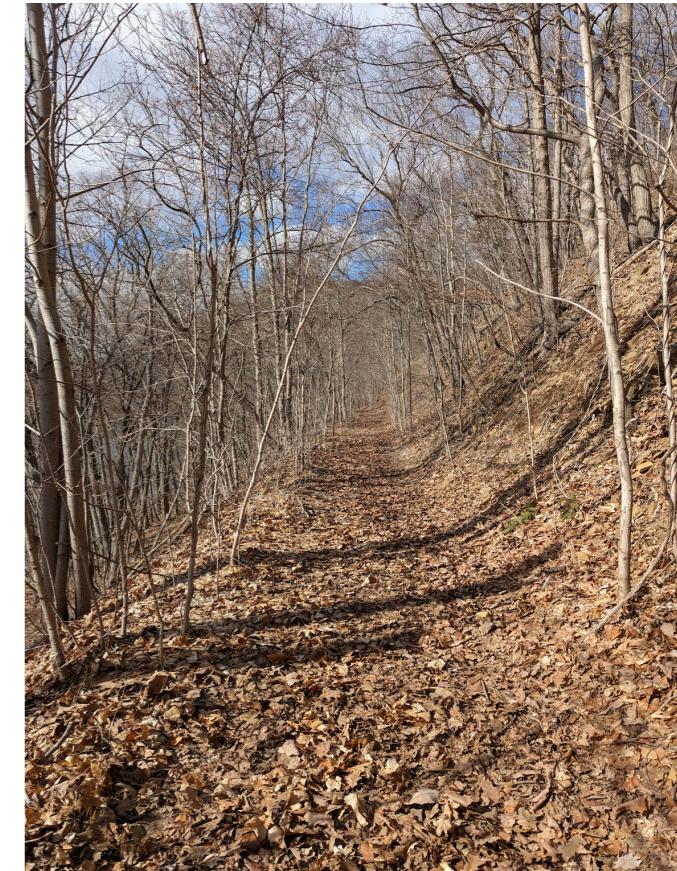
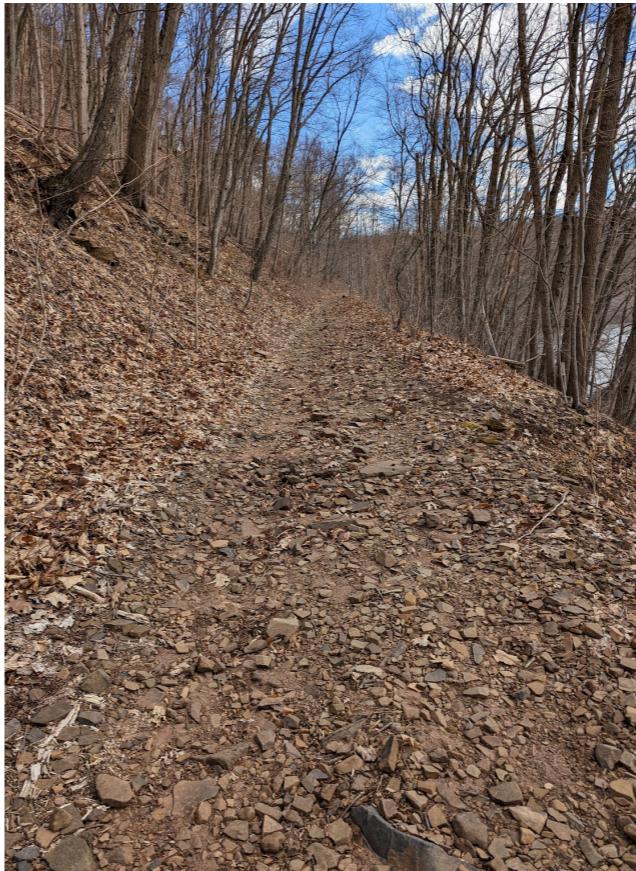


- Suggestion: possible multi-use paved path town hall to park
- Proposed sidewalk areas adjacent to telephone posts would restrict creating multi-use path



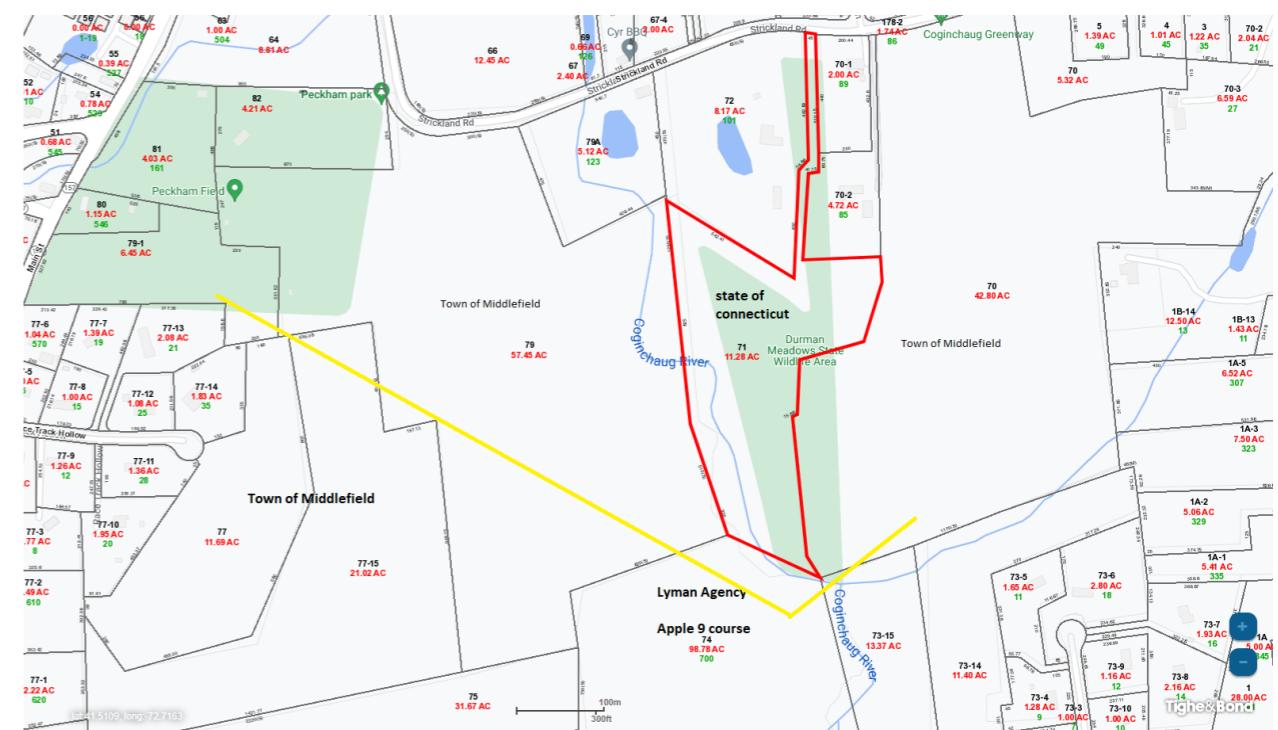
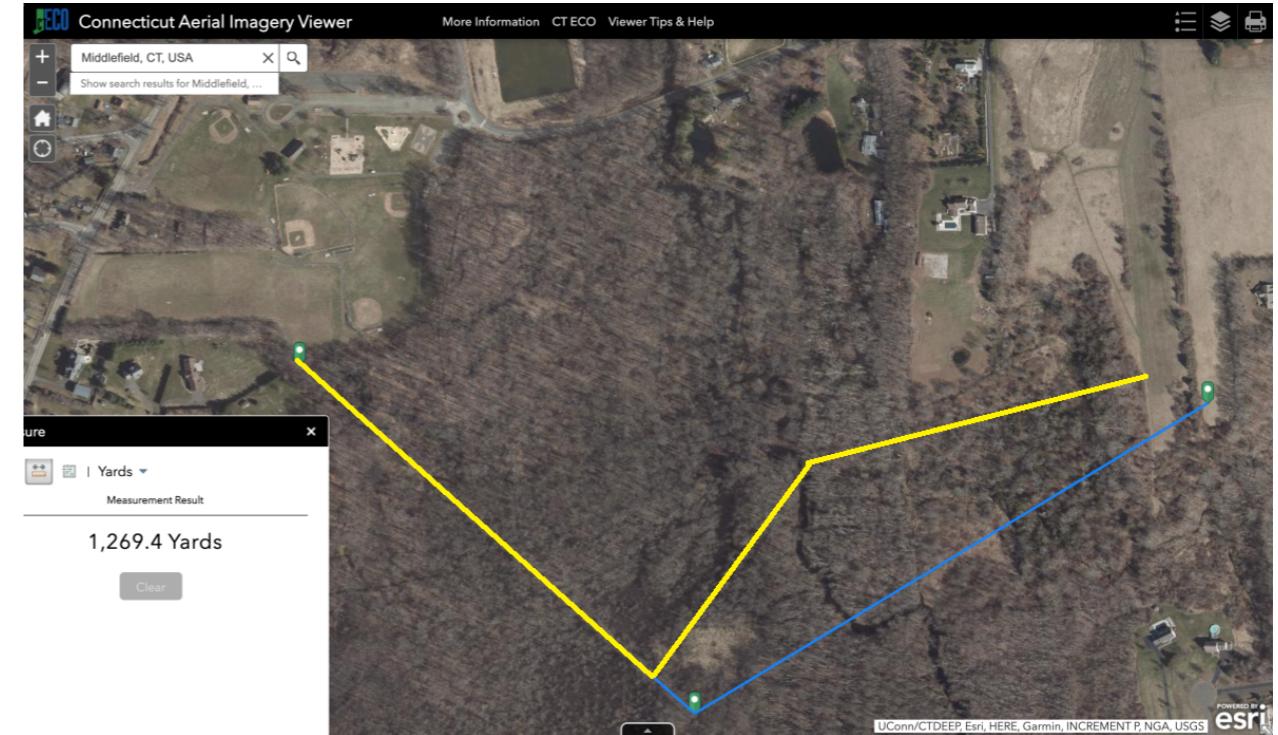
Beseck Lake - 2nd Access Road

- **New roadway / multi-use trail constructed over Trolley Trail**
 - Mattabeseck Road north to Black Pond parking lot
 - ~0.8 miles length
 - path of Beseck sewer line
- **Emergency access/safety need** - medical/fire/police
- Pathway is ~7' wide - will be costly to widen for vehicular access
- Perhaps go east to Baileyville/ Rte.147 (private property today)

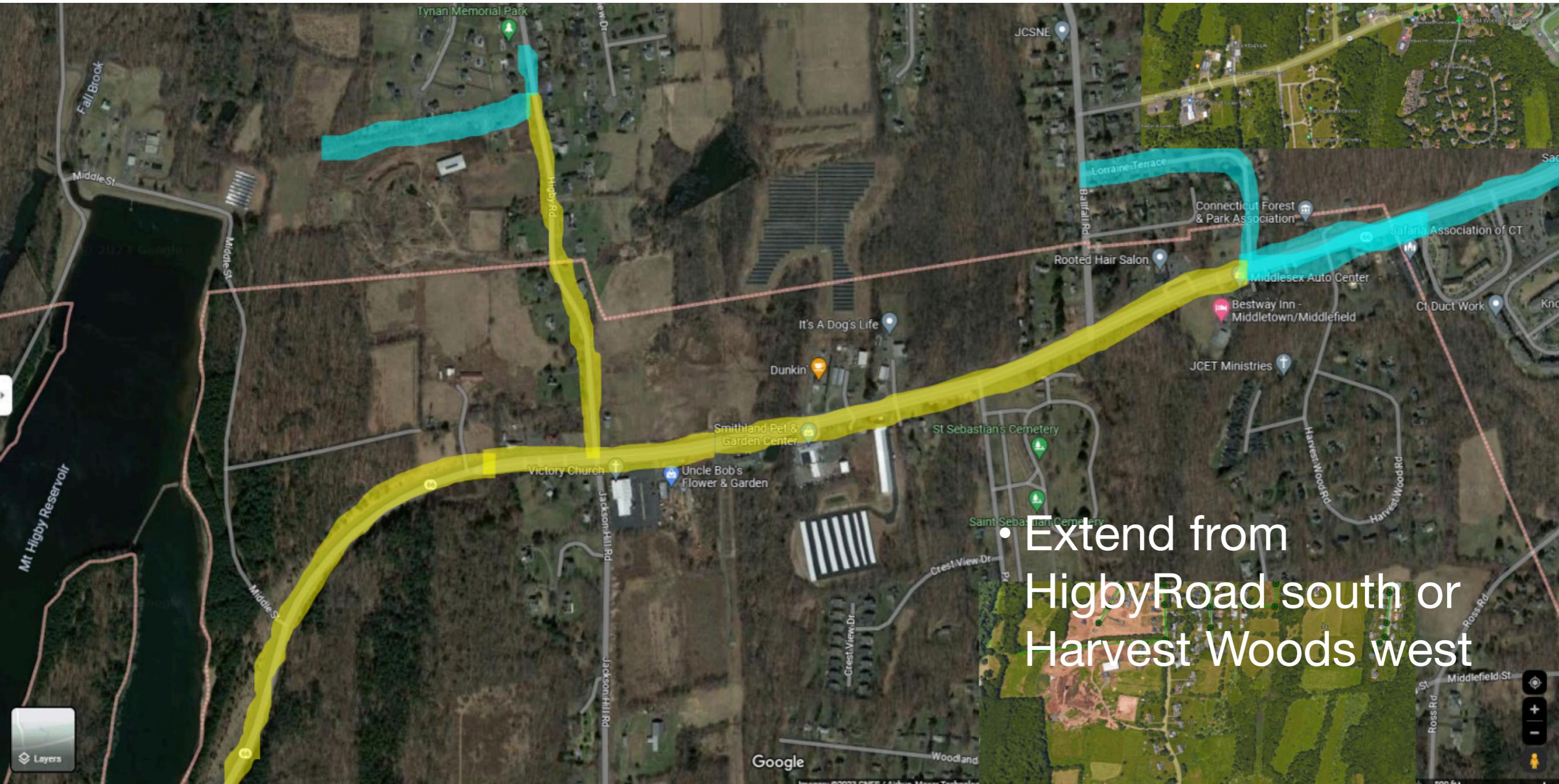


Peckham Trolley Trail Extension

- From **Peckham Park** over **Coganchaug River** to **Strickland Road Town Open Space**
 - Possibly south to Miller Road / Durham?
- Requires bridge / boardwalk
- Access requires crossing State land or Lyman parcel



Sewer Extension - Higby or Rte. 66

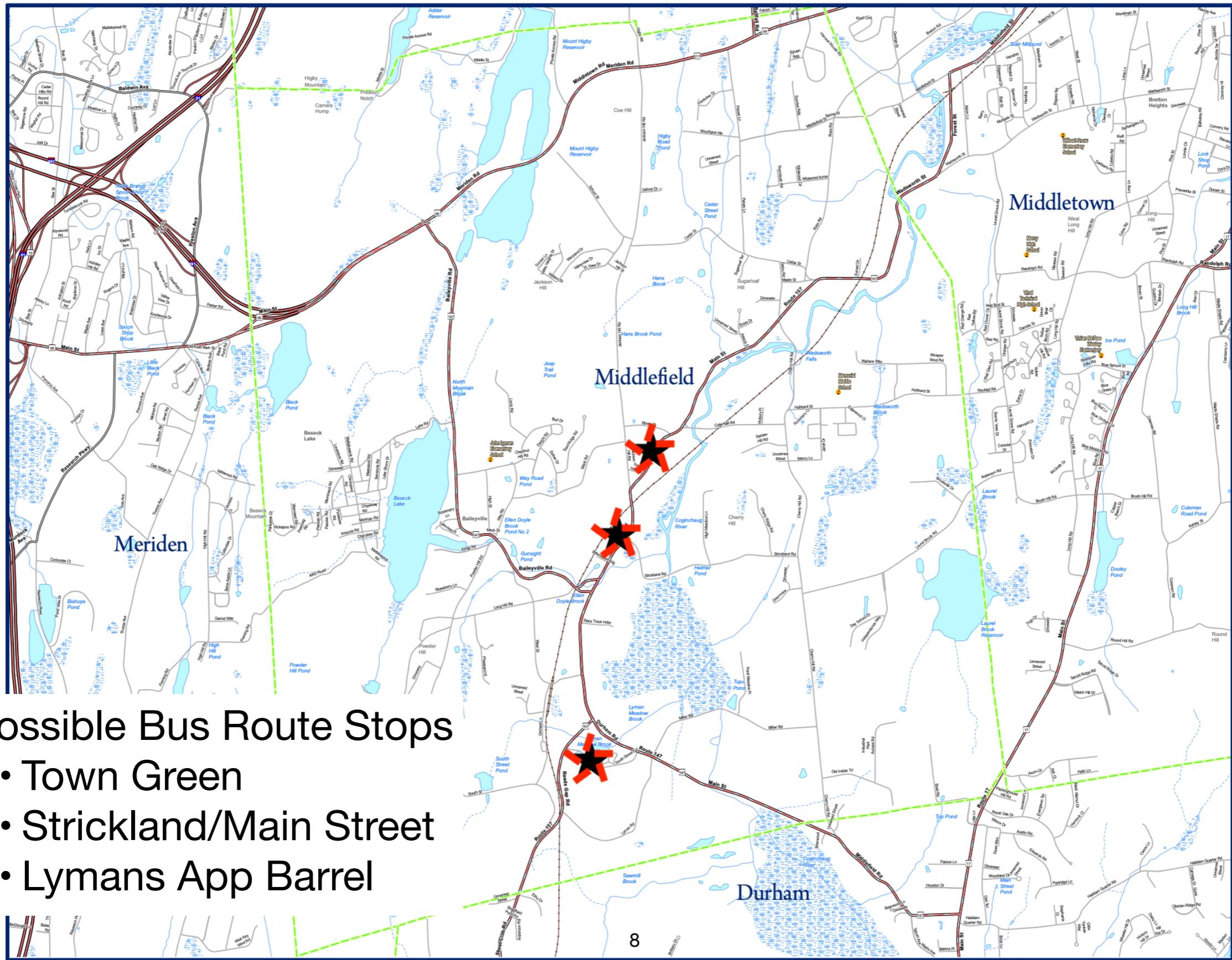


Meriden Sewer Extension up Rte.147



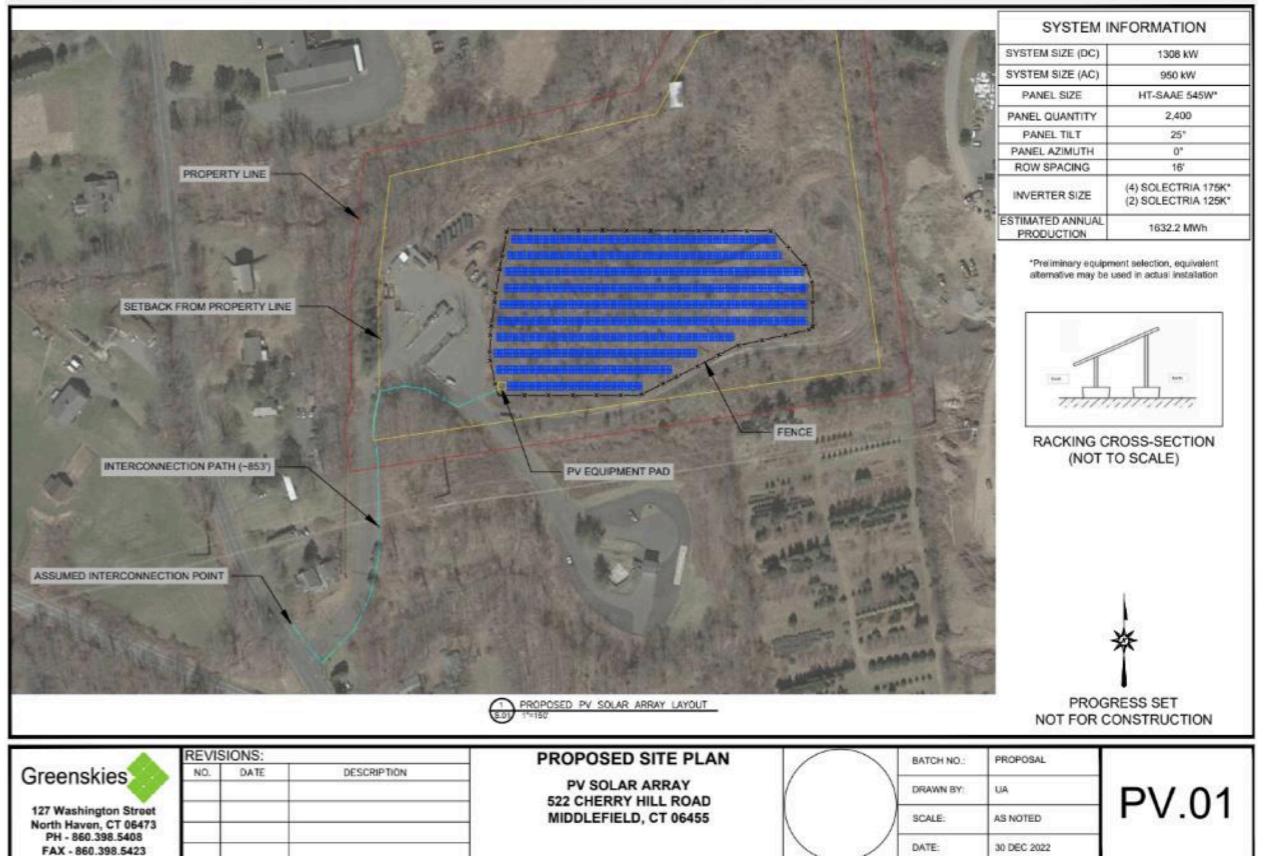
- Current sewer follows trolley trail
- Option 1: Extension up from Lake Rd and Baileyville
- Option 2: Easement teeing across private land to Baileyville Rd.

Bus Line: Middletown/Middlefield/Durham



Solar Energy Array - Town Land

- 2023 study evaluated joint project with Durham - Transfer Station (poor \$ return)
- Alternate Town parcels could offer return - energy bill savings
 - Hubbard St - Zego
 - N of Stowe St.
- State subsidization ongoing for municipalities



Econ. Development: Zygo/Hubbard St. Town Land

- Sewer available
- Currently “Open Space”
- Commercial / Industrial / solar park?

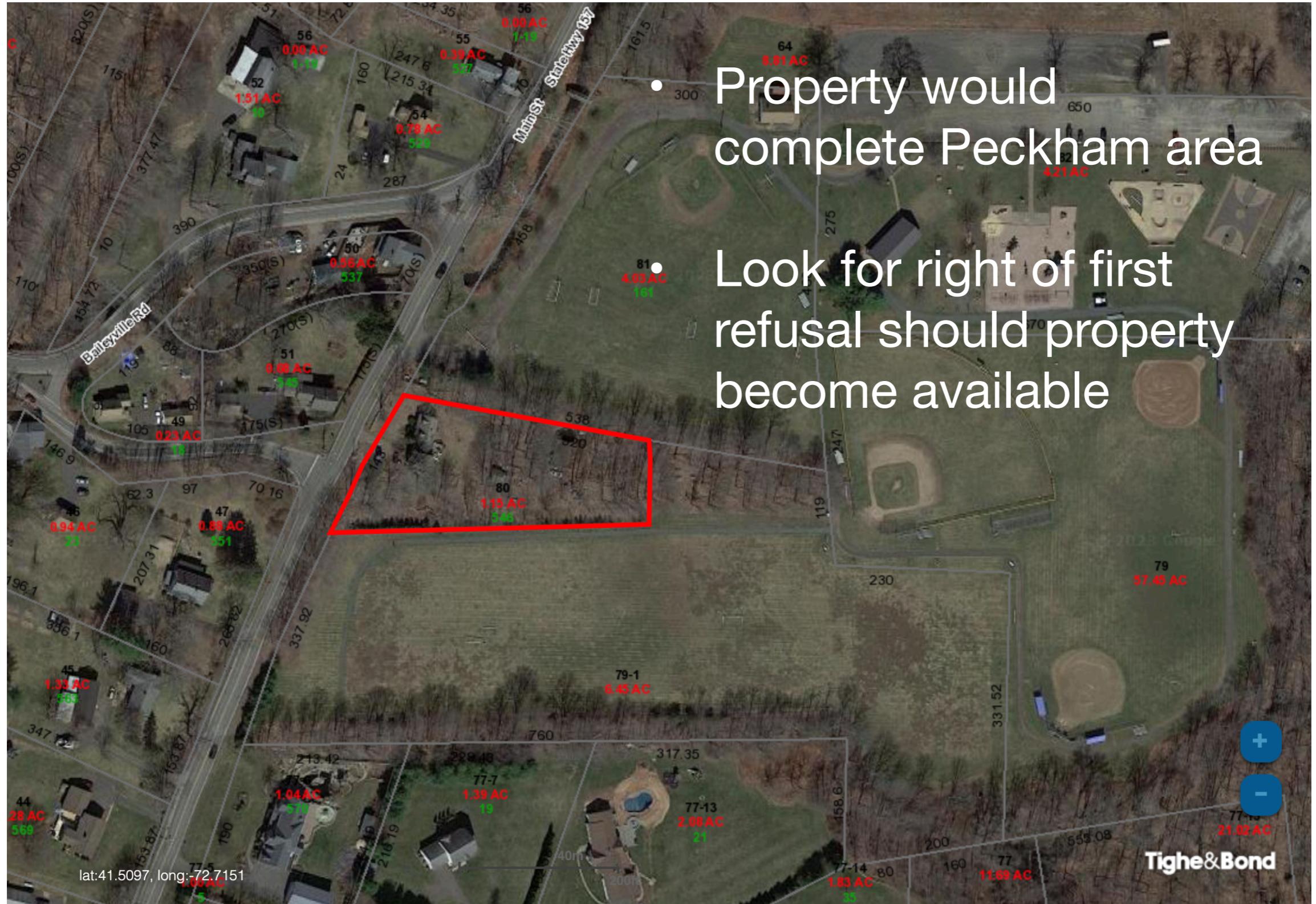


Lyman School Reuse - Following Closure

- Requires negotiation with RDS-13
- Earlier interest by Church / school
- Not central for town offices
- Alternate uses / development possible

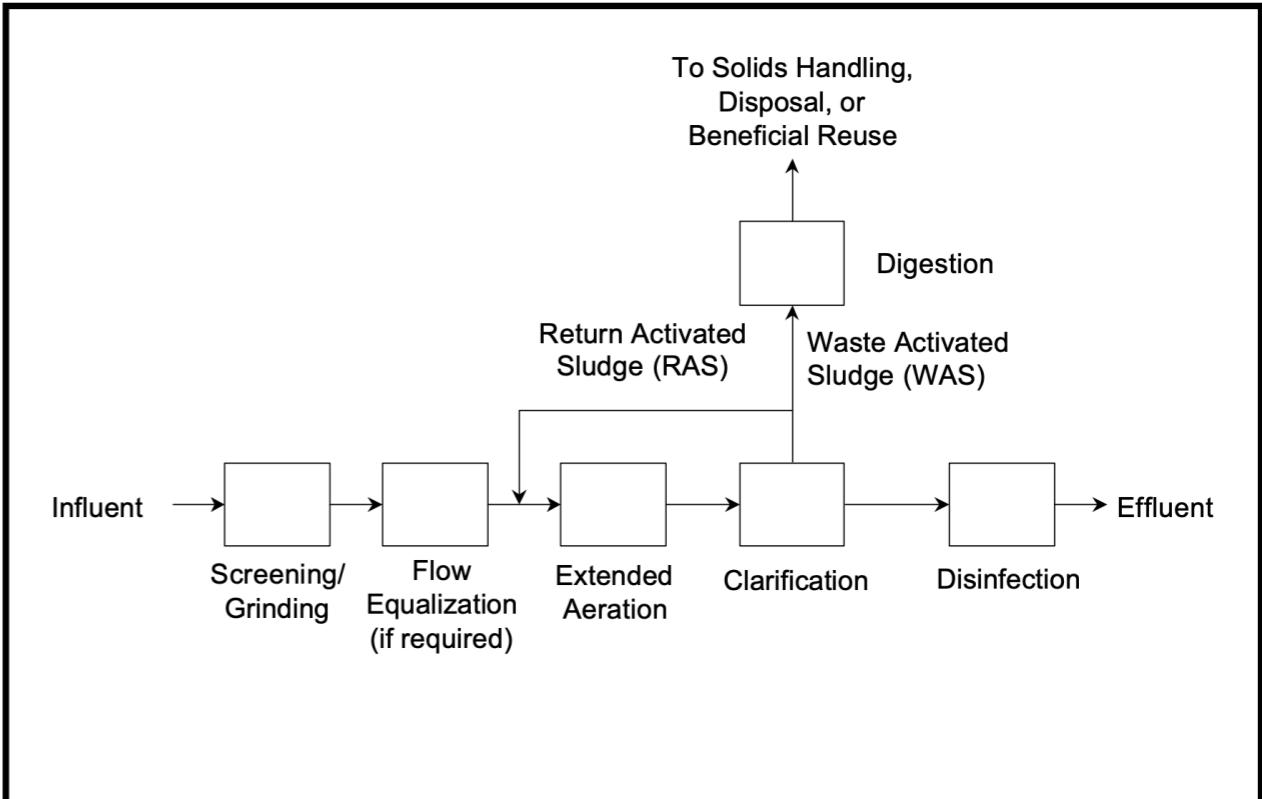


Reedy Property - Purchase?



Community Septic/Packgd Waste Treatment

- Package plants are pre-manufactured treatment facilities sized to treat wastewater in small communities or on individual properties.
- Can be designed to treat flows as low as 0.002 MGD or as high as 0.5 MGD
- Expensive - might support Main Street Econ. Devel.



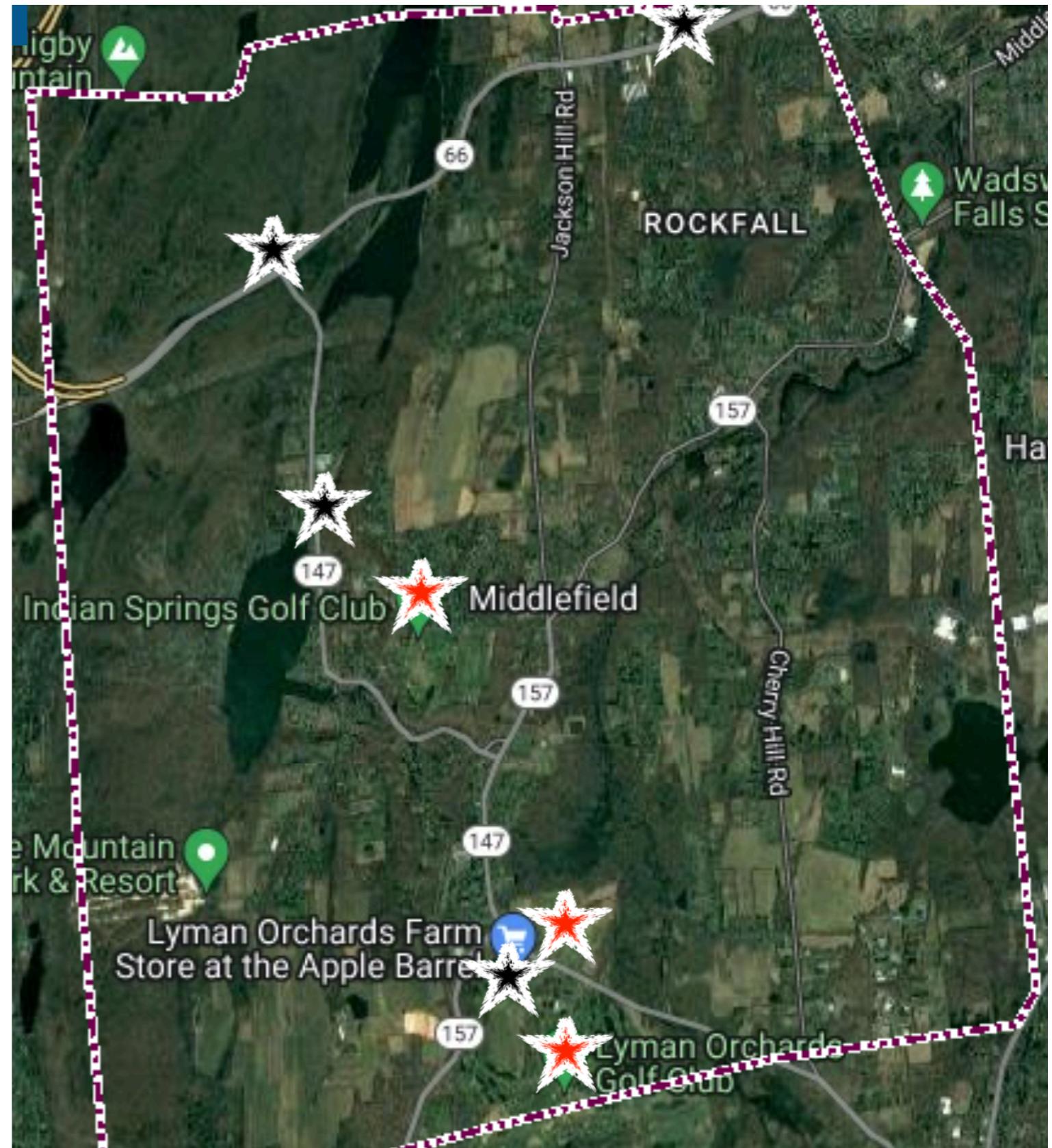
Combine Town Parcels - West Side Beseck



- Town owns a number of parcels off Kickapoo Road
- Combination of parcels plus extension of sewer up Kickapoo could create valuable residential lots

Tourism Boost: Ice Cream Trails / **Golf**

- Ice Cream Trail
 - Rich Farm
 - Guidas
 - Perotti's Caboose
 - Lyman Apple Barrel
- Golf Invitational??
 - Indian Springs
 - Lyman
 - Championship
 - Lyman Apple Nine



Peckham Park Pavilion Refurbishment

- 20+ years old
- Kitchen modest - needs appliance plan
 - grill / refrig. / sink / fire ext.
- Carpenter bee issues - holes in walls
- Structural issues at pavilion base - wood rot
- Roof done recently - beams spongy
- Bathroom upgrades



Paving Peckham Walking Path



Park&Rec: Camp Nerden Swimming?

- Multiple questions regarding Park and Rec summer swimming options (beyond Beseck)
- Possible negotiation with Camp Nerden
- Excellent pool facility

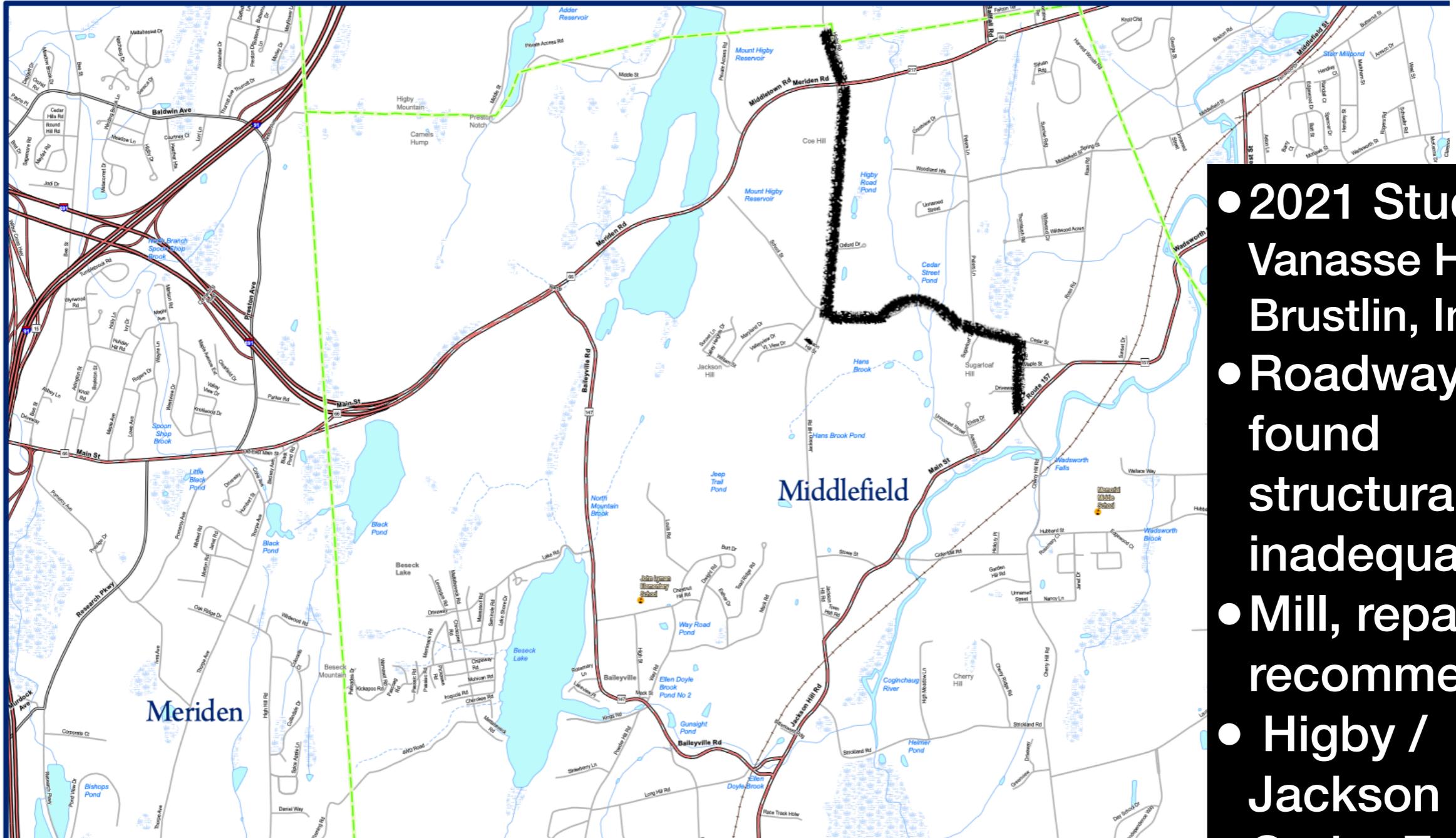


P&Z: Affordable Hsg

- Affordable housing:
 - costs less than 30% of the income of a household earning 80% of the Area's Median Income
- In 2021, the median household income in Middlefield is \$90,125
 - = ~\$22K/yr mortgage+taxes or rent
- Possible options:
 - Stowe Street mixed-use housing / bike routes
 - Main street/near Peckham
 - Route 66



Collector Road Improvements



- 2021 Study by Vanasse Hangen Brustlin, Inc.
- Roadways found structurally inadequate
- Mill, repave recommended:
- Higby / Jackson Hill S / Cedar E / Derby S / 157

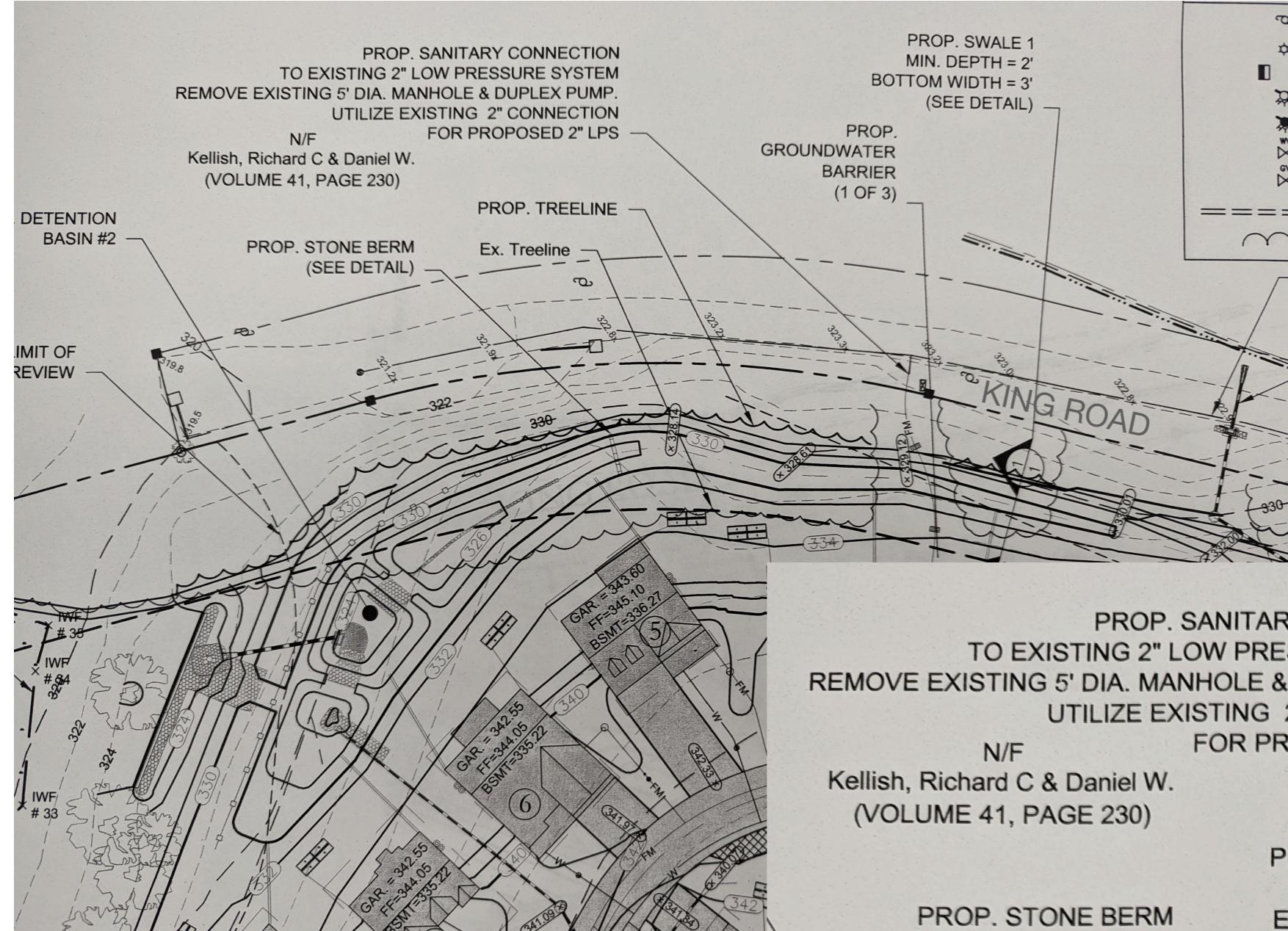
Lake Shore Drive Culvert Repair

- Repair Underway
- Completion anticipated late summer



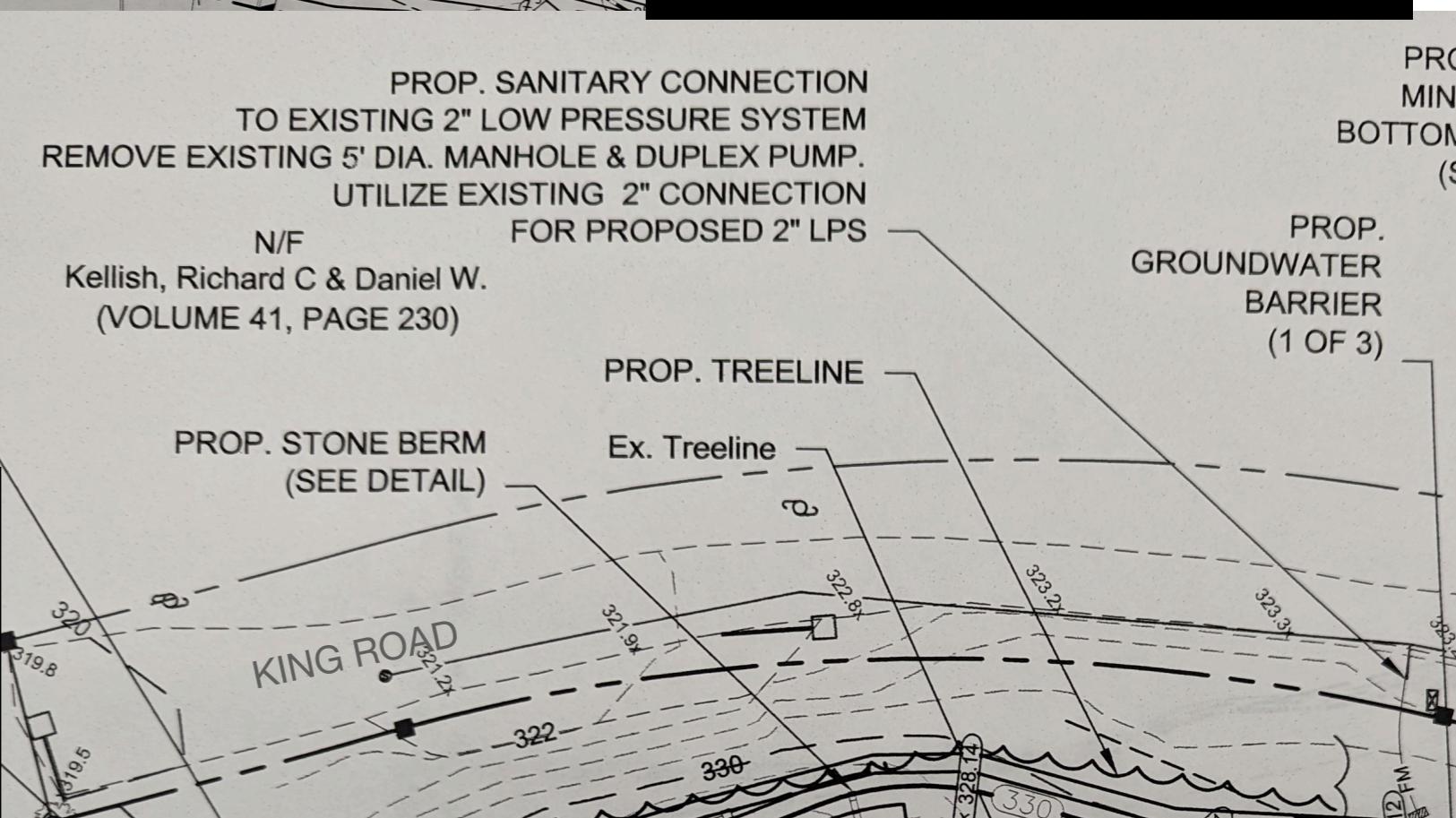
- Beach open
- South end of parking lot remains construction area

Sewer Surge Tank - King Road East



- Lakeview Estates sewer line frequently backs-up during high usage.
- Single pump station at East end of King Road

- Surge tank could moderate pressure surges/backups due to pipe size limitation.



Beseck Lake: Eradicate Pondweed*

- Pondweed is nearly as ubiquitous in Beseck Lake as Eurasian Milfoil
- Next targeted invasive weed



*Potamogeton crispus**



*Potamogeton perfoliatus**

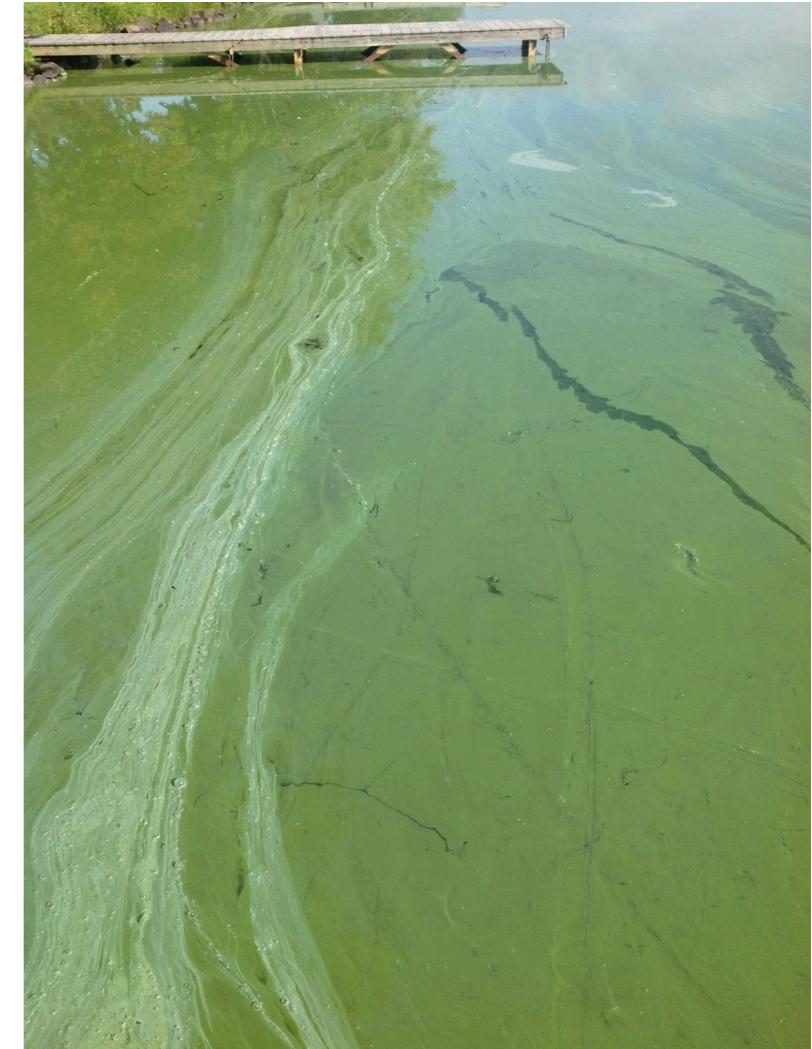


Eurasian Milfoil



Beseck Lake: Deal w/ BlueGreen Algae

- Beseck Lake sediment has significant **phosphous** nutrient.
- Summer temperatures release phosphorus which **stimulates blue/green algae growth**
- **Degredation products** of bluegreen algae are **hazardous**
- New treatment options include **lanthanum compounds** that permanently **bind phosphate**



Dirt Bike Recreation Area



Farmer's Market at Peckham Park?

- Transition at Durham brought question to light - how about here?



Open Space Acquisition/Protection



- Middlefield has, and cherishes, a significant number of open space regions
- Need to remain open to new opportunities for acquisition/designation
- Continue to fund capital account to have matching funds available

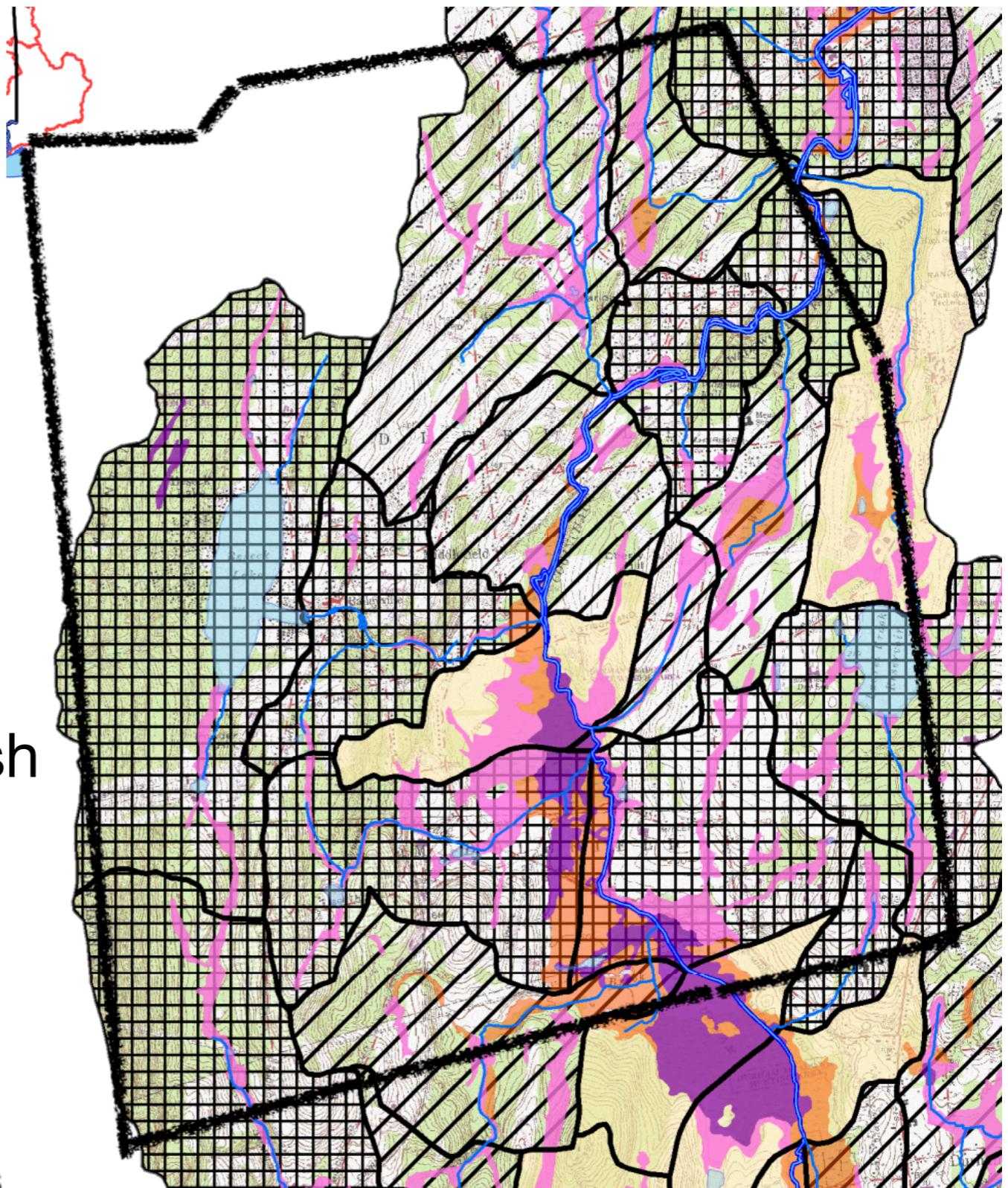


Coganchaug Greenway Conservation

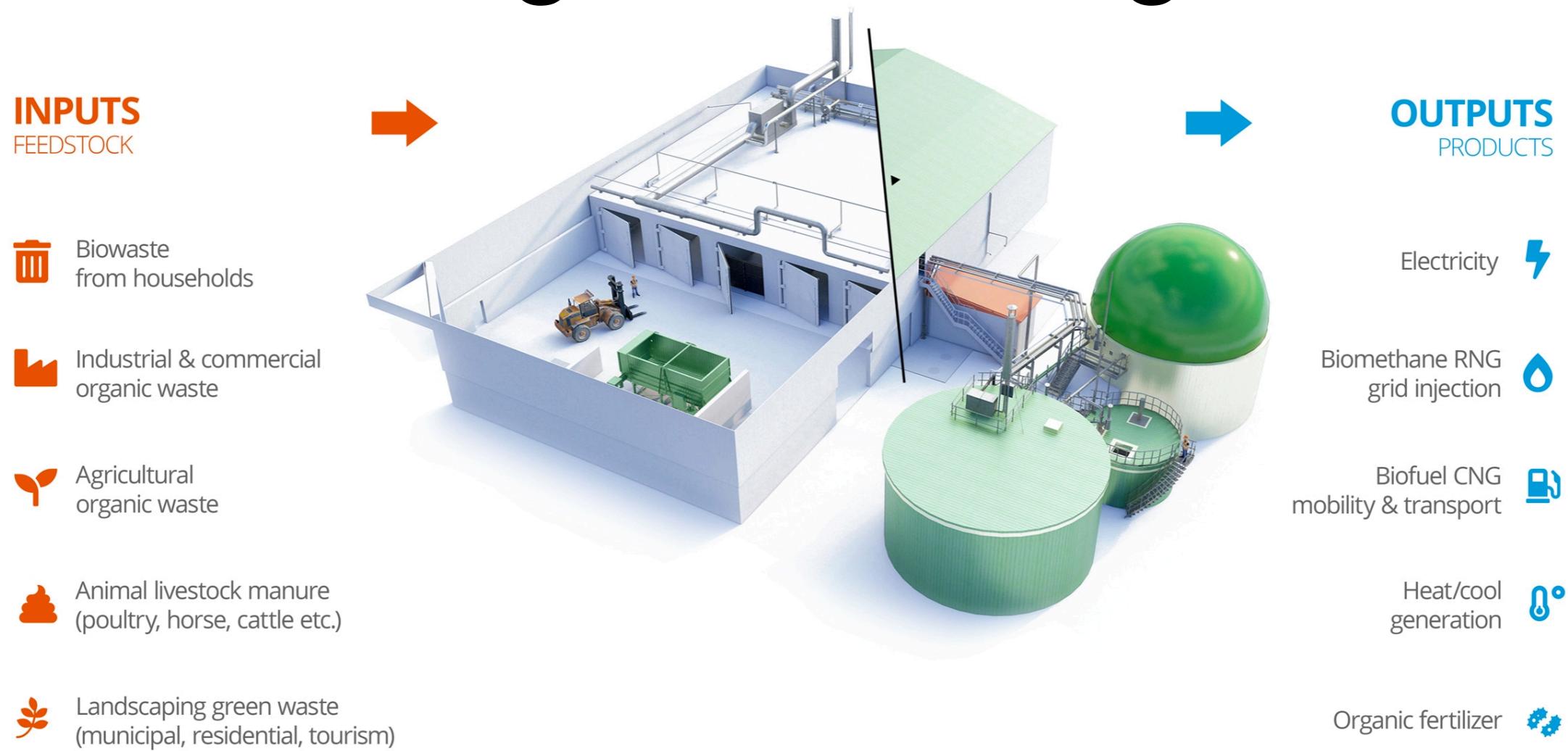
- Flood season means Coganchaug River basin is marsh
- Downed trees cause flooding
 - Miller Road south to Rte.147
 - Flood plane extends north toward Cider Mill Rd.
- River mods.? - create turbulent and still zones for fish

Wetland Capacity Rating

- Poorly Drained Soils
- Very Poorly Drained Soils
- Non-Hydric Alluvial / Floodplain Soils



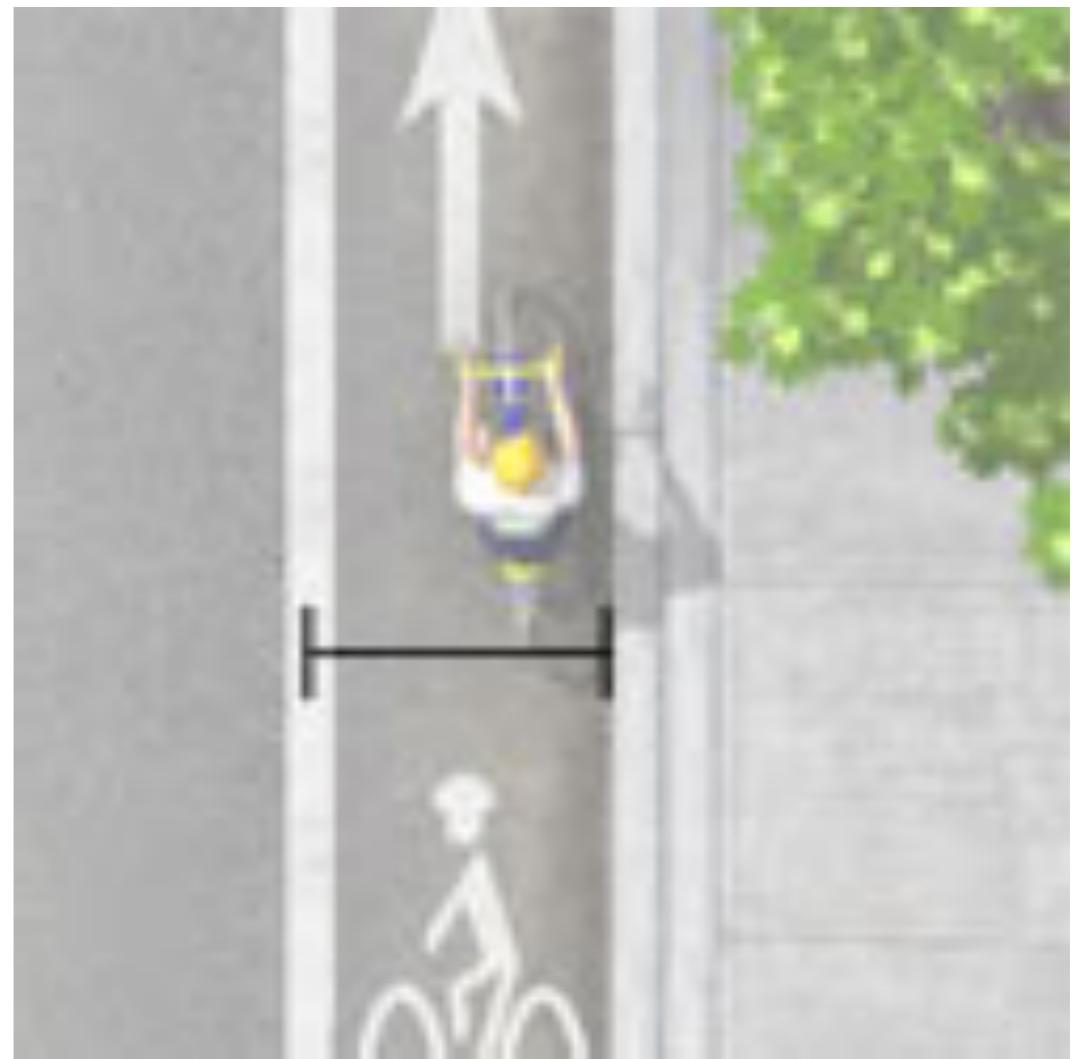
Aerobic Digestion of Organic Waste



- Food waste / other organic matter can turn into biogas - then burned to electricity
- Combined with Solar Thermal collectors at the Transfer Station, it could
 - reduce waste volume
 - offset electric bills
- Challenges include scale needed, and equipment first cost / operating cost vs. payback

Bike Routes/Lanes thru Town

- The desirable bike lane width adjacent to a curbface is 6 feet.
- Desirable rideable surface adjacent to a street edge or longitudinal joint is 4 feet, with a minimum width of 3 feet.
- Desirable bike lane width adjacent to a guardrail or other physical barrier is 2 feet wider than otherwise



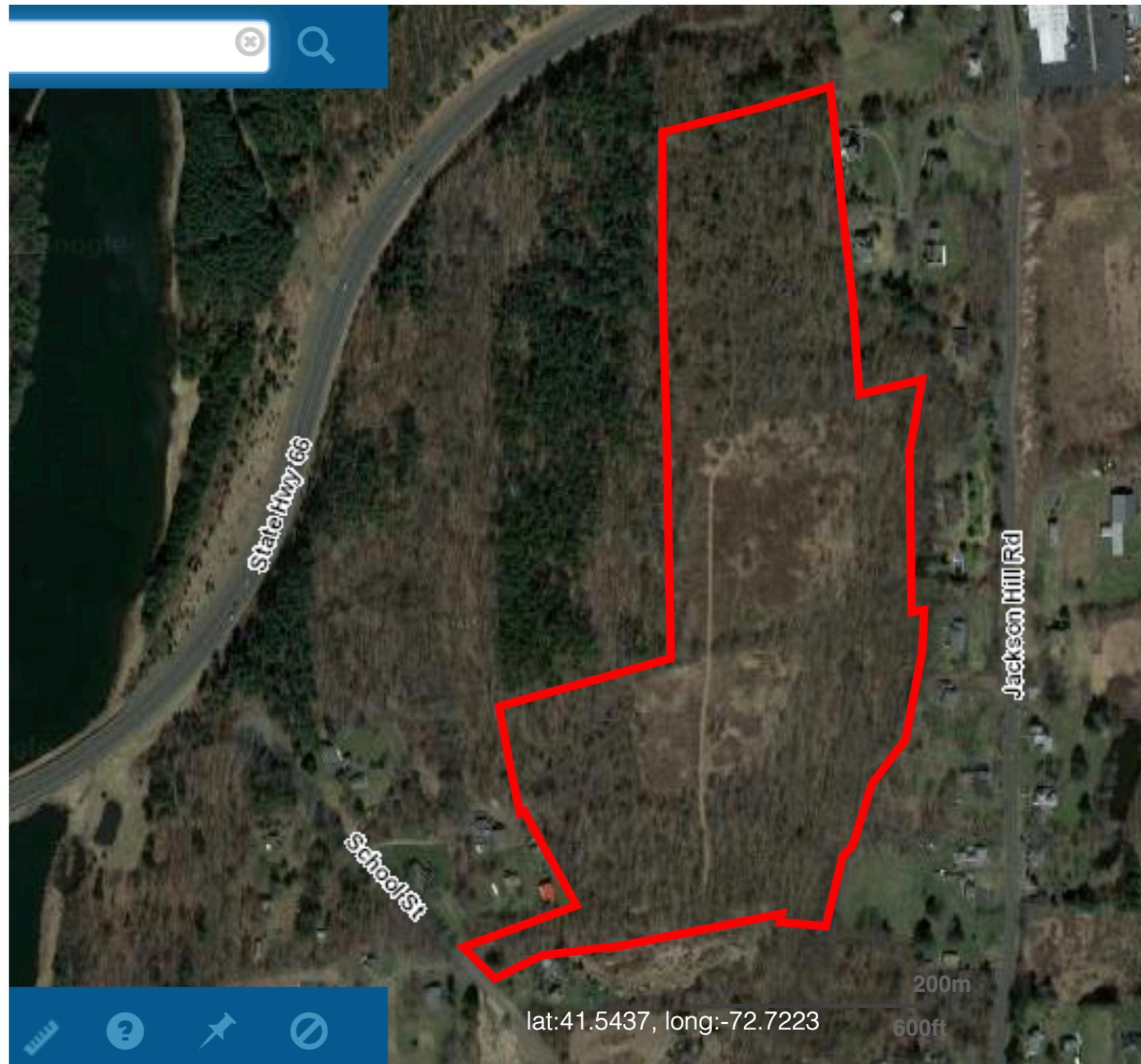
Redevelopment of Main St. Properties

- Rejuvenation with updated facilities, store fronts, and added shops would enliven downtown tract.
- Balance traditional/historic residences with vital, entrepreneurial activities
- Potential mixed-use properties



Coe Hill Maintenance: Brushhogging

- Open Space off School Street
- Conservation area - currently getting overgrown
- Request for some maintenance on two main fields + orchard area
- Potential recreational uses?



Town Center Gazebo / Bandstand

- Outdoor structure for town center events
 - Christmas
 - Old Homes Days
- Complement to Peckham Park pavilion area



Develop a Blight Ordinance

- A law that allows a municipality to enforce prevention of housing/parcel blight
- Must define “blight”: e.g.
 - a building is unsafe if it poses a fire hazard or threatens the public welfare
 - buildings that are abandoned, seriously dilapidated, eyesores
- Fines can be leveled at owners - can be appealed



Potential Idea Slides will be posted on Town Website

Public Comments should be submitted via e-mail to:
MiddlefieldsFuture@middlefieldct.org

include: name and address - no anonymous comments will be accepted

Survey Monkey for opinions

Next meeting - provide feedback on preferences and initial prioritization