

# **POTENTIAL PROJECT IDEAS**

**Workshop: Middlefield's Future**



# 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

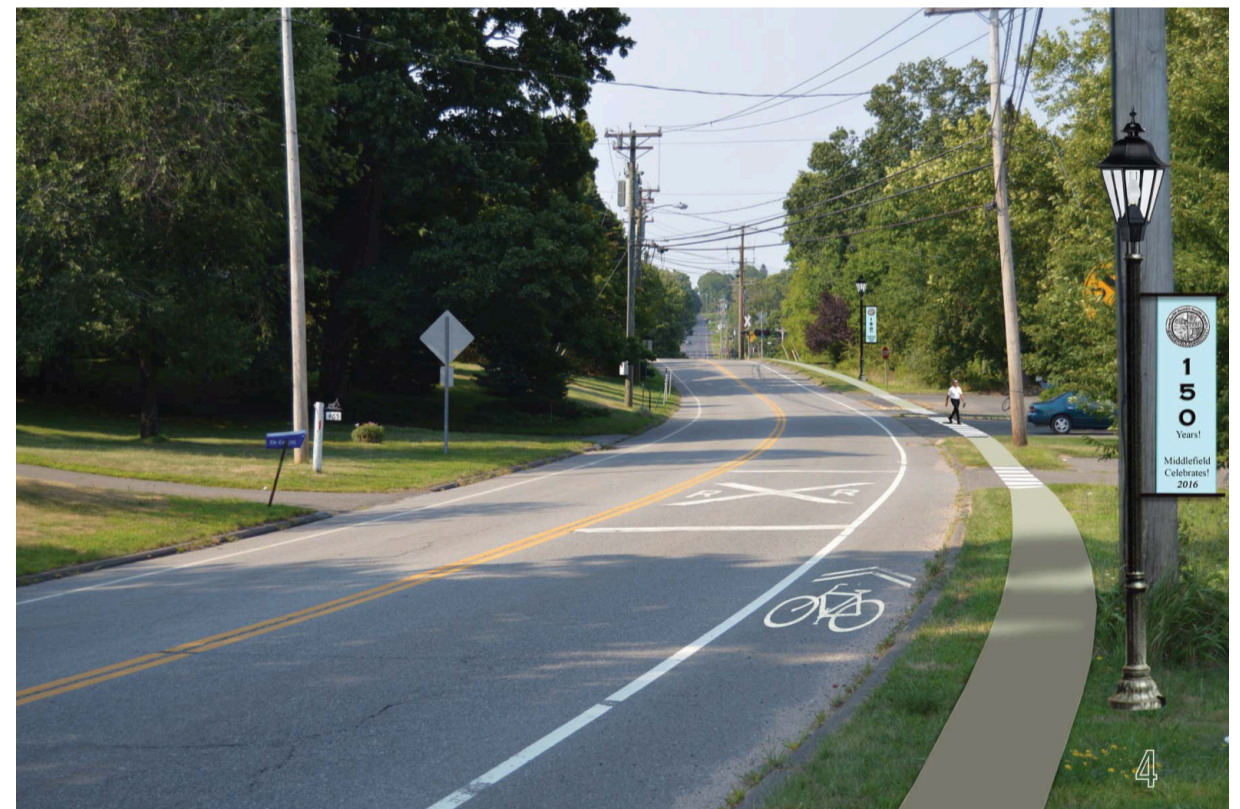
- Makes Use of Existing Structure
- Emergency Operation Center
- 5 Apparatus Bays
- Decontamination Areas
- Equipment Storage
- Space to Move





# Sidewalks - Town Hall thru Main St.

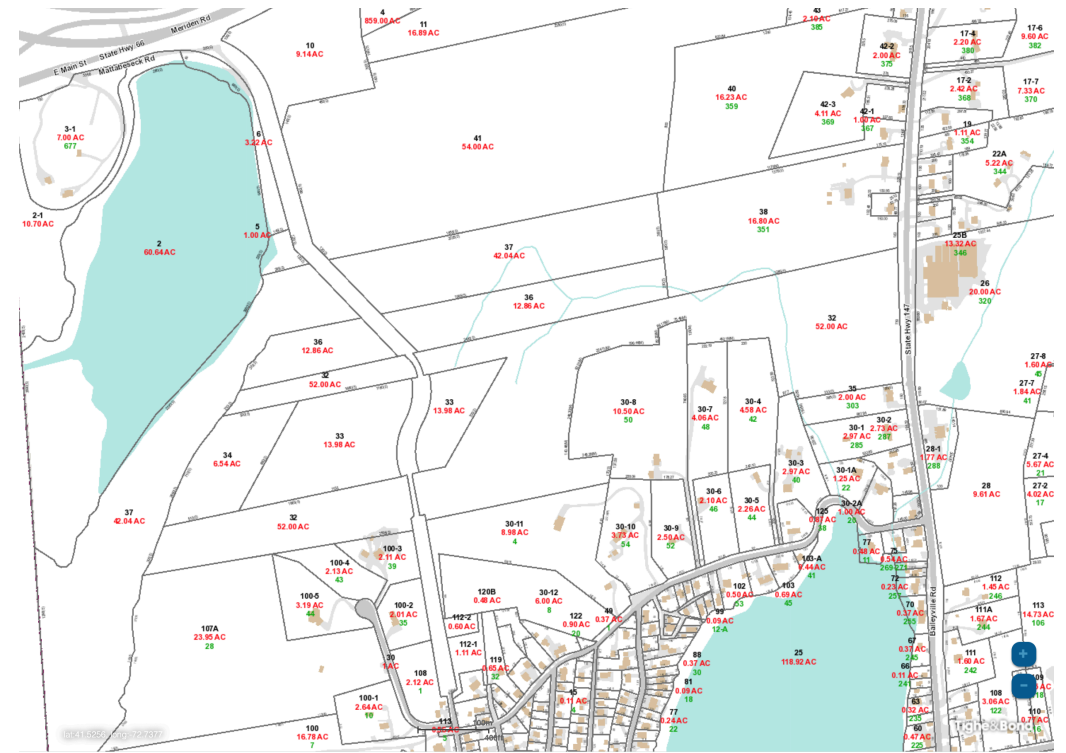
- Initial concepts defined as part of **Visioning Workshop Results** and **Middlefield Center Study Master Plan, 2015** by LADA, P.C. Land Planners
- Suggestion: possible multi-use paved path town hall to park
- Proposed sidewalk areas adjacent to telephone posts would restrict creating multi-use path





# Beseck Lake - 2nd Access Road

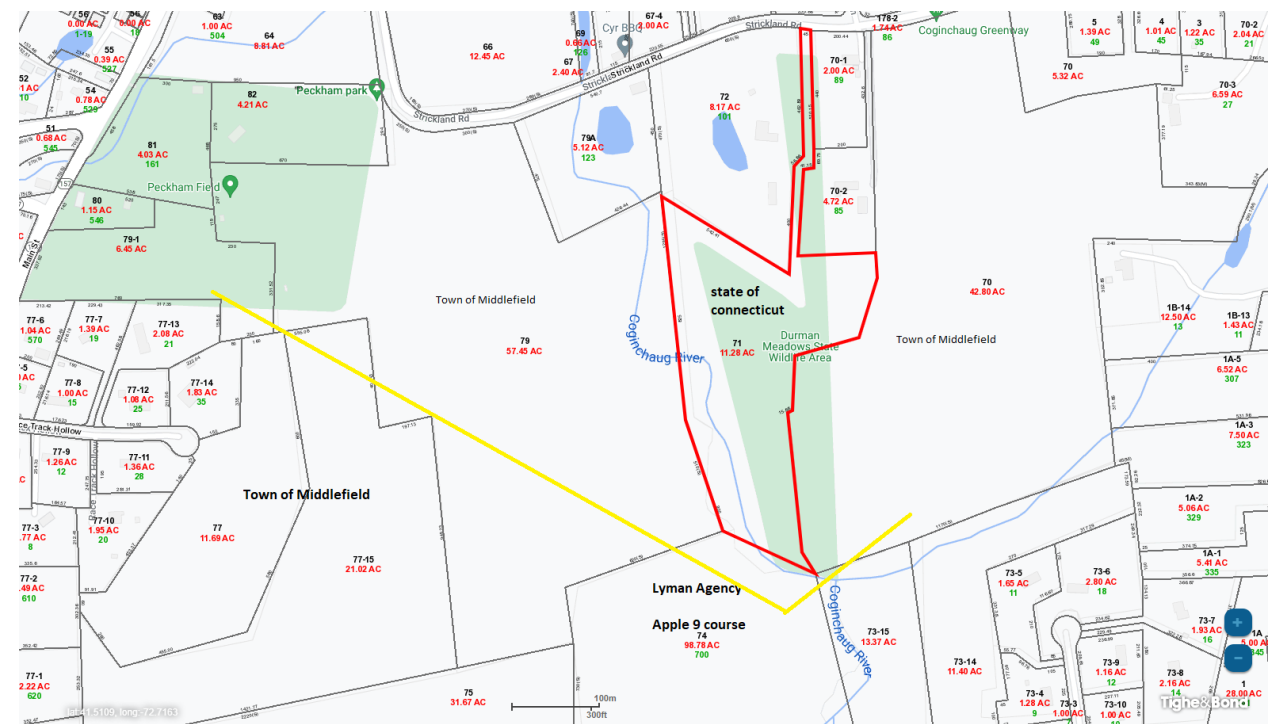
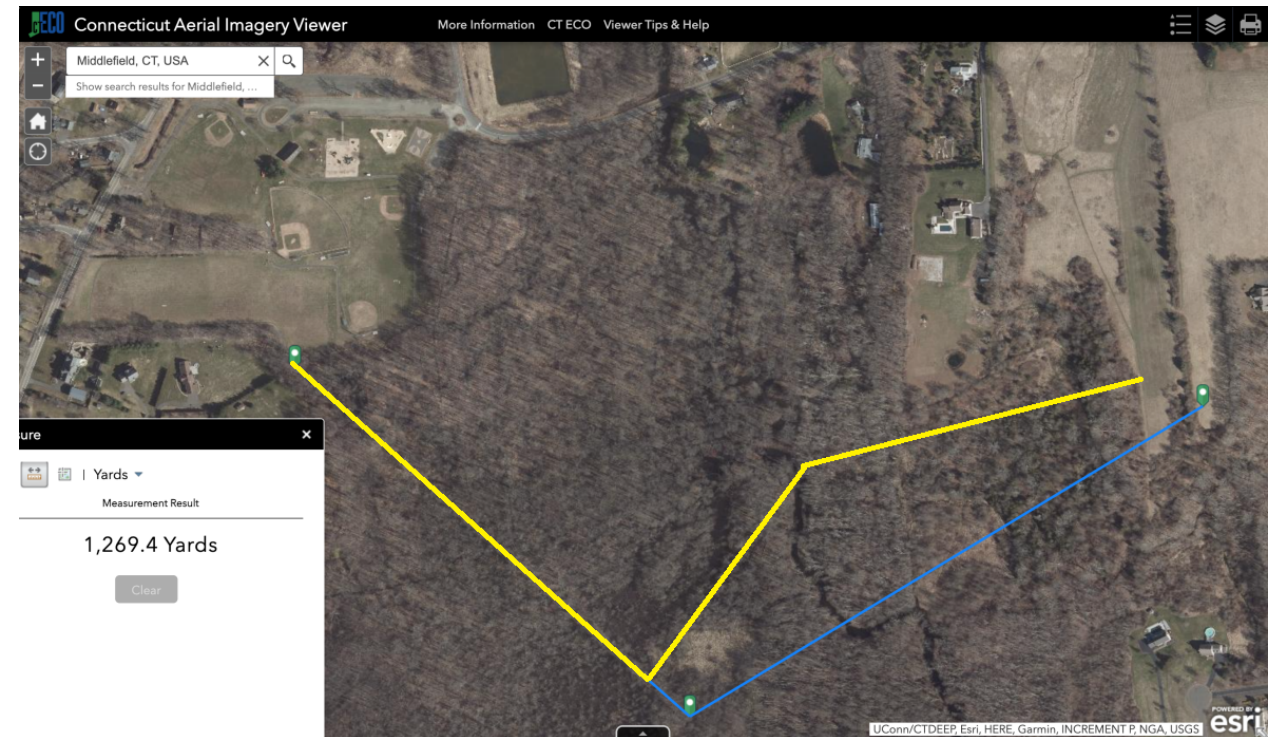
- **New roadway / multi-use trail** constructed **over Trolley Trail**
  - Mattabeseck Road north to Black Pond parking lot
  - ~0.8 miles length
  - path of Beseck sewer line
- **Emergency access/safety need** - medical/fire/police
- Pathway is ~7' wide - will be costly to widen for vehicular access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





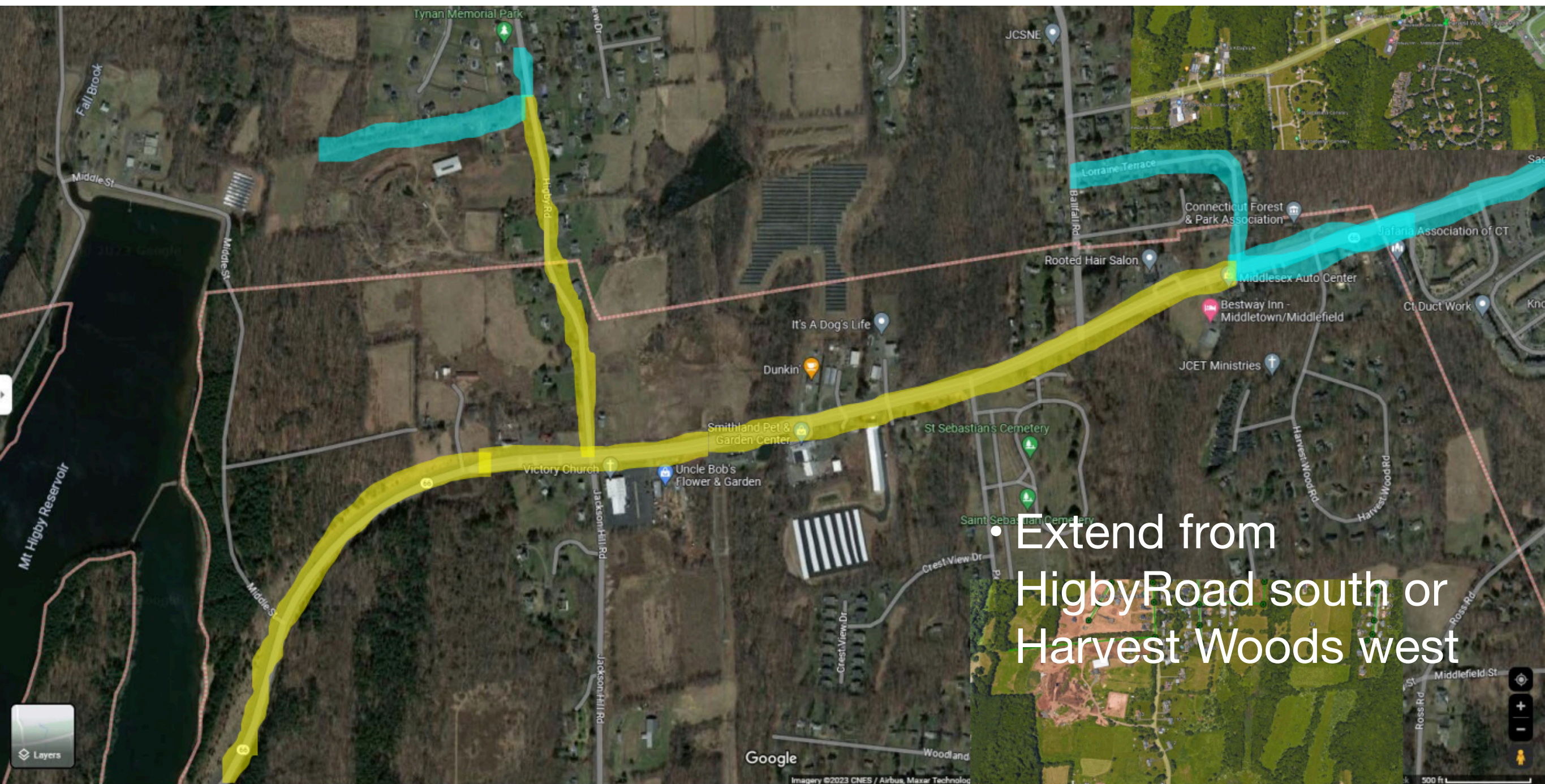
# Peckham Trolley Trail Extension

- 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



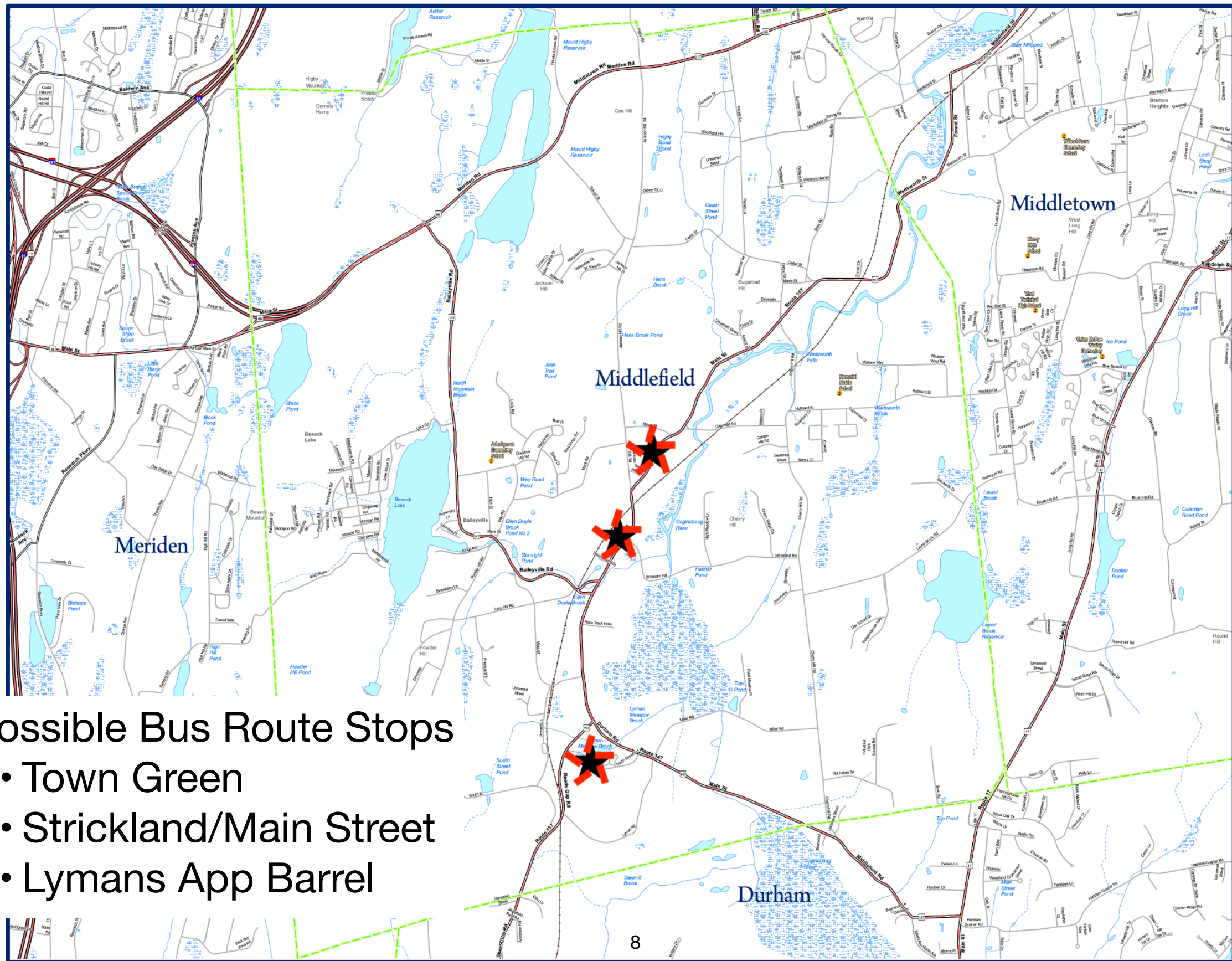


# Meriden Sewer Extension up Rte.147



- 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

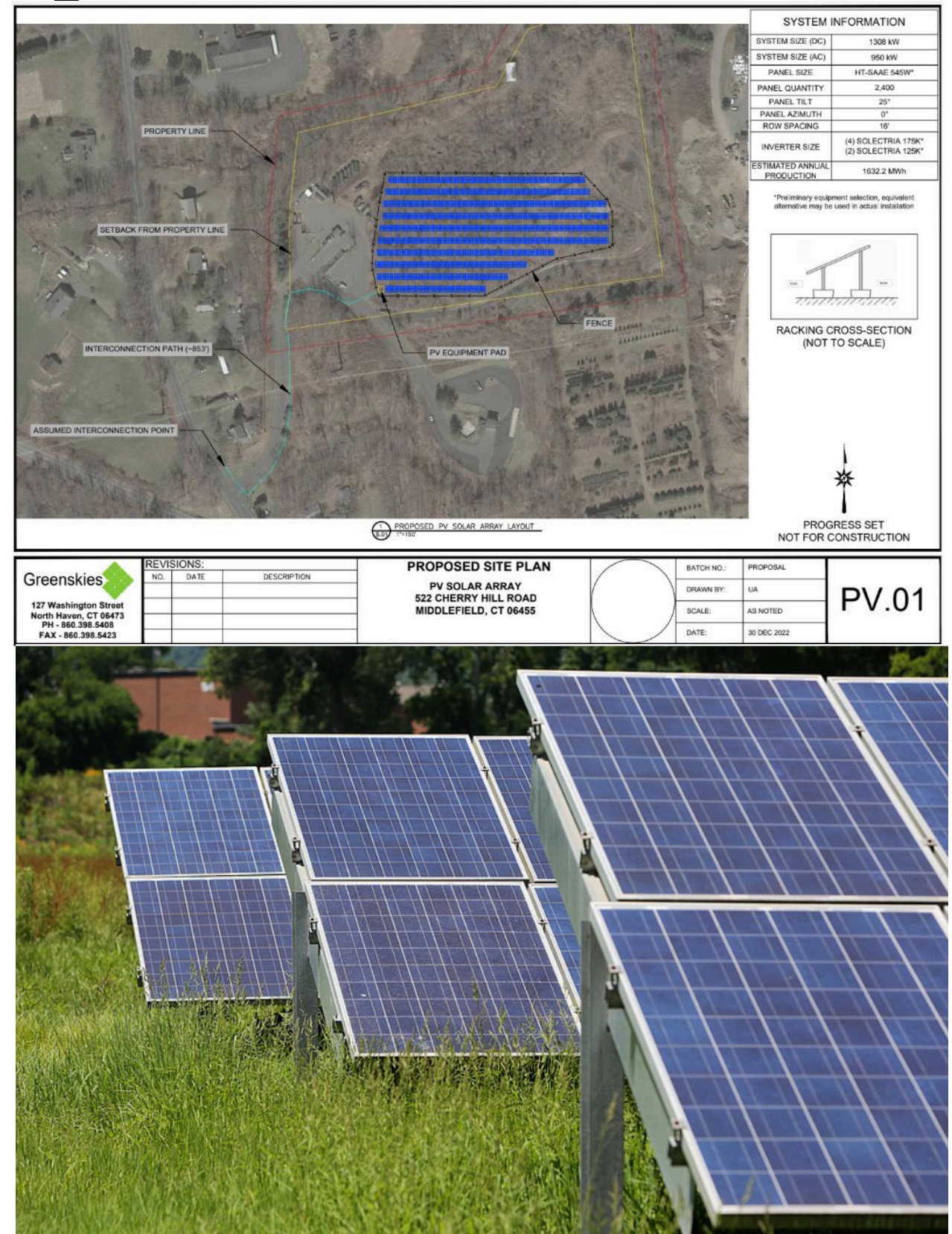


- Possible Bus Route Stops
  - Town Green
  - Strickland/Main Street
  - Lyman's App Barrel



# 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 - Zygo
  - 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?



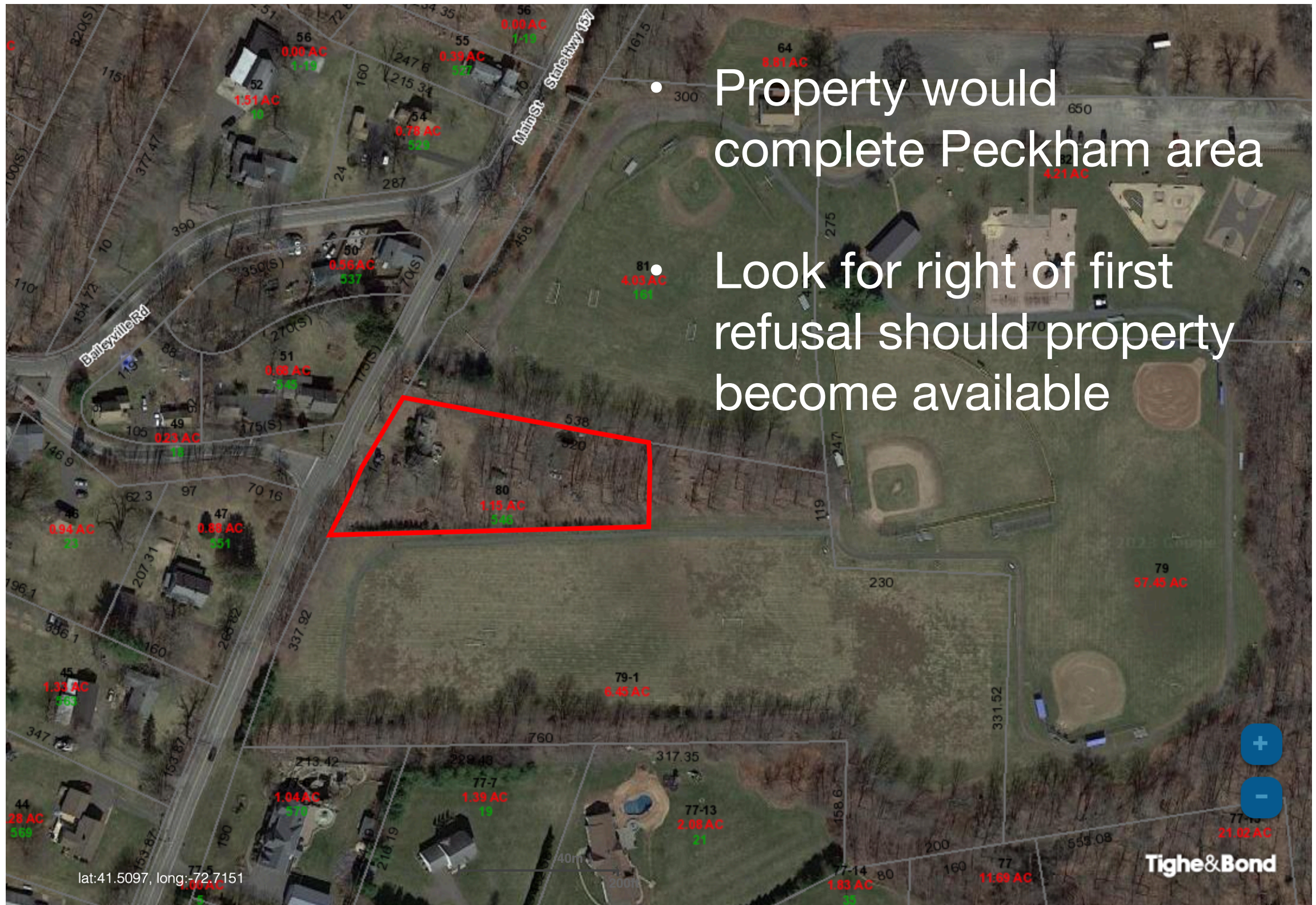
# Lyman School Reuse - Following Closure

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





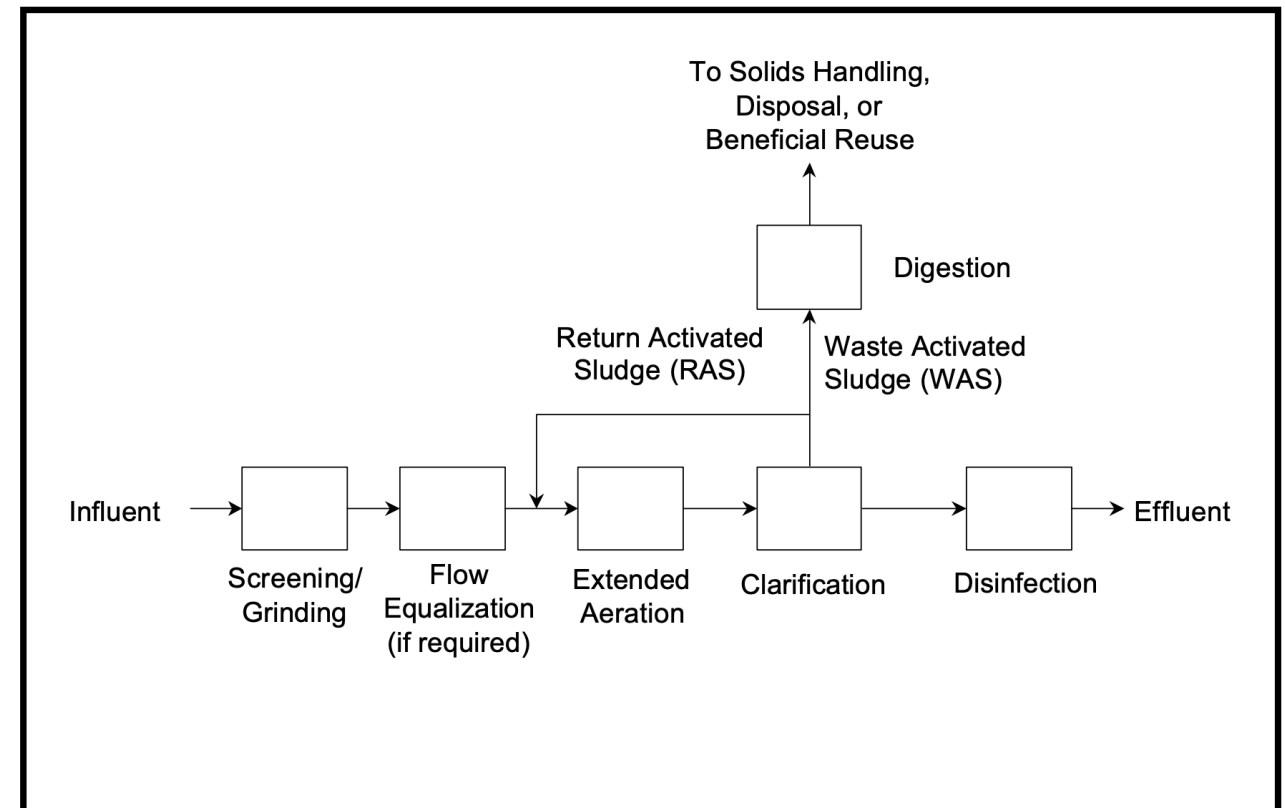
# Reedy Property - Purchase?





# 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

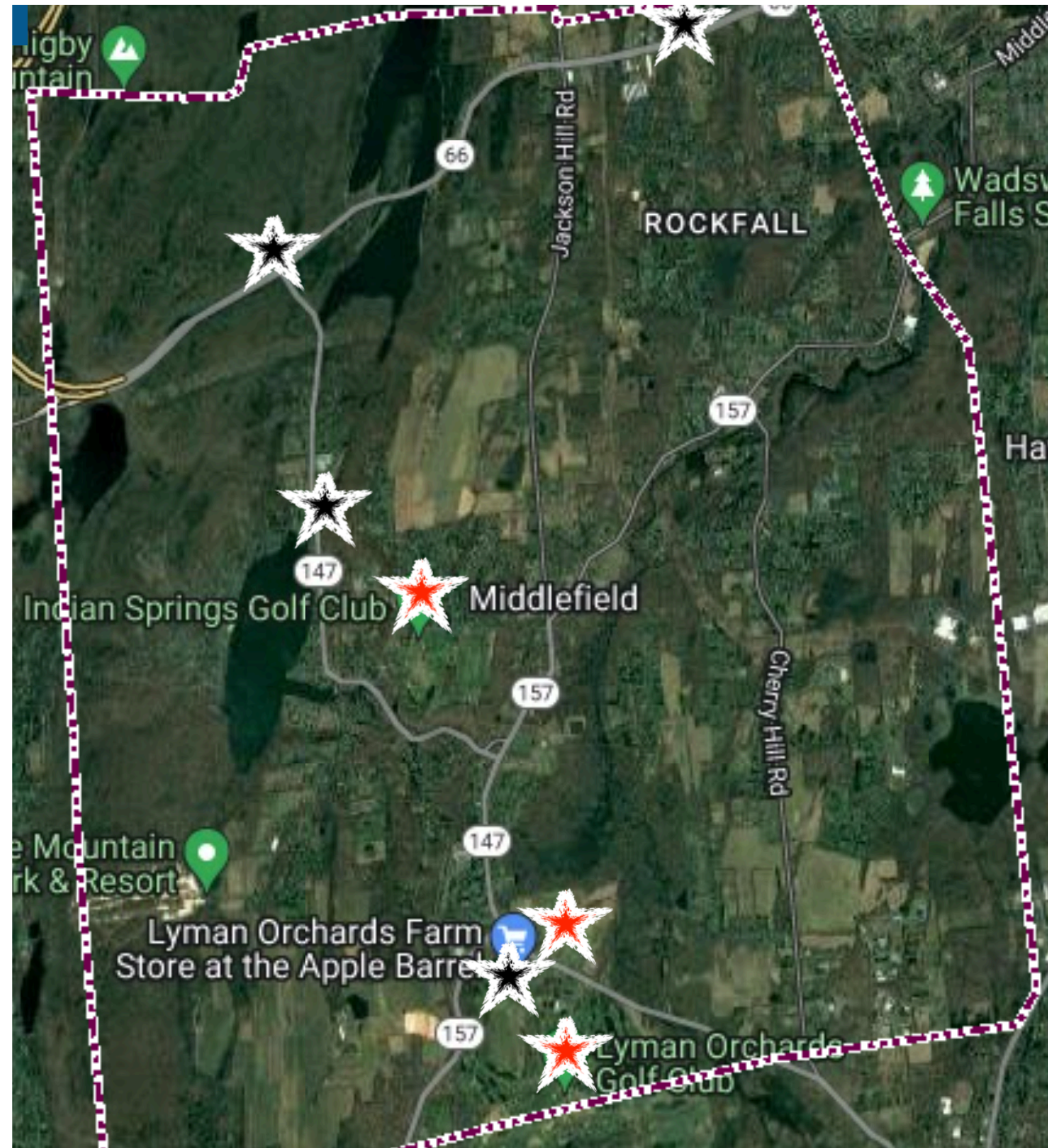


- Town owns a number of parcels off Kickapoo Road
- Combination of parcels plus extension of sewer up Kickapoo could create valuable residential lots



# 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





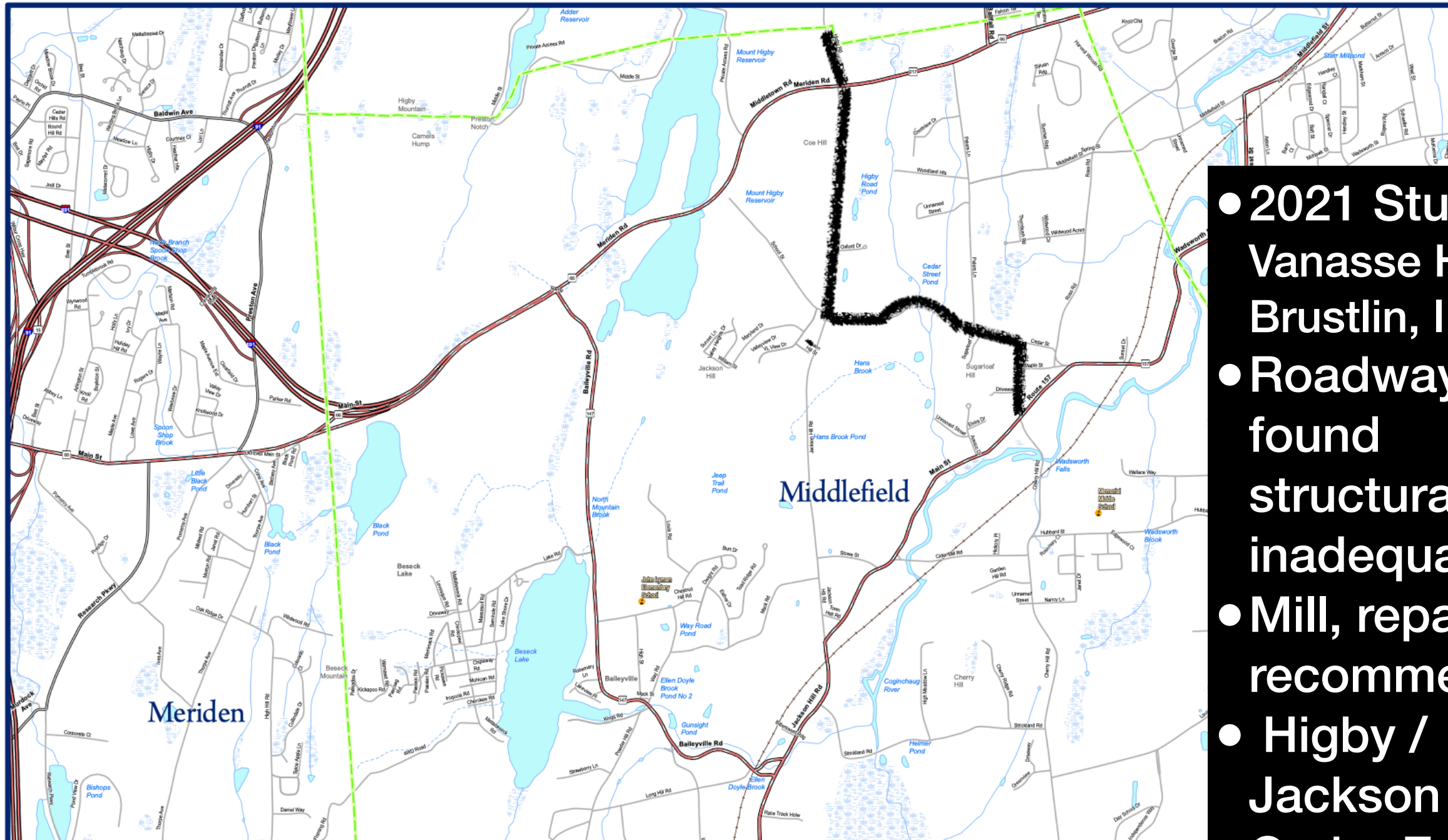
# P&Z: Affordable Hsg

- 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

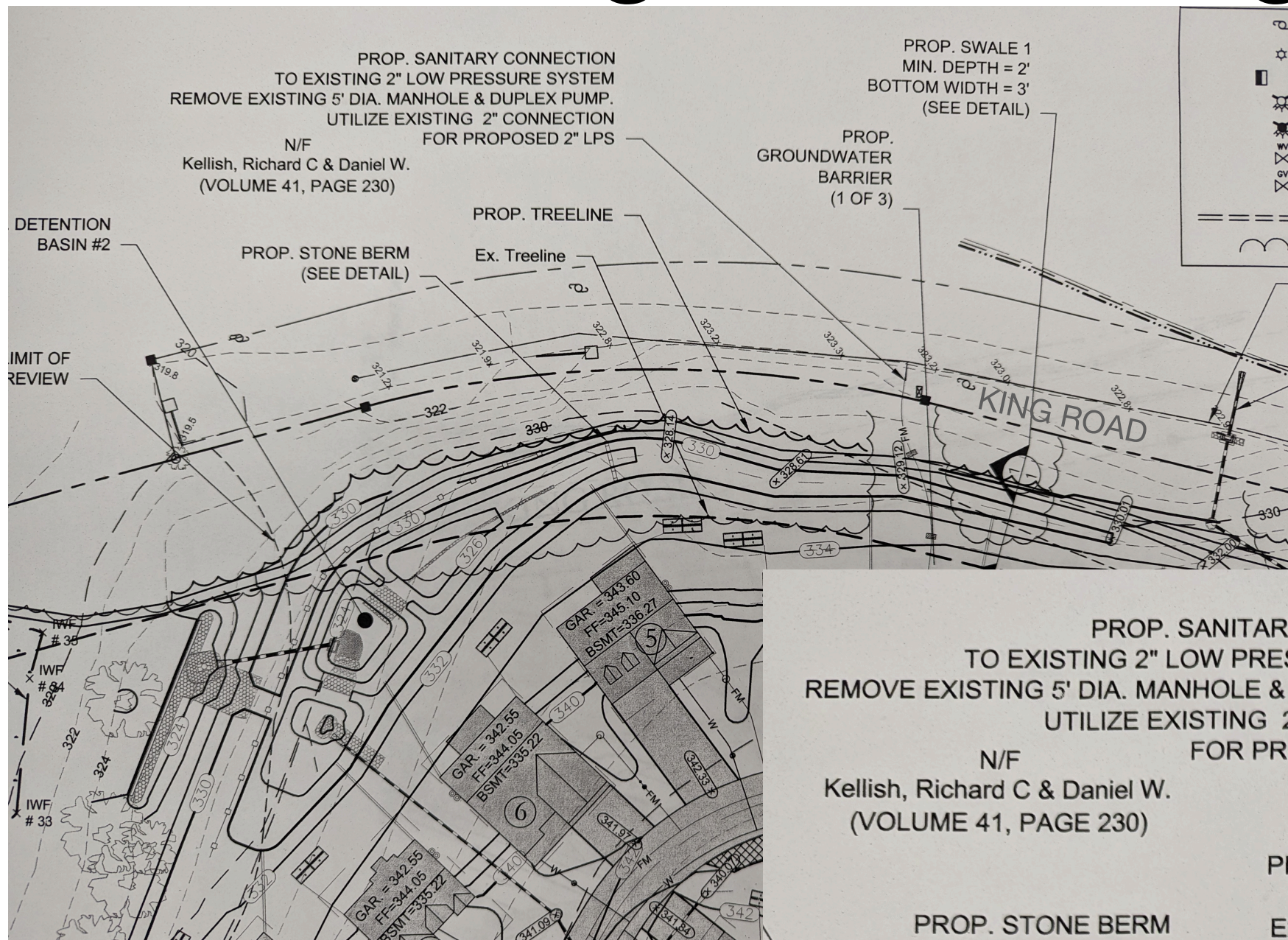
- Repair Underway
- Completion anticipated late summer



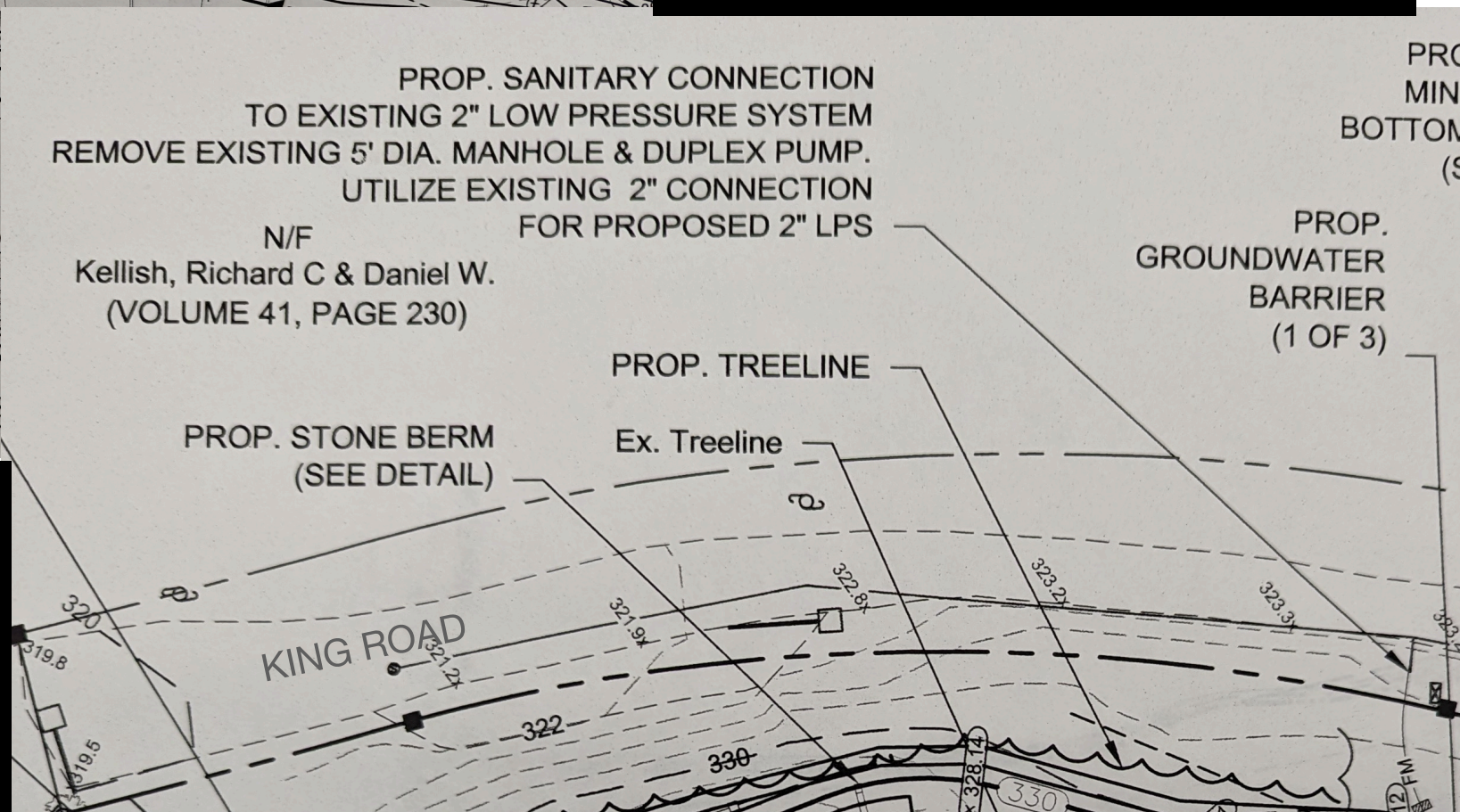
- Beach open
- South end of parking lot remains construction area



# 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

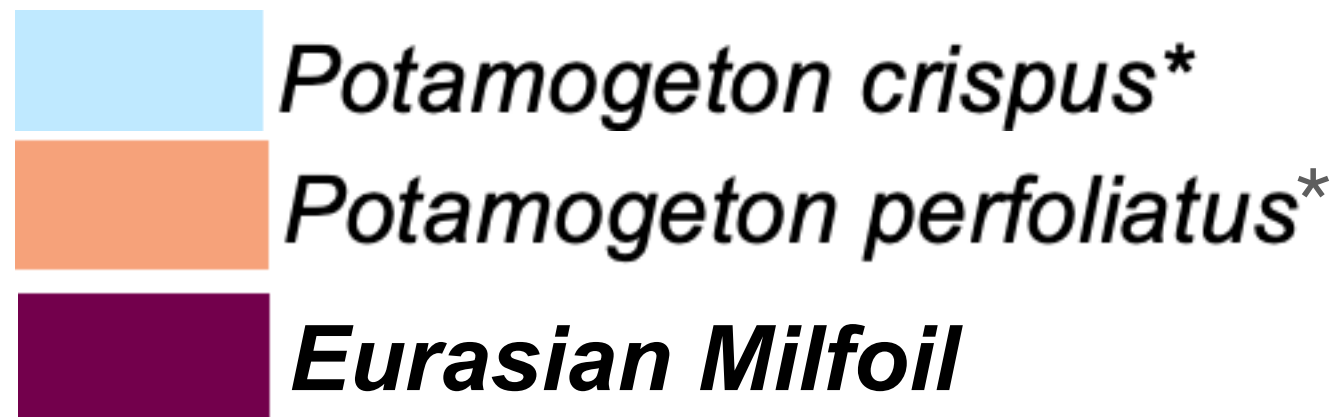


- Surge tank could moderate pressure surges/backups due to pipe size limitation.



# Beseck Lake: Eradicate Pondweed\*

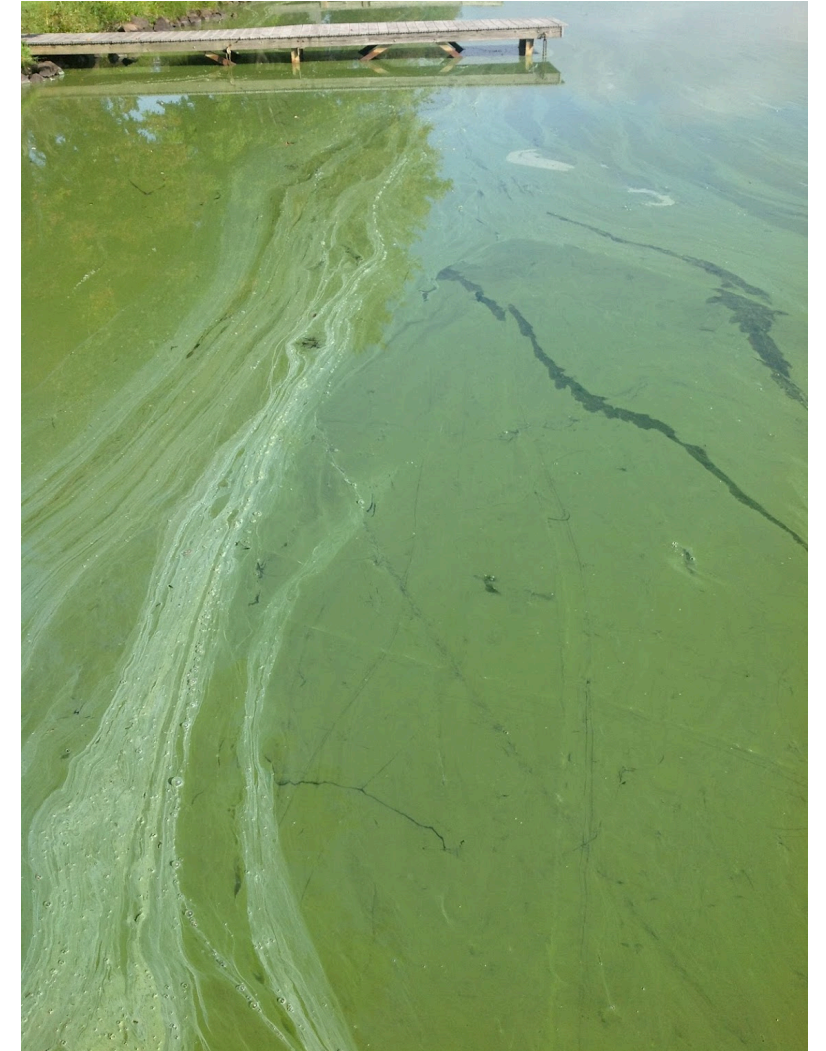
- Pondweed is nearly as ubiquitous in Beseck Lake as Eurasian Milfoil
- Next targeted invasive weed





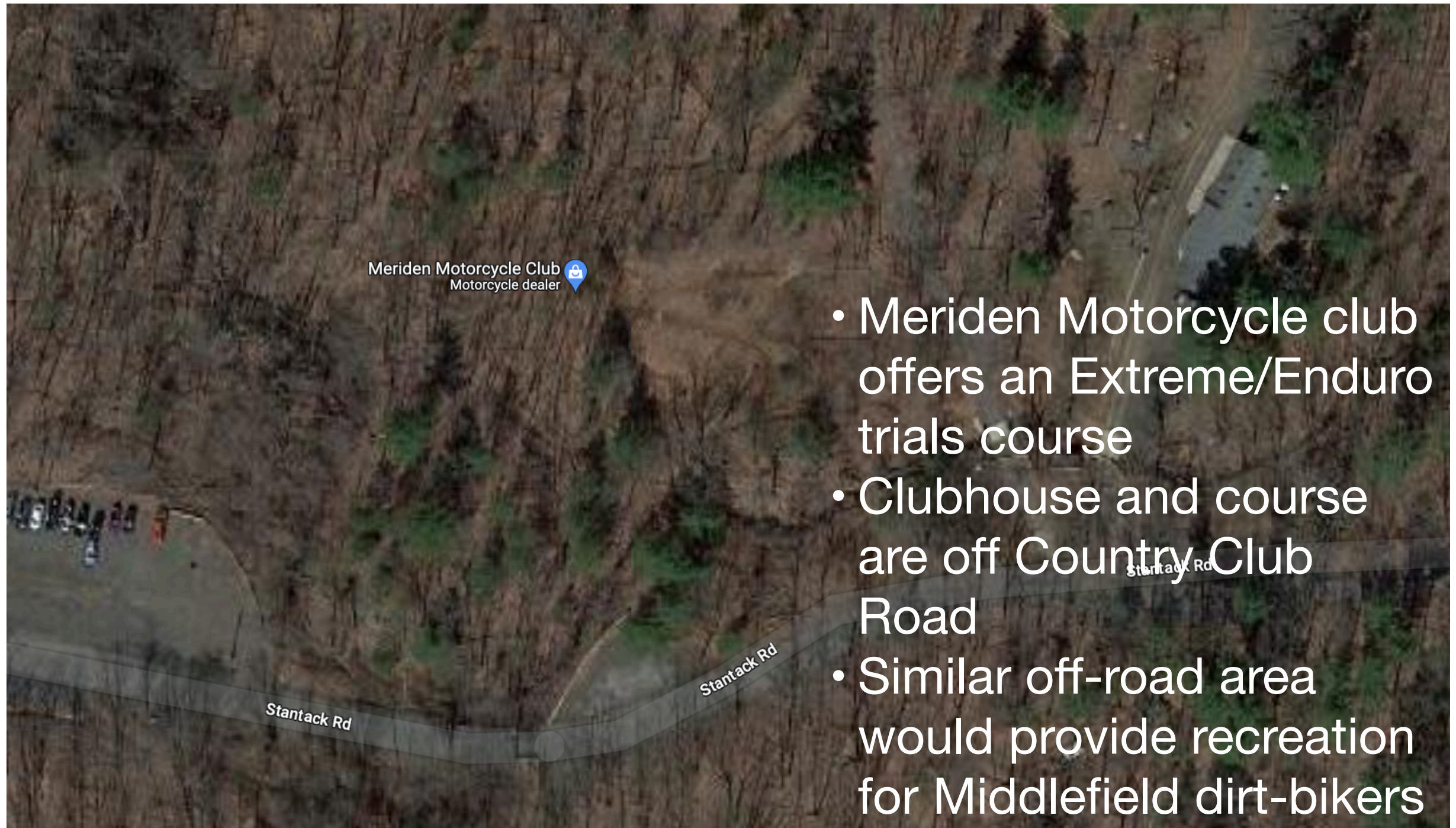
# Beseck Lake: Deal w/ BlueGreen Algae

- Beseck Lake sediment has significant **phosphorus** nutrient.
- Summer temperatures release phosphorus which **stimulates blue/green algae growth**
- **Degradation 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






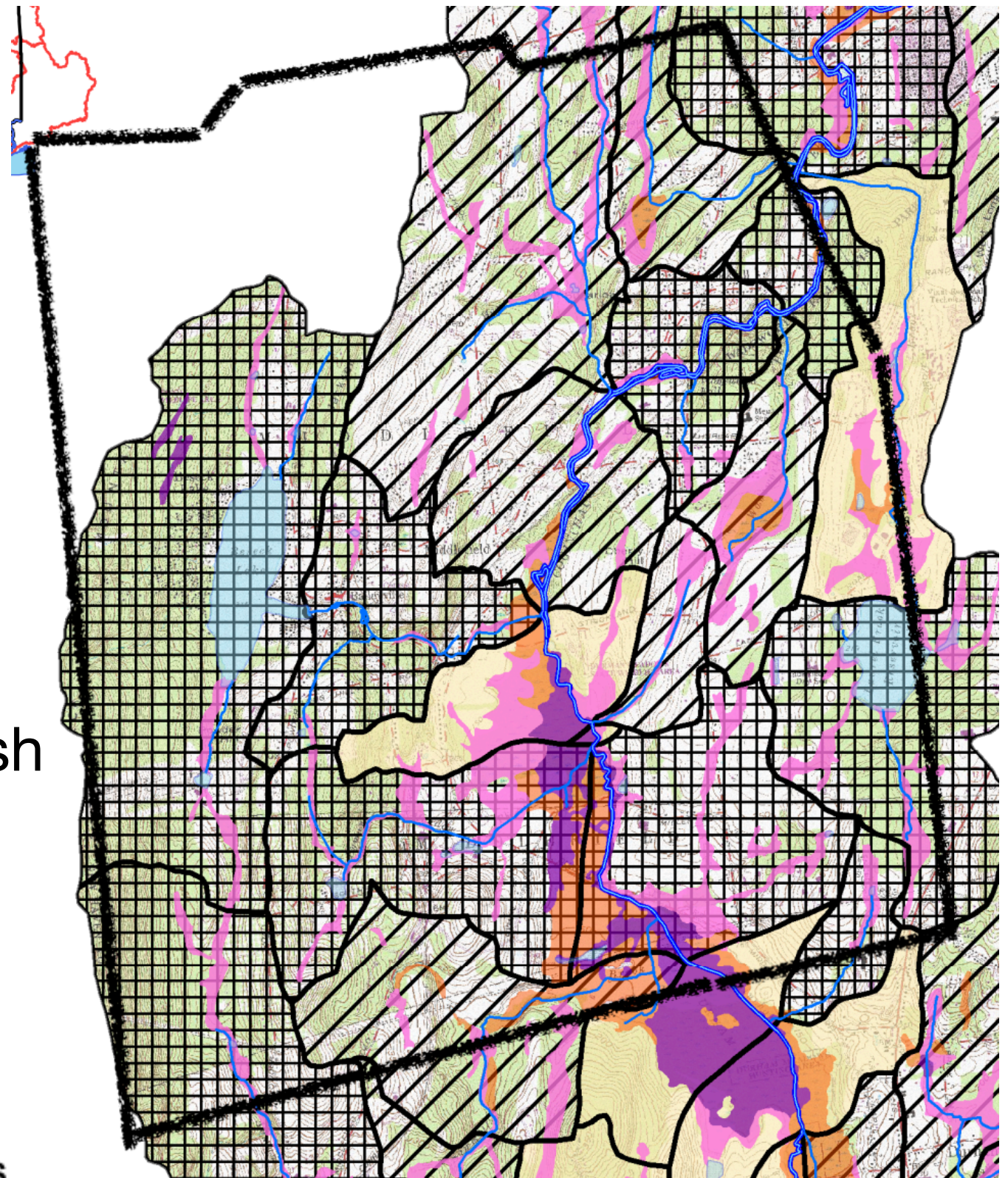


# Coganchaug Greenway Conservation

- 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

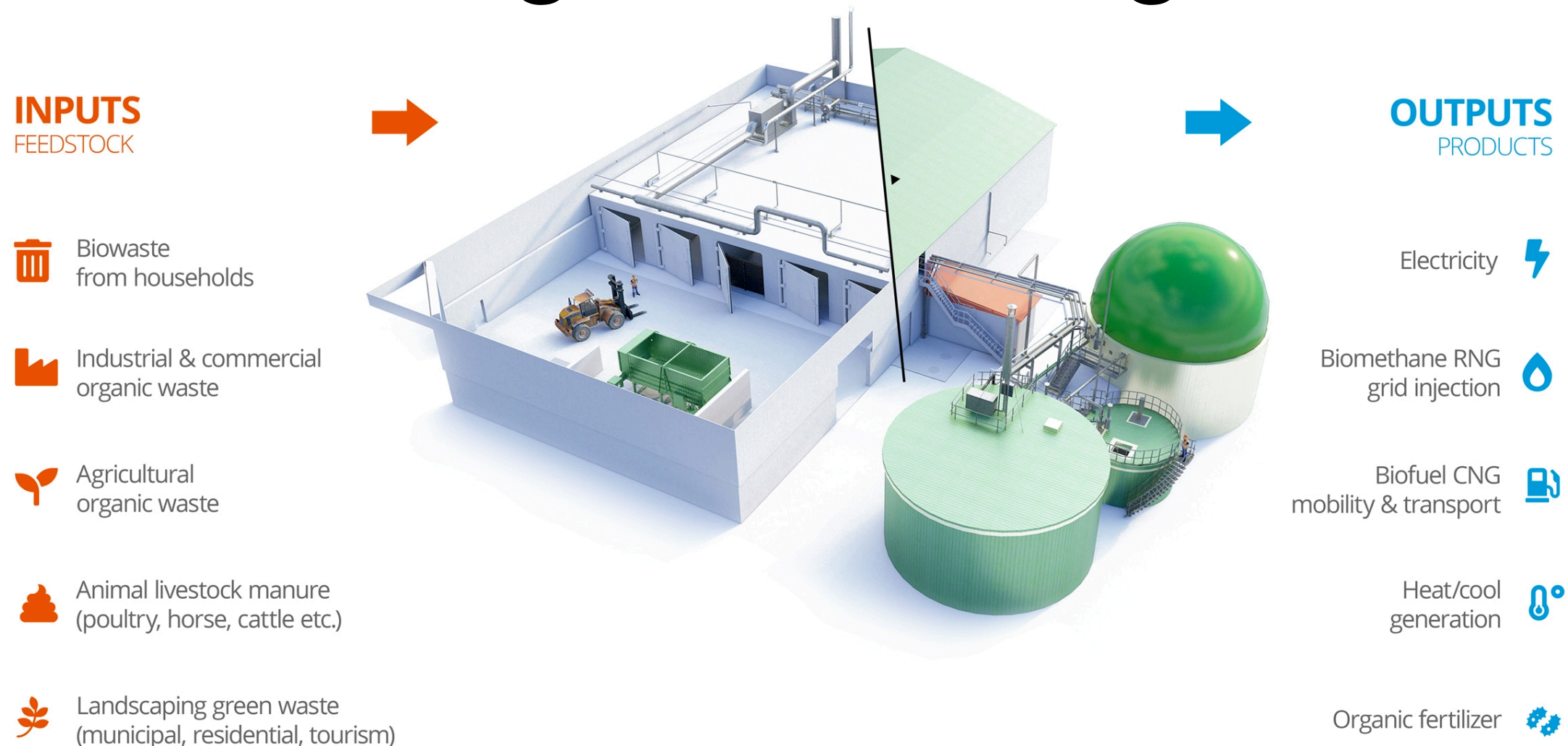
## Wetland Capacity Rating

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





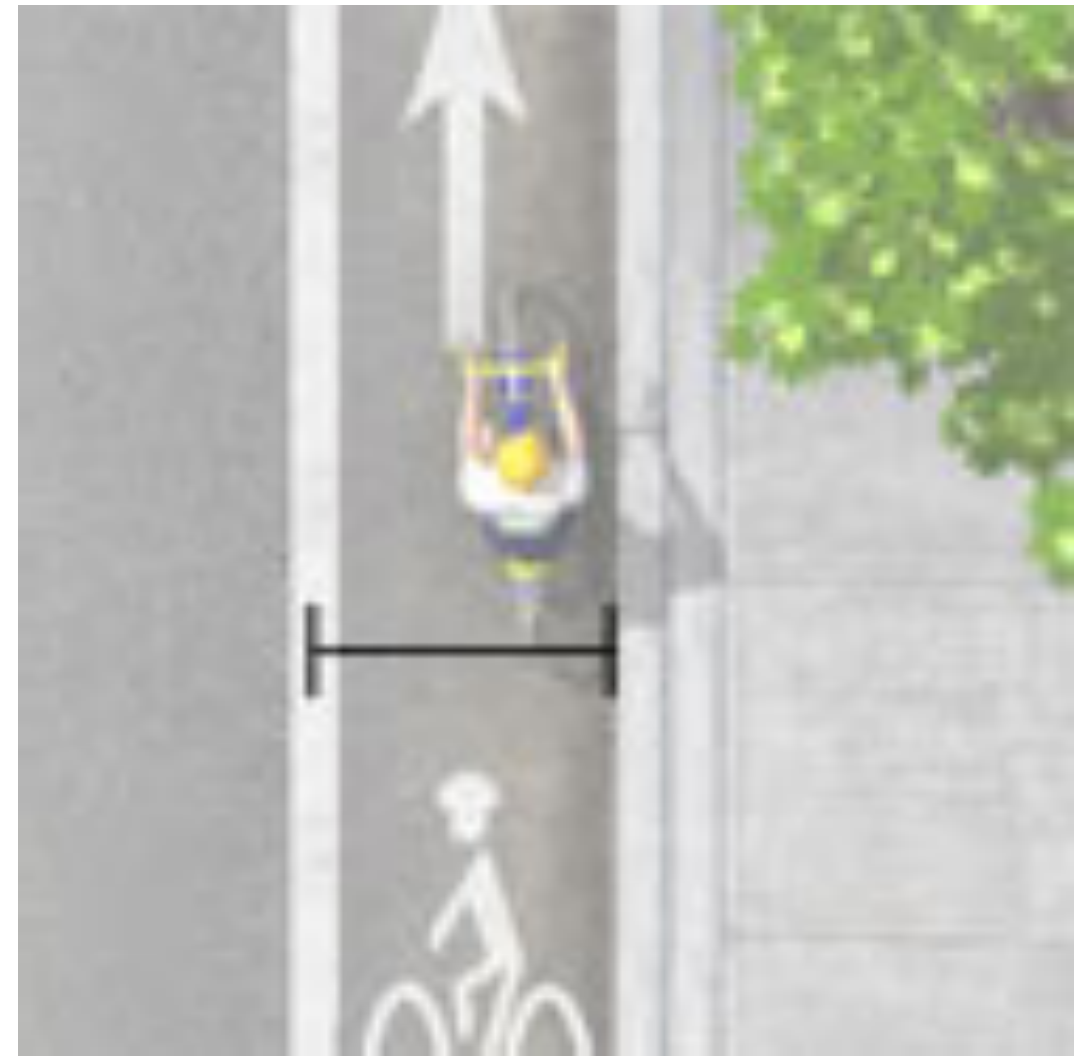
# Anerobic Digestion of Organic Waste



- 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

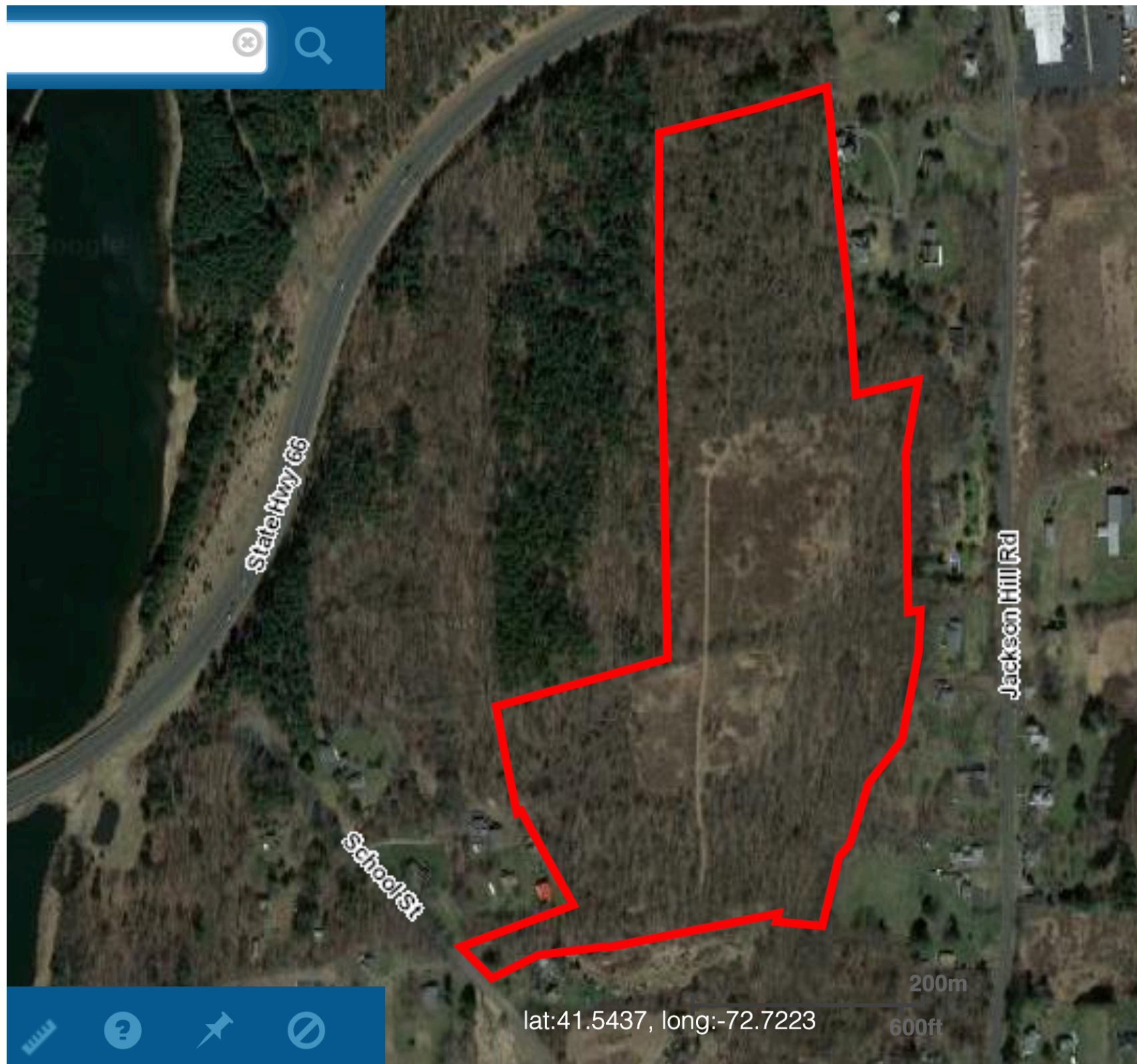
- Rejuvenation with updated facilities, store fronts, and added shops would enliven downtown tract.
- Balance traditional/historic residences with vital, entrepreneurial activities
- Potential mixed-use properties





# 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](mailto: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