

DANBURY BRANCH IMPROVEMENT PROGRAM TASK 5

ENVIRONMENTAL TECHNICAL MEMORANDUM

STATE PROJECT 302-008



SECTION 12: LAND USE

MAY 2009

SECTION 12. LAND USE

INTRODUCTION

This section discusses existing land use along the study corridor with the following land uses to be identified and displayed:

- Residential Development
- Commercial Development
- Industrial Development
- Educational Development
- Municipal and Government Lands
- Hospitals
- Cemeteries
- Religious Institutions
- Undeveloped Land
- Agricultural Land
- Zoning Districts
- Parks and Open Space
- Planned Future Development

The consultant team was to obtain land use information from a variety of sources to provide detailed land use mapping within the study corridor. The team was to provide general land use mapping for areas up to ¼ mile outside of the study corridor. This mapping was to be based on land use and zoning GIS information provided by the Housatonic Valley Council of Elected Officials (HVCEO) and the South Western Regional Planning Agency (SWRPA) and aerial photography from the Connecticut Department of Environmental Protection (DEP) and/or provided by the Connecticut Department of Transportation (ConnDOT).

After extensive research, it was determined that the land use and zoning GIS information was not available from HVCEO, SWRPA, or the communities. The primary source of the information for this section of the Technical Memorandum were land use maps from each community's Plan of Conservation and Development (POCD) and the official Zoning Map from each community. The DEP maps provided some general information on land uses. Copies of the land use maps and copies of the Zoning Maps are included in the appendix.

ConnDot and the consultant team agreed that the consultant team would prepare a narrative based on the available information from HVCEO, SWRPA, DEP, and ConnDOT mapping and mapping information from the corridor study communities.

Regulatory Context

The powers and duties of Zoning Commissions are described in Chapter 124 of the Connecticut General Statutes. The State of Connecticut General Statutes grant the municipal zoning commissions the power to establish, change or repeal zoning regulations and zoning districts,

including Village Districts in accordance with the criteria and consideration set forth in CGS Section 8-2 and 8-2j. The Zone Districts have been established by a municipality and can describe the current function or reserved future use within the district. There may be uses located with a zoning district that existing prior to the establishment of zoning within a community and have continued over time. These uses may no longer be allowed within a specific district and are allowed to continue as a matter of right and these uses are referred to as "Grandfathered uses." Please note that Zone Districts are defined by each municipality and may include multiple, or mixed uses.

Methods, Coordination, and Data Sources

The appropriate City and Town Plans of Conservation and Development and the land use maps, the official Zoning Maps and DEP maps were reviewed and compared to the existing mapping of the Danbury Branch Corridor in order to identify the land uses and Zone Districts within the Danbury Branch corridor. The regional Plans of Conservation and Development and the Conservation and Development Policies Plan for Connecticut 2005-2010 Locational Guide Map for each Danbury Branch corridor community were also reviewed. The maps are included in the addendum.

Various methods were used to identify the specific land uses in each community. These included internet information sources and internet mapping to locate religious institutions, cemeteries and hospitals. The land uses are described in general on the east and west sides of the Danbury Branch Line from south to north. The Zoning is described in detail on the east and west sides of the Danbury Branch, described south to north by milepost. The specific land uses are contained in community narrative. Please note that Municipal and Government Lands, Agricultural Land, Parks and Open Space are addressed in other technical memorandum. The staff at HVCEO and SWRPA and many of the municipalities were contacted to discuss the status of Planned Future Development. The following is a discussion of Land Use, Zoning, and Planned Future Development for each municipality in the corridor.

EXISTING CONDITIONS

Norwalk

The City of Norwalk was incorporated in 1691 and is located in Fairfield County. The population of Norwalk was estimated in 2008, to be 84,877 with a population per square mile of 3,723 persons, (Connecticut Economic Research Center, CERC). For purposes of this study the Danbury Branch begins its course about 0.4 miles north of the South Norwalk Train Station at mile post 0. The Danbury Branch Line in Norwalk extends northward from mile post 0 to the Wilton town line at mile post 4.6.

Land Use

The City of Norwalk contains approximately 14,400 acres or about 23 square miles. According to the City of Norwalk Planning Department estimates, the primary land uses and approximate area of acres are: Residential 8,500 acres; Commercial 1,850 acres; Industrial 815 acres; Open

Space 2,300 acres; Public and Institutional 650 acres; and Utilities/Transportation ±250 acres. The City did not provide an estimate for the amount of vacant and undeveloped land.

The City of Norwalk is the largest in terms of population of all the Danbury Branch Line communities and the most urbanized. The Danbury Branch travels north from the South Norwalk Station, through an area containing a mix of residential and commercial uses in older historic buildings and new infill projects. It passes through Norwalk Center, the commercial center of the City, containing commercial and residential uses. The east side of the Danbury Branch Line north of Interstate 95 and west of the Norwalk River contains various commercial and industrial uses. The west side of the Danbury Branch contains Mathews Park and the Reed Putnam Redevelopment Area. The areas on both sides of the Danbury Branch from Belden Street north to Catherine Street contain residential uses. The areas on both sides of the Danbury Branch from Catherine Street north to the Norwalk/Wilton town line contain commercial and industrial uses. These include the new Norwalk Hospital facility on the west side, south of the Merritt Parkway and the Merritt Executive Office Development north of the Merritt Parkway. The Merritt 7 Station is located on the west side of the Danbury Branch Line in this area.

Specific Land Uses in the Study Corridor in Norwalk include:

- Educational Development - There are no educational facilities located within the Danbury Branch Line Corridor
- Municipal and Government Lands – See Socioeconomics and Environmental Justice memo Figures X1 to X14.
- Hospitals - New Norwalk Hospital facility on Route 7 adjacent to the Danbury Branch Line on the east side
- Cemeteries – There are four cemeteries within the Danbury Branch Line Corridor
- Religious Institutions - There are eleven within the Danbury Branch Line Corridor.
- Agricultural Land – See memo
- Parks and Open Space – See memo

Zoning

The Zoning in Norwalk varies on the east and west sides of the Danbury Branch as you travel north from the South Norwalk Station. The Zoning Districts abutting the Danbury Branch in Norwalk reflect the urbanized and developed nature of the City of Norwalk. The Zoning is Mixed Use in the area adjacent to the Station and downtown, Industrial in the areas adjacent to the Norwalk River, followed by areas of Residential, Business and Executive Office as the line moves north. The details are as follows:

The area from mile post 0 to mile post 1 is bounded on both sides of the Danbury Branch by a variety of Mixed Use Development Zone Districts, (commercial and residential uses). The Zone Districts change as the tracks cross under I-95, the east side to Industrial and the west side to Residential, then back to Industrial on both sides.

Traveling north from mile post 1 to mile post 2, the Zone Districts east of the centerline include Industrial, Central Business, Business and Residential. Zone Districts on the west side include Industrial, Residential, Central Business, and Residential.

In the area on the east side of the Danbury Branch from mile post 2 to mile post 3, the Zone Districts change from Business to Residential back to Business. While on the west side, the Zone Districts change from Business to Residential to Business.

In the area on the east side of the Danbury Branch, from mile post 3 to mile post 4.6, the Norwalk/Wilton town line, the Zone Districts change from Business Zone to Residential to Executive Office to Business, to Residential. The area on the west side of the Danbury Branch from mile post 3 to mile post 4.6, the Zone Districts changes from Business Zone to Residential to Executive Office to Business.

Planned Future Development

There is currently a study underway to make the South Norwalk Station an intermodal center. The Danbury Branch Line from the South Norwalk Station north to Cross Street contains parts of the City of Norwalk Reed Putnam Urban Renewal/Redevelopment Area. According to the City of Norwalk Redevelopment Agency the proposed redevelopment of this area is to include about:

- 1000+/- multi-family residential units;
- 650,000 square feet of retail space,
- 500,000+/- square feet of commercial/office space area;
- 5,500 +/- parking spaces.

Conservation and Development Policies Plan for Connecticut 2005-2010 Locational Guide Map

As depicted on the Conservation and Development Policies Plan for Connecticut 2005-2010 Locational Guide Map for the City of Norwalk the Danbury Branch Line travels through an area designated as Regional Center from the South Norwalk Station to just south of the Merritt Parkway. The area from south of the Merritt Parkway to the Norwalk Wilton town line is designated as Neighborhood Conservation.

Wilton

The Town of Wilton was incorporated in 1802 and is located in Fairfield County. The population of the Town of Wilton in 2008 was estimated to be 17,924 with a population per square mile of 665 persons, (CERC). The Danbury Branch enters the Town of Wilton at mile post 4.6, the Norwalk/Wilton town line and exits at mile post 12.1 the Wilton/Redding town line. The Danbury Branch Line re-enters Wilton at mile post 12.1 Wilton/Redding town line and extends northward to mile post 12.5 the Wilton/Ridgefield town line.

Land Use

The town contains approximately 17,494 acres or about 27 square miles. According to the Town of Wilton Draft 2009 Plan of Conservation and Development (POCD), roughly 15,900 acres was

developed or committed to a specific use. The primary land uses and the approximate acreage are: Residential 10,153 acres; Business 529 acres; Open Space 3,761 acres; Utilities/Transportation 1,116 acres and Vacant/Undeveloped 1,469 acres.

The land use varies in Wilton on the east and west sides of the Danbury Branch as you travel north from the Norwalk/Wilton town line. The land uses on the east side are a mix of residential and commercial uses all the way to Wilton Station. The land uses on the west side are primarily open space and single family residential up to Wolf Pit Road where they change to multi-family, to open space to commercial around the Wilton Station. Wilton Center is located on the west of the Danbury Branch Line south of the Wilton Station and contains retail and restaurant uses and public facilities such as the main library and the post office.

From Wilton Station north to the Cannondale Station there a small area of commercial use on the west side followed by single family residential uses on both sides of the Danbury Branch. There is a small area of commercial use on the east side of the Cannondale Station. The area on the east side from Cannondale Station to the Wilton/Redding town line contains residential uses. The area on the west side to the Wilton/Redding town line also contains residential uses with a small areas of commercial uses mixed in.

The Danbury Branch Line re-enters Wilton at mile post 12.1, the Redding/Wilton town line and extends northward to mile post 12.5 the Wilton/Ridgefield town line. The land uses on both sides of the Danbury Branch Line are single family residential.

Specific Land Uses in the Study Corridor in Wilton include:

- Educational Development - There are no educational facilities.
- Municipal and Government Lands – See Socioeconomics and Environmental Justice memo Figures X1 to X14.
- Hospitals – There are no hospitals.
- Cemeteries – There are two cemeteries.
- Religious Institutions - There are six religious institutions.
- Agricultural Land – See Prime Farmland and Active Farmland memo
- Parks and Open Space – See Recreation and Public memo

Zoning

The Zoning, like the land use, varies in Wilton on the east and west sides of the Danbury Branch as you travel north from the Norwalk/Wilton town line. The Zoning Districts abutting the Danbury Branch reflect the small town/suburban development pattern of Wilton. The reoccurring Residential, Business and Commercial Zoning Districts are the general pattern of Zoning in Wilton along the Danbury Branch. The details are as follows:

The east side of the Danbury Branch contains a mix of Districts from mile post 4.6 to mile post 6.2 including Commercial, Residential (Single Family), Commercial, Residential, (Single Family), Commercial, Residential, (Multi-Family), Residential, (Single Family), Zone Districts.

The west side of the Danbury Branch from mile post 4.6 to mile post 6.2 (vicinity of Wolf Pit Road) is designated as a Residential, (Single Family) Zone.

The east side of the Danbury Branch from mile post 6.2 to the Wilton Train Station, mile post 7.3 contains a mix of Zone Districts including Residential, (Single-Family), Commercial, Residential (Single Family), Commercial, Residential, (Single-Family), (Residential, (Multi-Family) and Residential, (Single-Family). The west side of the Danbury Branch from mile post 6.2 to the Wilton Train Station, mile post 7.3 contains a mix of Zone Districts including Residential, (Multi-Family), Residential (Single-Family), Wilton Center, (Commercial) and the train station and parking lot area, (Commercial).

The east side of the Danbury Branch from mile 7.3 to mile post 9, just north of the Cannondale Station contains Residential (Single Family) Zoning Districts with a small Commercial area containing the Cannondale Station and adjoining parking lot. The west side of the Danbury Branch from mile 7.3 to mile post 9, just north of the Cannondale Station contains a mix of Zoning Districts including: Residential (Single Family), a small area of Commercial and Residential (Single Family).

The east side of the Danbury Branch from mile post 9 to mile post 10, just north of the Honey Hill, contains a Residential (Single Family) Zoning District. The west side of the Danbury Branch from mile post 9 to mile post 10, just north of the Honey Hill, contains a Residential (Single Family) Zoning District.

The east side of the Danbury Branch from mile 10 to mile post 11, just south of Old Mill Road contains a mix of Zoning Districts including: Residential (Single Family), a small area of Commercial and Residential (Single Family). The west side of the Danbury Branch from mile 10 to mile post 11, just south of Old Mill Road contains a mix of Zoning Districts including: Residential (Single Family), a small area of Commercial and Residential (Single Family) and a small area of Commercial.

The east side of the Danbury Branch from mile 11 to mile post 11.6 (Wilton/Redding Town Line) contains a Residential (Single Family) Zoning District. The west side of the Danbury Branch from mile 11 to mile post 11.6 (Wilton/Redding Town Line) contains a mix of Zoning Districts including: Residential (Single Family), a small area of Commercial and Residential (Single Family).

The Danbury Branch re-enters the Town of Wilton from Redding at mile post 12.1, Redding/Wilton town line and exits at mile post 12.5 the Wilton/Ridgefield town line. . The Zoning in this area of Wilton is predominantly Residential on the east side and Commercial and Residential on the west side. The details are as follows:

The east side of the Danbury Branch from 12.1 to mile post 12.5 contains a Residential (Single-Family) Zoning District. The west side of the Danbury Branch from mile post 12.1 to mile post 12.5 contains a mix of Residential and Commercial Zoning Districts.

Planned Future Development

The Town of Wilton is in the process of updating the 1999 Plan of Conservation and Development. According to the Town there are no new development projects under construction or pending before any regulatory body in the Town of Wilton within the Danbury Branch line corridor.

Conservation and Development Policies Plan for Connecticut 2005-2010 Locational Guide Map

As depicted on the Conservation and Development Policies Plan for Connecticut 2005-2010 Locational Guide Map for the Town of Wilton the Danbury Branch Line travels through an area designated as Neighborhood Conservation except for the area immediately north and south of the Cannondale Station which is designated as Rural Lands and Preservation Area as it travels through Wilton from the south to north.

Redding

The Town of Redding was incorporated in 1767 and is located in Fairfield County. The population of the Town of Redding in 2008 was estimated to be 9,365 with a population per square mile of 297 persons, (CERC).

The Danbury Branch enters the Town of Redding at mile post 11.6, the Wilton/Redding town line and exits Redding at mile post 12.1, the Redding/Wilton town line. The Danbury Branch re-enters the Town of Redding at mile post 13.2, the Ridgefield/Redding town line and exits at mile post 18, the Redding/Bethel town line.

The town contains approximately 20,006 acres of land or about 32 square miles. According to the 2009 POCD, roughly 9,240 acres were developed. The primary land uses and the approximate acreage are: Residential 8,190 acres; Open Space 7,528 acres; Public and Institutional 833 acres; Business 47 acres; Utilities/Transportation 907 acres; Vacant/Undeveloped 3,459 acres.

Land Use

The Town of Redding is large, rural, residential community with limited commercial development. The two areas of commercial development are the historic Georgetown area and the small area of commercial development around the Redding Station. The Danbury Branch Line enters Redding in the historic Georgetown section of town. Georgetown is located in the southwest corner of Redding and is a multi-town village extending into adjoining parts of Wilton, Ridgefield and Weston.

The land uses in Georgetown include the historic Gilbert and Bennet Wire Factory site on the east side of the Branch Line. The factory site is currently vacant, but has been approved for a TOD mixed use development. Immediately to the south and east of factory site is the historic downtown center of Georgetown containing housing and commercial uses. The area on the west

side of the Danbury Branch Line contains older residential uses. The Danbury Branch Line exits Redding at the Redding/Wilton town line.

The Danbury Branch re-enters the Town of Redding at mile post 13.2, the Ridgefield/Redding town line and exits at mile post 18, the Redding/Bethel town line. The land uses on both side of the Danbury Branch Line are residential single family with the exception of the commercial area on both sides of the Line around the Redding Station. This area contains retail stores, the post office and the Station.

Specific Land Uses in the Study Corridor in Redding include:

- Educational Development - There are no educational facilities.
- Municipal and Government Lands – See Socioeconomics and Environmental Justice memo Figures X1 to X14.
- Hospitals – There are no hospitals.
- Cemeteries – There are no cemeteries.
- Religious Institutions - There are no religious institutions.
- Agricultural Land – See Prime Farmland and Active Farmland memo
- Parks and Open Space – See Public and Recreation Lands memo

Zoning

The Danbury Branch enters the Town of Redding at mile post 11.6, the Wilton/Redding town line and exits Redding at mile post 12.1, the Redding/Wilton town line. The Zoning Districts, like the land uses abutting the Danbury Branch in Redding, reflect the historic, rural and suburban development patterns of the town. The general Zone Districts adjacent to the Danbury Branch include the Historic Mill Center Zone of Georgetown, the Suburban Residential Zone in most of the town and the Neighborhood Business Zone around the West Redding Station. The details are as follows:

The east side of the Danbury Branch from mile post 11.6 to mile post 12.1 contains the Historic Mill Center Zone District. The west side of the Danbury Branch from mile post 11.6 to mile post 12.1 contains the Suburban Residential Zone District.

The Danbury Branch re-enters the Town of Redding at mile post 13.2, the Ridgefield/Redding town line and exits at mile post 18, the Redding/Bethel town line. The Zoning here is generally Residential except for the Neighborhood Business Zone around the West Redding Station. The details are as follows:

The areas on the east and west sides of the Danbury Branch from mile post 13.2 to mile post 17.2, the Redding Station are located in a Residential Zone. The areas on the east and west sides of the Danbury Branch from mile post 17.2 to mile post 17.3, the West Redding Station are located in a Neighborhood Business Zone. The areas on the east and west sides of the Danbury Branch from mile post 17.3 to mile post 18, the Redding/Bethel town line, are in Residential Zone.

Planned Future Development

The historic Gilbert and Bennet Wire Factory site on the east side of the Danbury Branch Line has been approved for a large scale mixed use development. According to Mr. Steve Soler, the developer of the site the proposed redevelopment of this area is to include

- 416 +/- multi-family residential units
- 300,000 square feet of commercial/office/retail/performing art/gym space
- 600 +/- space parking garage
- Georgetown Station, a new station on the Danbury Branch Line

Conservation and Development Policies Plan for Connecticut 2005-2010 Locational Guide Map

As depicted on the Conservation and Development Policies Plan for Connecticut 2005-2010 Locational Guide Map for the Town of Redding the Danbury Branch Line travels through an area designated as Neighborhood Conservation in the Georgetown portion of Redding, while the remainder of the line travels through areas designated as either Rural Lands, Conservation Area or Preservation area as it travels through Redding from the south to north.

Ridgefield

The Town of Ridgefield was incorporated in 1709 and is located in Fairfield County. The population of the Town of Ridgefield in 2008 was estimated to be 24,031 with a population per square mile of 698 persons, (CERC). The Danbury Branch enters the Town of Ridgefield at mile post 12.5 at the Wilton/Ridgefield town line and exits the town at mile post 13.2 the Ridgefield/Redding town line.

The town contains approximately 22,439 acres or about 34 square miles. According to the 1999 Town of Ridgefield POCD, roughly 17,465 acres were developed or committed to a specific use. The primary land uses and the approximate acreage are: Residential 16,851 acres; Business 614 acres and Vacant/Undeveloped 4,973 acres.

Land Use

The village of Branchville is located in the southeast corner of Ridgefield and was first settled in the 1700's. The arrival of the railroad in 1856 made the village the major transportation hub of Ridgefield. It is a transportation hub because of the presence of the Branchville Station and the intersection of U.S. Route 7 and Connecticut Route 102, (which connects Route 7 and Branchville to other parts of Ridgefield).

The land uses on the east side of the Danbury Branch Line are primarily residential, with some industrial uses, including a large storage facility. The land uses on the west side are a mix of various commercial uses fronting on Route 7. The Branchville Station and adjoining parking lot are located on the west side of the Danbury Branch Line at mile post 12.7.

Specific Land Uses in the Study Corridor in Ridgefield include:

- Educational Development - There are no educational facilities.
- Municipal and Government Lands – See Socioeconomics and Environmental Justice memo Figures X1 to X14.
- Hospitals – There are no hospitals.
- Cemeteries – There is one cemetery.
- Religious Institutions - There is one religious institution.
- Agricultural Land – See Prime Farmland and Active Farmland memo
- Parks and Open Space – See Public and Recreational Lands memo

Zoning

The Business and Residential Zoning Districts abutting the Danbury Branch in Ridgefield reflect the development pattern adjacent to the Branchville Station and to Route 7. The details area as follows:

The area on the east and west sides of the Danbury Branch from the Redding/Ridgefield town line mile post 12.5 to the intersection of Branchville Road and Route 7 is located in a Residence Zone. The area on the east and west sides of the Danbury Branch from Branchville Road to the Ridgefield/Redding town line at mile post 13.2 is located in a Business Zone.

Planned Future Development

The Town of Ridgefield adopted the Branchville Village Plan in September 2002. The plan recommends desirable land use strategies, addresses possible transportation improvements and suggests alternative strategies. The plan provided schematic guidelines for the redevelopment of the commercial area along Route 7 and included a new parking structure at the existing station parking and over the Branch Line. The plan is an advisory document and is referred to when the Town is reviewing projects in Branchville. According to the Town of Ridgefield there are currently no projects under construction nor are there any applications approved or pending for any new development within the Danbury Branch line corridor.

Conservation and Development Policies Plan for Connecticut 2005-2010 Locational Guide Map

As depicted on the Conservation and Development Policies Plan for Connecticut 2005-2010 Locational Guide Map for the Town of Ridgefield the Danbury Branch Line travels through an area designated as Neighborhood Conservation, Rural Lands, Conservation Area and Preservation Area as it travels through Ridgefield from the south to north.

Bethel

The Town of Bethel was incorporated in 1855 and is located in Fairfield County. The population of the Town of Bethel in 2008 was estimated to be 18,481 with a population per square mile of 1,101 persons (CERC). The Danbury Branch enters the Town of Bethel at mile post 18, the Redding/Bethel town line and exits at mile post 21.4 the Bethel/Danbury town line.

The town contains approximately 10,844 acres or about 17 square miles. According to the 2007 Town of Bethel POCD, roughly 8,654 acres were developed or committed to a specific use. The primary land uses and the approximate acreage are: Residential 4,891 acres; Business 686 acres; Open Space 2,019 acres; Public and Institutional 259 acres; Utilities/Transportation 779 acres and Vacant/Undeveloped 2,190 acres.

Land Use

The Town of Bethel is one of the smaller communities along the Danbury Branch Line and one with the least amount of commercial land uses. Most of these commercial uses, with the exception of the commercial uses in the northern most part of town are either within or very close to the Danbury Branch Line Corridor. The Bethel Station is located in the historic town center along with the town hall, the library, retail stores and residential development.

The land uses on the east side of the Danbury Branch Line from the town line to the Bethel Station are a mix of Residential, Industrial, Commercial, Open Space and Community Facilities. The land uses on the east side from the Bethel Station north to the Bethel/Danbury town line are a mix of Commercial, Industrial, Institutional, and Open Space.

The land uses on the west side of the Danbury Branch Line from the town line to the Bethel Station are a mix of Open Space, Industrial, Commercial and Residential uses. The land uses on the west side from the Bethel Station north to the Bethel/Danbury town line are a mix of Residential, Commercial, Residential, Vacant, Industrial, Institutional, and Open Space.

Specific Land Uses in the Study Corridor in Bethel include:

- Educational Development - There are no educational facilities.
- Municipal and Government Lands – See Socioeconomics and Environmental Justice memo Figures X1 to X14
- Hospitals – There are no hospitals
- Cemeteries – There are two cemeteries
- Religious Institutions - There are two religious institutions.
- Agricultural Land – See Prime Farmland and Active Farmland memo
- Parks and Open Space – See Public Land and Recreational Land memo

Zoning

The Zoning Districts abutting the Danbury Branch in Bethel reflect the suburban development pattern of the town, with a central downtown. The general character of the Zoning adjacent to the Danbury Branch is a mix of Residential, Industrial, Mixed Use and Residential Zone Districts. The details are as follows:

The areas to the east and west of the Danbury Branch are zoned Residential, (Single-Family). The Zone District changes on the west side at mile post 18.9 to Industrial Park Zone and on the east side to Industrial Park Zone at mile post 19.2. The area on the east side of the Danbury Branch changes from Industrial to Residential north of Grassy Plain Street, then back to an

Industrial Zone to South Street. The area north of South Street is a Commercial Zone District. The Bethel Station is located on the east side of the tracks at mile post 21 in the Commercial Zone District. The area on the east side of the Danbury Branch north of School Street to mile post 21.4, the Bethel/Danbury town line is a Residential Mixed Use Zone District.

The Industrial Zone continues on the west side to mile post 20.5, just south of South Street, to a Residential Mixed Use Zone, to Commercial, to Residential. The area on the west side of the Danbury Branch, north of Diamond Avenue to mile post 21.4, the Bethel/Danbury town line is a Residential Mixed Use Zone.

Planned Future Development

The Town of Bethel 2007 POCD recommended the Town establish a Transit Oriented Development Zone District in the Downtown area in the vicinity of the Bethel Station. The Town in conjunction with HVCEO is currently preparing new Zoning Regulations for the proposed TOD Zoning District. According to the Town of Bethel there are currently no projects under construction nor are there any applications approved or pending for any new development within the Danbury Branch line corridor.

Conservation and Development Policies Plan for Connecticut 2005-2010 Locational Guide Map

As depicted on the Conservation and Development Policies Plan for Connecticut 2005-2010 Locational Guide Map for the Town of Bethel the Danbury Branch Line travels through areas designated as Rural Lands, Conservation Area, Preservation Area, Neighborhood Conservation and Preservation Area as it travels through Bethel from the south to north.

Danbury

The City of Danbury was incorporated in 1702 and is located in Fairfield County. The population of the City of Danbury in 2008 was estimated to be 78,939 with a population per square mile of 1,874 persons (CERC). The Danbury Branch enters the City of Danbury at mile post 21.4, the Bethel/Danbury town line and exits the City at mile post 27.2 the Danbury/Brookfield town line

The City contains approximately 28,463 acres or about 42 square miles. According to the 1997 POCD the primary land uses and the approximate acreage are: Residential 9,979 acres; Business 2,268 acres; Open Space 7,889 acres; Public and Institutional 1,416 acres; Utilities/Transportation 2,309 acres and Vacant/Undeveloped 4,603 acres.

Land Use

The City of Danbury is the second largest in terms of population of all the Danbury Branch Line communities. The Danbury Station is located in downtown Danbury with its City Hall, Library, retail shops and restaurants. The proposed Danbury North Station is located on the east side of Route 7, south of the Danbury, Bethel, Brookfield town lines.

The land uses on the east side of the Danbury Branch Line from the Bethel/Danbury town line to the Danbury Station are a mix of Industrial, Commercial, and Residential. The land uses on the east side from the Danbury Station north to the Danbury/Brookfield town line are a mix of Residential, Commercial, Residential, Industrial uses.

The land uses on the west side of the Danbury Branch Line from the Bethel/Danbury town line to the Danbury Station are a mix of Industrial, Commercial and Residential uses. The land uses on the west side from the Danbury Station north to the Danbury/Brookfield town line are a mix of Residential, Commercial, Residential, Industrial uses.

Specific Land Uses in the Study Corridor in Danbury include:

- Educational Development - There are no educational facilities.
- Municipal and Government Lands – See Socioeconomics and Environmental Justice memo Figures X1 to X14.
- Hospitals – There are no hospitals.
- Cemeteries – There is one cemetery.
- Religious Institutions - There are four religious institutions.
- Agricultural Land – See Prime Farmland and Active Farmland memo
- Parks and Open Space – See Public and Recreational Lands memo

Zoning

The Zoning Districts abutting the Danbury Branch reflect the historic, urbanized and recent suburban development patterns of the City of Danbury. The Zoning is a mix of Industrial, Residential and Commercial Districts to the downtown Danbury and the Danbury Station. The area north of downtown contains the Industrial and Office Park Zone Districts. The details are as follows:

The east side of the Danbury Branch includes an Industrial Zone, which extends from the mile post 21.4 to mile post 22.3 where the Zone changes to a Residential (Multi-Family) Zone, to Industrial, to Neighborhood Commercial, to Residential (Multi-Family) to Industrial, to Commercial, to Residential (Multi-Family) to Industrial at mile post 27.2 the Danbury/Brookfield town line. The Danbury Station is located on the east side of the Danbury Branch at mile post 23.6 in an Industrial Zone.

The west side of the Danbury Branch includes: Industrial Zone, Residential (Multi-Family) Zone and then an Industrial Zone extending north from Great Pasture Road to mile post 23 where it changes to a Residential (Multi-Family) Zone, to Central Business, to Commercial, to Residential (Multi-Family) to Commercial, to Residential (Multi-Family), to Industrial, to Commercial at mile post 27.2 the Danbury/Brookfield town line. The proposed Danbury North Station is located on the west side of the Danbury Branch at mile post 27.1 in a Commercial Zone.

Planned Future Development

The City of Danbury Planning Department has been charged with the responsibility of preparing a Plan for Downtown Danbury. Working under the direction of the Main Street Renaissance Task Force appointed by Mayor Boughton in the spring of 2008, the Plan will present recommendations to strengthen the social and economic status of the downtown in the City and surrounding region. The Plan will focus on means to foster business development and downtown housing, to promote community activities, and to strengthen linkages to adjacent neighborhoods. It will also include policies for urban design and historic preservation, recommendations for needed public improvements, and the identification of management needs for successful implementation of the Plan. According to the City of Danbury there are currently no projects under construction nor are there any applications approved or pending for any new development within the Danbury Branch line corridor.

Conservation and Development Policies Plan for Connecticut 2005-2010 Locational Guide Map

As depicted on the Conservation and Development Policies Plan for Connecticut 2005-2010 Locational Guide Map for the City of Danbury the Danbury Branch Line travels through areas designated as Preservation Area, Conservation Area, Neighborhood Conservation, Regional Center, Neighborhood Conservation and Growth Area as it travels through Danbury from south to north.

Brookfield

The Town of Brookfield was incorporated in 1788 and is located in Fairfield County. The population of the Town of Brookfield in 2008 was estimated to be 16,269 with a population per square mile of 822 persons (CERC). The Danbury Branch enters the Town of Brookfield at mile post 27.2, the Danbury/Brookfield town line and exits the town at mile post 32.9 the Brookfield/New Milford town line.

The town contains approximately 13,040 acres or about 20 square miles. According to the 1999 Town of Brookfield POCD, roughly 9,864 acres was developed or committed to a specific use. The primary land uses and the approximate acreage are: Residential 5,865 acres; Business 632 acres; Public & Institutional Uses 370 acres; Public Land and Open Space 1,774 acres; Utilities/Transportation 1,222 acres and Vacant/Undeveloped 3,175 acres.

Land Use

The Town of Brookfield is one of the fastest growing communities along the Danbury Branch Line. The commercial and industrial land uses are primarily located adjacent to Route 7 or within or near the west side of the Danbury Branch Line Corridor. The proposed Brookfield Station is located in the historic town center of Brookfield on the east side of Route 7. The center contains a number of small retail stores.

The land uses on the east side of the Danbury Branch Line from the Danbury/Brookfield town line to the proposed Brookfield Station are Industrial and then Residential and then Commercial

within the area of the proposed Station. The land uses on the east side from the Station to the Brookfield/New Milford town line are primarily residential.

The land uses on the west side of the Danbury Branch Line from the Danbury/Brookfield town line to the proposed Brookfield Station are first Industrial and then Residential and then Commercial within the area of the proposed Station. The land uses on the east side from the Station to the Brookfield/New Milford town line are primarily residential.

Specific Land Uses in the Study Corridor in Brookfield include:

- Educational Development - There are no educational facilities.
- Municipal and Government Lands – See Socioeconomics and Environmental Justice memo Figures X1 to X14.
- Hospitals – There are no hospitals.
- Cemeteries – There is one cemetery.
- Religious Institutions - There is one religious institution.
- Agricultural Land – See Prime Farmland and Active Farmland memo
- Parks and Open Space – See Public and Recreational Lands memo

Zoning

The Zoning Districts abutting the Danbury Branch in Brookfield reflect the suburban and rural development patterns of the town, with a small village district. The general character of the Zoning adjacent to the Danbury Branch Line is Industrial on the east and west sides. The Village District and short stretches of Residential and Industrial Districts are interspersed on both sides. The details are as follows:

The areas to the east and west the line are zoned Industrial. The area on the east of the Danbury Branch at about mile post 28 changes to a Residential Zone. The Residential Zone extends mile post 31.1 where the Village District Zone extends to mile post 32. The proposed Brookfield Station is located in the Village District Zone on the west side of the Danbury Branch. The area on the east side of the Danbury Branch changes back to a Residential Zone at mile post 32 which continues to the Brookfield/New Milford town line at mile post 33.

The area on the west side of the Danbury Branch from mile post 27.2, the Danbury/Brookfield town line to mile post 30.5 is an Industrial Zone. The Zone changes to a Residential Zone at mile post 30.5. The Residential Zone extends to mile post 31.1, there the Zone changes to the Village District Zone, which extends to mile post 32. The area on the west side of the Danbury Branch changes back to an Industrial Zone Residential Zone at mile post 32 and continues to the Brookfield/New Milford town line at mile post 33.

Planned Future Development

According to the Town of Brookfield there are currently no projects under construction nor are there any applications approved or pending for any new development within the Danbury Branch line corridor.

Conservation and Development Policies Plan for Connecticut 2005-2010 Locational Guide Map

As depicted on the Conservation and Development Policies Plan for Connecticut 2005-2010 Locational Guide Map for the Town of Brookfield the Danbury Branch Line travels through areas designated as Growth Area, Conservation Area, Preservation Area, Neighborhood Conservation, Rural Lands, Preservation Area and Existing Preserved Open Space and as it travels through Brookfield from south to north.

New Milford

The Town of New Milford was incorporated in 1712 and is located in Litchfield County. The population of the Town of Brookfield in 2008 was estimated to be 28,967 with a population per square mile of 470 persons (CERC). The Danbury Branch enters the Town of New Milford at mile post 33.1, the Brookfield/New Milford town line.

Land Use

The town contains approximately 58,378 acres or about 62 square miles. According to the 1996 POCD the primary land uses and the approximate acreage are: Residential 9,875 acres; Business 1,129 acres; Agriculture 5,785; Open Space 3,757 acres; Public and Institutional 568 acres; Utilities/Transportation 1,507 acres and Vacant/Undeveloped 35,767 acres.

The Town of New Milford is the largest physically of the Danbury Branch line communities. The largest areas of commercial development are located along Route 7, the Danbury Branch Line Corridor and downtown. New Milford is known as the gateway to Litchfield County. It contains an historic town center, with a town hall, library, town green and numerous retail shops and restaurants. The former station is located on the west side of downtown on the east side of the Danbury Branch line.

The area both the east and west sides of the Danbury Branch Line from the Brookfield/New Milford town line to the area around Old Pumpkin Hill Road, (south of mile post 34) is undeveloped. The area on the east side of the Danbury Branch line from Old Pumpkin Hill Road north to Anderson Avenue abuts the Housatonic River is lightly developed with Residential uses. There is a small area of commercial uses around Anderson Avenue. The area north from Anderson Avenue to the former New Milford Station contains Residential uses, while the area around the former Station contains the downtown mixed uses.

The area on the west side of the Danbury Branch line from Old Pumpkin Hill Road north to Anderson Avenue contains mostly Industrial uses with some Residential uses. The area from Anderson Avenue north to the former Station contains Residential uses abutting the Housatonic River.

Specific Land Uses in the Study Corridor in New Milford include:

- Educational Development - There are no educational facilities.
- Municipal and Government Lands – See Socioeconomics and Environmental Justice memo Figures X1 to X14.

- Hospitals – There are no hospitals.
- Cemeteries – There are two cemeteries.
- Religious Institutions - There is one religious institution.
- Agricultural Land – See Prime Farmland and Active Farmland memo
- Parks and Open Space – See Public Land and Recreational Land memo

Zoning

The Zoning Districts abutting the Danbury Branch in New Milford reflect the small town, rural and suburban development patterns of the town, with a central downtown. The general character of the Zoning adjacent to the Danbury Branch is Residential on the east side and Industrial on the west side. The districts merge in the downtown or Village Center District. The details are as follows:

The area on east side of the Danbury Branch from mile post 33.1 to mile post 38 includes a variety of Residential Zone Districts. The area on east side of the Danbury Branch, at mile post 38, changes from Residential to the Village Center District. The Village Center District Zone and extents northward to mile post 38.3. The former New Milford Train Station is located in the Village Center District on the east side of the Danbury Branch at mile post 38.1. The Village Center District continues to mile post 38.3 and changes to a Residential Zone District, which extends to mile post 38.5, where it changes into a Business Zone District.

The area on west side of the Danbury Branch from mile post 33.1 to mile post 35.5 includes Industrial, Industrial/Commercial and Industrial Zone Districts. The area from mile post 35.5 to post 38.5 contains Residential, Industrial and Residential (Multi-family) Zone Districts. The Zone District on the west side of the Danbury Branch, at mile post 38.5 merges into a Business Zone District.

Planned Future Development

The Town of New Milford is in the process of updating the 1996 Plan of Conservation and Development. The Town will be considering a number of options with regard to possible zone changes and recommendations for new land uses in downtown New Milford and within the Danbury Branch Line Corridor. According to the Town of New Milford there are currently two municipal projects approved for development within the Danbury Branch line corridor. The first project is the expansion of the existing New Milford Sewer Facility at 123 West Street on the west side of the Danbury Branch line. The second project is the construction of a new ambulance & emergency vehicle facility on a four acre parcel of land at the former Brass Mill site at 12 Scoville Road, on the east side of the Danbury Branch line.

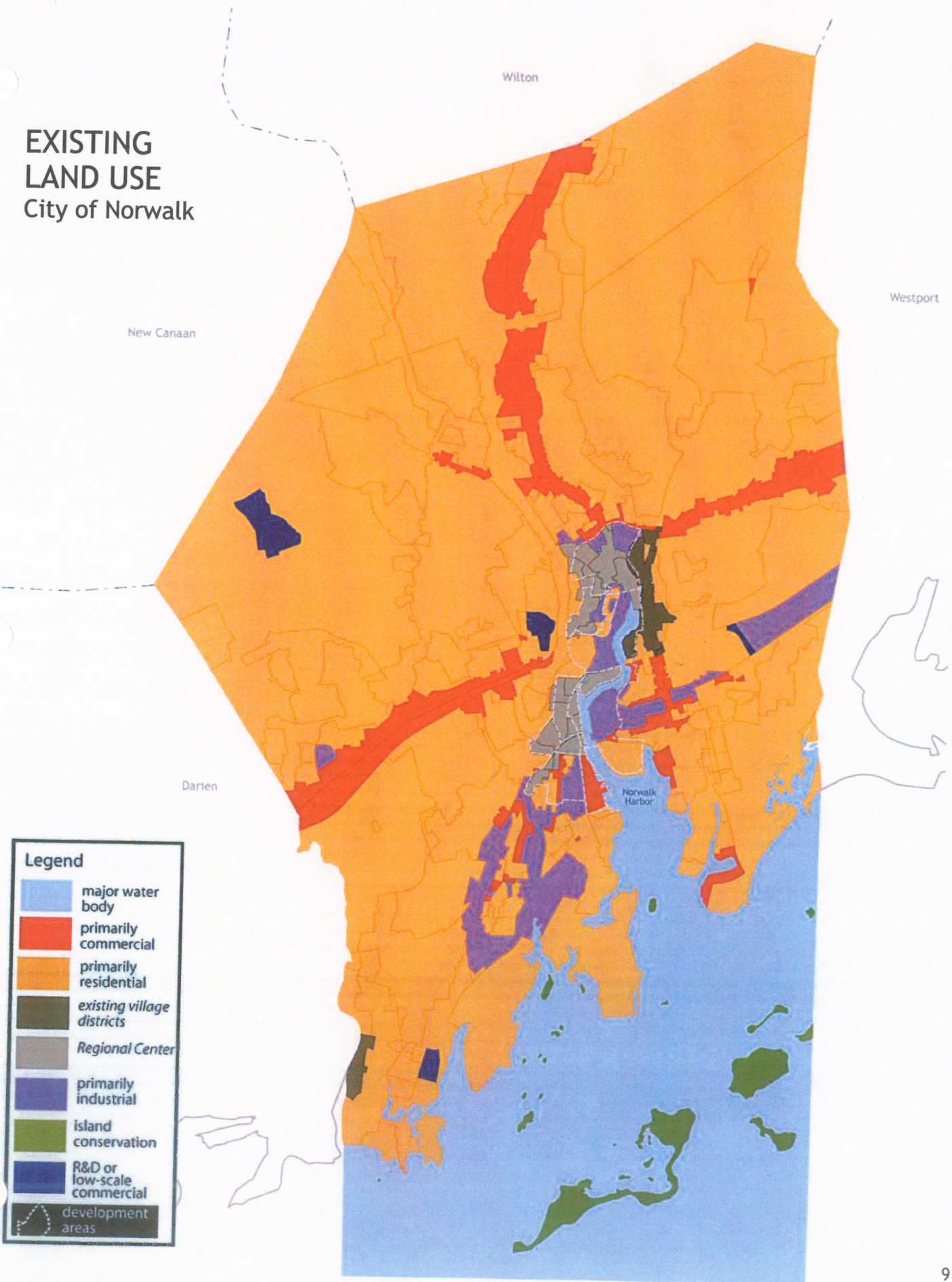
Conservation and Development Policies Plan for Connecticut 2005-2010 Locational Guide Map

As depicted on the Conservation and Development Policies Plan for Connecticut 2005-2010 Locational Guide Map for the Town of New Milford the Danbury Branch Line travels through areas designated as Conservation Area, Preservation Area, Existing Preserved Open Space, Growth Area, Neighborhood Conservation and Growth Area as it travels through New Milford from south to north.

APPENDIX A

EXISTING LAND USE

EXISTING LAND USE City of Norwalk



Land Use Map

Ridgefield

Redding

DRAFT

Legend

- Single Family Residential
- Multi Family Residential
- Commercial
- Commercial Recreation
- Dedicated Open Space
- Managed Open Space
- Community Facility
- Institutional
- Utility
- Vacant
- Water

Lewisboro, NY

Weston

II

New Canaan

Westport

5,000 Feet

Norwalk

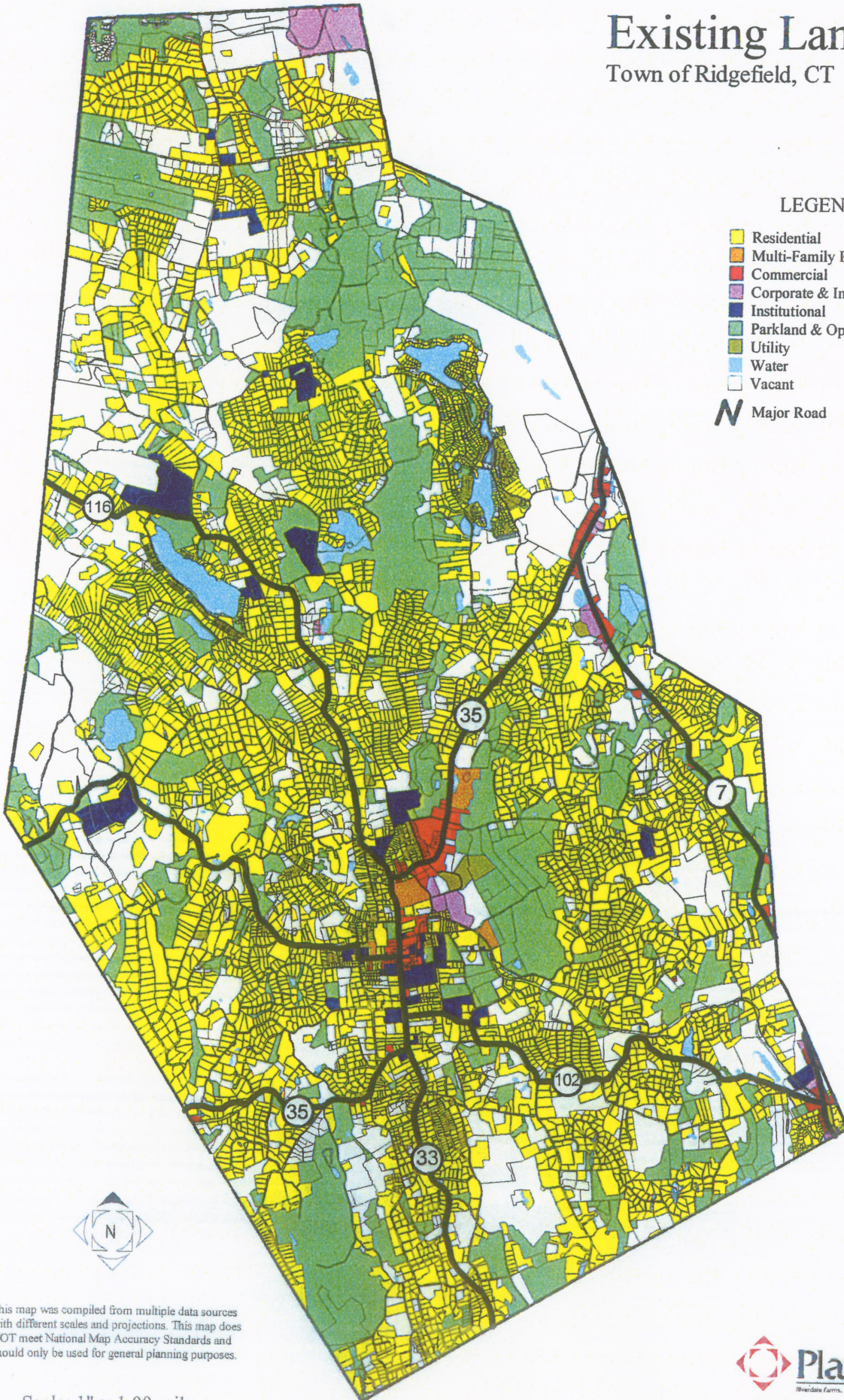
28 April 2008

Existing Land Use

Town of Ridgefield, CT

LEGEND

-  Residential
-  Multi-Family Residential
-  Commercial
-  Corporate & Industrial
-  Institutional
-  Parkland & Open Space
-  Utility
-  Water
-  Vacant
-  Major Road



This map was compiled from multiple data sources with different scales and projections. This map does NOT meet National Map Accuracy Standards and should only be used for general planning purposes.

Scale: 1" = 1.00 mile



Riverdale Farms, 136 Simsbury Road, Avon, CT 06001 860-577-9307

Data supplied by Housatonic Valley Council of Elected Officials.

Existing Land Use

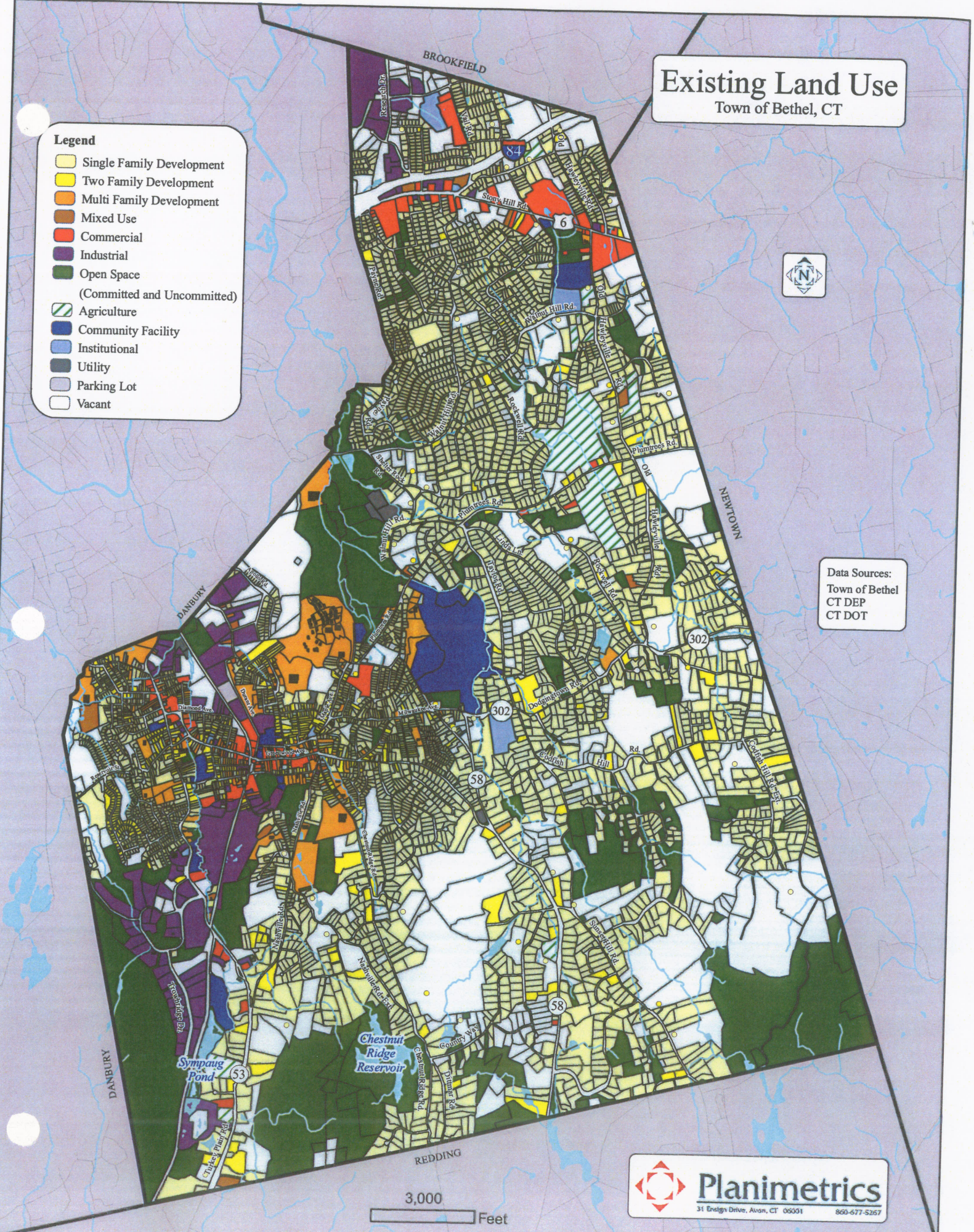
Town of Bethel, CT

Legend

- Single Family Development
- Two Family Development
- Multi Family Development
- Mixed Use
- Commercial
- Industrial
- Open Space
(Committed and Uncommitted)
- Agriculture
- Community Facility
- Institutional
- Utility
- Parking Lot
- Vacant

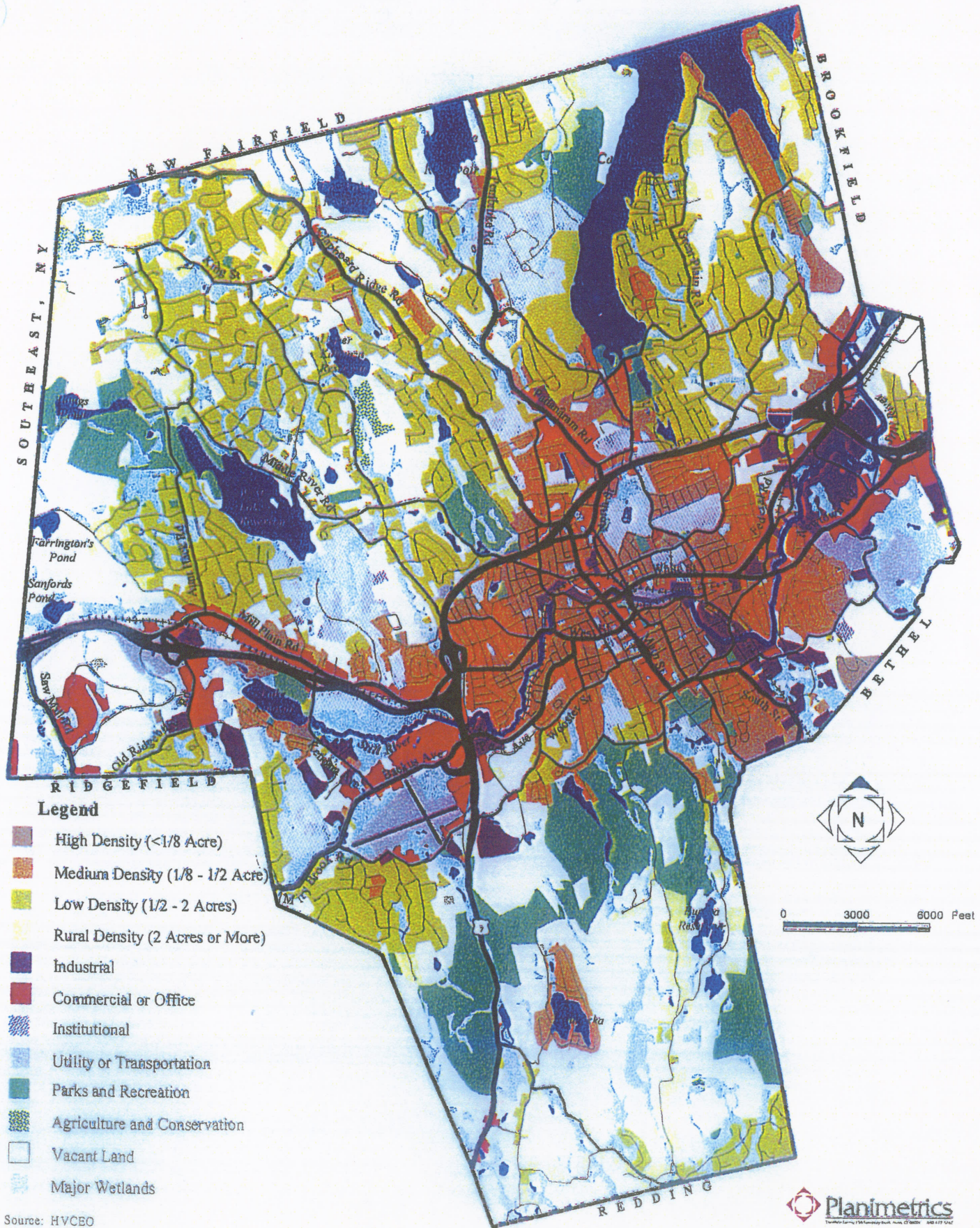


Data Sources:
Town of Bethel
CT DEP
CT DOT



3,000
Feet

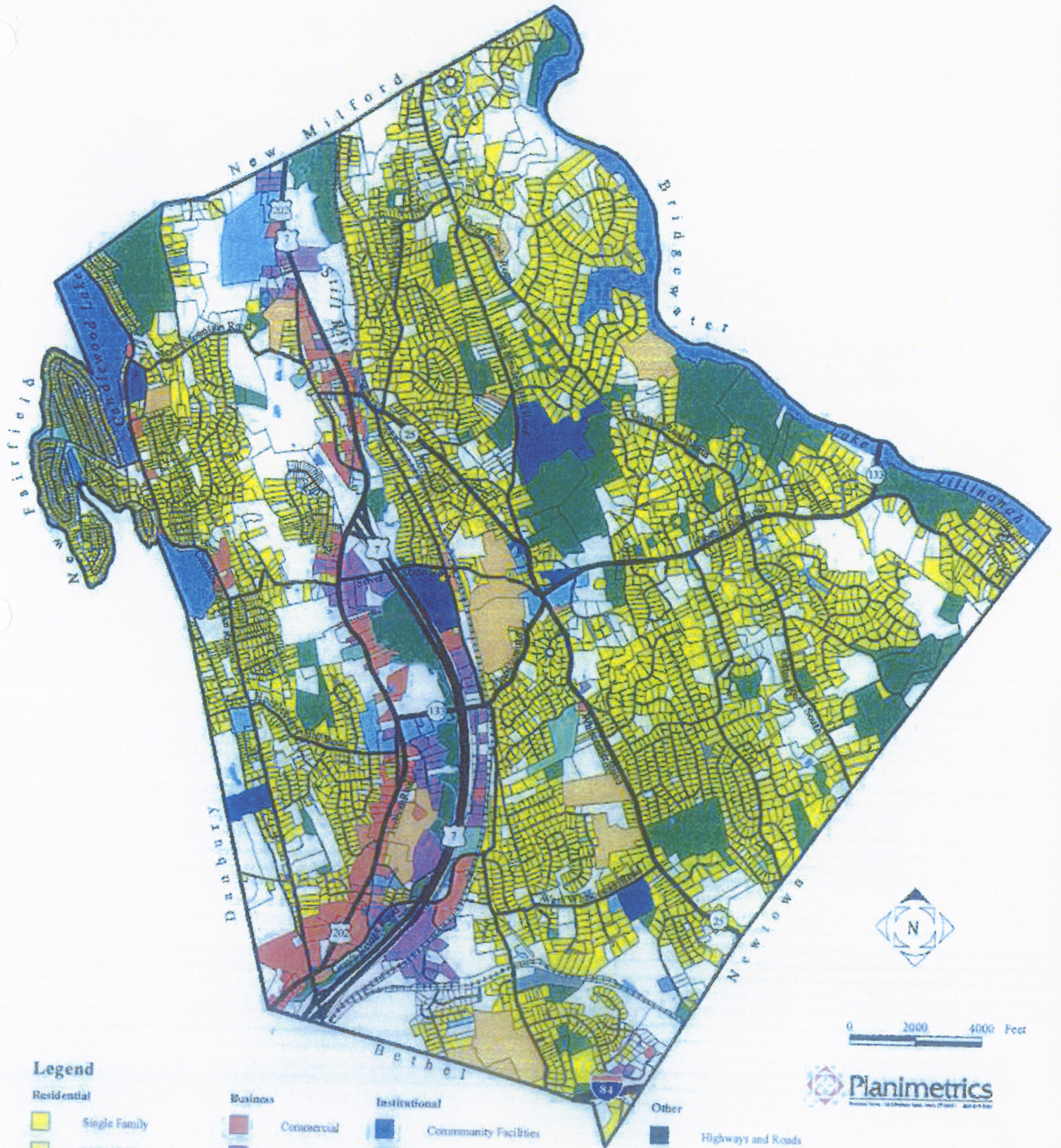
Figure 1.1 Current Land Uses



Source: HVCEO

Land Use Map

Brookfield, CT



Legend

Residential

- Single Family
- Multi-Family

Open Space

- Dedicated Open Space
- Managed Open Space

Business

- Commercial
- Industrial
- Mixed Use

Institutional

- Community Facilities
- Institutional

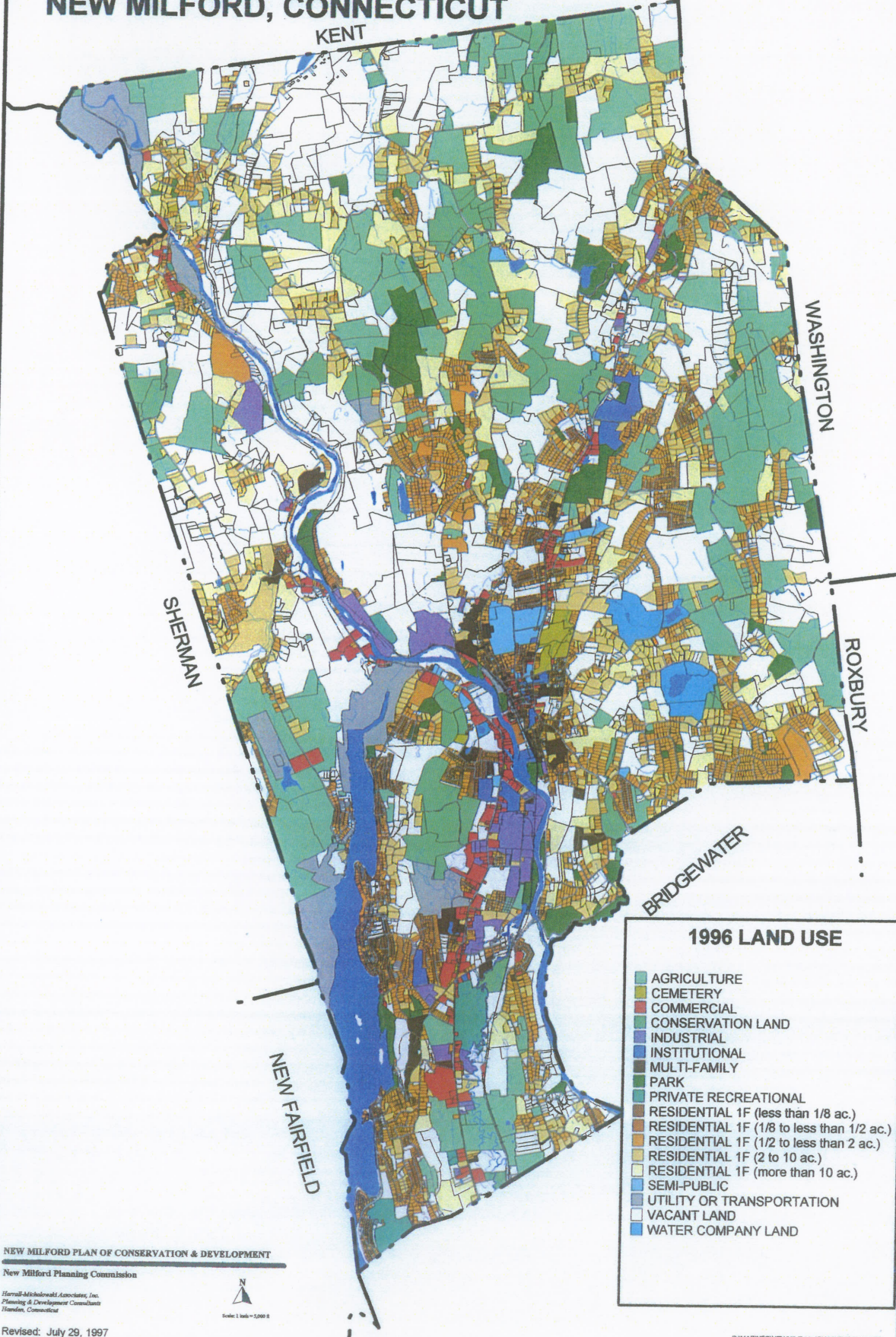
Other

- Highways and Roads
- Public Utility / Railroad
- Water
- Vacant



Planimetrics
 1000 Main Street, Suite 200, Danbury, CT 06810
 203-753-1111

EXISTING LAND USE NEW MILFORD, CONNECTICUT



1996 LAND USE

- AGRICULTURE
- CEMETERY
- COMMERCIAL
- CONSERVATION LAND
- INDUSTRIAL
- INSTITUTIONAL
- MULTI-FAMILY
- PARK
- PRIVATE RECREATIONAL
- RESIDENTIAL 1F (less than 1/8 ac.)
- RESIDENTIAL 1F (1/8 to less than 1/2 ac.)
- RESIDENTIAL 1F (1/2 to less than 2 ac.)
- RESIDENTIAL 1F (2 to 10 ac.)
- RESIDENTIAL 1F (more than 10 ac.)
- SEMI-PUBLIC
- UTILITY OR TRANSPORTATION
- VACANT LAND
- WATER COMPANY LAND

NEW MILFORD PLAN OF CONSERVATION & DEVELOPMENT

New Milford Planning Commission

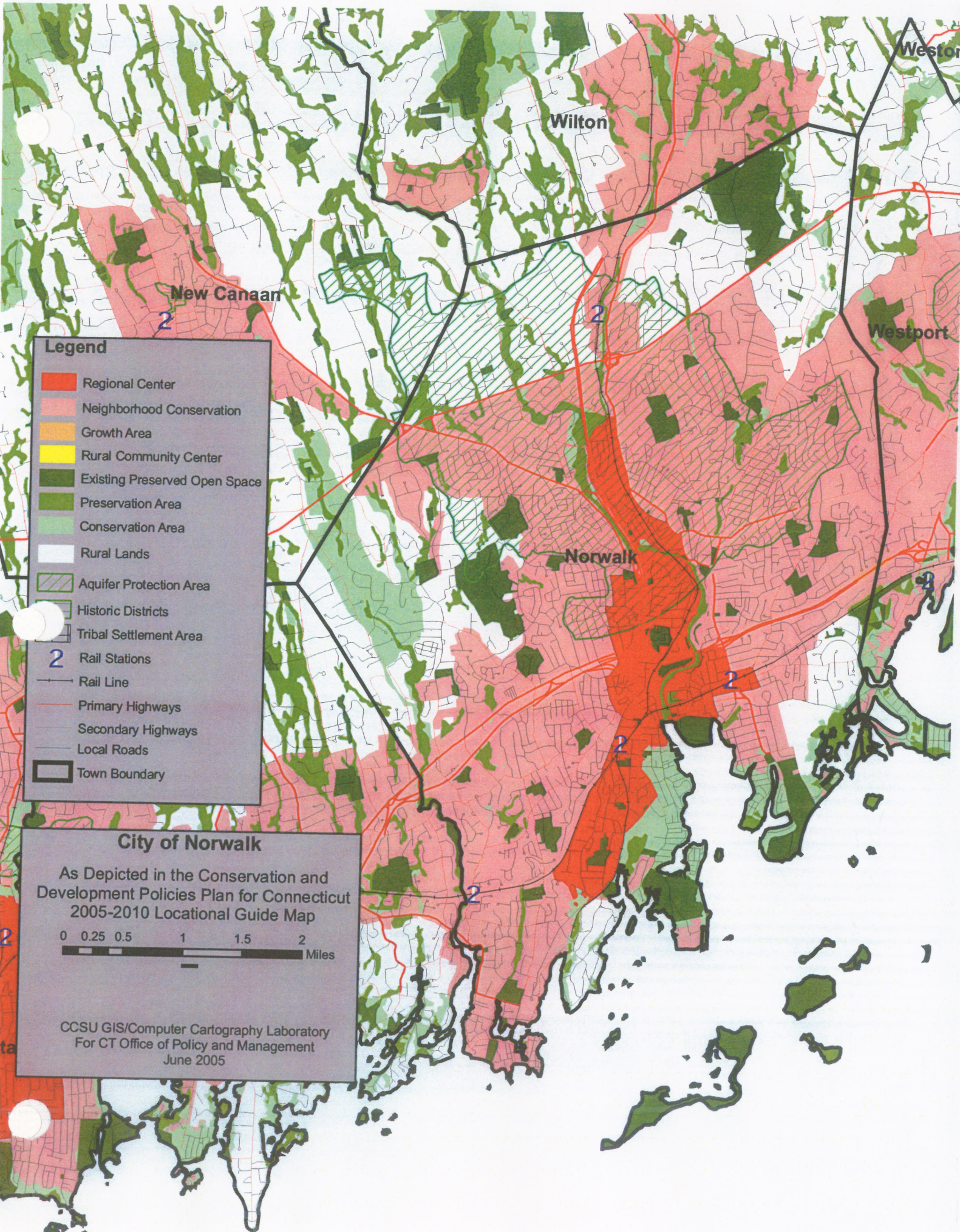
Herrick-Mitchell Associates, Inc.
Planning & Development Consultants
Hartford, Connecticut



Scale: 1 inch = 5000 ft

Revised: July 29, 1997

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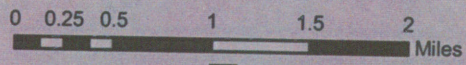


Legend

- Regional Center
- Neighborhood Conservation
- Growth Area
- Rural Community Center
- Existing Preserved Open Space
- Preservation Area
- Conservation Area
- Rural Lands
- Aquifer Protection Area
- Historic Districts
- Tribal Settlement Area
- 2 Rail Stations
- Rail Line
- Primary Highways
- Secondary Highways
- Local Roads
- Town Boundary

City of Norwalk

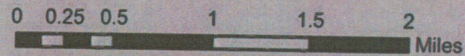
As Depicted in the Conservation and Development Policies Plan for Connecticut 2005-2010 Locational Guide Map



CCSU GIS/Computer Cartography Laboratory
 For CT Office of Policy and Management
 June 2005

Town of Wilton

As Depicted in the Conservation and Development Policies Plan for Connecticut
2005-2010 Locational Guide Map



CCSU GIS/Computer Cartography Laboratory
For CT Office of Policy and Management
June 2005

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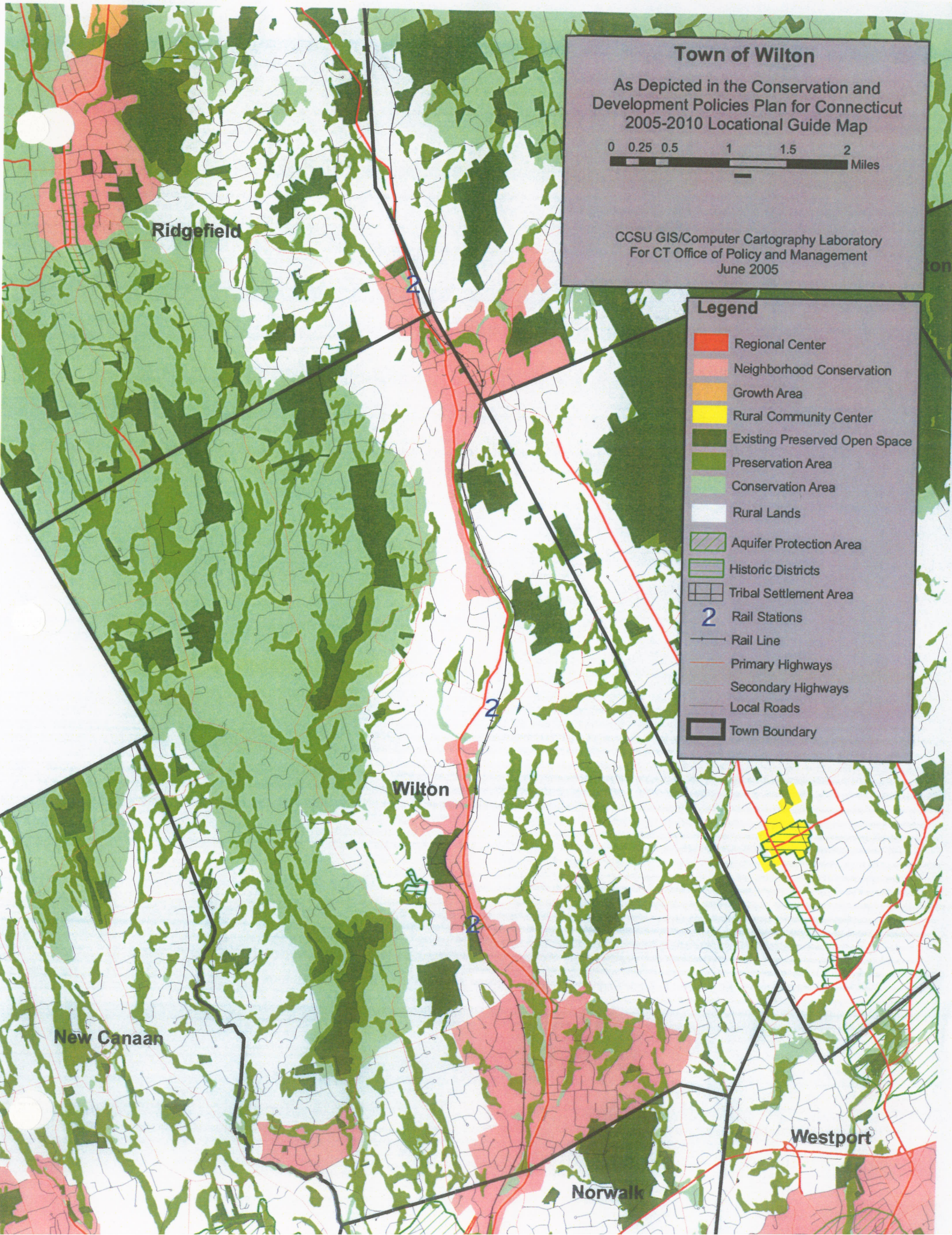
Ridgefield

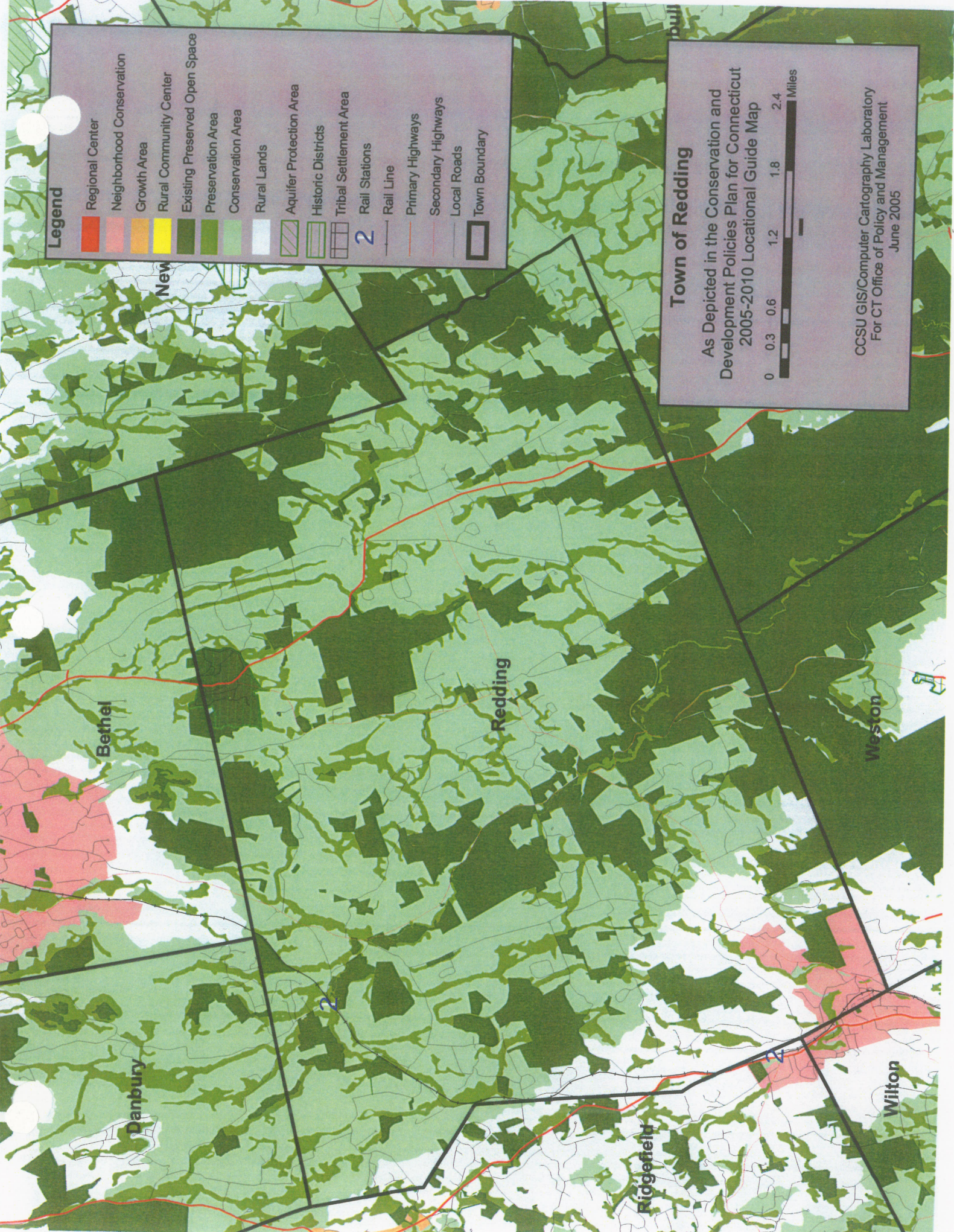
Wilton

New Canaan

Norwalk

Westport





Legend

- Regional Center
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- Town Boundary

Town of Redding

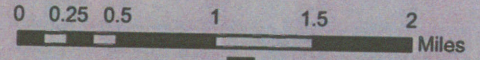
As Depicted in the Conservation and Development Policies Plan for Connecticut 2005-2010 Locational Guide Map

0 0.3 0.6 1.2 1.8 2.4 Miles

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For CT Office of Policy and Management
June 2005

Town of Ridgefield

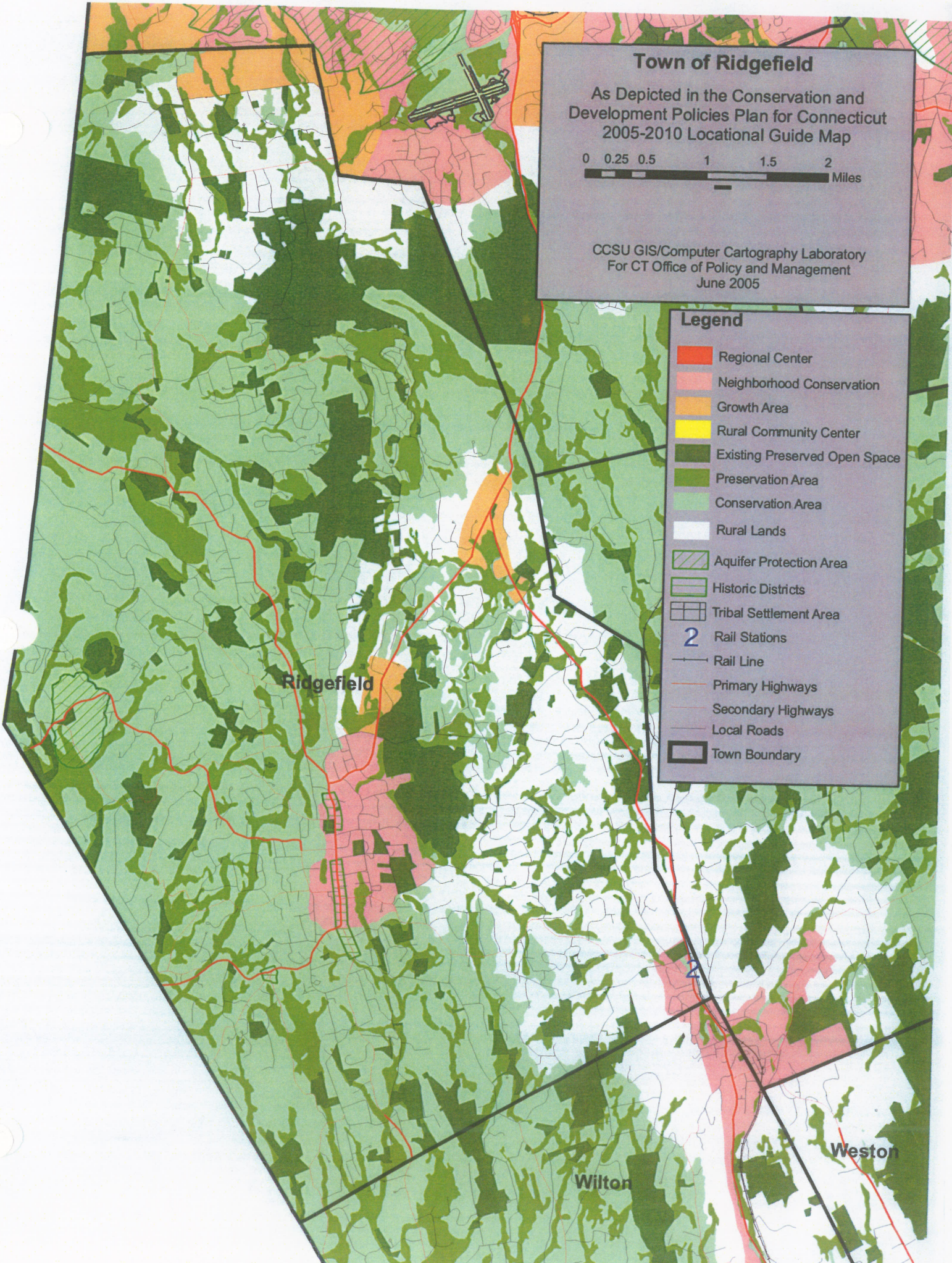
As Depicted in the Conservation and Development Policies Plan for Connecticut 2005-2010 Locational Guide Map



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June 2005

Legend

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- Secondary Highways
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- Town Boundary



New Fairfield

Town of Bethel

As Depicted in the Conservation and Development Policies Plan for Connecticut 2005-2010 Locational Guide Map

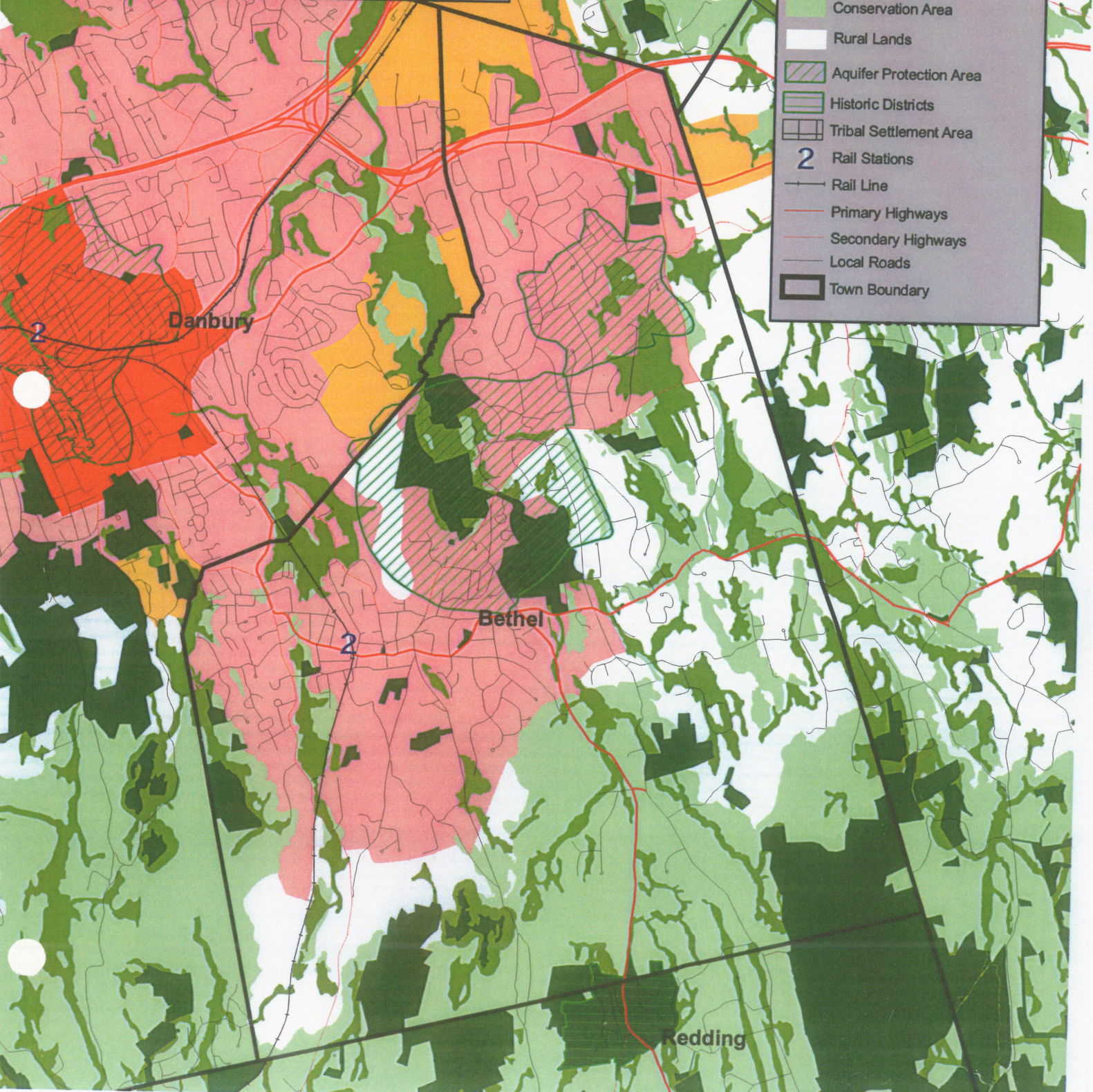
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June 2005

Brookfield

Legend

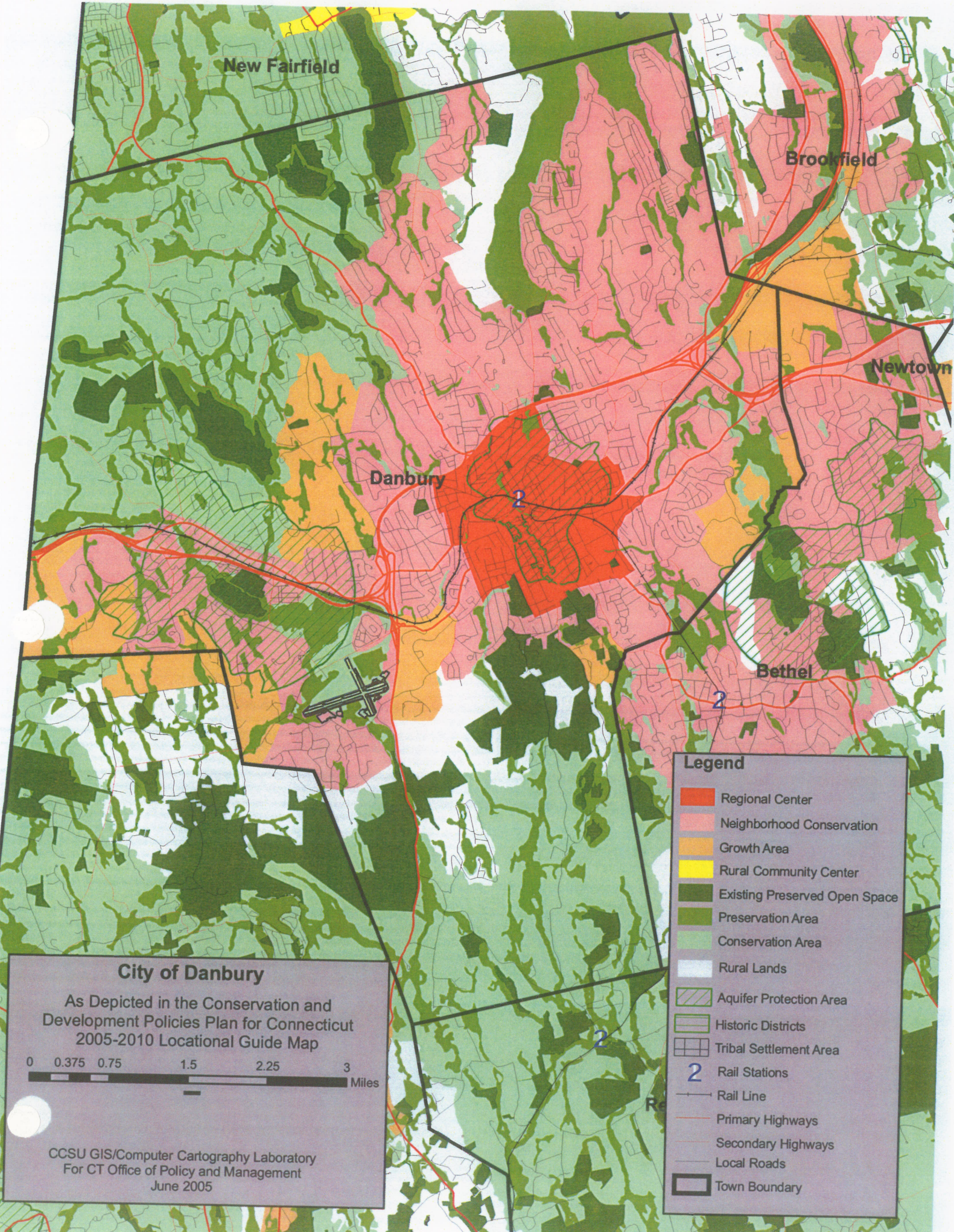
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- Town Boundary



Danbury

Bethel

Redding



New Fairfield

Brookfield

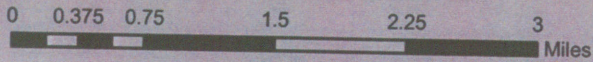
Newtown

Danbury

Bethel

City of Danbury

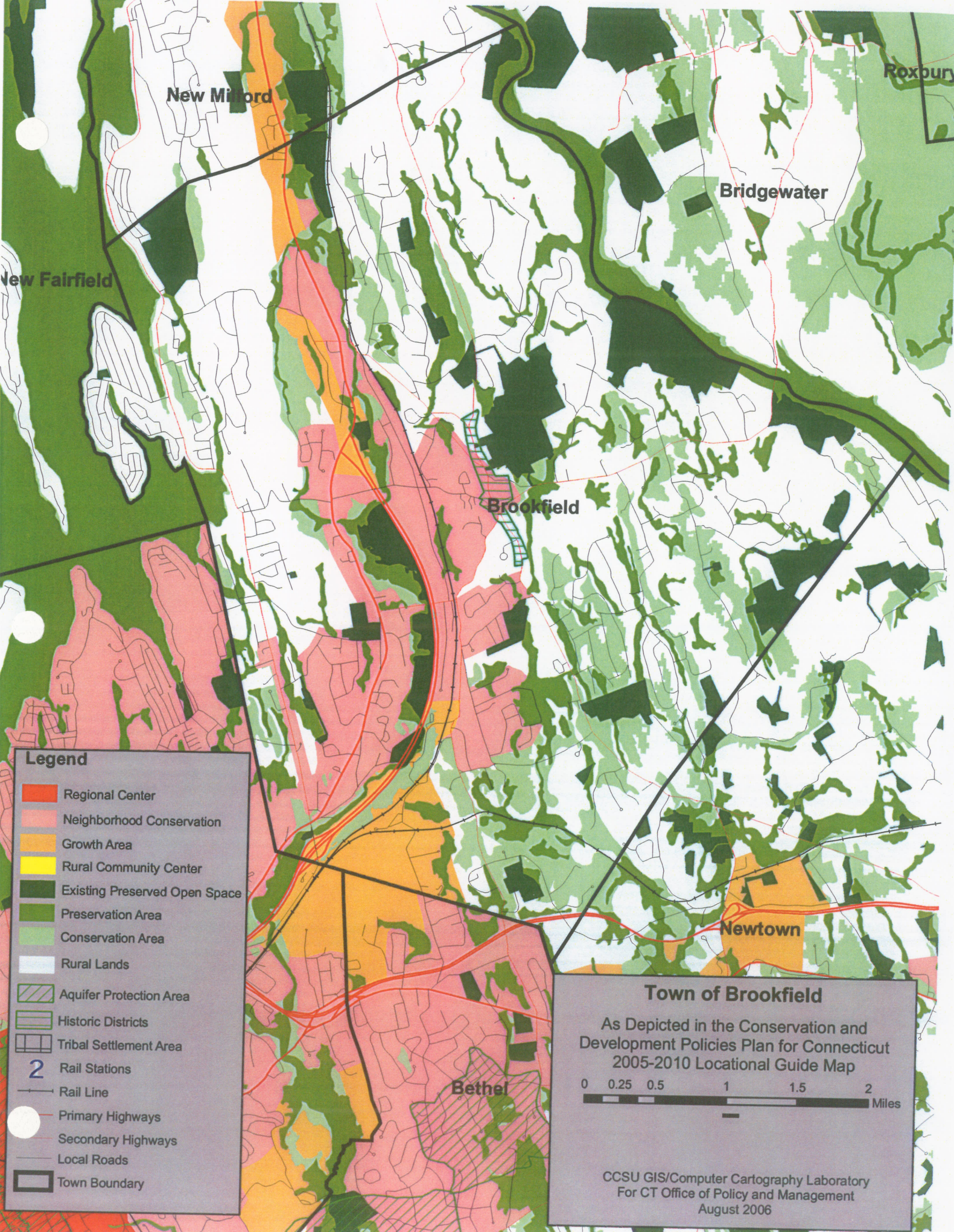
As Depicted in the Conservation and
Development Policies Plan for Connecticut
2005-2010 Locational Guide Map



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June 2005

Legend

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- Rail Line
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- Local Roads
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New Milford

Roxbury

New Fairfield

Bridgewater

Brookfield

Newtown

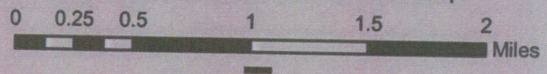
Bethel

Legend

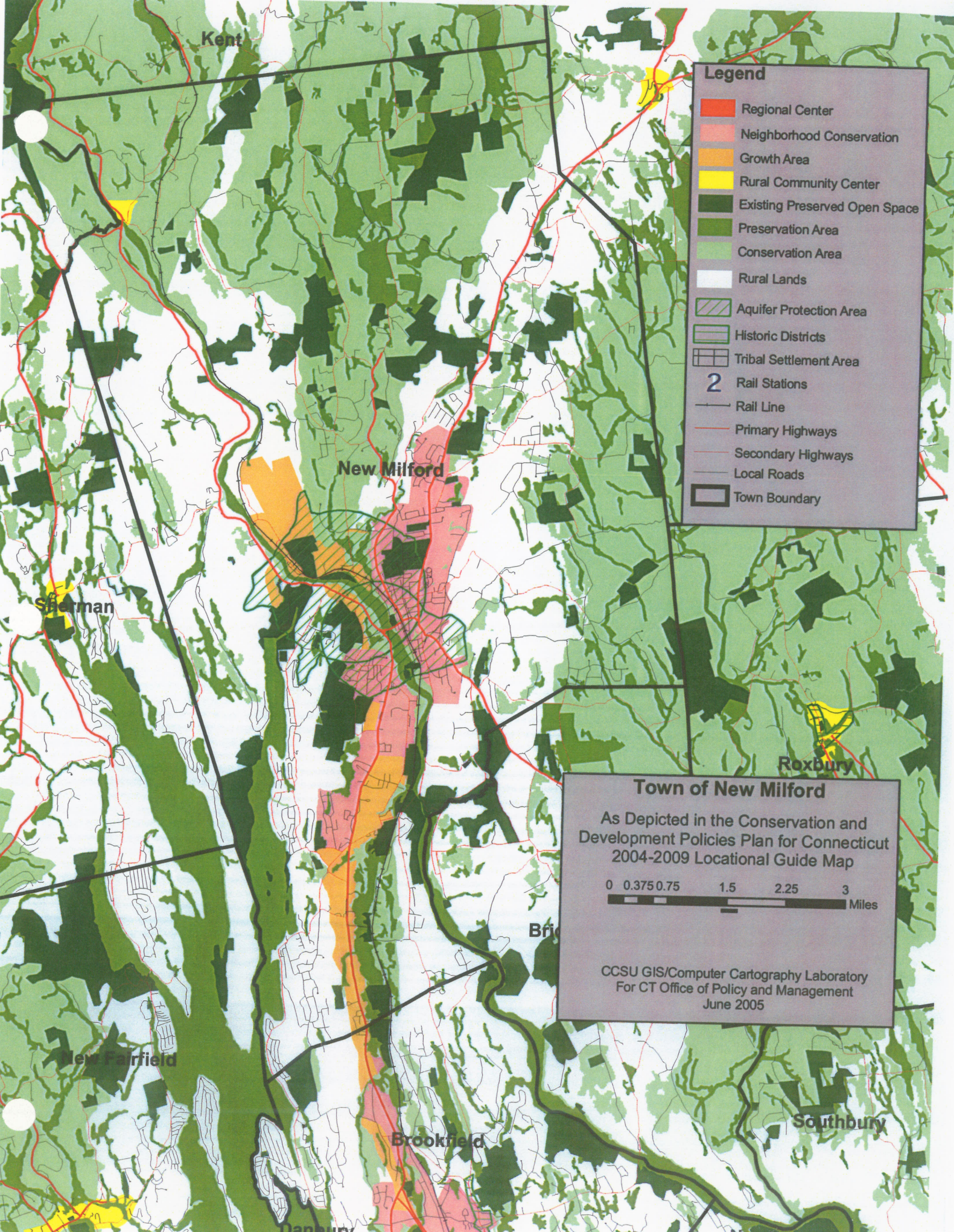
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- Conservation Area
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- Local Roads
- Town Boundary

Town of Brookfield

As Depicted in the Conservation and
Development Policies Plan for Connecticut
2005-2010 Locational Guide Map



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August 2006



Legend

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Town of New Milford

As Depicted in the Conservation and
Development Policies Plan for Connecticut
2004-2009 Locational Guide Map

0 0.375 0.75 1.5 2.25 3
Miles

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