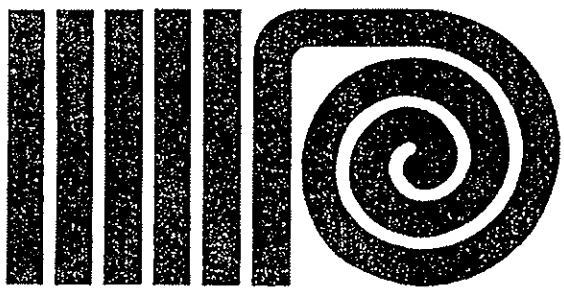
Antinozzi Associates



Architects

INTERDISTRICT MAGNET
MIDDLE SCHOOL
MERIDEN, CT

SITE SELECTION ANALYSIS

NOVEMBER 20, 1997

November 20, 1997

Mr. Matthew Dominello, Chairman
Meriden School Building Committee
22 Liberty Street
Meriden, CT 06450-0848

Re: Interdistrict Magnet Middle School
Meriden, CT

Subj: Site selection analysis

Antinozzi Associates

Architecture & Interiors

Dear Mr. Dominello:

At the Meriden School Building Committee Special Meeting held on September 25, 1997 Antinozzi Associates and City Planner Dominic Caruso were charged with the task of investigating new sites for the above referenced school facility.

We then assembled a team consisting of the following personnel:

Dominick Caruso	City Planner	City of Meriden
James M. Anderson	Environmental Planner	City of Meriden
Paul Antinozzi AIA	Architect	Antinozzi Associates Architects
Robert C. Rogus AIA	Architect	Antinozzi Associates Architects
Graham Curtis P.E.	Civil Engineer	Diversified Technologies Corp.

This team has met on the following occasions in connection with this task:

September 26, 1997	Organizational meeting, task assignments
October 1, 1997	RFP preparation, site analysis methods
October 17, 1997	Coordination meeting
October 27, 1997	On-site inspections
October 29, 1997	On-site inspections, site analysis
November 4, 1997	Site appraisal meeting
November 10, 1997	Coordination meeting
November 13, 1997	Coordination meeting
November 19, 1997	Final coordination, proof read.

In addition to these meetings, there has been continuous communication between offices.

ANTINOZZI ASSOCIATES, P.C.
4021 MAIN STREET
STRATFORD, CT 06497
TELEPHONE (203) 377-1300
FAX (203) 378-3002

It was decided that, in addition to revisiting sites which had been previously considered, we would advertise through the City Purchasing Department for any other sites which may be privately owned. A legal notice was prepared and is included with this report on page 6. The legal notice was published in the Record Journal on October 12, 1997 and in the Hartford Courant on October 19, 1997. A copy of the RFP is included on pages 7 and 8.

A total of four responses to this advertisement were received. They were :

Carrabetta / Boy's Club
Zima / Redstone
Carrabetta / Summitt Woods
Saab

These sites were then included with the other locations in our review.

A listing of all sites considered is shown below:

1. Carrabetta / Boy's Club
2. Zima / Redstone
3. Carrabetta / Summitt Woods
4. Bilger Farm
5. Hall Farm
6. Undercliff (State School)
7. Bradford
8. Guida-Siebert
9. Saab
10. Young's Orchard
11. Kogut / Yale Avenue
12. Bailey Avenue

A map which shows the location of each site is located on page 9.

Four of the sites were identified quickly as being inappropriate. They are as follows:

1.	Carrabetta / Boy's Club	Buildable portion of site occupied by high tension electric wires. Remainder of site too steep. Bisected by wetlands. Tenuous residential access.

6.	Undercliff	Owned by State. All buildings currently in use. One building houses sex offenders. Remaining portion of the site is remote.
10.	Young's Orchard	Access too difficult. Utility concerns.
12.	Bailey Avenue	Very long, narrow, difficult configuration. Developable area too small. In a flood zone. Accessibility difficult.

The team identified a method to cooperatively analyze the remaining sites. Since the objective was to determine the most suitable site among those sites available, it was decided that a method which employed a comparative analysis technique was most appropriate.

A Site Analysis Chart was prepared which posed generic questions. See pages 10 and 11. These questions organized into the following categories:

Economic Implication Criteria
Physical and Functional Criteria
Environmental Consideration Criteria

There were a total of 19 questions. Each question was given a Factor Number from 1-5 related to the relative importance of that question compared to other questions. For instance, the inquiry regarding availability of utilities was given a Factor Number 3 which is more important than the inquiry regarding the water pressure, Factor Number 1. These Factor Numbers were assigned to each question by consensus of the team prior to any actual site evaluations.

The sites were then visited and discussed by the team members. Each member then independently assigned Value Numbers based on a scale of -10 through +10. The Value Numbers identify how well each question is answered at each site based on comparison with the other sites. For instance, one site might be difficult to access and receive a -3 (serious) Value Number and another site, comparatively, might have very good access and thereby receive a Value Number of +6.

The Factor Number was then multiplied by the Value Number to give a score for each question. The scores were then added to give a Grand Total Score for each site.

The Grand Total Scores prepared by each team member were then added together and averaged to give a final score for each site. A short narrative by the architect, city planner, and the engineer are included with each score sheet. The final scores are given below:

Site Number	Site Name	Final Score	Page Number
2.	Zima / Redstone	136.25	12
3.	Carrabetta / Summitt Woods	114	15
4.	**Bilger Farm**	**193.25**	**18**
5.	Hall Farm	142.75	21
7.	Bradford	146.25	24
8.	**Guida-Siebert**	**187.5**	**27**
9.	Saab	155	30
11.	**Kogut**	**171**	**33**

Site #2, the Zima / Redstone site, was revisited. After considerable study, it was rejected because access to the buildable area of the site was not feasible for this development.

The three sites with the best scores were then analyzed further. A schematic site plan was prepared to illustrate the potential for site development. These plans are enclosed herein as follows:

Site Number	Site Name	Page Number
4.	Bilger Farm	36
8.	Guida-Siebert	37
11.	Kogut	38

In addition, Diversified Technologies Corporation performed partial Phase One Environmental Studies on two sites where there were concerns. These reports are included on the following pages:

Site Number	Site Name	Page Number
12.	Kogut	39
8.	Guida-Siebert	40

The owners of all sites were given notice that their site was being considered for this site analysis. This was done by both personal phone calls and by mailing them a copy of the RFP. The final three were given notice of the meeting which was to occur on November 20, 1997.

In the opinion of the Site Investigation Team, given the time and information we were able to obtain, any of the three sites with the highest scores would be an acceptable location for the new Interdistrict Magnet Middle School.

Very truly yours,

ANTINOZZI ASSOCIATES PC

Paul Antinozzi AIA
President

CITY OF MERIDEN

Dominick J. Caruso AICP
Director of Planning

enc.
9677.38

LEGAL NOTICE

INVITATION FOR PROPOSAL

The City of Meriden is accepting sealed Request for Proposals for:

B978-36

Site for a New Interdistrict Magnet Middle School

For: School Building Committee

Request for Proposals shall be submitted in the manner specified. To the Purchasing Department Room 210, City Hall, Meriden, Connecticut 06450-8022 until 4:00 PM local time on: October 27, 1997, at which time they will be publicly opened and read.

The City will be accepting sealed Proposals for Site for a New 800 student Interdistrict Magnet Middle School. This invitation is open to owners of single parcels or to consortiums. The site will require a minimum of 23 acres.

Evaluation criteria will include topography, utilities, access, location, zoning, cost, etc. An evaluation team comprised of personnel from the City Planner's Office and the Architect will review all respondents and report to the City.

The City of Meriden reserves the right to reject any or all Proposals and to accept any or all Proposals, if it is deemed to be in the best interest of the City of Meriden.

Interested parties may receive a Request for Proposal from the Purchasing Department.

Wilma C Petro

Wilma C. Petro, C.P.M.
Purchasing Officer
City of Meriden, CT 06450-8022

Date October 9, 1997

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REQUEST FOR PROPOSALS
School Building Committee
Meriden, CT

Intent

It is the intent of this Committee to find a parcel of land suitable to construct a new 800 student middle school. The minimum size of the parcel shall not be less than 23 acres.

Process

The School Building Committee has charged their Architect and the Meriden City Planner (the "Evaluation Team") to identify and recommend several possible sites to the School Building Committee. To this end, the Evaluation Team will review several parcels already identified and solicit proposals for additional sites.

The Evaluation Team will review each proposal and provide a report to the Building Committee which will rate each site based upon a comparative analysis.

Criteria

The analysis conducted by the Evaluation Team will compare critical site development issues such as topography, utilities, access, location, zoning, environmental history, etc.

Submission Requirements

The respondent will include the following with his proposal:

1. Plot plan of subject property showing property lines, existing buildings and other features, topography, easements, watercourses and wetlands. If such information is not available to the respondent within the time period allowed, such maps as are readily available (such as Assessor's Maps) will be accepted. Provide three copies of this map.
2. Legal Description or copies of deeds of proposed site. Provide one copy.
3. Proof of ownership of proposed site and a statement identifying any easements, restrictions, or rights of way, etc. Provide one copy.
4. If the site is comprised of several parcels controlled by different owners, all owners must sign the proposal. Provide one copy.
5. Access to site. A letter authorizing the Evaluation Team to visit the site must be submitted. Provide one copy.

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Legal

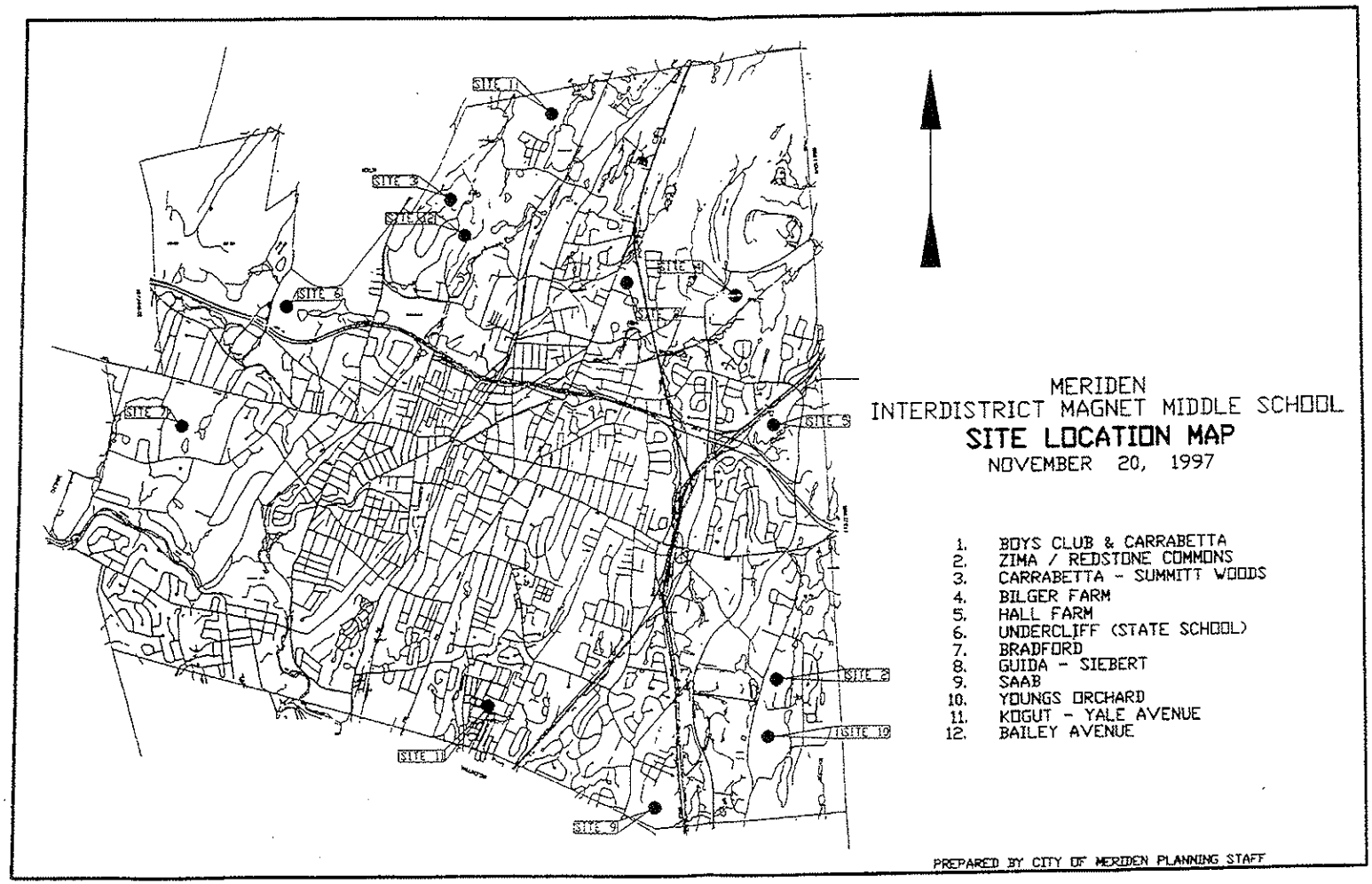
1. The right is reserved to reject any or all proposals, in whole or on part, to award any part or parts, or total proposal, and to waive informality or technical defects, if it is deemed to be in the best interest of the City of Meriden.

2. The City of Meriden shall not be responsible for any Cost incurred in the preparation of the Proposal.

3. It is the intent of the City to enter into good faith negotiations with the one or several of the identified proposers. The City intends to fay fair market value for the successful proposal, if any. Identified property owners may be asked for a selling price and conditions of sale.

4. The City reserves the right to consider parcels other than those submitted through this RFP process.

P. 8


SITE 1
SITE 3
SITE 4&6
SITE 5
SITE 8
SITE 7
SITE 2
SITE 10
SITE 11
SITE 9
MERIDEN
INTERDISTRICT MAGNET MIDDLE SCHOOL
SITE LOCATION MAP
NOVEMBER 20, 1997
1. BOYS CLUB & CARRABETTA
2. ZIMA / REDSTONE COMMONS
3. CARRABETTA - SUMMITT WOODS
4. BILGER FARM
5. HALL FARM
6. UNDERCLIFF (STATE SCHOOL)
7. BRADFORD
8. GUIDA - SIEBERT
9. SAAB
10. YOUNGS ORCHARD
11. KOGUT - YALE AVENUE
12. BAILEY AVENUE
PREPARED BY CITY OF MERIDEN PLANNING STAFF

Site Analysis Chart **Interdistrict Magnet Middle School** Meriden, CT	Site Name Site Number	Page 1 of 2 November 20, 1997

	Item	Factor	Value	Score (FxV)
Economic Implication Criteria				
1	Are public utilities (water, gas, sewer, etc.) Available without excessive cost?	3		0
2	Does water main pressure (psi) meet required standards for sprinklers?	1		0
3	Is the site located above any flood plains?	3		0
4	Are the subsoil conditions satisfactory for economical construction?	2		0
5	Does the site require any special preparation before construction can begin? Can building construction occur at a reasonable cost and be logically constructed?	4		0
6	Can additional building facilities be added without expensive site acquisition?	1		0
7	Is there a negative impact on potential economic development?	4		0
				0
Physical and Functional Criteria				
1	Is the site accessible easily from within Meriden?	2		0
2	Is the site accessible easily from magnet school partners?	2		0
3	Is access to the site easy and safe for vehicles and pedestrians?	3		0
4	Is the site configuration reasonable for a school building, parking, athletic fields, etc.?	4		0

Factor Scale: (1-2) Minimum Impact, (2-3) Medium Impact, (4-5) Maximum Impact

9677.33

Value Scale: -(9-10) Extremely Serious, -(6-8) Very Serious, -(3-5) Serious,-(1-2) Somewhat Serious, (0) Not a Problem, (1-2) Poor, (3-5) Fair, (6-8) Good, (9-10) Excellent

Site Analysis Chart **Interdistrict Magnet Middle School** Meriden, CT	Site Name Site Number	Page 2 of 2 November 20, 1997		
	Item	Factor	Value	Score (FxV)
5	Can the design work already prepared for this project be salvaged for this site?	2		0
6	Are there any major easements or other rights of way which restrict site development?	2		0
7	Does the topography of the site present difficult/expensive or time consuming construction challenges?	3		0
8	Is the proposed use consistent with the neighborhood characteristics?	2		0
				0
Environmental Consideration Criteria				
1	Is the site free from negative environmental conditions, such as smoke, odors, smog, air pollution, noise, excessive traffic, aircraft noise, electric transmission lines, etc.?	2		0
3	Do wetland areas, historical districts, park reserves, either on site or nearby, present planning constraints to negatively impact the site utilization or reduce usable/buildable site size?	3		0
4	Is there any indication of contaminated site conditions either on-site or nearby?	3		0
				0
	Grand Total			**0**

Factor Scale: (1-2) Minimum Impact, (2-3) Medium Impact, (4-5) Maximum Impact

9677.33

Value Scale: -(9-10) Extremely Serious, -(6-8) Very Serious, -(3-5) Serious,-(1-2) Somewhat Serious, (0) Not a Problem, (1-2) Poor, (3-5) Fair, (6-8) Good, (9-10) Excellent

Cumulative Site Analysis Chart **Interdistrict Magnet Middle School** Meriden, CT	Site Number 2 **Zima / Redstone**	Page 1 of 2 November 20, 1997		
	Item	Factor	Value	Score (FxV)
Economic Implication Criteria				
1	Are public utilities (water, gas, sewer, etc.) Available without excessive cost?	3	.75	2.25
2	Does water main pressure (psi) meet required standards for sprinklers?	1	1	1
3	Is the site located above any flood plains?	3	6.5	19.5
4	Are the subsoil conditions satisfactory for economical construction?	2	1.25	2.5
5	Does the site require any special preparation before construction can begin? Can building construction occur at a reasonable cost and be logically constructed?	4	-1.25	-5
6	Can additional building facilities be added without expensive site acquisition?	1	5.25	5.25
7	Is there a negative impact on potential economic development?	4	5	20
				0
Physical and Functional Criteria				
1	Is the site accessible easily from within Meriden?	2	1.75	3.5
2	Is the site accessible easily from magnet school partners?	2	2.75	5.5
3	Is access to the site easy and safe for vehicles and pedestrians?	3	1.25	3.75
4	Is the site configuration reasonable for a school building, parking, athletic fields, etc.?	4	4.75	19
5	Can the design work already prepared for this project be salvaged for this site?	2	2.75	5.5

9677.39

Factor Scale: (1-2) Minimum Impact, (2-3) Medium Impact, (4-5) Maximum Impact
Value Scale: -(9-10) Extremely Serious, -(6-8) Very Serious, -(3-5) Serious,-(1-2) Somewhat Serious, (0) Not a Problem, (1-2) Poor, (3-5) Fair, (6-8) Good, (9-10) Excellent

Cumulative Site Analysis Chart **Interdistrict Magnet Middle School** Meriden, CT	Site Number 2 **Zima / Redstone**	Page 2 of 2 November 20, 1997		
	Item	Factor	Value	Score (FxV)
6	Are there any major easements or other rights of way which restrict site development?	2	5	10
7	Does the topography of the site present difficult/expensive or time consuming construction challenges?	3	-2.75	-8.25
8	Is the proposed use consistent with the neighborhood characteristics?	2	6.5	13
				0
Environmental Consideration Criteria				
1	Is the site free from negative environmental conditions, such as smoke, odors, smog, air pollution, noise, excessive traffic, aircraft noise, electric transmission lines, etc.?	2	4.75	9.5
3	Do wetland areas, historical districts, park reserves, either on site or nearby, present planning constraints to negatively impact the site utilization or reduce usable/buildable site size?	3	5	15
4	Is there any indication of contaminated site conditions either on-site or nearby?	3	4.75	14.25
				0
	Grand Total			**136.25**

Factor Scale: (1-2) Minimum Impact, (2-3) Medium Impact, (4-5) Maximum Impact
Value Scale: -(9-10) Extremely Serious, -(6-8) Very Serious, -(3-5) Serious,-(1-2) Somewhat Serious, (0) Not a Problem, (1-2) Poor, (3-5) Fair, (6-8) Good, (9-10) Excellent

SITE NO. 2
ZIMA/REDSTONE

ARCHITECTURAL

The Zima/Redstone beautiful hilltop meadow site was initially considered to rate relatively high on the list, with, however enormous reservations about access. Two possible methods of access were subsequently considered: on a private road through the Baptist Home, or a new access road up the west side slope from Thorpe Avenue. Further investigation caused both alternatives to founder. Land ownership technicalities and non-enthusiasm by the Baptists doomed the first, and enormous road development costs doomed the second.

Even should reasonable access have been found, further examination with new maps revealed severely sloping grades on the hilltop meadow , also rendering that development very expensive. This site would be very appropriate for individual home residential development , but not for a school.

CIVIL

The soils on the site are classified as Chesire and Chesire-Holyoke Complex, which are of adequate bearing capacity for school construction. However, in order to gain access to the top of the site it would be necessary to construct approximately 1700 feet of road from Thorpe Avenue. There is a shallow bedrock in this area and it will require large quantities of rock excavation to create a road safe for buses. This expense will have a major impact on the site development budget. In addition, the top of the site will also require movement of large quantities of earth to provide a level area of the school construction. Cuts and fills in excess of 15 feet in earth will probably be required. There is an area of wetlands on the eastern side of the site. However, due to the large size of the site these wetlands will not impact the buildable area of the site.

Municipal sanitary sewers and water mains are available in Thorpe Avenue. However, a water booster pump station will be required in order to provide adequate water to the top of the hill. Gas is approximately 1600 feet way in Research Parkway.

PLANNING

The Zima site is approximately 36 acres located in the southeast quadrant of the city . Access to this site is from East Main Street via the narrow residential road of Thorpe Avenue for 9/10 miles. Another possible access scenario from East Main Street would be via Research Parkway to Corporate Court which would be extended some 100 yards to Thorpe Avenue. The site is characterized by steep slopes on both the east and west side of a meadow. The site is zoned Planned Residential Development as result of a previous approval for a residential development. Viewing the approved plan the main and overwhelming problem of the site is access into the site. The approved plan shows a road of 10% grade and a sharp turn. This is unacceptable for school traffic. The Committee further researched the access and attempted two alternates which both failed to allow safe access:

1. Access through contiguous property was denied by owner; and
2. Regrading of road for a 7% grade would provide to be burdensome from cost standpoint as well as from a land usage standpoint.

Cumulative Site Analysis Chart **Interdistrict Magnet Middle School** Meriden, CT	Site Number 3 **Carrabetta / Summitt Woods**	Page 1 of 2 November 20, 1997

	Item	Factor	Value	Score (FxV)
Economic Implication Criteria				
1	Are public utilities (water, gas, sewer, etc.) Available without excessive cost?	3	-.25	-0.75
2	Does water main pressure (psi) meet required standards for sprinklers?	1	0	0
3	Is the site located above any flood plains?	3	5.5	16.5
4	Are the subsoil conditions satisfactory for economical construction?	2	-1.5	-3
5	Does the site require any special preparation before construction can begin? Can building construction occur at a reasonable cost and be logically constructed?	4	-2.25	-9
6	Can additional building facilities be added without expensive site acquisition?	1	6.5	6.5
7	Is there a negative impact on potential economic development?	4	3.75	15
				0
Physical and Functional Criteria				
1	Is the site accessible easily from within Meriden?	2	4.75	9.5
2	Is the site accessible easily from magnet school partners?	2	5.75	11.5
3	Is access to the site easy and safe for vehicles and pedestrians?	3	5	15
4	Is the site configuration reasonable for a school building, parking, athletic fields, etc.?	4	3	12
5	Can the design work already prepared for this project be salvaged for this site?	2	2	4

Factor Scale: (1-2) Minimum Impact, (2-3) Medium Impact, (4-5) Maximum Impact
Value Scale: -(9-10) Extremely Serious, -(6-8) Very Serious, -(3-5) Serious,-(1-2) Somewhat Serious, (0) Not a Problem, (1-2) Poor, (3-5) Fair, (6-8) Good, (9-10) Excellent

9677.40

Cumulative Site Analysis Chart **Interdistrict Magnet Middle School** Meriden, CT	Site Number 3 **Carrabetta / Summitt Woods**	Page 2 of 2 November 20, 1997

	Item	Factor	Value	Score (FxV)
6	Are there any major easements or other rights of way which restrict site development?	2	4.75	9.5
7	Does the topography of the site present difficult/expensive or time consuming construction challenges?	3	-5.75	-17.25
8	Is the proposed use consistent with the neighborhood characteristics?	2	6	12
				0
Environmental Consideration Criteria				
1	Is the site free from negative environmental conditions, such as smoke, odors, smog, air pollution, noise, excessive traffic, aircraft noise, electric transmission lines, etc.?	2	4.25	8.5
3	Do wetland areas, historical districts, park reserves, either on site or nearby, present planning constraints to negatively impact the site utilization or reduce usable/buildable site size?	3	4.25	12.75
4	Is there any indication of contaminated site conditions either on-site or nearby?	3	3.75	11.25
				0
	Grand Total			**114**

P.10

Factor Scale: (1-2) Minimum Impact, (2-3) Medium Impact, (4-5) Maximum Impact

Value Scale: -(9-10) Extremely Serious, -(6-8) Very Serious, -(3-5) Serious,-(1-2) Somewhat Serious, (0) Not a Problem, (1-2) Poor, (3-5) Fair, (6-8) Good, (9-10) Excellent

SITE NO. 3
CARRABETTA / SUMMIT WOODS

ARCHITECTURAL

The Summit Woods/Carrabetta Site, on Cathole Mountain, was the largest site considered, perhaps 450 to 500 acres. An attempt was made to select a suitable area for school development within this vast area. Unfortunately, areas which were considered to be reasonably accessible had terribly difficult topography necessitating the expenditure of huge sums on rock removal and the like. Accessibility was not really wonderful either; the most likely access was to be through the existing Summit Woods Condominium Development on their private road.

CIVIL

The soils on the site are classified as Cheshire-Holyoke Complex which are of adequate bearing capacity for school construction. However, the Holyoke soils are underlain by bedrock between 0-2 feet of the surface. Large quantities of rock will have to be removed in order to create a level area for building construction. This rock removal will have a major impact on the site development budget. There are isolated areas of wetlands and watercourses on the site. However, due to the large area of the site they do not appear to limit the developable area.

Utilities are not readily available on the property and will have to extend a considerable distance to the site. The state will not reimburse this expense.

PLANNING

This is the largest contiguously owned site in the City of Meriden with 300 (plus) acres. Currently this site on the northwest side of the City off of Chamberlain Highway and Kensington Road is occupied by multi-family structures at the base of its mountainous land form. The site is beautiful and rugged. Access within the site is difficult and steep. Also any access must be via a private road. The areas that seemed to offer the most potential for development due to a previous excavation is not large enough for the school and would need major excavation.

A school would be compatible with the existing area and the zone of Planned Development District. Such a site is accessible to I-691 but the difficulties of construction and interior access lead to a negative analysis.

Cumulative Site Analysis Chart **Interdistrict Magnet Middle School** Meriden, CT	Site Number 4 **Bilger Farm**	Page 1 of 2 November 20, 1997

	Item	Factor	Value	Score (FxV)
Economic Implication Criteria				
1	Are public utilities (water, gas, sewer, etc.) Available without excessive cost?	3	3.75	11.25
2	Does water main pressure (psi) meet required standards for sprinklers?	1	1.5	1.5
3	Is the site located above any flood plains?	3	5	15
4	Are the subsoil conditions satisfactory for economical construction?	2	2	4
5	Does the site require any special preparation before construction can begin? Can building construction occur at a reasonable cost and be logically constructed?	4	5	20
6	Can additional building facilities be added without expensive site acquisition?	1	6.25	6.25
7	Is there a negative impact on potential economic development?	4	-1.25	-5
				0
Physical and Functional Criteria				
1	Is the site accessible easily from within Meriden?	2	5.25	10.5
2	Is the site accessible easily from magnet school partners?	2	6.5	13
3	Is access to the site easy and safe for vehicles and pedestrians?	3	6	18
4	Is the site configuration reasonable for a school building, parking, athletic fields, etc.?	4	7.5	30
5	Can the design work already prepared for this project be salvaged for this site?	2	2	4

Factor Scale: (1-2) Minimum Impact, (2-3) Medium Impact, (4-5) Maximum Impact
Value Scale: -(9-10) Extremely Serious, -(6-8) Very Serious, -(3-5) Serious,-(1-2) Somewhat Serious, (0) Not a Problem, (1-2) Poor, (3-5) Fair, (6-8) Good, (9-10) Excellent

Cumulative Site Analysis Chart **Interdistrict Magnet Middle School** Meriden, CT	Site Number 4 **Bilger Farm**	Page 2 of 2 November 20, 1997		
	Item	Factor	Value	Score (FxV)
6	Are there any major easements or other rights of way which restrict site development?	2	1.5	3
7	Does the topography of the site present difficult/expensive or time consuming construction challenges?	3	4.75	14.25
8	Is the proposed use consistent with the neighborhood characteristics?	2	7.5	15
				0
Environmental Consideration Criteria				
1	Is the site free from negative environmental conditions, such as smoke, odors, smog, air pollution, noise, excessive traffic, aircraft noise, electric transmission lines, etc.?	2	2.75	5.5
3	Do wetland areas, historical districts, park reserves, either on site or nearby, present planning constraints to negatively impact the site utilization or reduce usable/buildable site size?	3	4.25	12.75
4	Is there any indication of contaminated site conditions either on-site or nearby?	3	4.75	14.25
				0
	Grand Total			**193.25**

Factor Scale: (1-2) Minimum Impact, (2-3) Medium Impact, (4-5) Maximum Impact
Value Scale: -(9-10) Extremely Serious, -(6-8) Very Serious, -(3-5) Serious,-(1-2) Somewhat Serious, (0) Not a Problem, (1-2) Poor, (3-5) Fair, (6-8) Good, (9-10) Excellent

SITE NO. 4
BILGER FARM

ARCHITECTURAL

The Bilger Farm Site is approximately 64 acres, larger than what is required for the magnet school project. It is a beautiful high meadow in the main, with excellent "mountain" views to the north and east. The property is bisected by electric transmission lines and also by an abandoned railroad/wetland strip. A schematic proposed site plan develops about 25 acres at the site "center": bounded on the north by the transmission lines, on the east by the railroad/wetlands, and on the west by a lower parcel of land which contains all the existing farm buildings.

The proposed building design has two major components: an academic wing and a non-academic/ support/common facilities wing. Parking for 200 cars is provided . Three softball and two football/soccer fields are located on the north side of the school building.

CIVIL

The soils on the site are classified as Cheshire and Cheshire-Holyoke Complex which are of adequate bearing capacity for school construction. However, the Holyoke soils are underlain by bedrock between 0 to 2 feet below the surface. This area is located in the central portion of the site and may have an impact on the site development budget depending on the extent of grading required. There is a band of wetlands that run through the southeast portion of the site parallel to the former railroad tracks. It appears that these wetlands will not impact the buildable area of the site.

All utilities exist in Bee Street to service the development. An overhead power transmission line runs east west through the middle of the site. However, there appears to be adequate buildable area south of the transmission line to meet the building program.

PLANNING

The Bilger Farm site is a rolling hill setting of a working farm. It is a 60 (plus) acre site in a rural setting in the northeastern quadrant of the city in the vicinity of the Municipal Golf Course and Guiffrida Park. The access to the site from the south and east would be via East Main Street, some 1 3/4 miles on Bee Street. Access from the west would be from Broad Street via Westfield Road for 9/10 of a mile. Both access roads seem adequate for such traffic. The current use of farm certainly adds to the character of the area as well as to the entire city. It is zoned Suburban Residential indicating the continued use as a farm or to a potential single family lot subdivision or recreational use. The City is land poor, especially for uses which would expand the economic base of the City. The site does have economic development potential but should only be considered for that type of development after the Hall farm and Saab sites. Considering the comprehensive factors of: compatibility with neighborhood and environment, accessibility, future and current land use and the potential to retain much of the site with its rural character it is the planning staff's opinion that this is one of two strong sites for the Magnet school.

Cumulative Site Analysis Chart **Interdistrict Magnet Middle School** Meriden, CT	Site Number 5 **Hall Farm**	Page 1 of 2 November 20, 1997

	Item	Factor	Value	Score (FxV)
Economic Implication Criteria				
1	Are public utilities (water, gas, sewer, etc.) Available without excessive cost?	3	4	12
2	Does water main pressure (psi) meet required standards for sprinklers?	1	1.5	1.5
3	Is the site located above any flood plains?	3	-1	-3
4	Are the subsoil conditions satisfactory for economical construction?	2	2	4
5	Does the site require any special preparation before construction can begin? Can building construction occur at a reasonable cost and be logically constructed?	4	5	20
6	Can additional building facilities be added without expensive site acquisition?	1	5	5
7	Is there a negative impact on potential economic development?	4	-6.75	-27
				0
Physical and Functional Criteria				
1	Is the site accessible easily from within Meriden?	2	5	10
2	Is the site accessible easily from magnet school partners?	2	8	16
3	Is access to the site easy and safe for vehicles and pedestrians?	3	4.75	14.25
4	Is the site configuration reasonable for a school building, parking, athletic fields, etc.?	4	6.25	25
5	Can the design work already prepared for this project be salvaged for this site?	2	3.25	6.5

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Factor Scale: (1-2) Minimum Impact, (2-3) Medium Impact, (4-5) Maximum Impact
Value Scale: -(9-10) Extremely Serious, -(6-8) Very Serious, -(3-5) Serious,-(1-2) Somewhat Serious, (0) Not a Problem, (1-2) Poor, (3-5) Fair, (6-8) Good, (9-10) Excellent

Cumulative Site Analysis Chart **Interdistrict Magnet Middle School** Meriden, CT	Site Number 5 **Hall Farm**	Page 2 of 2 November 20, 1997		
	Item	Factor	Value	Score (FxV)
6	Are there any major easements or other rights of way which restrict site development?	2	6	12
7	Does the topography of the site present difficult/expensive or time consuming construction challenges?	3	4.75	14.25
8	Is the proposed use consistent with the neighborhood characteristics?	2	5.5	11
				0
Environmental Consideration Criteria				
1	Is the site free from negative environmental conditions, such as smoke, odors, smog, air pollution, noise, excessive traffic, aircraft noise, electric transmission lines, etc.?	2	3.5	7
3	Do wetland areas, historical districts, park reserves, either on site or nearby, present planning constraints to negatively impact the site utilization or reduce usable/buildable site size?	3	0	0
4	Is there any indication of contaminated site conditions either on-site or nearby?	3	4.75	14.25
				0
	Grand Total			**142.75**

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Factor Scale: (1-2) Minimum Impact, (2-3) Medium Impact, (4-5) Maximum Impact
Value Scale: -(9-10) Extremely Serious, -(6-8) Very Serious, -(3-5) Serious,-(1-2) Somewhat Serious, (0) Not a Problem, (1-2) Poor, (3-5) Fair, (6-8) Good, (9-10) Excellent

SITE NO. 5
HALL FARM

ARCHITECTURAL

The Hall Site was initially considered to rank very high on the desirable list. It is triangular in shape, bounded on the east by Preston Avenue, on the northwest by I91, and on the southwest by I691. It would be quite a noisy site, but the overwhelming disadvantage is the large area of flood plains occupying the site. It is still a good site for commercial development: office building or corporate headquarters type structure, multi-story, with a small footprint, and large parking lots in the flood plain area. As such, it is deemed undesirable to remove from the tax rolls for a non-taxable school use.

CIVIL

The soils on the site are classified as Wethersfield and Cheshire which are of adequate bearing capacity for school construction. There is a large area of wetlands in the central portion of the site that will severely restrict the layout of the school complex. In addition the central portion of the site is located in the 100 year flood zone that cannot be developed.

All utilities exist in Preston Avenue to service the development.

PLANNING

This is a well known parcel of approximately 65 acres at the crossroads of I-691 and 91 and 15. The access via Preston Avenue and its visibility are certainly the strong points of this site. It is currently zoned residential to be compatible with the existing residential and office campus character of the area. This is a rolling hill site with a third of its land being wetlands. It is a site with great development potential. The plan of Development calls for the site to be utilized as executive headquarters/high tech office development in a campus setting.

Again, being land poor it has been the City's position as identified by the Plan of Development that, said site must be retained for use with a high economic development impact.

Cumulative Site Analysis Chart **Interdistrict Magnet Middle School** Meriden, CT	Site Number 7 **Bradford**	Page 1 of 2 November 20, 1997

	Item	Factor	Value	Score (FxV)
Economic Implication Criteria				
1	Are public utilities (water, gas, sewer, etc.) Available without excessive cost?	3	0	0
2	Does water main pressure (psi) meet required standards for sprinklers?	1	.5	0.5
3	Is the site located above any flood plains?	3	6	18
4	Are the subsoil conditions satisfactory for economical construction?	2	2	4
5	Does the site require any special preparation before construction can begin? Can building construction occur at a reasonable cost and be logically constructed?	4	5.25	21
6	Can additional building facilities be added without expensive site acquisition?	1	4.25	4.25
7	Is there a negative impact on potential economic development?	4	4.75	19
				0
Physical and Functional Criteria				
1	Is the site accessible easily from within Meriden?	2	-3.5	-7
2	Is the site accessible easily from magnet school partners?	2	-4.5	-9
3	Is access to the site easy and safe for vehicles and pedestrians?	3	2	6
4	Is the site configuration reasonable for a school building, parking, athletic fields, etc.?	4	5.5	22
5	Can the design work already prepared for this project be salvaged for this site?	2	2.75	5.5

Factor Scale: (1-2) Minimum Impact, (2-3) Medium Impact, (4-5) Maximum Impact

Value Scale: -(9-10) Extremely Serious, -(6-8) Very Serious, -(3-5) Serious,-(1-2) Somewhat Serious, (0) Not a Problem, (1-2) Poor, (3-5) Fair, (6-8) Good, (9-10) Excellent

Cumulative Site Analysis Chart **Interdistrict Magnet Middle School** Meriden, CT	Site Number 7 **Bradford**	Page 2 of 2 November 20, 1997	

	Item	Factor	Value	Score (FxV)
6	Are there any major easements or other rights of way which restrict site development?	2	5.75	11.5
7	Does the topography of the site present difficult/expensive or time consuming construction challenges?	3	4.5	13.5
8	Is the proposed use consistent with the neighborhood characteristics?	2	6.25	12.5
				0
Environmental Consideration Criteria				
1	Is the site free from negative environmental conditions, such as smoke, odors, smog, air pollution, noise, excessive traffic, aircraft noise, electric transmission lines, etc.?	2	4.75	9.5
3	Do wetland areas, historical districts, park reserves, either on site or nearby, present planning constraints to negatively impact the site utilization or reduce usable/buildable site size?	3	.75	2.25
4	Is there any indication of contaminated site conditions either on-site or nearby?	3	4.25	12.75
				0
	Grand Total			**146.25**

Factor Scale: (1-2) Minimum Impact, (2-3) Medium Impact, (4-5) Maximum Impact
Value Scale: -(9-10) Extremely Serious, -(6-8) Very Serious, -(3-5) Serious,-(1-2) Somewhat Serious, (0) Not a Problem, (1-2) Poor, (3-5) Fair, (6-8) Good, (9-10) Excellent

SITE NO. 7
BRADFORD

ARCHITECTURAL

The Bradford Site might be fine, if it were in a totally different location. Probably about 50 acres, with a somewhat contorted configuration, gently to more severely sloping, almost totally wooded, with a modicum of wetlands. However, it is located on the west side of Meriden, and would need to be accessed from within Southington, followed by extensive residential road travel within Meriden. Utilities available at the site are a question mark.

CIVIL

The soils on the site are classified as Wethersfield and Ludlow which are of adequate bearing capacity for school construction. There are areas of wetlands and ponds that run north south through the site. These wetlands are located in the central portion of the site and will impact the layout of the school facilities.

Utilities are not readily available on the frontage of the property and will have to extend to the site along municipal streets. The state will not reimburse these off-site expenses and the cost will have to be born by the City.

PLANNING

The Bradford site is a beautiful wooded area in the westerly part of town. It is approximately 45 acres off the residential Allen Avenue. The area is characterized as a low dense single family residential area directly contiguous to a farm. Currently it is used as a single family homestead consistent with the Rural Residential zoning designation. There is a pond on site which obviously would be worked into any design.

The negative aspect of this site is its inaccessibility from within Meriden as well as from the other participating communities.

Cumulative Site Analysis Chart **Interdistrict Magnet Middle School** Meriden, CT	Site Number 8 **Guida-Siebert**	Page 1 of 2 November 20, 1997

	Item	Factor	Value	Score (FxV)
Economic Implication Criteria				
1	Are public utilities (water, gas, sewer, etc.) Available without excessive cost?	3	4	12
2	Does water main pressure (psi) meet required standards for sprinklers?	1	1.5	1.5
3	Is the site located above any flood plains?	3	3.5	10.5
4	Are the subsoil conditions satisfactory for economical construction?	2	2	4
5	Does the site require any special preparation before construction can begin? Can building construction occur at a reasonable cost and be logically constructed?	4	5	20
6	Can additional building facilities be added without expensive site acquisition?	1	-7	-7
7	Is there a negative impact on potential economic development?	4	2	8
				0
Physical and Functional Criteria				
1	Is the site accessible easily from within Meriden?	2	7	14
2	Is the site accessible easily from magnet school partners?	2	7	14
3	Is access to the site easy and safe for vehicles and pedestrians?	3	5.5	16.5
4	Is the site configuration reasonable for a school building, parking, athletic fields, etc.?	4	5.75	23
5	Can the design work already prepared for this project be salvaged for this site?	2	2.5	5

Factor Scale: (1-2) Minimum Impact, (2-3) Medium Impact, (4-5) Maximum Impact
Value Scale: -(9-10) Extremely Serious, -(6-8) Very Serious, -(3-5) Serious,-(1-2) Somewhat Serious, (0) Not a Problem, (1-2) Poor, (3-5) Fair, (6-8) Good, (9-10) Excellent

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Cumulative Site Analysis Chart **Interdistrict Magnet Middle School** Meriden, CT	Site Number 8 **Guida-Siebert**	Page 2 of 2 November 20, 1997	

	Item	Factor	Value	Score (FxV)
6	Are there any major easements or other rights of way which restrict site development?	2	5.25	10.5
7	Does the topography of the site present difficult/expensive or time consuming construction challenges?	3	6	18
8	Is the proposed use consistent with the neighborhood characteristics?	2	4.5	9
				0
Environmental Consideration Criteria				
1	Is the site free from negative environmental conditions, such as smoke, odors, smog, air pollution, noise, excessive traffic, aircraft noise, electric transmission lines, etc.?	2	2.25	4.5
3	Do wetland areas, historical districts, park reserves, either on site or nearby, present planning constraints to negatively impact the site utilization or reduce usable/buildable site size?	3	3.5	10.5
4	Is there any indication of contaminated site conditions either on-site or nearby?	3	4.5	13.5
				0
	Grand Total			**187.5**

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Factor Scale: (1-2) Minimum Impact, (2-3) Medium Impact, (4-5) Maximum Impact
Value Scale: -(9-10) Extremely Serious, -(6-8) Very Serious, -(3-5) Serious,-(1-2) Somewhat Serious, (0) Not a Problem, (1-2) Poor, (3-5) Fair, (6-8) Good, (9-10) Excellent

SITE NO. 8
GUIDA - SIEBERT

ARCHITECTURAL

The Guida/Siebert Site is approximately 24 acres, exactly what is required for the magnet school project. It is a triangular shaped parcel, sloping gently down from south to north, until it drops severely in the northern needle nosed tip (unusable) where wetlands are located. It is bounded on the east by the Wilbur Cross Parkway, on the west by North Broad Street, and on the south by the Robin Hill Street residential area. Access to this is the best of all sites; a wooded area in the south would be retained as a visual buffer zone; utilities are readily available.

The proposed building design has two major components: An academic wing and a non-academic/ support/common facilities wing. The building is located in the southwest site corner, removed from Wilbur Cross traffic noise. Three softball and two football/soccer play fields are located to the north and east of the building.

CIVIL

The soils on the site are classified as Wethersfield and Cheshire-Holyoke Complex which are of adequate bearing capacity for school construction. However, the Holyoke soils are underlain by bedrock between 0 to 2 feet of the surface. There is an area of wetlands (+3AC) on the north end of the site. However, the wetlands are in the northern triangular piece of the site and will not impact the buildable area.

All utilities exist in North Broad Street to service the building program.

PLANNING

The Guida Siebert site is a triangular shaped parcel which is relatively flat. The grade slowly descends south to north to an abrupt drop off to a wetland area. The Wilbur Cross Parkway forms the easterly boundary and North Broad Street forms the westerly boundary. The access from all directions is the easiest of all sites. Such access is via North Broad Street, approximately 8/10 miles from I-691. The area is of mixed character: Immediately southerly is a single family neighborhood of Robin Hill, south of this neighborhood is Washington Middle School; immediately west is residential and industrial development. The highway dominates the north and east sides of the site.

This 22 acre site is currently used in part as an equipment maintenance facility for the Guida Corporation and three (3) residential structures. The current zone C-3 is a highway commercial zone indicative of heavy commercial/auto related uses along major arteries throughout the City.

Developing the site by retaining the wetland area with the provision of other detention measures could be advantageous in the City's flood control efforts for the north end.

Considering the comprehensive factors of compatibility with the neighborhood, accessibility, future and current land use patterns of the area, it is the staffs opinion that this is one of two strong sites for the magnet school.

Cumulative Site Analysis Chart **Interdistrict Magnet Middle School** Meriden, CT	Site Number 9 **Saab**	Page 1 of 2 November 20, 1997

	Item	Factor	Value	Score (FxV)
Economic Implication Criteria				
1	Are public utilities (water, gas, sewer, etc.) Available without excessive cost?	3	4	12
2	Does water main pressure (psi) meet required standards for sprinklers?	1	1.5	1.5
3	Is the site located above any flood plains?	3	6	18
4	Are the subsoil conditions satisfactory for economical construction?	2	2	4
5	Does the site require any special preparation before construction can begin? Can building construction occur at a reasonable cost and be logically constructed?	4	5.75	23
6	Can additional building facilities be added without expensive site acquisition?	1	4.75	4.75
7	Is there a negative impact on potential economic development?	4	-6.75	-27
				0
Physical and Functional Criteria				
1	Is the site accessible easily from within Meriden?	2	3.25	6.5
2	Is the site accessible easily from magnet school partners?	2	4.5	9
3	Is access to the site easy and safe for vehicles and pedestrians?	3	5.75	17.25
4	Is the site configuration reasonable for a school building, parking, athletic fields, etc.?	4	4.25	17
5	Can the design work already prepared for this project be salvaged for this site?	2	2.75	5.5

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P.30

Factor Scale: (1-2) Minimum Impact, (2-3) Medium Impact, (4-5) Maximum Impact
Value Scale: -(9-10) Extremely Serious, -(6-8) Very Serious, -(3-5) Serious,-(1-2) Somewhat Serious, (0) Not a Problem, (1-2) Poor, (3-5) Fair, (6-8) Good, (9-10) Excellent

Cumulative Site Analysis Chart **Interdistrict Magnet Middle School** Meriden, CT	Site Number 9 **Saab**	Page 2 of 2 November 20, 1997

	Item	Factor	Value	Score (FxV)
6	Are there any major easements or other rights of way which restrict site development?	2	4.75	9.5
7	Does the topography of the site present difficult/expensive or time consuming construction challenges?	3	5.5	16.5
8	Is the proposed use consistent with the neighborhood characteristics?	2	2.25	4.5
				0
Environmental Consideration Criteria				
1	Is the site free from negative environmental conditions, such as smoke, odors, smog, air pollution, noise, excessive traffic, aircraft noise, electric transmission lines, etc.?	2	4.5	9
3	Do wetland areas, historical districts, park reserves, either on site or nearby, present planning constraints to negatively impact the site utilization or reduce usable/buildable site size?	3	3.5	10.5
4	Is there any indication of contaminated site conditions either on-site or nearby?	3	4.5	13.5
				0
	Grand Total			**155**

Factor Scale: (1-2) Minimum Impact, (2-3) Medium Impact, (4-5) Maximum Impact
Value Scale: -(9-10) Extremely Serious, -(6-8) Very Serious, -(3-5) Serious,-(1-2) Somewhat Serious, (0) Not a Problem, (1-2) Poor, (3-5) Fair, (6-8) Good, (9-10) Excellent

SITE NO. 9
SAAB

ARCHITECTURAL

The Saab Site is at the southerly end of Meriden, and is not easily accessible, especially to magnet school partners. The site is large, perhaps 50 acres, mostly open meadows, but has a very contorted configuration, with one area of extensive wetlands and another area of lesser wetlands. Most of it is level, an advantage. The site is considered to be a good one for commercial/industrial development, which is very much in keeping with the Saab Parts Distribution Warehouse immediately adjacent.

CIVIL

The soils on the site are classified as Wethersfield and Ludlow which are of adequate bearing capacity for school construction. There are two bands of wetlands that run in a north south direction that separate the site into three parts. These bands complicate the layout of the school facilities and will have to be crossed to develop the school. These crossings may cause environmental permitting difficulties.

Municipal water and sewer facilities are available adjacent to the site. Gas is approximately 1200 feet away.

PLANNING

The identification of this site as the Saab site is based on the planned development for Saab headquarters. This site in the south central portion of the City contiguous to Wallingford is already developed with a light industrial building for Flexo Converters. The remaining open land of 55 acres has frontage on Murdock and Northrop Road, some 2 1/4 miles from East Main Street. The site itself rolls from the west (Murdock Avenue) the east site along I-91. There are two linear bands of wetlands within the site. The neighborhood is residential in character.

Considering the comprehensive factor of the City being land poor and the potential development possibility of the site as well as the zoning designation of Regional Development District, it is the staff's recommendation to reserve this site for a use with more economic development impact potential.

Cumulative Site Analysis Chart **Interdistrict Magnet Middle School** Meriden, CT	Site Number 11 **Kogut Farm**	Page 1 of 2 November 20, 1997

	Item	Factor	Value	Score (FxV)
Economic Implication Criteria				
1	Are public utilities (water, gas, sewer, etc.) Available without excessive cost?	3	5	15
2	Does water main pressure (psi) meet required standards for sprinklers?	1	1.5	1.5
3	Is the site located above any flood plains?	3	5.5	16.5
4	Are the subsoil conditions satisfactory for economical construction?	2	2	4
5	Does the site require any special preparation before construction can begin? Can building construction occur at a reasonable cost and be logically constructed?	4	2.5	10
6	Can additional building facilities be added without expensive site acquisition?	1	7.25	7.25
7	Is there a negative impact on potential economic development?	4	-1.25	-5
				0
Physical and Functional Criteria				
1	Is the site accessible easily from within Meriden?	2	5.25	10.5
2	Is the site accessible easily from magnet school partners?	2	5	10
3	Is access to the site easy and safe for vehicles and pedestrians?	3	5.75	17.25
4	Is the site configuration reasonable for a school building, parking, athletic fields, etc.?	4	6.25	25
5	Can the design work already prepared for this project be salvaged for this site?	2	3	6

Factor Scale: (1-2) Minimum Impact, (2-3) Medium Impact, (4-5) Maximum Impact
Value Scale: -(9-10) Extremely Serious, -(6-8) Very Serious, -(3-5) Serious,-(1-2) Somewhat Serious, (0) Not a Problem, (1-2) Poor, (3-5) Fair, (6-8) Good, (9-10) Excellent

9677.46

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Cumulative Site Analysis Chart **Interdistrict Magnet Middle School** Meriden, CT	Site Number 11 **Kogut Farm**	Page 2 of 2 November 20, 1997	
	Item	Factor	Value	Score (FxV)
6	Are there any major easements or other rights of way which restrict site development?	2	5.25	10.5
7	Does the topography of the site present difficult/expensive or time consuming construction challenges?	3	4	12
8	Is the proposed use consistent with the neighborhood characteristics?	2	6.5	13
				0
Environmental Consideration Criteria				
1	Is the site free from negative environmental conditions, such as smoke, odors, smog, air pollution, noise, excessive traffic, aircraft noise, electric transmission lines, etc.?	2	2	4
3	Do wetland areas, historical districts, park reserves, either on site or nearby, present planning constraints to negatively impact the site utilization or reduce usable/buildable site size?	3	4.5	13.5
4	Is there any indication of contaminated site conditions either on-site or nearby?	3	0	0
				0
	Grand Total			171

Factor Scale: (1-2) Minimum Impact, (2-3) Medium Impact, (4-5) Maximum Impact

Value Scale: -(9-10) Extremely Serious, -(6-8) Very Serious, -(3-5) Serious,-(1-2) Somewhat Serious, (0) Not a Problem, (1-2) Poor, (3-5) Fair, (6-8) Good, (9-10) Excellent

SITE NO. 11
KOGUT

ARCHITECTURAL

The Kogut Site is one on the largest sites considered, approximately 150 acres. A thirty acre parcel at center site is recommended for the magnet school. The land is bounded on the east by Yale Avenue (planned for primary access) and on the west by South Curtis Street (emergency access). The land selected allows for continuation of the existing nursery business, complete with five watering ponds. The existing land is basically a series of man made plateaus, and the proposed design can take advantage of that fact, both for the building and the play fields.

The proposed building design has two major components: an academic wing and a non-academic/ support/common facilities wing. Play fields are located on existing plateaus on the north (gymnasium) side of the building.

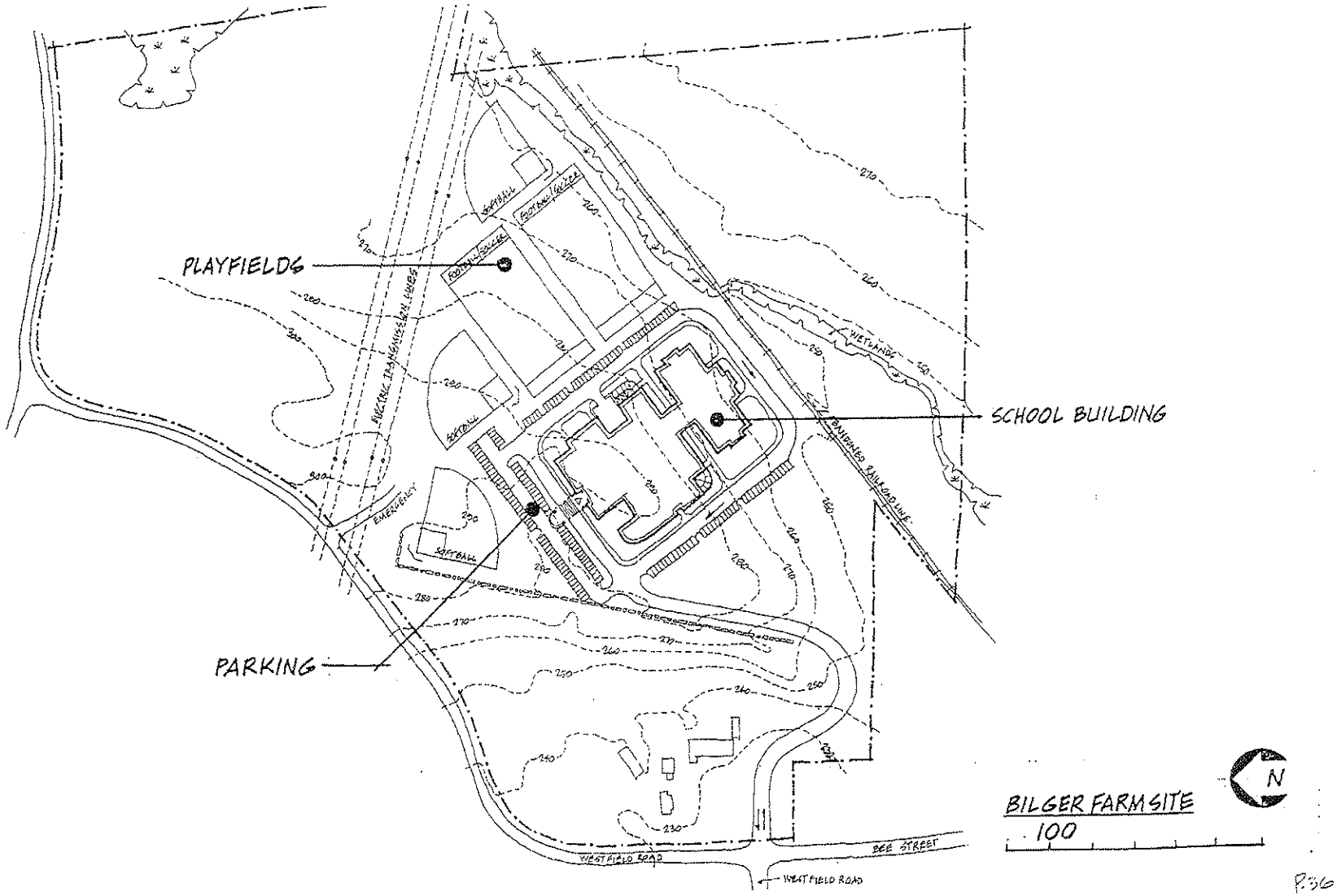
CIVIL

The soils on the site are classified as Wethersfield and Ludlow which are of adequate bearing capacity for school construction. There is an area of wetlands that run south-west through the site. However, due to the large size of the parcel these wetlands will not impact the buildable area of the site.

Water and sewer utilities are available on the perimeter of the site to service the development. Gas is currently located 1600 feet away.

PLANNING

This site is located on the west side of Yale Avenue very close to the Meriden-Wallingford line. It is a terraced site of great elevation change form the high point on east side (Yale Avenue) to the low point on west side along South Curtis. It is currently used as an active nursery site compatible with existing zoning of suburban residential. The development of the site for a school would only require 30 acres of this approximately 120 acre site. Access to the site would be south from East Main Street via Swain Avenue (1 ½ miles) or Paddock/Miller 2 1/4 miles). The positive aspects of size, terrain, neighborhood compatibility and accessibility have contributed to the consideration of this site. Considering the comprehensive factor of an active economic development use it is the staff's recommendation to only consider this site if the two stong sites of Guida/Siebert and Bilger are not viable.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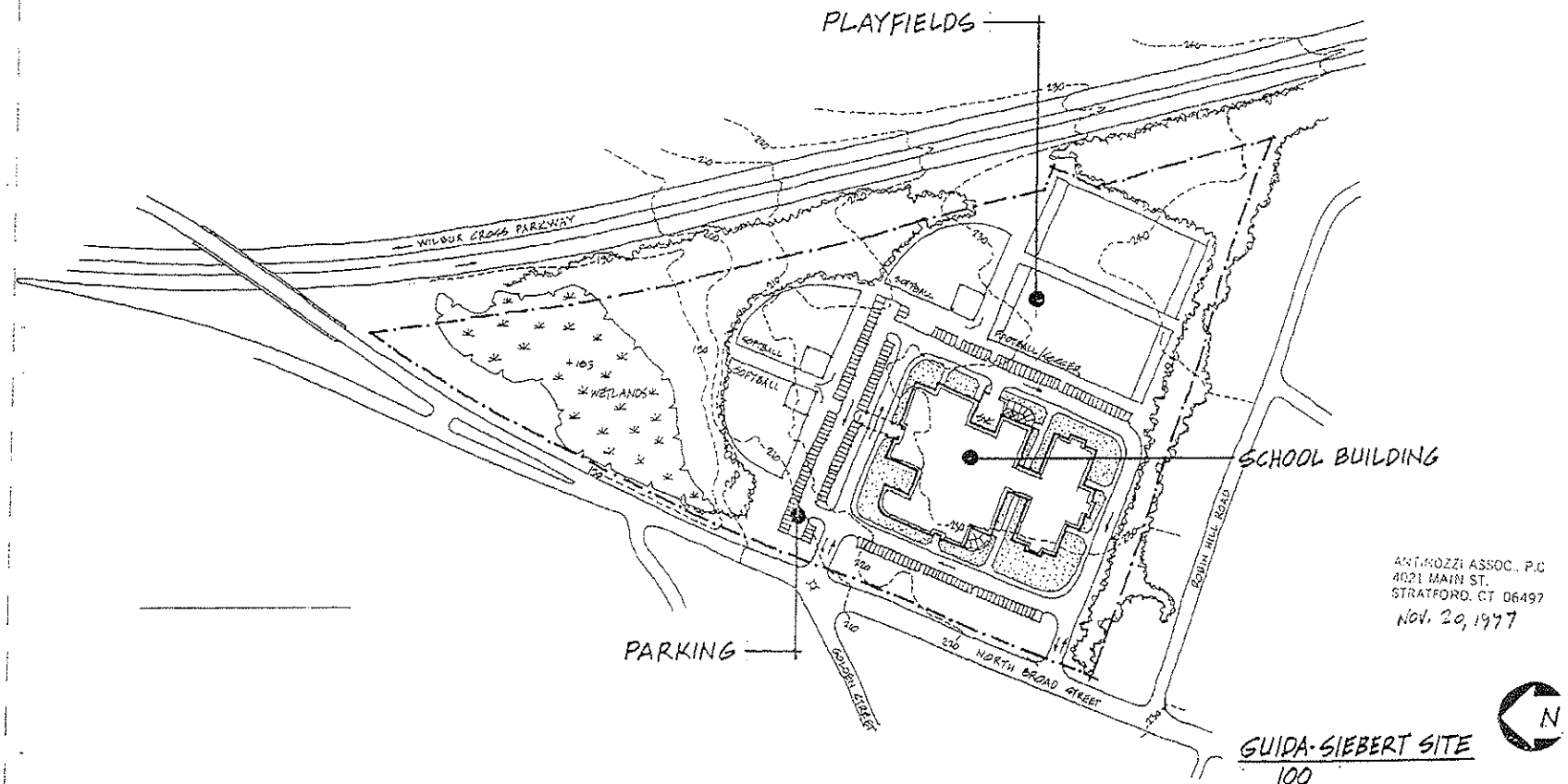
SCHOOL BUILDING
PARKING
ELECTRIC TRANSMISSION LINES
WETLANDS
ABANDONED RAILROAD LINE
EMERGENCY
SOFTBALL
FOOTBALL/SOCCER
WESTFIELD ROAD
BEE STREET
WESTFIELD ROAD
BILGER FARMSITE
100
N

P56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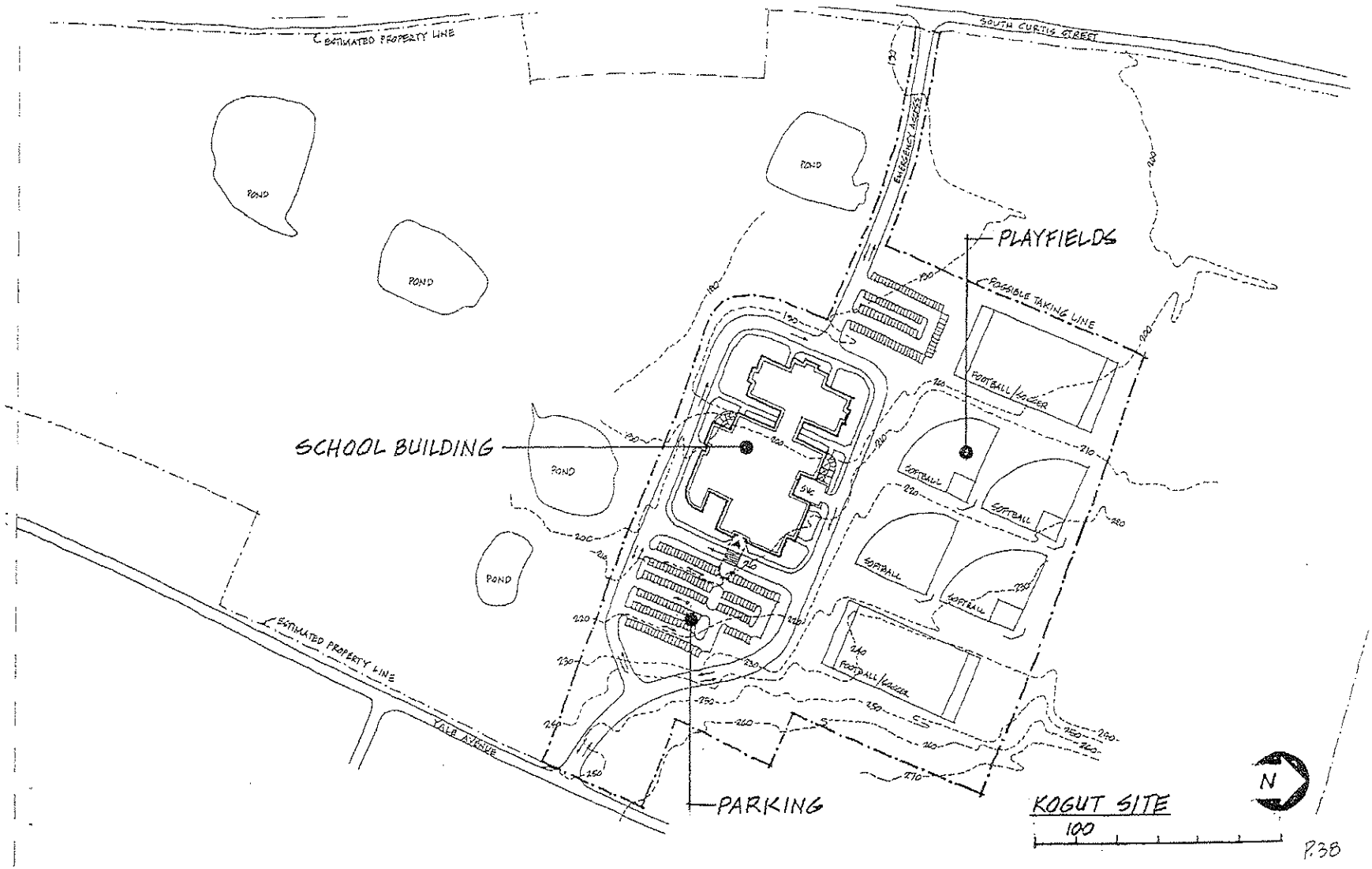
SOFTBALL
SOFTBALL
SOFTBALL
FOOTBALL/SOCCER
WETLANDS
SCHOOL BUILDING
PARKING
GOLDEN STREET
NORTH BROAD STREET
ROBIN HILL ROAD
ANTINOZZI ASSOC., P.C
4021 MAIN ST.
STRATFORD, CT 06497
Nov. 20, 1977
GUIDA-SIEBERT SITE
100
N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POND
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EMERGENCY ACCESS
PLAYFIELDS
POSSIBLE TAKING LINE
FOOTBALL/SOCCER
SOFTBALL
SOFTBALL
SOFTBALL
SOFTBALL
FOOTBALL/SOCCER
SCHOOL BUILDING
SW
ESTIMATED PROPERTY LINE
YALE AVENUE
PARKING
KOGUT SITE
100
N

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Job Status of Meriden Phase I Environmental Site Assessments

DTC is conducting Phase I Environmental Site Assessments on two sites in Meriden, Connecticut. These include the Kogut Florist Enterprises Inc. site on Yale Avenue and the Guidas maintenance site located on North Broad Street.

Work completed to date includes completion of the Connecticut DEP file review, review of historical aerial photographs and a windshield survey of the sites and adjoining properties. Site visits will be coordinated once DTC receives authorization from the client. DTC's findings to date are summarized below.

Kogut Florist Enterprises, Inc. Site

The site currently contains greenhouses over much of the site. Soil filling is evident along the eastern portion of the site along Yale Avenue. Placement of the temporary greenhouses occurred between 1975 and 1980 as shown on the aerial photographs. The property appears to have been used for planting as early as 1965 (the 1965 aerial photograph is the earliest photograph review).

Surrounding properties consist mainly of residences. A strip mall containing offices, retail and restaurant establishments was observed approximately 1,000 feet north of the site. Kogut's main facility is located approximately 3,000 feet north of the site.

Koguts main facility contains two registered underground storage tanks (USTs). The tanks do not appear to present an immediate threat to the subject site based on site topography. However, part of the site is located down gradient of the tanks with respect to ground water flow.

Guidas Maintenance Site

The subject site currently contains a maintenance facility for repair of Guidas vehicles. Operations were not readily visible due to trees growing around the building. The majority of the site contains meadows and is partially wooded. The northern portion of the site appears to be wetlands. A small stream traverses the northern portion of the site. In aerial photographs, the maintenance facility appears to take up approximately a tenth of the site, located in the southwest portion of the site. The facility is shown on the earliest photograph reviewed dated 1965. Vehicle parking is apparent around the building. Some filling activities in the central portion of the site are shown in the 1986 aerial photograph. In the 1990 aerial photograph, vehicles are shown parked in the central portion of the site where filling occurred.

Surrounding properties include mostly residential, with the Washington Middle School south of the site, the Golden Street Industrial Park located west of the site and several auto repair facilities are located north of the site. The Washington Middle School contains two registered USTs and is located in an inferred up gradient location of the site with respect to ground water. The industrial park contains several facilities of environmental concern, however, it appears to be located down gradient the site. The auto repair facilities also appear to be located down gradient of the subject site.

An Emergency Incident Report was found at the DEP regarding removal of a fuel oil heating tank. The report is unclear, however, it was likely a UST. The tank was pumped out and removed. The condition of soils around the tank was not specified in the report.