

New Fairfield - Bus Lot Site Selection Matrix

Working DRAFT 4/3/2024

PHASE 1 EVALUATION									
CRITERIA	PARCEL A	PARCEL B	Parcel C	Parcel D	Parcel E	Parcel F	PARCEL G	PARCEL H	Parcel I
	Consolidated School Site	Parking Lot and Assoc. Rec Areas	East of Rebel Turf/North	Lower Stadium Lot (Current loc.)	Upper HS Practice Field (Upper Multi-Purp.)	Behind MS (Proposed Teacher Lot)	Cell Tower / MHHS	Drop Off Center (Leaf Composting Area)	Dunham Drive
ADDRESS:	302 Ball Pond Rd	54 Gillotti Rd	54 Gillotti Rd	54 Gillotti Rd	54 Gillotti Rd	54 Gillotti Rd	302 Ball Pond Rd / 24 Gillotti Rd	33 Bigelow Rd	48 RT 39
PARCEL ID / ZONE:	37200 / R-88	219200 / R-88	219200 / R-88	219200 / R-88	219200 / R-88	219200 / R-88	37200 / 218000 / R-88	60100 / R-88	498300 LI
ALLOWABLE USE:									
COST OF LAND:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Appraised 2022 \$180,200
BOE Controlled / Town Owned / Private / Lease	BOE Controlled	BOE Controlled	BOE Controlled	BOE Controlled	BOE Controlled	BOE Controlled	Town Owned / BOE controlled - subdivision required	Town Owned - subdivision required to assign to BOE	Private - Drive is on Parcel 165400 - subdivision required to assign to BOE
Centrally Located close to schools - minimizes driver time	4	5	5	5	5	5	4	3	3
Topography challenges - determine level of regrading	5	4	3	5	4	5	2	4	3
Environmental concerns and potential remediation costs	5	5	5	5	5	5	4	4	4
Vehicle Safety / Access - traffic impacts - SIGHT LINES	4	4	4	4	4	4	4	3	5
Public roadway / off site improvements required	5	5	5	5	5	5	5	4	5
Site circulation challenges - issues	5	3	2	2	5	4	5	5	5
Requires relocation of existing site amenities (define impacts)	5	3	3	2 (approx 100 parking spots)	1	2	5	5	5
Site available to relocate amenities displaced (MOVE TO BOTTOM)	5	5	5	3	1	3	5	5	5
Time frame for replacement of amenities									
Avoids wetlands / Wetlands commission approval	3	3	3	3	3	3	3	3	3
Requires re-zoning or ZBA Approval	3	3	3	3	3	3	3	5	5
Anticipated Opposition	1	3	3	1	1	2	3	2	3
Available water	4	4	4	4	4	4	4	4	3
Available Power	4	4	4	4	4	4	4	4	3
Available Septic	5	4	4	4	4	4	4	4	3
Eligible for State reimbursement	4	3	3	3	3	3	3	3	2
Initial score	62	58	56	53	52	56	58	58	57

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ALLOWABLE USE:									
COST OF LAND:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Appraised 2022 \$180,200
PHASE 2 EVALUATION									
Site development costs									
Cost of Dispatch Building									
Cost for relocated features									
Design Costs									
Anticipated Reimbursement									
Potential loss of tax revenue									
Final Estimated Cost to Town									

Key:

1	Negative / least advantageous
2	
3	Neutral
4	
5	Positive / most advantageous