

Attachment 2

TOWN of WESTON, CONNECTICUT



Incorporated 1787

Town Engineer's Office

April 20, 2017

Weston Planning & Zoning Commission
Attention: Tom Fallia
Weston Town Hall
Weston, CT 06883

Re: Parcels Study for Dog Park Use

Tom:

I was asked to look into finding a parcel of town own land approximately 2 to 3 acres in size that would be suitable for a dog park. I was asked to look into finding parcels that would meet Health Department regulations and would not create an impact to a residential neighborhood. There were five parcels that show some promise for this use but those parcels had problems with access, wetlands, flood zones and rough terrain.

1. The first parcel looked at was Keene Park located on River Road. Access to the park is a gravel drive leading into a small gravel parking area. The parking area can accommodate 10 to 15 cars. The property consists of approximate 12 acres with a toddler playground and picnic tables. The site was not considered because most of the acreage is located in wetlands, it is also located within a flood plain and the Saugatuck River bisects the property.
2. The second parcel looked at was the Weston Transfer Station which is located on Godfrey Road East. The facility is a gated facility which closes at 3:45 pm. The station is not open on Sundays and holidays restricting limit access to the public. The property consists of 54 acres with a maintenance office and garage with dumpster locations at the lower and upper sections of the site. One large section of the site is flat and grassed but this area is where the original land fill is capped with a membrane which cannot be penetrated with fence posts. Also this capped section fills up with water during and after rain storms. The very top section of the station is used for fill storage and a cell tower. There is acreage beyond the cell tower but the terrain is steep and rocky and contains wetlands. The transfer station was not considered for a dog park because of the limitations mentioned above.
3. Bisceglie-Scribner Park was also looked at for dog park use located on Newtown Turnpike consisting of 56 acres. The enclosed letter dated April 19, 2017 from David Ungar Director of Parks & Recreation clearly states all the limitations why the park cannot be used for a dog park.
4. The Fromson property located on Upper Parish Drive was looked at for use of a dog park. The property consists of approximately 50 acres. Upper Parish Drive is a private dead end street. At

this time the town of Weston does not maintain this roadway system. The town has the right to use the road to access the Fromson property which is located at the end of the road. Neighbors would need to be part of allowing extra traffic on the road. Their input would be needed. If the town were to use this site the town would probably need to take over the road. The property at this time is gated. The property is very rough in its natural state. When you first enter the property there is a level section to the left of the access drive. This area could be used as a small parking area. In this same area there is a high plateau that is fairly level consisting of approximately 2.5 acres. This plateau is bordered by a large wetland area. The remaining sections of the property have severe slopes and other wetland problems. The high plateau was the only area of the property I studied that would be suitable for a dog park.

5. The Moore property located on Davis Hill Road consisting of 36 acres with a portion of the property fronting on Lords Highway East was considered for the use of a dog park. The property had all the qualifications for a dog park use. It had good access from either Davis Hill or Lords Highway East. It had relatively flat slopes with stonewalls marking off square sections of the property where a dog park could be sectioned off from the rest of the property. The property being 36 acres in size could accommodate a dog park and still have room for other facilities on site.

A handwritten signature in black ink, appearing to read "John Conte". The signature is fluid and cursive, with a large initial "J" and "C".

John Conte P.E.