

CHAPTER 8

PUBLIC FACILITIES AND UTILITIES

An Evolving Community

In its gradual evolution from a country town to an upscale exurban residential community over the past six decades, Redding has undergone dramatic changes in its civic needs and public infrastructure.

At the end of World War II, with a population of 1800 residents, Redding's town government functioned with three paid officials, a single office at the Old Town House, and a four-room elementary school. There was no Town garage, no local high school, and except for Putnam Park, no public recreation facilities. Police protection existed only at a distance, from State Police barracks. Volunteer fire companies were well organized but working with buildings and equipment primitive by modern standards. Most of the commissions and professional staff positions which today govern the Town and serve many diverse interests had not yet come into existence.

Now, some 70 years later with 9,233 residents (as of 2017), the Town of Redding employs 66 full-time, and 7 permanent part-time personnel in 17 departments, not including the school system. Public facilities include the four municipal buildings in Redding Center, the RCC (Redding Community Center), three schools, four fire stations, active recreation facilities at several locations, and town highway garage, recycling and sewage treatment facilities. The town's major public facilities and sites are described in Table 8-A.

Redding has a well-established tradition of volunteerism in public services. In addition to its three volunteer fire companies, approximately 140 citizens serve without compensation on various boards, commissions and committees of the Town and its three fire districts. Numerous organizations provide essential services to the town population, and the continued presence of these organizations is a vital part of the life of the town. Among these private institutions are the Mark Twain Library, Redding Boys and Girls Club (youth programs), Lonetown Farm and New Pond Farm (historical and educational museums), Highstead Arboretum, the Redding Country Club, and ten religious institutions (churches, synagogue, monastery), all of which are located on the 2018 Land Use Map.

Civic and public institutions are accorded special zoning privileges. They are permitted in residential zones and are the only category of use permissible in virtually any zone. Along with special privileges, however, come special obligations. The Zoning Regulations recognize them as distinct from residential uses and require "Special Permit" applications in residential zones to assure the protection of adjacent neighbors through the same high standards of land conservation, historic preservation, density, intensity, sustainability and appropriateness as are applied to residential land uses.

The Town Plan proposes that vital services required as the Town grows toward its full population capacity should continue to be provided in a constructive partnership between the Town and its many civic organizations and institutions. While certain of these functions, such as recreation, roads, law enforcement and land use regulation, are clearly public responsibilities, this plan encourages public and private collaboration, working in harmony, toward a shared vision of the future community. Such constructive collaboration may include recreation programs, social service programs, services to the elderly and needy, historic preservation, civic beautification, emergency medical and disaster response, trails development in open space lands, cultural events and many other areas of civic need.

Strong encouragement should be given to continued voluntary participation by townspeople in all aspects of community service. Redding's future quality of life and civic character depend on contributions by talented citizens.

Recent Growth in Infrastructure

In the mid-1990s, while the 1998 Town Plan was being prepared, Redding was on the cusp of a major program of expansion of public facilities, made necessary by the massive population growth of the prior several decades.

Over the past ten to twelve years the following significant accomplishments – many recommended in the 2008 Town Plan – have been realized or are in process:

- Ongoing efforts to extricate the former Gilbert & Bennett factory site from bankruptcy and litigation to allow resumed planning for a major redevelopment project including a possible Georgetown train station and expanded sewage treatment plant.
- Acquisition, in a collaborative partnership with The Redding Land Trust, the State and Aquarion Water Company, of a new major open space parcel, totaling over 30 acres.
- Expanded Police Station and improved communications towers.
- Installation of an all-weather, artificial turf sports field and track with new bleachers and night-game lighting at Joel Barlow High School.
- A new playground at the Redding Elementary School.
- Renovation of train tracks and bridge on Long Ridge Road in West Redding

In addition to these Town-sponsored projects, several major projects completed by the State and by private utility companies have left a lasting impression on the town. Foremost among these was action by the State, in concert with The Nature Conservancy, to acquire permanent development rights to the entire watershed acreage in Redding and adjacent towns of lands formerly held by the Aquarion Water Company, now permanently protected as the "Centennial Watershed State Forest". Another State project brought to fruition a significant restoration of Putnam Memorial State Park, including a new visitor center in the restored pavilion. The largest utility project has been the erection of an additional cellular telephone tower at the Redding Ridge Fire Department to serve the burgeoning need for more widespread and reliable wireless communications by Redding residents and public entities. This will also provide valuable leasing income to help fund the Fire District.

Town Growth and Future Facility Needs

The extent of long-term facility needs reflects both existing deficiencies and anticipated Town population growth.

From the most recent land use survey of the town (2018) and the analysis of its realistic growth potential (Table 4C), Redding's likely "ultimate" population size has been projected at between 11,500 and 12,000 persons. It will take several decades, at least, based on recent rates of growth, to reach that size. Although the central Georgetown redevelopment project and affordable housing development construction could well induce a brief upswing in the rate of population increase between 2018 and 2028, the long-term trend is for slower growth due to gradually declining average household size, a growing

proportion of elderly persons and a diminishing supply of land which is free from development constraints. Recent school enrollments and projections tend to confirm the trend toward slower growth in Redding during the coming ten year period.

The Town is fortunate in that it does not face explosive growth and can plan needed facilities within moderate parameters for additional growth.

As a familiar proverb says, “prudence is foresight” and the Town Plan 2018 recommends that the Town undertake two programs to insure its future capacity to meet unforeseen needs. These are:

- Rebuild the Town’s Capital Reserve Fund to provide financial capacity for future infrastructure not presently needed or predictable, whether schools, roads, utilities or other unavoidable costs, and
- Acquire a reserve of land or sites, strategically located, to accommodate future facility expansion wherever and whenever such may be needed. Examples could include undeveloped land adjacent to Town, civic, school or recreational facilities in the central area of the town, land for future off-street parking in Georgetown or land for affordable housing development having the requisite adequate water supply, suitable soils for sewage disposal and located for transit-oriented access.

Existing Facility Sites

Table 8-A lists the sites of major existing public facilities in Redding and analyzes the additional development capacity for each. The extent of the site area already developed – including buildings, septic areas, parking, playing fields etc. – has been measured, as have these factors which inhibit additional development such as wetlands, slopes above 20% and reservation for another use (e.g., Town Green or Historical Society leasehold). The result is the estimate of “Developable Reserve” area given for each site in the table.

Land which is permanently dedicated to public open space serves an important function in providing for environmental protection and passive recreation and is not part of this “Facilities Sites” analysis. These lands include all of the Open Space and Public lands shown on the current Land Use Map. Examples include “The Rock Lot”, “Saugatuck Falls Natural Area” and the “Ground Pine Sanctuary”, all owned by the Town.

From the analysis in Table 8-A, it is clear that public land available and usable for expansion of such essential facilities as Town Administration, public schools, public safety and active recreation is quite limited. The Plan proposes efficient utilization of available existing space and early action to acquire additional key areas of land where needed for future facilities.

Subsequent sections of this chapter list five broad areas of public service responsibility and propose programs to meet civic needs in these areas. Included are:

- Town government and social services
- Public education
- Public safety
- Parks and recreation
- Utility services



Redding Community Center



Joel Barlow Artificial Turf Field



Over 60 Miles of Trails



New Fire House at Redding Center



One of Two New Playgrounds at Redding Elementary School



Expanded Police Station

DRY

**Table 8-A
MAJOR PUBLIC FACILITY SITES
Town of Redding**

This table analyzes site capacity only. For facilities evaluation see the following sections of this chapter. See explanatory notes at the end of the table.

SITE	Site Area in Acres		Developable Reserve
	Total:	Developed	
Town Hall 100 Hill Road (Town/municipal offices)	2.64	1.7	Minimal. Restricted by septic fields, zoning setbacks, essential parking space. With Town Hall green and 1998 building additions, site is now fully utilized.
Town Hall Annex 10 Lonetown Road (Town/municipal offices)	0.52	0.5	Little or no additional capacity, due to septic & setback limitations. Enlarged parking area 1998, also serves Town Hall.
Old Town House Cross Hwy. @ Lonetown Road (Town/municipal offices)	0.03	0.03	None. Entire building perimeter adjoins roads and Congregational Church property.
Community Center Lonetown Road, at rear of Redding Elementary School (Town/senior center, public community room, offices, gymnasium, playfields)	22.7*	20.5	Approximately 2.2 acres in two locations, adjacent to building and to fields at northeast corner.
Lonetown Farm Museum 43 Lonetown Road (Town, 99-year Lease to Redding Historical Society/house, barn and field)	3.5*	0.9	Entire site restricted by 99-year lease. Open 2.6 acre field used regularly by Society for its activities.
Redding Elementary School 33 Lonetown Road (Town/public school, auditorium, playfield, parking, septic fields)	35.7*	35.7	Site fully developed after deducting area for Community Center and Lonetown Farm Museum.
Police Dept. & Emergency Communications Center 96 Hill Road (Town/police station & "E-911" office)	0.71	0.7	Minimal. Entire site in use for buildings, setbacks, septic and parking.
Hill Road Vacant Lot 99 Hill Road (Town/light woodland, adjacent to Center firehouse)	4.01	--	2.5 acres, after deducting wetlands, setbacks and portions unusable due to lot shape. Potential site for new public safety/police building.
John Read Middle School 486 Redding Road (Town/public school, playfield)	24.3	13.5	Approx. 2.0 acres around existing school building. Restricted by septic fields, wetlands, setbacks.
Joel Barlow High School 100 Black Rock Tpke. & 70 Turney Road (Regional School District 9/senior high school, 2 gymnasiums, tennis courts, 6 multi-purpose playfields)	118.1	64.0	Approx. 8 acres in 2 sections, west side of site. Developed area includes extensive building, parking, septic and recreation areas. Balance of site is mostly wetland, ledge and steep slope.
Topstone Park Topstone Road & Old Redding Road (Town/public recreation pond w. swimming facilities)	274.9	6.0	Approx. 7 acres, near entrance drive and pond; limited potential for small-scale recreational facilities. Remainder of tract is rugged, ledged terrain and wetland, used for passive recreation with 3.7 miles of hiking trails.

SITE	Site Area in Acres		Developable Reserve
	Total:	Developed	
Redding Center Fire Station 105 Hill Road (Fire District #1/firehouse)	1.38	0.4	0.3 acre, after deducting developed area & setbacks.
Redding Ridge Fire Station 186 Black Rock Turnpike (Fire District #1/firehouse, meeting rooms and cell tower)	0.84	0.8	None. Entire site in use for building, septic, parking, cellular tower and setbacks.
West Redding Fire Station 306 Umpawaug Road (Fire District #2/firehouse, meeting rooms and recreation field)	4.55	0.8	1.7 acre, after deducting developed area and setbacks.
Georgetown Fire Station 6 Portland Avenue (Georgetown Fire District firehouse & meeting rooms)	0.47	0.47	None. Entire site in use for building and parking.
Town Garage 28 Great Oak Lane (Town/Highway Dept. garage, salt shed, equipment storage area)	6.5	5.5	Minimal. Vacant woodland adjacent to Great Oak La. is compost area and residential buffer. Setbacks required from adjacent stream. Sloping hillside behind building. Site close to full development.
Transfer Station and Recycling Center 84 Hopewell Woods Road (Town/solid waste transfer facility & closed landfill site)	13.87	11.0	1.2 acres, adjacent to transfer/recycling complex. Closed landfill occupies most of remainder of site.
Georgetown Sewage Treatment Station Redding Road (Town/wastewater treatment facility)	0.18	0.18	Minimal. Entire site in use for treatment plant. Site being enlarged as required for plant expansion to serve future development & Meadow Ridge.
West Redding Rail Commuter Station 3 Long Ridge Road (Conn. Dept. of Transportation/ Metro North RR parking lot)	2.05	1.3	0.3 acre (reserve area lies in R-2 Zone and requires setback variances for parking use).
Vacant Lot, West Redding Center 6 Side Cut Road (Town/light woodland)	1.0	--	Approx. 0.4 acre after deducting wetlands & setbacks. N.W. corner lies in NB Zone, balance (0.6 acre) in R-2 Zone.

Explanatory Notes

The twenty sites analyzed in the Table are tracts owned or leased by Town, State or other public agencies to provide essential local infrastructure services, such as Town government, public schools, recreation, fire and police protection and utility services. Privately owned institutions, utility services and public open space lands are not evaluated here. The purpose of this analysis is to determine the approximate capacity of existing public infrastructure sites to accommodate future facility growth.

Developed area for each site was calculated or estimated from available site plan, survey map and land use information, and generally includes area occupied by buildings, service yards, activity areas, accessory structures, parking and driveways, septic fields and utility areas.

Developable Reserve area excludes existing developed area, zoning and wetland “setback” areas and area severely limited for development due to such natural constraints as wetland, flood plain and steep slopes.

* Site area is determined by approximate extent of the facility use within the overall Town-owned tract of 72.9 acres. Site allocations above do not include approximately 11.0 acres of buffer land at rear of tract.

Town Government and Social Services

As a result of investment by the town in new facilities over the past dozen years much has been accomplished to alleviate problems cited in the 1992 Redding Center Supplement to the Town Plan and in the 1998 Town Plan.

In 1998 construction was completed on a major renovation and addition to the Town Hall, increasing floor area by approximately 1,900 square feet and providing enlarged meeting space, office areas and code compliance. The enlarged Town Hall building provides adequate office space for the foreseeable future for the nine Town departments currently established there, as well as a spacious meeting room capable of accommodating up to 95 persons. Public hearings are frequently held at the meeting room.

The Redding Community Center building was constructed on approximately five acres of the “Burritt Farm” site in 2001-02. Opening in August 2002, the facility provides much needed facilities for all ages. The structure, which houses a large community room for meetings and election day polling, is flanked on one side by a new Senior Center with offices for Social Services staff and on the other side by offices and gymnasium facilities serving the programs of the Park and Recreation Commission.

Across the street from the Town Hall, the 1½ story Town Hall Annex continues to house the Redding Center Post Office and the Building Department, while the Health and Zoning Departments have been moved across the street to Town Hall. Parking was expanded on this half-acre site in 1998 to jointly serve the Annex and the main Town Hall, but this still remains inadequate at times of peak use.

After a study, the existing Police Station was renovated and enlarged to accommodate the department’s expanding staff and other needs. The aging radio mast was replaced by a taller tower carrying new communications antennae to facilitate emergency communications.

It should be possible for the existing Annex building to accommodate the Redding Center Post Office into the foreseeable future as well as to eventually provide a more secure location for dead file storage and necessary parking capacity for the Town Hall.

The Old Town House, facing the original Town Green at Cross Highway and Lonetown Road, is an historic structure that has served Town Government since 1834. It presently serves the Land Use Office and provides file storage and meeting space for the Conservation and Planning Commissions. An off-street parking area at the rear, shared compatibly with the adjacent First Church of Christ Congregational, works well. The arrangement provides adequate space for these two departments for the foreseeable future and should be continued.

Public Education

Redding Elementary School in its central two-story portion, dates from 1948. A memorial gymnasium/auditorium was constructed on the north side of the original building about 1949-50.

Successive additions in the early 1970 have created two large classroom wings on the south and west sides of the original building. Originally planned as an eight grade school, Redding Elementary School now serves pre-kindergarten through Grade 4 pupils. Overcrowding which had developed by the mid-1990's was alleviated in 1999 by transfer of the fifth grade to John Read Middle School. Present enrollment at Redding Elementary School (2008-2009 school year) is 465 students, a decrease of 37% over the past ten years. However, the middle-range enrollment projection by consultants to the school's administration forecasts an increase in Pre-K through Grade 4 enrollment by 10% to an estimated 529 elementary school students in the 2027-28 school year. Redding's slow rate of growth and a demographic phenomenon, the passage through the system of the smaller average number of children born between 2009 and 2015, accounts for a interval of declining enrollment. However, the birth rate rose again starting in 2016. This will produce enrollment at levels last seen in the years surrounding 2011 and will require increased staffing and incremental budgetary increases in a time of diminishing State support of education budgets. Hopefully these constraints on the State support are short-term and will once again increase with economic growth.

John Read Middle School, which serves Grades 5 through 8, opened in 1966. Its compact two-story original section was doubled in capacity almost immediately with an addition in 1967-68. Further additions, consisting of a one-story six-classroom wing at the rear and a library wing at the front were completed in 1999. In its present configuration the middle school is expected to fully accommodate the Grades 5-8 program for the foreseeable future. Student enrollment at John Read Middle School reflects the same trends noted in elementary school enrollment; over the past eight years the number of students has declined by 33% to 388, the present enrollment. This number is projected to increase again to 426, a 7% larger student body by 2027-28. The middle school is sound and functional.

Joel Barlow High School serves Grades 9 through 12 for Regional School District 9, comprised of the towns of Easton and Redding. The original section was built in 1959, on a 35-acre site off Black Rock Turnpike for a capacity of 650 students. A major addition, designed to provide for a student capacity of 1,000, opened in 1971-72. In 1974 the District purchased the 83-acre "Blaha" tract adjoining on the south, creating a total site of 118 acres. A complex of athletic fields, parking and tennis courts (about 25 acres) was built on this portion of the site in the latter 1970's. A large-scale and complex building project, commenced in 2001 and completed in 2005, has created 26 additional classrooms and laboratories as well as renovation of existing classrooms, auditorium, cafeteria, laboratories and offices. Site improvements simultaneously constructed a new competition field, new multi-purpose fields, a new cross-country course, eight new tennis courts, and additional parking facilities. In its enlarged capacity for 1,200 students, Joel Barlow High School is now capable of accommodating the maximum probable enrollment which would occur when Easton and Redding reach their design population size, or "holding capacity", of 21,000 persons for the two towns. The current enrollment (2017-18) of students from Redding at Joel Barlow High School is 488 students, out of a total student enrollment, including Easton students, of 883. This number is projected to remain decline through the latter half of the next decade to a low of approximately 695 students before increasing again as the

students from the lower grades matriculate, beginning an upward trend in enrollment that by the 2027-28 school year should pass 720 students and continue an upward trend in succeeding years.

The Regional School District administrative offices have been relocated within the District, to the space recently vacated in the former Staples School in Easton.

Recent and on-going physical improvements at each of the three schools, Redding Elementary School, John Read and Joel Barlow, have resulted in sound facilities and ample capacity for projected enrollments. However age and obsolescence in the older portions of these schools may require attention in future years and planning should be done to evaluate options for improved efficiency and the flexibility of interior space required by new technology. An expensive project to replace the heating boilers at Redding Elementary School was completed in the last few years, and repairs and renovations to the roof and HVAC system at Joel Barlow High School was also completed.

Pre-K-8 enrollments are expected to increase in the foreseeable future as birth rates have once again increased following the great recession, turnover of town homes brings in new young families and as the town grows to its capacity population. Such growth could eventually result in an additional 350 to 450 students in the Pre-K-8 system. There is no realistic additional expansion capacity at John Read School due to septic limitations, high water tables and adjacent wetlands. The Redding Elementary School site, now reduced to about 35.7 acres as a result of development of other portions of the former property for the Community Center and several playfields, is essentially fully developed with little reserve space for new building or septic fields. It is therefore urgent that studies be conducted to identify and secure a site or sites wherein additional elementary school facilities may be constructed in the future if needed. Centrality of location, suitability of soils, and topography suitable for play spaces and parking are the prime determinants for a site.

Public Safety

The Redding Police Department has been an independent municipal police force since July 2002 when the Town adopted an ordinance creating the department under the professional direction of a Chief of Police. In addition to the chief, the staff includes one captain, one detective, three sergeants, eleven officers, four full-time and one part-time dispatchers, one supervisor/records clerk, one school security officer (during the school year) and one animal control officer. The Communications Division of the department operates the Town's 24-hour 7-day emergency service for police, fire and medical emergencies (9-1-1 calls) for all sections of Redding.

At present the Police Department and the Emergency Communications Center are housed in an expanded facility at 96 Hill Road adjoining the south end of the Town Hall green. This 0.71-acre site also accommodates a departmental garage, the recently replaced, taller radio tower and a small parking lot.

Redding's four fire stations are well located for strategic coverage of the town's extensive territory. Site space is available for expansion as needed at the Redding Center and West Redding firehouse sites.

All Redding residents rely upon three all-volunteer fire companies, each established within a legally constituted municipal fire and tax district, to provide fire and rescue services, while paid emergency medical services staff answer medical emergencies. Redding Volunteer Fire Co. #1 (Redding Fire District #1) operates from two firehouses at Redding Ridge and Redding Center, and covers approximately half the town. The West Redding

Volunteer Fire Company (Redding Fire District #2) and the Georgetown Volunteer Fire Company (Georgetown Fire District) serve the remainder, the latter including adjacent areas in Weston, Wilton and Ridgefield. Each fire company is well equipped and holds weekly training sessions that have resulted in most active volunteers attaining the level of Medical Response Technician or higher. Nonetheless, there is a severe shortage of trained personnel available for emergency response at various times, typically weekdays when many volunteers are at work outside Redding. This is especially problematic in Districts 1 and 2. Each company responds to between 200 and 300 emergency calls per year. A mutual aid plan enables each company to call for back-up assistance from one of the adjoining fire companies, or from a department in an adjoining town, in the event of a major fire or disaster. Growing emergency medical response needs, and a shortage of reliable volunteers have necessitated the shift to paid EMT staff since the 2008 Town Plan.

Redding Fire District #1 completed a major addition to the Redding Center fire house located at 105 Hill Road. The addition will more than doubled the size of the former building, providing two additional bays and conference and storage rooms.

Additional measures needed to sustain and enhance the Town's effectiveness in fire response include:

- Implementation of requirements for the inclusion of fire sprinkler systems in new houses having higher risk of loss from fire (i.e. large houses, isolated sites, high-density zones, etc.).
- Continued inclusion of underground water tanks serving hydrants in new residential subdivisions
- Establishment of access to more ponds capable of providing ready refilling of the Fire Districts' tanker trucks.

Parks and Recreation

Redding's active recreation facilities consist of the Redding Community Center housing office space, a large gymnasium and other facilities for the many programs sponsored by the Park and Recreation Commission. Three playing fields are located adjacent to the Community Center.

The Park and Recreation Commission is served by a professional director and four staff persons who oversee a wide range of programs, on a four-season schedule, for all age groups. Youth athletics, concerts on the Town Hall Green, exercise classes, crafts instruction, special excursions, summer camps, adult tennis, swimming in season at Topstone Park, and the "Extended Day" program at Redding Elementary School are but a sampling of the programs offered.

The Park and Recreation Department assumes the maintenance responsibility for all of the Town recreation fields, including those at the Community Center and at the John Read and Elementary Schools. The department also maintains Topstone Park and the Town tennis courts.

Despite the recent advance in athletic fields and program facilities the Park and Recreation department staff has identified a number of still unmet needs or resident requests. These include:

- Additional athletic fields; 2 desirable including a practice field and an all-purpose field, to allow existing fields to recoup from heavy use; an artificial turf field preferred.
- An additional meeting room for daytime programs and to avoid disruption of scheduled programs when Town events pre-empt the Community Center common room.
- Other items either requested by the public or seen by staff as highly desirable include, a pavilion for the RCC, bleachers for the gymnasium, a playground and a pavilion for Topstone Park, a fitness center, outdoor lighted basketball courts, and replacement of the presently aging tennis courts.

Joel Barlow High School provides several athletic fields, tennis courts and a running track, all of which are available when not pre-empted by school schedules for use by town residents. In addition, several private recreation facilities function in Redding, with extensive programs for members, most notably the Jesse P. Sanford Boys & Girls Club of Redding and the Redding Country Club.

Utility Services

Repair and maintenance of the Town's system of roads, bridges, storm drains and various public grounds is the essential responsibility of the Highway Department, which has an operational base on a 6.5 acre tract off Great Oak Lane, adjacent to the southwest corner of Redding Elementary School. Department equipment is housed in two large garage buildings. Adjoining the garage buildings are a sand and salt storage shed, an office, and a large work/storage yard. A wood chip and topsoil storage area is located to one side of the entrance driveway, near Great Oak Lane. Due to the large size of new highway equipment, and additional storage needs, an enlarged garage was constructed in 2014.

The Town's Transfer Station and Recycling Center is located at the front portion of the former Town landfill site, a 13.9 acre tract on Hopewell Woods Road near the Newtown line. A permit system is in effect for Town residents. About two acres are in use for several buildings which house recyclable materials, reusable goods and a small office. Storage bins and enclosed trailers for paper and other bulky commodities are located adjacent to the buildings. The Center accepts a wide range of recyclable materials which are sold to private recycling contractors and is a transfer station for solid waste which is transported to regional reprocessing facilities. Hazardous waste must be transported out of town to a designated collection center at owner expense. Compost is accepted and available to town residents for fertilizer.

In 1996 the new Georgetown sanitary sewer system and treatment plant began service to residents and businesses located on Old Mill Road, Main Street and small adjacent portions of Redding Road, Brookside Road and Portland Avenue. The sewage treatment plant is located on a site at the south side of Redding Road adjacent to the railroad spur and is under lease from the developers of the former Gilbert and Bennett property. Redevelopment planned for the G&B site, to create an urban village of mixed uses, will significantly expand the existing sewage treatment plant from its present

capacity of 75,000 gallons per day to 245,000 gallons per day in order to serve the new village. A modest surplus capacity is incorporated in the design of the new high-tech plant. It is seen as vital to the development of the G&B site that this additional capacity not be allocated or granted to other uses.

Private utility companies, regulated by the State Department of Public Utility Control and the State Siting Council, provide electric, telephone and cable services to all Redding residents.

Recommendations

- 1) Move toward full implementation of the Plan for Redding Center, based upon findings and recommendations of the Redding Center Supplement of 1992, the Town Plans of 1998 and 2008, and studies by the Redding Interior Space Committee (RISC).
- 2) Survey or redefine the “Onion Field” adjacent to the Lonetown Farm Museum to assure that the Historical Society 99-year lease extends westward to include the field and a sufficient treed buffer area at its western edge. Use of this field should be limited to civic events that do not require any modification of the field's preserved agricultural character.
- 3) Consider creating a Village District overlay zone, to confer protective regulations for Historic Districts such as Redding Center. This would trigger an architectural review by an Architectural Advisory Committee.
- 4) Populate an ad hoc Architectural Advisory Committee to review plans for commercial, municipal and institutional construction, when requested by the Board of Selectmen and the Redding Planning Commission. The role would be to advise on issues of ensuring harmony with the environs in terms of scale and architecture, and to protect public viewsapes. This would be especially needed in the event that any Village District designations were adopted in town.
- 5) Plan for a committee to be formed on an ad hoc basis should a municipal, educational or public use facility need will require new land acquisition. Such future land acquisitions may be needed for civic purposes, including education, active recreation, and the various operations of the Town government. An organized process of identifying suitable sites for future purchase should occur in consultation with all Town boards and commissions.
- 6) Expand the Community Center north wing by a sufficient amount to create “Daytime Programmable” meeting space.
- 7) Plan and budget for maintenance and replacement of existing fields, tennis courts and other facilities which are heavily used, to preserve their viability and safety.
- 8) Implement, at Town expense, a continuous training program to assure that all police officers, emergency dispatchers, volunteer firefighters and other key Town personnel are and remain certified to Medical Response Technician levels. Continuing education for fire marshals, building officials and other appropriate Town administrative personnel in fire safety, public health and safety issues is strongly recommended, as is adequate staffing for code enforcement.

- 9) Provide basic life-saving equipment (oxygen, bandages, automatic defibrillators, etc.) for police cars and places of public assembly, (schools, senior center, churches, town auditorium) for MRT use in medical emergencies.
- 10) Encourage coordinated training and operations of the several fire companies, the Town Police and Highway Departments for maximum effective utilization of available resources in emergencies, particularly the limited number of personnel available for public safety service.
- 11) Given the reliance of the Town on volunteer fire departments, the projected growth of the Town and the trend toward large dwellings, it is recommended that new fire protection measures be initiated including the following:
 - a) Amend the Subdivision Regulations to increase the availability of water resources in proximity to all newly-constructed houses.
 - b) Study potential amendments to the Zoning Regulations to require that all new dwelling units having higher risk of loss from fire (i.e. large houses, isolated sites, high-density zones, etc.) are protected by automatic fire suppression (i.e. sprinkler) systems.
- 12) Monitor long-range plans of commercial utility services for system improvements and new facilities. Support legislative and other efforts to ensure protection for the residential and natural environment of the town.
- 13) Support strict adherence to the Zoning Regulations that require low level lighting at public, institutional and commercial facilities as well as private residences.
- 14) Explore development of a Town policy to encourage, assist, and where feasible require, underground installation of all new and upgraded power and communications cables, in collaboration with respective utility companies, with special emphasis on Historic Districts, Scenic Roads, areas of dense development and for commercial and institutional uses.
- 15) Maintain satisfactory operations at the Town Recycling Center and Town Public Works Garage, as at present. Update and modernize as required for safety and efficiency.
- 16) Continue to recruit and encourage voluntary participation by able townspeople as members of various Town boards and commissions, as emergency responders, and as active participants in civic and social organizations that contribute to both needed public services and the quality of community life in Redding.
- 17) Continue to monitor the State of Connecticut Water Protection Act, its implementation and support in Redding.