



Site Evaluation: Executive Summary

The Site Evaluation Subcommittee was responsible for researching possible alternate site options for FHS and to identify and document site constraints and benefits.

The subcommittee:

- Reviewed all Town Owned property similar in size to the existing high school site (approximately 30-40 acres)
- Reviewed all private property that was similar in size to the existing high school
- Reviewed all properties that were 15-20 acres, which would be large enough just to fit the school
- Discussed the potential of all properties that were evaluated
- Properties were deemed an unsuitable location for various reasons, including:
 - size or land restriction (deed, grant, or lease restriction);
 - environmental issues;
 - location/accessibility issues; and
 - current use

Attached is a summary of the subcommittee's findings. Properties in **red**, have been evaluated and were removed from consideration for one or more of the reasons listed above.

Initially, Westwoods Golf Course was identified as a potential location for the new building option, however it was removed from consideration due to deed restrictions that would require a land swap. It was determined that a land swap would be time consuming and cost prohibitive. Information regarding the subcommittee's evaluation of Westwoods Golf Course can be found on pages 7-8.

For more information, the site evaluation subcommittee minutes can be accessed [here](#).



Site Evaluation: Town Owned Properties

	SIZE OR LAND RESTRICTION (GRANT, DEED, ETC.)	ENVIRONMENTAL ISSUES	LOCATION/ACCESSIBILITY	CURRENT USE
KRELL FARM (61.72 ACRES)	X			
HEIN FARM (27 ACRES UNRESTRICTED)	X	X		
TUNXIS MEAD PARK (135 ACRES)		X		
TOWN MEMORIAL FOREST (210.36 ACRES)	X			
SADDLE RIDGE OPEN SPACE (100.7 ACRES)	X			
FARMINGTON WOODS OPEN SPACE	X			



Site Evaluation: Town Owned Properties

	SIZE OR LAND RESTRICTION (GRANT, DEED, ETC.)	ENVIRONMENTAL ISSUES	LOCATION/ACCESSIBILITY	CURRENT USE
SUBURBAN PARK (20.5 ACRES)	X			
SOUTH RIDGE OPEN SPACE (90.48 ACRES)	X			
TINTY FAMILY PARK (16 ACRES)	X			
WEST DISTRICT SCHOOL (40 ACRES)		X	X	
IAR SCHOOL (27 ACRES)			X	
EAST FARMS SCHOOL (19.63 ACRES)			X	



Site Evaluation: Town Owned Properties

	SIZE OR LAND RESTRICTION (GRANT, DEED, ETC.)	ENVIRONMENTAL ISSUES	LOCATION/ACCESSIBILITY	CURRENT USE
TUNXIS MEAD LAND FILL (30 ACRES)		X		
JONES PROPERTY (15 ACRES)		X	X	



Site Evaluation: Privately Owned Properties

	SIZE OR LAND RESTRICTION (GRANT, DEED, ETC.)	ENVIRONMENTAL ISSUES	LOCATION/ACCESSIBILITY	CURRENT USE
8800 SETTLEMENT ROAD (74 ACRES)			X	
8526 NEW BRITAIN AVENUE (11 ACRES)	X			
8517 & 8518 MOREA ROAD (87 ACRES)		X		
8384 HYDE ROAD (52 ACRES)			X	
POLO GROUNDS, 152 TOWN FARM ROAD (59.5 ACRES)		X		X
PASSIONIST FATHERS, 303 Middle Road (48 ACRES)			X	X



Site Evaluation: Privately Owned Properties

	SIZE OR LAND RESTRICTION (GRANT, DEED, ETC.)	ENVIRONMENTAL ISSUES	LOCATION/ACCESSIBILITY	CURRENT USE
TUNXIS PLANTATION GOLF COURSE (332 ACRES)		X		X
TUNXIS COMMUNITY COLLEGE (24.5 ACRES)			X	
OLD CONNECTICUT SAND & STONE, 1179 FARMINGTON AVENUE (48.56 ACRES)			X	
355 MEADOW ROAD (26.8 ACRES)		X	X	
LIONS CLUB PROPERTY (17.5 ACRES)		X		X
8766 & 8772 SCOTT SWAMP ROAD (19.2 ACRES)	X	X		



Site Evaluation: Westwoods Golf Course

Initially, the Site Evaluation Subcommittee identified Westwoods Golf Course as a potential location for the following reasons:

- ✓ Adequate size and good location (the subcommittee identified potential restrictions on the property that require clarification from the State- land swap)
- ✓ Existing Infrastructure
- ✓ No disruption to students during construction phase of the project
- ✓ Contiguous connection with Westwoods Upper Elementary school
- ✓ Potential for future ball fields at Krell Farm property
(currently the property has a life use restriction)

After meeting with the State of Connecticut Department of Energy and Environmental Protection to discuss a potential land swap, it was determined that a land swap would be cost prohibitive and time consuming.

**WESTWOODS GOLF COURSE WAS REMOVED
AS AN OPTION.**



Site Evaluation: Westwoods Golf Course- Land Swap Restrictions

After meeting with the State of Connecticut Department of Energy and Environmental Protection to discuss a potential land swap, it was determined that a land swap would be cost prohibitive and time consuming. In summary, these reasons include:

- Regulations have changed and the Town would not be able to swap with existing land that we own. The Town would have to buy new land to swap. This land would have to be equal in value and size.
- The Westwoods Golf Course property has both a State and Federal restriction. We would have to apply to the Federal program first, and then the State.
 - This would take a minimum of 18+ months to complete.
 - The 18+ months does not take into account the time it would take to complete the application.
 - 18 + months is a best case scenario prediction.
 - Even if we go through the process, there is no guarantee that we will be allowed to swap the property.

On September 10, 2019 the Site Evaluation subcommittee voted to recommend the removal of Westwoods Golf Course as an option for the conceptual design phase, due to the land swap process being cost prohibitive and time consuming.

At their September 10th meeting, the Town Council agreed, and gave consensus to remove Westwoods Golf Course as an option.

**WESTWOODS GOLF COURSE WAS REMOVED
AS AN OPTION.**