



**OFF LEASH  
AREA**

# **STONINGTON DOG PARK ANALYSIS**

TOWN OF STONINGTON, CONNECTICUT  
DRAFT MARCH 14, 2016

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## REPORT PREPARED FOR

Stonington STEP Ad Hoc Committee

## PREPARED BY

Stonington Department of Planning  
DRAFT 3.14.2016

# BACKGROUND

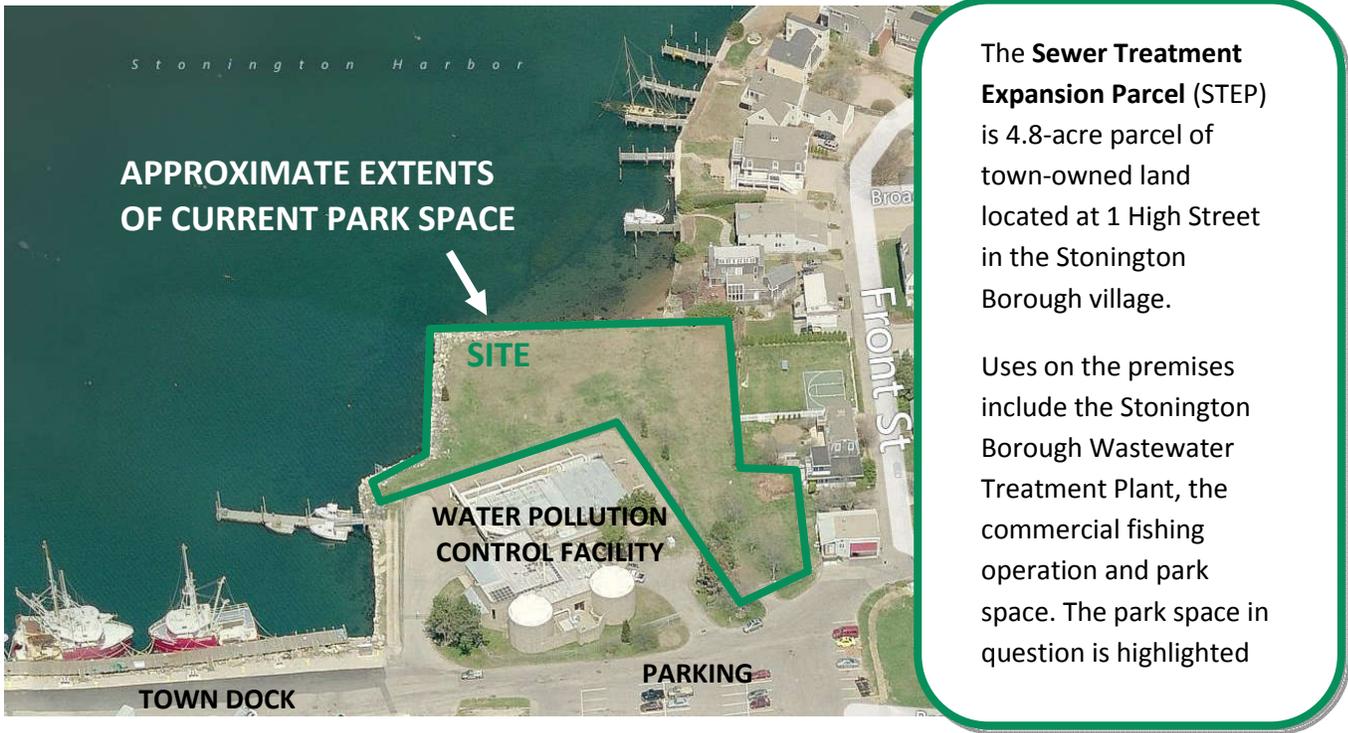
In 2015, the Town of Stonington received notice that intent to submit a lawsuit was filed in response to concerns regarding the use of property at 1 High Street, a property located in the Stonington Borough neighborhood of the Town. The lawsuit alleges that the Town is operating an “illegal dog park,” at these premises. They contend that the Town is required to secure approvals from the Borough Planning and Zoning Commission to conduct such use.

In the past, Stonington’s Waterfront Commission has been the lead agency responsible for the management of this parcel. In September of 2015, they created a series of rules to manage the space:

- Dogs should be leashed upon entering and exiting the park.
- Residents should clean up after their dogs and keep the park clean.
- Park patrons should be courteous to everyone in and around the park.
- Park patrons should park in designated areas only.

Numerous newspaper articles refer to the space as an “unofficial dog park,” which may be true. It technically is a park for which there have been no rules established concerning roaming dogs. It is not uncommon for property owners to indicate whether leashed dogs are authorized or not. In this case, it is silent.

## 1 High Street, Stonington



## Purpose

This report intends to provide background information to the Committee, to present various options and enable them to make an informed decision.

## What is a Park?

An area of land, usually in a largely natural state, for the enjoyment of the public, having facilities for rest and recreation, often owned, set apart, and managed by a city, state, or nation.

[dictionary.reference.com/browse/park](http://dictionary.reference.com/browse/park)

## What is a Dog Park?

Parks tend to be public spaces intended for human enjoyment. They often have rules and regulations, which are established to curtail misuse of the public space. Many rules prevent dogs, particularly off-leash dogs, from using the park because of concerns about liability, and pet waste (most often cited reason). In communities across the U.S., people have requested formal places for their pets to recreate, off-leash. Dog Parks are parks that specifically allow dogs to use the space off-leash.

The American Kennel Club (AKC) describes it as “a public park, typically fenced, where people and their dogs can play together.” [akc.org/pdfs/GLEG01.pdf](http://akc.org/pdfs/GLEG01.pdf)

## Why do Dog Park's exist?

Changes in consumer preferences and needs. Dogs have become an integral part of American households:

- In 2014, \$58 billion was spent in the U.S. on pets, compared to \$17 billion 20 years earlier (\$27 million adjusted for inflation).<sup>1</sup>
- There are an estimated 73 million dogs in the U.S., and more U.S. households with dogs (43 million) than children (38 million)<sup>2</sup>
- 52% of all U.S. households have a dog or cat.<sup>3</sup>

1 [Amecianpetproducts.org](http://Amecianpetproducts.org)

2 [usatoday30.usatoday.com/news/nation/story/2011-12-07/dog-parks/51715340/1](http://usatoday30.usatoday.com/news/nation/story/2011-12-07/dog-parks/51715340/1)

3 [petfoodindustry.com/articles/5049-baby-boomers-step-aside-millennials-now-own-more-pets](http://petfoodindustry.com/articles/5049-baby-boomers-step-aside-millennials-now-own-more-pets)

## Dogs Parks in Eastern Connecticut

The following dog parks are located in eastern Connecticut:

- **Estelle Cohn Memorial (Pawsitive) Dog Park**, Asylum Street, Norwich  
City-owned park; managed by City of Norwich Department of Public Works
- **Central Bark**, Copp Property, 821 Gold Star Highway (Route 184), Groton  
Town-owned park; managed by Groton Parks and Recreation
- **Mitchell D. Phaiah Dog Park**, Killingly EST 2013  
Town-owned park
- **Stenger Farm Park**, Clark Lane, Waterford  
Town-owned park
- **Colchester Dog Park**, 89 Old Amston Road, Colchester  
Colchester Dog Park Committee (Committee of the Parks and Recreation Commission) and Colchester Parks and Recreation Department
- **Putnam Lions Memorial Dog Park**, 8 Kennedy Drive, Putnam  
Town-owned park; Managed by the town of Putnam Parks and Recreation Department

## Land Use Observations

The Stonington Borough Planning and Zoning Commission (PZC) has jurisdiction over land use activities conducted within the Borough, and on this site. The Stonington Department of Planning does not provide technical assistance to the Borough PZC. However, there are some elements in their regulations and the past history of this site that are relevant for consideration:

- The Borough's Zoning Regulations (BZR) have the WPCF site classified as an RL "Reserved Land" Zone, whose purpose is to "provide [public] agencies with the flexibility which they require in order to serve the public welfare..." Public access to the waterfront fits within the purview of public welfare, and it is specifically listed as allowed under BZR 6.4.2.1 Permitted Principal Uses, Public Parks and Playgrounds.
- It is our understanding that the WPCF site, and public access / park components, were developed as part of the construction of the Borough WPCF, which was completed in 1975, per the Wastewater Facilities Study. This established the use of this area (public use / park / reserve land) prior to the adoption of zoning in the Borough (Zoning adopted 8/1/1976), and should make the activity exempt, provided the use does not change. A site plan review (per BZR 6.4.4) would not be required because the use was a pre-existing conforming use (parks are listed as a "permitted use").
- The regulation of the use of permitted public access points, e.g., parks, is established by the local governing body / agency that has ownership of the property (in this case the Town of Stonington).
- A use that is intensified does not make it a new use; rather it makes it "more" of an existing use.

## Property Oversight

There are several municipal agencies that have some level of jurisdiction over this property. Upon further review, it appears that the Board of Selectmen have jurisdiction. An initial assessment indicated that the Waterfront Commission has jurisdiction. Apparently, their jurisdiction has to be assigned on a site-by-site basis by the Selectmen or legislative body (town meeting).

Per Section 2 of the Stonington Act regarding Waterfront Commission, adopted in June of 1968, the Waterfront Commission has administrative responsibility for waterfront areas designated by the Selectmen or the legislative body.

The Water Pollution Control Authority clearly has jurisdiction over the water pollution control facility and its immediate environs, which are enclosed within a fenced in area.

The Board of Selectmen are responsible for town properties, in general, except when they transfer that responsibility to another agency in accordance with the Town Charter and Ordinances.

# ALTERNATIVES ANALYSIS

<b>Do Nothing</b>	<b>Modify Existing Facility</b>	<b>Establish New Facility</b>
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Each option has elements that are favorable (pro) and negative (con) as to why they should be the chosen solution. The following pages evaluate the various options, and for this topic.

<b>Do Nothing</b>	<b>Modify Existing Facility</b>	<b>Establish New Facility</b>
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A “Do Nothing” / Status Quo option exists in every alternatives assessment. In this case, the Town already owns the STEP property and has provided permission for it to be used as a public park. The Do Nothing scenario would result in the continuation of the status quo with no changes to the facility layout, location or rules of operation.

<b>Do Nothing</b>	<b>Modify Existing Facility</b>	<b>Establish New Facility</b>
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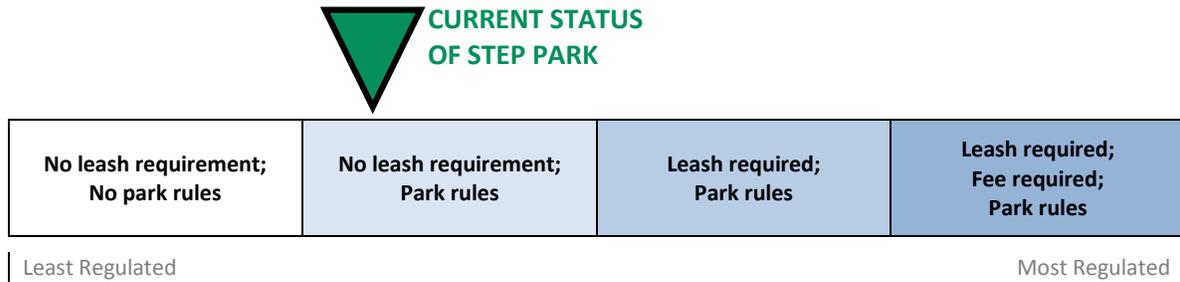
## STEP Site Assessment

	ASSESSMENT
<b>LOCATION</b>	1 High Street
<b>CURRENT USE</b>	Town dock, wastewater treatment facility and park
<b>ADJACENT USES</b>	
<b>NORTH</b>	High-density residential and harbor
<b>SOUTH</b>	Wastewater treatment facility and commercial dock
<b>EAST</b>	Harbor
<b>WEST</b>	High-density housing
<b>ACCESS</b>	Site is accessed via High Street, a town-owned road; Pedestrian accessible site
<b>RESIDENTIAL PROXIMITY</b>	0 feet
<b>SITE FEATURES</b>	
<b>PARCEL SIZE</b>	4.8 acres
<b>EXISTING PARK SIZE</b>	0.83 acres (36,340 +/- square feet)
<b>ENVIRONMENTAL RESOURCES</b>	Stonington Harbor is adjacent to the property
<b>TOPOGRAPHY</b>	Flat
<b>VEGETATION</b>	Grass with some ornamental trees
<b>WALKSCORE.COM®</b>	46; Car-dependent
<b>EXISTING INFRASTRUCTURE</b>	
<b>SURFACE</b>	Grass / lawn
<b>PATHS / SIDEWALKS</b>	None
<b>PARKING</b>	Parking is adjacent to the park
<b>FENCING</b>	Site is fenced; Gated access could be improved
<b>LIGHTING</b>	Indirect light from the wastewater treatment plant and parking lot
<b>RESTROOMS</b>	None
<b>OTHER STRUCTURES</b>	Wastewater treatment facility and commercial dock occupy site
<b>WATER</b>	Available; Not present at the park
<b>MAINTENANCE</b>	None
<b>SHADE</b>	Limited
<b>DOG ACTIVITIES</b>	Dogs allowed; Off leash park
<b>AESTHETICS</b>	Site is visible from adjacent residential properties
<b>COMMENTS</b>	Concern expressed by neighbors

Modifications range from new regulations to changing the size of the off leash park space.

## 1.0 Modify regulations

The Town could institute more stringent regulations for this facility. The current level of regulation is depicted below. Parks are not required to be regulated. Potential regulations are provided on page 19 of this report.



Additionally, the town could charge a fee for use of the space. The Green Dog Program in Brookline, Massachusetts could be a model for this approach: [brooklinema.gov/752/Green-Dog-Program](http://brooklinema.gov/752/Green-Dog-Program)

### USER FEES

#### Green Dog Program, Brookline, Massachusetts

As described on the program website: “The Green Dog Program is an innovative approach to meeting our dogs' and dog owners' desire to have time off-leash, while sharing the spaces with other park users in our urban community. Brookline has 14 off-leash areas scattered across the town, with specific off-leash hours established by the town’s Park and Recreation Commission.”

Dog owners’ register their dogs and pay an additional fee to join this optional recreation program. The fee is \$50 for resident dogs and \$100 for non-resident dogs. Commercial dog walkers pay a higher rate. Guest passes can be secured for two days or one week, as well.

While the Park and Recreation Commission oversee the facility, the town’s Police Department and Animal Control officers handle violations of the park rules. The town’s website also does a nice job of explaining why additional fees are required:

#### Why do I need to pay a fee to participate?

The Green Dog Program is an optional recreation program and a service to the community. Fees are charged similar to other recreation programs, and are used by the town to cover costs incurred by the program, including:

- Park ranger services
- Assistance and oversight in the parks
- Program administration and tags
- Web updates, informational materials and signage
- Communication and outreach with participants
- Monitoring of park conditions
- Evaluation of program usage
- Program improvements

## 2.0 Modify the size of the off leash park space

A second opportunity within the “Modify the Existing Facility” option is to reduce the size of the off-leash area. Depicted below in orange, this would create a separation between the off leash dog area and adjacent residences that ranges from 70 feet to 140 feet. The resulting park would be about 15,000 square feet.



### SMALL PARK

#### Washington Square Park Dog Run, New York City

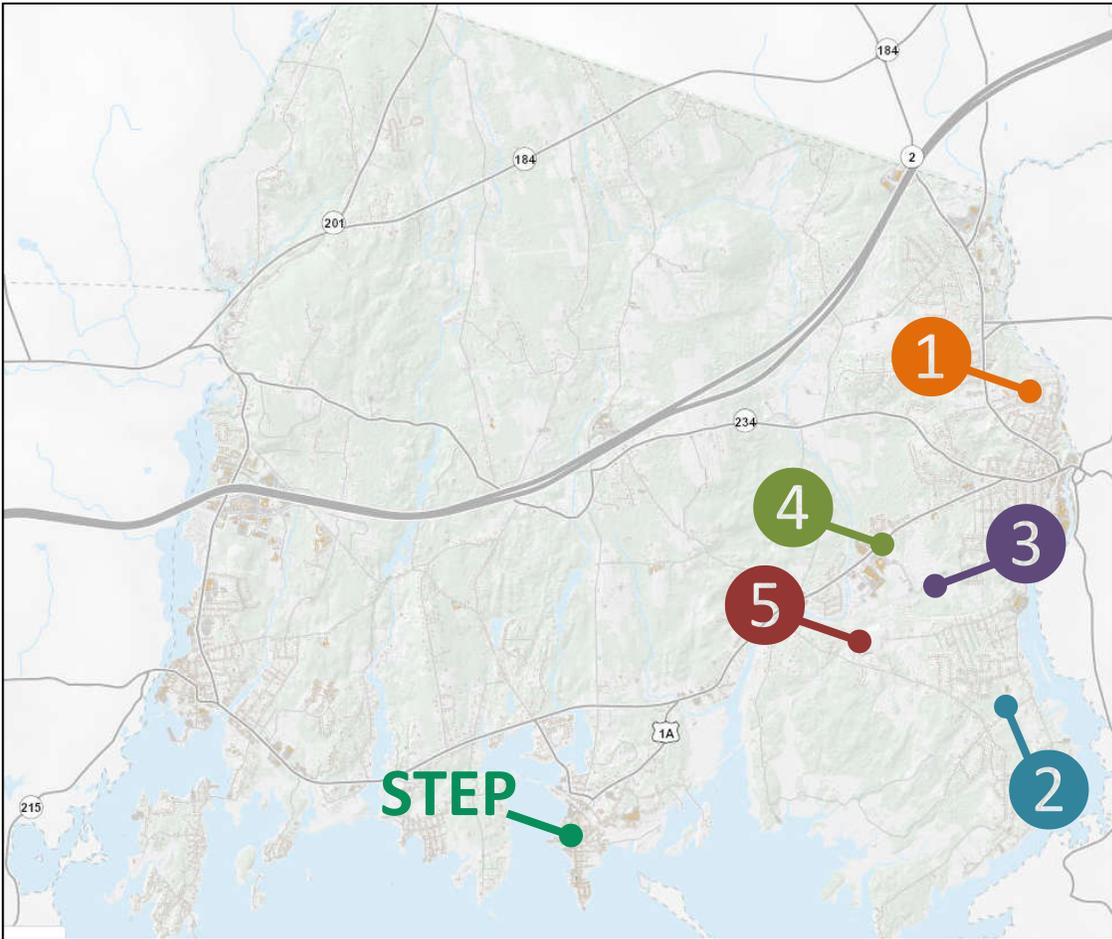
Washington Square Park has both a small dog and large dog play area (run) as part of the 9.75-acre facility. The dog run occupies about ½-acre (21,000 square feet) of the site.

[nycgovparks.org/parks/washington-square-park/facilities/dogareas](http://nycgovparks.org/parks/washington-square-park/facilities/dogareas)

Do Nothing	Modify Existing Facility	<b>Establish New Facility</b>
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The Establish a New Facility option provides several choices. The Town of Stonington owns 86 parcels of land ranging in size from several hundred square feet to several hundred acres. Of this total, 10 sites appear to have some level of feasibility after initial review. This list was further refined to five potential sites. These sites, presented in no particular order, are as follows:

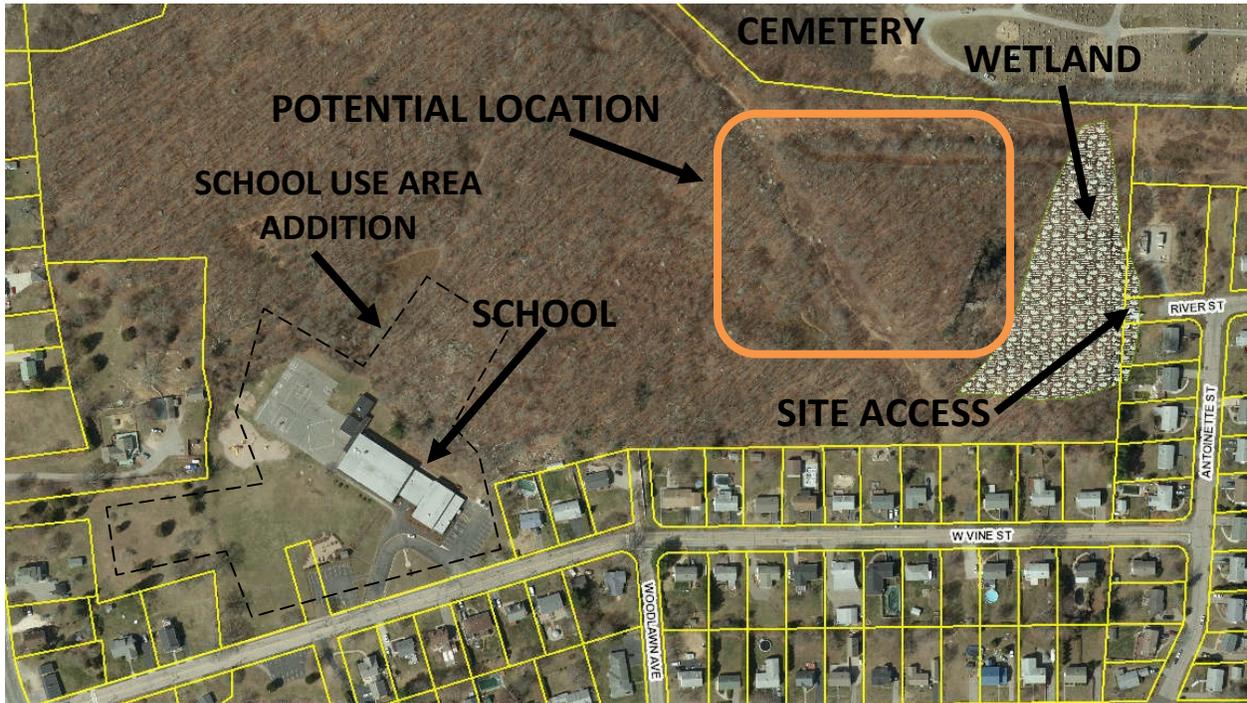
SITE	DESCRIPTION	LOCATION
<b>1</b>	West Vine Street School	17 West Vine Street
<b>2</b>	Pawcatuck Wastewater Treatment Plant	34 Mary Hall Road
<b>3</b>	Spellman Drive Recreation Area	Spellman Drive
<b>4</b>	Human Services	South Broad Street
<b>5</b>	Dog Pound / Transfer Station	Greenhaven Road
<b>STEP</b>	Stonington Borough STEP	1 High Street



## Site 1 West Vine Street School

	ASSESSMENT
LOCATION	17 West Vine Street
CURRENT USE	Elementary school and informal open space
ADJACENT USES	
NORTH	Open Space (50 acres)
SOUTH	Medium-density housing
EAST	Medium-density housing
WEST	Medium-density housing
ACCESS	Site is accessed via West Vine Street, a town-owned road. West Vine Street can be accessed by CT Route 2
RESIDENTIAL PROXIMITY	200'; Ability to provide wooded separation
SITE FEATURES	
PARCEL SIZE	44.5 acres
POTENTIAL DOG PARK SIZE	2-8 acres
ENVIRONMENTAL RESOURCES	Inland wetlands are located on the property and will need to be evaluated prior to a commitment to develop this site
TOPOGRAPHY	There are some steep slopes on the property and access to this area may not be universal
VEGETATION	Site is presently a wooded lot with trails and utility access lines.
WALKSCORE.COM®	19; car-dependent
EXISTING INFRASTRUCTURE	
SURFACE	Forest cover
PATHS / SIDEWALKS	Paths follow utility lines; site once had cross country trails
PARKING	No parking area
FENCING	None
LIGHTING	None
RESTROOMS	None
OTHER STRUCTURES	School occupies a portion of the 44 acre site
WATER	None
MAINTENANCE	None
SHADE	Wooded site; tree canopy could be retained
DOG ACTIVITIES	None
AESTHETICS	Site is not very visible which would lessen aesthetic concerns
COMMENTS	Potential site; School conflict?

**SITE OVERVIEW**



## Site 2 Pawcatuck Wastewater Treatment Plant

	ASSESSMENT
<b>LOCATION</b>	34 Mary Hall Road
<b>CURRENT USE</b>	Wastewater Treatment Plant; Recreation field; Informal open space
<b>ADJACENT USES</b>	
<b>NORTH</b>	Town-owned land used as open space (not formally designated)
<b>SOUTH</b>	Medium-density residential
<b>EAST</b>	Low density residential
<b>WEST</b>	Wastewater treatment plant and open space (Stonington Green)
<b>ACCESS</b>	Driveway on Mary Hall Road
<b>RESIDENTIAL PROXIMITY</b>	160'
<b>SITE FEATURES</b>	
<b>PARCEL SIZE</b>	11.4 acres
<b>POTENTIAL DOG PARK SIZE</b>	1-3 acres
<b>ENVIRONMENTAL RESOURCES</b>	Inland wetlands along the southwestern edge of the property
<b>TOPOGRAPHY</b>	Relatively flat
<b>VEGETATION</b>	Grass / lawn
<b>WALKSCORE.COM®</b>	4; car-dependent
<b>EXISTING INFRASTRUCTURE</b>	
<b>SURFACE</b>	Grass is readily convertible into dog park space
<b>PATHS / SIDEWALKS</b>	None
<b>PARKING</b>	1-2 spaces
<b>FENCING</b>	Fencing along the WPCF edge can be used for the park
<b>LIGHTING</b>	None
<b>RESTROOMS</b>	None
<b>OTHER STRUCTURES</b>	None
<b>WATER</b>	In proximity to the site
<b>MAINTENANCE</b>	None
<b>SHADE</b>	Some shade along the eastern edge of the park area
<b>DOG ACTIVITIES</b>	None present
<b>AESTHETICS</b>	Site is not very visible which would lessen aesthetic concerns
<b>COMMENTS</b>	

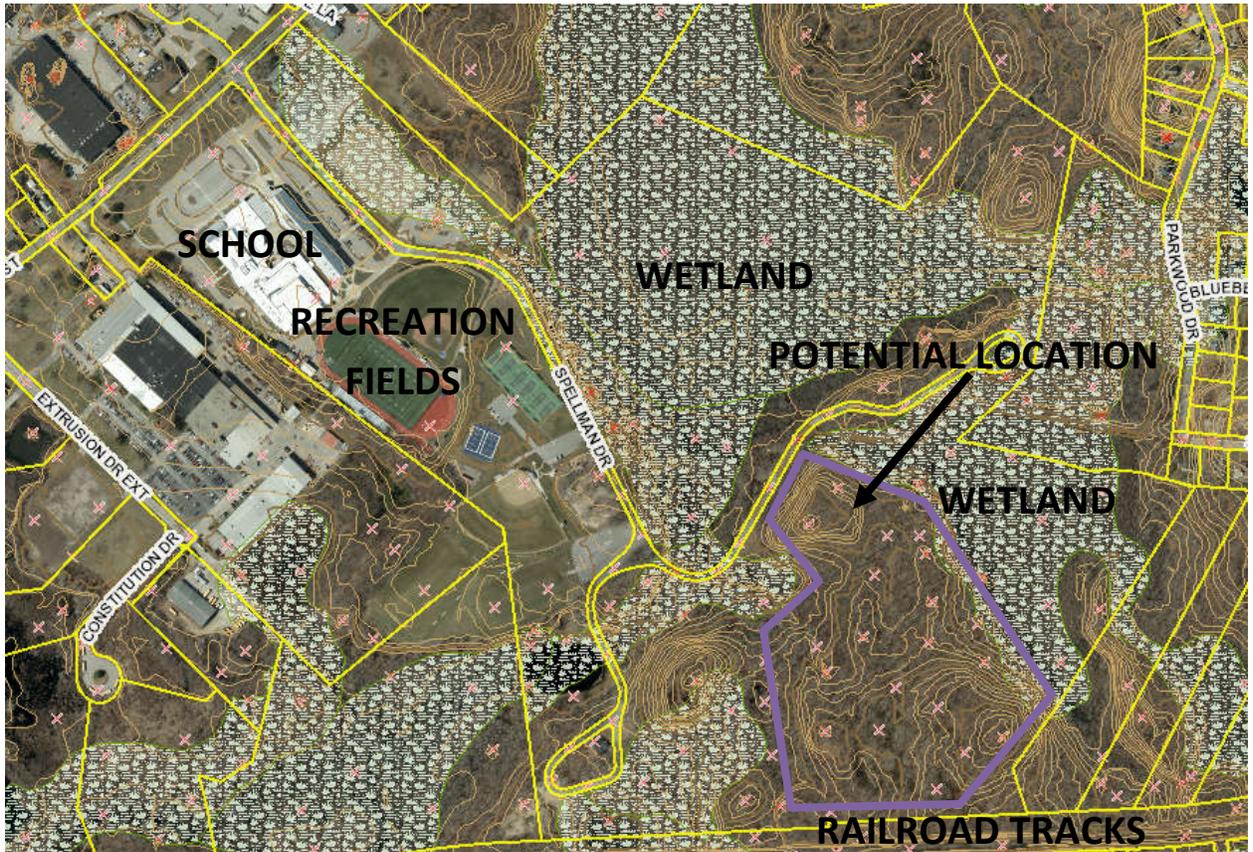
**SITE OVERVIEW**



### Site 3      Spellman Drive Recreation Area

	ASSESSMENT
<b>LOCATION</b>	176 South Broad Street
<b>CURRENT USE</b>	Informal open space
<b>ADJACENT USES</b>	
<b>NORTH</b>	Recreation area, wetlands and open space
<b>SOUTH</b>	Railroad corridor and low-density housing
<b>EAST</b>	Recreation area, wetlands and open space
<b>WEST</b>	Recreation area, wetlands and open space
<b>ACCESS</b>	Site is accessed via U.S. Route 1, a state-owned road.
<b>RESIDENTIAL PROXIMITY</b>	400+ feet
<b>SITE FEATURES</b>	
<b>PARCEL SIZE</b>	143 acres
<b>POTENTIAL DOG PARK SIZE</b>	1-19 acres
<b>ENVIRONMENTAL RESOURCES</b>	Inland wetland and Natural Diversity Database resources
<b>TOPOGRAPHY</b>	Varied topography
<b>VEGETATION</b>	Wooded area
<b>WALKSCORE.COM®</b>	21; car-dependent
<b>EXISTING INFRASTRUCTURE</b>	
<b>SURFACE</b>	Wooded area
<b>PATHS / SIDEWALKS</b>	Informal paths have been created
<b>PARKING</b>	Parking is located in close proximity
<b>FENCING</b>	None (there may be fencing along the railroad corridor)
<b>LIGHTING</b>	None
<b>RESTROOMS</b>	None
<b>OTHER STRUCTURES</b>	Recreation facilities nearby
<b>WATER</b>	None
<b>MAINTENANCE</b>	None
<b>SHADE</b>	Wooded area; Tree canopy can be preserved
<b>DOG ACTIVITIES</b>	Informal use
<b>AESTHETICS</b>	Site is not very visible which would lessen aesthetic concerns
<b>COMMENTS</b>	Potential site; School / recreation conflict?

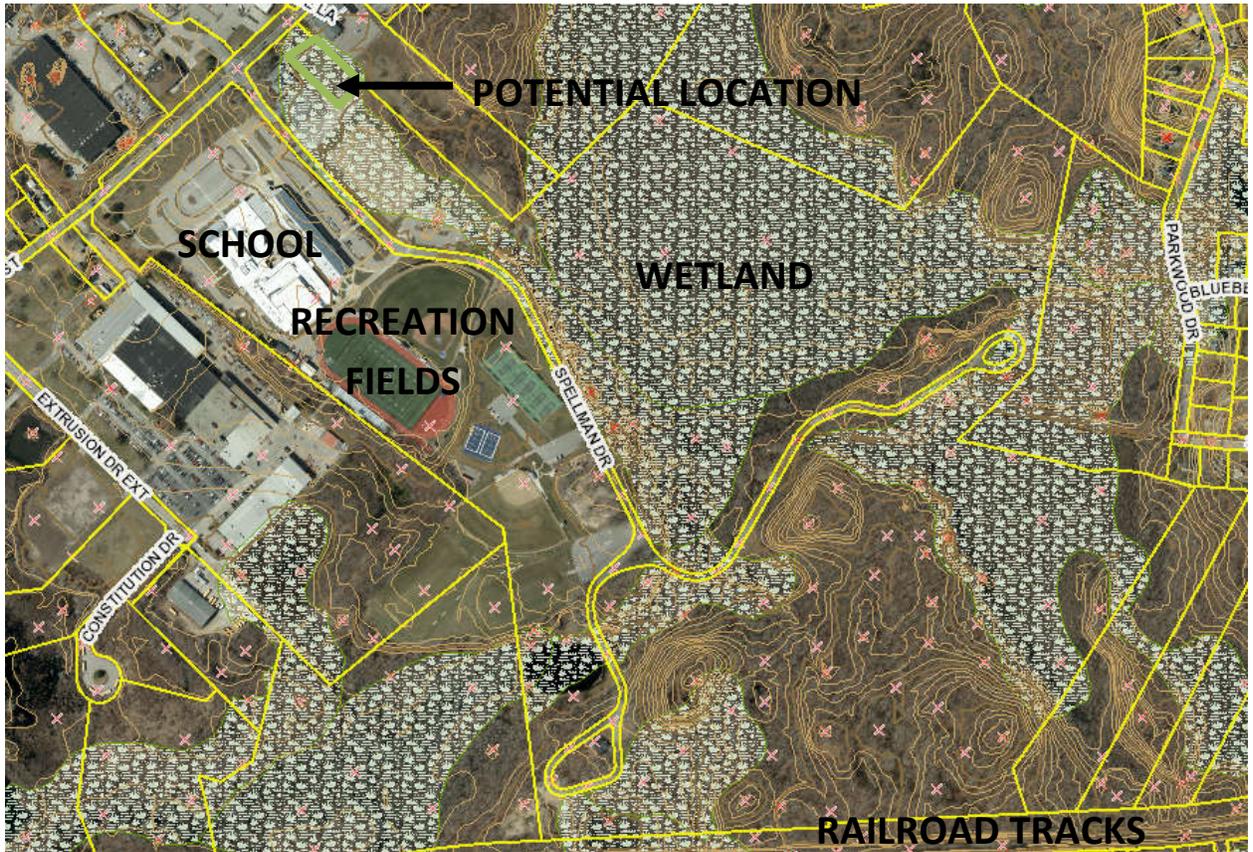
**SITE OVERVIEW**



## Site 4 Human Services

	ASSESSMENT
<b>LOCATION</b>	176 South Broad Street
<b>CURRENT USE</b>	Informal open space
<b>ADJACENT USES</b>	
<b>NORTH</b>	Mixed use (commercial and high density residential)
<b>SOUTH</b>	Recreation area, wetlands and open space
<b>EAST</b>	Commercial property (Veterans of Foreign Wars hall)
<b>WEST</b>	School
<b>ACCESS</b>	Site is accessed via U.S. Route 1, a state-owned road.
<b>RESIDENTIAL PROXIMITY</b>	400+ feet
<b>SITE FEATURES</b>	
<b>PARCEL SIZE</b>	143 acres
<b>POTENTIAL DOG PARK SIZE</b>	0.5 acres
<b>ENVIRONMENTAL RESOURCES</b>	Inland wetlands
<b>TOPOGRAPHY</b>	Flat
<b>VEGETATION</b>	Grass / lawn
<b>WALKSCORE.COM®</b>	21; car-dependent
<b>EXISTING INFRASTRUCTURE</b>	
<b>SURFACE</b>	Site drains to wetland
<b>PATHS / SIDEWALKS</b>	None
<b>PARKING</b>	Parking is adjacent to this area
<b>FENCING</b>	None
<b>LIGHTING</b>	Some lighting is present
<b>RESTROOMS</b>	None
<b>OTHER STRUCTURES</b>	Human Services building is adjacent
<b>WATER</b>	Yes
<b>MAINTENANCE</b>	Yes
<b>SHADE</b>	None
<b>DOG ACTIVITIES</b>	None
<b>AESTHETICS</b>	Site is visible from U.S. Route 1
<b>COMMENTS</b>	Potential site; School conflict?

**SITE OVERVIEW**



## Site 5 Dog Pound / Transfer Station

	ASSESSMENT
LOCATION	151 Greenhaven Road
CURRENT USE	Dog Pound / Transfer Station; Capped landfill
ADJACENT USES	
NORTH	Open Space
SOUTH	Low-density housing
EAST	Low-density housing / undeveloped land
WEST	Open space
ACCESS	Site is accessed via Greenhaven Road. Greenhaven Road is accessed via U.S. Route 1
RESIDENTIAL PROXIMITY	500+ feet
SITE FEATURES	
PARCEL SIZE	31 acres
POTENTIAL DOG PARK SIZE	1-8 acres
ENVIRONMENTAL RESOURCES	Wetlands, landfill issues
TOPOGRAPHY	Hilly terrain
VEGETATION	
WALKSCORE.COM®	0; car-dependent
EXISTING INFRASTRUCTURE	
SURFACE	Grass / lawn
PATHS / SIDEWALKS	Yes
PARKING	Parking is present on the site
FENCING	No; may not be able to install fencing
LIGHTING	No
RESTROOMS	None
OTHER STRUCTURES	Dog Pound
WATER	Yes
MAINTENANCE	Yes
SHADE	No
DOG ACTIVITIES	None
AESTHETICS	Site is not very visible which would lessen aesthetic concerns
COMMENTS	Potential site; Transfer Station conflict?; Other user conflict

**SITE OVERVIEW**



# RULES AND RULE ENFORCEMENT

As a starting point, here are some recommended guidelines for formal / designated dog parks:

## SAFETY

- There should be adequate fences that dogs cannot dig under or jump over
- There should be adequate parking so that dog owners can drive to the dog park and park their cars in the parking area, as opposed to walking large numbers of dogs on nearby streets, and taking up precious parking spaces required by the residents
- There should be at least one gate that securely latches (consider using two gates, so that a dog rushing through the first cannot get past the second)
- Every owner must possess a leash upon the person of the owner (for taking the dog to and from the car or the park)
- Dogs to remain on leash at all times, coming to and from dog run
- Every dog must be current on its vaccinations
- No dogs allowed that are known to initiate fights with other dogs
- No dogs allowed if previously adjudicated to be dangerous

## COMMUNICATIONS

- Visible signs should establish rules
- Users should be advised that they will be using the park at their own risk, including but not limited to the risk of being bitten, being knocked down, tripping, etc.
- There is a prominently posted address for complaints, which will be reviewed in a timely manner

## MANAGEMENT

- The number of dogs per person must be limited
- The age of users must be limited
- Professional dog walkers should register (at least)
- Every dog must wear a collar
- Every dog must display its license or registration tag (illegal dogs are denied privileges in the park; important if there are problems in the park)
- Every person bringing a dog to the park must possess a driver's license or government-issued identification card (important if there are problems)
- No dog shall be left unattended by its owner
- No dogs allowed that previously have bitten or injured a person or another animal
- All violations will be investigated and one of the possible penalties is revocation of privilege
- There will be a board or other body that will make decisions regarding enforcement and application of penalties

[dogbitelaw.com/dog-parks-liability-for-dog-bites/guidelines-for-dog-parks](http://dogbitelaw.com/dog-parks-liability-for-dog-bites/guidelines-for-dog-parks)

## INVENTORY OF TOWN SITES

ADDRESS	ACTIVITY	INITIAL POTENTIAL SITE	CANDIDATE SITE
17 W VINE ST	WEST VINE STREET SCHOOL	Y	Y
W ARCH ST		Y	N
34 MARY HALL RD	SEWER TREATMENT PLT – PAW	Y	Y
CONNECTICUT AVE		Y	N
176 S BROAD ST	HIGH SCHOOL	Y	Y
166 S BROAD ST	HUMAN SERVICES BLDG	Y	Y
151 GREENHAVEN RD	DOG POUND	Y	Y
N STONINGTON RD		Y	N
S BROAD ST		Y	N
MEADOW RD		Y	N
W ARCH ST		N	
131 W BROAD ST	WEST BROAD ST SCHOOL	N	
W BROAD ST		N	
MECHANIC ST		N	
MECHANIC ST		N	
27 CHASE ST	PAW NEIGHBORHOOD CENTER	N	
150 MECHANIC ST		N	
PROSPECT ST		N	
MECHANIC ST		N	
MECHANIC ST		N	
RIVER RD		N	
54 TRUMBULL ST P		N	
RIVER RD		N	
RIVER RD	PUMP STATION	N	
RIVERSIDE DR		N	
RIVERSIDE DR		N	
SCHILLER AVE		N	
BRUCKER PTWY		N	
ELIZABETH AVE		N	
PAWCATUCK AVE		N	
FOOTE ST		N	
FOOTE ST		N	
PAWCATUCK AVE		N	
40 FIELD ST	PAW JR HIGH SCHOOL	N	
BURDICK LA		N	

ADDRESS	ACTIVITY	INITIAL POTENTIAL SITE	CANDIDATE SITE
W VINE ST		N	
WHITE ROCK RD		N	
ELM RIDGE RD		N	
PEQUOT CT		N	
S BROAD ST		N	
S BROAD ST		N	
S BROAD ST	SEWER	N	
PAWCATUCK AVE		N	
EXTRUSION DR		N	
EXTRUSION DR		N	
173 S BROAD ST		N	
HIGH RIDGE DR		N	
2 HIGH RIDGE DR		N	
1 HIGH RIDGE DR		N	
152 ELM ST		N	
FARMHOLME RD		N	
289 N WATER ST	PUMP STATION	N	
ALPHA AVE		N	
MATHEWS ST		N	
STONINGTON RD		N	
FLANDERS RD		N	
35 DEANS MILL RD	DEANS MILL SCHOOL	N	
23 BITTERSWEET WAY		N	
3 ROSE LA		N	
ROSE LA		N	
LINDBERG RD	PUMP STATION	N	
JERRY BROWNE RD		N	
BACK ACRES WAY		N	
JERRY BROWNE RD		N	
PEQUOTSEPOS RD		N	
204 MISTUXET AVE	MYSTIC JR HIGH SCHOOL	N	
59 HEWITT RD		N	
SMAIL ST		N	
26 HEWITT RD	PUMPING STATION	N	
CLARA DR		N	
179 WHITEHALL AVE		N	
49 N STONINGTON RD	OLD MYSTIC ELEMENTARY SCH	N	
HALEYS WAY		N	
NEW LONDON TNP		N	
ALDEN ST		N	

ADDRESS	ACTIVITY	INITIAL POTENTIAL SITE	CANDIDATE SITE
WILLOW ST		N	
BAY ST		N	
19 HOLMES ST		N	
10 BROADWAY AVE	BROADWAY HALL	N	
22 EDMONTON ST	MYSTIC SEWER TREATMENT PL	N	
SHELLFISH LAND		N	
CUTTER DR		N	
MARITIME DR		N	
MARY HALL RD		N	

	STEP SITE	SITE 1	SITE 2	SITE 3	SITE 4	SITE 5
<b>LOCATION</b>	1 High Street	17 West Vine Street	34 Mary Hall Road	176 South Broad Street	176 South Broad Street	151 Greenhaven Road
<b>CURRENT USE</b>	Town dock, wastewater treatment facility and dark	Elementary school and informal open space	Wastewater Treatment Plant; Recreation field; Informal open space	Informal open space	Informal open space	Dog Pound / Transfer Station; Capped landfill
<b>ADJACENT USES</b>						
<b>NORTH</b>	High-density residential and harbor	Open Space (50 acres)	Town-owned land used as open space (not formally designated)	Recreation area, wetlands and open space	Mixed use (commercial and high density residential)	Open Space
<b>SOUTH</b>	Wastewater treatment facility and commercial dock	Medium-density housing	Medium-density residential	Railroad corridor and low-density housing	Recreation area, wetlands and open space	Low-density housing
<b>EAST</b>	Harbor	Medium-density housing	Low density residential	Recreation area, wetlands and open space	Commercial property (Veterans of Foreign Wars hall)	Low-density housing / undeveloped land
<b>WEST</b>	High-density housing	Medium-density housing	Wastewater treatment plant and open space (Stonington Green)	Recreation area, wetlands and open space	School	Open space
<b>ACCESS</b>	Site is accessed via High Street, a town-owned road	Site is accessed via West Vine Street, a town-owned road. West Vine Street can be accessed by CT Route 2	Driveway on Mary Hall Road	Site is accessed via U.S. Route 1, a state-owned road.	Site is accessed via U.S. Route 1, a state-owned road.	Site is accessed via Greenhaven Road. Greenhaven Road is accessed via U.S. Route 1
<b>RESIDENTIAL PROXIMITY</b>	0 feet	200'; Ability to provide wooded separation	160'	400+ feet	400+ feet	500+ feet
<b>SITE FEATURES</b>						
<b>PARCEL SIZE</b>	4.8 acres	44.5 acres	11.4 acres	143 acres	143 acres	31 acres
<b>EXISTING PARK SIZE</b>	0.83 acres (36,340 +/- square feet)	2-8 acres	1-3 acres	1-19 acres	0.5 acres	1-8 acres
<b>ENVIRONMENTAL RESOURCES</b>	Stonington Harbor is adjacent to the property	Inland wetlands are located on the property	Inland wetlands along the southwestern edge of the property	Inland wetland and Natural Diversity Database resources	Inland wetlands	Wetlands, landfill issues
<b>TOPOGRAPHY</b>	Flat	There are some steep slopes on the property and access to this area may not be universal	Relatively flat	Varied topography	Flat	Hilly terrain
<b>VEGETATION</b>	Grass with some ornamental trees	Site is presently a wooded lot with trails and utility access lines.	Grass / lawn	Wooded area	Grass / lawn	
<b>WALKSCORE.COM®</b>	46	19; car-dependent	4; car-dependent	21; car-dependent	21; car-dependent	0; car-dependent
<b>EXISTING INFRASTRUCTURE</b>						
<b>SURFACE</b>	Grass / lawn	Forest cover	Grass is readily convertible into dog park space	Wooded area	Site drains to wetland	Grass / lawn
<b>PATHS / SIDEWALKS</b>	None	Paths follow utility lines; site once had cross country trails	None	Informal paths have been created	None	Yes
<b>PARKING</b>	Parking is adjacent to the park	No parking area	1-2 spaces	Parking is located in close proximity	Parking is adjacent to this area	Parking is present on the site
<b>FENCING</b>	Site is fenced; Gated access could be improved	None	Fencing along the WPCF edge can be used for the park	None (there may be fencing along the railroad corridor)	None	No; may not be able to install fencing
<b>LIGHTING</b>	Indirect light from the wastewater treatment plant and parking lot	None	None	None	Some lighting is present	No
<b>RESTROOMS</b>	None	None	None	None	None	None
<b>OTHER STRUCTURES</b>	Wastewater treatment facility and commercial dock occupy site	School occupies a portion of the 44 acre site	None	Recreation facilities nearby	Human Services building is adjacent	Dog Pound
<b>WATER</b>	Available; Not present at the park	None	In proximity to the site	None	Yes	Yes
<b>MAINTENANCE</b>	None	None	None	None	Yes	Yes
<b>SHADE</b>	Limited	Wooded site; tree canopy	Some shade along edge of park	Wooded area; Tree canopy	None	No
<b>DOG ACTIVITIES</b>	Dogs allowed; Off leash park	None	None present	Informal use	None	None
<b>AESTHETICS</b>	visible from adjacent properties	not very visible	not very visible	not very visible	visible from U.S. Route 1	not very visible
<b>COMMENTS</b>	Concern expressed by neighbors	Potential site; School conflict?		Potential site; School / recreation conflict?	Potential site; School conflict?	Potential site; Transfer Station conflict?; Other user conflict

