




# TOWN OF WESTON

## Plan of Conservation and Development

Data Analysis Part II

February 5, 2019

 MILONE & MACBROOM

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Next Steps.... Town Center Study

# ACRONYMS AND DEFINITIONS

## Acronyms:

**ACS** – American Community Survey

**ADT** – Average Daily Traffic

**CTDEEP** – Connecticut Department of Energy and Environmental Protection

**CTDOT** – Connecticut Department of Transportation

**CTDPH** – Connecticut Department of Public Health

**CTECO** – Connecticut Environmental Conditions Online

**OPM** – Connecticut Office of Policy and Management

**CTSDC** – Connecticut State Data Center

**FEMA** – Federal Emergency Management Agency

**HMP** – Hazard Mitigation Plan

**NDDB** – Natural Diversity Database

**POCD** – Plan of Conservation and Development

**WestCOG** – Western Connecticut Council of Governments

**WPCF** – Water Pollution Control Facility (Sewage Treatment Plant)

## Definitions

**American Community Survey (ACS)** – The ACS is a data collection program overseen by the U.S. Census Bureau that collects demographic and housing data for individuals and households. The ACS surveys approximately 3 million households across the nation per year (roughly 2.5% of households) and aggregates the data on multi-year intervals. Because it is based on a multi-year sample, it is not directly comparable to the Decennial Census, which is based on a 100% population count every ten years.

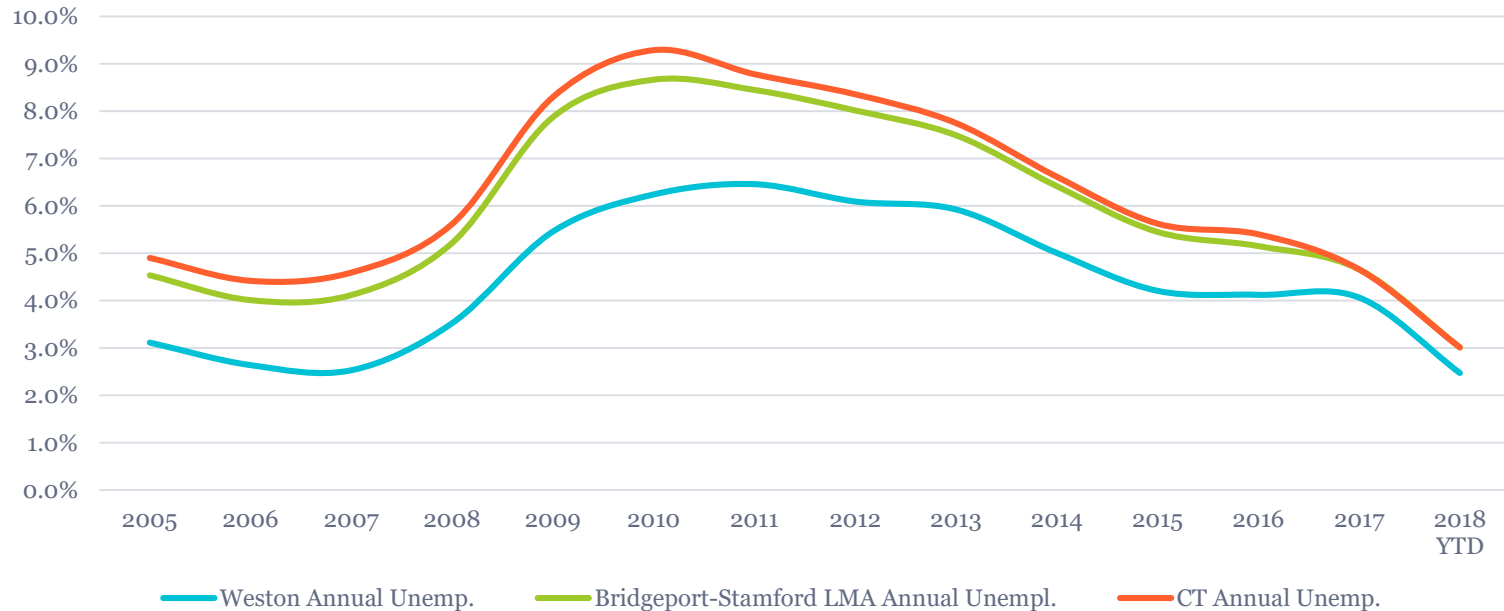
**Census Block Group** – A geographic unit developed by the U.S. Census Bureau to analyze Census and ACS data at the neighborhood level. Bethel contains 13 Census Block Groups, and the average Census Block Group in Bethel has just under 1,500 residents.



# ECONOMIC DEVELOPMENT

# EMPLOYMENT

## Weston and CT Unemployment Rates, 2005 - 2018 YTD



Source: CT Department of Labor

- Weston unemployment rate is historically lower than the Bridgeport-Stamford LMA and Connecticut State Unemployment Rates
- Unemployment in Weston has decreased from a high of 6.5% in 2011 to 3% in 2018

# WESTON EMPLOYMENT SECTORS

Industry (2017)	Units	Annual Average Employment	Total Annual Wages	Annual Average Wage
<b>Total - All Industries</b>	<b>326</b>	<b>1,251</b>	<b>\$88,008,845</b>	<b>\$70,332.06</b>
Construction	13	41	\$2,817,025	\$69,129.45
Wholesale Trade	43	61	\$11,005,654	\$180,914.86
Information	23	23	\$4,244,037	\$183,195.84
Finance & Insurance	21	36	\$5,250,360	\$147,897.46
Real Estate, Rental & Leasing	3	3	\$443,222	\$136,376.00
Professional, Scientific, & Technical Services	66	69	\$6,856,845	\$99,254.69
Management of Companies & Enterprises	5	5	\$710,154	\$137,449.16
Admin. & Support & Waste Mgmt. & Remed. Services	11	27	\$2,993,381	\$110,524.84
Health Care & Social Assistance	7	25	\$741,639	\$30,270.98
Other Services (except Public Administration)	79	109	\$3,595,930	\$33,142.21
Unclassified establishment	3	2	\$125,000	\$83,333.33
Local Government	10	524	\$38,188,181	\$72,947.81

Source: CT Department of Labor

- 42% of workers in Weston are employed by the local government
- Service sectors are also large employers

# PRINCIPAL EMPLOYERS

Sector	Units	Employment, 2017
All Industries	327	1,236
Construction	14	43
Wholesale Trade	47	63
Retail trade	8	95
Other Services (except Public Admin.)	84	116
Total Government	10	514

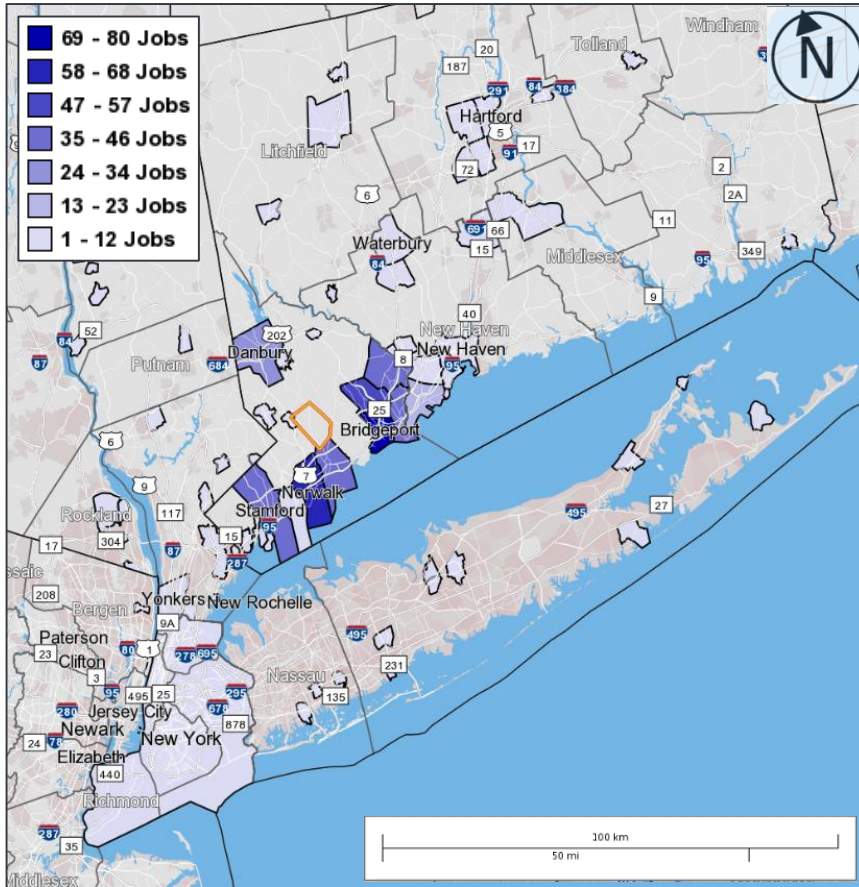
*CERC Town Profiles, 2017*

Major Employers, 2016
Weston Board of Education
Aspetuck Valley Country Club
Fairfield County Bank
Town of Weston
Peters Market

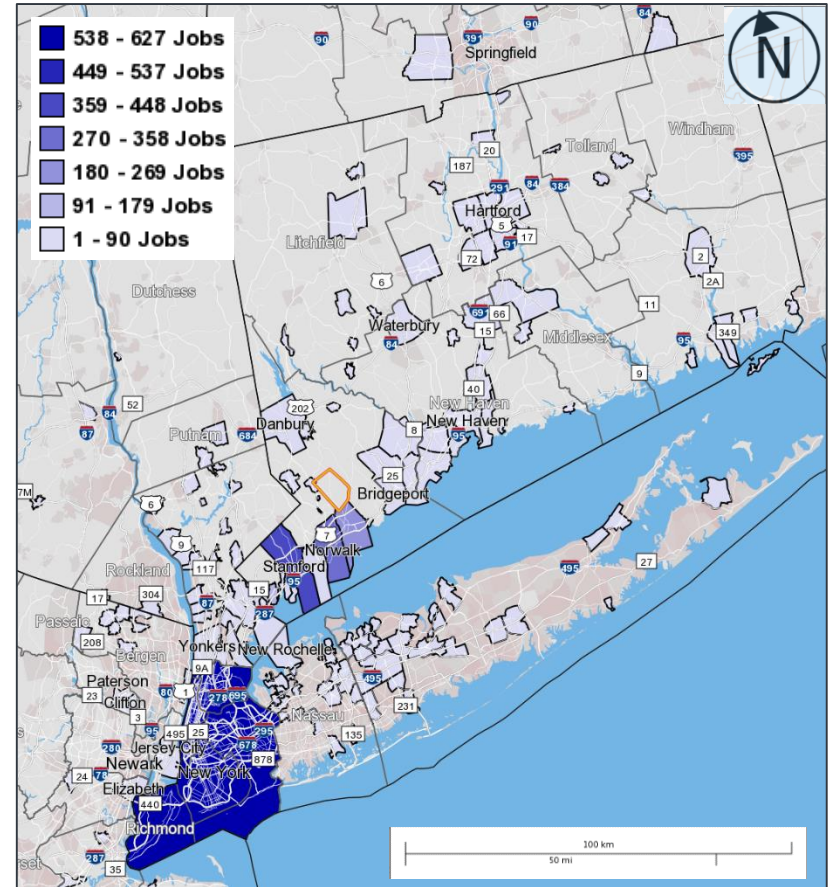
- No major changes since the 2010 POCD

# EMPLOYMENT TRENDS

## Where do Weston Workers live?



## Where are the employers of Residents?



- Workforce primarily resides along the I-95 corridor and along the Route 7 corridor

- Weston residents are primarily employed in New York City and Lower Fairfield County.



# COMMUTER TRENDS

Travel Mode to Work (2016)		
Travel Mode	Number	Percent
Drove alone	3,116	67%
Car or van pool	169	4%
Bus	0	0%
Rail	526	11%
Walk or Bike	40	1%
Other	22	<1%
Worked at Home	775	17%
<b>Total</b>	<b>4,648</b>	<b>100%</b>

Travel Mode to Work (2010)		
Travel Mode	Number	Percent
Drove alone	2,739	65%
Car or van pool	72	2%
Bus	9	0%
Subway or elevated	42	1%
Rail	733	18%
Walk or Bike	61	1%
Other	33	<1%
Worked at Home	499	12%
<b>Total</b>	<b>4,188</b>	<b>100%</b>

Sources: ACS 2016, Census 2010

- According to the US Census and the American Community Survey, there has been a large increase in the number of employed residents between 2010 and 2016 corresponds with improved economic conditions
- 71% of residents commute to work in a car
- Most also drive alone
- 11% of residents commute by rail
- **17% of residents work at home**
  - Much higher than Fairfield County,(5.7%) and CT (4.6%) rates.

# INCOME

## Median Households Income

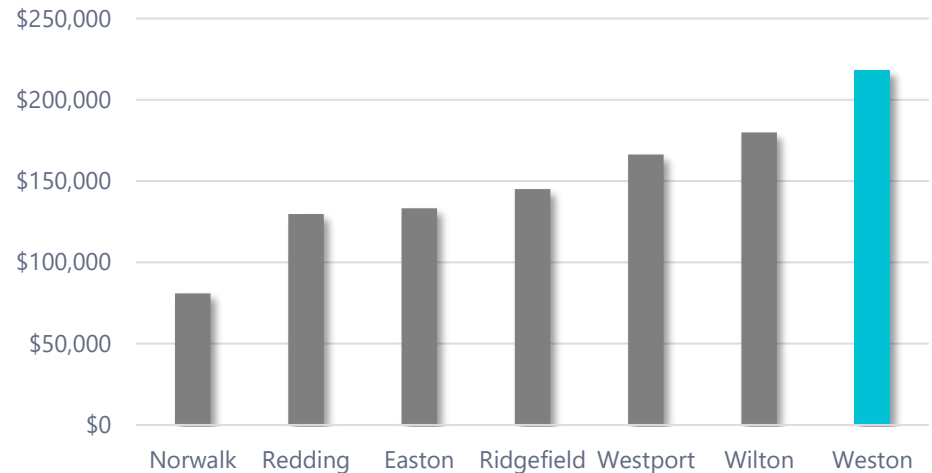
**All Households:** \$218,152

**Family Households:** \$250,000+

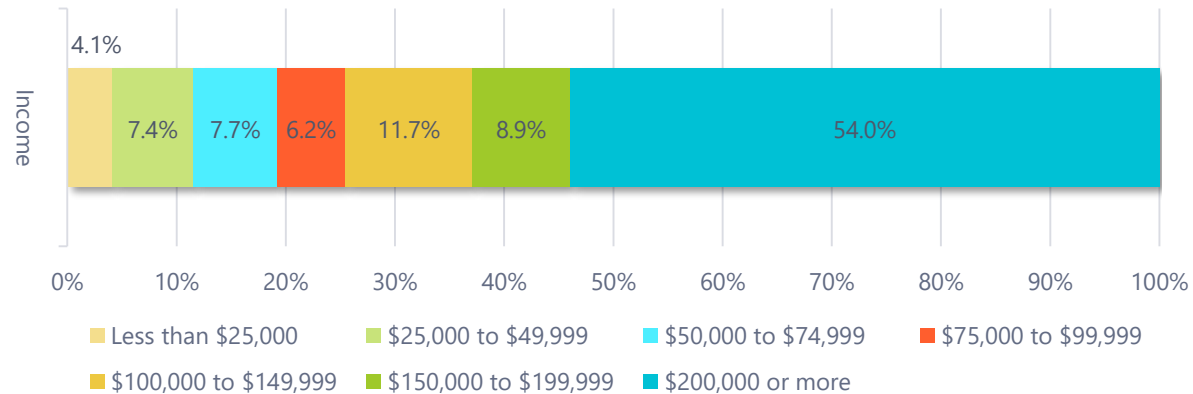
**Non-Family Households:** \$55,956

- Median Household Income in Weston is about 200% higher than state median, and is higher than neighboring towns,
- Median income for family households is more than quadruple that of non-family households (single people, unrelated persons living together).

Median Income for All Households 2016



Household Income Distribution in Weston, 2012-2016

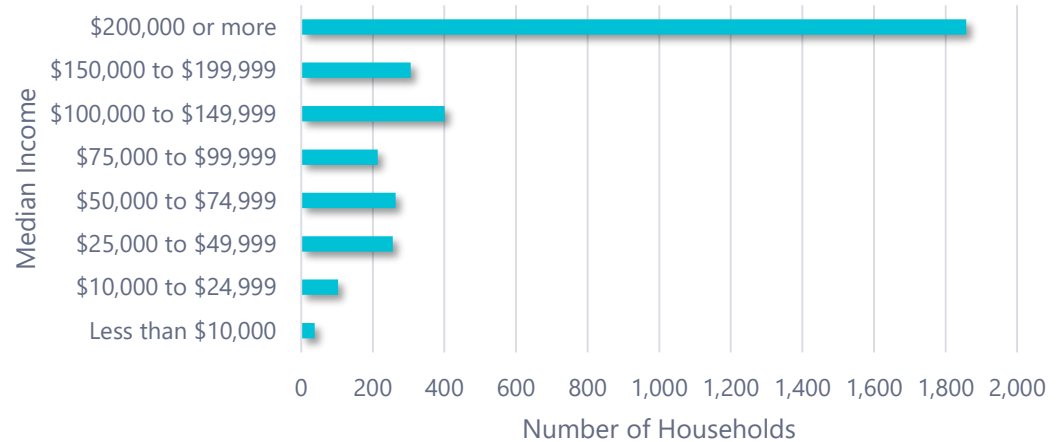


Source: 5YR American Community Survey 2016

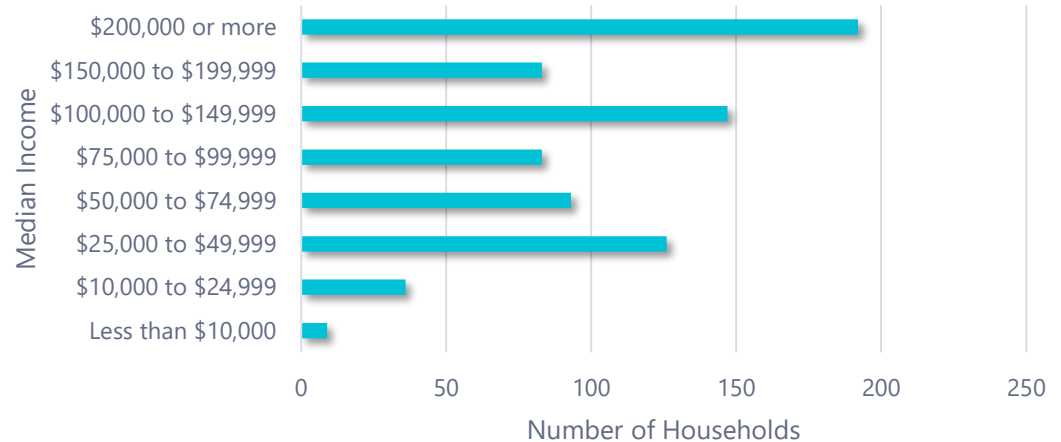
# INCOME

- More than half of households earn more than \$200,000 per year
- Median Household Income for seniors is \$105,991
- Over 20% of senior (65+) households make less than \$50,000 per year
- Income does not include assets or equity

Household Income Distribution, 2016



Income Distribution of Householders 65+, 2016



Source: 5YR American Community Survey 2016

# MUNICIPAL FISCAL INDICATORS

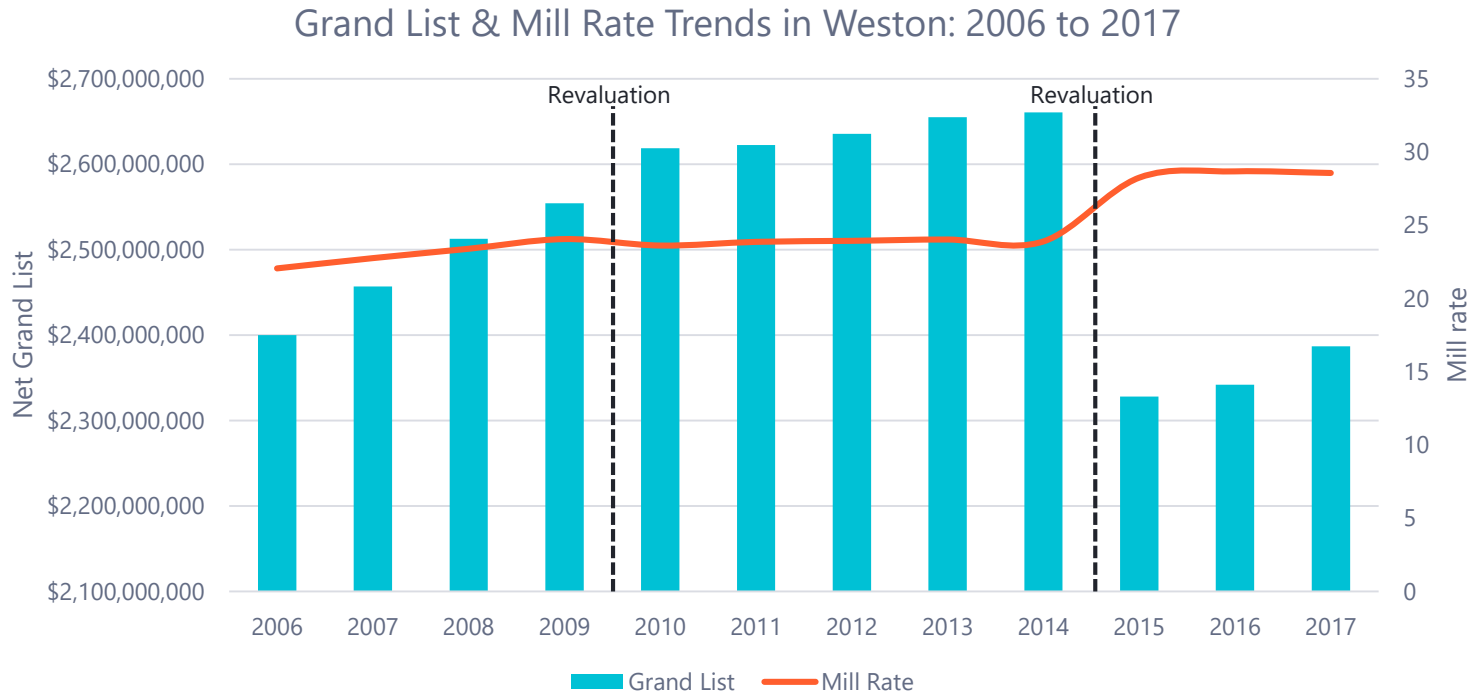
Debt Per Capita for Weston and Neighboring Towns, GLY 2015



- Weston has \$4,552 in debt per capita – higher than the state average and many neighboring towns
- As of November 2017, Weston had AAA bond rating from Moody.

Source: Connecticut Office of Policy and Management  
Municipal Fiscal Indicators Fiscal Years Ended 2012 to 2016  
Published December, 2017

# MUNICIPAL FISCAL INDICATORS

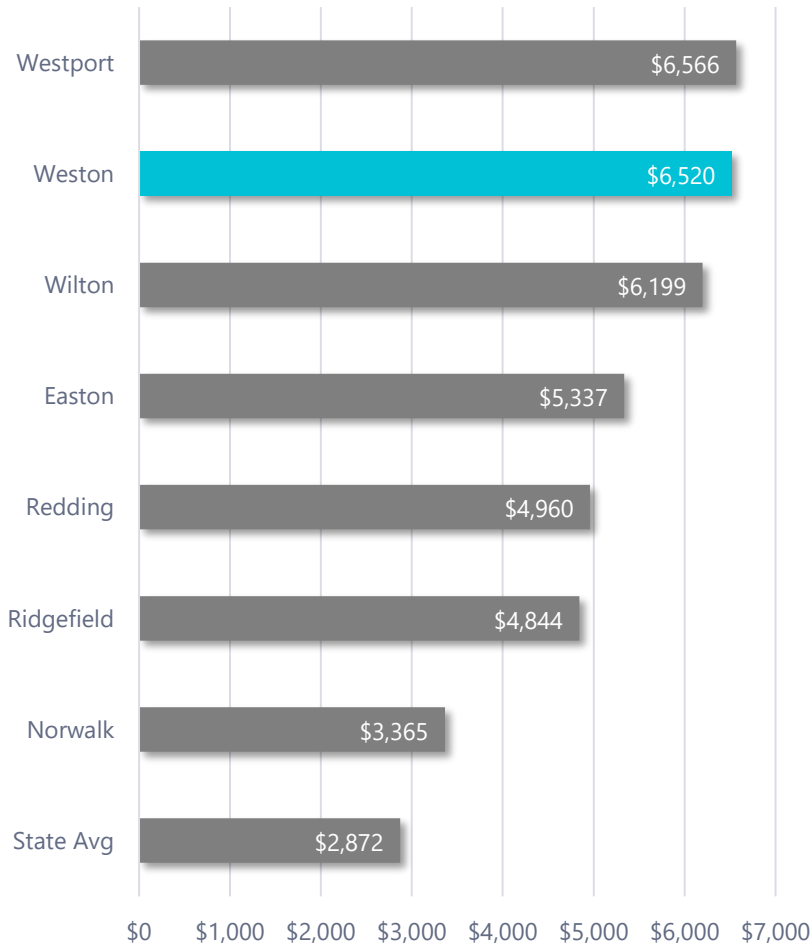


Source: Connecticut Office of Policy and Management, Municipal Fiscal Indicators

- Strong correlation between property values and mill rate.
  - Revaluation completed in 2014 led to a large fluctuation in valuation and mill rate.
- Grand List grew 2% between 2016 and 2017

# MUNICIPAL FISCAL INDICATORS

Property Tax Levy Per Capita FYE16



Source: Connecticut Office of Policy and Management (OPM)  
Municipal Fiscal Indicators Fiscal Years Ended 2012 to 2016  
Published December, 2017

- Per capita tax levy is \$6,520 - well above state average of \$2,872, and the 2<sup>nd</sup> highest in the state
- Third highest mill rate of surrounding towns, higher median home values raise overall tax burden on the “average” home

Municipality	FY19 Mill Rate	Median Home Value**	Estimated Taxes on Median Home Value
Redding	31.72	\$603,300	\$13,396
Easton	31.38	\$629,200	\$13,821
Weston	29.39	\$857,700	\$17,645
Wilton	28.1875	\$812,100	\$16,024
Ridgefield	27.78	\$673,900	\$13,105
Norwalk*	26.605	\$416,800	\$7,762
Westport	16.86	\$1,087,700	\$12,837

\*Residential district with garbage pickup

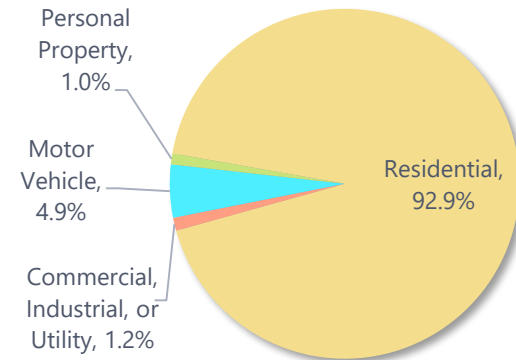
\*\* ACS 5-Year Estimates 2016

Source: Connecticut Office of Policy and Management (OPM)  
2017 Grand List Year 2019 Fiscal Year

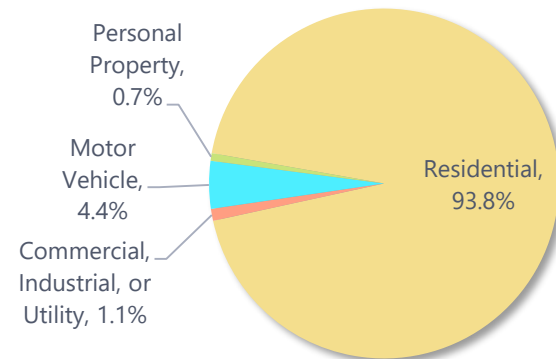
# TAX BASE

- Grand List composition is much more reliant on residential than the state average (79%)
- Between Grand List Year (GLY) 2011 and 2015, commercial, industrial, and utilities increased from 1.1% to 1.2% of the Grand List
  - During same time period, residential uses decreased from 93.8% to 92.9% of the Grand List
- 7.8% of Grand List is tax exempt

Weston Grand List Composition (GLY 2015)



Weston Grand List Composition (GLY 2011)



Source: Connecticut Office of Policy and Management  
Municipal Fiscal Indicators Fiscal Years Ended 2012 to 2016  
Published December, 2017

# TAX BASE

## TOWN OF WESTON COMMERCIAL TAXPAYERS: 2017

Top Five Grand List (2017)	Amount
Connecticut Light & Power	\$19,640,000
Aspetuck Valley Country Club Inc.	\$10,532,540
Financial Serv Veh Trust	\$8,000,747
Aquarion Water Company of CT	\$6,631,180
Toyota Lease Trust	\$6,463,602
Net Grand List (SFY 2015 – 2016)	\$2,341,794,069

*CERC Town Profiles, 2017*

In 2012:

1. Connecticut Light and Power Inc.
2. Aspetuck Valley Country Club
3. Aquarion Water
4. Weston Shopping Center
5. Benenson family LLC

*CT Data Collaborative*



# REGIONAL ECONOMIC DEVELOPMENT PLAN

## Overall CEDS Goals:

**Improve Regional  
Planning and  
Intermunicipal  
Cooperation**

**Improve Business  
Climate**

**Attract and Retain an  
Inclusive Workforce**

**Maintain, Improve,  
and Development  
the Transportation  
System**

**Promote a More  
Sustainable and  
Resilient Region**

**Forge a Positive  
Regional Identity**

*Comprehensive Economic Development Strategy (CEDS)*

## Projects Impacting Weston Mentioned in CEDS:

- Regional Transit Service Plan
- Coordination Plan for Industry Needs for Higher Education
- Regional Tourism Development and Marketing Plan
- Regional Agricultural Viability Study

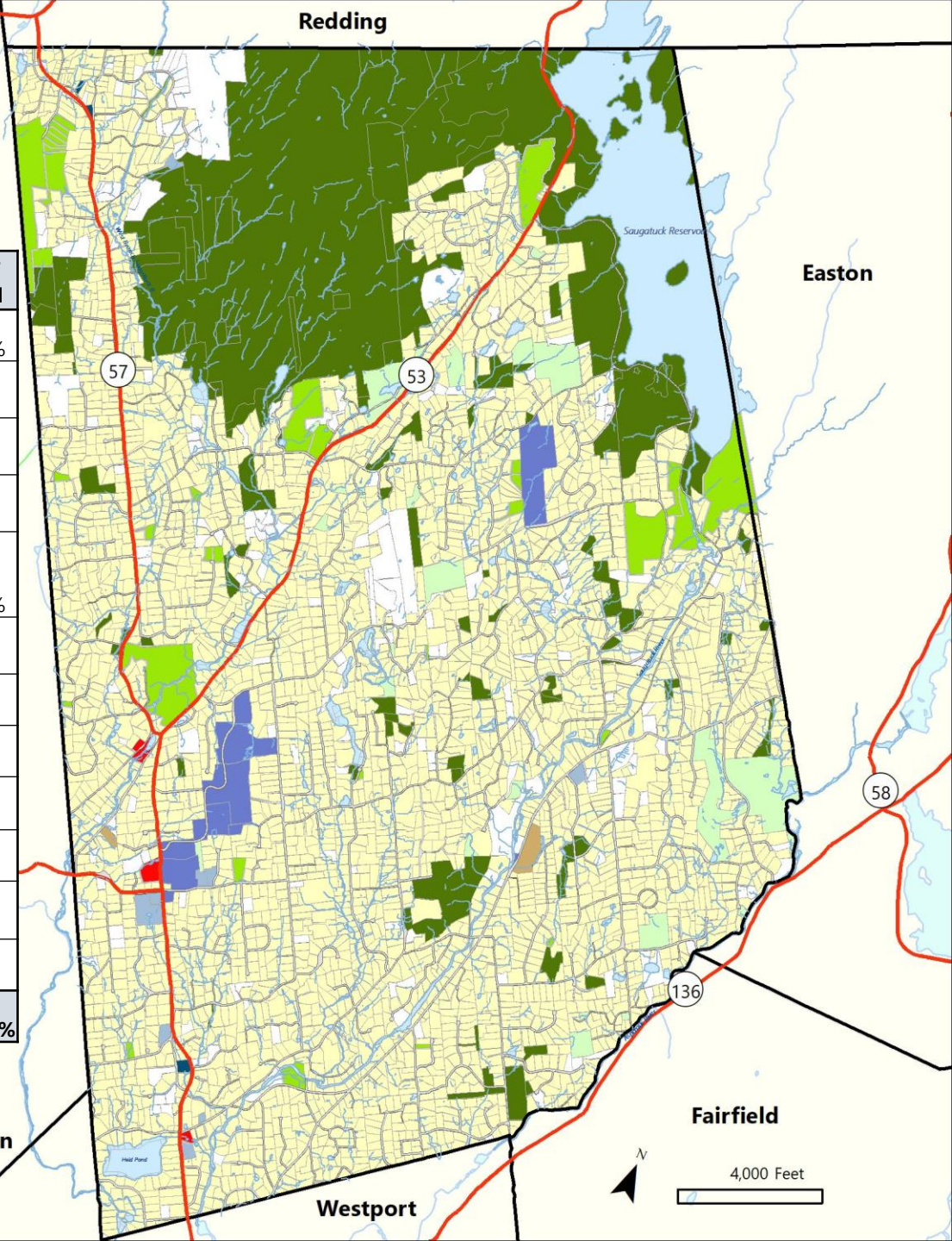


# LAND USE & ZONING

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# Existing Land Use Weston, CT

Legend	Land Use Category	Land Use Description	Acres	% of Total
	Residential	Family dwellings	7,746.3	58.4%
	Farm	Dirt Road Farm, Viv's Veggies, Well Hills Farm	17.6	0.1%
	Commercial	Weston Shopping Center, Weston Gardens, & 12 Old Mill Rd	14.5	0.1%
	Town Parks & Open Space	Town owned parks & preserved open space	356.6	2.7%
	Conservation & Watershed	State parks, land owned by land trusts, The Audubon Society, & The Nature Conservancy	3,109.5	23.5%
	Private Recreation	Country & field clubs, camps, subdivision common areas	293.6	2.2%
	Cemetery	Cemetery	1.7	0.0%
	Public Uses	Town facilities	176.4	1.3%
	Semi-Public Uses	Churches & other non-profits	36.3	0.3%
	Utility	Connecticut Light & Power	5	0.0%
	Vacant	Land that has not been conserved or improved	781.9	5.9%
	ROW	Roads, rights of way	719.5	5.4%
<b>Total</b>			<b>13,259</b>	<b>100%</b>



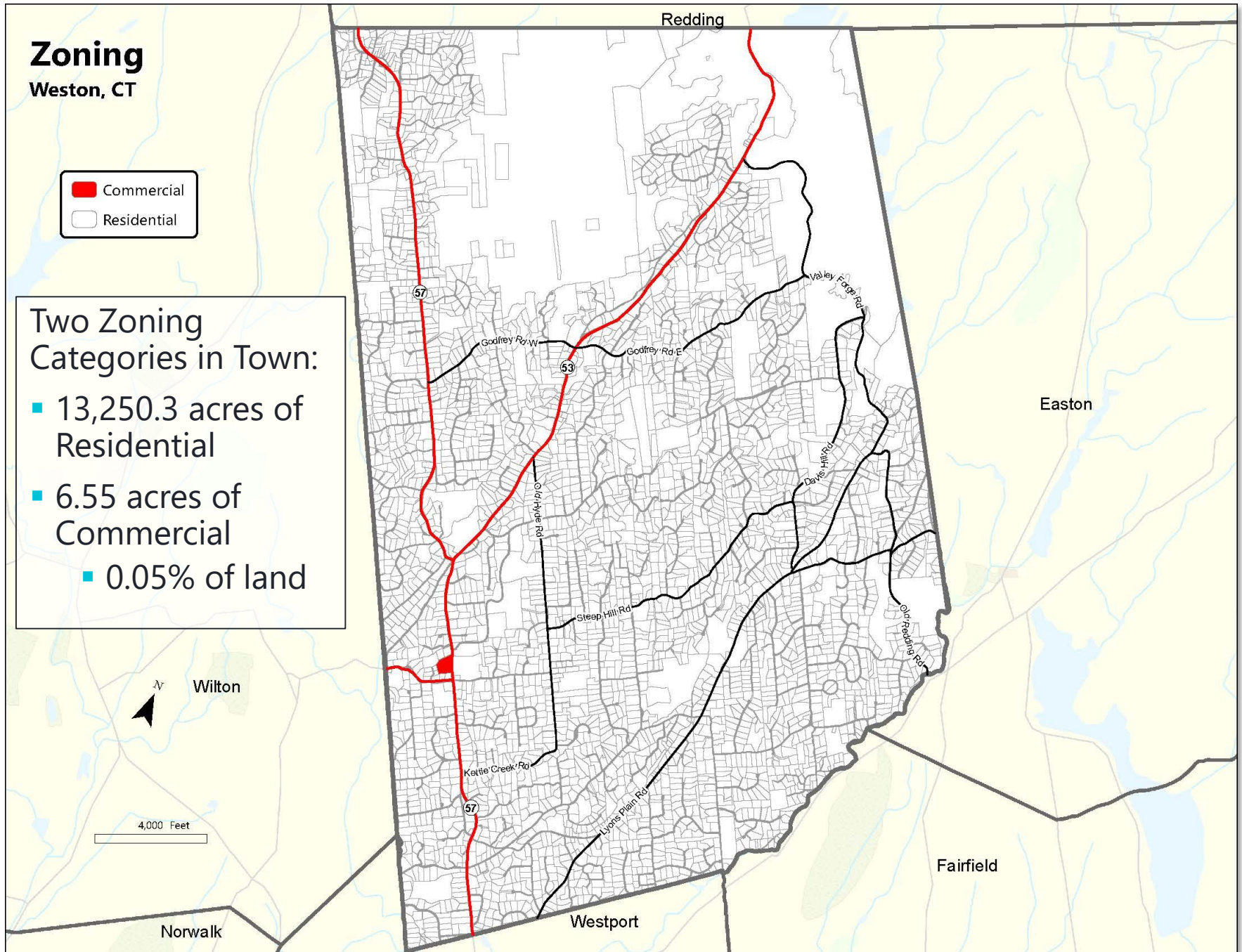
# Zoning

Weston, CT



## Two Zoning Categories in Town:

- 13,250.3 acres of Residential
- 6.55 acres of Commercial
  - 0.05% of land



# WESTON CENTER: EXISTING CONDITIONS

- Mostly level, limited pedestrian and bicycle amenities
- Has local conveniences: schools, town governments, restaurants, retail, post office, other services
- Town is seeking \$1.5 million for intersections and sidewalks in the center
- Comprehensive Master Plan effort will begin in the Spring



Source: Google Maps

# POTENTIAL BUILD OUT

- In 2015, it was estimated that there is spaces for 85 new homes in Weston under the current 2 acre zoning\*
- Since 2015, there have been 21 net housing starts



\*Crafting a Strategic Plan for Weston's Future: Phase 1, 2015

A wide waterfall cascading over a rocky ledge into a pool of water, surrounded by lush green foliage. The water is captured in a long-exposure shot, creating a soft, silky texture. The scene is set in a natural, wooded area with trees in the background showing some autumnal colors.

# WATER & SEWER

# Water Service

Weston, CT

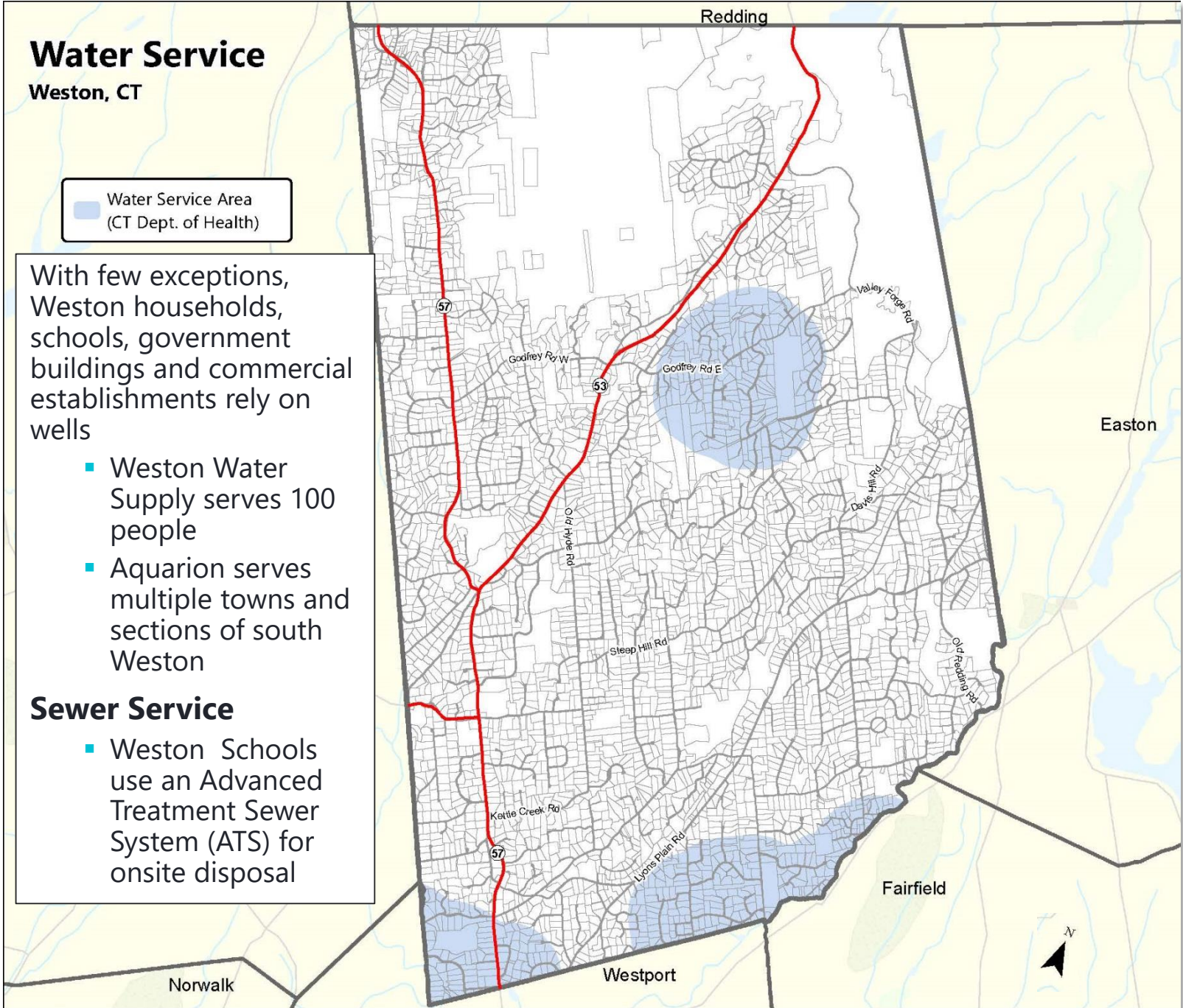
Water Service Area  
(CT Dept. of Health)

With few exceptions, Weston households, schools, government buildings and commercial establishments rely on wells

- Weston Water Supply serves 100 people
- Aquarion serves multiple towns and sections of south Weston

## Sewer Service

- Weston Schools use an Advanced Treatment Sewer System (ATS) for onsite disposal



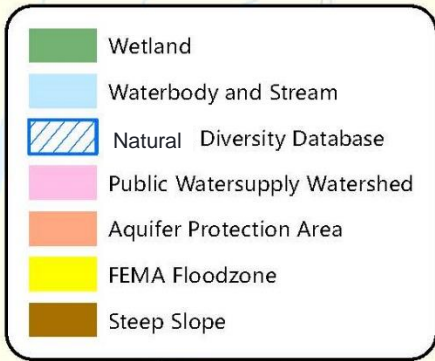




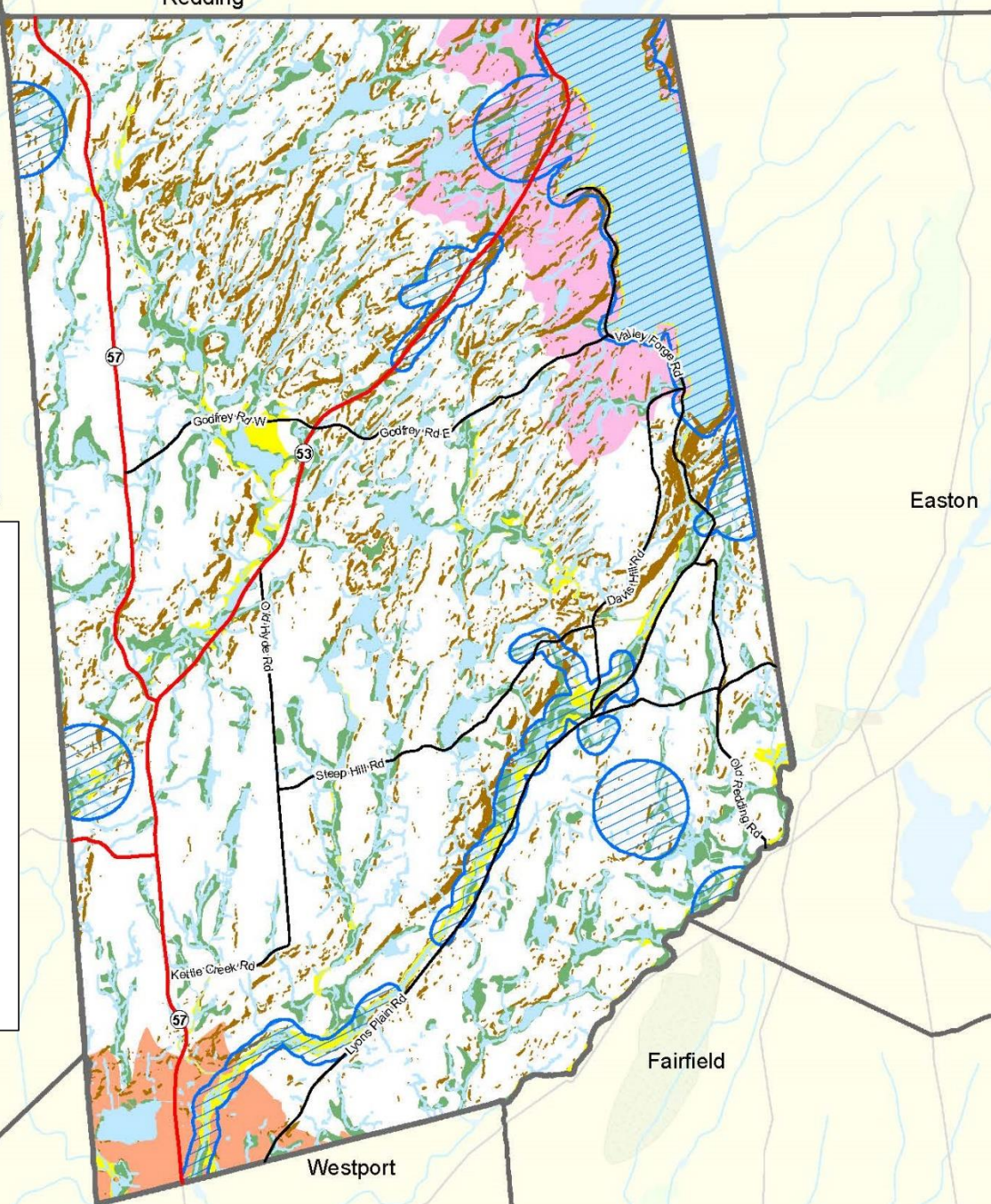
# NATURAL RESOURCES

# Water Resources

Weston, CT



- Wetlands, slopes > 10%, and other protected spaces limit development
- Flood zones have not changed significantly since 2010 (amended in 2014 and 2017)
- Saugatuck River newly classified as a Natural Diversity Area since 2010



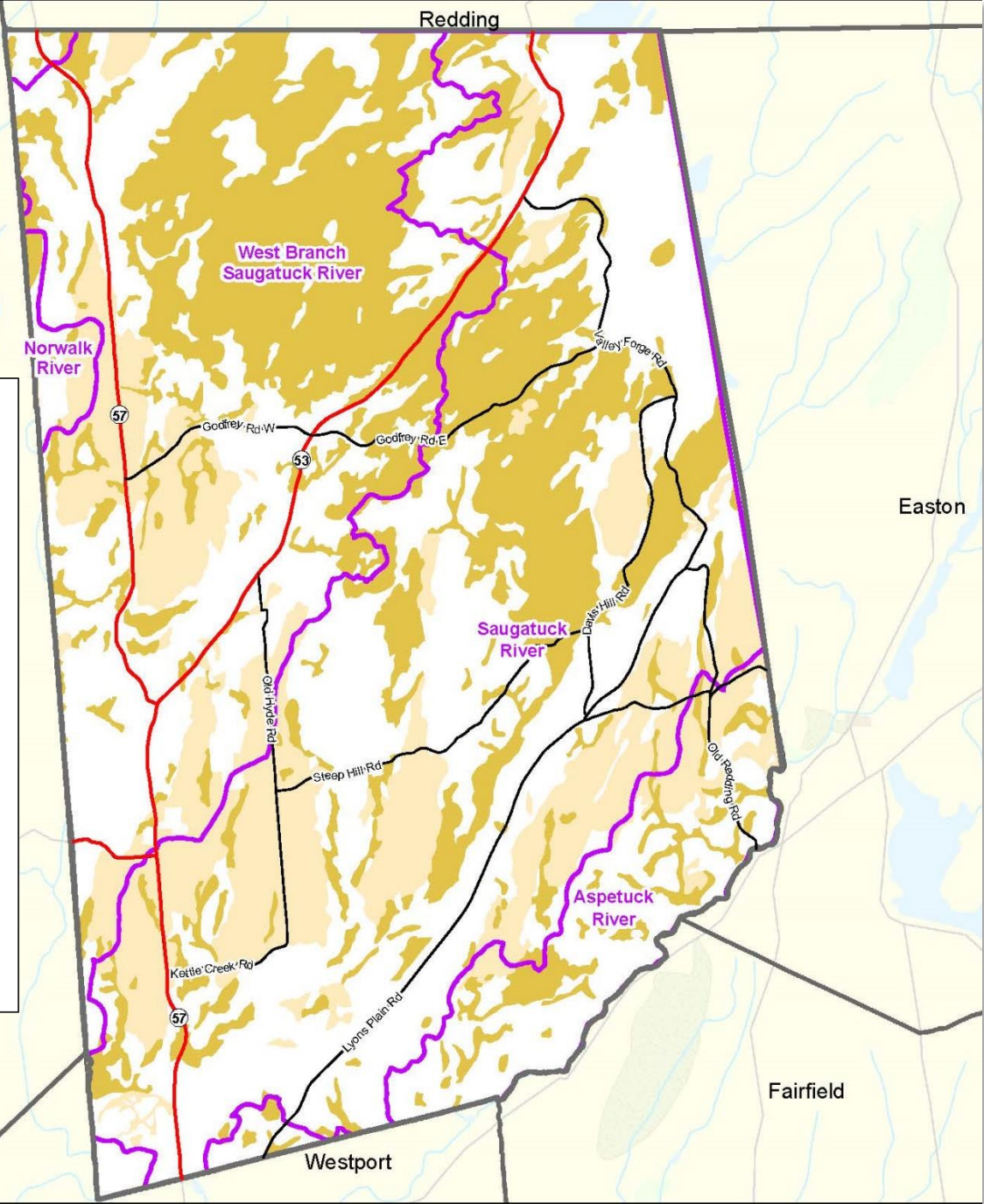
# Hydrologic Soils

Weston, CT

- Well or Very Well Draining
- Somewhat Restricted
- Restricted or Very Restricted
- Watershed Boundary

- Soils is categorized based on its runoff potential
- 3,887.4 acres of Restricted/ Very Restricted Soil
  - 29.3% of land
- 6,956.8 acres of Well or Very Well Draining (Including Water)
  - 52.5% of land

4,000 Feet



# 2016 HAZARD MITIGATION PLAN

## **Severe storms and flooding pose the greatest threats to Weston**

- Winter storms impact roofs and tree limbs, resulting in debris and power outages
- Tropical storms and summer storms with heavy rain and wind have been observed to generate debris and cause minor to moderate flooding

### **Key Recommendations:**

- Elevate critical systems in wet and flood prone areas
- Update Weston Environmental Resource Manual
- Start water monitoring program
- Create Stormwater management system
- Assess vulnerability of existing critical facilities
- Develop a Capital Plan for Fire Ponds and Hydrants, and maintain existing
- Improve telecommunication infrastructure and emergency communications
- Procurement of emergency backup power

# WATER RESOURCES: MS4 PLAN

The Town MS4 plan is underway and is working to address the 6 minimum control measures with the best management practices. However, lack of funding from state remains a challenge to fully implementing the MS4 Plan.

## 1. Public Outreach and Education

Disseminate Educational Brochures, Fact Sheets, Videos, Newspaper Articles, Publications, host seminars & Workshops, Household Hazardous Waste Days and Catch Basin Stenciling.

## 2. Public Involvement and Participation

Implement a public involvement and participation program, public meetings and compliance with Local Public Notice and FOI requirements.

## 3. Illicit Discharge Detection & Elimination

Map Town Drainage Systems, implement an Illicit Discharge Elimination Program, review ordinance & revisions, and provide Outfall Inspection Monitoring & Training.

## 4. Construction Site Stormwater Runoff Control

Implement regulation reviews & revisions, develop fact sheets, a plan review, inspection & inspection training.

## 5. Post-Construction Stormwater Management

Develop post- construction regulations, inspections & maintenance, plan review, and staff training.

## 6. Pollution Prevention & Good Housekeeping

Train staff, street sweep annually, evaluate the street sweeping program, implement a structured stormwater cleaning program, evaluate stormwater systems for upgrades and repairs and inventory the town facilities & procedures.

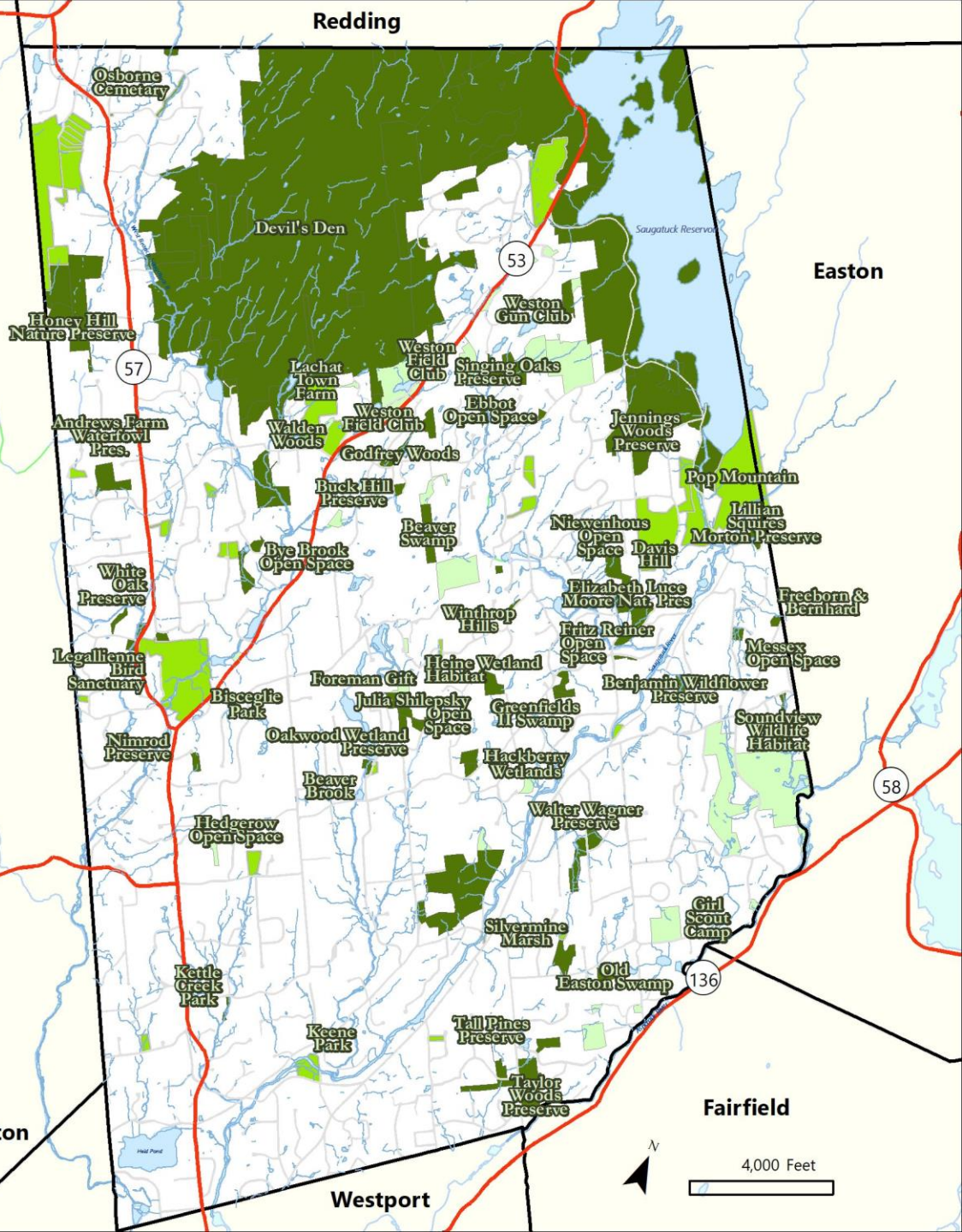
A scenic view of Godfrey Pond, a calm body of water reflecting the surrounding forest. The trees are lush green, and the sky is a uniform grey. The text "PARKS, OPEN SPACE & RECREATION" is overlaid in the center in a bold, white, sans-serif font.

# **PARKS, OPEN SPACE & RECREATION**

**DRAFT**

# Open Space Weston, CT

Legend	Land Use Category	Ownership Type\Proposed Definition	Acres	% of Town
	Town Parks & Open Space	Town owned parks & preserved open space	356.6	2.7%
	Conservation & Watershed	State parks, land owned by land trusts, The Audubon Society, & The Nature Conservancy	3,109.5	23.5%
	Private Recreation	Country & field clubs, camps, subdivision common areas	293.6	2.2%
	Cemetery	Cemetery	1.7	0.0%
<b>Total Acres</b>			<b>3,761</b>	<b>28.4%</b>



Source: Town of Weston,  
Aspetuck Land Trust,  
CT DEEP & The Nature  
Conservancy

Norwalk

Wilton

Westport

Fairfield

# OPEN SPACE ACQUIRED SINCE 2010

- 2018 - Aspetuck Land Trust has completed the purchase of 38 acres of forest in Weston off of Wampum Hill Road, expanding its existing 86-acre Honey Hill Preserve that extends into Wilton
- 2014 - Aspetuck Land Trust was bequeathed 6 acres



Honey Hill Nature Preserve. Photo Courtesy of Dour Elliman Real Estate



# WESTON'S RECREATIONAL FACILITIES

Parks & Recreation offers a range of services including adult programs, sport camps, and after school programming, utilizing both indoor and outdoor facilities

## Active Recreational Facilities

- School Campus
  - 8 diamond fields
  - 6 rectangle fields
  - 6 tennis courts
  - 3 basketball courts
  - 2 play areas
  - 1 track
  - 1 swimming pool
- Morehouse Farm Park
  - 3 diamond fields
  - 5 rectangle fields
- Bisceglie-Scribner Park
  - 3 diamond fields
  - 1 playground
  - Walking & Fitness trail
- Moore Property
  - Dog Park (planned)

## Passive Recreational Facilities

- Devil's Den Preserve
- Lachat Town Farm
- Bisceglie-Scribner Park – picnic, playground areas and swimming pond

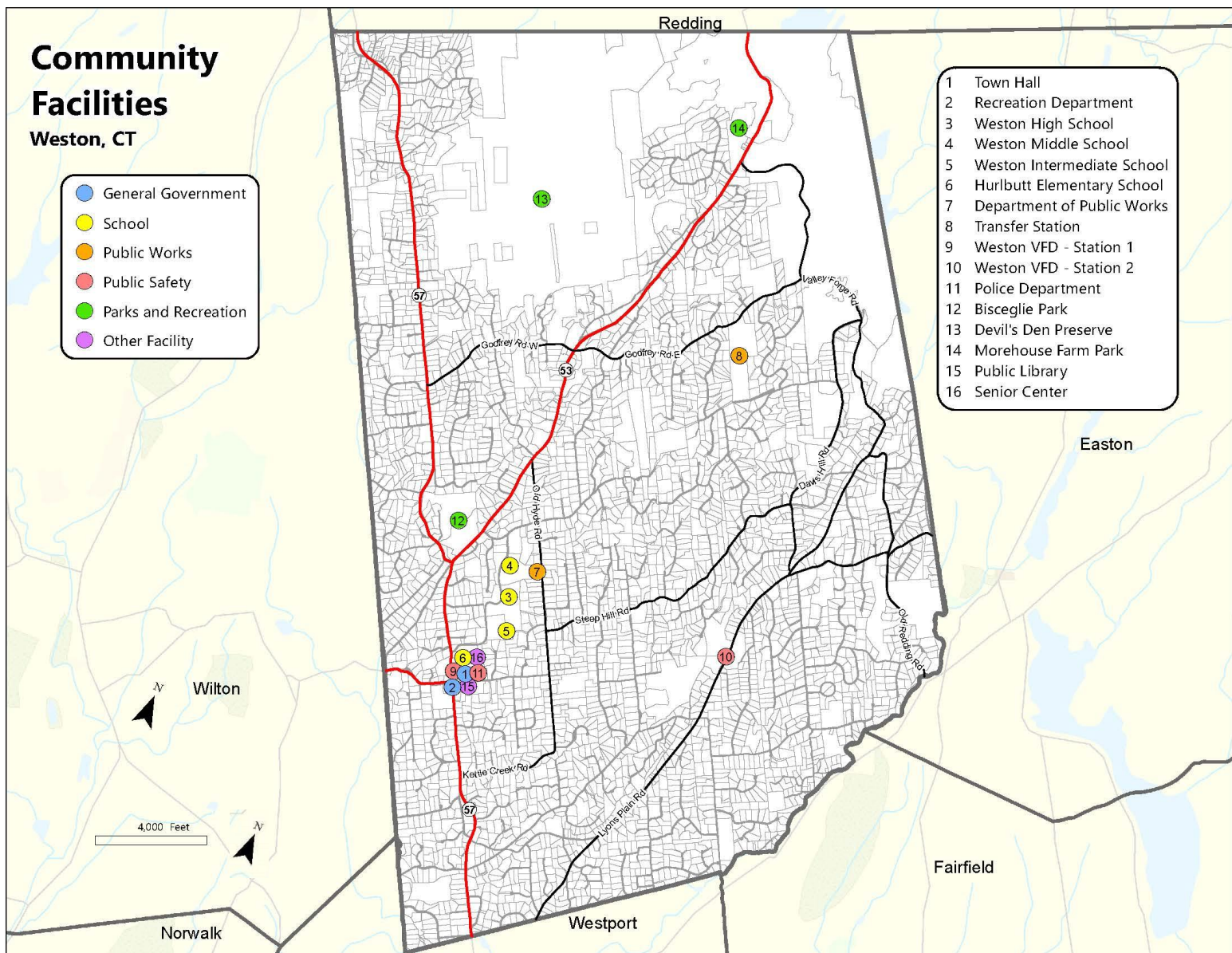


Town of Weston School Campus. Photo Courtesy of Weston Parks and Recreation

A photograph of Weston Intermediate School, a modern brick building with a curved facade and a prominent tower. The text "WESTON INTERMEDIATE SCHOOL" is visible on the brick wall. The image is overlaid with the text "COMMUNITY FACILITIES".

WESTON INTERMEDIATE SCHOOL

# COMMUNITY FACILITIES



Source: NE GEO

- Town is seeking improvement to existing EMS and Police Department
- Weston BOE is undergoing School Master Plan

# SUSTAINABILITY

## Recent Accomplishments

- Virtual Net Metering for Solar. Entered into an agreement with Eversource for a 2 MGW solar farm in eastern CT.
  - 0.5 MGW is going to be added soon.
- Lighting audit was completed for Town buildings
- Town and schools have replaced conventional bulbs with LED lighting in parking lots
- Recently passed a plastic bag ban and a fracking waste ban
- Active Sustainability Commission
  - Invasive species workshop



Source: Weston Today

## Potential Goals

- Acquire street lights to convert to LED
- SustainableCT Certified in 2019
- EV Charging Station
- Town property energy audit