

Special Public Meeting September 12, 2017  
Minutes of the UCONN Presentation  
7:00 pm at Fairfield Fire Training Center  
205 Richard White Way

**PRESENT:** First Selectman Mike Tetreau, DPW Director Joe Michelangelo, DPW Superintendent Scott Bartlett, Guest Speaker Professor Peter Miniutti, UCONN Landscape Architect, Robert Gabarek Osprey Environmental Engineering LLC, Conservation Director Brian Carey

The meeting began @ 7:05pm with an introduction by Mr. Michelangelo of UCONN Professor Peter Miniutti

Professor Miniutti began with a Power Point introduction of the Fairfield Public Works Yard and summary of his work. A review of his initial visit Sept 2016 and the results of the completed surveys by the participating residents were the focus of the Berm plan presented.

**ITEM 1: Review of Landscape Berm Design Presentation by Professor Peter Miniutti, LA**

PowerPoint will be posted on website

**Step 1 The Surveys**

We will facilitate communication, coordinate the work and create an intervention creating a solution to a problem.

We solve problems. The residents were clear about their concerns.

The View and the Fill, the Smell and the Noise

Overall, high concerns about the water and wildlife environment

**Step 2 The Timeline**

This has taken longer than expected due to remediation.

The Berm will be at 45' with a 10' green screen fence.

We can't use trees to screen due to the harshness of the site.

The operation will bring the pile down 20' There will be a 10-12' access road to patrol and water plants. It will offer public walking in an ecological parklike setting.

The slope will be 2.5 to 1.

**Professor Miniutti's biggest concern?**

The health of the plants – it is recommended there be a 2 year Town maintenance program of the site to keep the plants healthy.

The fill operation has gone from 25 to 35, the wall on the backside is no longer being proposed. We can't go more than a 2 to 1 slope design for this piece of land. Pine trees, bird houses and deciduous trees are proposed. We want this to be beautiful, it will be organic. Much thought was given to the ecology, curves will be used in the wetland area which will play with sun and shade.

It is Professor Miniutti's professional opinion, to be a functional operation, a 45' berm with 10' of net fence and plant materials will work best.

**ITEM 2: Public Comments & Questions**

**Q** –in a conversation shared by a resident -The DEP commissioner commented on the steepness of the slope –**will it work at the 2.5 to 1 ratio?** Is it sufficient for trees to grow or should the ratio be 5 or 7 to 1 ?

Yes, the working ratio is 2.5 to 1 for this area.

The deeper the slope, the more maintenance will be needed.

**Q - Will this be a connecting area or a stand alone park?**

PM The intent is to connect a path on the outside grade. The Master Plan done by Dr. Frank Rice can connect a portion of the path from Mona Terrace.

**Q- When will the Town cap the landfill behind?**

We will construct the Berm starting at 34', grade with impervious material to a pitch of 27'. The work behind the berm will be at 45'. We will move more of the aggregate pile.

**Q- If Julian was to go to 30', why are we at 34' to 27' ?**

Julian started in 2013 until our Phase I in 2016 we had no real knowledge there was landfill activity.

**Q – What about the smell?**

RG - concrete and asphalt have no smell, the smell is from the wood recycling operation, composting. In our society we reuse materials –this is a recognized use for concrete.

**Q – What is the downside of doing a more gentle slope?**

A shallower slope leaves less room for the fill operation.

**Q – Will we use fast growing plants?**

The shrubs will be 3-5 gal, 5-7' high, because it is a harsh environment smaller plants adapt better. They will be salt and deer resistant. Invasives will be an issue. The maintenance expenses will be taken care of by the Town. It will be very labor intensive.

JM- If the Town was redoing a ballfield, we would bring the material home or pay someone to take it.

**Q- Will everything be free of contaminants?**

The northeast corner still had some bad stuff – which will be taken out. All PCB's will be removed before the project begins.

**Q - Why is it up to 45'?**

PM - We can't go lower than 34'. The grade is at 27' now, there will be an impervious layer over top (to cap)

Professor Miniutti believes this site could win awards!

**Q –We are brushing over the height of the Berm too quickly.**

JM - There has been no dumping since we closed the gates in December. We are managing material that has been there – we do miles of concrete work each year.

**Q – Will the stormwater runoff be highly alkaline?**

RG - No, once concrete is set and cured you do not have alkaline conditions. We actually test the water. If it were alkaline, we couldn't make water pipes out of it.

**Q- Why didn't Julian do (move) it?**

RG -We are trying to move forward, reduce the pile then make sure changes are in place.

**Q- When will building start?**

JM- It will take about 4 months to move the earth. The berm will be made using the material from the pile, the only import will be top soil.

**Q- When does planting have to take place?**

PM – There will be some in the fall, some in the spring. There is a schedule that will be a major issue because of the variables.

**Q- What will it take to remove it all?**

JM - about \$20.00 cubic yard.

If we are raking clay at Gould Manor, we don't want to truck it out. The material can be used. The pile will be reduced by what's being used for the Berm and possible removal of additional material as a result of the lawsuit. Julian was to reduce the pile to 30' per their contract. DOT has specs on how to sell and mix.

**Q- Is the intent only to have the Town operations there?**

JM - The only activity will be the Town operations. If we find a way of getting rid of some of the material we will get it out, but there will be no other managed work. Nothing will be coming in from other Towns.

SB- In the past, Julian had to bring in material to dilute material to be brought out. Only DPW spoils will be used. Demolished houses are a private contract job and not allowed.

**Q- Will the berm stop the noise?**

Professor Miniutti said the embankment and the vegetation will alleviate some of the noise.

**Q - Will there be public access and when?**

SB -Yes, during regular work hours

There being no further questions, the meeting was adjourned at 8:45 pm.

Respectfully Submitted,  
Kyle Fournier

# Town Facilities @ One Rod Highway Fairfield, CT.

9.12.2017

**UConn's presentation will include:**

## **1. Introduction:**

- Project Team and Our Mission
- UConn's Role on Project
- Project Site

## **2. Audience Input:**

- Location
- Visual survey
- Environmental survey
- Timeline

## **3. Site Analysis:**

- View Sheds
- Natural Features

## **4. Preliminary Ideas:**

- Cross Section
- Planting
- Plan

## **5. Principles:**

- Succession Growth
- Riparian Buffer
- Bio-diversity Patterns

## **6. Next steps**



# 1. Project Team and Mission

**UConn's Community Research & Design Collaborative (CRDC)** is the umbrella organization for the outreach work of the landscape architecture faculty.

- Our mission is to be a regional leader in sustainable planning and design. We help our client's plan and design affordable, equitable, and ecologically healthy environments.
- Our mission is accomplished by providing our client's with objective, multi-disciplinary, state-of-the-art planning and design expertise.
- We promote and encourage academic-based collaborative research (service learning) with an emphasis on "real world" projects as they apply to sustainable development.



The Fairfield Team from left to right: Adjunct Instructor Natalie Miniutti, Associate Professor Peter Miniutti and Graduate Student Samantha Stewart.

# 1. UConn's Role on Project

- **Facilitate** communication between the public and town officials for the mitigation of some of the uses at the Town Facilities @ One Rod Highway:
  - Visual impact of fill operation and tree operation
  - Sound control
  - Wildlife concerns
- **Coordinate** the work efforts of town officials (Joe and Scott), contractors working at the town facility and consultants working on the mitigation project.
- **Create** an intervention that will allow the existing uses to continue while reducing the negative impact(s) on the adjacent neighborhoods.

My definition of landscape architecture is the creation of meaningful and memorable exterior spaces.

# 1. Project Site - Context





# 1. Project Site - Photographs



# 1. Project Site – Land Uses





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## 2. Audience Input - Location



## 2. Survey 1

The views to the Fill Area in the summer months are:

The views to the Fill Area in the winter months are:

The views to the Tree Operation Area in the summer months are:

The views to the Tree Operation Area in the winter months is:

Unacceptable

0 (bad) 5 (nuisance) 10 (good)

Unacceptable

0 (bad) 5 (nuisance) 10 (good)

Unacceptable

0 (bad) 5 (nuisance) 10 (good)

Unacceptable

0 (bad) 5 (nuisance) 10 (good)

Comments:

**A**  
Views

The \_\_\_\_\_ from the Fill Area in the summer months is:

The \_\_\_\_\_ from the Fill Area in the winter months is:

The \_\_\_\_\_ from the Tree Operation Area in the summer months is:

The \_\_\_\_\_ from the Tree Operation Area in the winter months is:

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Unacceptable

0 (bad) 5 (nuisance) 10 (good)

Unacceptable

0 (bad) 5 (nuisance) 10 (good)

Unacceptable

0 (bad) 5 (nuisance) 10 (good)

**B**  
Other

My overall environmental concerns regarding the Fill Area are:

My water quality concerns regarding the Fill Area are:

My wildlife health concerns regarding the Fill Area:

My \_\_\_\_\_ concerns regarding the Fill Area:

0 (low) 5 (moderate) 10 (high)

0 (low) 5 (moderate) 10 (high)

0 (low) 5 (moderate) 10 (high)

0 (low) 5 (moderate) 10 (high)

**C**  
Environment

## 2. Survey 1 – Part A Results: Views

### Comments:

*"A view of a heavy industrial site over a "once" bucolic marshland now devoid of water fowl equally as bad."*

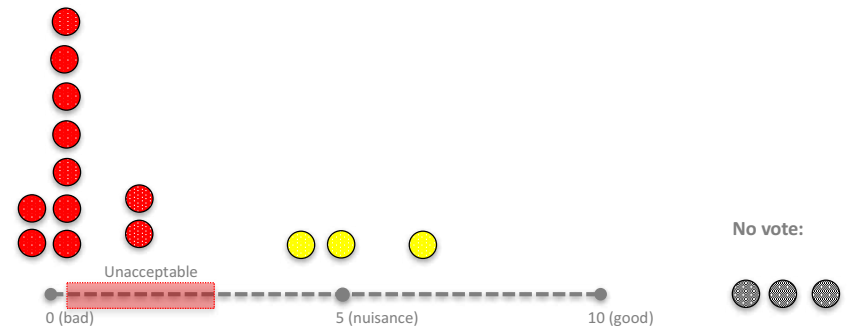
*"Can't see but smell."*

*"While walking and recreation on the creek kayaking boating."*

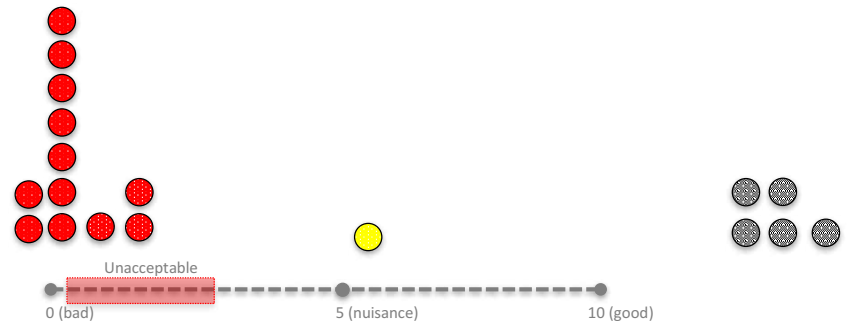
*"Home is north of pile."*



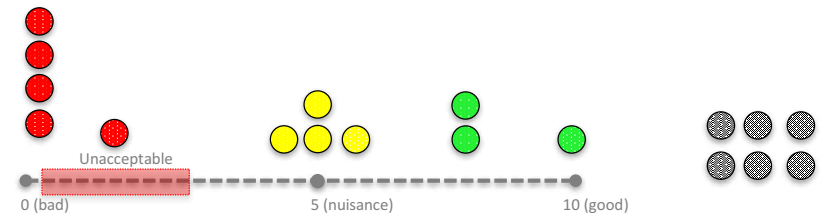
The views to the Fill Area in the summer months are:



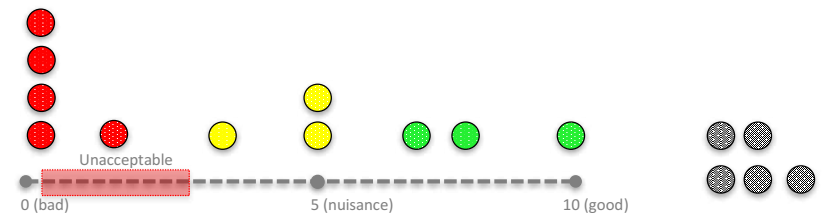
The views to the Fill Area in the winter months are:



The views to the Tree Operation Area in the summer months are:



The views to the Tree Operation Area in the winter months is:



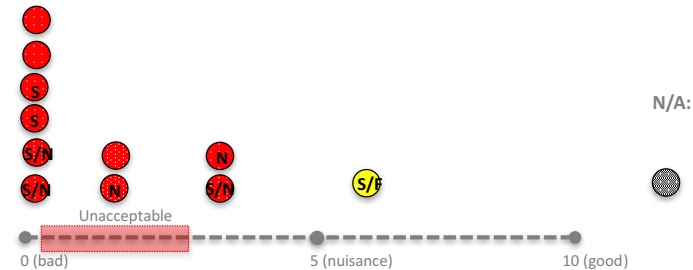
## 2. Survey 1 – Part B Other (smell and noise)

### Other comments:

“Composting smell worse north of Veres Street.”

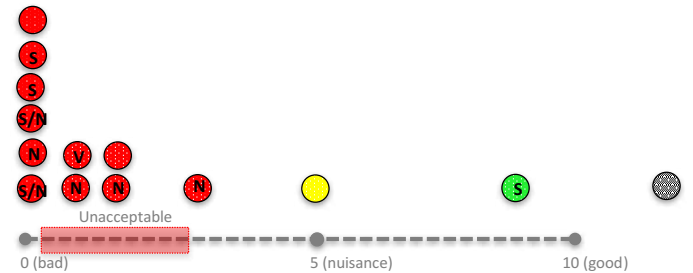
The \_\_\_\_\_ from the Fill Area in the summer months is:

View  
Noise  
smell  
flies



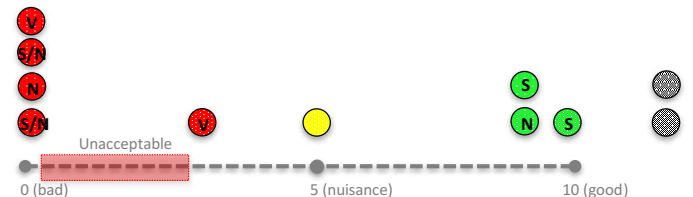
The \_\_\_\_\_ from the Fill Area in the winter months is:

Smell  
noise  
view



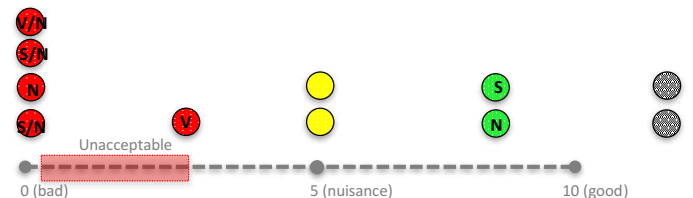
The \_\_\_\_\_ from the Tree Operation Area in the summer months is:

View  
Smell  
noise



The \_\_\_\_\_ from the Tree Operation Area in the winter months is:

Smell  
noise  
View



## 2. Survey 1 – Part C Environment

### Comments:

“Concern is growth of fill north.”

“Children while swimming”

“The banks on the marsh and creek.”

“The birds, fiddler crabs, fish (and even the rats!) are all precious.”

“Lack of marsh birds, white escets are gone.”

“Dog swims in water.”

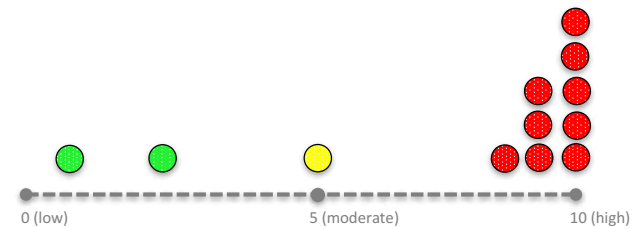
“Disrupts birds”

“Nobody monitors the content of the debris. I would believe some must be contaminated and the site is a very easy disposal at minimal expense.”

“Water fowl is gone from a previously populated site.”

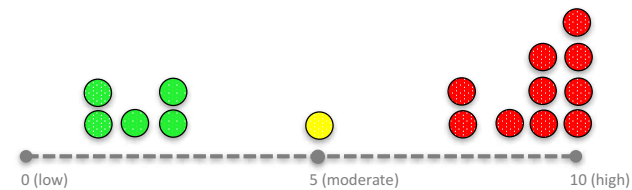
“The wildlife will not breed in the current conditions.”

*My overall environmental concerns regarding the Fill Area are:*

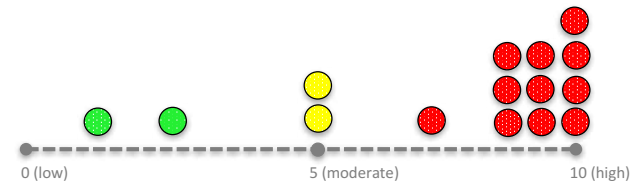


N/A:

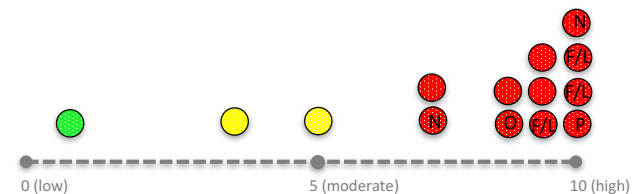
*My water quality concerns regarding the Fill Area are:*



*My wildlife health concerns regarding the Fill Area:*



*My \_\_\_\_\_ concerns regarding the Fill Area:*



Financial  
Land/ property value  
aesthetic  
personal  
Noise  
overall



## 2. Survey 1 – Participants

### Survey Completed

Dru Georgradis  
Edward Soderland  
Doug Macshane  
Jon & Jackie Davis  
Peter & Rena Wiswell  
Helen Hapgood  
David Garrell  
Richard Rowan  
Silas Howland  
Zecchi  
Soderlund  
Russo

Nancy Samuelson  
Kristin Nick  
G. Sargent  
Unknown  
William Bodine

### No Information Given

Kathleen Griffin

### Survey 1 Other Comments:

*“The Town admits mismanagement. The time frame is too long. They need to contribute some funds say 50% to lower the timeline to 8 months.” ?*

*“Would love to see the buses housed elsewhere!”*

*“I hear it everyday.”*

*“Too high.”*

## 2. Survey 2

*The steps to reduce the visual impact (along with other issues) of the Fill Area include:*

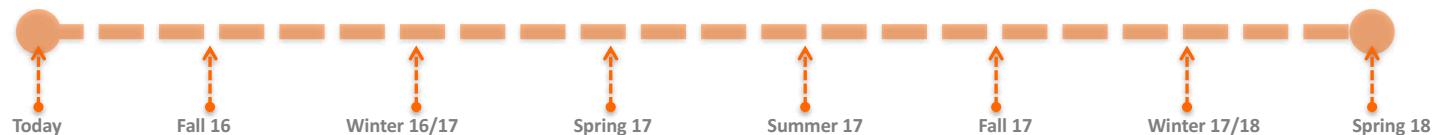
*Step 1: UConn, working with town officials, community and consultants, will develop a series of alternative concept plans which will be reviewed and discussed at public workshops. Ultimately, this step will culminate with an agreed upon Final Concept Plan*

*Step 2: UConn will develop the Final Concept Plan into Schematic Level Documents. The documents will include:*

- *Layout Plan*
- *Grading Plan*
- *Planting Plan*
- *Other supporting documentation including consultant work*

*Step 3: Begin implementation (construction) of the agreed upon plan.*

*Step 4: Completion of agreed upon plan*



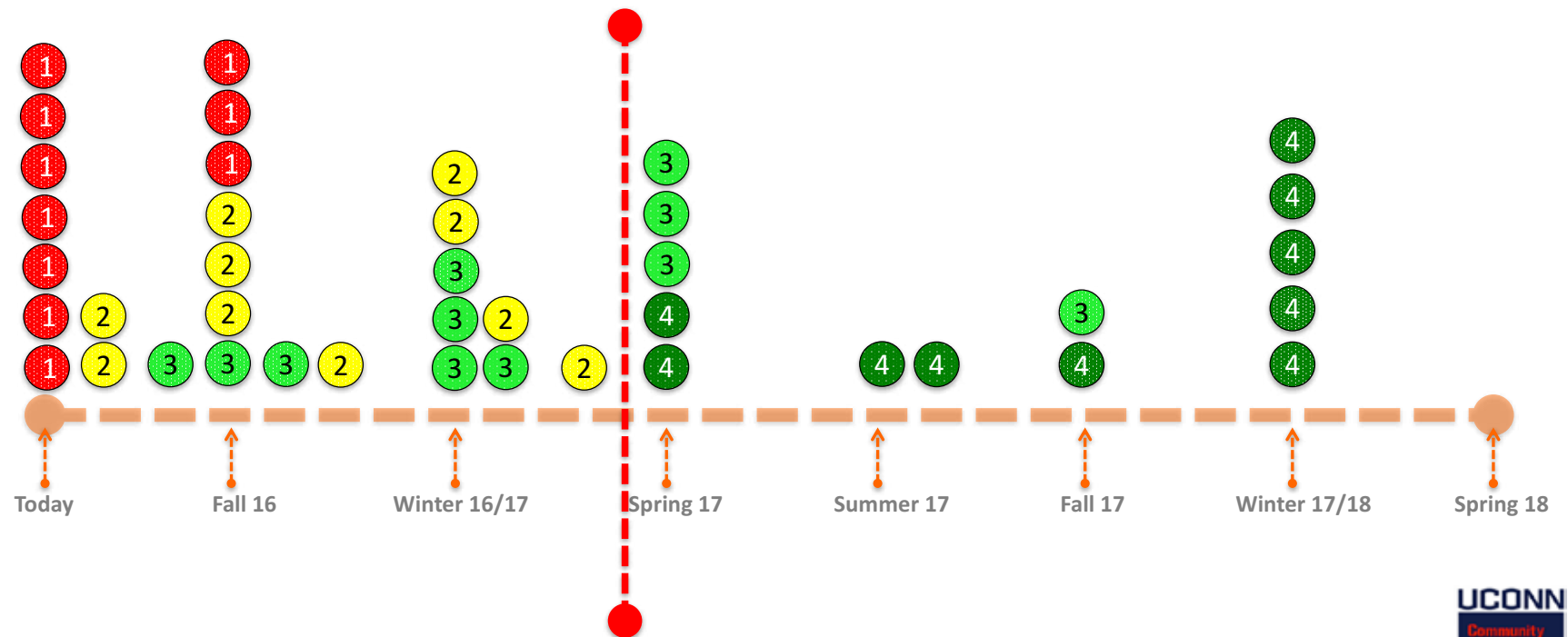
## 2. Survey 2 Results

**Step 1:** UConn, working with town officials, community and consultants, will develop a series of alternative concept plans which will be reviewed and discussed at public workshops. Ultimately, this step will culminate with an agreed upon Final Concept Plan

**Step 2:** UConn will develop the Final Concept Plan into Schematic Level Documents.

**Step 3:** Begin implementation (construction) of the agreed upon plan.

**Step 4:** Completion of agreed upon plan



## 2. Survey 2 Participants

### Survey Completed

William Bodine & Victoria Fingelly  
Gregory Sargent  
Kristin & Tim Nick  
Nancy Samuelson  
Russo  
Soderlund  
Zecchi  
Richard Rowan  
Garrell  
Jon & Jackie Davis

### No Information Given

Silas Howland  
Helen Hapgood  
Peter & Rosa Weswell  
Dru Geasraders  
Doug Macshane  
Edward Soderlund  
Unknown

### Survey 2 Comments:

*"Avoid all summer months, the peak season."*

*"Let's sit back and really enjoy Spring/Summer of '18."*

*"What is the creek bottoms tests show. There has been a lot of materials dumped there over the years."*

*"Problem has existed for years. No management oversight, contractors do not comply with contract legal terms. Town does not enforce contract terms or write penalties in. Very amateurish!"*

## 2. Survey as part of Thesis

**Evaluating the success of making equitable, predictable, and transparent development decisions by encouraging community and stakeholder collaboration through two participatory design case studies**

A Thesis  
Submitted in Partial Fulfillment of the  
Requirements for the Degree of  
Master of Science  
At the  
University of Connecticut  
2017

### ACKNOWLEDGEMENTS

First, I would like to thank my major advisor, Peter Miniutti, for his mentorship through both my undergraduate and graduate careers. Thank you for your time, guidance, and passionate efforts. In addition, I would like to thank my first associate advisor, John Alexopoulos, for everything he has taught me during my time at UConn. I would also like to thank my second associate advisor, Miriah Russo Kelly, for her immense contribution and assistance during the program evaluation process.

Many thanks to the following:

- Helen Rubino-Turco, Director of Leisure Services of West Hartford, for facilitating numerous community, stakeholder, and municipal meetings and for her work in moving the Wolcott Park project forward.
- The Town Officials of West Hartford, for all their contributing efforts during the Wolcott project.
- Mike Tetreau, First Selectman of Fairfield, Joe Michelangelo, Director of Public Works, Scott Bartlett, Superintendent of Public Works and Town Officials of Fairfield for their time and effort during the Fairfield DPW Berm Project.
- Stakeholder and Community Participants of the towns of West Hartford and Fairfield, for taking the time out of their days to attend and contribute in the numerous meetings and workshops. Your participation and feedback has been then most important component to my thesis.
- The UConn Department of Plant Science and Landscape Architecture
- The Clifford R. Burr Memorial Scholarship, Jane T. Muhlethaler Scholarship, Yolande M. Bigelew Horticulture Scholarship, and Karen Ann Shopis-Fox Scholarship for helping to fund my graduate studies.
- The professional lecturers who spoke on participatory design, for further inspiring me.
- The undergraduate students of the Program of Landscape Architecture for being supportive students, peers, and friends.

Finally, I would like to thank my friends and family for their encouragement, love, and support during my career at the University of Connecticut.

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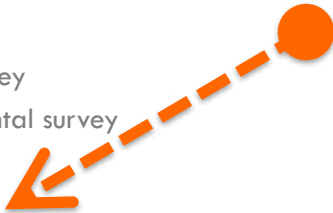
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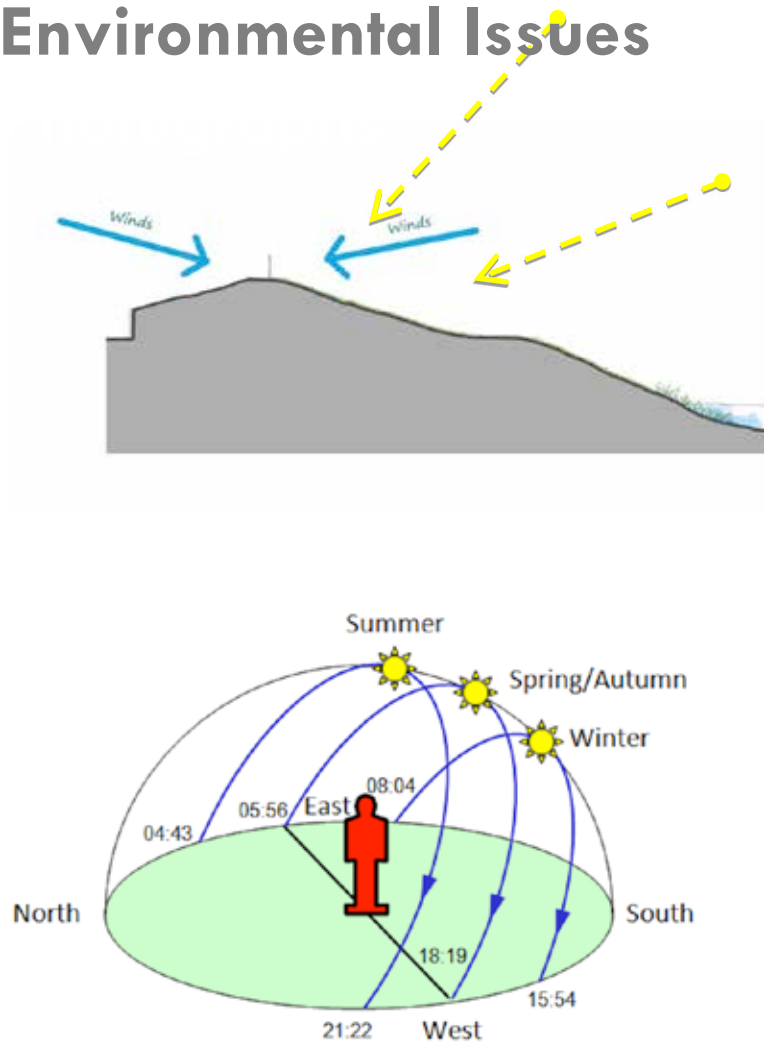


### 3. Site Analysis – View Sheds





### 3. Site Analysis – Environmental Issues



Site Analysis: Wind, Sun, and Existing Vegetation





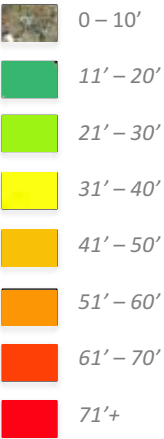
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For:  
Town of Fairfield

Document by:  
UConn's Community Research &  
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Director Associate Professor Peter Miniutti

Date: 03.22.2016



Elevation Map

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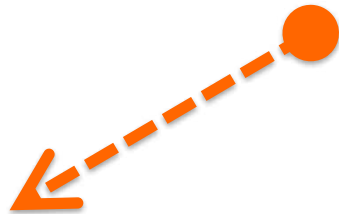
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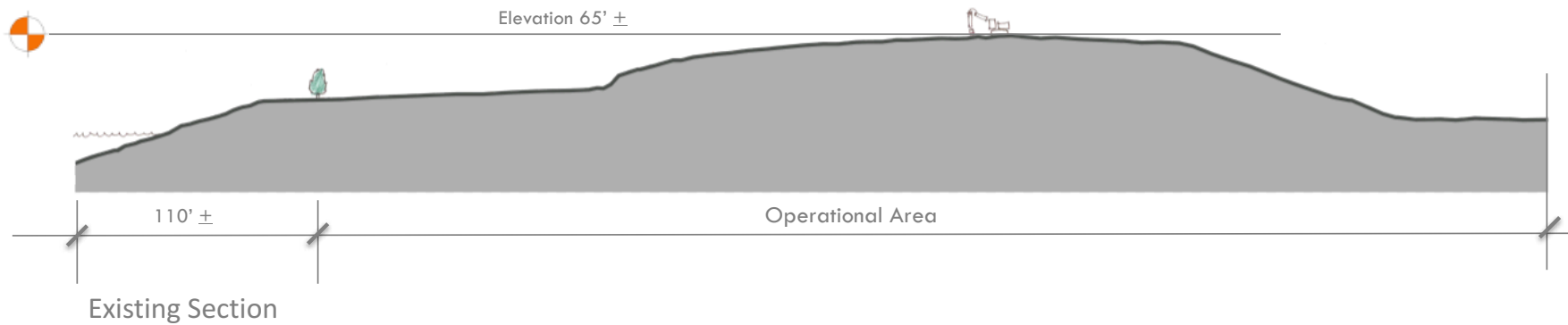
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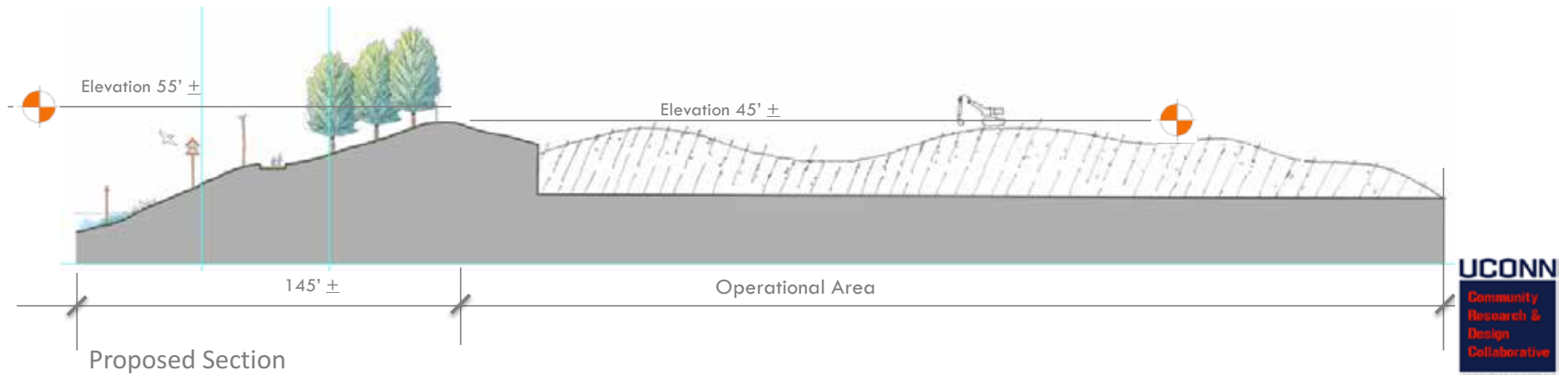
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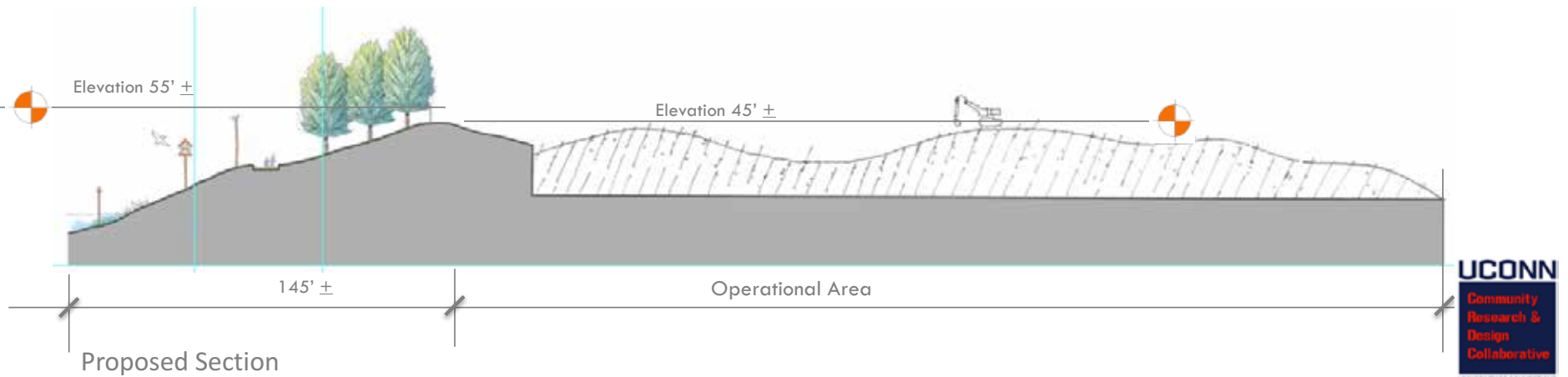
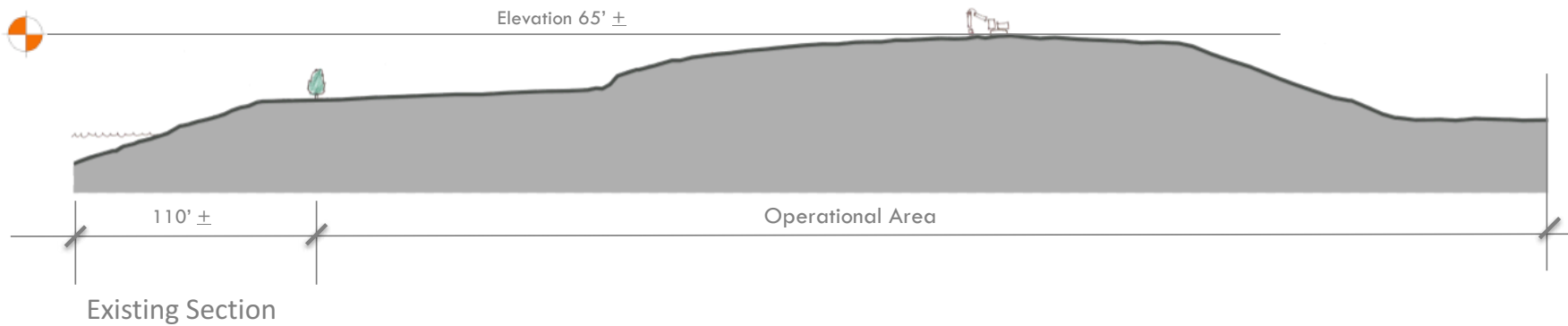
## 4. Preliminary Ideas – Cross Section



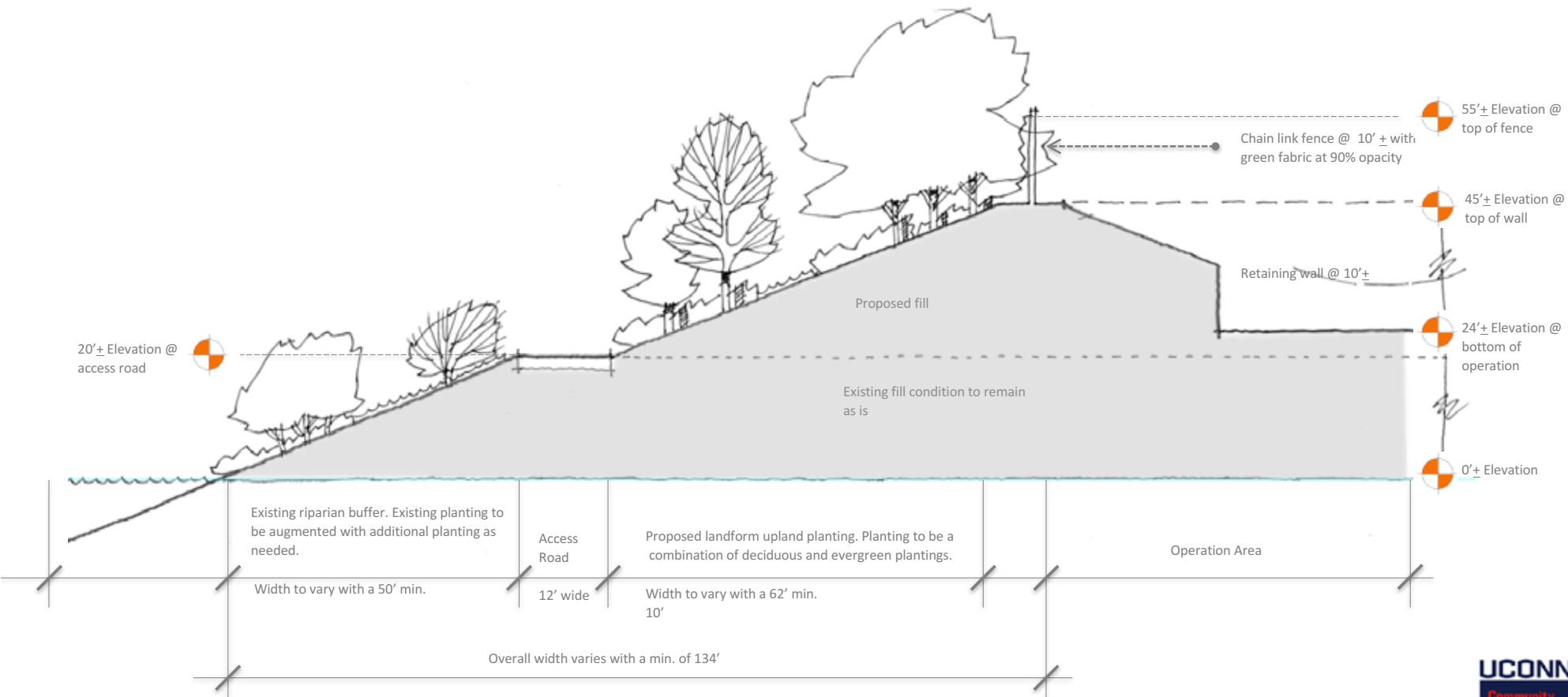
## 4. Preliminary Ideas – Cross Section



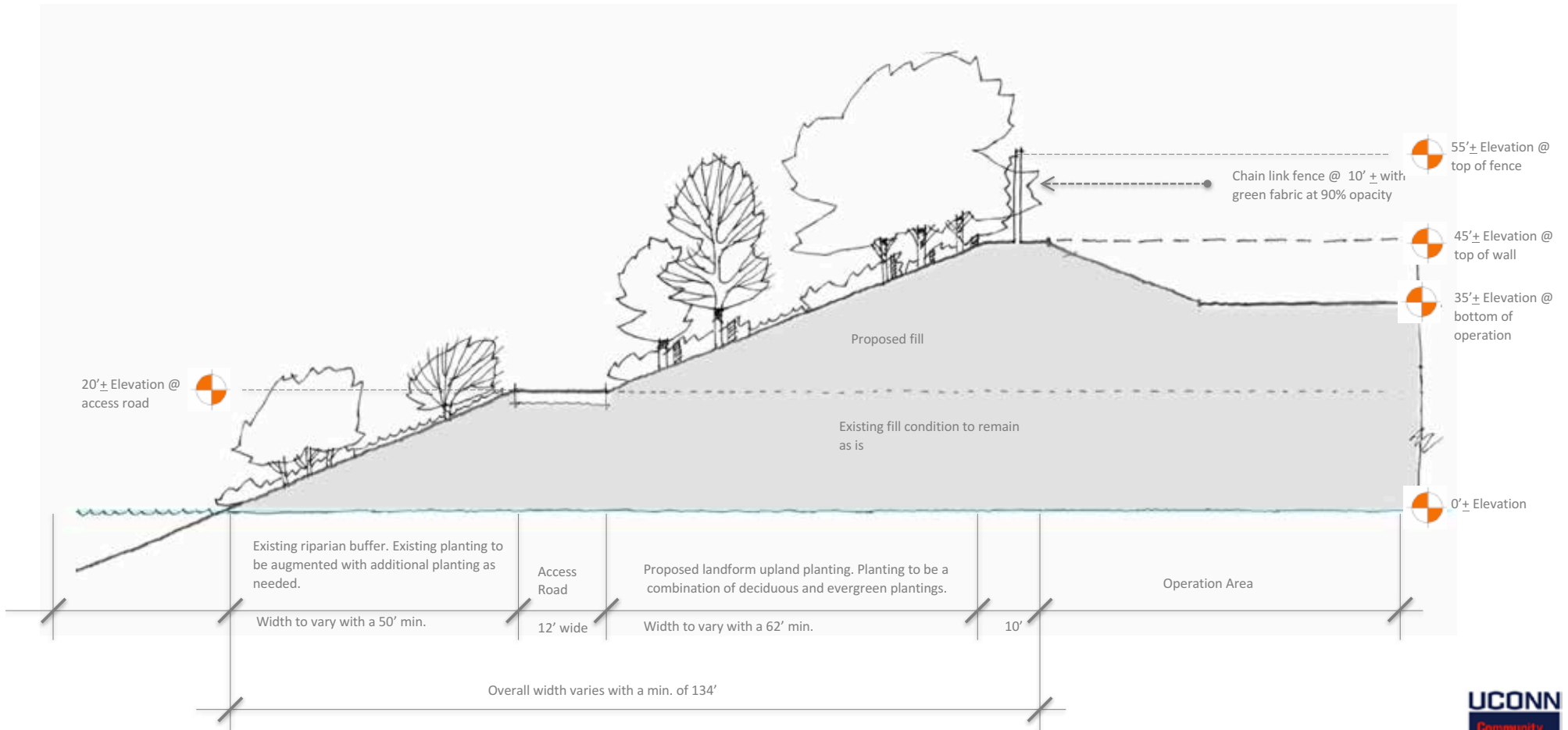
## 4. Preliminary Ideas – Cross Section



# 4. Preliminary Ideas – Cross Section

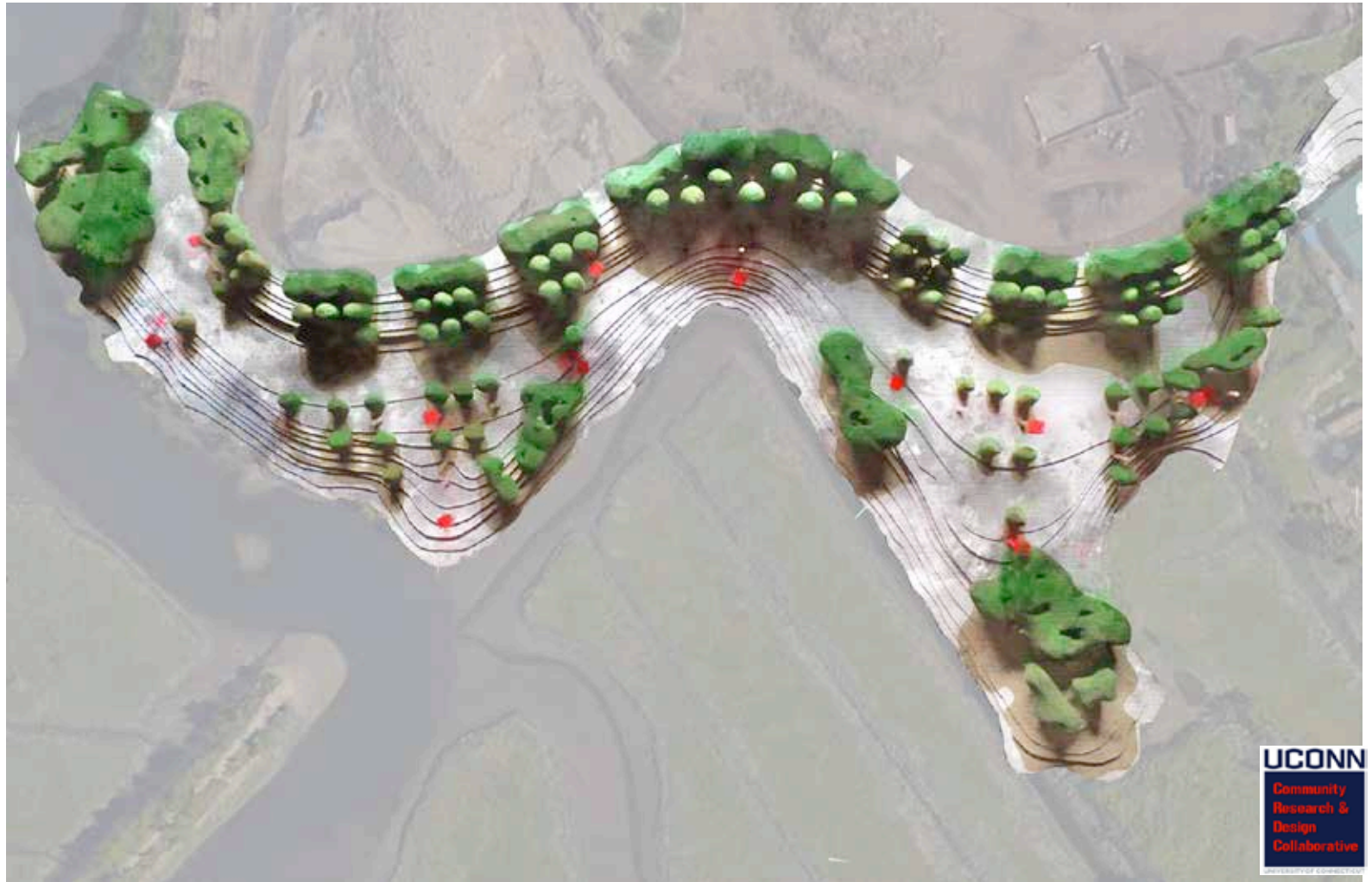


## 4. Preliminary Ideas – Cross Section (revised)





## 4. Preliminary Ideas – Plan





## 4. Preliminary Ideas – Walking View



## 4. Preliminary Ideas – Bird's Eye View

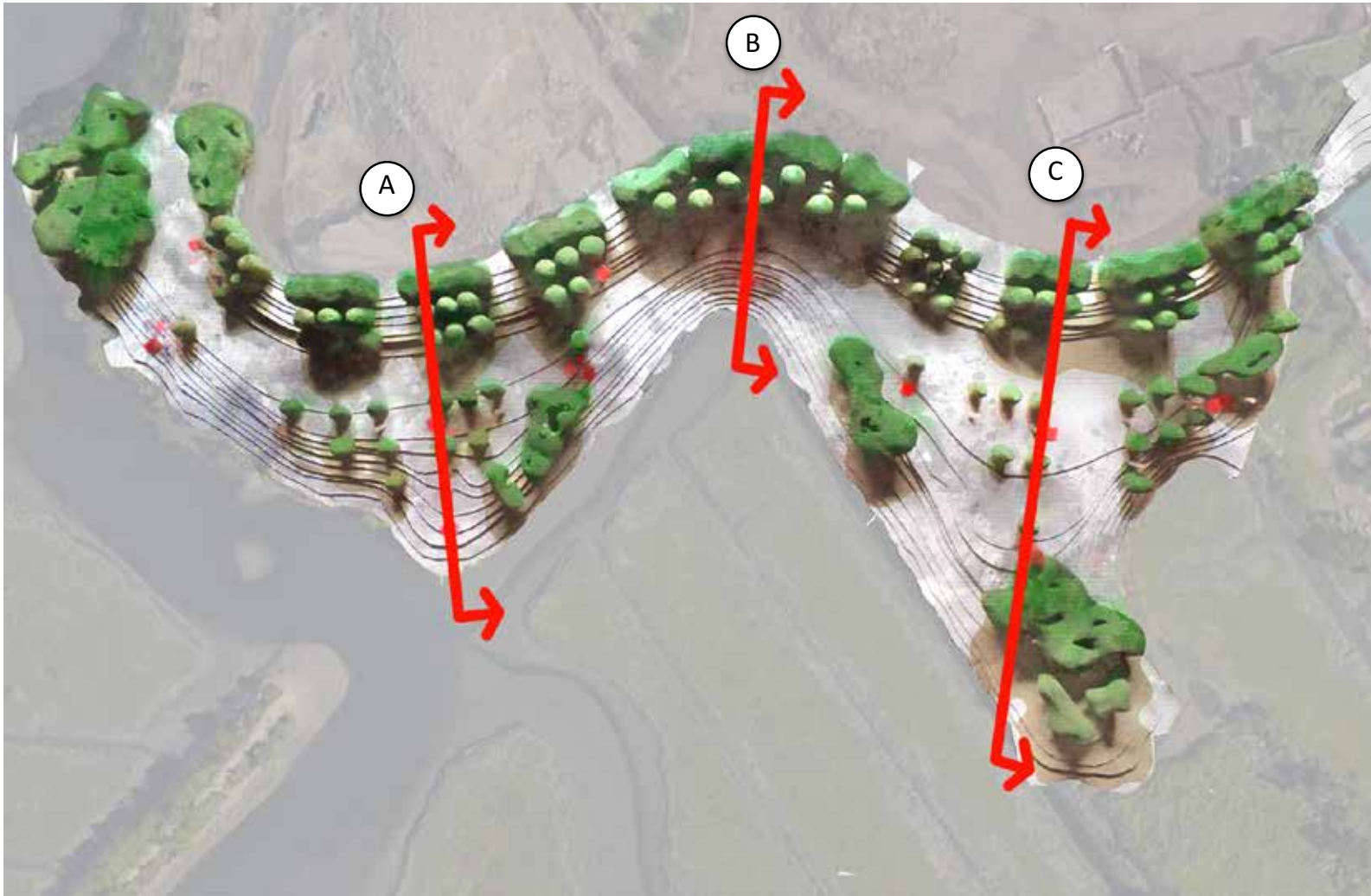


## 4. Preliminary Ideas – Bird's Eye View

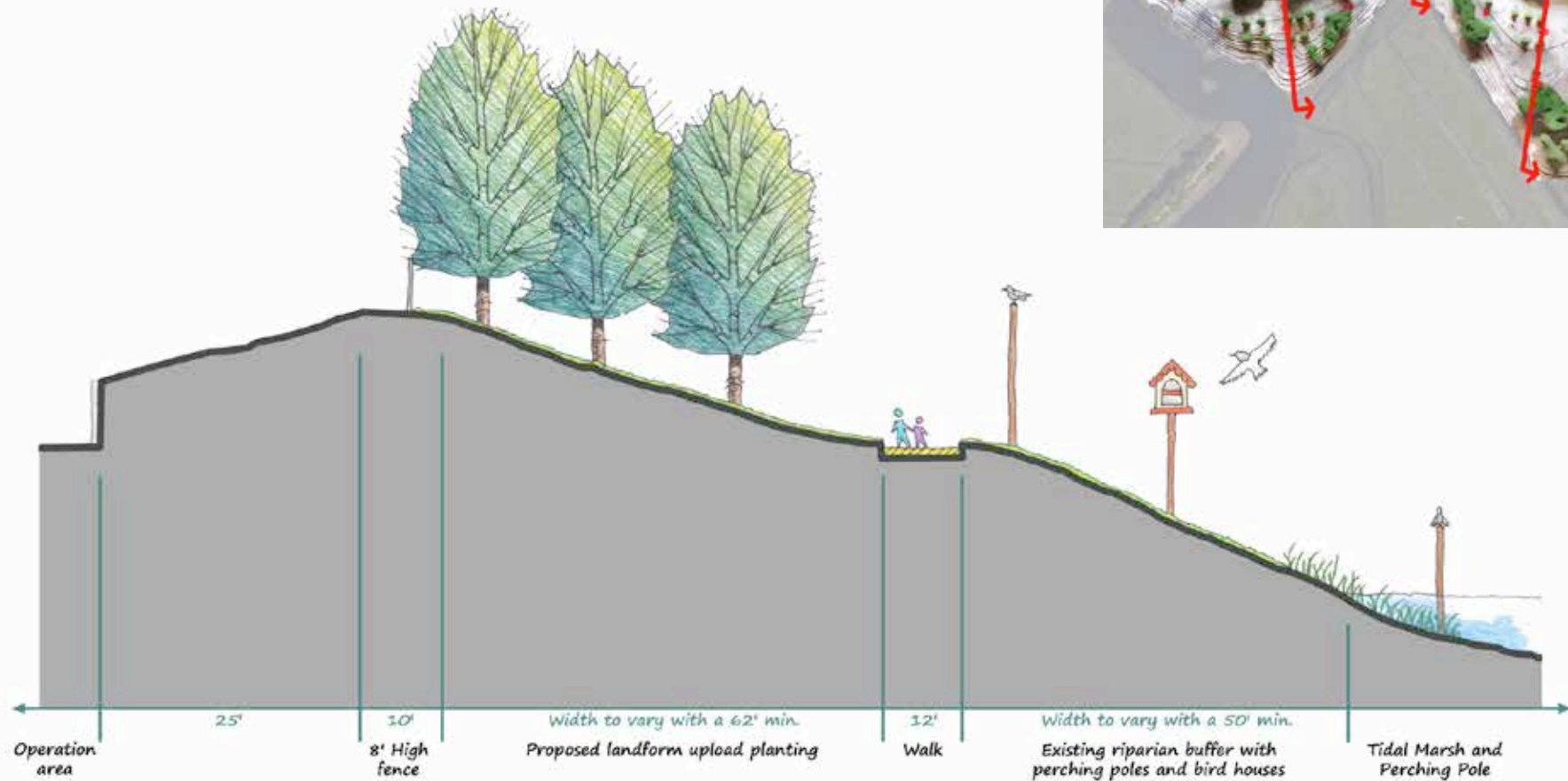
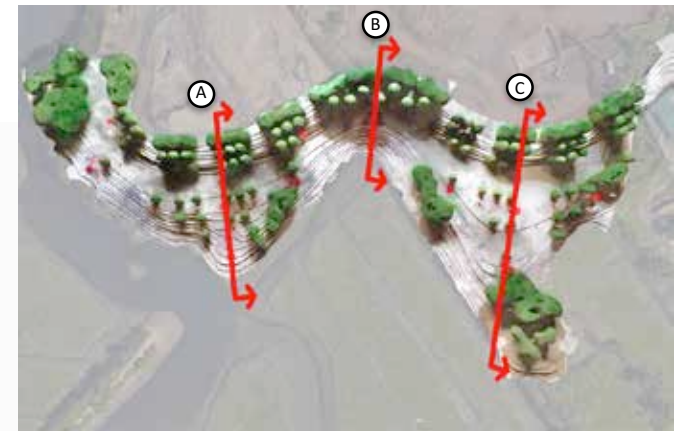




## 4. Preliminary Ideas – Sections

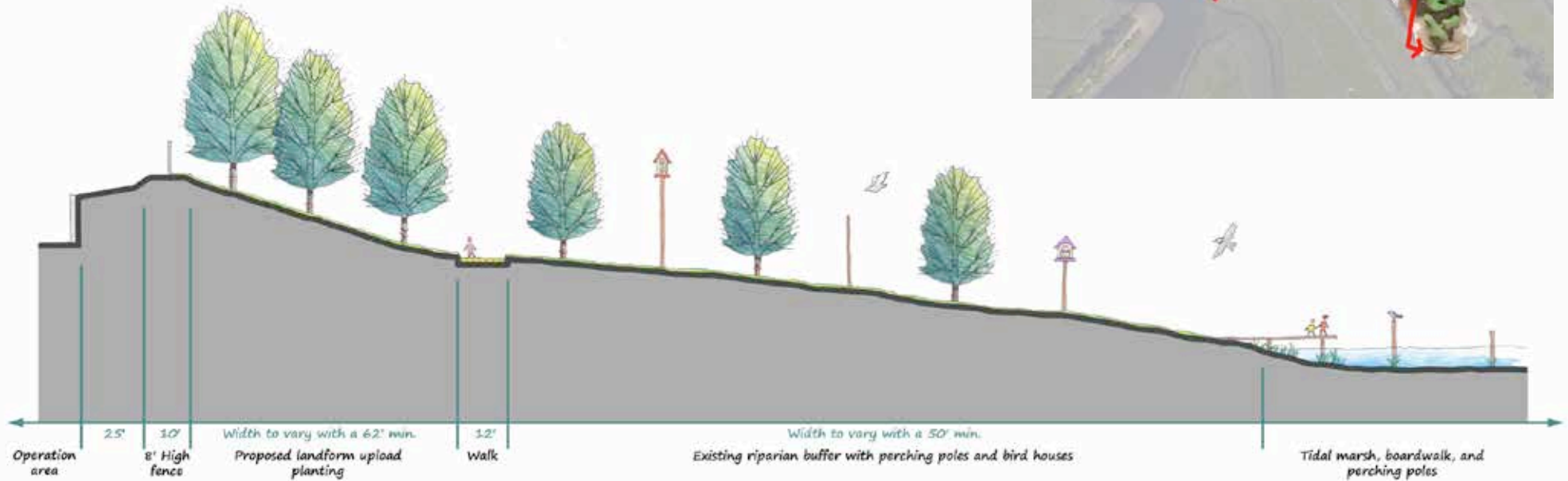
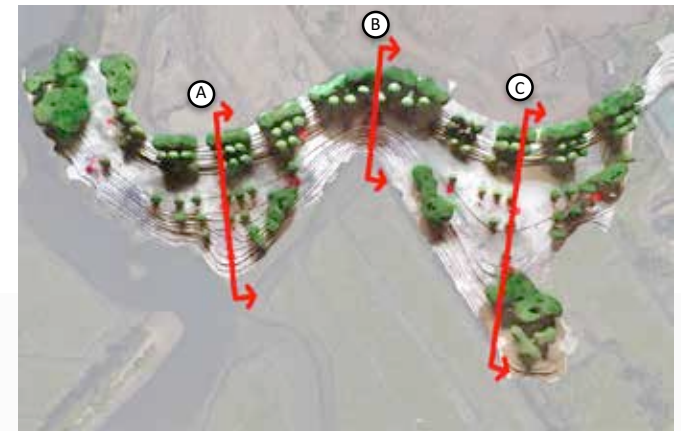


## 4. Preliminary Ideas – Sections



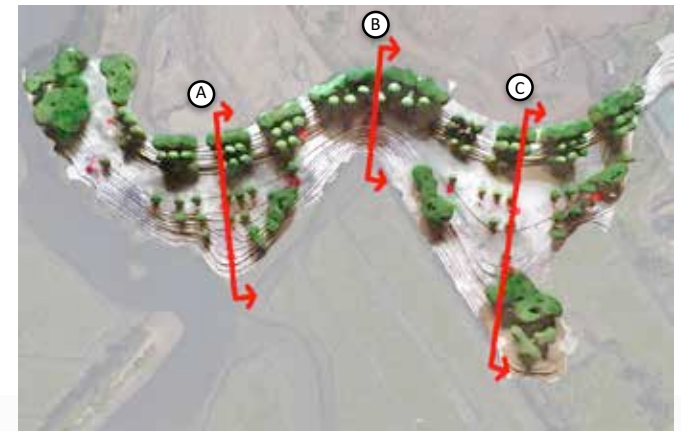
Section B

## 4. Preliminary Ideas – Sections



Section A

## 4. Preliminary Ideas – Sections



Section C



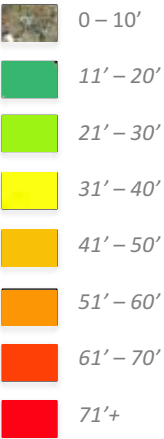
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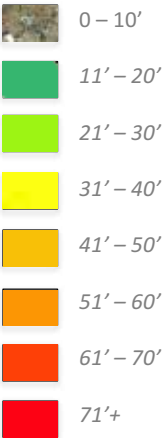
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Proposed Elevation



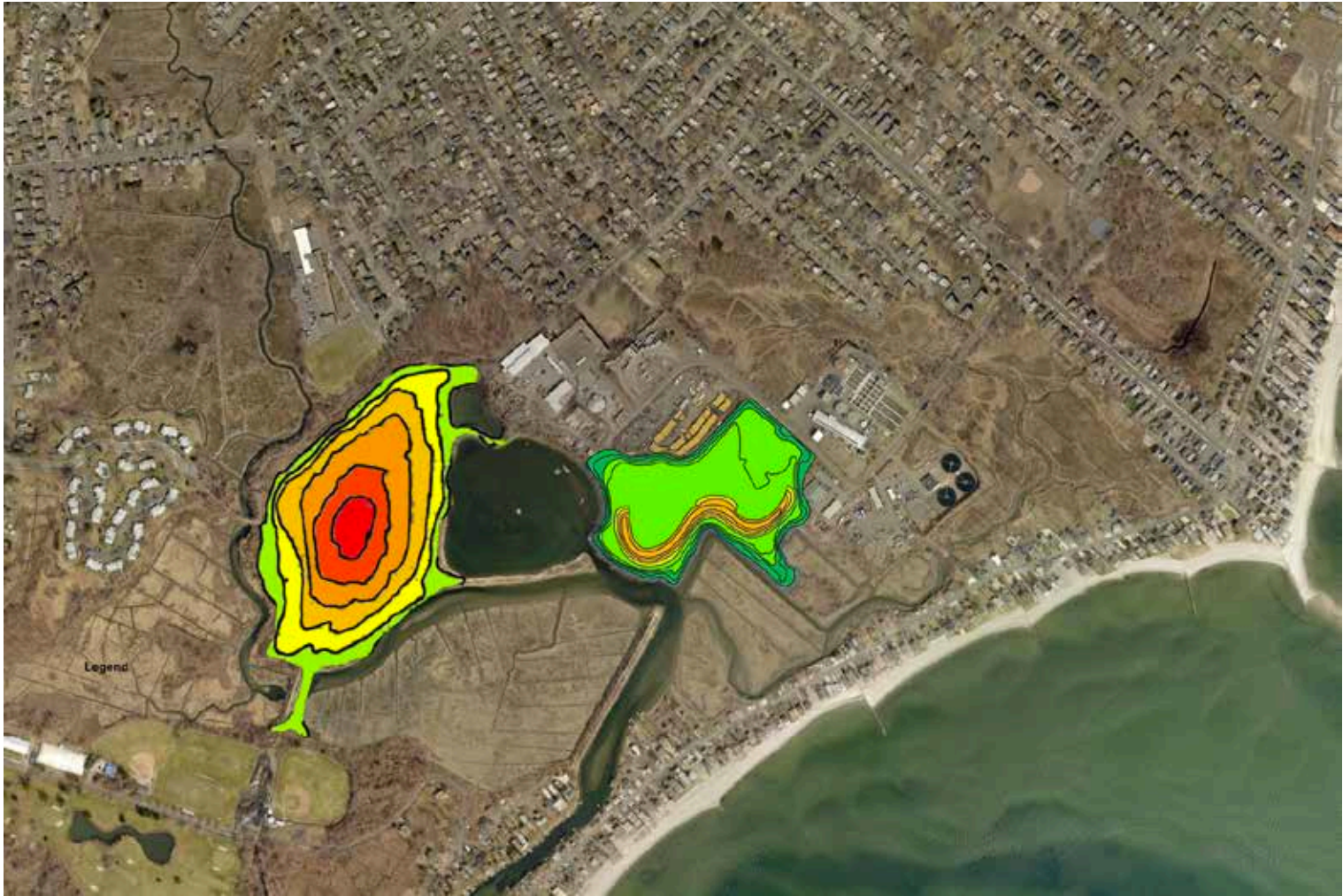
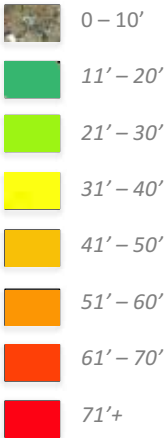
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One Rod Highway  
Fairfield, CT.

For:  
Town of Fairfield

Document by:  
UConn's Community Research &  
Design Collaborative

Director Associate Professor Peter Miniutti

Date: 03.22.2016



Proposed Elevation

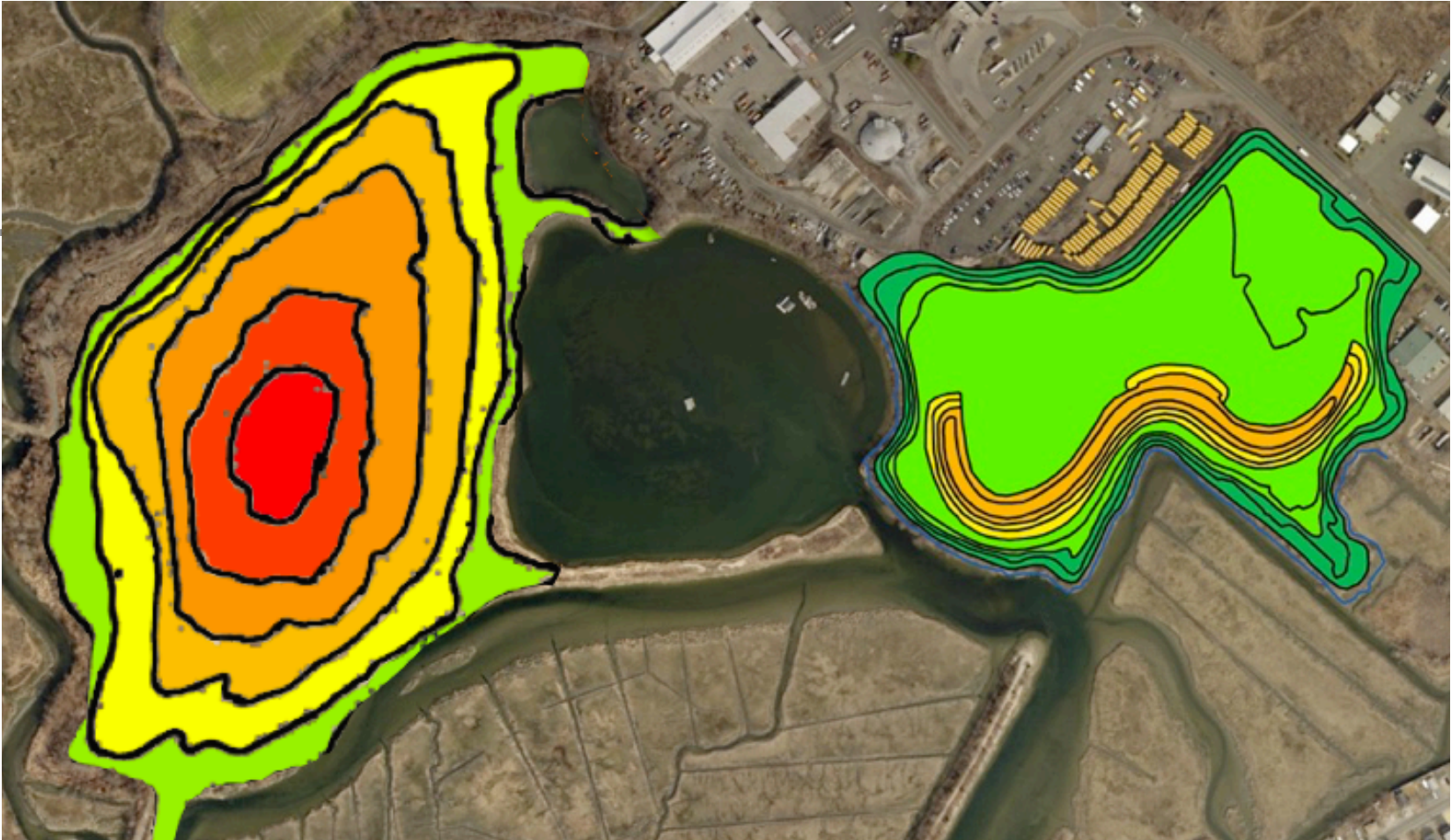
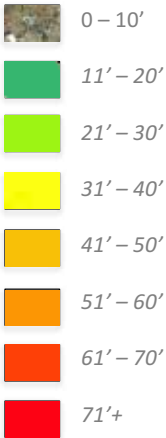


Town Facilities @  
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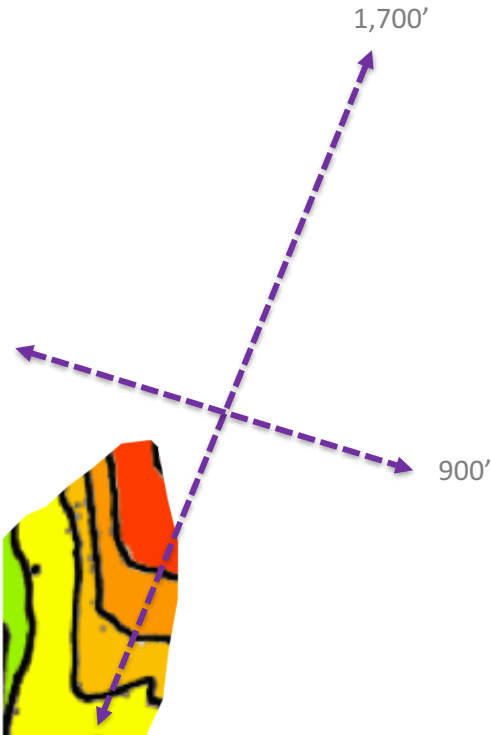
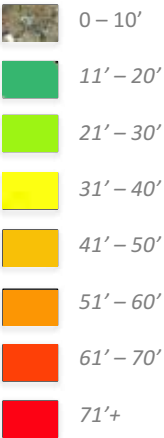
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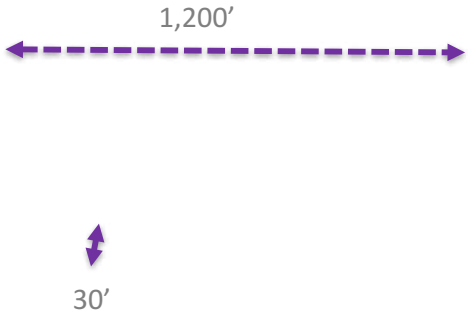
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**Landfill:**  
Thickness/Depth = 40'±  
Length = 1,700'±  
Width = 900'±  
Volume = 1,000,000.± CY.

**Berm :**  
Thickness = 10'±  
Length = 1,200'±  
Width = 30'±



**Berm:**  
Thickness/Depth = 10'±  
Length = 1,200'±  
Width = 30'±  
Volume = 15,000.± CY. (1/50<sup>th</sup> of landfill)



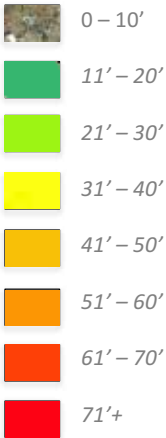


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# Town Facilities @ One Rod Highway Fairfield, CT.

**UConn's presentation will include:**

## **1. Introduction:**

- Project Team and Our Mission
- UConn's Role on Project
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## **2. Audience Input:**

- Location
- Visual survey
- Environmental survey
- Timeline

## **3. Site Analysis:**

- View Sheds
- Natural Features

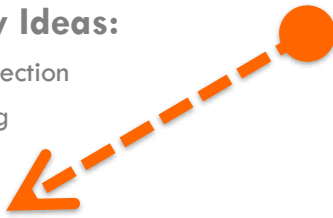
## **4. Preliminary Ideas:**

- Cross Section
- Planting
- Plan

## **5. Principles:**

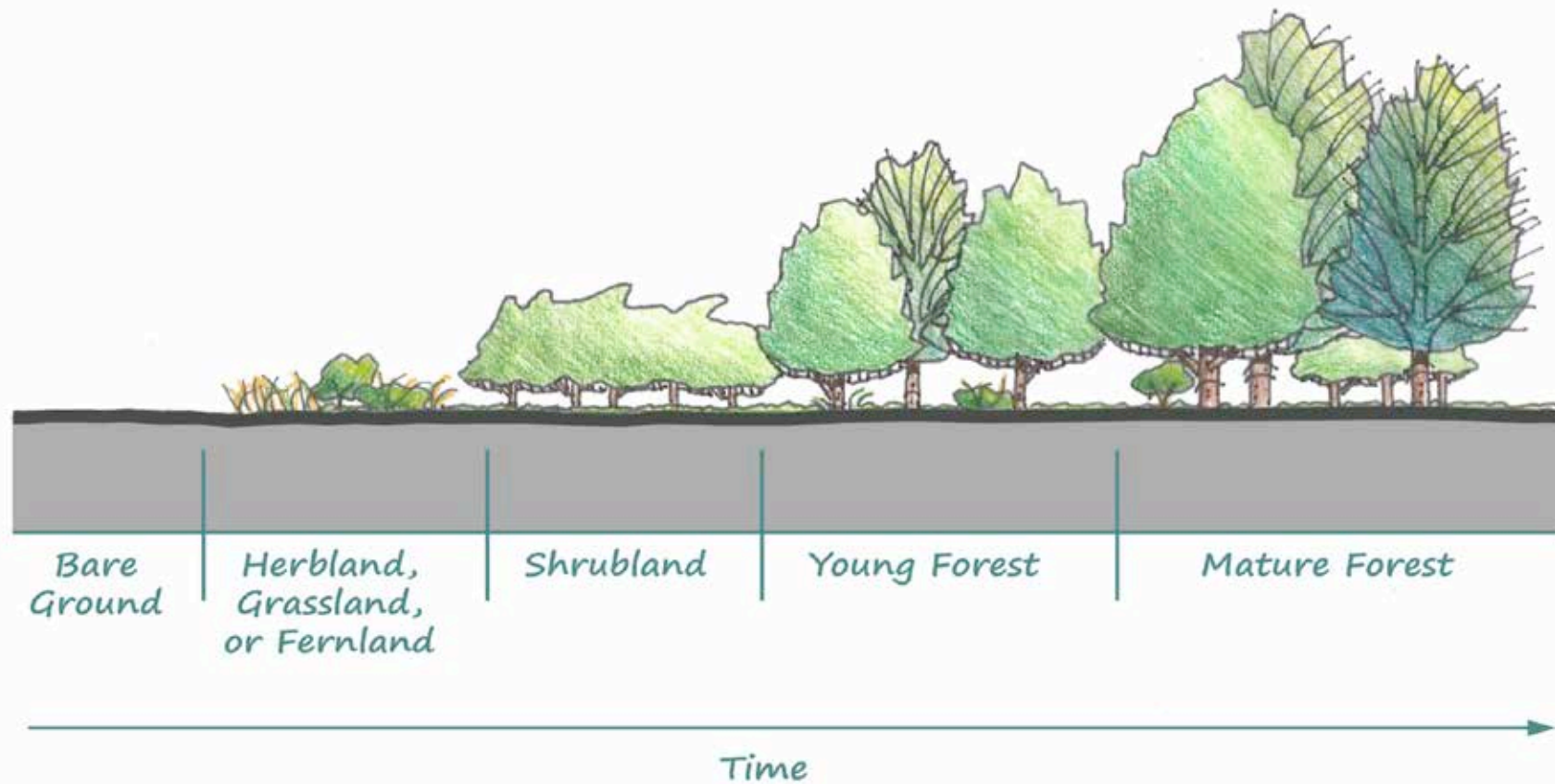
- Succession Growth
- Riparian Buffer
- Bio-diversity Patterns

## **6. Next steps**



## 5. Principles – Successional Growth

Ecological succession is the gradual process by which ecosystems change and develop over time. Nothing remains the same and habitats are constantly changing.





# 5. Principles – Successional Growth

## The Stages of Succession

### Pioneer

Pioneer types are new lifeforms that enter into a primary succession and begin to take hold.  
ex: seeds, bacteria, insects, or animals

### Establishing

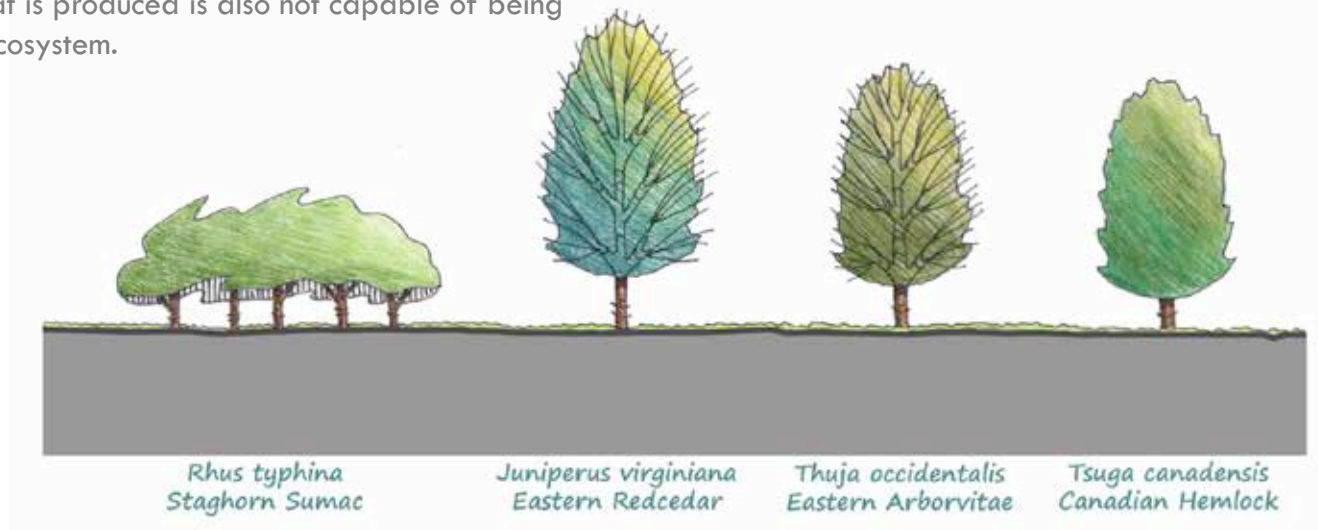
Establishing is the process in which lifeforms identify elements in an ecosystem that can sustain their basic needs. ex: food, water, safe habitat

### Sustaining

Sustaining type means that life in the ecosystem has begun to enter a pattern that allows for a cycle of life to continue.

### Producing

This is when lifeforms are breeding and growing, but there is migration because what is produced is also not capable of being supported within the ecosystem.

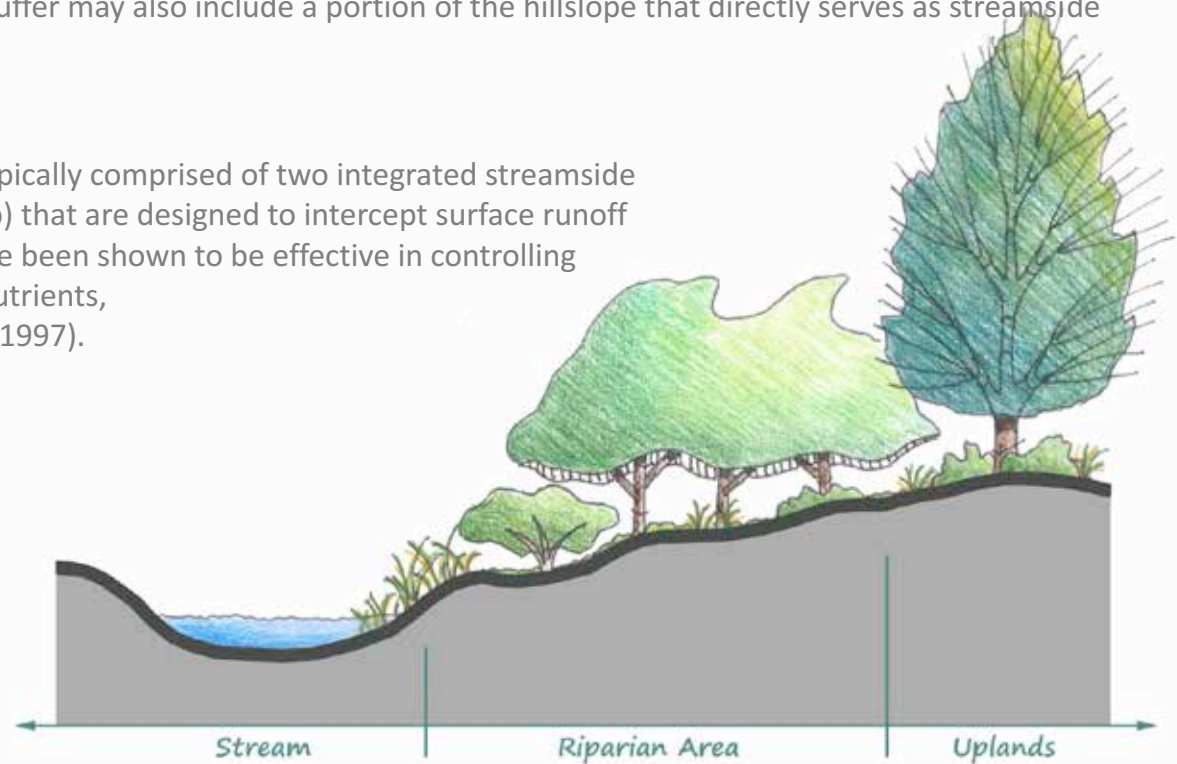


## 5. Principles – Riparian Buffer

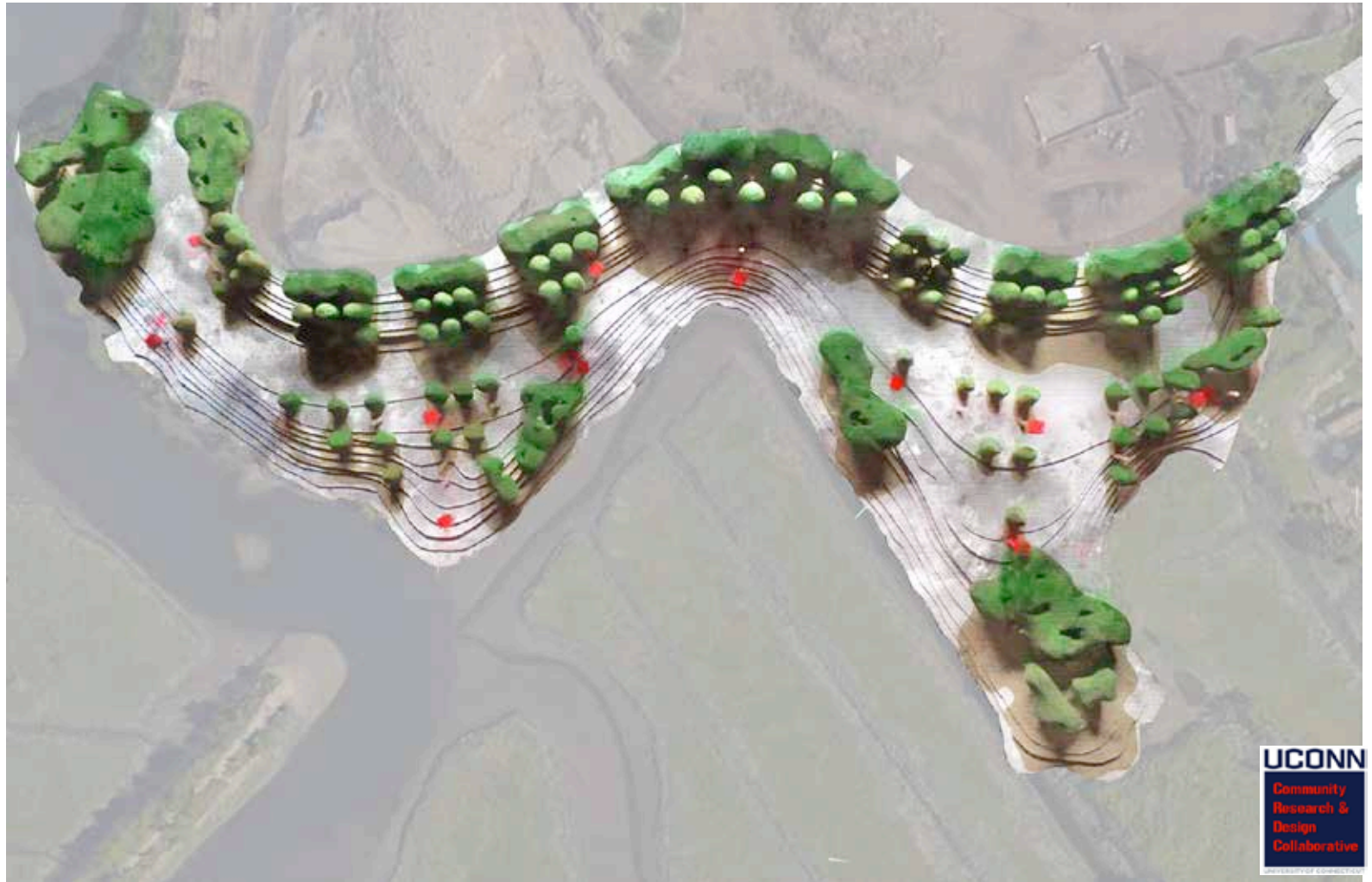
The **USDA Forest Service** defines a riparian buffer as follows:

The aquatic ecosystem and the portions of the adjacent terrestrial ecosystem that directly affect or are affected by the aquatic environment. This includes streams, rivers, lakes, and bays and their adjacent side channels, floodplain, and wetlands. In specific cases, the riparian buffer may also include a portion of the hillslope that directly serves as streamside habitats for wildlife.

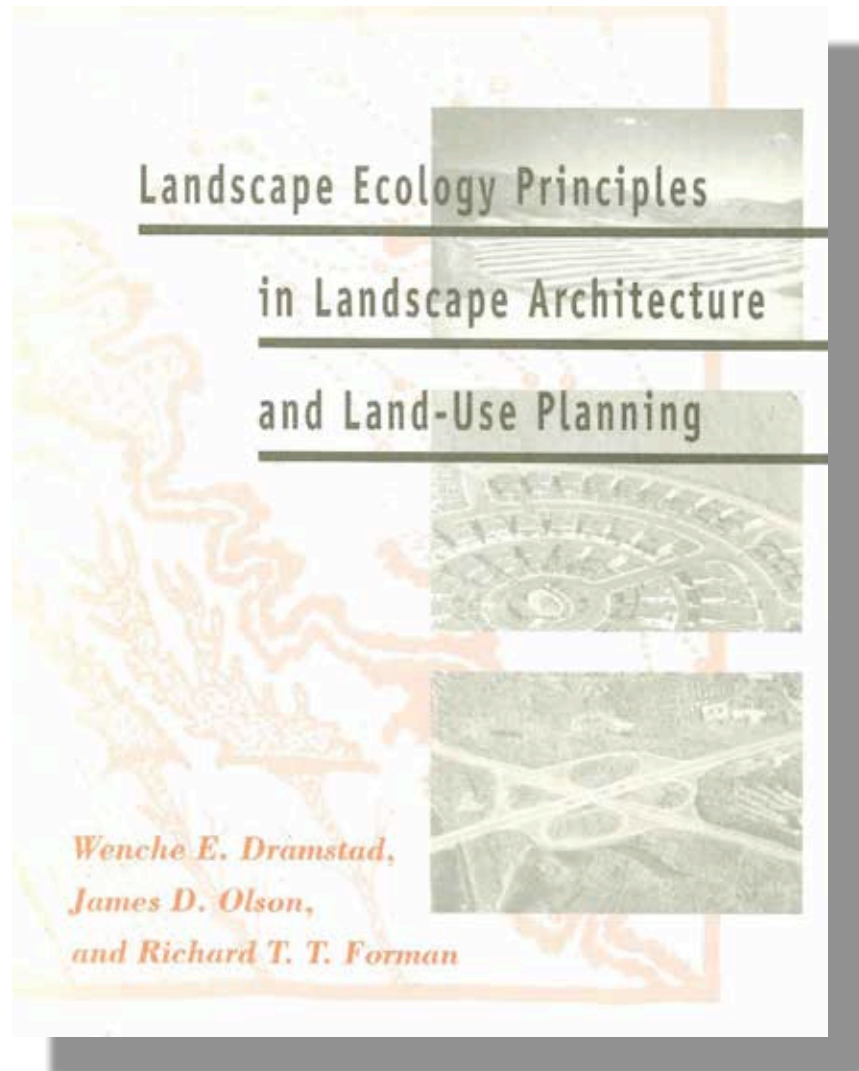
Forested riparian buffer systems are typically comprised of two integrated streamside riparian buffers (forest and grass or shrub) that are designed to intercept surface runoff and subsurface flow. Riparian buffers have been shown to be effective in controlling nonpoint source pollution by removing nutrients, especially nitrogen and sediment (USDA, 1997).



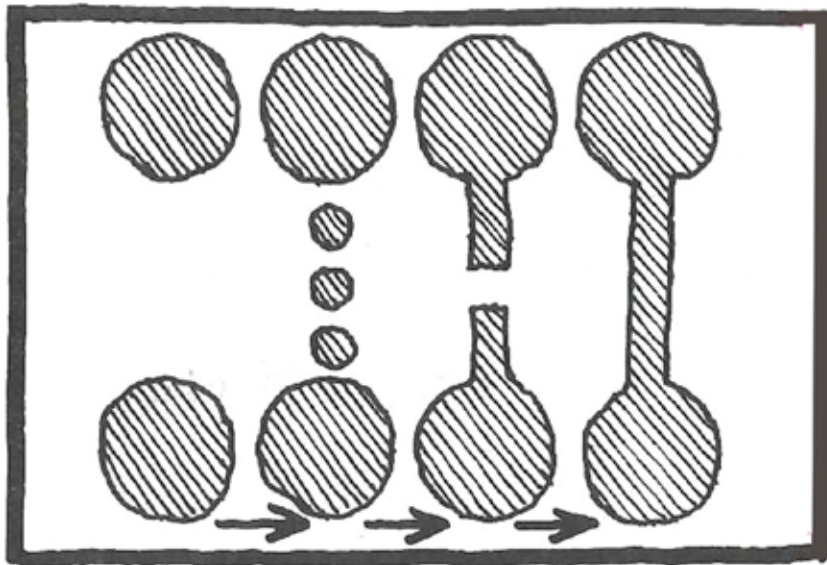
## 5. Principles – Riparian Buffer



## 5. Principles – Bio-diversity Patterns



## 5. Principles – Bio-diversity Patterns

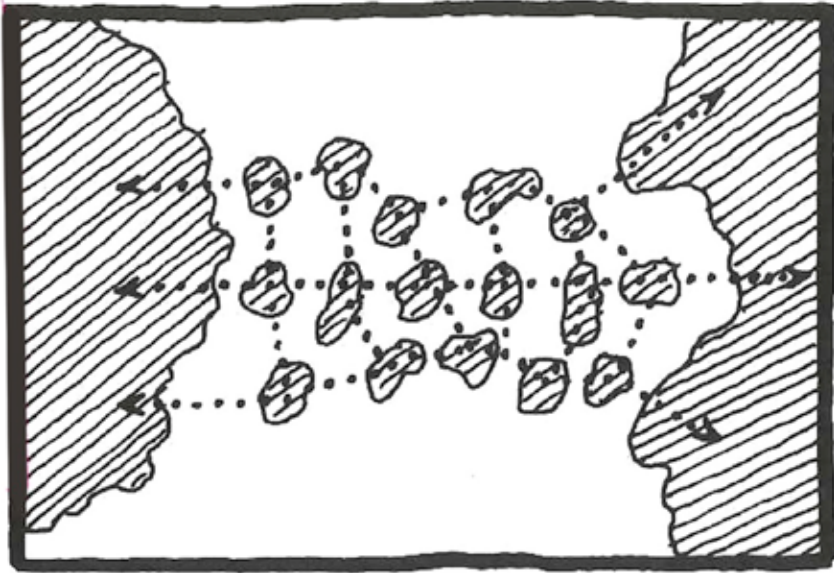


### Stepping Stone Connectivity

A row of stepping stones (small patches) is intermediate in connectivity between a corridor and no corridor, and hence intermediate in providing for movement of interior species between patches.



## 5. Principles – Bio-diversity Patterns

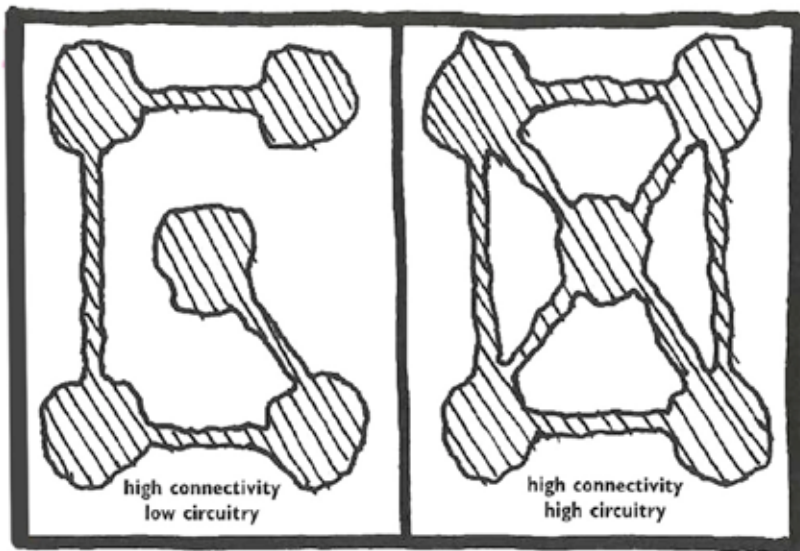


### Cluster of Stepping Stones

The optimal spatial arrangement of a cluster of stepping stones between large patches provides alternate or redundant routes, while maintaining an overall linearly-oriented array between the large patches.



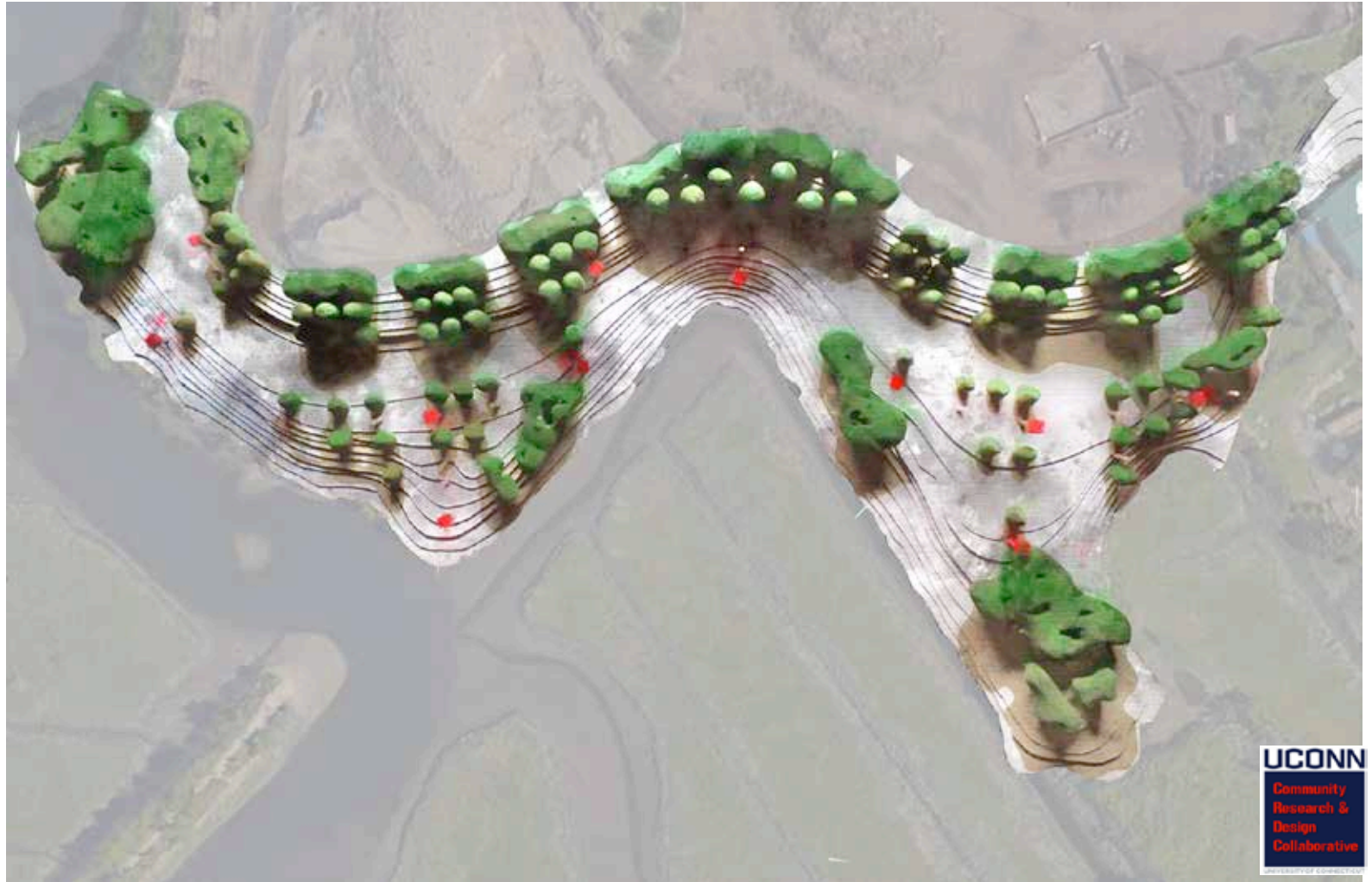
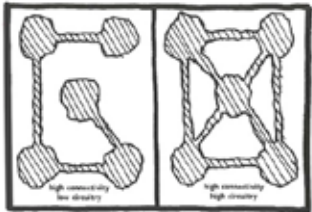
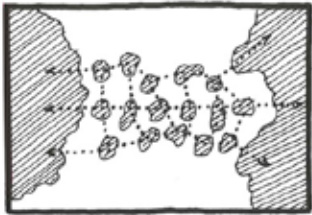
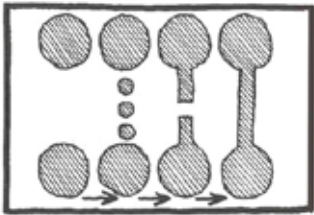
## 5. Principles – Bio-diversity Patterns



### Network Connectivity and Circuitry

Network connectivity (i.e. the degree to which all nodes are linked by corridors), combined with network circuitry (i.e. the degree to which loops or alternate routes are present), indicates how simple or complex a network is, and provides an overall index of the effectiveness of linkages for species movement.

## 5. Principles – Bio-diversity Patterns



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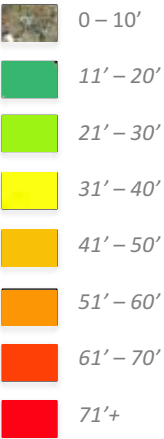
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Elevation Map

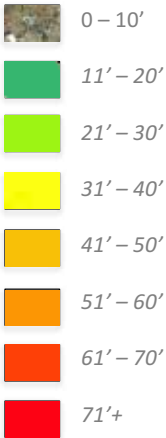


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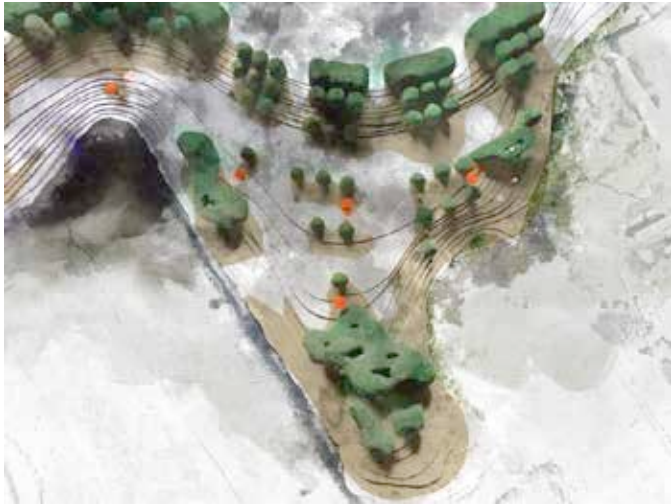
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# Town Facilities @ One Rod Highway Fairfield, CT.

## Importance of Native Planting

**Wildlife** – protect, feed, host, and provide a habitat for native wildlife. (biodiversity)

**Prevent introduction of invasive plants**

**Low maintenance**

**Beauty**

<https://ncsu.edu/goingnative/whygo/benefits.html>



# Town Facilities @ One Rod Highway Fairfield, CT.

## The Value of Biodiversity

Biodiversity refers to the variety of species and ecosystems that have co-evolved over thousands of years and the complex ecological processes that link them together and sustain the whole. As the name suggests, biological diversity includes diversity within species (genetic diversity), diversity between species and diversity of ecosystems.

Ecosystem diversity, in addition to fostering species and genetic diversity, enhances our quality of life through recreation, aesthetic enjoyment, and spiritual enrichment opportunities.

<http://www.biodiversitybc.org/EN/main/where/131.html>



# Town Facilities @ One Rod Highway Fairfield, CT.

## For:

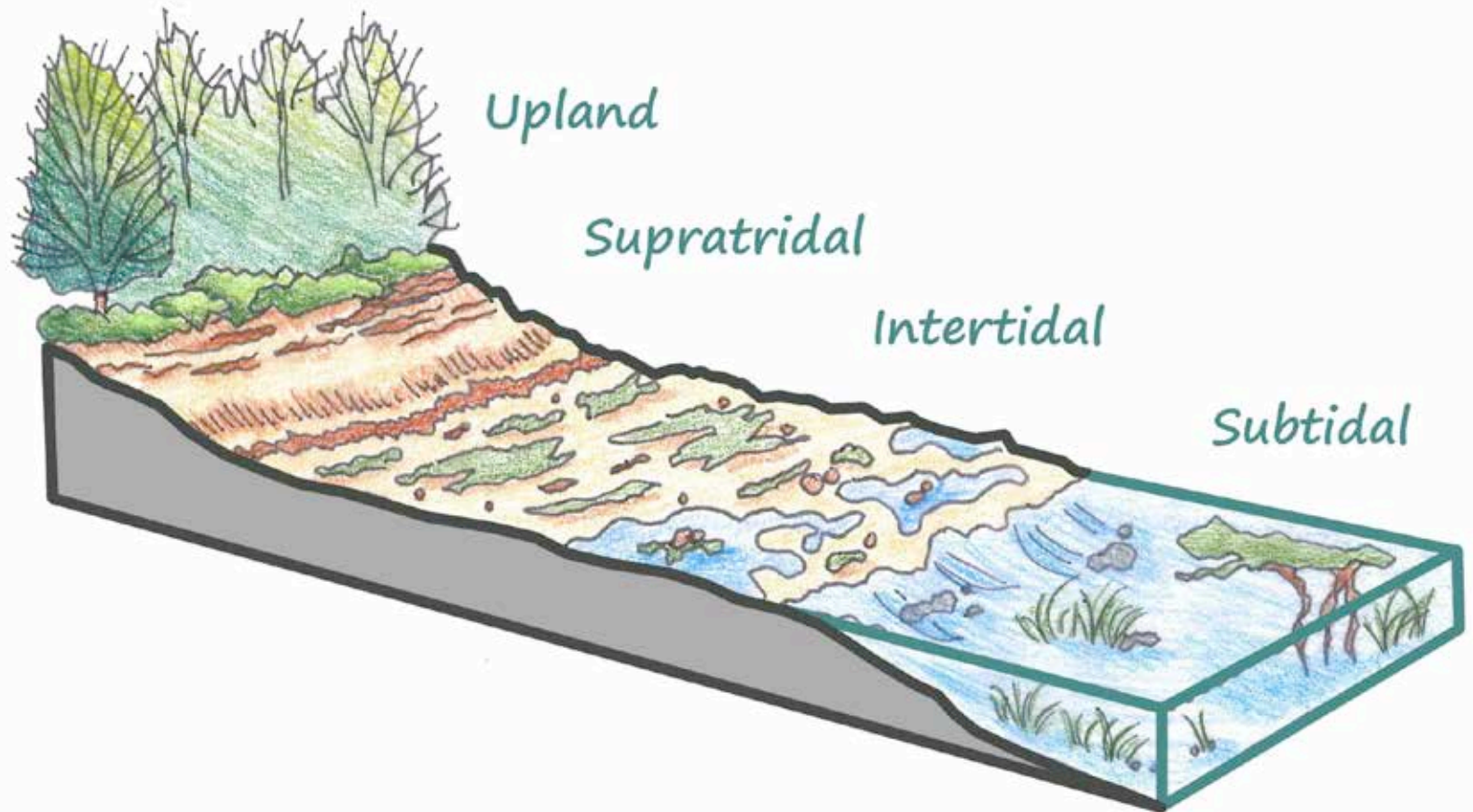
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## 5. Principles – Successional Growth

### What is Succession?

Ecological succession is the gradual process by which ecosystems change and develop over time. Nothing remains the same and habitats are constantly changing.

There are three types of succession:

**Primary succession** is the series of community changes which occur on an entirely new habitat which has never been colonized before. For example, a newly quarried rock face or sand dunes.

**Secondary succession** is the series of community changes which take place on a previously colonized, but disturbed or damaged habitat. For example, after felling trees in a woodland, land clearance or a fire.

**Climax succession** is the last stage of an ecosystem. It is when the ecosystem has become balanced and there is little risk of an interfering event or change to mutate the environment.