



4.0 TOWN PROFILE: LAND USE AND FISCAL CONDITIONS

4.1 Land Use Comparison

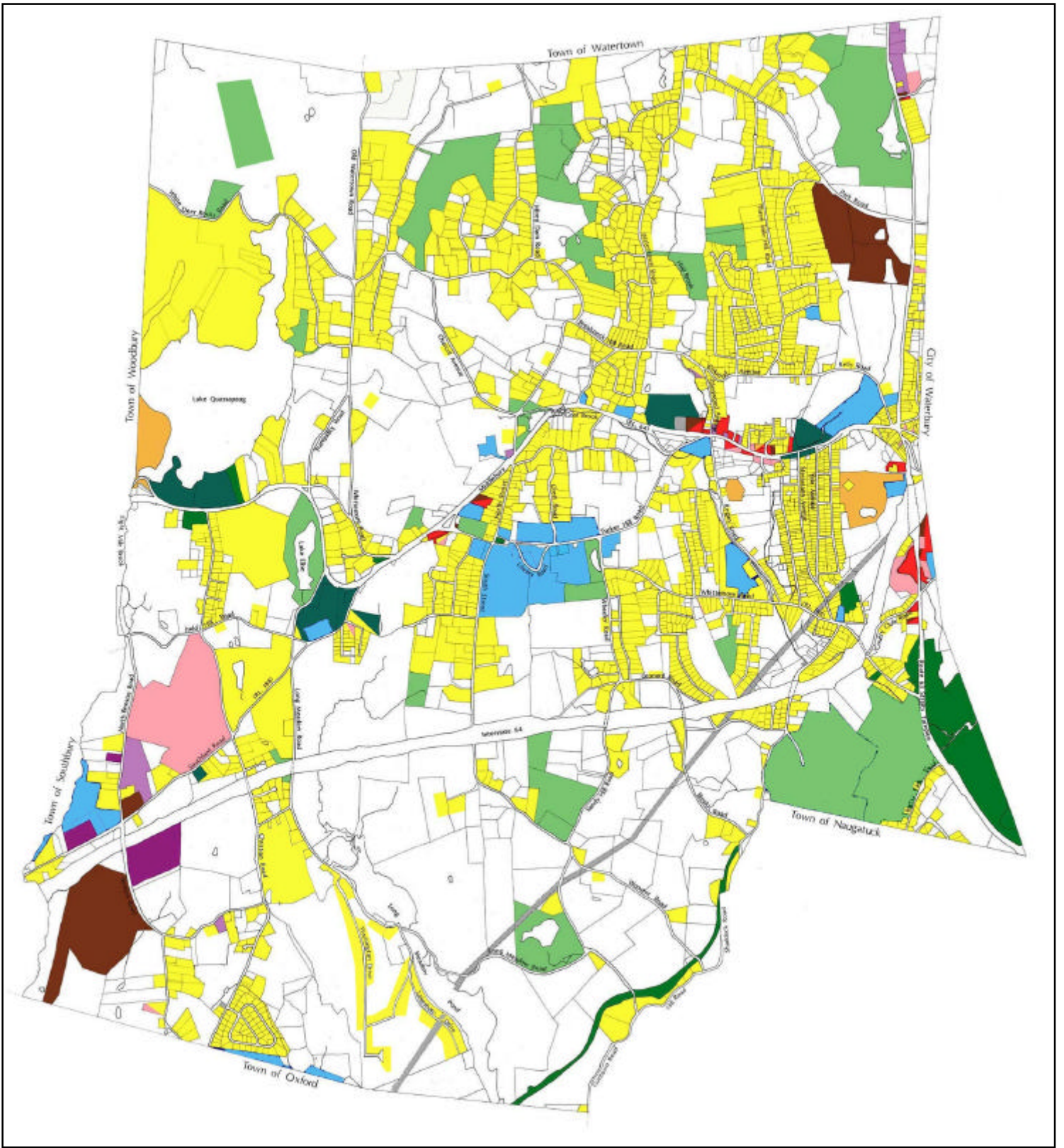
The former 1973 Plan of Development contained a land-use analysis. As part of the Plan, a land-use survey was performed in 1966 and 1967. For the 1990 Plan of Development, another detailed land-use survey of the Town was conducted (see Table 4.1). At the time, all the roads within the Town were traveled and surrounding land was noted by use. The categories between the two surveys are not directly comparable, however. This Plan has updated the 1990 work with interviews of key officials in the Town and specific site visits of development areas (see Figure 4.1).

Only a number of large parcels has been developed since the adoption of the 1990 Plan of Conservation and Development. As found with previous plans, residential land experienced more growth than other land-uses, and has grown significantly while other land uses have had moderate or declining growth rates.



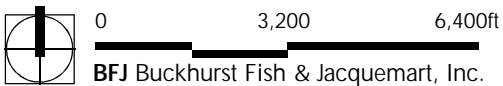
As previously discussed, the Town's population has grown little since 1990. During the same timeframe, residential land use had increased by nearly three percent. While expanded roads within the residential parcels account for some of this growth, most of the increase comes from a larger land area per residential building lot. Rezoning in the 1970s increased the minimum lot sizes required and much of the residential growth which has taken place has been in the R-80 zone.

Nonresidential uses have not increased as fast as residential uses, but have been ahead of population growth. Much of this is due to the construction of the Uniroyal (Preston Hill) office park in the southwestern portion of town.













Plan of Conservation and Development
Town of Middlebury, Connecticut

Figure 4.1
Generalized Land Use, 2000



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- | | | | |
|---|------------------------------------|---|--------------------------|
|  | Single Family Residential |  | Campus Industrial/Office |
|  | Multi-Family Residential |  | Institutional |
|  | Office |  | Open Space |
|  | Professional Office/Retail/Service |  | Recreation |
|  | Industrial |  | Vacant |



The recreational and open space uses have also increased in the 1990 to 2000 timeframe. A substantial portion of the Town's designated open space is under control of private land owners.

Table 4.1
Middlebury Land Use, 1990 and 2000

Type of Use	2000		1990	
	Acres	Percent	Acres	Percent
Single Family Residential	2,562	21.8%	2,252	19.1
Multi-Family Residential	6	0.1%	6	0.1
Office	339	2.9%	209	1.8
Retail	23	0.2%	23	0.2
Professional Office/Service	18	0.2%	18	0.2
General Business	47	0.4%	44	0.4
Industrial	43	0.4%	43	0.4
Utilities	40	0.3%	40	0.3
Private and Quasi-Public Institutional	593	5.0%	114	1.0
Public Institutional	125	1.1%	125	1.1
Public Parks	45	0.4%	31	0.3
Private Open Space	655	5.6%	521	4.4
Private Recreation	307	2.6%	307	2.6
Vacant	6,973	59.2%	8,043	68.3
Total	11,776	100.0%	11,776	100.1

Source: 1990 Middlebury Plan of Development; BFJ 2000.

4.2 Zoning

The Town of Middlebury's Zoning Regulations designate residential, commercial, office, industrial, and recreation districts. Most of the land is zoned for residential purposes. After the completion of the 1973 Plan of Development, the zoning districts were amended, decreasing residential densities. Although three residential categories are listed in the Middlebury Zoning Regulations (R-120, R-80 and R-40), only the R-80 and R-40 zones are established on the zoning map.



Table 4.2
Vacant Land Maximum Development Potential; 1988, 2000

Reference Year Zoning District	1988				2000*			
	Total Acres	Vacant Acres	Unconstrained Vacant Acres	Develop Potential	Total Acres	Vacant Acres	Unconstrained Vacant Acres	Development Potential
R - 80	5,007	3,849	1,599	871(Ac)	5,794	4,427	1,837	1,000 (Ac)
R - 40	5,539	3,444	1,582	1,723(Ac)	4,752	2,425	1,113	1,212(Ac)
LI - 200	768	535	280	3,659,040(s.f.)	768	396	207	2,706,487(s.f.)
LI - 80	192	89	42	548,856(s.f.)	192	89	42	548,961(s.f.)
CA - 40	252	125	89	1,163,052(s.f.)	252	123	88	1,144,443(s.f.)
Professional Office - 40	5	1	0		5	1	0	
Commercial Recreation District	13	0	0		13	0	0	
Total	11,776	8,043	3,592	5,370,948 (s.f.) 2,593 (Ac)	11,776	7,461	3,287	4,399,891 (s.f.) 2,212 (Ac)

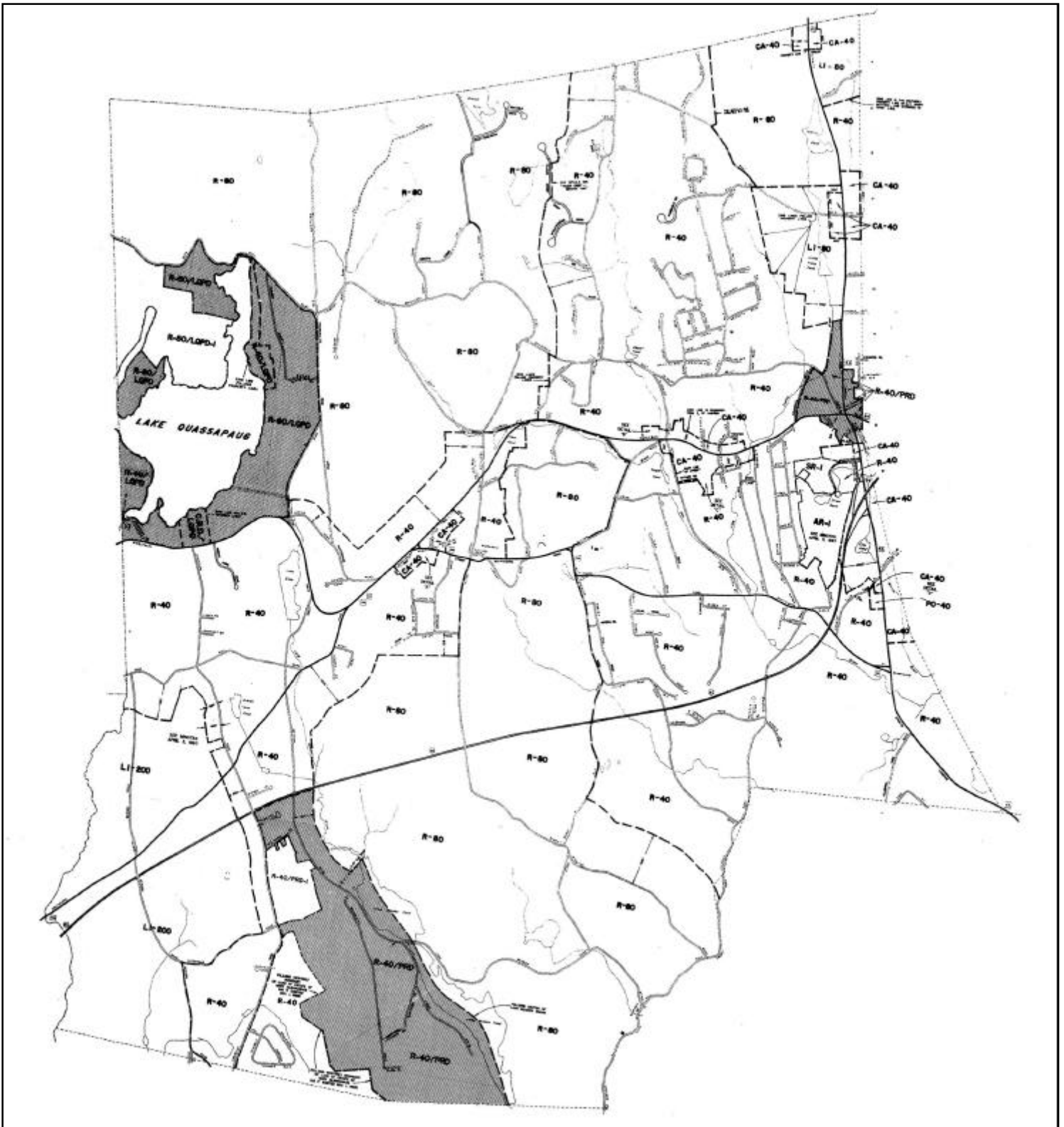
Source: 1990 Middlebury Plan of Development; BFJ 2000.

*Calculations depict approximately 787 acres in the R-80 zone that were previously zone R-40.

In southwestern Middlebury, a large area of industrially zoned land exists which is anticipated to be used for corporate office development. The Timex corporation will house its new headquarters on 130 acres in this area. Figure 4.2 illustrates the existing zoning within the Town.

4.3 Development Potential

Development potential is a somewhat misleading concept because it assumes that all vacant land within a community will be developed to the maximum levels allowed by zoning. In all cases, site-specific constraints and the need to construct roads prevent every acre from being developed. For example, many areas of the Town are constrained by steep slopes or the presence of wetlands and floodplains. Development is not allowed in these areas. Table 4.2 depicts the amount of land within each zoning district as well as the undeveloped amount. The data were updated using land use information from the 1990 Plan of Development and estimates of existing land use. A calculation was made of the vacant areas that contained significant environmental constraints, namely, the presence of wetlands or slopes greater than 25%. Development potential was then figured for the unconstrained vacant land.



Plan of Conservation and Development

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0 3,200 6,400ft

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**Figure 4.2
Zoning Map**

Districts:

- R-40 Residential
- R-80 Residential
- R-120 Residential (not mapped)
- R-40/LQPD
- R-80/LQPD
- CRD/LQPD
- R-80-LQPD-1
- R-40/PRD

- AR-1 Assisted Senior Residential
- SR-1 Senior Residential
- CA-40 Commercial A
- PO-40 Professional Office
- CRD Commercial Recreation
- LI-80 Light Industry
- LI-200 Light Industry



As can be seen from Table 4.2, the potential exists for a significant amount of new development in the Town. The landowners with large residential and commercial landholdings will control the pace of future growth. Even if large areas are released for subdivision, parcels will not be developed to their maximum potential because of environmental or design constraints. On some lots, septic systems will require more land area than the minimum lot size required by zoning regulations. In other areas, subdivisions containing lot sizes larger than the minimum allowed by zoning will be created for a variety of reasons including the market demand for large lots. In the industrially zoned areas, large tracts of land have also become desirable sites for corporate campus office parks.

4.4 Development Activity

Although the 1980s were a prosperous time for housing and commercial construction in Middlebury, development declined in the early part of the 1990s. From 1980 to 1989, 269 new residential dwelling units were built, averaging approximately 27 units per year. In the first five years of the following decade, only 51 houses were constructed – an average of five per year. Up to 1998, 170 dwelling units were built, bringing the average to 21 homes per year for the 1990 to 1998 time period.

Commercial development activity has occurred in a number of areas and is proposed for vacant commercial and industrial parcels. Commercially zoned lands along Route 63 in the southeast portion of the Town have been developed in recent years with restaurant and banking facilities. A new Timex headquarters at the intersection of Route 188 and Christian Road is expected to be completed within a year's time with the old building on Park Road West to be occupied by General Datacom. Town officials have also been notified of preliminary plans for a technology-oriented "Smart Park" on the vacant industrial lands in the southwest portion of the Town.

4.5 Fiscal Conditions

A concern of many taxpayers and local officials is the ability of a town to pay for services without imposing burdensome taxes on any one segment of the population or on any one property classification. Because of a relatively diversified tax base, Middlebury has been able to provide services with a low mill rate when compared with neighboring towns in the Waterbury area. In 1998, the mill rate in Middlebury was among the lowest in the Central Naugatuck Valley region.

4.51 Grand List

The 1999 Grand List of all taxable real property in the Town of Middlebury was \$416,033,733. By far, the largest assessment category in 1999 was residential use which represented 80% of the total taxable property value. Commercial and Industrial uses combined represented 16.9 percent of the Grand List. Table 4.3 depicts the percentage of the total grand list in Middlebury.



Table 4.3
Real Property Grand List Components, 1999

Type of Use	Percent
Residential	80.0
Commercial	7.1
Industrial	9.8
Vacant Land	3.0
Use Assessment	0.1
Total	100.0

Source: Town of Middlebury, Grand List, 1999.

4.52 Town Budget

While this plan primarily addresses land use issues, the overall town revenues and expenditures can be used as a predictor of sustainability for residential settlement and economic development. The budget expenditures (i.e. appropriations) suggest the areas that are within the Town's control (see Table 4.4). The revenue sources provide an understanding of the burden taxpayers must assume (see Table 4.5). If taxation is beyond the means of landholders, the Town will be less attractive to existing and potential residents, increasing the probability of land use changes.

Table 4.4
Town of Middlebury 1999 Appropriations

Actual Expenditures	Amount	Percent
Town Appropriations	\$ 6,456,724.00	44.1%
Department of Education	\$ 8,188,364.00	55.9%
Total Appropriations	\$ 14,645,088.00	100.0%

Source: Middlebury Town Clerk

A significant portion of the Town's expenditures is attributable to the Pomperaug Department of Education Region 15. This school board provides services to Middlebury and Southbury. More than half of the Town's expenditures are for education purposes. The 1990 Plan of Development reported 52.2 percent of the 1989 budget expenditure allocated to the Department of Education. The 1999 figure of 55.9 percent for education purposes appears typical of similar municipalities in Connecticut.

Table 4.5
Town of Middlebury 1999 Revenue Sources

Actual Revenue	Amount	Percent
Property Taxes	\$ 14,017,074.00	93.9%
Other revenue	\$ 907,394.00	6.1%
Total Revenue	\$ 14,924,468.00	100.0%

Source: Middlebury Town Clerk



The Town depends on property taxes to support its services. Only a small portion of revenue, 6.1 percent, is obtained from other sources, such as state transfers, investment income and inspection services.