Proposed Animal Control Facility

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Project History

- Original building built in 1956.
- Feasibility Study completed 2002.

Needs Assessment and Feasibility Study for The Town of Stratford’s Animal Control Facility

Prepared By:
September 11, 2002
Proposed Animal Control Facility

Architect


• **Qualifications**: Many municipal projects including Fire Stations, Police Headquarters, Schools.

• **Work on Bantam Veterinary Hospital.**
Proposed Animal Control Facility

Site Selection Criteria

• ¾ to one acre site
• Accessible
• Economical
• Mixed Use Area
• No Perfect Site
• Access Rd site meets many of these criteria.
Proposed Animal Control Facility

Property Research

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Extent of Title Research

• Full title search completed, certified to the Town of Stratford by First American Title Insurance Company
• 13 years of Town Council Meeting Minutes examined
• Search conducted of Commission, Agency and other Town records in Town Clerk’s vault
• Search conducted of Town documents at the Stratford Library
Proposed Animal Control Facility
Extent of Title Research

- Search of Engineering Department Map Collection
- Call placed to Stratford Historical Society
- Search conducted of Town of Stratford and urban renewal project records at the State Archives in Hartford
- Call placed to Hartford Field Office of the U. S. Department of Housing and Urban Development
- Search of other historical records continues
Proposed Animal Control Facility
Extent of Title Research

**NET RESULT:**

There are no evident encumbrances, easements, deed restrictions, caveats or other restrictions that would prohibit the use of these parcels for an Animal Control Facility.
Proposed Animal Control Facility
Planning and Zoning

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Proposed Animal Control Facility Planning & Zoning

**REDEVELOPMENT PLAN - DRAFT**

**RECOMMENDATION**
- Street rights-of-way
- Public Use (Buffer)
- Industrial and Residential Use
- Design Review
- 40-year Restrictions

**ZONING COMMISSION ACTIONS**
- October 21, 1971 – General support of Renewal Plan
- June 23, 1975 zone changes MA/RM-1 to RS-4 (Three)

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Town of Stratford
offering more from forest to shore
Proposed Animal Control Facility
Planning & Zoning

CURRENT ZONING

- RS-4 (Single Family Res.)
- RM-1 (Multi-Family Res.)
- MA Light Manufacturing
COMPLIANCE WITH ZONING

• Section 4.1.5 -- Commercial kennels are permitted as a Special Case Use within an RS-4 and RM-1 District (also Public Uses)

• Special Case uses must be approved by the Zoning Commission and meet the requirements of Section 20 (site plan, traffic, buffers, etc.) Public Hearing is required.
PLANNING REVIEW

• Planning Commission is required to review municipal projects for conformance to Town Plan, under Section 8-24 CGS

• Land Use Plan recommends Light Industrial Use; policies stress compatibility of uses.

• Public Hearing has been scheduled for Tuesday, June 24 at 7:00 PM, Town Hall.
Proposed Animal Control Facility
Architecture and Design

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Proposed Animal Control Facility
Architecture

- Plan developed with Animal Control staff
- 30 total kennels with separated cattery area
- Total GSF 10,375
- Community room for use by Town and neighbors
- Sound control measures inside building
  - Pyrok – an acoustical plaster that can be applied to walls and ceilings
  - Acoustical ceiling tiles with ceramic membrane to reduce bacteria growth, in addition to Pyrok above
  - Sound soak panels on walls to buffer sound
  - Floating soffits to reduce sound transfer
- Landscaping improvements to site with additional trees, planting beds, shrubs and open space green areas. Benches for community use within landscaped areas.
Proposed Animal Control Facility Architecture
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Architecture
Proposed Animal Control Facility
Option 1 Site and Landscaping
Proposed Animal Control Facility
Option 1 Site Location
Proposed Animal Control Facility
Option 2 Site and Landscaping
Proposed Animal Control Facility
Option 2 Site Location
Proposed Animal Control Facility
Site and Landscaping
Proposed Animal Control Facility
Site and Landscaping

View from Access Road
Proposed Animal Control Facility
Site and Landscaping

View from Philo Road intersection
Proposed Animal Control Facility
Site and Landscaping

View from nearby homes
Proposed Animal Control Facility
Animal Control Division

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Proposed Animal Control Facility
Animal Control Division

• Animal Control is a Division of the Stratford Police Department that enforces all State Laws and Town Ordinance related to animals.

• Investigate roaming dogs, animal bites, cruelty to animals, barking nuisance, unreasonable tethering or confining of a dog, town defecation ordinance, leash law, valid rabies vaccination, dog licensure and rabies related wildlife complaints that present an eminent danger to the public.

• Disaster Preparedness Planning

• Educate the public on animal laws & humane animal care

• Place adoptable impounded animals into qualified homes
Proposed Animal Control Facility
Animal Control Division

• Budgeted for 3 Full-Time Animal Control Officers & 2 Part-Time Kennel Attendants.
  - Average 255 Calls per month
  - Average 40 Impounds per month
  - Average 203 Visitors per month
The Stratford Animal Control Facility will be a Community Resource that will enhance the neighborhood.

- Animal Control Facility will be open 7 days a week 8am-8pm

- Law Enforcement Presence
- Educational Opportunities
- Community Opportunities
- Volunteer Opportunities
Proposed Animal Control Facility
Law Enforcement Presence

- 68% of all Animal Control calls are in the southern portion of town. The proposed location will allow quicker response time.
- Animal Control Officers are sworn law enforcement officials that enforce all laws pertaining to animals.
- The Community Affairs Police Officer will have access to the facility for needed community use such as meetings or to address community concerns.
Proposed Animal Control Facility
Volunteer Opportunities

- Volunteering helps to create a bond and strengthen relations within the community
- Opportunities include animal care such as walking, grooming and socializing animals, participating in events and helping out with publicity for adoptions and fundraising.
Proposed Animal Control Facility
Education Opportunities

- Community room in the plans for proposed facility
  - Humane Education Classes for youth groups such as the Boy Scouts, Girl Scouts and students from Town of Stratford elementary, middle & high-sCHOOLS
  - Responsible Animal Ownership Classes and training classes such as Pet First Aid
  - Provides meeting space for local community, charity & volunteer groups or organizations
  - Vaccination Clinics
  - Micro-Chip Clinics
Proposed Animal Control Facility

Public Health

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Proposed Animal Control Facility
Public Health

NOISE-ODOR-GENERAL HEALTH

• Animals will be in a sound controlled shelter
• Odor not currently an issue. Same cleaning and disinfecting process. In addition new waste system will be installed
• No human health related issues are expected
• To date the Health Dept has not received any odor, noise or public health complaints from current shelter
• Consulted with area Health Directors and shelters. Shelters have not been a public health issue. This includes noise and odor related concerns
Proposed Animal Control Facility

Open Space and Neighborhood Parks

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Proposed Animal Control Facility

Nearby Open Space and Parks

Open Space and Park Land in Vicinity of Access Rd.
Proposed Animal Control Facility
Nearby Open Space and Parks

AREA PARK/RECREATIONAL FACILITIES

- Woodend Park, .89 acres, .41 Miles
- Juliette Low Park, .24 acres, .51 Miles
- George Force Park, 1.30 Acres, .65 Miles
- Hunter Haven/DeLuca Field, 9 Acres, .71 Miles
- Honeyspot/Johnson House, 7.5 Acres, 1 Mile
- Birdseye School, 4.0 Acres, 1.17 Miles
- Short/Long Beach, 100+ Acres, Approx. 1.5 Miles to 2 Miles
Proposed Animal Control Facility
Nearby Open Space and Parks

PLANNED PARK IMPROVEMENTS

- Birdseye and Stratford Academy Field Improvements Project
- New basketball court, playground, tennis courts, walking track, and other improvements
- Project budget: $1.7 Million
- First phase at Birdseye Field to begin construction this fall
- Town’s Pathway Plan includes bikeway/walkway extensions to Frash Pond area.
Animal Control Facility
Nearby Open Space and Parks

- Town’s proposed Pathway Plan includes recommended extensions to Frash Pond.
Proposed Animal Control Facility

Real Estate Market Impact

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Property Values

- Property values are directly related to market conditions and trends
- Basic supply and demand dictate value
Current Shelter Location

- Mixed use area: combination of industrial and residential

- Property values have increased in line with market conditions (property history available)
Proposed Shelter Location

• Mixed use area: combination of industrial and residential

• Consideration of architectural design and landscaping

• Values will follow market trend and NO impact as a result of shelter being constructed
Proposed Animal Control Facility

Commonly Asked Questions

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Proposed Animal Control Facility
Commonly Asked Questions

Will the Animal Control Facility smell?
– The new facility will be a self contained kennel with a modern ventilation system.
– The animals will not be able to have freewill access to the outdoors.
– The facility will have a modern drainage system where urine & fecal matter will be flushed down a drain.
Will the Animal Control Facility smell?

– A deodorant disinfectant will be used on all kennel surfaces on a daily basis.

– When volunteers or staff members take a dog outdoors the rule is that any fecal matter be cleaned & disinfected immediately.
I am concerned that people will dump off animals when the facility is closed & they will be running around the neighborhood?

- 431 animals were impounded at the current Stratford Animal Control Facility in 2007. 2 dogs were tied to the facility and 2 cats with litters of kittens were left in a box. Incidents are rare.

- Should a resident see animals left outside of the facility while closed they can call the Police Department who can bring them inside the building.
Proposed Animal Control Facility
Commonly Asked Questions

Will there be barking heard from the Animal Control Facility?

– The new Animal Control Facility will be a self contained kennel. The dogs will not have free-will access to the outdoors.
– Steps will be taken to sound control the building during the design process.
Will there be barking heard from the Animal Control Facility?

When dogs are let outdoors it will be in a controlled situation. Per state statute, dogs are not allowed to be taken out together and will be taken out for exercise one at a time and monitored by a staff member or volunteer. Barking will be minimal as the dogs will be getting direct attention.

– Video of other local Animal Control Facilities shows that barking can not be heard in a self contained kennel.