

**TOWN OF HADDAM
 PLANNING AND ZONING COMMISSION
 REGULAR MEETING/PUBLIC HEARING
 TOWN HALL
 21 FIELD PARK DRIVE, HADDAM, CT 06438
 THURSDAY, 18 APRIL 2024
 UNAPPROVED MINUTES
*Subject to Approval by the Commission***

ATTENDANCE

X	Gina Block
X	Scott Brookes, Chairman
X	Michael Farina, Secretary
A	Mike Karam
X	Wayne LePard
X	Tim Teran
A	Edward Wallor, Vice Chairman
X	Alan Chadwick, Alternate - Seated
A	Dorothy Gillespie, Alternate
A	Larry Maggi, Alternate
A	Bill Warner, AICP, Town Planner
X	Leon Mularski, Zoning Enforcement Officer/Acting Town Planner
X	Bunny Hall Batzner, Recording Clerk

1. Chairman Calls Meeting to Order

Mr. Brookes, Chairman, called the meeting to order at 7:20 p.m.

2. Pledge of Allegiance

The pledge was recited.

3. Attendance/Seating of the Alternates

Attendance was taken and all regular members as well as Mr. Chadwick, alternate member, were seated.

4. Additions/Corrections to the Agenda

The agenda stood as submitted.

5. Public Comments

There were no comments from the audience.

6. Public Hearing / Public Meeting

A Request for a Special Permit for 28 Age-Restricted Units, 4,800 Square Foot Clubhouse, Associated Drainage, Utilities and Septic Systems at 1548 and 1556 Saybrook Road. Applicant: MCAP Sabine Pointe LLC and MCAP Clarkston OPCO LLC

John Knuff, Esq., Hurwitz Sagarin Slossberg & Knuff LLC, Kevin Willis, Senior Vice President of Development MCAP Advisors, Bob Barneschi, P.E., WMC Consulting Engineers, Cynthia Jensen, Landscape Architect, Richter & Cegan, Inc., and Steve Ulman, P.E., Alfred Benesch & Company.

Hearing: Mr. Brookes opened the hearing at 7:23 p.m.

Mr. Knuff submitted the Affidavit of Posting of the Public Hearing signs to Mr. Mularski. Mr. Knuff reported that the application covers two properties: **1556 Saybrook Road** – 12.29 acres on Saybrook Road and Camp Bethel Road with an existing facility. The Saybrook at Haddam now known as the Commonwealth Senior Living of Haddam was approved in 2001 and existing client acquired in 2009. The eastern portion of parcel currently unapproved. **1548 Saybrook Road** – 5.6 acres with a vacant single family home abuts 1556 Saybrook Road to the north. Both parcels located in the Tylerville Village District. Mr. Knuff stated other than providing more detail, there is no change as to what was described last summer (7 September 2023) in terms of what is being proposed.

Mr. Knuff stated the proposal calls for a total of 28 single story town homes (duplexes) – 14 homes each on 1548 and 1556 Saybrook Road. These will be for people 55 years of age and older. Allows for residents to not have to worry about building and yard maintenance, allows for housing opportunities that the POCD speaks to, and convenience to those individuals as they age to have the opportunity to move over to the other facility. It is important to remember these people will be ambulatory and can use the sidewalk network to help revitalize the area (customers for area businesses). Mr. Knuff stated they tried to minimize the bulk and mass of the structures and to blend them in with the surrounding residential properties with peaked roofs, clapboard and stone exteriors, articulating facades, and a variety of windows, trims, and architectural detail as required by the Tylerville Village District Architectural Regulations. Mr. Knuff also stated the proposal complies with the Tylerville Village District regulations, the Special Permit regulations, the POCD, and the Tylerville Village District Architectural Design Guidelines.

In terms of the site, Mr. Knuff stated an existing curb cut on Saybrook Road will be their one means of ingress and egress. Looked at alternatives, but it made sense to use the existing curb cut and not have a second curb cut out onto the street. The setbacks of existing building and the proposed town homes reviewed. There will be no means of ingress or egress onto Camp Bethel Road, this is an emergency access only, and will be gated so only Haddam emergency services can utilize it. Mr. Knuff stated care has been taken with the landscaping to assure that it is attractive to all of the neighbors. A standard approach has been taken in regard to lighting (do not want to over light the facility or the town homes). The roadway is what will be lit and not the units themselves. Mr. Knuff reported they have been before the Wetlands Commission (approved 20 February 2024) and before ARC (22 February 2024, went well, minutes in the packet).

1548 Saybrook Road (western cluster) - Mr. Barneschi reported on the following: **Roadway and Drainage:** Will have a loop road – 850 feet of roadway, 24 feet wide, with four inch bituminous lip curbing - that will connect to the existing parking lot; and driveways will all be paved. A subsurface drainage system will collect storm water from the regraded area and directed it to the above ground detention basin area. Storm water will be treated in a hydrodynamic separator before entering the sediment fore bay which will have an overflow that will go to the main detention basin cell. The overall outlet structure will be a riser concrete structure that will have small diameter orifices to meter the flow out matching existing conditions. No net increase in peak discharges off site. This will also have a rip rap emergency spillway which will discharge up-stream from the brook. **Sidewalks:** A series of sidewalk networks will encompass the eastern side of the inside loop of the road-way which will connect the main facility in three areas – south, central, and northern areas – and all paths will be to the clubhouse (northwestern most building shown on the maps). **Utilities: Water:** Will be connecting to the Connecticut Water Company's main on Saybrook Road and creating a loop system that will go across the 1548 property and traverses the 1556 property going out and matching Camp Bethel Road. Will coordinate with the Connecticut Water Company to make the connection and will work with the fire marshal to install hydrants at suitable locations. **Septic Systems:** There will be individual subsurface systems for each duplex unit on the 1548 parcel and the same for the clubhouse. Will work with the local sanitarian to resolve issues. **Power:** Overhead line brings power in off of the street to a utility pole. Utility pole to be relocated to a further distance from Units #9 and #10 and then service will be brought underground for the balance of the western cluster.

1556 Saybrook Road (the northern rear cluster) – Mr. Barneschi reported on the following: **Drainage:** As part of the drainage system associated with the assisted living facility, there is an underground infiltra-

tion pipe (there is no above ground surface discharge). The infiltration pipe will need to be relocated (extended to the north) for Units #15, #16, and #17. This relocation will assist in diluting a high nitrogen levels from the existing facility's leaching fields. All storm water will be collected in the existing system in the parking lot to the north or discharged farther to the north by a catch basin. A separate hydrodynamic separator will treat storm water before entering the underground infiltration pipe. **Sanitation System:** Will be connected to the existing facility's 10,000 gallon septic tank with pump station. There is capacity to handle the 14 addition homes. As part of the impact to this area, several hundred feet of the existing force main will be relocated; however, discharge will still be maintained up to the existing leaching fields. The entire system is under the purview of the DEEP. **Water:** Will be brought in, looped around, and will be connected individually. **Roadway and Sidewalks:** The roadway will be 600 feet, 24 feet wide, with four inch bituminous lip curbing. There will be a series of sidewalk networks that will lead to the clubhouse and will always lead back to the facility. **Lighting:** A lighting plan includes a MetroScape lighting fixture. All will be mounted on 12 foot high poles, LED 80 watt bulb with 3k lighting (softer), and dark sky compliant with full cut off. There will be no light trespass over the property lines. These will run along the roadway network and three foot tall bollard lighting will be added along the sidewalks. **Fencing and Landscaping:** White fencing will continue onto the 1548 Saybrook Road property in front of the detention basin and the area will be landscaped (to be maintained throughout the year). There will be some privacy fencing along the northern property line and the eastern property line at the rear of the facility. There will be no fencing along Camp Bethel Road, but there will be landscaping along that area as well as around all of the individual units and the clubhouse.

Mr. Chadwick asked how much of a drop off will be behind Unit #9. Mr. Barneschi stated an approximate 15-20 foot fill slope with a split rail fence proposed and will be 15 feet off the building foundation.

Ms. Jensen reported on the following - **Landscaping:** Overall landscaping will be consistent with existing landscaping at the assisted living facility and will be using many of the same plants for continuity. In addition, the majority of plants will be native especially along the roadside and woodland edges along the upland review area. Along the roads there will be a mix, layering of larger and lower canopy trees (native oaks, maples, dog woods, and red woods). Street trees throughout will be native birches, maples, and oaks. The oaks will be predominately around the parking lot. Noted that there is an existing white oak on the property. Two existing shade trees at the existing driveway for 1548 Saybrook Road will be retained; however, the driveway will be removed, top soiled, and lawn seeded. Additional large canopy and understory shade trees will be planted. Groupings of native hollies will provide year around screening (areas pointed out on the plan). Also noted the existing fencing and plantings to the front of the facility will be retained and will provide screening for the new town homes and the facility. Native hemlocks, maples, dog woods, other native trees and some shrub massing will be added along the woodland edge, Saybrook Road, and around at the top of the basin (mix of native shrubs). Two different seed mixes (a mix of grasses and wildflowers) within the basins (mix used at bottom of basin will have to tolerate both dry and wet conditions). A side slope mix will be a slightly different (native grasses and wildflowers) and again on the slopes from the town homes leading down to the woodland will also be a wildflower and grass mix. **Units:** Will be appropriately landscaped to enhance the view from the roads. Smaller ornamental trees at the front and the same on the back to provide some separation. **Clubhouse Plantings:** A mixture of trees, shrubs, and perennials along the front and along the back patio area.

Mr. Teran asked about parking at 1548 Saybrook Road site and if overflow parking would be directed to the existing parking lot. Mr. Teran also asked about the challenges with traffic inside the complex and coming out onto Saybrook Road. Mr. Knuff stated each unit will have garages and driveways for parking.

Mr. Ulman reported on the following - **Traffic Study:** A traffic generation and quick traffic evaluation of the impact of the project was conducted. Saybrook Road (Route 154) is a state road and classified as a major collector highway. It is 12 feet wide with shoulders of varying widths. Posted speed limit is 45 mph. Sightlines from the existing driveway north and south exceed 610 feet in each direction (needed distance for 55 mph). Obtained crash data over a five year period beginning 1 January 2019 through 31 December 2023 from the UConn Crash Suppository - 11 crashes during that period; seven reporting no injuries;

and five reporting possible injuries. The area looked at was 1,300 feet to the south and north. There are no crash patterns that would indicate geometric improvements should be made along the roadway.

Traffic Impact: Calculated by using the number of trips generated by the new development. The Institute of Transportation Engineers Trip Generation 11th Edition was used and the land use that best fits this proposal is 251 – Senior Adult Housing - Single Family. The trip generation during the morning peak period – 44 (19 entering and 28 exiting) and afternoon peak period – 63 (35 entering and 25 exiting). Traffic volumes were required to calculate potential impact of the 28 homes. Traffic counts were done in August of 2022 and taken from Connecticut DOT Count Station AJDD22 located along Route 154 (north of Routes 154 and 82). Volumes were multiplied by two percent per year for two years to come up with a 2025 no build on Saybrook Road. A trip generation calculation for the existing facility (land use 253 – IT Trip Generation) showed morning peak period - 19 (10 entering and 8 exiting) and afternoon peak period - 23 (13 entering and 11 exiting). Single Professional Software Version 11 used to analyze the volumes at the driveway (the driveway approach will operate at a Level B for both the no build and the build). No change in level of service once duplexes are constructed. **Site Circulation:** Do not anticipate people parking along the road as there are garages and parking in the driveways. Pointed out the parking field to the rear that people will drive through. Everyone else can come around and safely exit.

Mr. Teran questioned the traffic impact counts (not realistic) as the data was prior to the additional 60 plus apartments that were constructed in Tylerville. Mr. Willis noted that Mr. Ulman escalated his counts. Mr. Ulman stated he did and that he had contacted the DOT to see what the general background growth would be expected in this area – their number would be point six (.6) percent per year and his numbers were calculated by two percent per year. Discussion followed at length regarding realistic counts, knowing the character of the area (Mr. Ulman did not know the types of homes, etc., in the area), whether a similar type of layout in Connecticut exists to use as an example (none note), and impact not sufficient enough to trigger major road improvements.

Mr. Chadwick asked about the parking lot toward the Camp Bethel Road side of the facility. Some of the visitors to the new project could park there. Mr. Chadwick stated he visits the facility and has to park in that area. Mr. Ulman stated residents will park in their driveways; the parking area will only be a means for them to access the homes.

Mr. Brookes asked if there was a practical way to use Camp Bethel Road for the units at that end. Mr. Knuff stated in September 2023 there were a number of Camp Bethel Road residents who made their opinion clear and the applicant made a promise that they would not use Camp Bethel Road as a means of ingress and egress; and given the character of the neighborhood it was reasonable to preclude any access onto Camp Bethel Road. Mr. Knuff noted that a prospective tenant will have full knowledge that they cannot use Camp Bethel Road. Mr. Willis stated that they had met with town staff about a year ago and were told it was non-negotiable; that there would be no traffic put onto Camp Bethel Road. Mr. Brookes stated he understood. Mr. Willis stated part of the original approval of the facility was that there would be no ingress or egress onto Camp Bethel; and although, he does not believe it was papered or recorded, but it was understood amongst those who knew and he's trying to honor that. Mr. Brookes stated he respects the decision.

Mr. Brookes asked about the proposed gate at the end of road network. Mr. Knuff stated the idea is to have an attractive gate with a key available to emergency service people. Mr. Brookes stated this type of system is not uncommon noting the Camp Bethel directly across the road from the facility.

Mr. Chadwick asked about potential impact to current residents of and visitors to the facility during construction. Mr. Knuff stated workers should arrive early in the morning (7:00 a.m.) and leave mid-afternoon (4:00 p.m.). Mr. Chadwick asked if there was a way to widen the entrance road. Mr. Barneschi stated the road entrance is a little over 24 feet and landscaped; and there is no intention of widening the entrance at this point. Mr. Barneschi stated the existing curb cut could be used for quite some time to get vehicles in and out before the detention basin is constructed; therefore, they do not need to use the main entrance from the get go. Mr. Willis noted the significant addition of the memory care unit in 2013, 2014, 2015.

Mr. Willis stated it would be in their interest to manage the construction in a manner that does not upset the current residents.

Mr. Barneschi stated the specific renderings of the town homes were not in the packet that was previously distributed; however, the building footprints and elevations are. Mr. Knuff showed the renderings to the Commission noting they meet the maximum height of 35 feet and all structures are on a residential scale.

Mrs. Block asked if there were any comments or specifications put forth by ARC. Mr. Knuff stated no, there was discussion about landscaping, the stone façade (attractive addition), and that ARC was very complimentary.

Mrs. Block asked if there was sufficient screening between the furthest units that abut Camp Bethel Road. Ms. Jensen stated a tiered approach was taken - larger and lower canopy trees (layered screening approach). Mrs. Block asked if these trees would be deciduous. Ms. Jensen stated yes. Mr. Knuff stated even through the structures are screened, the buildings will be attractive single story buildings. Mr. Farina stated the facility is a class act and very attractive.

Mr. LePard asked Mr. Brookes if the fire department had reviewed the turning radius. Mr. Brookes stated not to his knowledge, but with the driveway being 24 feet there should be sufficient room. Mr. Willis noted there is a hammerhead turn proposed with the fire department in mind.

Mr. Chadwick asked if there were any septic issues from the current building down to the area of Unit #15. Mr. Barneschi stated the existing force main will be relocated.

Mr. Brookes asked a time frame for starting the project. Mr. Willis stated within the next twelve months dependent on financing.

Mr. LePard asked how the catch basins on the west end will work noting recent heavy rain events. Mr. Barneschi reviewed a cross section in the packet and explained how the water will be controlled. Noted that the rip rap an erosion preventative.

Mark Lundgren, Higganum, stated he's been a longtime advocate for older folks and spoke in favor of the proposal.

Sandra Olsen, Haddam, asked if the proposed housing would be affordable housing. Mr. Willis stated it would be leased housing; it is not a for sale product. Mr. Knuff stated these units would not meet the definition of affordable under Connecticut General Statute 8-30g.

As there were no further questions/comments from the Commission or the public, Mr. Brookes closed the hearing at 8:17 p.m.

Meeting: SEATED: Block, Brookes, Farina, LePard, Teran, and Chadwick.

Mr. Teran stated he was in favor of the proposal but voiced concerns over the traffic report (did not feel traffic study was adequate and would like a proper traffic analysis; did not feel it addressed the current development taking place in Tylerville; not up-to-date). Mrs. Block understood Mr. Teran's concern but noted that it was indicated general growth is at point six (.6) percent and two percent was used to make the calculation. Mrs. Block also spoke in regard to the current and pending construction (bridge, rotaries, etc.). Mrs. Block asked the applicant if an additional curb cut were needed, would they construct it. Mr. Willis indicated yes. Discussion followed at length amongst the Commission.

As there were no further comments from the Commission, Mr. Brookes called for the vote.

MOTION: Scott Brookes motioned to approve a request for a Special Permit for 28 age-restricted units, 4,800 square foot clubhouse, associated drainage, utilities and septic systems at 1548 and 1556 Saybrook Road. Mike Farina second. Motion carried unanimously.

Recording Clerk's Notes: 1) Map 49, Lot 066 – 1548 Saybrook Road and Map 49, Lot 067 – 1556 Saybrook Road. 2) Submissions reviewed at hearing attached and on file with the minutes in the Town Clerk's Office and Land Use Office. 3) Full submissions on file in Land Use Office.

7. Approval/Correction of the Minutes

Correction to the 21 March 2024 minutes: page 4, Daycare Center, first paragraph, first sentence – change “1,100” to “110”.

MOTION: Scott Brookes motioned to approve the 21 March 2024 minutes as amended. Gina Block second. Motion carried unanimously.

8. New Business

ARC's Recommendation, 1548 and 1556 Saybrook Road – Lisa Malloy, ARC member, stated she was disappointed that the applicant did not follow the recommendations of the majority of the ARC members. Mr. Brookes stated he read ARC's minutes. Mr. Ruffy, Mr. Mularski, and Mr. Brookes stated they thought the applicant followed the recommendations. Mrs. Malloy stated they are still using stone on the façade. Mrs. Malloy stated she's still new to the committee and trying to figure out what ARC can regulate and not. Mr. Brookes stated he believes ARC is valuable and P&Z is not ignoring their comments. Mrs. Block stated a comment could have been made during Public Comment.

Joe Markim, Higganum, questioned the concern being raised. Mrs. Malloy explained.

9. Chairman's Report

Mr. Brookes reported on the following: **Rossi-** Spoke to Bob McGarry, First Selectman, regarding this matter (not attempting another RFP; difficult to get another developer in six months). Mr. Mularski stated he also spoke to Mr. McGarry on how to approach this matter given the six month time frame and another RFP will not be put out, but trying to figure out how to move forward with the information already available and present it to the public while retaining the DECD funding - whether it be a matter of developing the front piece and relocating Public Works to the rear or relocating Public Works completely. Need to look at from an economic standpoint. Mr. LePard asked about Brownfield grants. Mr. Mularski stated the \$1.5 million grant is only to cap the site. Discussion followed at length regarding tax revenue, tax burden, costs of potential development (apartments, business, Public Works). Mr. Mularski stated he could look into costs for various projects. **Relocation of Public Works** – Mr. Chadwick stated as he mentioned at the 21 March 2024 meeting, he had spoken to Chris Corsa, Assistant Director of Public Works, who indicated that Public Works could be moved over to the Rossi property while developing the front portion and the current Public Works site could be developed into a park. Noted that Public Works already occupies a large portion of the Rossi property. Mr. Mularski stated the garage needs an upgrading. Mr. Teran asked if Mr. Mularski could provide costs for the garage to be on the Rossi site or moved to the Jail Hill parcel (town owned). Discussion followed at length. **Next Meeting(s)** – Items to be discussed and reviewed by the Commission include Adaptive Re-Use of Historic Structures; Conex containers/tractor trailer boxes (being used for storage; more and more popping up in town; Mr. Mularski to research how other towns are handling this type of issue); renting RVs for weddings, other events (try to get ahead of this); review commercial regulations and prohibited use list; demolition by neglect, in general, but would like to apply it to historic structures (Mrs. Block would like a town wide list of historic structures, put more protections in place. Mrs. Malloy stated there is a lot of research that can be done and Killingworth recently passed an historic tax abatement. Mrs. Malloy will ask the Board of Selectmen to consider this for the Town of Haddam.)

10. Scheduling of Hearings

There are no hearings scheduled at this time.

11. Town Planner's Report

Mr. Mularski reported on the following: **195 Injun Hollow Road** – Applicant will need to go before ZBA for a variance before coming before P&Z. Has yet to come in with a plan and needs to resolve a septic issue (if land split, wants to drive over existing septic system). **Vape Shop, Tylerville** – Located in plaza adjacent to the Chinese restaurant and Subway. Location is less than 1,000 square feet and the regulations allow it. Discussion followed regarding a notice and a sign indicating Agent P&Z Approval and the need for clarity as P&Z did not hear this matter nor approve it. Mr. Mularski stated he issued a zoning permit. Mr. Teran suggested the sign should have been worded Zoning Officer Approval not P&Z. Mr. Mularski will notify the Commission in the future of agent approvals. **16 May 2024 Meeting** – Mr. Mularski will not be in attendance. **Wedding Venue/Scovil** – Mr. LePard asked for an update. Mr. Mularski reported that there is a meeting scheduled with Parker Benjamin, town counsel, VHB, Mr. McGarry, and Mr. Mularski on Thursday, 25 April 2024. Mr. Mularski has been requesting Parker Benjamin's plan of action for remediation and action plan for work. There has been no communication. DECD and DEEP are involved and unclear what direction this matter will take. Mr. Mularski stated there is a Hold Harmless clause within the contract that will relieve the town of liability, but the town still owns the buildings. Mr. Mularski stated everyone would like the project to succeed. Mr. LePard asked what the specific issue was. Mr. Mularski stated Parker Benjamin went in to the building closest to Candlewood Hill Road and began demolition and everything is in one dumpster. The environmental reports have lead paint in the dry wall as well as some asbestos mainly in the roof and caulking in some of the windows (not all of the windows). There was concern about asbestos remaining on any of the piping (latest Fuss and O'Neill report indicates that is not the case). Generally dealing with lead paint, PCBs, light ballasts, and light bulbs; all was to be taken to the side and disposed of separately and that was not done, everything was disposed of in the dumpster. A Stop Work Order has been placed on the project. The other structure closest to the brook has already had demolition work done in it and all materials removed (building is clean). There are no records of how the remediation was done, how the lead paint was removed, how it was shipped and/or stored, etc. Mr. LePard asked if the dumpster was still on site. Mr. Mularski stated yes, and the building is locked up, no one is allowed in the structure, and No Trespassing signs have been put up. Mr. LePard asked if a startup date is available. Mr. Mularski stated no, not until a plan has been approved by VHB. **HES** – Believe information meeting went well. Good program and good use of the building overall. It comes down to economics; and if it gets voted through, it will be great for the town and will probably have a zero cost effect on the town as it will be developed with someone else's money. The town will also get the services it wants; the town leases back a portion of the building for what is being paid for now; can purchase back for \$1 in ten years; and will get the activity back in the center in a multi-generational way. **Sidewalks** – Received TRIP grant. Hoping survey maps will be submitted this week. Design work beginning. Will take well into the summer to obtain all approvals from DOT. Hopefully will be able to go out for bid towards the end of summer. **Illegal Trailer behind Village Market** – Mr. Mularski and the owner's attorney are playing phone tag. An email has been sent to the attorney noting that he and Mr. Mularski need to talk and that the owner needs to come forth with a plan or the trailer will need to be removed (letter to be written). Trailer has been taken off its pedestal and all utilities have been disconnected from the building (Bob Ruzzo, Building Official, is satisfied at this time). The trailer is still on site. Mr. Mularski spoke to the owner last week and he's aware of the situation. **Illegal Living Quarters above Village Market** – Minimal photos showing an office/apartment (desk, couch/bed, storage). Mr. Mularski has not been on site. The owner indicates there is no one living upstairs. Fire Marshal can assist with this matter.

12. Adjournment

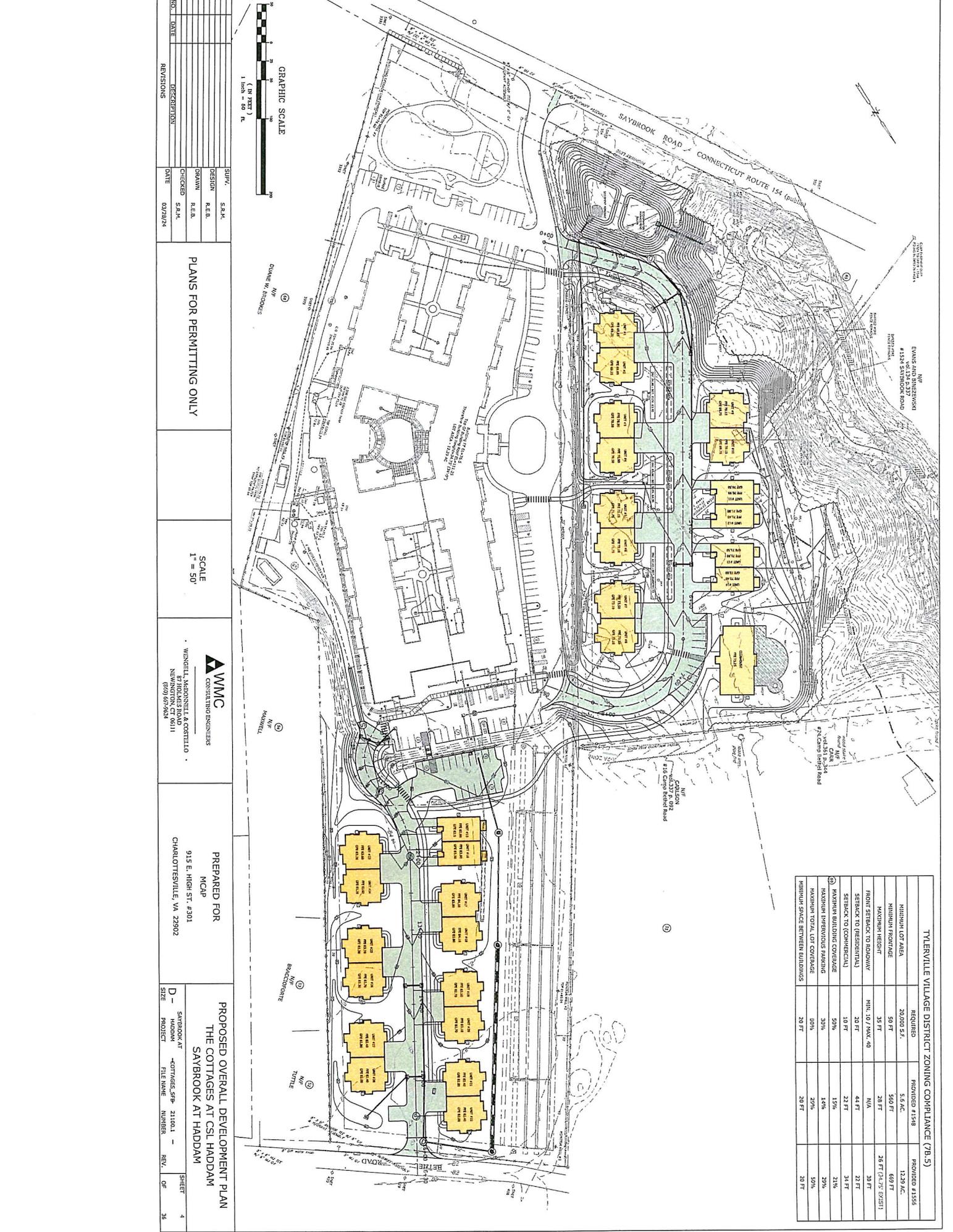
MOTION: Tim Teran motioned to adjourn. Alan Chadwick second. Motion carried unanimously.

The meeting was adjourned at 9:23 p.m.

Respectfully Submitted,

Bunny Hall Batzner
Bunny Hall Batzner
Recording Clerk

The next meeting is scheduled for Thursday, 2 May 2024.



GRAPHIC SCALE
1" = 50' FT.

NO.	DATE	DESCRIPTION	DATE
1	02/28/24	DESIGNED	S.R.K.
2		CHECKED	S.R.K.
3		DRAWN	N.E.A.
4		DESIGN	R.E.B.
5		SUPV.	S.R.K.

PLANS FOR PERMITTING ONLY

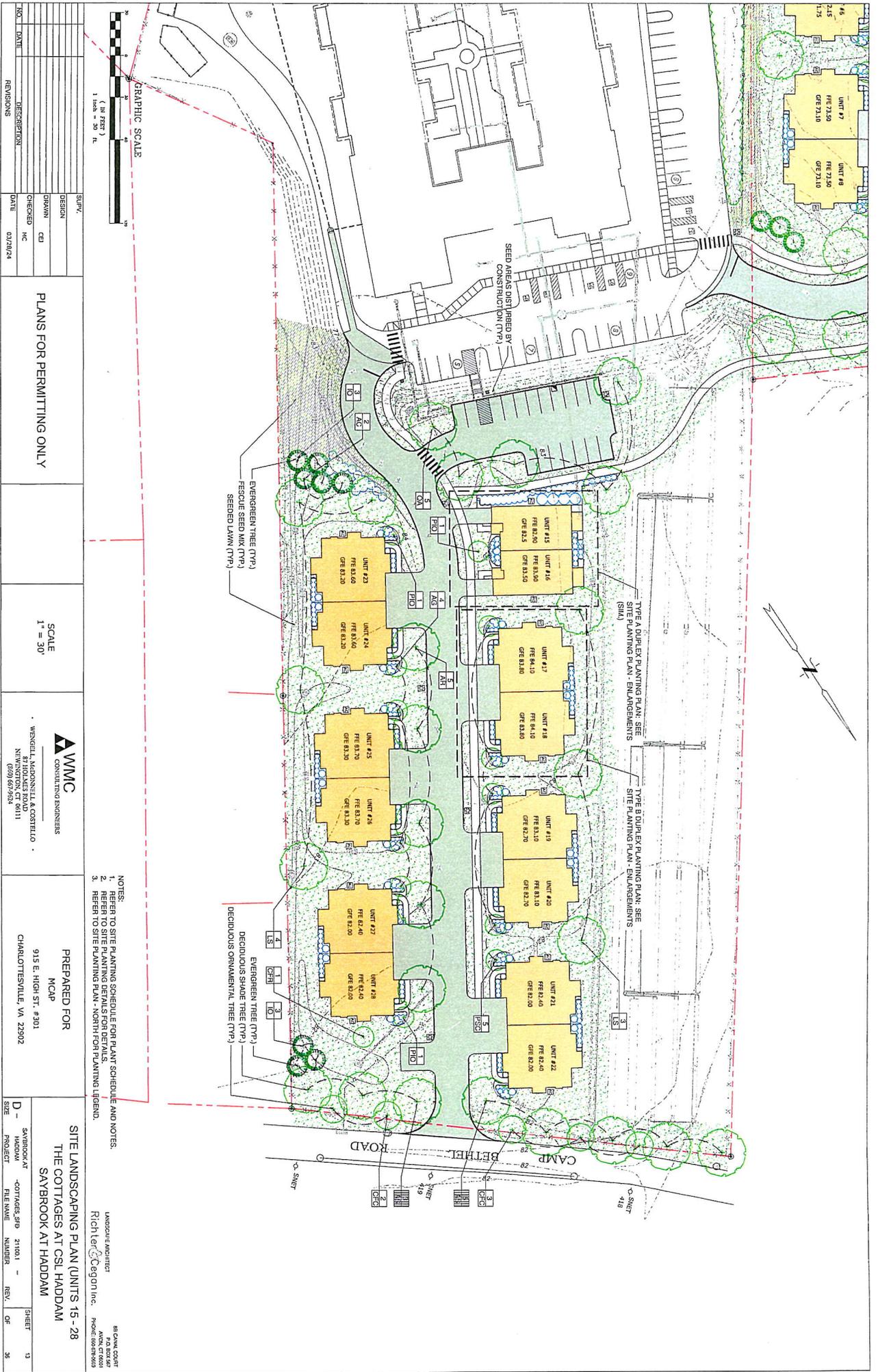
SCALE
1" = 50'

WMC
CONSULTING ENGINEERS
WINGHILL, MCDONNELL & COSTELLO
87 HOLLIS ROAD
NEW BRITAIN, CT 06103
(860) 657-9548

PREPARED FOR
MCP
915 E. HIGH ST., #301
CHARLOTTESVILLE, VA 22902

PROPOSED OVERALL DEVELOPMENT PLAN
THE COTTAGES AT CSL HADDAM
SAYBROOK AT HADDAM

TYLENVILLE VILLAGE DISTRICT ZONING COMPLIANCE (7B-5)	REQUIRED	PROVIDED #198	PROVIDED #155
MINIMUM LOT AREA	20,000 S.F.	5.6 AC.	12.29 AC.
MINIMUM FRONTAGE	50 FT.	560 FT.	689 FT.
MINIMUM HEIGHT	35 FT.	28 FT.	28 FT. (24.75' S/25'1")
FRONT SETBACK TO ROADWAY	N/A	N/A	28 FT.
SETBACK TO (RESIDENTIAL)	20 FT.	44 FT.	22 FT.
SETBACK TO (COMMERCIAL)	10 FT.	22 FT.	34 FT.
MAXIMUM BUILDING COVERAGE	50%	15%	21%
MAXIMUM OPENING COVERAGE	30%	14%	23%
MAXIMUM TOTAL LOT COVERAGE	80%	29%	35%
MINIMUM SPACE BETWEEN BUILDINGS	20 FT.	20 FT.	20 FT.



SHEET 13 OF 36 88 QUINN COURT FPO BOX 607 MIDDLETOWN, CT 06451 PHONE: 860.336.9009		LANDSCAPE ARCHITECT Rich Lee Ceylon Inc.		PREPARED FOR MCAP 915 E. HIGH ST., #301 CHARLOTTESVILLE, VA 22902		WMC CONSULTING ENGINEERS WENDELL MADONNINI & COMPANY 87 HOLLIS ROAD NORTH CHARLOTTE, NC 28209 670.9524		SCALE 1" = 30'		PLANS FOR PERMITTING ONLY		REVISIONS NO. DATE DESCRIPTION DATE 1 02/28/24	
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LUMEC

by  Signify

Urban

MetroScape

MPTR Post Top



LumeC MetroScape LED post top luminaire features flexible, robust energy-saving solutions for heritage-styled urban architectural lighting. Crowned with an ornamental hood, the post top model comes with a flat lens to highlight the thinness of the LEDs. The luminaire provides attractive lighting at night, adding appeal to the surroundings and promoting safe use of the environment. Includes Service Tag, innovative way to provide assistance throughout the life of the product

Project: _____
 Location: _____
 Cat.No: _____
 Type: _____
 Lamps: _____ Qty: _____
 Notes: _____

Luminaire ordering guide

Example: MPTR-55W32LED4K-G3-LE3-120-CDMGM25-PH8-BKTX

Series	LED Module	CCT	Gen.	Optical System	Voltage	Driver	Luminaire option	Mounting	Pole	Finish
MPTR			G3							
MPTR ¹ MetroScape LED post top luminaire	35W32LED ² 55W32LED ² 72W32LED 97W32LED ² 55W48LED 80W48LED 108W48LED 140W48LED ² 70W64LED 110W64LED 90W80LED 135W80LED	3K 3000K 4K 4000K	G3 Gen3	LE2 Type II (ASYM) flat lens LE3 Type III (ASYM) flat lens LE3W ³ Type III (ASYM) wide flat lens LE4 Type IV (ASYM) flat lens LE5 Type V (SYMM) flat lens	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V	CDMG ² Dynadimmer for standard dimming (consult complete Dynadimmer scenarios on pg 3) CLO ² Pre-set driver to manage lumen depreciation AST ² Pre-set driver for progressive start-up OTL ² Pre-set driver to signal end of life of the lamp DALI ² Pre-set driver compatible with the DALI control system DMG 0-10 volt SRD ¹ Sensor ready driver (standard configuration) SRD1 ¹ Sensor ready driver (alternate configuration)	HS House Side Shield OVR Dynadimmer override function PH8 Photoelectric cell PH9 Shorting Cap PHXL ² Photoelectric cell, extended life RCD ⁴ 5-Pin receptacle for dimming photoelectric cell RCD7 ⁴ 7-Pin receptacle for photoelectric cell TN3 ⁵ Fitter to fit over a 3" (76 mm) O.D. by 4" (102 mm) long tenon TN3.5 ⁵ Fitter to fit over a 3 1/2" (89 mm) O.D. by 4" (102 mm) long tenon	Consult the Signify web site for details and the complete line of Mountings	Consult the Signify web site for details and the complete line of Poles	BE2TX BE6TX BE8TX BG2TX BKTX BRTX GN4TX GN6TX GN8TX GNTX GR GY3TX NP RD2TX RD4TX TG TS WHTX (see pg 4 for codes)

- DMG 0-10V driver come standard.
- Not available with 347V and 480V.
- Not available with HS option.
- Use of photoelectric cell or shorting cap is required to ensure proper illumination.
- Not available with Motion Response.

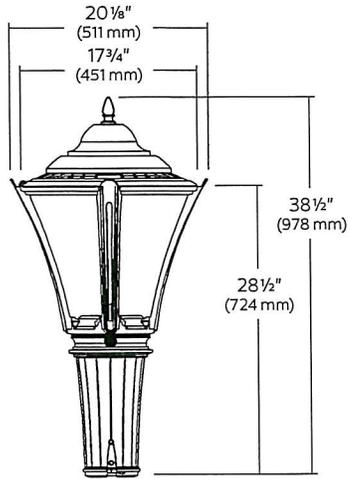
*PH - 18 Apr 2021
 Special Permit
 1518 & 1556 Saybrook Road
 Exhibit B - 4 pages*



MPTR MetroScape post top

urban luminaire

Dimensions



EPA: 1.97 sq ft
Weight: 31.1 lbs (14.1 kg)

Motion Response* (must be ordered as a separate item) Example: ACC-120-MR4PGI-BKTX

Series	Voltage	Motion Response module	Finish
ACC			
ACC Accessory	120 120 volt 277 277 volt	MR4PG1 Single grey MR4PG2 Double grey MR4PW1 Single white MR4PW2 Double white	Consult Lumec's Color Chart for complete specifications.

*OVR option is required for Motion Response Accessory

LED Wattage and Lumen Values for 3000K & 4000K fixtures with No Shield

Ordering Code:	Total LEDs	System current (mA)	Average System Watts (W)	LE2			LE3			LE3W			LE4			LE5		
				Lumen Output	Efficacy (LPW)	BUG Rating	Lumen Output	Efficacy (LPW)	BUG Rating	Lumen Output	Efficacy (LPW)	BUG Rating	Lumen Output	Efficacy (LPW)	BUG Rating	Lumen Output	Efficacy (LPW)	BUG Rating
No Shield MPTR 3000K																		
35W32LED3K-G3-x	32	350	36	3920	109	B1-U0-G1	3948	110	B1-U0-G1	3982	111	B1-U0-G1	3963	110	B1-U0-G1	4038	112	B3-U0-G1
55W32LED3K-G3-x	32	530	54	5623	104	B1-U0-G1	5662	105	B1-U0-G1	5711	106	B1-U0-G2	5684	105	B1-U0-G2	5792	107	B3-U0-G1
72W32LED3K-G3-x	32	700	68	7092	104	B1-U0-G1	7142	105	B1-U0-G2	7203	106	B1-U0-G2	7170	105	B1-U0-G2	7305	107	B3-U0-G2
97W32LED3K-G3-x	32	1050	101	9779	97	B2-U0-G2	9847	97	B2-U0-G2	9932	98	B2-U0-G2	9886	98	B2-U0-G2	10073	100	B4-U0-G2
55W48LED3K-G3-x	48	350	53	5964	113	B1-U0-G1	6006	113	B1-U0-G1	6058	114	B1-U0-G2	6030	114	B1-U0-G2	6144	116	B3-U0-G1
80W48LED3K-G3-x	48	530	79	8556	108	B2-U0-G2	8616	109	B2-U0-G2	8691	110	B2-U0-G2	8650	109	B2-U0-G2	8814	112	B3-U0-G2
108W48LED3K-G3-x	48	700	102	10789	106	B2-U0-G2	10865	107	B2-U0-G2	10959	107	B2-U0-G2	10908	107	B2-U0-G2	11114	109	B4-U0-G2
140W48LED3K-G3-x	48	1050	152	14879	98	B2-U0-G2	14983	99	B2-U0-G2	15113	99	B2-U0-G3	15042	99	B2-U0-G2	15326	101	B4-U0-G2
70W64LED3K-G3-x	64	350	71	7972	112	B2-U0-G1	8028	113	B1-U0-G2	8097	114	B2-U0-G2	8060	114	B1-U0-G2	8212	116	B3-U0-G2
110W64LED3K-G3-x	64	530	102	11435	112	B2-U0-G2	11515	113	B2-U0-G2	11615	114	B2-U0-G2	11560	113	B2-U0-G2	11779	115	B4-U0-G2
90W80LED3K-G3-x	80	350	88	9842	112	B2-U0-G2	9911	113	B2-U0-G2	9997	114	B2-U0-G2	9950	113	B2-U0-G2	10138	115	B4-U0-G2
135W80LED3K-G3-x	80	530	132	14118	107	B2-U0-G2	14217	108	B2-U0-G2	14340	109	B2-U0-G2	14273	108	B2-U0-G2	14543	110	B4-U0-G2
No Shield MPTR 4000K																		
35W32LED4K-G3-x	32	350	36	4116	114	B1-U0-G1	4145	115	B1-U0-G1	4181	116	B1-U0-G1	4161	116	B1-U0-G1	4240	118	B3-U0-G1
55W32LED4K-G3-x	32	530	54	5904	109	B1-U0-G1	5945	110	B1-U0-G1	5997	111	B1-U0-G2	5968	111	B1-U0-G2	6082	113	B3-U0-G1
72W32LED4K-G3-x	32	700	68	7447	110	B1-U0-G1	7499	110	B1-U0-G2	7563	111	B1-U0-G2	7529	111	B1-U0-G2	7670	113	B3-U0-G2
97W32LED4K-G3-x	32	1050	101	10268	102	B2-U0-G2	10339	102	B2-U0-G2	10429	103	B2-U0-G2	10380	103	B2-U0-G2	10577	105	B4-U0-G2
55W48LED4K-G3-x	48	350	53	6262	118	B1-U0-G1	6306	119	B1-U0-G1	6361	120	B1-U0-G2	6332	119	B1-U0-G2	6451	122	B3-U0-G1
80W48LED4K-G3-x	48	530	79	8984	114	B2-U0-G2	9047	115	B2-U0-G2	9126	116	B2-U0-G2	9083	115	B2-U0-G2	9255	117	B3-U0-G2
108W48LED4K-G3-x	48	700	102	11328	111	B2-U0-G2	11408	112	B2-U0-G2	11507	113	B2-U0-G2	11453	112	B2-U0-G2	11670	114	B4-U0-G2
140W48LED4K-G3-x	48	1050	152	15623	103	B2-U0-G2	15732	104	B2-U0-G2	15869	104	B2-U0-G3	15794	104	B2-U0-G3	16092	106	B4-U0-G2
70W64LED4K-G3-x	64	350	71	8371	118	B2-U0-G2	8429	119	B1-U0-G2	8502	120	B2-U0-G2	8463	119	B1-U0-G2	8623	121	B3-U0-G2
110W64LED4K-G3-x	64	530	102	12007	118	B2-U0-G2	12091	119	B2-U0-G2	12196	120	B2-U0-G2	12138	119	B2-U0-G2	12368	121	B4-U0-G2
90W80LED4K-G3-x	80	350	88	10334	117	B2-U0-G2	10407	118	B2-U0-G2	10497	119	B2-U0-G2	10448	119	B2-U0-G2	10645	121	B4-U0-G2
135W80LED4K-G3-x	80	530	132	14824	112	B2-U0-G2	14928	113	B2-U0-G2	15057	114	B2-U0-G3	14987	114	B2-U0-G2	15270	116	B4-U0-G2

Actual performance may vary due to installation variables including optics, mounting/ceiling height, dirt depreciation, light loss factor, etc.; highly recommended to confirm performance with a layout - contact Applications at signify.com/outdoorluminaire

Note: Some data may be scaled based on tests of similar. But not identical luminaires.

LUMEC

by  Signify

Outdoor

Poles and Brackets

R80A Traditional Aluminum Pole

Made from a seamless 4" round 8 fluted (102 mm) extruded-aluminum shaft welded to a decorative cast-aluminum base incorporating an anchor plate. A 4" by 9" (102 by 229 mm) maintenance opening is complete with cover and copper ground lug. The pole comes with cast-aluminum bolt covers.

Project: _____
 Location: _____
 Cat.No: _____
 Type: _____
 Lamps: _____ Qty: _____
 Notes: _____

Ordering guide

example: R80A-12-BA-BKTX

Pole Family	Wall Thickness	Nominal Height	Options	Finish
R80A				
R80A	0.167"	8 8'	LS Provision for loudspeaker outlet	BE2TX Midnight Blue Textured
		10 10'	PH7 Button-type photoelectric cell (specify operating voltage)	BE6TX Ocean Blue Textured
		12 12'	PH8 Quarter-turn type photoelectric cell (specify operating voltage)	BE8TX Royal Blue Textured
		14 14'	DR Duplex receptacle (120V line voltage, only)	BG2TX Sandstone Gold Textured
		15 15'	GFI DR with common ground fault interrupter (120V line voltage only)	BKTX Black Textured
		16 16'	BA Banner arm	BRTX Bronze Textured
		18 18'	PS Plant support	GN4TX Blue Green Textured
			MPL Mid-pole luminaire	GN6TX Forest Green Textured
			Two-piece round decorative base cover:	GN8TX Dark Forest Green Textured
			TBC1 Round cast-aluminum	GNTX Green Textured
			TBC2 Cast-aluminum hexagonal	GY3TX Medium Gray Textured
				RD2TX Burgundy Textured
				RD4TX Scarlet Textured
				WHTX White Textured
				GR Gray Sandtex
				NP Natural Alum.
				TG Hammer-tone
				TS Hammer-tone Silver

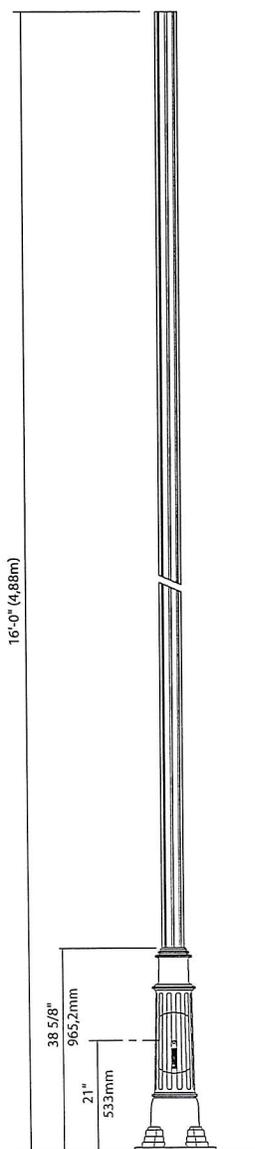
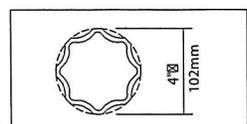
Note: The recommended method for calculating EPA (Effective Projected Area) is in accordance with AASHTO 2001 standards: for three seconds, the pole is tested in wind gusts equivalent to the strongest winds on record over the past 50 years, and with a 50 pound load (22.7 kg) placed at 1 foot (305 mm) above its center.

Important: Do not obstruct space between anchor plate and concrete base.

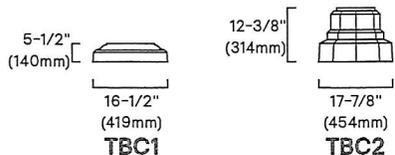
Outdoor Poles and Brackets

R80A – Traditional Aluminum Pole

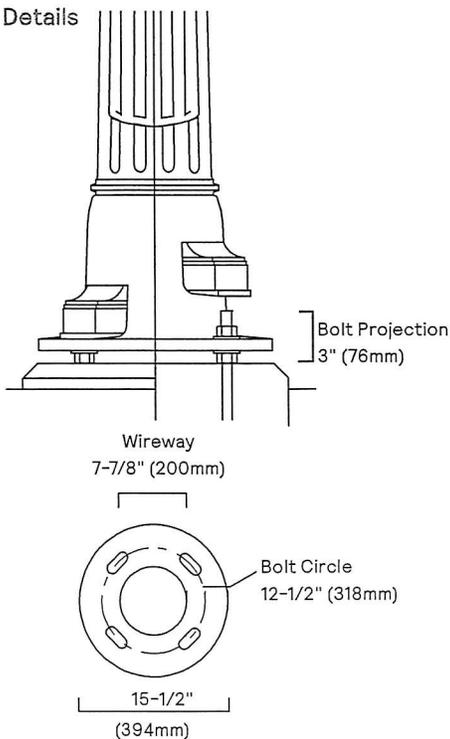
Dimensions



Optional Base Covers



Base Details



Comes with 4 anchor bolts,
8 nuts and 8 washers.



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Gardco PureForm LED bollard PBL integrates a sleek, low profile design, extraordinary light output, and energy savings into an innovative pedestrian scale luminaire. PureForm bollard features a high performance optical system designed to achieve wide spacings and full cutoff performance. Three heights available for a customized look. IP66 optics ensure dust or moisture will never interfere with performance.

Project: _____
 Location: _____
 Cat No: _____
 Type: _____
 Lamps: _____ Qty: _____
 Notes: _____

Ordering guide

example: PBL-42-14L-450-NW-G2-5-UNV

Luminaire	Shaft Height	Number of LEDs	Drive Current	LED Color - generation	Distribution	Emergency	Voltage
PBL	36	14L			3		
PBL PureForm bollard	36 Standard Shaft 36" 42 Standard Shaft 42" 60 Standard Shaft 60"	14L 14 LEDs (full ring)	100 100mA 200 200mA 350 350mA 450 450mA 600 600mA 800 800mA 1050 1050mA	WW-G2 Warm White 3000K, 70CRI Generation 2 NW-G2 Neutral White 4000K, 70CRI Generation 2 CW-G2 Cool White 5000K, 70CRI Generation 2	Type 3 3 Type 3 Type 5 5 Type 5	Leave blank for no battery EBP Emergency battery 2,7,10	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V (50/60Hz)

Options						
Dimming controls	Motion Sensing	Photo-sensing	Electrical	Finish		
DD 0-10V External dimming (by others) 3,4 FAWS Field Adjustable 3,4 LLC Wireless controls without PIR sensor 3,4,5 BL Bi-level functionality with motion sensor 3,11 DynaDimmer: Automatic Profile Dimming 3,4 CS50 Security 50% dimming, 7 hours CM50 Median 50% dimming, 8 hours CS30 Security 30% dimming, 7 hours CM30 Median 30% dimming, 8 hours	IMRI Integral Infrared 5,11	PCB Photocontrol button 8,10,12	Fusing F1 Single (120, 277, 347VAC) ⁹ F2 Double (208, 240, 480VAC) ⁹ F3 Canadian Double Pull (208, 240, 480VAC) ⁹ Surge Protection (10kA standard) SP2 Increased 20kA GFCI Ground Fault Interrupt Outlet ⁹	Textured BK Black WH White BZ Bronze DGY Dark Gray MDY Medium Gray Customer Specified RAL Special optional color or RAL (ex: RAL7024) CC Custom color (must supply color chip for required factory quote)		

- Extended lead times apply. Contact factory for details.
- Not available in 100, 200 or 350mA.
- Not available with other control options.
- Not available with motion sensor.
- Not available with photocontrol.
- Available only with BL dimming control.
- Not available with LLC and CS/CM.
- Must specify input voltage.
- Available in 120V only.
- Not available in 347 or 480V.
- Not available in 100, 200, and 1050mA.
- Not available with LLC.

Accessories

Service	12NC	Description
		(4) 3/8X8X1.5 A/B 2N-2W-1LW + (1) Template
For shipment with the bollard (order 1 per bollard)	912401538601	KIT, PBL ANCHOR BOLTS & TEMPL
For Pre-Ship service (order 1 per bollard)	912401538602	RS-KIT, PBL ANCHOR BOLTS & TEMPL



DARKSKY APPROVED
 Reduces light pollution
 Certified by DarkSky.org
 3000K only



PBL PureForm LED bollard

Dimensions

