

# January 8th, 2024 – Haddam Board of Selectman meeting

## Updates

- Community Septic
- Multi-Generational Playspace

## New Projects

- Development of Rossi property
- Relocation of Town Garage





Board of Selectman	January 8th, 2024
Economic Development -	January 10th, 2024 6:30 Community Center
Board of Selectman Public Hearing	January 16th, 2024 6:30 Haddam Firehouse
Planning and Zoning	January 18th, 2024 7:00 Old Town Hall
Board of Finance	January 23rd, 2024 6:30 Old Town Hall
Town Meeting	January 25th, 2024 7:00 PM Firehouse

**Permitting**

- CT DEEP – remediation
- CT DPH – well and septic
- CTDOT – encroachment permits
- Architectural Review Committee
- Inland Wetlands Commission
- Planning and Zoning Commission



# Dept. of Public Health Community Septic

## **POCD**

*"However, as discussed above, public water and sewer must be addressed in order to reach the town's vision of a vibrant village center in Higganum."*

*"A lack of public water and sewer in Higganum makes it difficult for the Town to direct more business growth into the village and take advantage of redevelopment opportunities."*

*"Partnerships between the Town and property owners in Higganum, to finance the building of sewers to generate redevelopment in the Village Center."*

Existing septic

150 foot Well radius

Potential Rossi septic

Potential Community Septic

Community Septic

Community Septic

Community Septic

9 AC  
272

84  
1.3 AC  
271

85  
2.6 AC  
275

86  
1.15 AC

9-1  
148 AC

4.35 AC  
390



# UPDATE

A-2 survey complete, general agreement between CTDPH & CTDOT, deep hole & groundwater monitoring complete, currently designing the conveyance system.  
Complete April 30th, 2024 – grant deadline



FHI  
studio



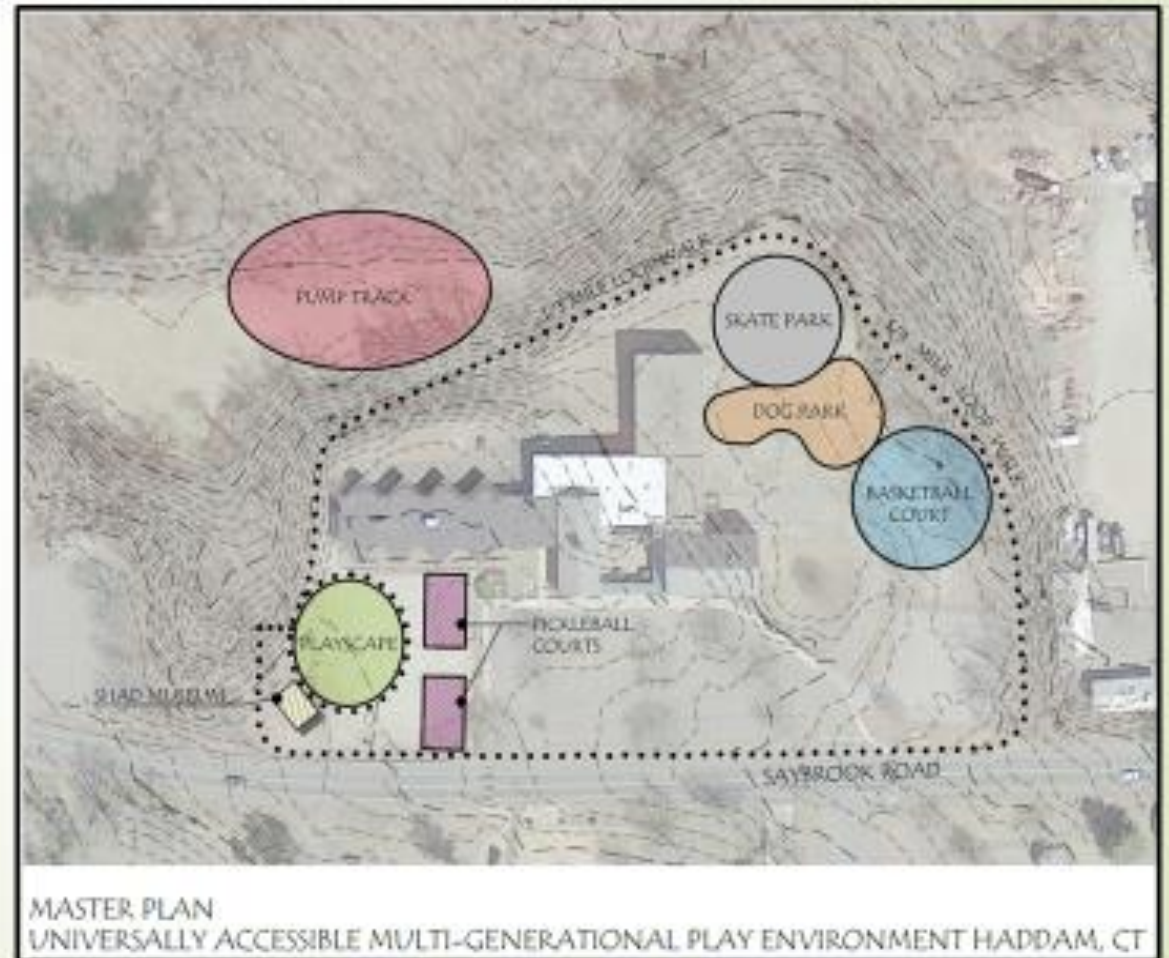
August 15, 2023

Professional Design Services for Universally  
Accessible/Multi-Generational Park/  
Playground at the former Haddam Elementary  
School, 270 Saybrook Road Haddam, CT

## Multi-Generational Play space

### POCD

*"Maintain and routinely upgrade Haddam's  
active and passive recreational facilities in  
a time and labor efficient manner."*



# UPDATE


State funding in place  
\$392,000

**A-2 Survey Complete**

Public meeting  
January 16<sup>th</sup>

Establish line in  
Capital Plan January  
25<sup>th</sup>

Formal bid early  
February.



FHI  
studio

August 15, 2023

**Professional Design Services for Universally  
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Playground at the former Haddam Elementary  
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ANY  
QUESTIONS?

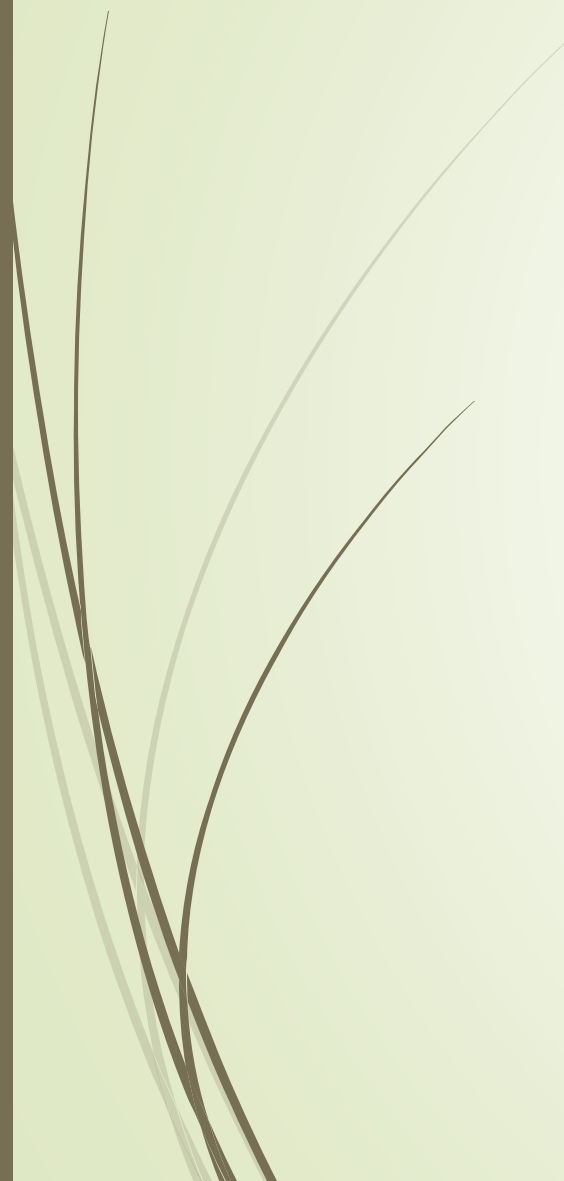




# New Projects



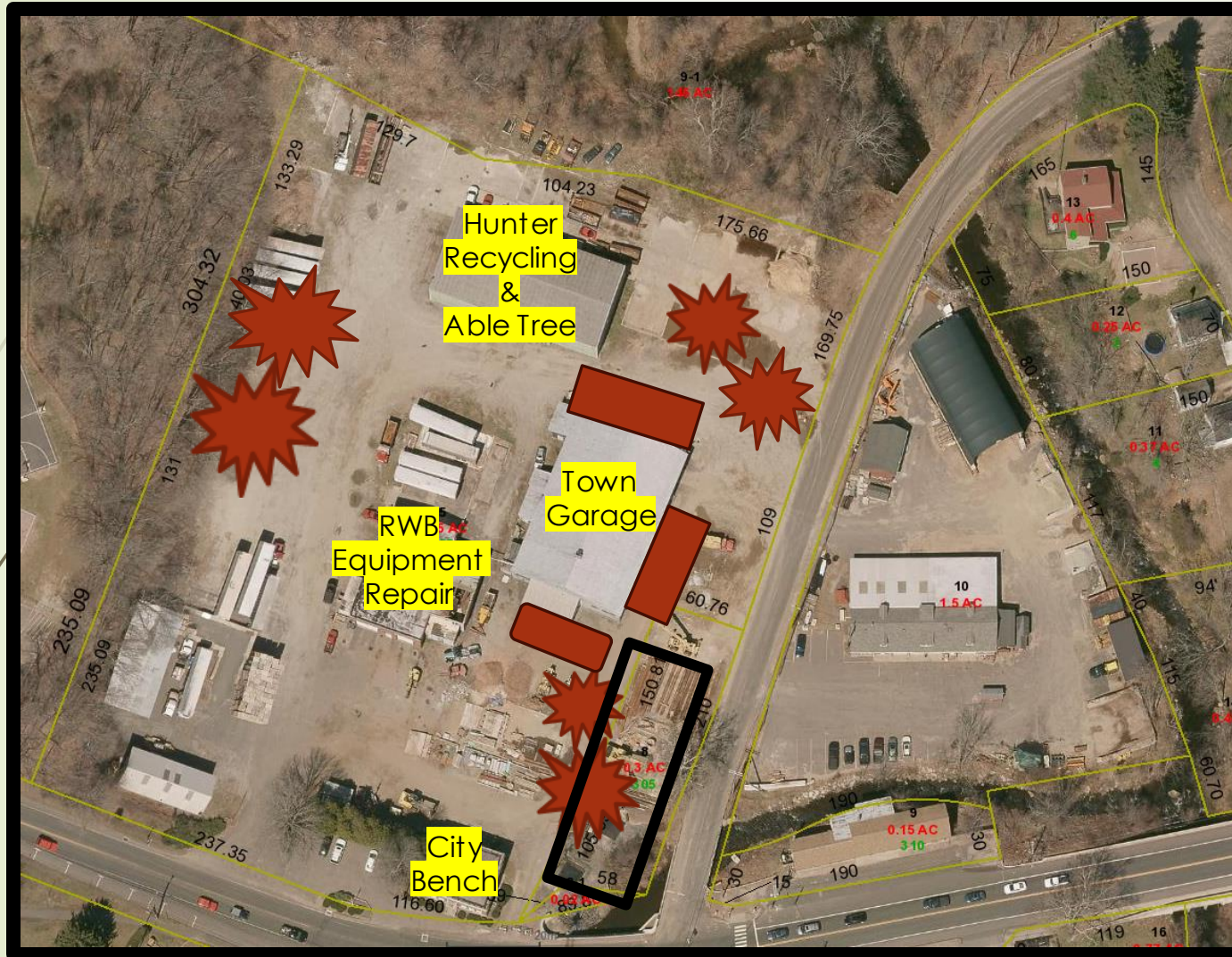
# Development of Rossi property



# Rossi – Current Conditions



# Rossi – Current Conditions



## A Very Complicated & Difficult Development Project

### Area issues

#### Traffic Count

RT 154 - 6,300 ADT

#### Population density

3 mile radius - 5,183

Chester - 7,928

Deep River - 10,815

Essex - 9,533

### Site Issues

- \$1.5 million contamination
- 100 % industrial fill to 12 feet
- Ground water at 6 – 8 feet
- Long term lease of 305
- Four existing tenants
- Town Garage operations
- Clean up to residential standard
- Community water system
- Not suitable for septic systems

# Rossi Development

- Town acquired property \$2.5 million
- Town secured \$1.5 million grant for environmental remediation from DECD
- \$1.5 million includes condition Town have private partner with signed purchase and sale agreement. **No developer, no money!**
- Town advertised statewide for developers
- Only one response
- Higganum Village LLC – John Cellino & Wayne Rand
- DECD as imposed deadline to close on financing - March 31st, 2024

## POCD

*“The Rossi Property at 300 Saybrook Road: This is a privately held parcel with a mix of commercial and industrial buildings that could be redeveloped. Transform the north and west sections of Higganum Center – particularly the Rossi property”*

*“Many young adults and families struggle to find affordable market rate homes, such as smaller units on smaller lots, apartments, rentals, cottages, and the like – also within walking distance of village centers.”*

## Rossi Development

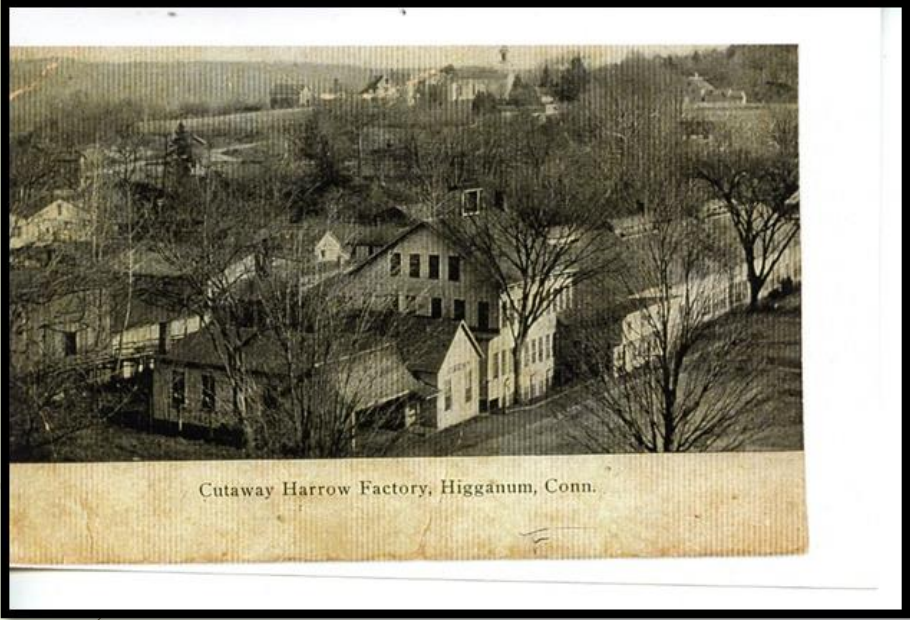
Zoning - Higganum Village District- Mixed Use allowed by special permit.

43 residential units - 8 units affordable to 80% of median income. (2 person household – up to \$71,550 approx. \$1,800 per month)

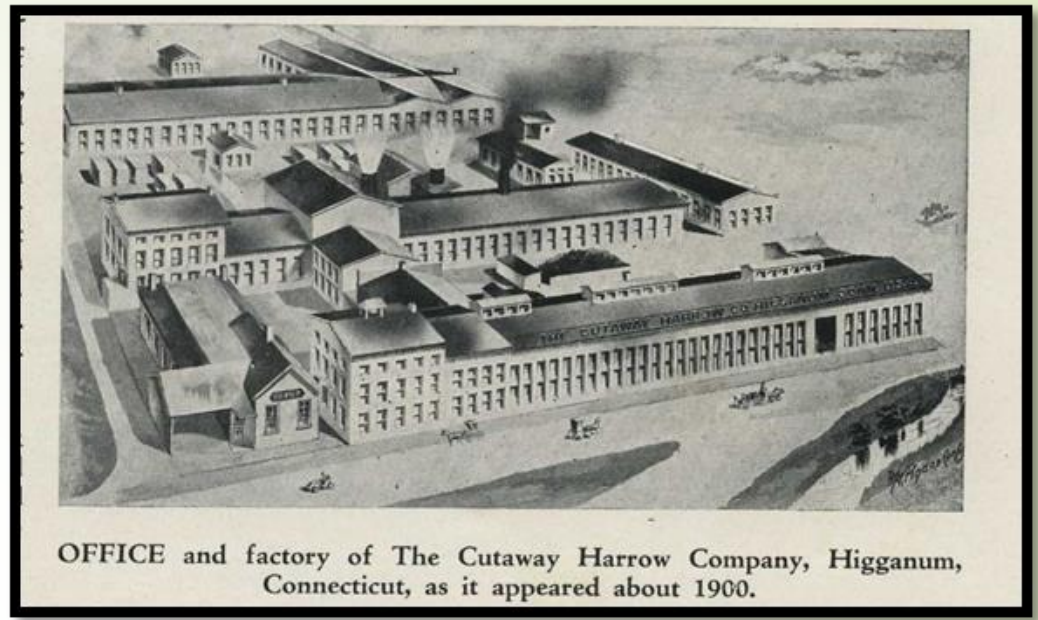
40,000 sq.ft. flex commercial, including 3 existing tenants

Existing Office building converted to restaurant with large outdoor space at highly visible corner

**All subject to Architectural Review Committee and Planning and Zoning Commission review and approval.**



**Street wall**



**Densely developed**

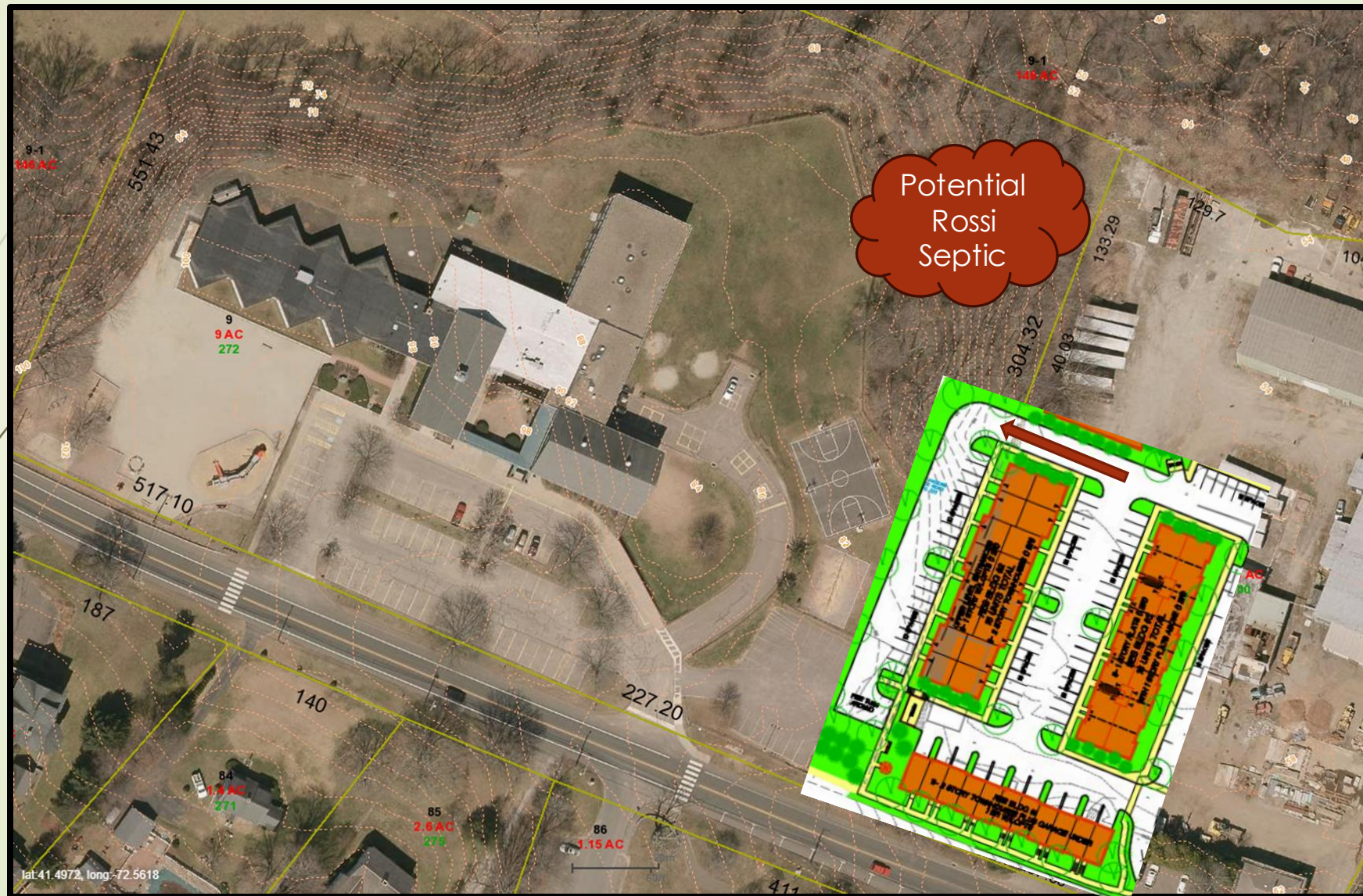


**Office Building**





# Integrating Rossi and HES





# Developers Comments





RENDERING #1

NO SCALE

View looking West from corner



RENDERING #2

NO SCALE

View looking North from corner

Blue Moon Collaborative LLC



Project  
**Higganum RFQ**  
 300 Noyacook Road  
 Higganum, CT

Drawn/Checked by  
 Design Studio

Date: 02-0-21

Revisions:

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Drawn By: MK, TC







# Financial Considerations



- Current grand list \$644,980
- Former Rossi tax revenue \$ 21,000
  
- Purchase price \$250,000
- Condition- title does not transfer until developer has invested at least \$5 million.

## New Tax Revenue

- 43 units at Rossi - \$162,000 / per year
- 40,000 sq.ft. flex commercial at Rossi - \$54,000 / year





ANY  
QUESTIONS?





# Town Garage Relocation

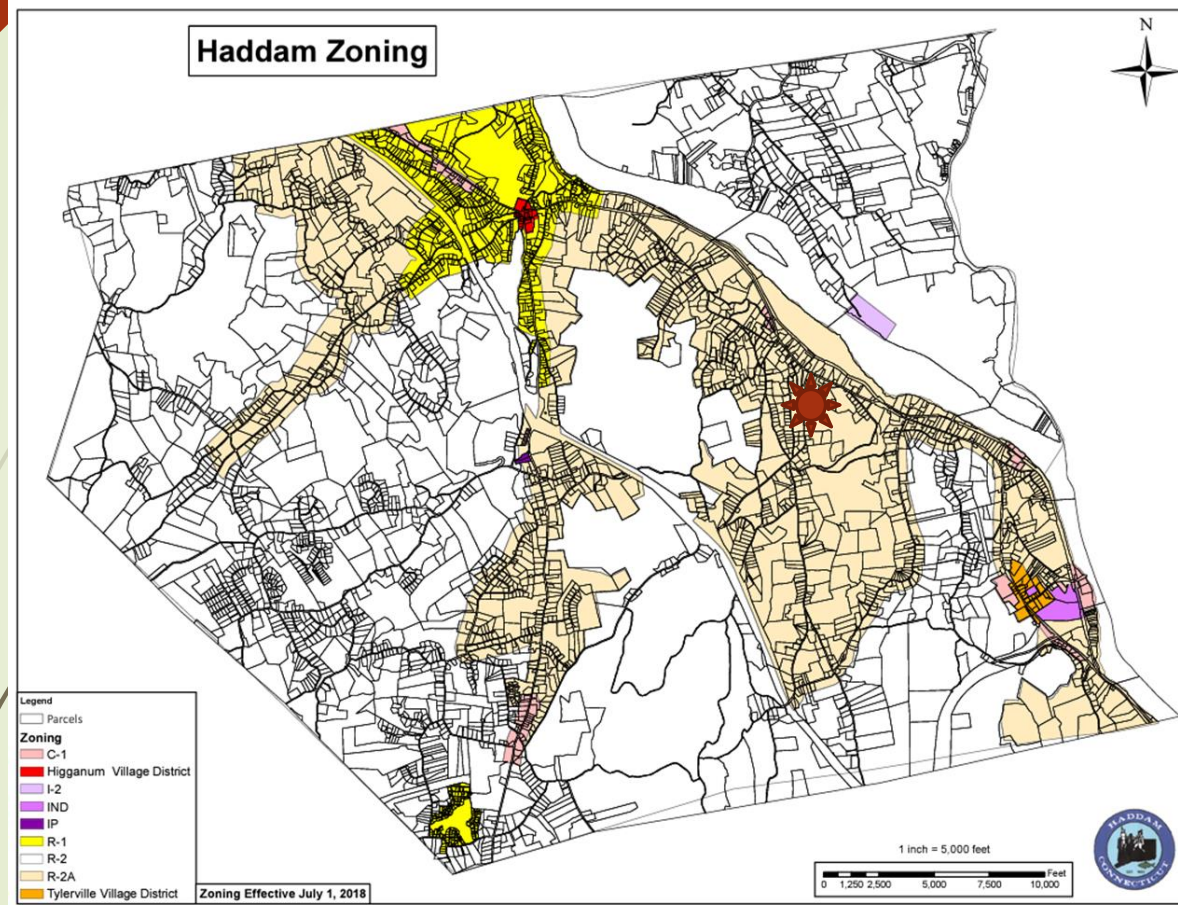
## POCD

“The Haddam Department of Public Works office and garage: The Town is exploring opportunities to relocate these important facilities, opening up this site for potential village-supporting development. ”

“Investigate new sites for a town garage in order to move the existing town garage outside of the Village.”



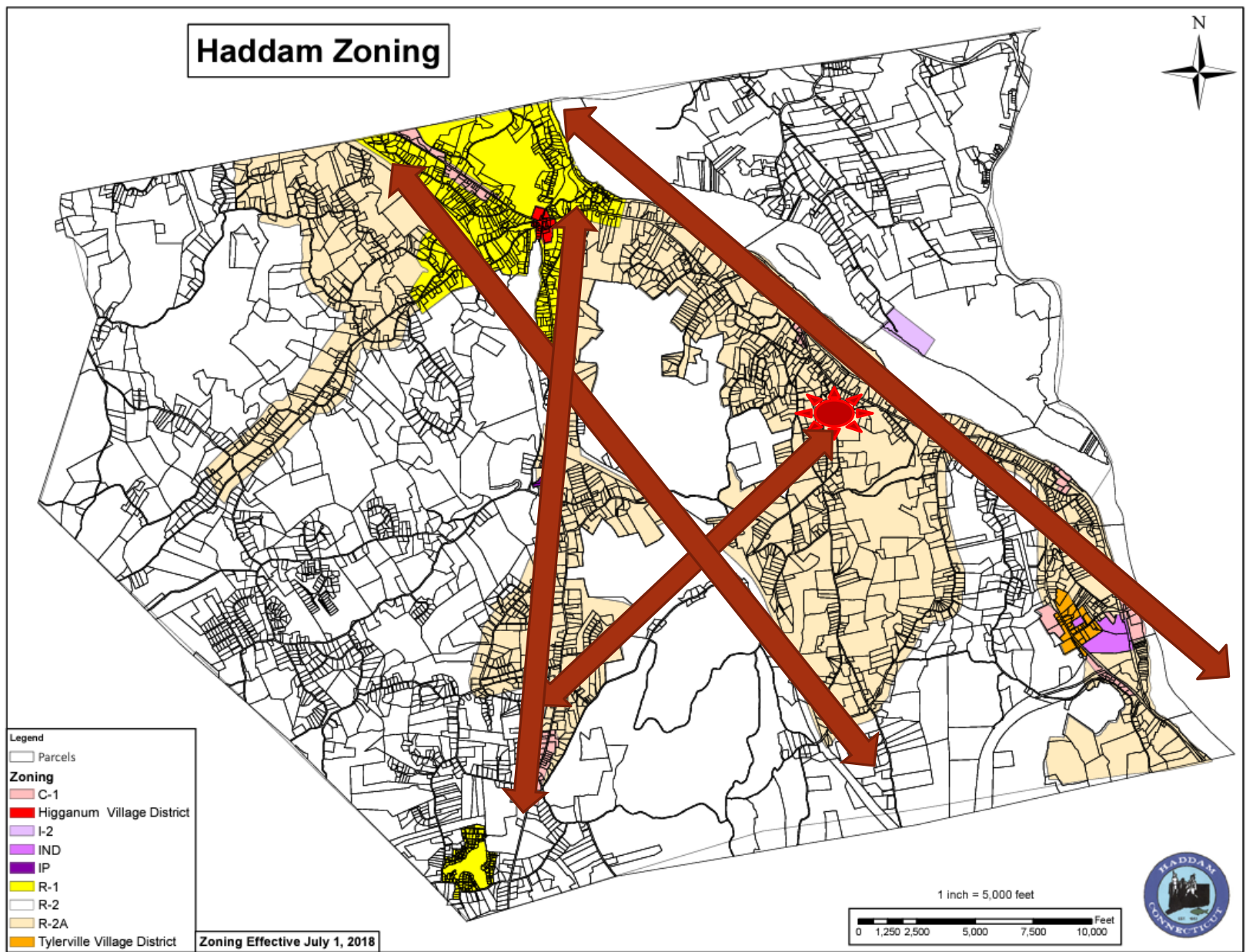
# Town Garage Relocation



Lot 51-1 Jail Hill Road  
across from Great Hill  
sports fields

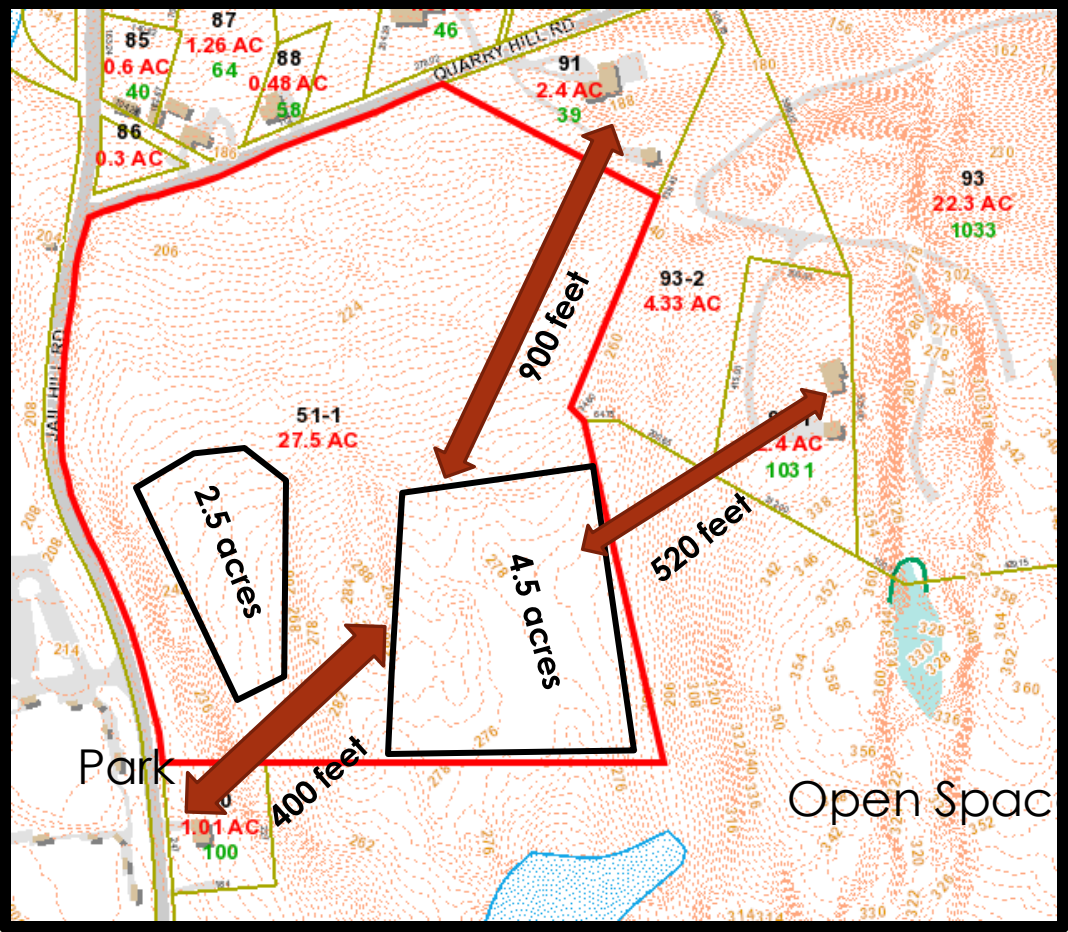
27 acres of land  
Town owned  
Deed restriction for  
Municipal purposes  
only  
R2A residential zone –  
Municipal Buildings  
and Uses allowed by  
special permit

# Town Garage Operations



Beaver Meadow provides east-west connection through state forest to RT 9 and RT 81

# Site Characteristics



Significant Grade differential between homes and facility

- 400 feet – 46 feet below
- 520 feet – 43 feet above
- 900 feet – 89 feet below

Potential blasting  
Need for drainage improvements on Jail Hill Road





## Cost Estimate using similar project in Hebron, with increase for inflation.

- Acquisition -\$0
- Site work -\$2,000,000
- Garage/Office/Support 16,605 @ \$225 /sq.ft -\$3,736,000
- Storage 4,000 @ \$100 / sq.ft -\$400,000
- Salt Storage: 9,600 @ \$125 / sq.ft -\$1,200,000

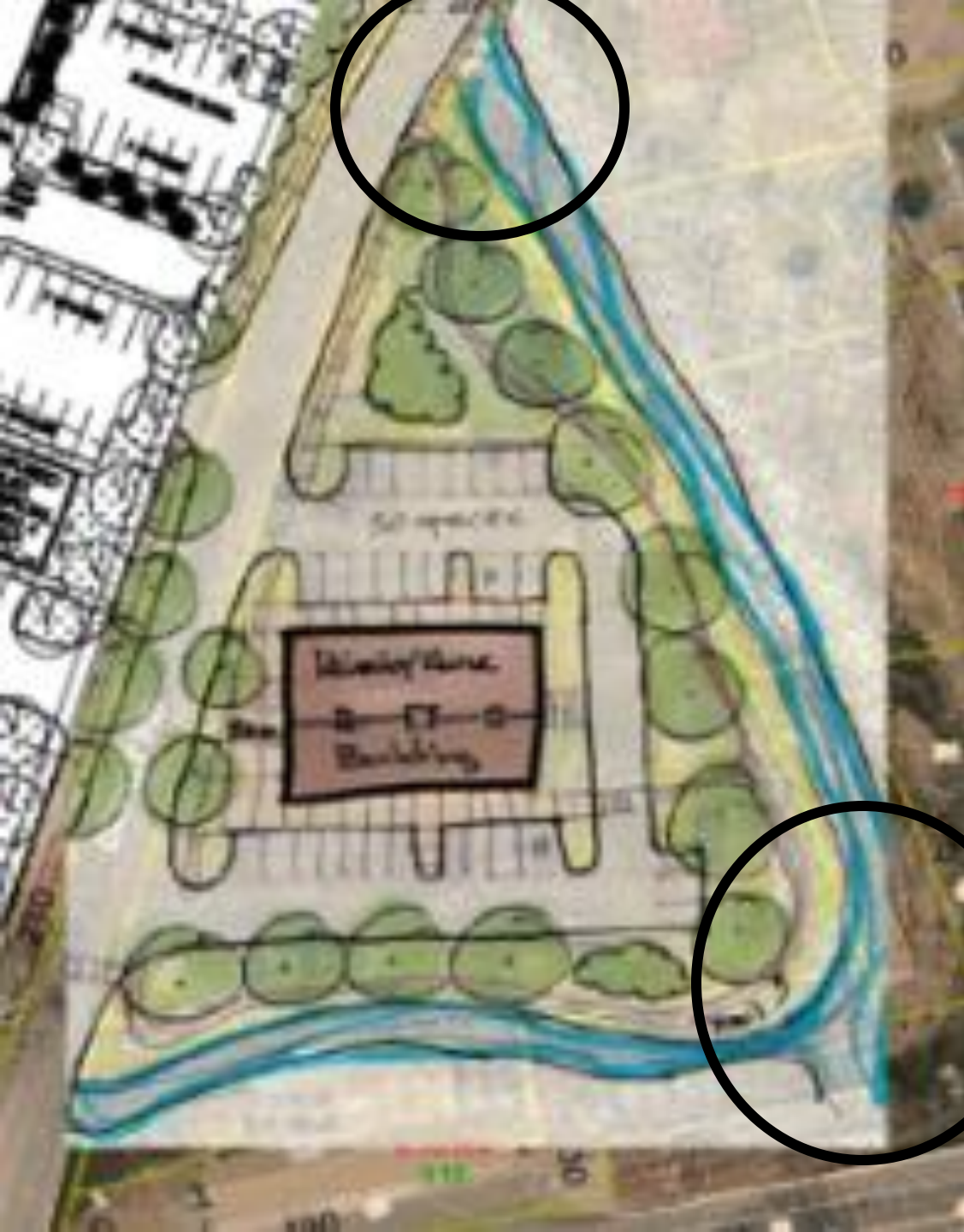
**TOTAL -\$7,336,000**

**\$9.5 million in the Capital Plan but not Capital Budget.  
Town has been planning for this project.**





Circa - 1874  
Haddam Historical Society



The catalyst leading to the emergence of Higganum Center in the late 17<sup>th</sup> Century

Confluence of Ponset Brook and Bible Rock Brook to form Higganum River leading to Higganum Cove

Confluence Park at Higganum Cove

Confluence of Candlewood Hill Brook and Ponset Brook



ANY  
QUESTIONS?





# CONCLUSION



# Why Support the Rossi Proposal

- Consistent with the Plan of Conservation and Development
- Allowed by the current Zoning Regulations
- **All work subject to Architectural Review Committee and Planning and Zoning Commission review and approval.**
- Almost no local funds needed.
- Protects the four existing tenants, all residents of the town.
- Preserves the historic Cutaway Harrow “office building” along Saybrook Road to be marketed for a restaurant
- Creates a new streetscape on Saybrook Road which calms traffic, encloses the street and creates a more walkable and pedestrian friendly environment between HES and Center.
- Sidewalks along Saybrook Road and Depot Road will be constructed leading to the Cove.

# Why Support the Rossi Proposal

- Parking for the Cove.
- Creates 43 new residential units with 20% being affordable to those making up to 80% of median income. (2 person household – up to \$71,550 approx. \$1,800 per month)
- The proposal will grow the assessed value of the property from \$645,000 to over \$5 million and address the \$1.5 million environmental liability.
- The residential units will generate approximately \$162,000 in annual taxes.
- The project creates up to 8 small commercial storefronts available to local business at relatively affordable rates.
- The 40,000 square feet of commercial space will generate approximately \$54,000 in annual taxes
- Building permit fees could reach \$200,000 when fully developed
- Most importantly - Secures \$1.5 million for the environmental clean up of the property. No developer - \$1.5 million goes away.

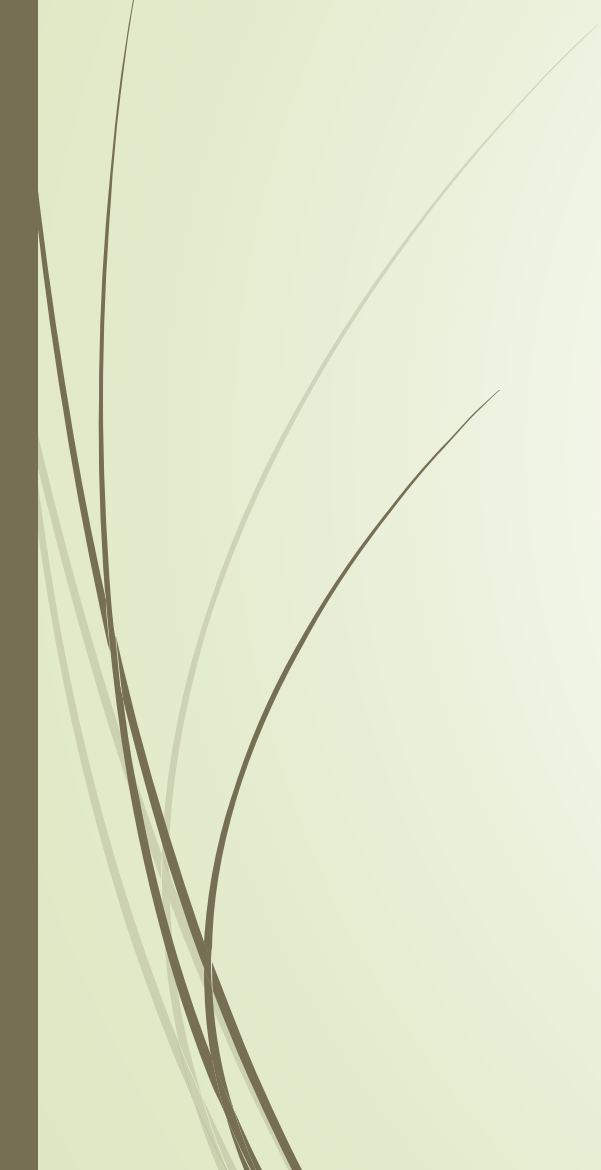
# Why Support The Relocation of Town Garage

- Long sought after goal
- Consistent with the Plan of Conservation and Development
- Allowed by the current Zoning Regulations
- **Subject to Planning and Zoning Commission review and approval.**
- Town owned parcel with municipal use restriction
- Not on the grand list so no loss in tax revenue.
- Isolated site, good distance to any residential, well buffered by forest and topography.
- Good access to major transportation routes
- Opens up new opportunities for existing site on Depot Road.

## Motion to approve and refer the following to a Town Meeting:

- ▶ To approve the use of former HES property for Town (WPCA) owned / user constructed septic systems serving the properties within Higganum Center.
- ▶ To consider and approve the transfer of \$100,000 to HES Roof & Recreation Upgrades (17-30-310-23-31003) from CNR - Unallocated for playscape improvements at the former Haddam Elementary School.
- ▶ To approve the sale of real estate and authorize the First Selectman to enter into a purchase and sale agreement subject to Town Meeting approval, including required easements between the 300 Saybrook road property and the former HES property, with Higganum Village, LLC for the sale of the town owned property at 300 Saybrook road for \$250,000 and an investment into the property equal to or exceeding \$5 million. All construction subject to review by Higganum Center Architectural Review Committee and approval by the Planning and Zoning Commission.
- ▶ To authorize the First Selectman to enter into, and execute all documents necessary to have the Town receive the State DECD Financial Assistance Agreement for \$1.5 million entitled "Financial Assistance Proposal To The Town of Haddam For Former Cutaway Harrow Remediation Project, Round 16, Project Address: 300 Saybrook Road, Higganum, CT 06441"





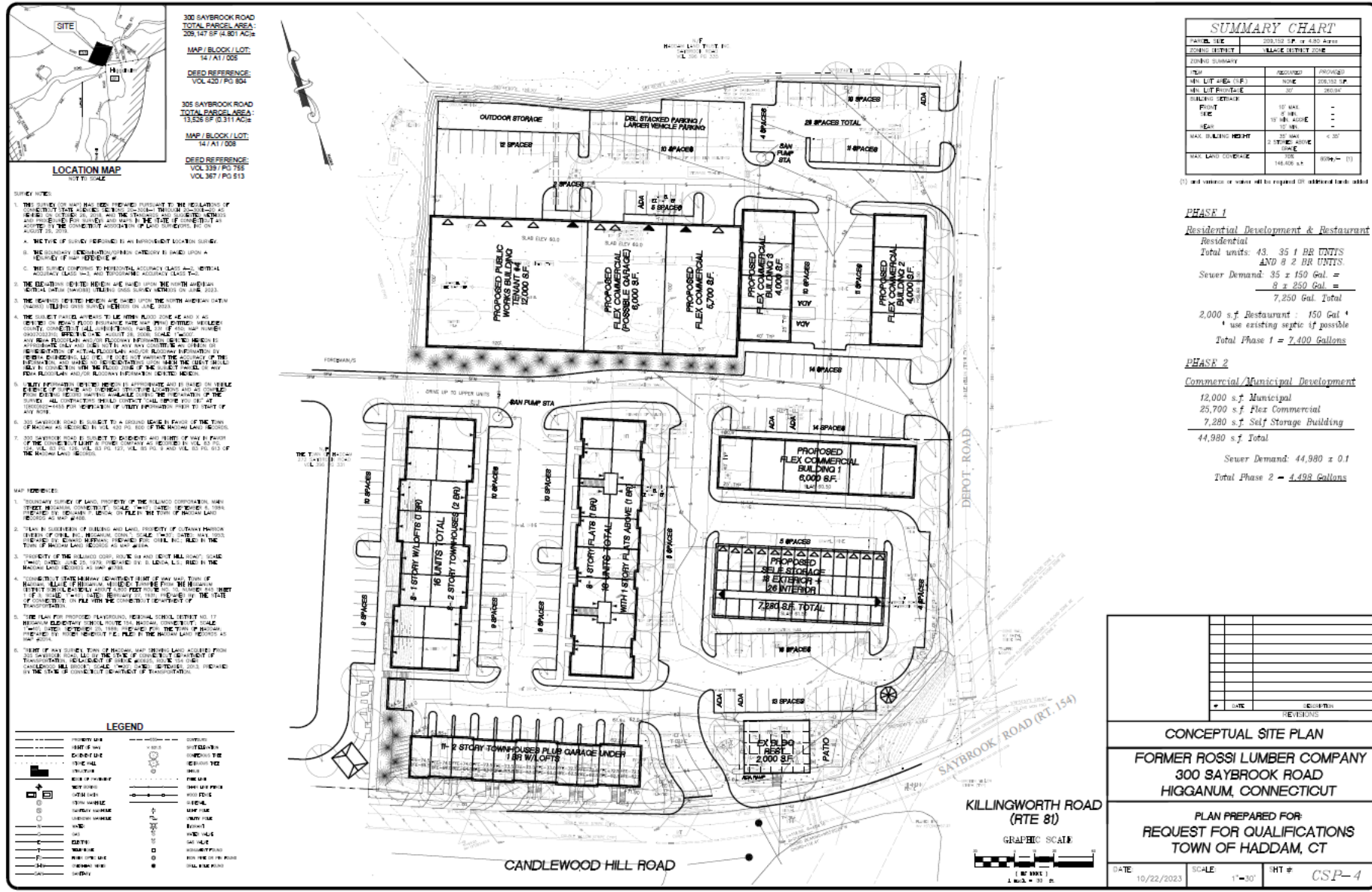


## Is this a responsible proposal - Can tax dollars from recent and proposed development support these projects?

### Approximate Revenue Estimates

- ▶ Paramount Treatment Facility—\$83,000/year.
  - ▶ Dollar General - \$40,000
  - ▶ 56 units on Brooks Court—\$211,000/year.
  - ▶ 32 units breaking ground 2024 - \$121,000/year.
  - ▶ 44 units Bridge Street - \$166,000
  - ▶ 24 units Say brook at Haddam - \$76,000
- TOTAL - \$697,000**

# Rossi Development



SUMMARY CHART		
PARCEL FILE	200,752 OF 14,430 Acres	
ZONING DISTRICT	INDUSTRIAL DISTRICT ZONE	
Zoning Summary		
TRIP	PROPOSED	APPROVED
MIN. LOT AREA (SQ. FT.)	100,000	100,000 SQ. FT.
MIN. LOT FRONTAGE	200'	200.00'
BUILDING DETAILS		
FLOOR	10 MAX.	-
FLOOR	15 MAX.	-
SEAL	100 MAX.	-
MAX. BUILDING HEIGHT	25' MAX.	4.30'
	2 STORY ABOVE	
	SPACE	
MAX. LAND COVERAGE	148,000 S.F.	80%+ (1)

(1) soil volume or water table may require different table values

**PHASE 1**  
**Residential Development & Restaurant**  
 Residential  
 Total units: 43 35 1 BR UNITS  
 AND 8 2 BR UNITS  
 Sewer Demand: 35 x 150 Gal. =  
 8 x 250 Gal. =  
 7,250 Gal. Total  
 2,000 s.f. Restaurant : 150 Gal. \*  
 \* use existing sewer if possible  
 Total Phase 1 = 7,400 Gallons

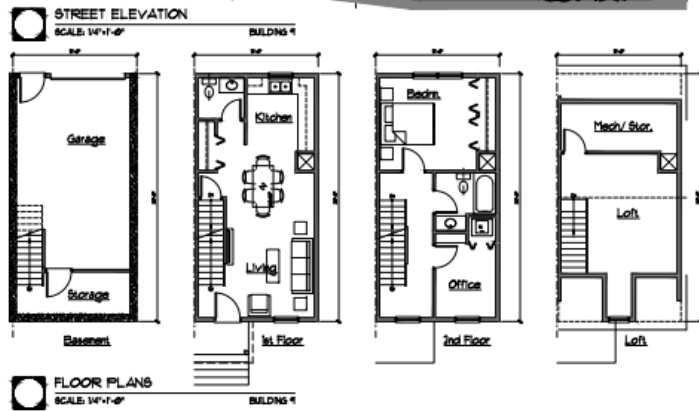
**PHASE 2**  
**Commercial/Municipal Development**  
 12,000 s.f. Municipal  
 23,700 s.f. Flex Commercial  
 7,280 s.f. Self Storage Building  
 44,980 s.f. Total  
 Sewer Demand: 44,980 x 0.1  
 Total Phase 2 = 4,498 Gallons

REVISIONS	
NO.	DESCRIPTION

**CONCEPTUAL SITE PLAN**  
**FORMER ROSSI LUMBER COMPANY**  
**300 SAYBROOK ROAD**  
**HIGGANUM, CONNECTICUT**

**PLAN PREPARED FOR**  
**REQUEST FOR QUALIFICATIONS**  
**TOWN OF HADDAM, CT**

DATE: 10/22/2023 SCALE: 1" = 30' RHT #: CSP-4

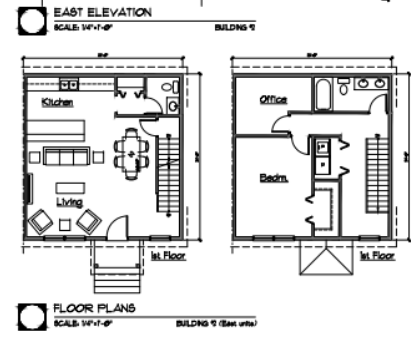
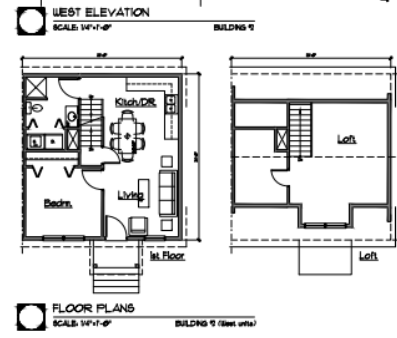


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 Fax: 860.346.1112  
 www.themooncollaborative.com

Higginum RFQ  
 100 Main Street, Suite 100  
 Middletown, CT 06457

Project No. 100 Main Street, Suite 100  
 Middletown, CT 06457

A-1

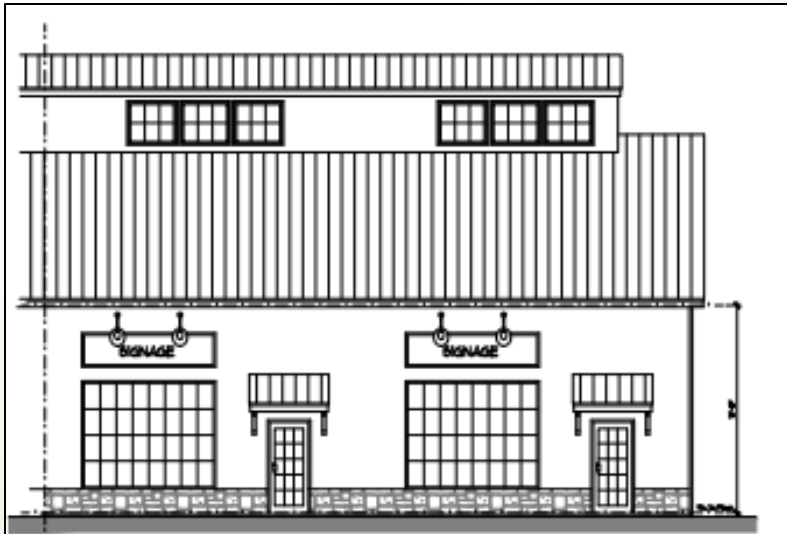


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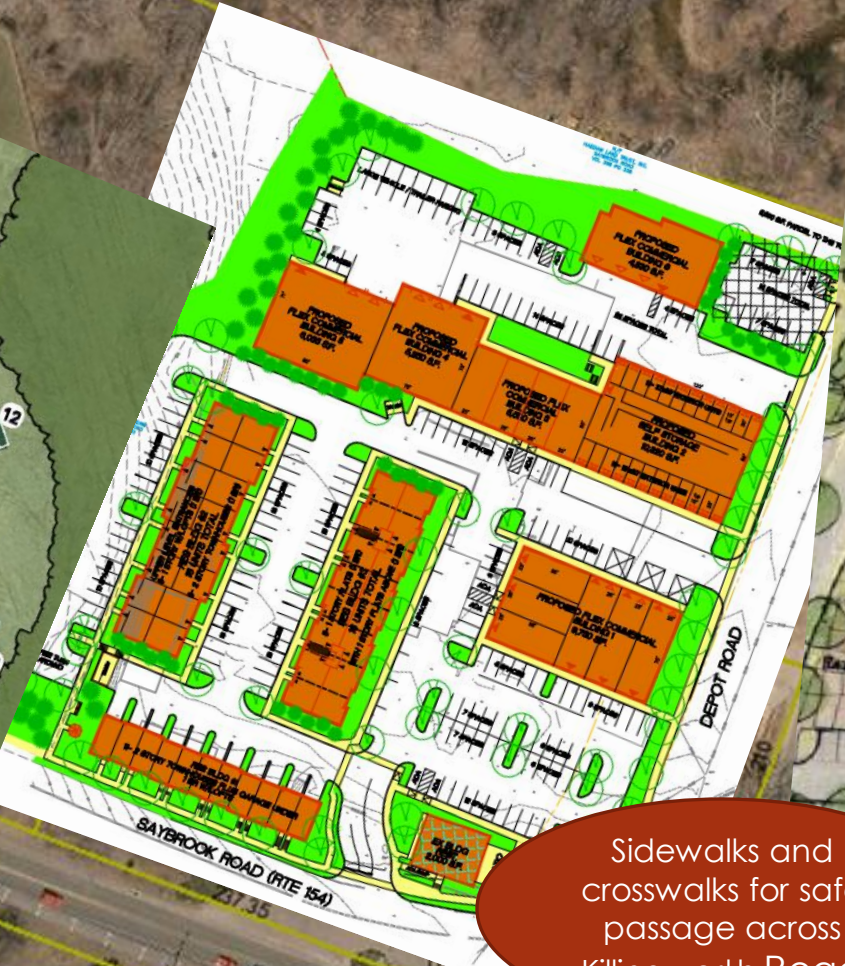


**FLEX COMMERCIAL TYP.**  
SCALE: 1/4" = 1'-0"

# A Truly Transformational Proposal

CT River

Higganum Cove



Sidewalks and crosswalks for safe passage across Killingworth Road



