

# January 25<sup>th</sup>, 2024 – Annual Town Meeting – Public Hearing

1.) Multi-Generational Playscape design

Public Comment

2.) Relocation of the Town Garage (informational purposes only not seeking any approvals for this option)

Public Comment

3.) Development of Rossi Property

Public Comment



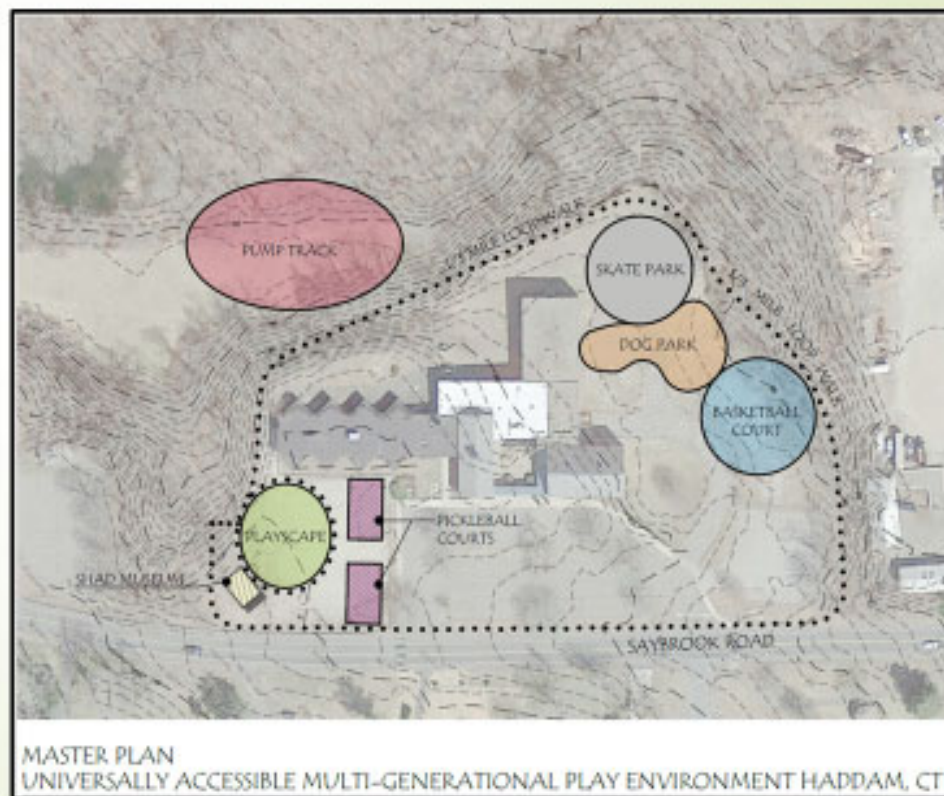
August 15, 2023

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."*





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. ”

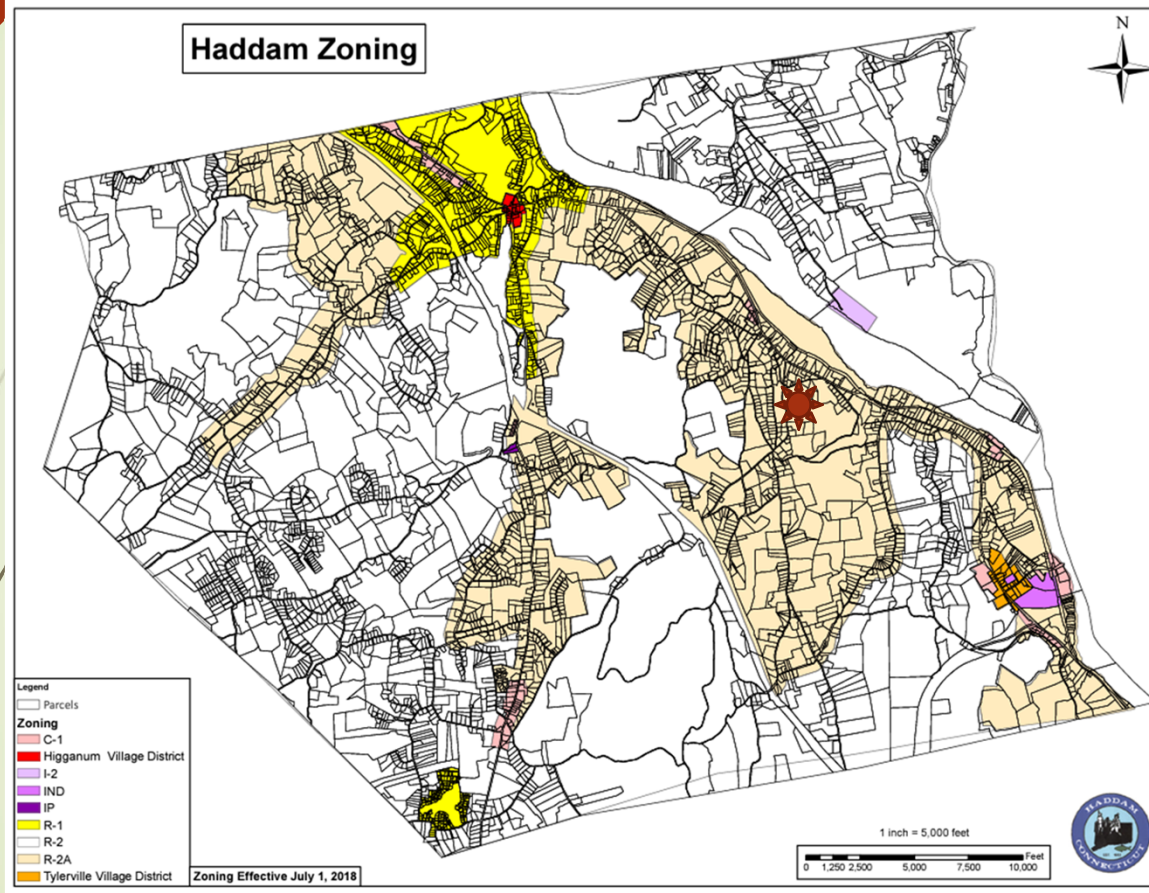
“Investigate new sites for a town garage in order to move the existing town garage outside of the Village.”



# Town Garage Relocation



## Town Garage Relocation

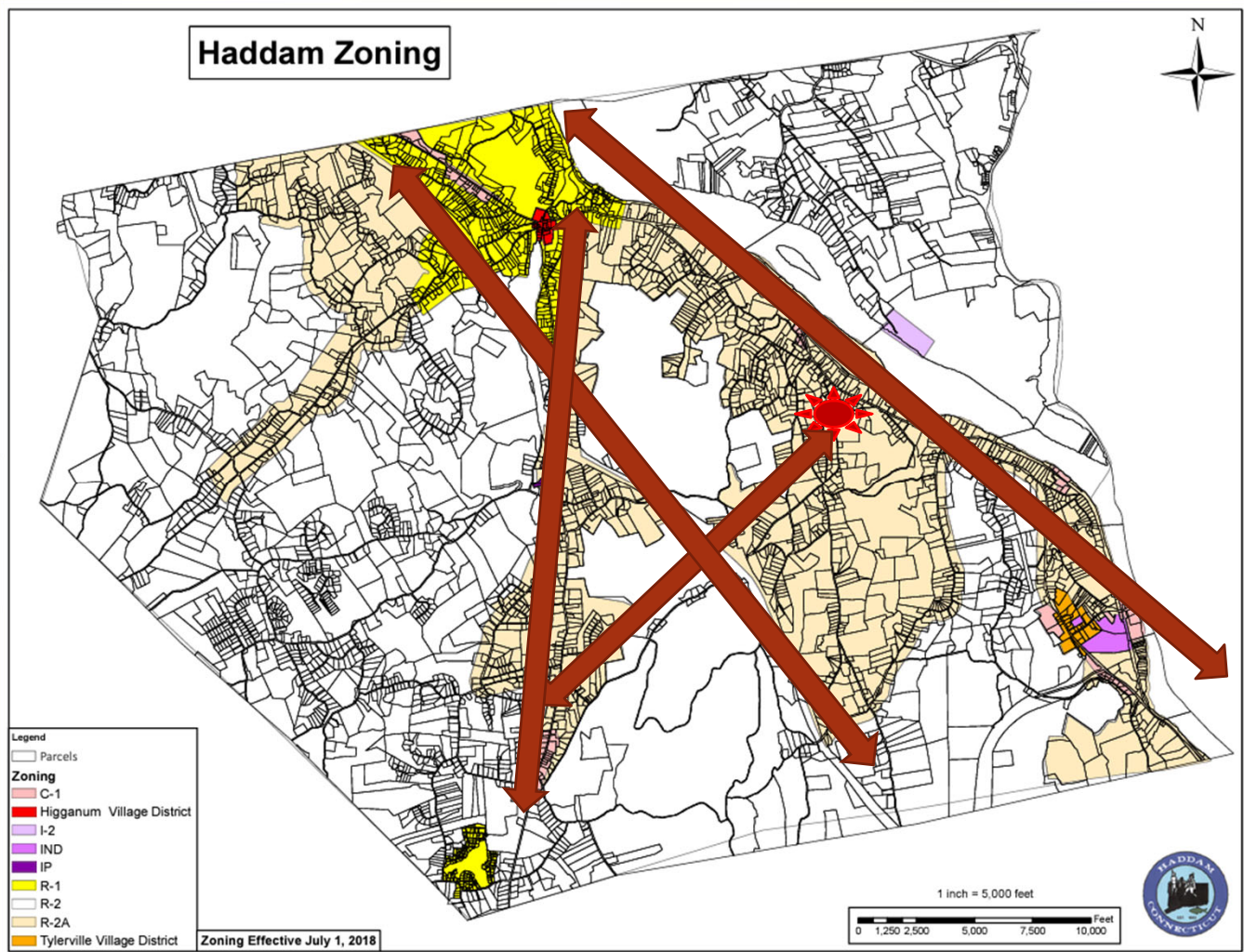


Lot 51-1 Jail Hill Road  
across from Great Hill  
sports fields

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

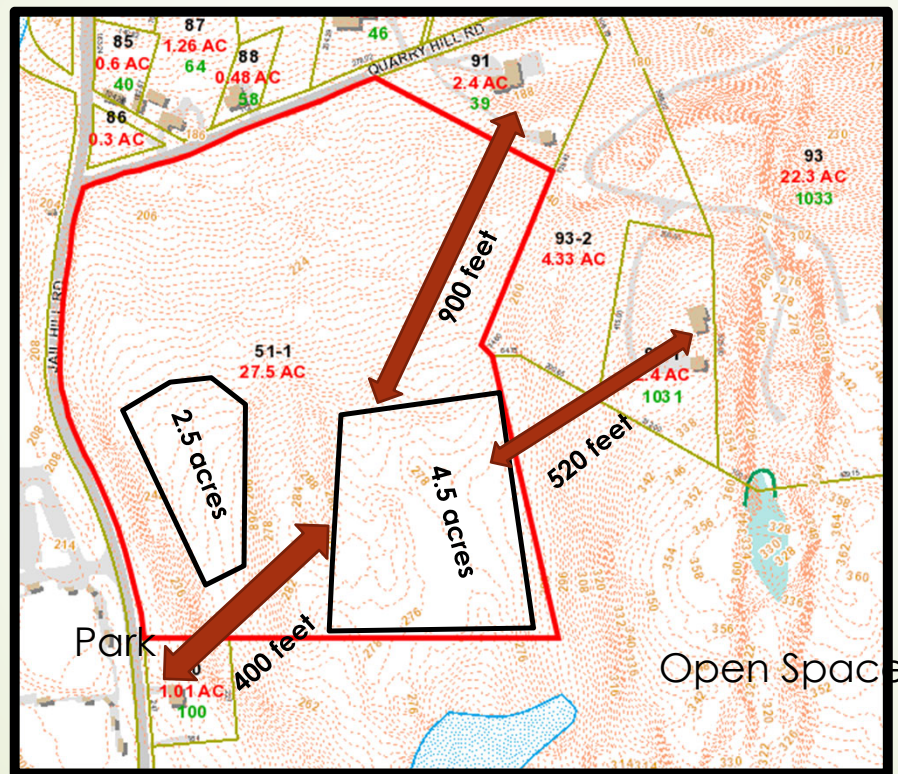


# Town Garage Operations



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.**

# 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.



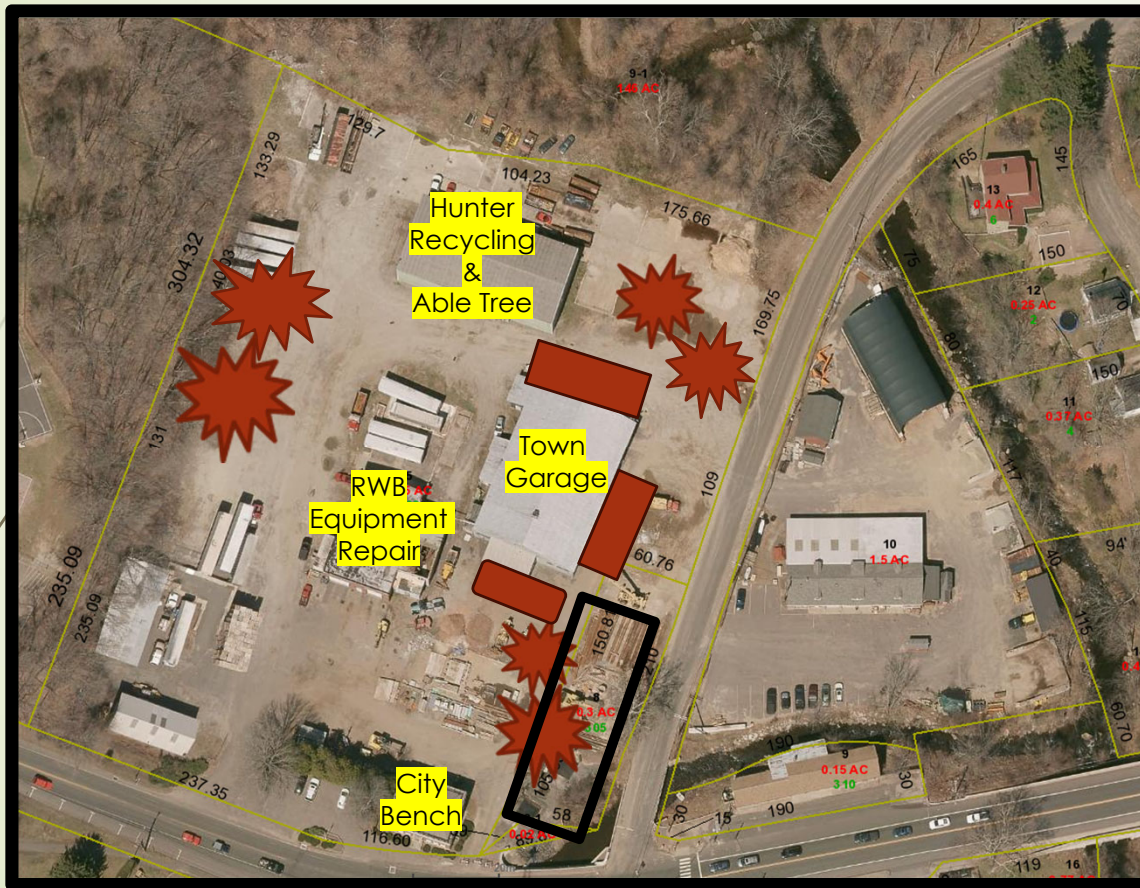
ANY  
QUESTIONS?



# Rossi Development

- ▶ Planning and Zoning issued affirmative CGS 8-24 report on the acquisition for redevelopment.
- ▶ Town Meeting voted to acquire property \$2.5 million.
- ▶ Town secured \$1.5 million grant for environmental remediation from the State.
- ▶ Nothing will happen without environmental clean-up.
- ▶ \$1.5 million includes condition that the Town have private partner with signed purchase and sale agreement. **No developer, no money!**
- ▶ DECD has imposed deadline to close on financing - March 31st, 2024
- ▶ **All development subject to Architectural Review Committee and Planning and Zoning Commission review and approval.**

# 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

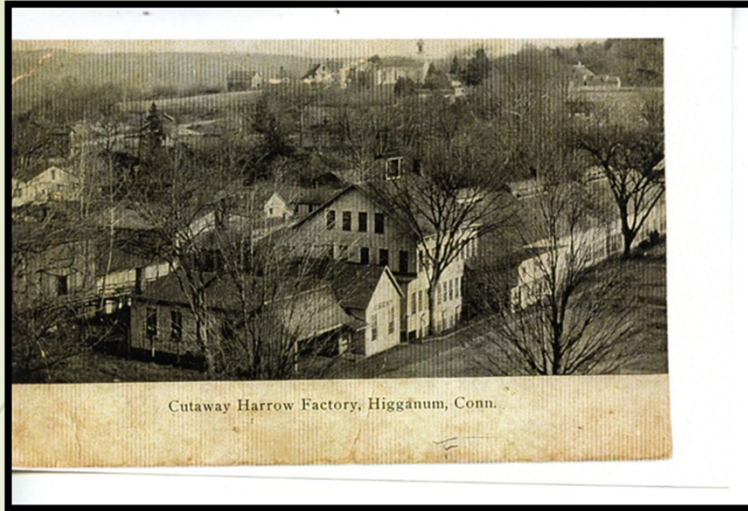
Essex - 9,533

### Site Issues

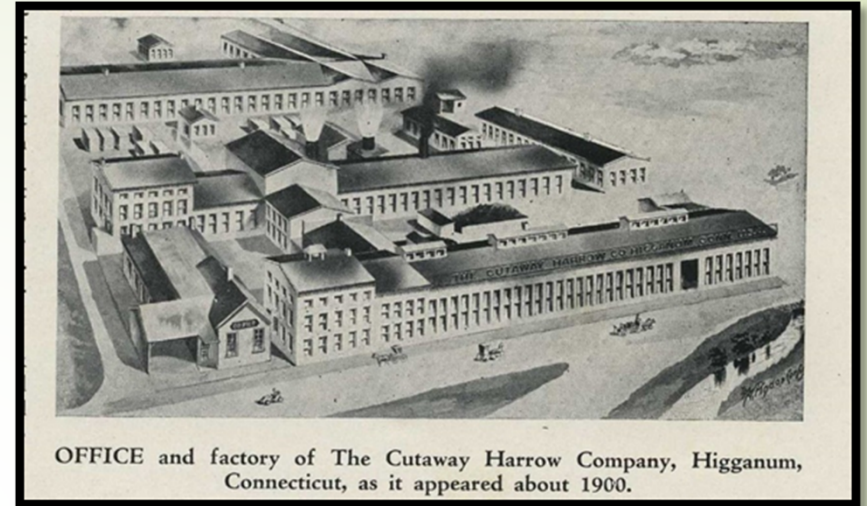
- \$1.5 million contamination
- Long term lease of 305
- 100 % industrial fill to 12 feet
- Ground water at 6 – 8 feet
- Clean up to residential standard
- Tigue & Bond available to answer environmental questions
- Four existing tenants
- Town Garage operations
- Community water system
- Not suitable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

- 
- \$1.5 million grant included a condition that the Town have private partner with signed purchase and sale agreement. **No developer, no money!**
  - Advertised statewide for developers on Department of Administrative Services Contracting portal
  - Received only one response
  - Higganum Village LLC – John Cellino & Wayne Rand





**Street wall**



**Densely developed**



**Office Building**



# Conceptual Plans

## Permitting

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

**Only seeking approval to accept the \$1.5 million grant and sign a purchase and sale agreement with the developer.**



# Developers Comments



## Rossi Development

43 one -bedroom 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.**

83% IMPERVIOUS



SUMMARY CHART		
PARCEL SIZE	204,122 S.F. or 4.60 Acres	
ZONING DISTRICT	VILLAGE DISTRICT ZONE	
EXISTING BLANKET		
NEW	REQUIRED	
MIN. LOT AREA (S.F.)	8,000	204,122 S.F.
MIN. LOT FRONTAGE	37'	386.47'
BUILDING SETBACK		
FRONT	15' MIN. IF 15' MIN. SIDE	
SIDE	15' MIN. SIDE	
REAR	15' MIN.	
MAX. BUILDING HEIGHT	35' MAX. 1 STORY ABOVE GRADE	< 35'
MAX. LAND COVERAGE	100%	100% +/- (1)



**PHASE 1 - Residential and Restaurant:**

- Res Bldg #1 - 11 units x 150 gal = 1,650 gal
- Res Bldg #2 - 10 units x 160 gal = 1,600 gal
- Res Bldg #3 - 10 units x 150 gal = 1,500 gal
- Total = 43 units = 6,450 gallons

Restaurant - 2,000 s.f. approx 300 Gal  
 \* Assume use of existing septic

**PHASE 2 - Flex Commercial and Storage Development:**

- Bldg #1 - Flex Commercial - 9,750 sf @ 0.1 gal/1,000 sf = 975 gal
- Bldg #2 - Self Storage - 10,320 sf - No Storage Flow
- Bldg #3 - Flex Commercial - 5,500 sf @ 0.1 gal/1,000 sf = 550 gal
- Bldg #4 - Flex Commercial - 5,250 sf @ 0.1 gal/1,000 sf = 525 gal
- Bldg #5 - Flex Commercial - 6,035 sf @ 0.1 gal/1,000 sf = 604 gal
- Bldg #6 - Flex Commercial - 4,830 sf @ 0.1 gal/1,000 sf = 483 gal
- Total = 41,695 s.f. = 3,137 gallons

**SEPTIC LOADING**

System #1 - All Residential Bldgs = 6,450 gals  
 System #2 - All Flex Commercial = 3,137 gals

LEGEND	
PROPERTY LINE	ADDITION
RIGHT OF WAY	DEVELOPMENT FOOTPRINT
EXISTING LOT	EXISTING FOOTPRINT
STRIPING	NEW LOT
ROOF	EXISTING DRIVE
EXISTING DRIVEWAY	NEW DRIVEWAY
EXISTING DRIVE	NEW DRIVE
EXISTING DRIVEWAY	NEW DRIVEWAY
EXISTING DRIVE	NEW DRIVE
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EXISTING DRIVE	NEW DRIVE
EXISTING DRIVEWAY	NEW DRIVEWAY

DATE	DESCRIPTION

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

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

DATE: 11/15/2023 SCALE: 1"=30' DWT #: CSP-16









**RENDERING #1**  
NO SCALE

View looking West from corner



**RENDERING #2**  
NO SCALE

View looking North from corner

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www.bluemooncollaborative.com



Prepared by  
**Higginum RFQ**  
100 N. Main Street, Westport, CT  
Higginum RFQ

Project Location  
Design: Sketch

Date: 12.4.21

Revision:

Drawn By: AK, JC











# Financial Considerations

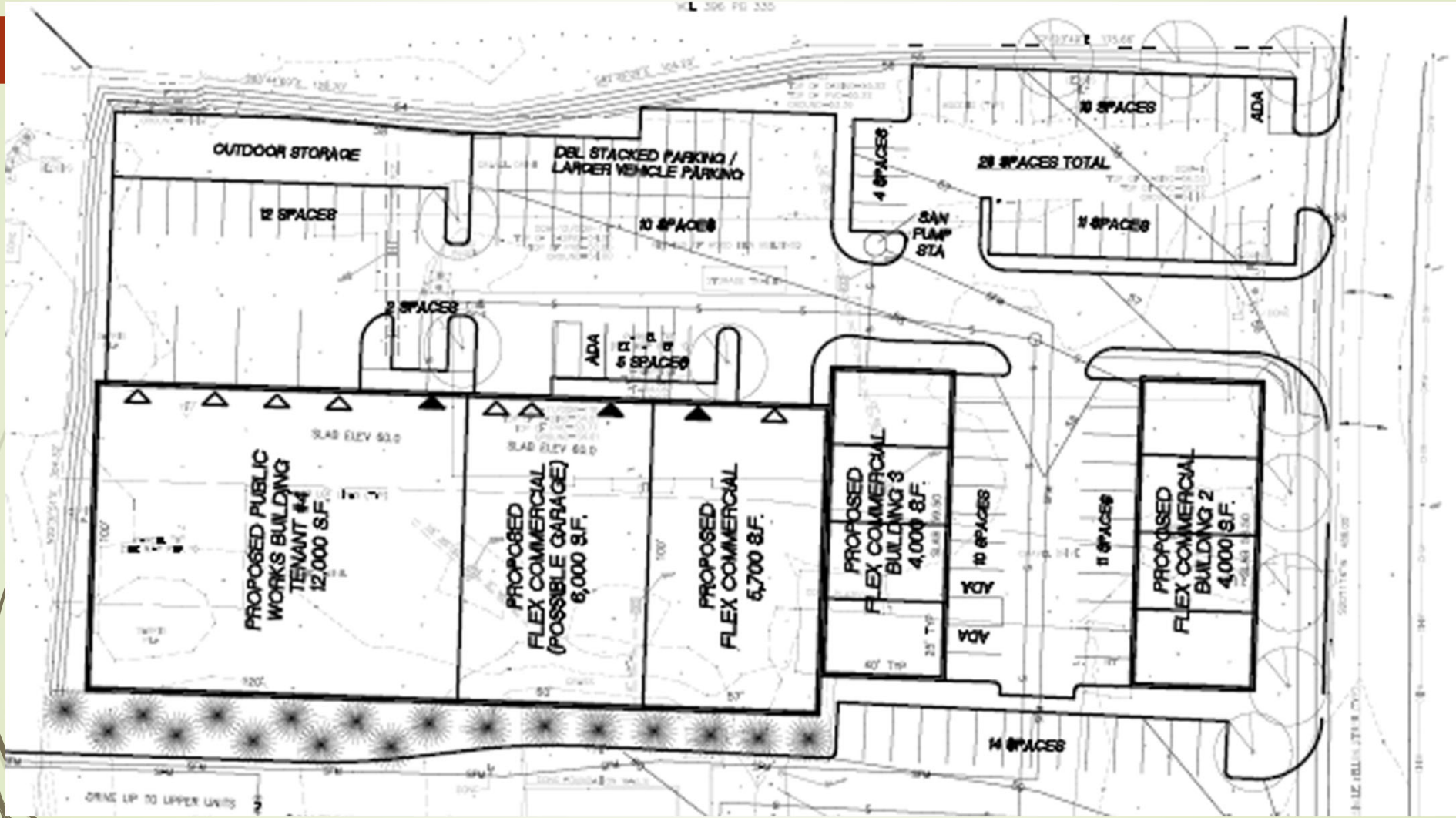
- Current grand list \$644,980
- Former Rossi tax revenue \$ 21,000

## Potential New Tax Revenue

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

## Purchase and Sale agreement

- Purchase price \$250,000
- Not approving any uses or plans
- Condition - title does not transfer until developer has received all approvals and invested at least \$5 million
- Atty Elkow is available to answer legal 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.





ANY  
QUESTIONS?