

(Note: These Minutes are draft until approved at the next regularly scheduled meeting of the Town Council)

**NEW MILFORD TOWN COUNCIL
REGULAR MEETING
MINUTES
September 28, 2020**

Present via Webinar: Mayor Peter Bass
Katy Francis
Walter Bayer
Michael Nahom
MaryJane Lundgren
David Lawson (7:05 pm)
Doug Skelly
Chris Cosgrove

Absent: Tom Esposito
Michael Gold

Also Present: Randy DiBella, Town Attorney
Greg Osipow, Director of Finance
Karen Pollard, Director of Economic Development
Tammy Reardon, Grants & Compliance Specialist
Michael Crespan, Director of Health

RECEIVED
TOWN CLERK

2020 SEP 30 P 1:40

NEW MILFORD, CT

The meeting was called to order at 7:00 pm by Mayor Bass.

1. **Pledge of Allegiance and Moment of Silence**
2. **Public Comment** – All persons who wish to speak must sign up before the meeting starts. Comments must be addressed to the Town Council. Initial comments are limited to 5 minutes. If a member of the public would like to speak in excess of the 5 minutes he or she may request to do so and time may be set aside at the end of the agenda for that individual to speak for an additional 5 minutes.

Mike Sennello, 19 Taylor Terrace, New Milford, said the Council meeting was live on FaceBook but there was no way for him to deal with some technical issues.

Pat Erickson, 65 Buckingham Road, New Milford, said she took a trip to Maine for a law enforcement program and people were very interested in how New Milford got use of their own helicopter and she said it was due to a fantastic chief, a great Mayor and Town Council.

Joe Quaranta, 87 Boardman Road, New Milford, spoke about the Right to Farm ordinance and said the zoning regulations needed to be amended to include farmstands as they conflict with the true right to farm. He said farmstands have proven to be important due to the pandemic and the storm that knocked power out for several days. He has an online petition started that includes 1,575 local supporters of the right to farm ordinance change.

Joe Hurley, 15 Wellsville Avenue, New Milford, said he had sent a message about Sega Meadows and was it necessary to tow cars versus just ticketing them and he was awaiting an answer.

Meredith Quaranta, 87 Boardman Road, New Milford said Joe Quaranta had covered her points so she did not need to speak further.

Adele Conner, 6 Santa Lane, New Milford, was speaking in support of the Right to Farm laws impacting farmstands and changing the zoning regulations.

Ms. Francis moved to suspend the rules to add item 3.c. action on the donations of \$1763.93 in donations to the New Milford Food Bank and to remove item 10, Mr. Cosgrove seconded and passed unanimously.

3. Consent Agenda –

Recommended Motion: That the Town Council approve all items on the Consent Agenda

a) Prior Minutes –

Town Council Meeting of September 14, 2020.

b) Tax Collector –

Balance in refund account was \$60,763.19. September 28, 2020 refunds are in the amount of \$3,574.52 leaving a balance of \$57,188.67.

c.) Sustainability Fund –

Donations of \$1763.93 to the New Milford Food Bank

Ms. Francis moved to approve item 3.a., b., and c. on the consent agenda, seconded by Mr. Bayer and passed unanimously.

4. Covid-19 Update-

Update from Dr. Jeremy Levin **5. Mayor's Remarks**

Dr. Levin will present at the next Council meeting.

5. Mayor's Remarks-

Mayor Bass updated the Covid numbers saying Connecticut was at 54,743 cases, Litchfield County was at 1,797 up 13 from last week, and New Milford was at 362 cases up 2 from last week.

He thanked the people who put the military heroes banners on the light poles around the green. He thanked everyone responsible for the restoration of the tank on the green.

The Veteran's Bridge work is nearing completion.

Governor Lamont has determined that Connecticut is in phase 3 of reopening which means restaurants can be at 75% capacity, outdoor venues can add more capacity and indoor gatherings can increase.

The New Milford Fire Marshall is reminding people not to do any open burning and to call 9-1-1 if anyone sees a fire.

The Library construction continues and will be an 18 month process. There will be a Pokemon event through the children's library.

The Mayor thanked New Milford Troop 4034 for their walk-a-mile for a meal.

Municipal Tax Services has been hired to audit out of state cat plates.

Road work continues on McNulty, Old Parkwood and the Police Department driveway and sidewalks.

6. Mayor –

Discussion and possible action on the Right to Farm Ordinance.

Mayor Bass said there had been a lot of misinformation on social media and through petitions about the Right to Farm ordinance.

Mayor Bass said the town has a rich history of supporting farming and agriculture and noted the successes of the Farmland Preservation Committee. The committee is responsible for preserving 280 acres of family farms, implemented the Right to Farm ordinance, recognizes farming as an economic driver and started the NewMilfordfarmersmarket.com website.

Mayor Bass then went into all the regulations surrounding what can be sold at a farmstand and whether permits would be required for certain items. For instance meats and cheeses require an USDA inspection. Baked goods require a license.

He said everyone should be cognizant of not besmirching a multi year employee over conjecture about the Boardman Bridge farmstand.

Mike Crespan, Director of Health, said he received a complaint with concerns regarding the Boardman Bridge farmstand and he felt obligated to follow up. He said he received pictures of the operation including meats hanging and baked goods out in the open. He said he just went to the property to try to gain information and has not visited other farmstands.

Attorney DiBella said Mr. Crespan did not trespass on the property if someone did not tell him to leave.

Mr. Crespan said he was just having a conversation with the owner. Mayor Bass asked if he shut down the farmstand and Mr. Crespan said they do not do inspections of farmstands. He said Suzanne Von Holt has been providing technical assistance because she has had training with the Department of Agriculture and the Department of Consumer Protection.

Ms. Francis asked if Mr. Crespan saw anything like in the photos from the complaint and he said they were not open and he was just trying to have a conversation.

Mrs. Lundgren asked who made the complaint and Mr. Crespan said it was anonymous. Ms. Francis asked where these pictures actually came from and Mr. Crespan said they came from the operators Facebook page.

Mrs. Lundgren asked if they could sell fruits and vegetables on their own property and Mayor Bass said Zoning requires 3/4 of an acre. Mayor Bass said Mr. Crespan never went down to the stand because of the vegetables rather because of the meats and open baked goods.

Mr. Lawson said he was troubled by the anonymous complaint. He said listening to the information from the Mayor as to what can be sold and with what permits there could be a conflict with PTO events and the high school snack shack.

Mr. Crespan said they have received anonymous complaints over the years including on failing septic systems should they ignore them. He said there could be health and safety issues occurring if the complaint is ignored.

Mr. Skelly said the Right to Farm ordinance exempts farmstands so this issue might be a Zoning issue. Attorney DiBella said the Council has no authority to add anything that falls under a Zoning regulation.

Ms. Francis asked if someone wanted to sell salami, for instance, how would they do that in New Milford and Mayor Bass said they would set up a retail store.

Mr. Skelly asked about the ServSafe license and Mr. Crespan said basically there is a trained employee who supervises the safe food preparation. Mr. Skelly asked if the farmstand had the ServSafe license could they sell baked goods and Mr. Crespan said they would need a commercial kitchen.

Mr. Bayer asked to move this issue to Zoning.

Mrs. Lundgren asked if Mr. Crespan did a second inspection to see the meats and dairy products and he answered that he was waiting for the operator to get back to them to set up an inspection time.

Mr. Skelly asked if they were shut down and Mr. Crespan said they have issued no orders.

Mrs. Lundgren said she felt this was inappropriate to discuss at the Council level and Ms. Francis said many people had questions and wanted answers.

Mr. Bayer said this should be sent to Zoning.

Ms. Francis said the Council was taking no action and Mayor Bass said he would send a letter to Zoning.

7. Grant Writer – Tammy Reardon

a) Discussion and possible action concerning the Federal Fiscal Year 2018 Homeland Security Grant Program

RESOLVED, that the Town of New Milford may enter into with and deliver to the State of Connecticut Department of Emergency Services and Public Protection, Division of Emergency Management and Homeland Security any and all documents which it deems to be necessary or appropriate; and

FURTHER RESOLVED, that Pete Bass, as Mayor of the Town of New Milford, is authorized and directed to execute and deliver any and all documents on behalf of the Town of New Milford and to do and perform all acts and things which he deems to be necessary or appropriate to carry out the terms of such documents, including, but not limited to, executing and delivering all agreements and documents contemplated by such documents.

Ms. Francis moved to approve the action on the 2018 homeland security grant, seconded by Mr. Bayer.

Tammy Reardon, Grants and Compliance Specialist, said this is the annual authorization and there has been no change in the resolution.

The motion passed unanimously.

Ms. Francis read the resolution as above into the record.

b) Grants and Compliance Specialist –

Discussion and possible action re: State Historic Preservation Office (SHPO) Historic Restoration Fund -

‘Be it resolved that Pete Bass, Mayor of the Town of New Milford is authorized to sign and apply for the Department of Economic and Community Development, State Historic Preservation Office: Historic Restoration Fund, for assistance with the replacement and repair of the Roger Sherman Town Hall roof, gutters, and fascia, on behalf of the Town.

Additionally, Mayor Bass is empowered to execute and deliver in the name and on behalf of this corporation, a certain contract with the State of Connecticut, Department of Economic and Community Development, and to affix the corporate seal, as requested.

Ms. Francis moved to approve the State Historic Preservation Office Historic Restoration Fund, seconded by Mr. Bayer.

Ms. Reardon said the motion to pass this was done in 2018 and was for \$100,000 of financial assistance towards the Town Hall roofing materials which was raised seam metal roofing. There was a change in staffing in the State Historic Preservation Staff and the program was suspended. The Municipal Building Committee has worked on this project and has determined the cost would be \$883,000. This grant would fund up to \$100,000 towards the construction.

The motion passed unanimously.

Ms. Francis read the resolution as above.

Mr. Lawson asked about the sidewalk grants including Route 7. Ms. Reardon said the Route 7 grant is very extensive and requires a significant outlay from the Town. The money is federal passed through the State. She noted there was a debate at the Town Council level in terms of location of the sidewalk, maintenance, etc. Beta Consultants had been hired to do public meetings prior to Covid to determine what the public wanted. There is a hope to do some public meetings by late October in a virtual fashion.

Mr. Lawson asked if the delay would jeopardize the grant and Ms. Reardon said there hasn't been an issue on the grant yet.

Mr. Lawson asked about the Pettibone sidewalk and Ms. Reardon said the sidewalks in front of Pettibone are required by Zoning but there is only half of the funding in place. The engineers came

up with double the cost of the original plans. Mayor Bass said he is looking at this project with Jack Healy at Public Works.

Mr. Lawson asked if the Landfill Settlement Fund could be used for this purpose and Mayor Bass said he would check.

8. Traffic Authority –

Discussion and possible action on the New Milford Fitness and Aquatic Center is asking the Town Council to approve a request for a road closure of Pickett District Road to Dodd Road for their NMFAC 5K Road Race on November 8, 2020 from 8:30 – 9:30am.

Ms. Francis moved to approve the request of the New Milford Fitness and Aquatic Center for a road closure of Pickett District Road to Dodd Road for their NMFAC 5K Road Race on November 8, 2020 from 8:30 – 9:30am, seconded by Mr. Bayer.

Mr. Nahom said he has gone before the Traffic Authority and the Health Department and has created a course that will allow for social distancing and yet a return to some normalcy.

*The motion passed 6-0-1.
Aye: Francis, Cosgrove, Bayer, Lawson, Lundgren, Skelly
Abstain: Nahom*

9. Economic Development –

- a) Monthly update from Director of Economic Development, Karen Pollard, to Town Council
- b) Discussion & possible action on the Tax Deferral Applications
 1. Z & Z Real Estate LLC (Sunoco Gas/Convenience Store/Fast Food - 291 Danbury Road
 2. K & L Asian Corp (Yokahama Restaurant – 254 Danbury Road

Ms. Francis asked to move item b up on the agenda and the Council agreed.

Ms. Francis moved to accept the Tax Deferral Application for Z&Z Real Estate LLC (Sunoco Gas/Convenience Store/Fast Food) – 291 Danbury Road and K&L Asian Corp (Yokahama Restaurant) – 254 Danbury Road, seconded by Mr. Bayer and passed unanimously.

Mrs. Pollard said September has been a busy month with changes in the business community as she is trying to work one on one with businesses in light of Covid. The Governor has started phase 3 opening but it does not look like what the Town thought it would.

There has been an increase in new businesses, companies and residents looking at New Milford. She has been working with Advanced CT and CERC on industrial interests. There has been interest in riverfront, brownfield areas and multi family residences.

Four businesses have closed permanently due to Covid. But there have been some openings including Scooter Bar & Grill and Yokohama. There is a new storage facility proposed in Town as well as a facility for Mountain High Organics.

The Town is required to set up a committee for the long term discussion about reopening after Covid. Sustainable CT will rise to a higher profile in Connecticut in October.

10. Sustainability Fund –

Discussion and possible action on the donations of \$1763.93 in donations to the New Milford Food Bank.

Moved to consent agenda.

11. Candlewood Lake Authority –

Discussion and possible additional appropriation for two patrol boats.

Steve Kluge, Mark Toussaint, Marianne Gaffey, Joan Archer, and Nick Mellas were present to discuss this request.

Ms. Archer, a delegate for the CLA, said the summer of 2020 due to Covid saw increased traffic on Candlewood Lake. There was an increase of trash on the lake and new people not being aware of the hazards on the lake. Due to social distancing the Authority had to use 4 boats and 2 of them were taken out of service this summer. Ms. Archer went through the role of the Lake Authority, the numbers of service calls this summer (600) with 13 accidents, and 91 infractions written by the Lake Patrol. She discussed the Marine Patrol response and then the 2020 Patrol Fleet which includes a 2017 Robalo, 1999 Aquasport, and the two boats out of commission including 1997 McKee and a 1993 Steiger Craft. Looking forward to 2021 the Authority needs to purchase 3 boats and the options they are looking at include an aluminum hull as they hold up better than the fiberglass. They will need a 6 month lead time to order the boats.

They are asking each of the 5 towns comprising the authority to authorize \$60,000 which they will need by November 1st in order to meet the 6 month lead time. They will try to raise money for a third boat through grants.

Mr. Toussaint said the Covid has exacerbated issues on the lake and created more dangerous situations. He said this has created stress on the patrols and the assets.

Mr. Cosgrove asked about the two boats with the failed hulls and Mr. Toussaint said they were 20 years old and the console in one detached from the floor base. Mr. Cosgrove asked if repairing was not viable and Mr. Toussaint said that was the case.

Mr. Cosgrove asked if the \$60,000 was to come from all the towns and Ms. Archer said they would put a stipulation in that all towns agree.

Ms. Francis asked if other used boats were being considered and Ms. Archer said they would like to get away from used boats.

Ms. Francis asked what other lakes this size were buying and Ms. Archer said they did do a survey and many states lakes are patrolled by State Troopers. But Lake George using a commercial Boston Whalerm, for instance.

Nicholas Mellas said the Boston Whaler is not qualified to tow and typically they town 7 times a week.

Marianne Gaffey said the Police Department does not buy used cars so they are asking to not to have to buy used boats as new boats are significantly better.

Mr. Lawson said the equivalent of mileage to a car is hours to a boat and these boats must be used thousands of hours a week. Mr. Toussaint said from May to mid-October these boats are patrolling the lake and if one goes down it hampers the safety measures.

Mrs. Lundgren said she would support the \$60,000 as these people perform an important job.

Ms. Francis said she would like a commitment from all five towns.

Mr. Skelly asked where the money would come from for New Milford and Mayor Bass said it would have to be determined by the Finance Director. Mr. Osipow said it was kind of quick to be dropped on the Town and it is not an insignificant amount.

Ms. Archer said they could come back in two weeks and Ms. Francis suggested that would be good. Mr. Cosgrove said he would like to hear from the public also.

Ms. Francis moved to table this item until October 13th, Mr. Bayer seconded and passed unanimously.

12. Finance Office – Update from Finance Director, Greg Osipow

Mr. Osipow said tax collections as of close of business on Friday were \$1.46 million behind last year and included 61.9% real estate and 38.1 motor vehicle. He commended the tax collector on the difficult task she was undertaking over an extended period.

He was also looking for consent to close two dormant electric supply locations which were the Northville School House and the Carlson's Grove pavilion.

Ms. Francis suggested that the group that takes care of the school house should be consulted. Mr. Osipow said the power had not been used in the past two years. Mr. Skelly asked what the delivery charges were and Mr. Osipow said \$65 per month at the school house and \$44 per month Carlson's Grove.

Mr. Cosgrove said the people who are responsible for both places should be consulted.

Mr. Lawson moved to table this item until October 13th to get answers, Mr. Cosgrove seconded and passed unanimously.

Mr. Bayer moved to adjourn the meeting at 9:16 pm, seconded by Mr. Skelly and passed unanimously.

Minutes recorded by:



Recording Secretary

8a



NEW MILFORD POLICE DEPARTMENT

49 POPLAR STREET • NEW MILFORD, CONNECTICUT 06776

IN SERVICE TO OUR COMMUNITY
SPENCER S. CERRUTO
CHIEF OF POLICE

August 26, 2020

The New Milford Police Department has been offered a very generous \$1,400.00 gift card from Home Depot. This donation is specifically to be applied toward supplies to help renovate the police substation on Railroad Street. I am requesting Town Council approval to accept this donation.

Respectfully,


Spencer S. Cerruto
Chief of Police

TEL: 860 355-3133

Equal Opportunity Employer
NewMilfordpolice.org

FAX: (860) 355-6012



TOWN OF NEW MILFORD

Town Hall
10 Main Street
New Milford, Connecticut 06776
Telephone (860) 355-6085 • Fax (860) 355-6032

Office of the Tax Collector

September 24, 2020

TO: Honorable Pete Bass, Mayor
Honorable Greg Osipow, Director of Finance
Honorable Members of Town Council

FROM: Brian Lastra, Assessor
Nancy McGavic, Tax Collector

RE: Refunds for September 28, 2020 meeting

Balance in refund account: \$60,763.19
Account #10413700-59500

September 28, 2020 refunds \$3,574.52

Balance after September refunds \$57,188.67

Respectfully Submitted:
Brian Lastra, Assessor and Nancy McGavic, Tax Collector

September 22, 2020 Refunds				
LAST NAME	FIRST NAME	ACCOUNT	AMOUNT	NOTES
Ajlin	Tasin & Elisabete	2019-01-7346	41.42	Adjusted by Assessor
Benvenuti	Joao + Nancy	2019-03-52181 + 52184	41.22	Adjusted by Assessor
Bruno	Anthony	2019-03-53208	34.62	Adjusted by Assessor
Burke	Dorothea	2019-03-53405	37	Adjusted by Assessor
Burns	Patrick	2019-03-53470	131.5	Adjusted by Assessor
Damon	Leslie	2019-03-55951 + 55952	14.86	Adjusted by Assessor
Dellorso 3rd	John	2019-03-56407	76.98	Adjusted by Assessor
Ferrante	Matthew	2019-03-58249	30.56	Adjusted by Assessor
Flood	Susan + Steven	2019-03-58618	638.74	Adjusted by Assessor
Friedly	Dale	2019-03-58884	67.91	Adjusted by Assessor
Gosselin	Taylor	2019-03-59883	33.56	Adjusted by Assessor
Gregory	Richard	2019-03-60051	118.25	Adjusted by Assessor
Grieco	Frank	2018-03-59864	188.71	Adjusted by Assessor
Guendelsberger	Gary	2019-03-60210	13.27	Adjusted by Assessor
Henderson	Bertrand	2019-03-60807	19.96	Adjusted by Assessor
Hernandez	Romeo	2019-03-60907	79.58	Adjusted by Assessor
Keller	Michelle	2019-03-63093	62.93	Adjusted by Assessor
Kenny	Paul	2018-03-63014 + 2019-03-63197	129.43	Adjusted by Assessor
Kitchens	John	2019-03-63431 + 63432	16.4	Adjusted by Assessor
Malumphy	Patricia	2019-03-65494	13.51	Adjusted by Assessor
Maturo	Ashley	2018-04-83063	23.27	Adjusted by Assessor
Mitchell	Crystal	2019-03-67099	32.84	Adjusted by Assessor
Munoz	Laurin	2019-03-67632	24.23	Adjusted by Assessor
Northern Lights Land LLC		2019-03-68345	115.9	Adjusted by Assessor
Peet	George + Gregory	2019-03-69377	48.62	Adjusted by Assessor
Peterson	Anna	2019-03-69625	11.07	Adjusted by Assessor
Ryan	Thomas + Pamela	2019-03-71899	85.07	Adjusted by Assessor
Schweitzer	Jennlyn	2019-03-72563 + 72564	56.61	Adjusted by Assessor
Skidmore	Mohammed	2019-03-73098	60.94	Adjusted by Assessor
Tissington	Howard	2019-03-74825	33.04	Adjusted by Assessor
Tree Monsters Land Clearing LLC		2019-03-75299	60.23	Adjusted by Assessor
Twenty Twenty Air Mech		2017-03-75208, 210,211 + 2019-03-75457	133.68	Adjusted by Assessor
Vault Trust		2017-03-75523	355.73	Adjusted by Assessor
VW Credit		2018-03-75890,909,916,921,964 / 2019-03-76158	619.18	Adjusted by Assessor
Ward	Thomas	2019-01-10477	110.42	Adjusted by Assessor
Waterhouse	Kenneth + Joan	2019-03-76408	13.28	Adjusted by Assessor
Total			3574.52	

7a



TOWN OF NEW MILFORD

Roger Sherman Town Hall
10 Main Street
New Milford, Connecticut 06776
Telephone 860-457-4195 • Fax 860-350-6741

Office of Grants and Compliance

MEMORANDUM

TO: Mayor Pete Bass
FROM: Tammy Reardon, Grants & Compliance Specialist
DATE: September 22, 2020
SUBJECT: Town Council Agenda Request

In order for the Town of New Milford to participate in the State Homeland Security Grant Program through Region 5 of the Department of Emergency Management and Homeland Security, the following resolution must be passed by the Town Council annually.

Federal Fiscal Year 2020 State Homeland Security Grant Funding and Custodial Ownership of Regional Assets in DEMHS Region 5.

RESOLVED, that the Town of New Milford may enter into with and deliver to the State of Connecticut Department of Emergency Services and Public Protection, Division of Emergency Management and Homeland Security any and all documents which it deems to be necessary or appropriate; and

FURTHER RESOLVED, that Pete Bass, as Mayor of the Town of New Milford, is authorized and directed to execute and deliver any and all documents on behalf of the Town of New Milford and to do and perform all acts and things which he deems to be necessary or appropriate to carry out the terms of such documents, including, but not limited to, executing and delivering all agreements and documents contemplated by such documents

Thank you for your consideration,

Tammy Reardon

cc: James Ferlow, Emergency Management Director

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TOWN OF NEW MILFORD

Roger Sherman Town Hall
10 Main Street
New Milford, Connecticut 06776
Telephone 860-457-4195

Office of Grants and Compliance

MEMORANDUM

TO: Mayor Pete Bass
FROM: Tammy Reardon, Grants & Compliance Specialist
DATE: September 24, 2020
SUBJECT: Town Council Agenda Request – State Historic Preservation Office (SHPO) -
Historic Restoration Fund Grant

On behalf of the Town of New Milford, I will be applying to the State Historic Preservation Office (SHPO) Historic Restoration Fund for \$100,000. This grant application is for assistance to the Town with the replacement of the roof on Roger Sherman Town Hall and repair to the fascia and Yankee gutter system.

I respectfully request that the following item be placed on the September 28, 2020, Town Council agenda:

Grants and Compliance Specialist –

“Be it resolved that Pete Bass, Mayor of the Town of New Milford is authorized to sign and apply for the Department of Economic and Community Development, State Historic Preservation Office: Historic Restoration Fund, for assistance with the replacement and repair of the Roger Sherman Town Hall roof, gutters, and fascia, on behalf of the Town.

Additionally, Mayor Bass is empowered to execute and deliver in the name and on behalf of this corporation, a certain contract with the State of Connecticut, Department of Economic and Community Development, and to affix the corporate seal, as requested.

Thank you for your time and consideration.

Sincerely,

TReardon

Tammy Reardon
Grants & Compliance Specialist

cc: Rob Beebe, Municipal Building Committee Chairman
Jack Healy, Public Works Director



TOWN OF NEW MILFORD

Roger Sherman Town Hall
10 Main Street
New Milford, Connecticut 06776
Telephone (860) 355-6010 • Fax (860) 355-6002



MUNICIPAL BUILDING COMMITTEE REGULAR MEETING MOTIONS July 16, 2020

Present: Robert Beebe, Chairman, *seated and voting*
Charles Bogie, Vice Chairman, *seated and voting*
Katy Francis, Member, *seated and voting*
Chris Gardner, Member, *seated and voting*

Absent: Timothy Clark, Member
Brandon Merritt, Member
John Rosa, Member

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2020 JUL 22 A 11: 15

Handwritten initials.

NEW MILFORD, CT

1) CALL TO ORDER AND PLEDGE OF ALLEGIANCE:

Mr. Beebe called the July 16, 2020 Regular Virtual Meeting to order at 7:19pm and led the Committee in the Pledge of Allegiance. Mayor Bass, Jack Healy, Kevin Munrett, Dean Petrucelli and Tammy Reardon were present for the meeting.

2) PUBLIC PARTICIPATION:

3) BUSINESS MEETING:

4) ACCEPTANCE OF MINUTES OF THE JULY 2, 2020 MEETING:

Mrs. Francis moved to accept the July 2, 2020 Regular Meeting Minutes as filed. The motion was seconded by Mr. Gardner and carried unanimously.

Mrs. Francis moved to accept the June 18, 2020 Regular Meeting Minutes as filed. The motion was seconded by Mr. Gardner and carried unanimously.

5) NMHS ROOF PROJECT - UPDATE:

6) SARAH NOBLE TANK REMOVAL - UPDATE:

7) TOWN HALL ROOF - DISCUSSION ON STANDING SEAM PROCESS:

Mrs. Francis moved to approve Silver/Petrucelli + Associates, Inc. proposal for standing seam option with a total cost of \$883,663.00 which

includes the gutters and fascia for the Town Hall Roof. The motion was seconded by Mr. Gardner and carried unanimously.

8) ANY OTHER BUSINESS TO COME BEFORE THE COMMITTEE:

9) ADJOURNMENT:

Mrs. Francis moved to adjourn the July 16, 2020 meeting at 7:41pm. The motion was seconded by Mr. Gardner and carried unanimously.

Respectfully Submitted,



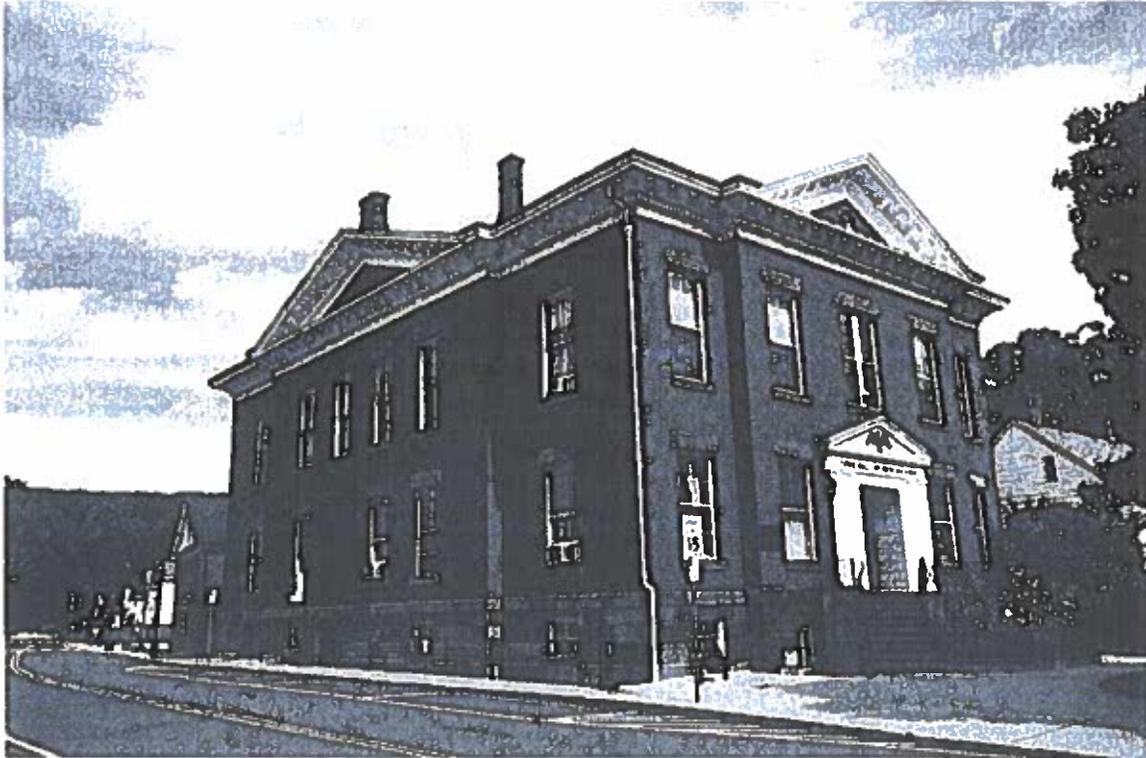
Corinne Rigdon
Recording Secretary

New Milford Town Hall

Roof Report & Roof Replacement Recommendations

10 Main Street

New Milford, Connecticut 06776



Draft Report, April 27, 2020
Final Report, September 1, 2020

Prepared by:



Silver Petrucelli & Associates, Inc.
Architects / Engineers / Interior Designers
3190 Whitney Avenue
Hamden, CT 06518
P: (203) 230-9007
F: (203) 230-824

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SECTION I - EXECUTIVE SUMMARY

This report was prepared by Silver Petrucelli & Associates, Inc. (S/P+A) of Hamden, Connecticut, an architecture and engineering firm specializing in municipal programming, planning and design, feasibility analyses and building condition investigations.

Objective

Silver Petrucelli & Associates (SPA) was retained in the winter 2019/2020 by the Town of New Milford, New Milford Connecticut, to perform a comprehensive roof inspection/report reviewing 11,584 s.f. of sloped roofs, flashings, gutters & drainage systems. The analysis included the construction systems, asphalt shingled sloped roofs, Yankee gutter systems, metal gutters, metal collection boxes, metal downspouts, metal fascia's, metal soffits, metal rakes, wooden soffits with historic wooden dentils, wooden crown molding, wooden fascia's, & existing ventilation systems. Our efforts included visual observations from the ground (both outside the facility & inside the facility), visual observations from the roof and review of all existing documents made available to SPA which aided in our understanding of the original construction materials & detailing.

Findings

Based on our observations, the 11,584 s.f. of the existing asphalt shingles are in poor condition and will require replacement shortly, as they have reached the end of their useful life. These shingles are in poor condition likely due to their age coupled with overheating due to solar gain/lack of proper ventilation. The balance of the metal flashing, gutters, downspouts, fascia's & soffits historic dentils are all in relatively poor condition, and depending on the final design solution selected, may need to be restored, altered or replaced.

Recommendations

Since the sloped asphalt shingles need to be replaced shortly. SP&A is recommending 2 different options for the Town of New Milford to consider:

1. Remove shingles, install new membrane, vented deck & 40 year architectural shingles
2. Remove shingles, install new deck, install new membrane, hat channels & standing seam metal (copper) roof panels.

Option 1 (Asphalt Shingle Restoration, 40 year solution on sloped roof areas)

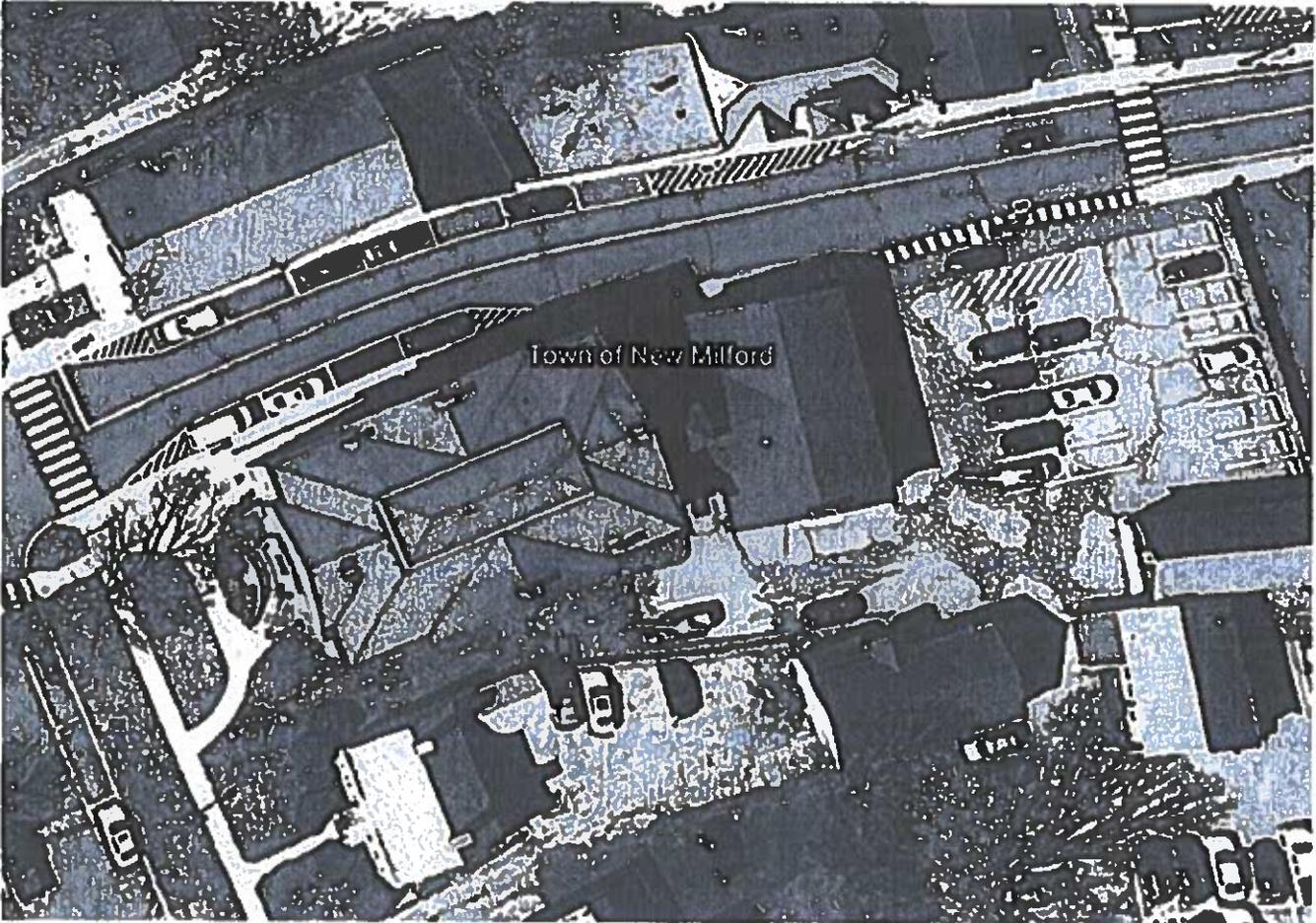
new asphalt shingles, new gutters & fascia/ soffit restoration

Total Cost = \$628,495

Option 2 (Copper Standing Seam & Restoration, 40-50 year solution on sloped areas)

new standing seam copper roof, gutters & fascia/ soffit restoration

Total Cost = \$883,466



Aerial View of New Milford Town Hall, New Milford, CT

SECTION II - PROCESS

The information contained in this report was gathered by S/P+A via interviews and meetings with members of the Town's Public Works, organized by Jack Healy. Observations and samples of the existing roof condition and materials, examination of the most recent construction drawings, and historical data of other recently completed roof replacements were also conducted for this report. The collected data was organized and appears in sections of this report in the form of written narratives, estimates, details and matrices.

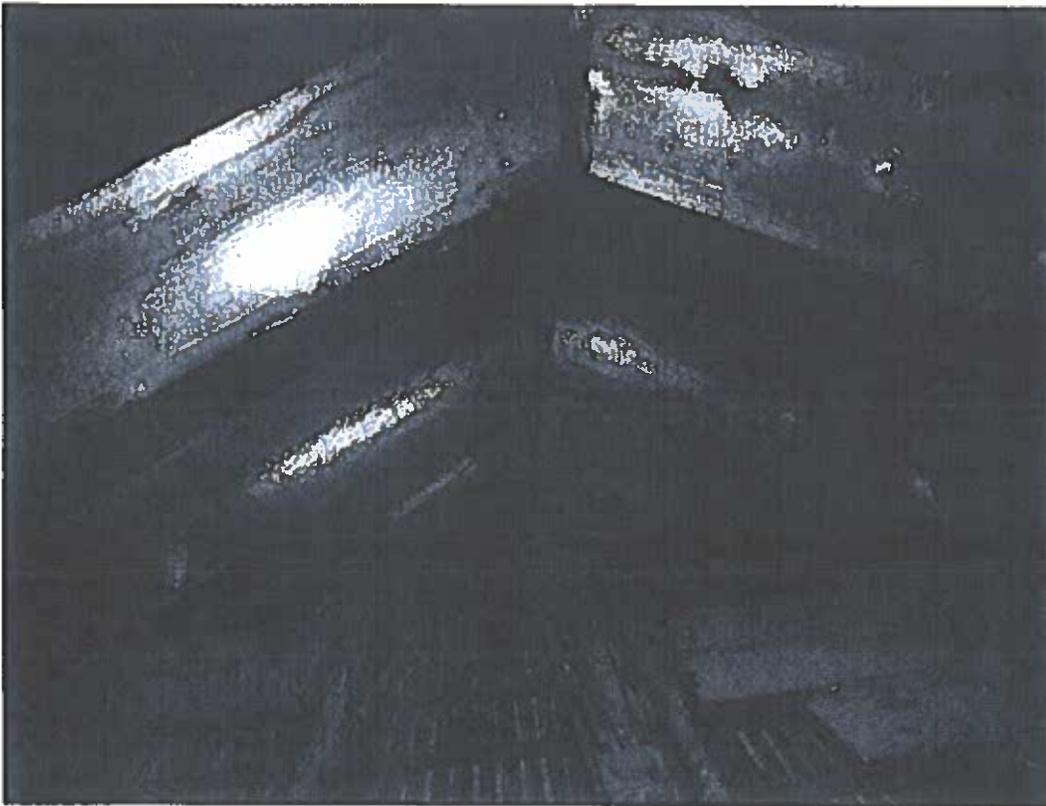


SECTION III - EXISTING CONSTRUCTION

Original designs for the New Milford Town Hall were completed in the early 1900's along with an addition located in the rear (East side of the existing Town Hall) in 1989. The original 3-story structure has a brick façade with a stone base and stone windowsills. The original structures roof is a wood framed hip roof with the ridge running in the east to west direction. 4 prominent gable ends are present on each face of the original building. The original roof covering appears to have been tin, zinc or lead coated standing seam copper. The 1989 addition is a sloped gable roof with its ridge running in the north to south direction. All existing sloped roofs are covered with asphalt shingles. The total roof area is 11,584 s.f. consisting of 7,970 s.f. of sloped asphalt roofs on the original building & 3,614 s.f. of sloped asphalt roofs on the 1989 addition.

The Building Structure:

The New Milford Town Hall is a type 3B construction which means that the exterior walls are masonry and the floor & roof structure is constructed of combustible (wood framing) materials. The Super structure of the facility consists of steel columns, wood beams, wood joists, wood floor decks, concrete slabs and either, wood joists or wood trusses for the roof structure. At all roof deck locations, wooden roof planks (the roof decking) are nailed to the wood structure below. The roof super structure consists of wood members that are sloped to provide the aesthetic and proper roof slope, clearly meeting the building code requirements. At the sloped roof sections (with shingles) the super structure is sloped at 6/12 meaning there are 6 vertical units for every 12 horizontal units. The exterior walls of the facility consist of a stone base & brick masonry walls. The interior walls consist of concrete block or wood studs/gypsum drywall, depending on the location.



Sloped Roofs (with asphalt shingles):

The sloped roofs throughout the Town Hall equate to 100% of the roof area of the structure. These sloped roofs are shingled with “architectural” fiberglass asphalt shingles with approximately 6” of exposure. Below the fiberglass shingles is a felt paper on a series of +/- 1” x10” wood plank roof decking. The shingles are nailed to the wood plank decking. Below the roof is an open attic space with a plaster ceiling below this.

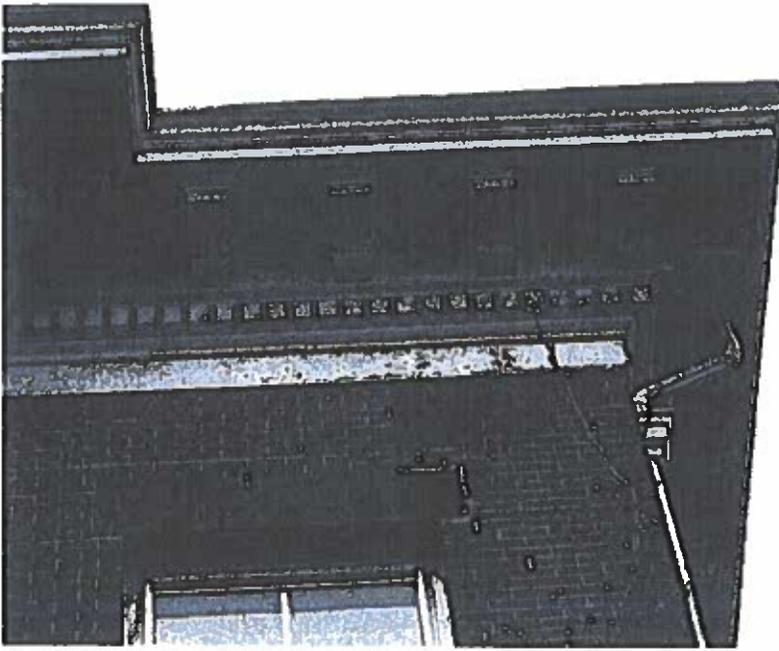
Fiberglass Asphalt shingles have a base layer of glass fiber reinforcing mat made from wet, random-laid glass fibers bonded with resin. The mat is then coated with asphalt containing mineral fillers to make it waterproof. The exposed surface is impregnated with stone or ceramic granules and the underside with sand or mica to prevent the shingles from sticking to one another before use. The top surface granules block the ultra-violet light, which causes the shingles to deteriorate, provides some physical protection of the asphalt core, and provides color – lighter shades preferred for their heat reflectivity in sunny climates, darker in cooler ones for their absorption. Some shingles have copper or other biocides added to the surface to help prevent algae growth. Self-sealing strips are standard on the underside of shingles to provide resistance to lifting in high winds.

Most of the sloped roofs at New Milford Town Hall are simple 6/12 hip roofs with the main ridge running in the East-West direction, all of which are covered in asphalt shingles. There are minimal penetrations, apart from a few masonry chimneys and mechanical penetrations throughout the asphalt shingles, giving the roof a clean unobstructed appearance.

On the perimeter (low side) of the sloped roofs of the main building is a traditional built-in yankee gutter systems that has been constructed into the existing roof. These traditional yankee gutters drain into decorative metal collection boxes that allow water to flow into the vertical 4” diameter metal downspouts. The fascia & soffits are constructed using a series of decorative wood crown moldings & wood dentils.



(Existing Architectural Shingles on existing hip roofs)



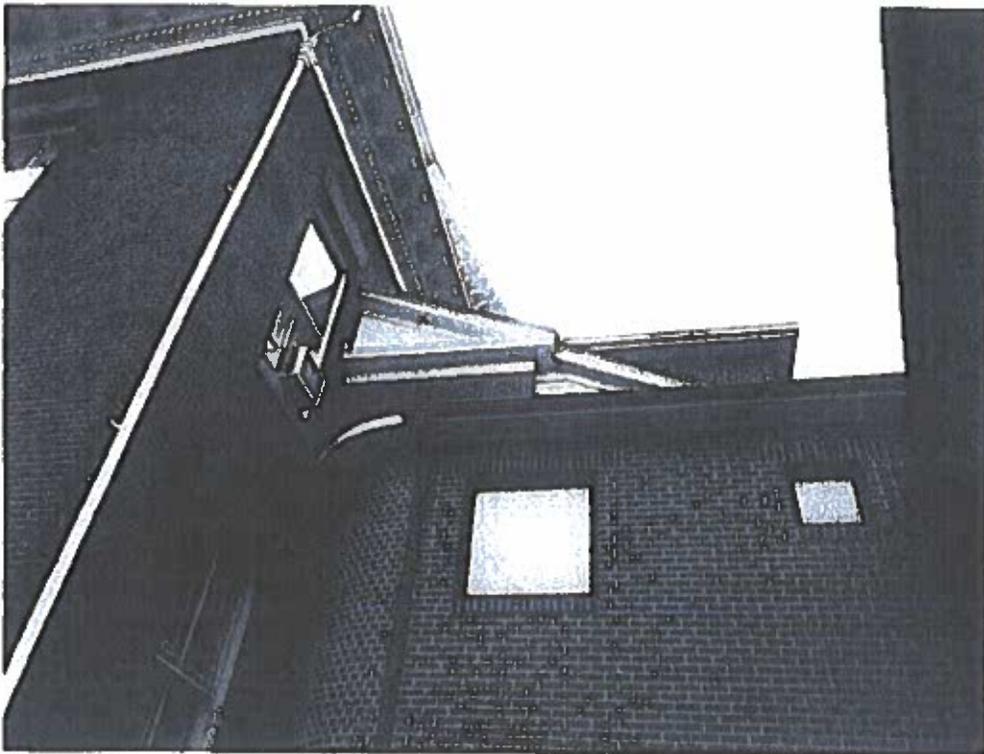
(Existing Wood Soffit/ Wood Fascia & Underside of Existing Yankee Gutter)

SECTION IV - OBSERVATIONS

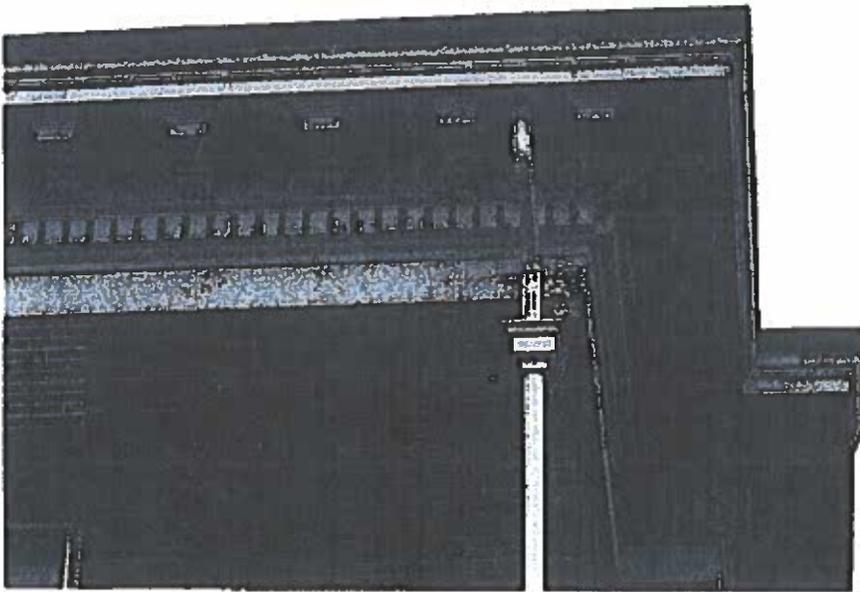
Sloped Roofs (with asphalt shingles):

The existing shingles on all sloped roof surfaces at the New Milford Town Hall are showing signs of cracking/failure with the cracks extending through the shingles glass fibers/resin layers. This failure, in our opinion, is caused by natural aging and possibly excessive heat build-up below the shingle. Age, Solar exposure and heat are the leading causes of shingle deterioration, and these shingles show the "classic" signs of all of the above. We also believe that the limited ventilation that was installed below these asphalt shingles contributed to the failure. However, one must also understand that these shingles, being over 20 years old, have also exhausted 80% of their life expectancy as the shingles likely had a projected 25-year lifespan when new. The existing copper lined built-in Yankee gutter systems have received repairs recently, and likely, many times in the past. During these repairs, a rubberized membrane flashing was installed within the yankee gutter system located at all perimeter edge conditions on the original facility. This membrane flashing was intended to "coat" the interior of the yankee gutter system allowing the rain flow to travel freely to the existing collection boxes & metal downspouts.

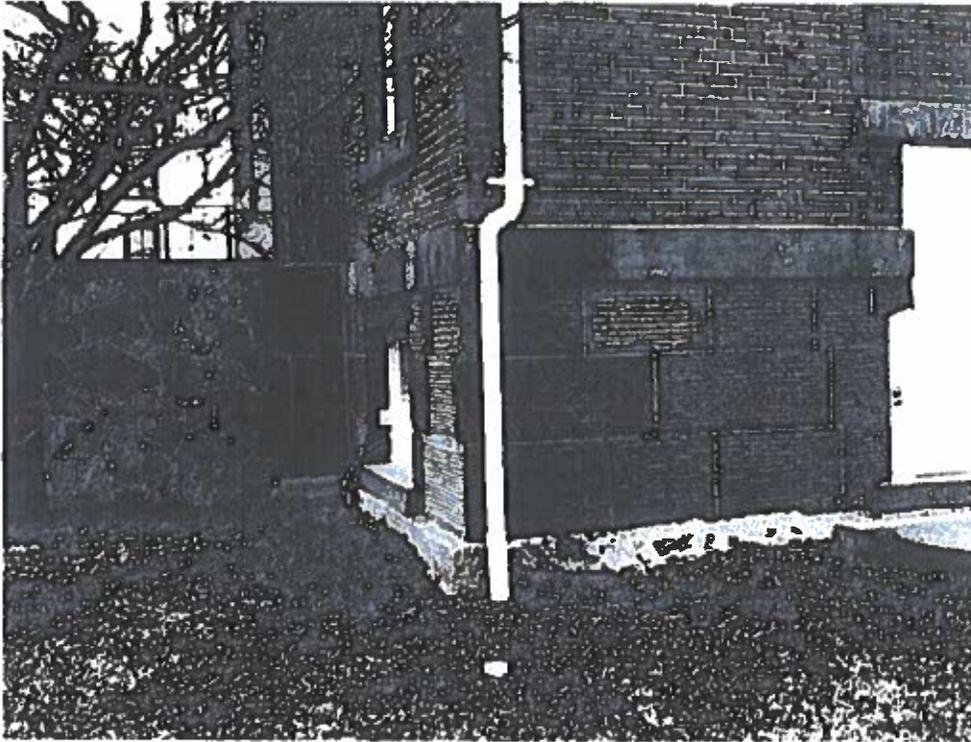
After analyzing all of the existing conditions, it is evident that the original design and construction of the original roof area was a tin, lead or zinc coated copper standing seam roofing system that was disassembled years ago. A new asphalt shingle system was installed in its place. The original roof assembly was designed with no ventilation which is evident from the perimeter metal flashing, rakes, soffits below. Also, none of the asphalt shingle ridges are vented with typical vented ridge vents. The addition, completed in 1989, also shows no signs of existing ventilation within the original design. In addition, there is no indication that ventilation was installed within the perimeter details as well as the existing 1989 ridge. The gutters & downspouts on the 1989 addition are in fair condition but will likely needs to be removed as part of any repair.



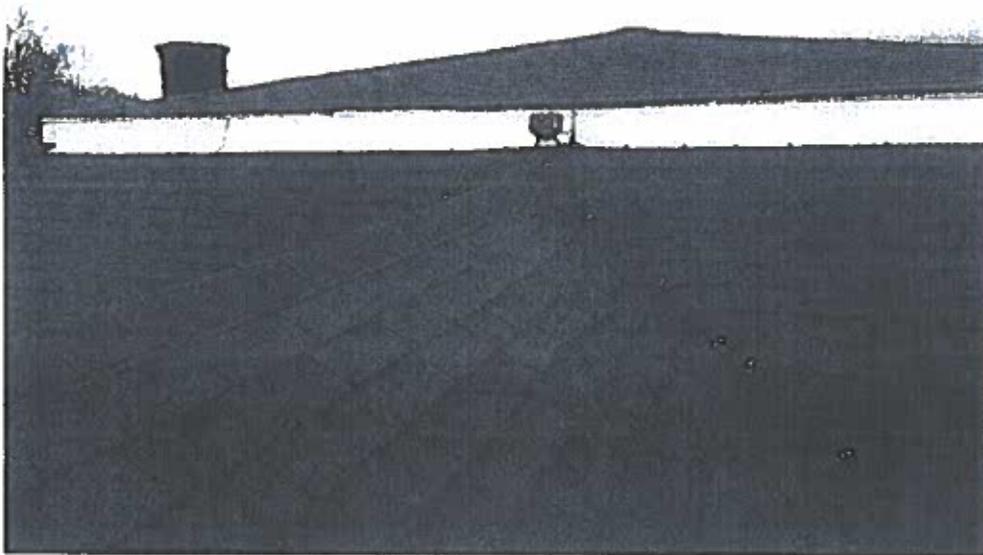
(1989 Addition showing various roofs, gutter & downspout)



(Original Buildings Fascia/ Soffit)



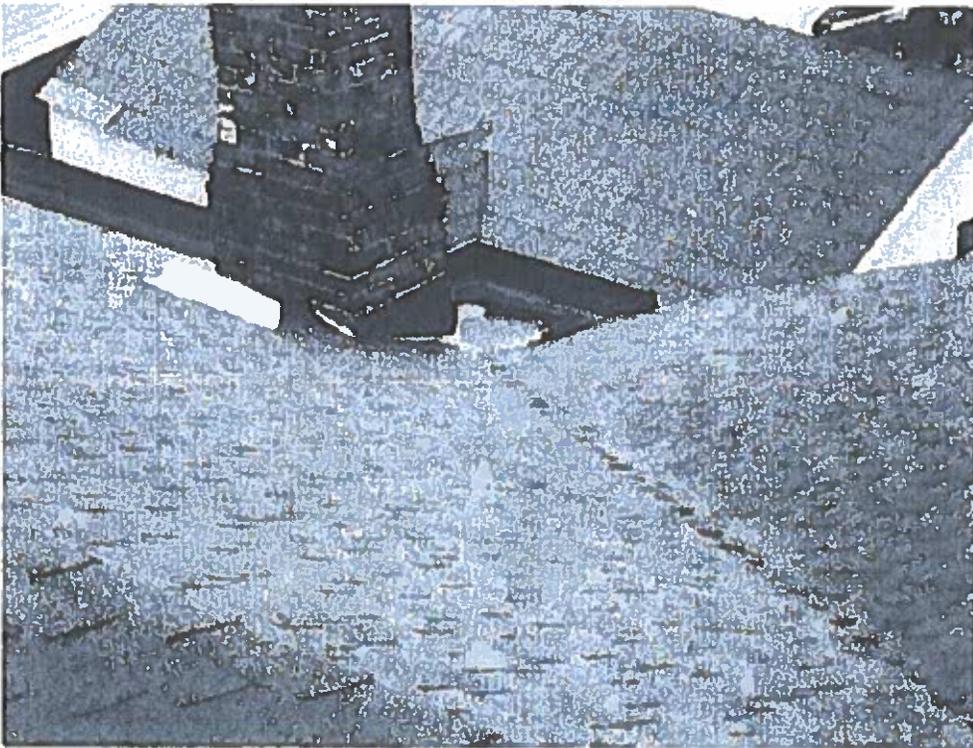
(Downspout Connection to Underground Drainage)



(Existing Asphalt Shingles)



(Existing Wood Roof Hatch.)



(Existing Chimney)

SECTION V – RECOMMENDATIONS & ESTIMATES

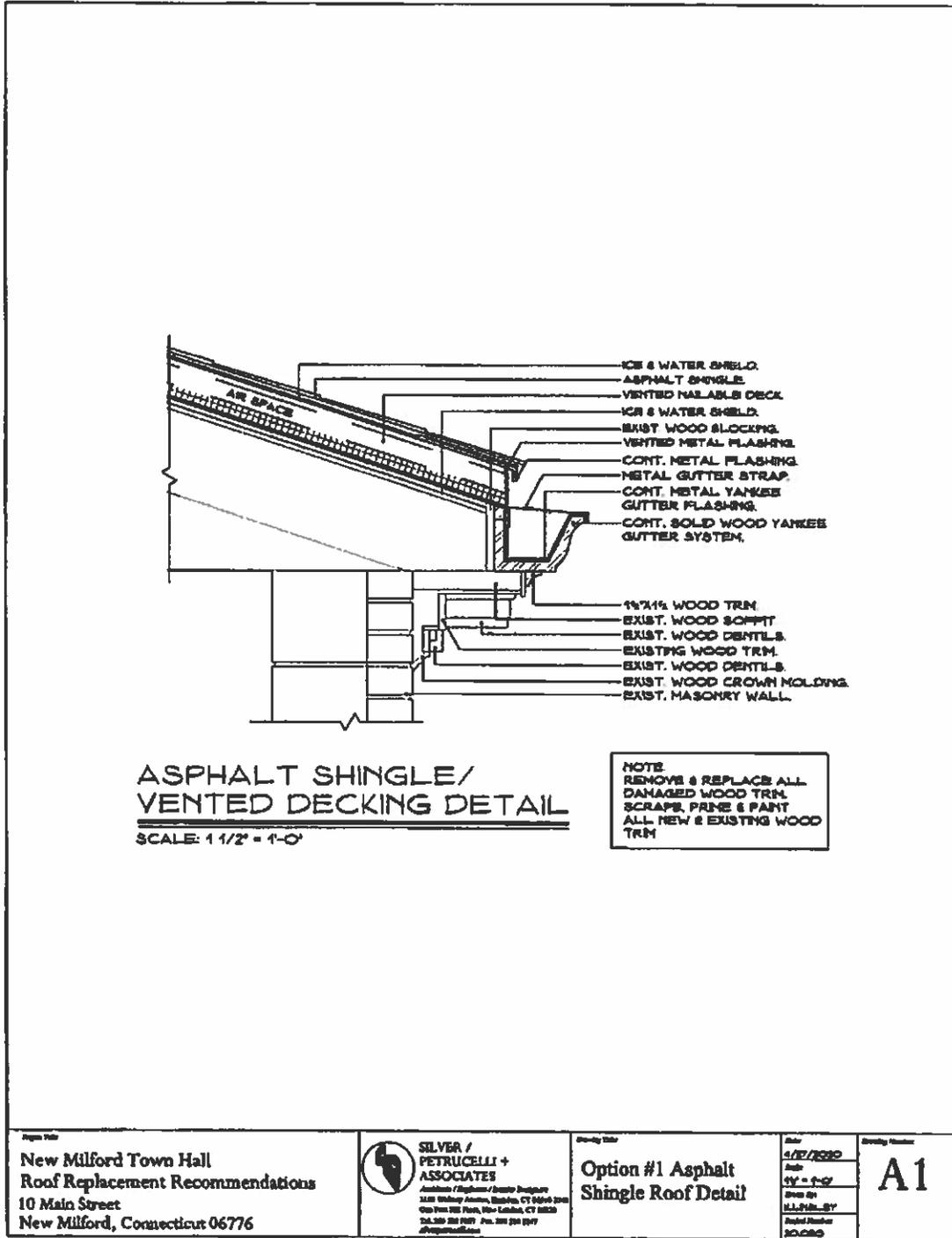
Option #1 (asphalt shingles on sloped roofs)

Sloped Roofs (asphalt shingles)

- Remove all fiberglass asphalt shingles.
- Remove building paper (below asphalt shingles).
- Remove all perimeter aluminum gutters, rakes, soffits, edge strips, etc.
- Existing wood plank deck to remain.
- Install ice & water shield over existing decking.
- Install new vented nail-able deck board with integral 1" insulation, 1.5" air space & ¾" OSB.
- Install ice & water shield on top of OSB over the entire deck.
- Remove existing flashing materials from the existing yankee gutters & remove & replace any rotted wood from inside the existing yankee gutter system.
- Install premium grade 40-year Architectural asphalt shingle rated for wind speeds greater than 130 mph
- Rebuild the existing wood yankee gutters, re-line the gutters with new copper lining.
- Install new copper Collection Boxes and copper downspouts.
- Install new copper gutters, downspouts & flashing at 1989 addition.
- Install new copper step flashing at all existing chimneys
- Construct new roof ventilation intake below (above yankee gutter)
- Install new vented asphalt ridge caps
- Repair / Restore existing historic crown moldings, dentils & prime & paint to match the existing.

It is our Understanding that the New Milford Town Hall is on the National Register of Historic Places. Since State Historic Preservation Officers (SHPO) play a critical role in any renovation to a Historic Structure, SHPO will need to be involved in the decisions of roofing materials and renovation proposals, moving forward. SHPO traditionally discourages Asphalt shingles on historic structures, and usually prefers that the original material be reinstalled. However, since the roof previously had asphalt shingles installed, it is possible that SHPO will continue allowing the use of these materials. The obvious next step, once New Milford decides on a definitive direction for reroofing, is to get SHPO involved with any future proposals, ultimately securing their approval with the proposed renovations.

Option 1 – Proposed Sloped Roof Construction Section/Detail (Asphalt Shingle)



Option 1 – Opinion of Probable Construction

New Milford Town Hall						18-Apr-20				
10 Main Street, New Milford, Connecticut 06776										
Owner: TOWN OF NEW MILFORD						JOB NO: 20.005				
OPINION OF PROBABLE CONSTRUCTION COST 11,584 (\$QUARE FEET)				OPTION #1 ASPHALT SHINGLE						
SECTION NUMBER	WORK CATEGORIES	QTY	UNIT	MATERIAL COST		LABOR COST		ALLOWANCE	TOTAL \$	
				UNIT \$	TOTAL	UNIT \$	TOTAL			
DIVISION TWO										
	DUMPSTERS	5	EA	\$2,500.00	\$12,500				\$12,500	
	DEMO - ASPHALT SHINGLE ROOF	11,584	SF	\$0	\$0	\$1.00	\$11,584		\$11,584	
	DEMO - METAL GUTTER- DOWNSPOUTS	750	LF	\$0	\$0	\$9.00	\$6,750		\$6,750	
	DEMO - FASCIA/ RAKE METAL	750	LF	\$0	\$0	\$7.50	\$5,625		\$5,625	
	DEMO - WOOD BLOCKING	1200	LF	\$0	\$0	\$5.00	\$6,000		\$6,000	
	SELECTIVE DEMO OF EXIT, CROWN MOLDING	1	LS	\$0	\$0	\$15,000	\$15,000		\$15,000	
	SELECTIVE DEMO OF EXIT, DENTIL	1	LS	\$0	\$0	\$17,500	\$17,500		\$17,500	
	STAGING SYSTEM	1	LS	\$0	\$0	\$1,500	\$1,500		\$1,500	
	CRANE RENTAL	1	LS	\$0	\$0	\$10,000	\$10,000		\$10,000	
DIVISION TWO SUB-TOTAL								\$89,459		
DIVISION FIVE										
	COPPER LINING FOR YANKEE GUTTERS	750	LF	\$20	\$15,000	\$14	\$10,500		\$25,500	
	COPPER GUTTERS & DOWNSPOUTS	800	LF	\$20	\$16,000	\$12	\$9,600		\$25,600	
	COPPER FASCIA W/ AIR VENT	300	LF	\$8	\$2,400	\$12	\$3,600		\$6,000	
	COPEPR FLASHING	400	LF	\$15	\$6,000	\$12	\$4,800		\$10,800	
DIVISION FIVE SUB-TOTAL								\$67,900		
DIVISION SIX										
	5% TOTAL DECK REPLACEMENT ALLOWANCE	1700	SF	\$ 1.00	\$ 1,700	\$ 2.00	\$3,400		\$ 5,100	
	VENTED NAILABLE DECK	11584	SF	\$ 1.25	\$ 14,480	\$ 1.75	\$20,272		\$ 34,752	
	CROWN MOLDING RE-CONSTRUCTION	1	LS	\$17,500	\$17,500	\$20,000	\$20,000		\$37,500	
	DENTIL RE-CONSTRUCTION	1	LS	\$19,000	\$19,000	\$22,000	\$22,000		\$41,000	
	WOOD BLOCKING	1200	BF	\$ 2.50	\$ 3,000	\$ 3.50	\$4,200		\$ 7,200	
DIVISION SIX SUB-TOTAL								\$ 125,552		
DIVISION SEVEN										
	ICE & WATER SHIELD	23,168	SF	\$1.75	\$40,644	\$0.50	\$11,584		\$52,128	
	ASPHALT SHINGLES	11,584	SQ	\$5.00	\$57,920	\$4.50	\$52,128		\$110,048	
	SEALANTS	1	LS				\$5,000		\$5,000	
	MISC ROOF ACCESSORIES	1	LS				\$5,000		\$5,000	
	ADHESIVES	1	LS				\$5,000		\$5,000	
DIVISION SEVEN SUB-TOTAL								\$177,176		
SUB-TOTAL =									\$457,987	
CONSTRUCTION COST PER SQUARE FOOT =		\$49.32								
								GEN CONDITIONS	10.00%	\$45,799
								OVERHEAD & PROFIT	15.00%	\$68,563
CONSTRUCTION TOTAL =									\$571,359	
								CONTINGENCY =	10.00%	\$57,136
GRAND TOTAL									\$628,495	

SILVER PETRUCELLI ASSOCIATES
Architects & Engineers



3199 Watney Avenue
Hamden, CT 06518
Phone: 203-230-9067 ext. 213
Fax: 203-230-6247
www.silverpetrucelli.com

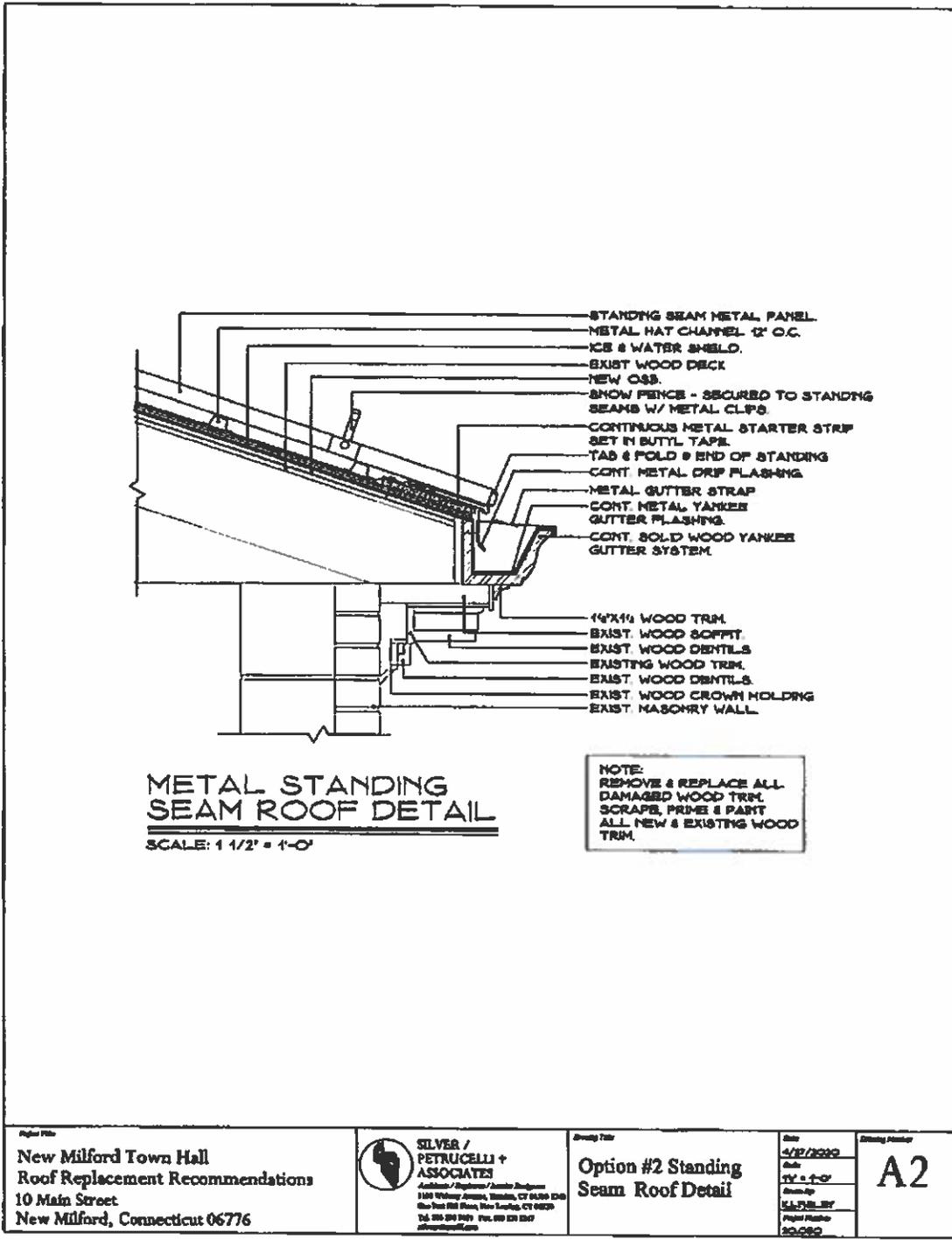
Option #2 (Copper Standing Seam on sloped roofs)

Sloped Roofs (standing seam metal roofing)

- Remove all fiberglass asphalt shingles.
- Remove building paper (below asphalt shingles).
- Existing wood deck to remain.
- Remove all perimeter aluminum gutters, rakes, soffits, edge strips, etc.
- Install new layer ¾" OSB or plywood roof sheathing.
- Install ice & water shield over the entire new deck.
- Remove existing flashing materials from the existing yankee gutters & remove any rotted wood from inside the existing yankee gutter system.
- Install zinc coated copper standing seam metal roofing system.
- Install new copper cap flashings and copper standing seam accessories
- Install new copper Collection Boxes and copper downspouts.
- Install new copper gutters & flashing at 1989 addition.
- Install new copper step flashing at all existing chimneys.
- Install new continuous snow fence above gutter line (mounted on standing ribs).
- Rebuild the existing wood yankee gutters, re-line the gutters with new copper lining.
- Repair/Restore existing historic crown moldings, dentils & prime & paint to match the existing.

It is our Understanding that the New Milford Town Hall is on the National Register of Historic Places. Since State Historic Preservation Officers (SHPO) play a critical role in any renovation to a Historic Structure, SHPO will need to be involved in the decisions of roofing materials and renovation proposals, moving forward. SHPO usually prefers that the original material be reinstalled, and therefore, installing a zinc coated standing seam copper roof would likely be preferred. The obvious next step, once New Milford decides on a definitive direction for reroofing, is to get SHPO involved with any future proposals, ultimately securing their approval with the proposed renovations.

Option #2 Proposed Sloped Roof Construction Section/Detail (Standing Seam)



Option 2 – Opinion of Probable Construction

New Milford Town Hall						19-Apr-28			
10 Main Street, New Milford, Connecticut 06776									
Owner: TOWN OF NEW MILFORD						JOB NO: 20.005			
OPINION OF PROBABLE CONSTRUCTION COST				OPTION #2 COPPER STANDING SEAM ROOF					
11,584 (SQUARE FEET)									
SECTION NUMBER	WORK CATEGORIES	QTY	UNIT	MATERIAL COST		LABOR COST		ALLOWANCE	TOTAL \$
				UNIT \$	TOTAL	UNIT \$	TOTAL		
DIVISION TWO									
	DUMPSTERS	5	EA	\$2,500.00	\$12,500				\$12,500
	DEMO - ASPHALT SHINGLE ROOF	11,584	SF	\$0	\$0	\$1.00	\$11,584		\$11,584
	DEMO - METAL GUTTER- DOWNSPOUTS	750	LF	\$0	\$0	\$9.00	\$6,750		\$6,750
	DEMO - FASCIA/ RAKE METAL	750	LF	\$0	\$0	\$7.50	\$5,625		\$5,625
	DEMO - WOOD BLOCKING	1200	LF	\$0	\$0	\$5.00	\$6,000		\$6,000
	SELECTIVE DEMO OF EXT. CROWN MOLDING	1	LS	\$0	\$0	\$15,000	\$15,000		\$15,000
	SELECTIVE DEMO OF EXT. DENTIL	1	LS	\$0	\$0	\$17,500	\$17,500		\$17,500
	STAGING SYSTEM	1	LS	\$0	\$0	\$1,500	\$1,500		\$1,500
	CRANE RENTAL	1	LS	\$0	\$0	\$10,000	\$10,000		\$10,000
DIVISION TWO SUB-TOTAL								\$86,459	
DIVISION FIVE									
	COPPER LINING FOR YANKEE GUTTERS	750	LF	\$20	\$15,000	\$14	\$10,500		\$25,500
	COPPER GUTTER & DOWNSPOUTS	900	LF	\$20	\$18,000	\$12	\$9,600		\$25,600
	COPPER VALLEYS	350	LF	\$15	\$5,250	\$12	\$4,200		\$9,450
	COPPER FLASHING	400	LF	\$15	\$6,000	\$12	\$4,800		\$10,800
DIVISION FIVE SUB-TOTAL								\$81,900	
DIVISION SIX									
	5% TOTAL DECK REPLACEMENT ALLOWANCE	1700	SF	\$ 1.00	\$ 1,700	\$ 2.00	\$3,400		\$ 5,100
	3/4" OSB OR PLYWOOD OVER ENTIRE DECK	11574	SF	\$ 1.25	\$ 14,468	\$ 1.00	\$11,574		\$ 26,042
	CROWN MOLDING RE-CONSTRUCTION	1	LS	\$17,500	\$17,500	\$20,000	\$20,000		\$37,500
	DENTIL RE-CONSTRUCTION	1	LS	\$19,000	\$19,000	\$22,000	\$22,000		\$41,000
	WOOD BLOCKING	1200	LF	\$ 2.50	\$ 3,000	\$ 3.50	\$4,200		\$ 7,200
DIVISION SIX SUB-TOTAL								\$ 90,800	
DIVISION SEVEN									
	ICE & WATER SHIELD	11,574	SF	\$1.75	\$20,256	\$0.50	\$5,787		\$26,042
	ZINC COATED COPPER STANDING SEAM ROOF	11,574	SQ	\$17.00	\$196,758	\$13.00	\$150,462		\$347,220
	SNOW RAIL	300	LF	\$36.00	\$10,800	\$8.00	\$2,400		\$12,600
	SEALANTS	1	LS					\$5,000	\$5,000
	MISC ROOF ACCESSORIES	1	LS					\$7,500	\$7,500
	ADHESIVES	1	LS					\$5,000	\$5,000
DIVISION SEVEN SUB-TOTAL								\$ 403,382	
SUB TOTAL =								\$842,521	
CONSTRUCTION COST PER SQUARE FOOT = \$89.33									
GEN. CONDITIONS								10.00%	\$84,252
OVERHEAD & PROFIT								15.00%	\$96,378
CONSTRUCTION TOTAL =								\$903,151	
CONTINGENCY =								10.00%	\$90,315
GRAND TOTAL								\$993,466	



SILVER/PETRUCELLI ASSOCIATES
Architects & Engineers

110 Whitey Avenue
Hartford, CT 06118
Phone 203 236 9003 ext. 201
Fax 203 236 8247
www.silverpetruci.com

SECTION VI - ESCALATION

Silver Petrucelli & Associates was informed that this project may be constructed sometime in 2020. However, if construction does not occur during 2020, we have analyzed extending the start date to occur at a later date. Since our opinion of probable construction costs is based on Construction rates for the year 2020, below is an escalation schedule based on 4% increase per year, which has been the average annual construction increase percentage in Connecticut in recent years. Escalation is due to labor and material increases year after year.

Option:	Year:					
	2020	2021	2022	2023	2024	2025
Option 1	\$628,495	\$653,635	\$679,780	\$706,971	\$735,250	\$764,660
Option 2	\$883,466	\$918,804	\$955,557	\$993,779	\$1,033,530	\$1,074,871

myrahom@gmail.com 8

TOWN OF NEW MILFORD
MAYOR'S OFFICE
10 MAIN STREET
NEW MILFORD, CT 06776
PHONE # 860-355-6010
FAX # 860-355-6002

PERMIT # _____
ISSUE DATE: _____

REVIEWED BY: _____

Application for
TOWN ROAD CLOSURE
ALL APPLICATIONS TO BE PRINTED

The undersigned owner or authorized agent hereby applies for permission to close a town owned road in accordance with the Laws & Ordinance of the Town of New Milford

Request to Close (Road Name(s)): Picket District to Dodd Rd From JPS
Event Date(s): NOV 8th Rain Date(s): NOV 15 Dodd Rd
Requested Hours for Road Closure: 8:30 to 9:30 AM

Name of the Event: NMFAC 5K road race

If Town Green: Check all that apply
 Southern Crossover over Main Street
 Northern Crossover over Main Street

Other Requirements:
 CERTIFICATE OF INSURANCE
 Barricades
 Police Side Duty
 Road Signage

Name of Applicant: Michael Nahom
Organization if applicable: New Milford Fitness & Aquatics Club
Mailing Address: 130 Grove Street, NM

*****REQUEST CHECKLIST*****

Certificate of Insurance to the Town of New Milford: _____

Park & Rec Permit Approval Date: _____

Traffic Authority Approval Date: Sept 22, 2020 Tyler Bergmann, Chairman
(NOTE: This Commission meets every 4th Tuesday each month)

Police Chief Approval Signature & Date: [Signature] 9-24-2020
Side Duty Officer(s) Required: To Be Determined

Request to Mayor for Town Council Submission Date: _____

Town Council Approval Date: _____

962



TOWN OF NEW MILFORD

Office of Economic Development

Karen G. Pollard, CEcD, Economic Development Director

10 Main Street, New Milford, Connecticut 06776

Telephone 860-355-5001 – kpollard@newmilford.org

Date: September 25, 2020

To: Mayor Pete Bass, Town Council Members

CC: Brian Lastra, Tax Assessor

From: Karen G. Pollard, CEcD, Economic Development Director

Re: Tax Deferral Request, 254 Danbury Rd., Yokohama Restaurant

An Economic Impact Analysis (EIA) examines the effect of an event on the economy on a location or region. It usually measures changes in business revenue, taxes generated and jobs created. EIA's are commonly conducted by trained professionals with the right data to input. I received my training as part of the Economic Development Institute at the University of Oklahoma, and it is part of the exam for certification by the International Economic Development Council.

The measurable economic impact of a business development project goes far beyond the Grand List value of the real estate. Creating new employment can pump millions of dollars from wages into the local economy and improve the quality of life for all residents. The acquisition of new equipment and machinery by a company generates both sales tax revenue and personal property tax revenue. A new business will also contract with local companies for landscaping and snow removal, alarm systems, uniform cleaning and rentals, local printers and accounting services just to name a few. These types of outcomes are considered "Direct Impacts" that can be tied directly to the development project.

An "Indirect Impact" will occur as a consequence of the project, but one or more steps removed. Employees spend their wages and will rent or purchase a home in the local area, maintain and improve it and own a car or two. They and their families will frequent area restaurants and shops, and get local services like medical and pet care, daycare, get their taxes done and their hair cut in local businesses. Those businesses may hire additional staff or increase hours as a result of the new sales or services.

The new restaurant at 254 Danbury Road has been completely remodeled with indoor and outdoor dining. All mechanicals have been replaced, and the entire interior has been replaced and updated.

Key Outputs are:

Pre-Improvement Assessed:	\$374,710
Grand List Growth:	\$189,430 *Building Investment
New Personal Property:	\$ 160,000
Pre-Construction Taxes:	\$10,750
New Annual Taxes:	\$5,440 *Direct Impact
New Resident Income:	\$550,000 *estimated
Indirect Impact:	\$597,595 Annually
Induced Impact:	\$1,190,570 Annually *Multiplier Effect

New Jobs Created: 20 *estimated
Average Salary: \$27,500 *estimated
New Payroll: \$550,000 *estimated

	Market Value	Assessed Value	Taxes Generated
Pre-Improvement	\$374,710	\$374,710	\$10,750
Improvements	\$551,479	\$189,430	\$5,440
Personal Property	\$230,000	\$160,000	\$4,589

Based on the positive economic impacts, this incentive will be offset by other revenues in 3 months. The national average payback is between 3 and 5 years. Anything less than that is considered an excellent return on investment.

Thank you for your consideration of the economic impact analysis and data related to 254 Danbury Rd.



TOWN OF NEW MILFORD

Assessor's Office
Roger Sherman Town Hall
10 Main Street

New Milford, Connecticut 06776
(860) 355-6070 • Fax (860) 355-3319

To: Pete Bass, Mayor & New Milford Town Council
From: Brian Lastra, Assessor 
Date: September 23, 2020
Subject: Tax Abatement – K & L Asian Corp (Yokohama Restaurant)

Attached is a Tax Deferral Application that was filed on September 3, 2020 by K & L Asian Corp. pursuant to the Town of New Milford's Code of Ordinances, Article IX, §19-44. The application pertains to a vacant restaurant building at 254 Danbury Road that was gutted and is currently being remodeled as a restaurant with outdoor dining. With this renovation, all the mechanicals will be replaced (plumbing, electrical, heating, cooling, lighting, and sprinklers). All the interior finishes (walls, floors, ceilings) are being replaced as well.

The restaurant will consist of a first floor dining area (68 seats) that measures 3,568 square feet (sq ft.) in size. The second floor will accommodate an 892 sq. ft. banquet area (26 seats). Zoning recently approved a 600 sq. ft. outside patio area (32 seats) that will be used on a seasonal basis weather permitting.

The applicant provided the required details to analyze the appropriateness of this facility as it pertains to the Tax Deferral Ordinance and to determine the assessment increase after construction is complete. Attached to the application are the required drawings and plans. I also consulted with the Chief Building Official and he gave me access to all the building plans, site plans, and inspection reports.

After my analysis, I have found that this project meets the following eligibility requirements of the Tax Deferral Ordinance:

1. The property is located in the General Business Zone (B-2).
2. The cost of the improvements exceeds the minimum investment required (\$50,000).
3. The property's use is considered hospitality.

The deferral will apply to the increase in value attributable to the remodeling of a restaurant style building. The assessed value of the land and improvements prior to renovation was 374,710. Using the current mill rate of \$28.68, the tax on the property prior to renovation is \$10,750 ($374,710 \times \$28.68 = \$10,750$). After renovation, the assessed value is estimated to be 564,140, an increase of 189,430. The Town may award an abatement up to 100% of the increase in assessment. A 100% abatement would result in a tax savings of \$5,440 ($189,430 \times \$28.68 = \$5,440$) per year.

It is important to note that this project will also generate significant investments in business personal property. All of the furniture, fixtures, and equipment within the building will be new. I estimate the annual business personal property tax payment at \$4,500 per year.

254 Danbury Rd - Yokohama Restaurant

Total Assessed Value Prior to Renovations 374,710

Tax Prior to Renovations \$10,750

Total Assessed Value After Renovations 564,140

Increased Assessment Attributable to Renovations 189,430

Tax (Improvement Only @\$28.68 Mill Rate) \$5,440

Maximum Eligible Abatement @ 100% \$5,440

Annual Tax Without Abatement \$16,190

Year of Tax Abatement Schedule	Percentage of New Taxes Abated	Amount of Abatement	Total Tax Without Abatement	Total Tax Levied
1	100%	\$5,440	\$16,190	\$10,750
2	100%	\$5,440	\$16,190	\$10,750
3	100%	\$5,440	\$16,190	\$10,750
4	100%	\$5,440	\$16,190	\$10,750
5	100%	\$5,440	\$16,190	\$10,750
		=====	=====	=====
	Total:	\$27,200	\$80,950	\$53,750



Town of New Milford

10 Main St.
New Milford, CT 06776

Economic Development Department

(860) 355-5001

APPLICATION FOR A DEFERRAL OF ASSESSMENT INCREASES ATTRIBUTABLE TO CONSTRUCTION OR IMPROVEMENTS WITHIN THE TOWN OF NEW MILFORD

Pursuant to Article IX, §19-44 of the Code of Ordinances of the Town of New Milford, this application must be completed and submitted to the Department of Economic Development by all applicants seeking to secure a deferral of assessment increases on real property new construction or improvements located within the Town of New Milford.

Address/Location of Property: 254 Danbury Rd. New Milford CT 06776

Tax Assessor's Map Number: 16-3 Town Clerk Survey Map & Lot Number: 66

Name, Address and Telephone Number of Owner of Property

K + I Aslan Group Corp 33 Reynolds Farm Rd., New Milford CT 917-721-5516
(Name) (Address) (Phone)

If Applicable, Name, Address and Telephone of any Person Acquiring an Interest in the Property Identified Above

(Name) (Address) (Phone)

Please indicate under which one of the following criteria the proposed project will qualify under:

The subject real property will be used for:	The subject real property is located in a:
<input type="checkbox"/> Manufacturing	<input checked="" type="checkbox"/> Business or Industrial District
<input type="checkbox"/> Assembly	<input type="checkbox"/> Farms
<input type="checkbox"/> Technology	<input type="checkbox"/> Medical/Health
<input type="checkbox"/> Hotel	<input checked="" type="checkbox"/> Hospitality
<input type="checkbox"/> Educational	<input type="checkbox"/> Entertainment
<input type="checkbox"/> Transportation	<input type="checkbox"/> Amusement/Recreation
<input type="checkbox"/> Other	<input type="checkbox"/> Other (specify type of use)

Please indicate under which one of the following criteria the proposed project will qualify under:

The subject real property will be used for:	The subject real property is located in a:
<input type="checkbox"/> Retail	<input type="checkbox"/> Restaurant
<input type="checkbox"/> Mixed Use	<input type="checkbox"/> Assisted Living
<input type="checkbox"/> Hotel	<input type="checkbox"/> Residential Nursing Care
<input type="checkbox"/> Recreational	<input type="checkbox"/> Entertainment
<input type="checkbox"/> Hospitality	<input type="checkbox"/> Transportation
<input type="checkbox"/> Office	<input type="checkbox"/> Medical/Health
<input type="checkbox"/> Technology	<input type="checkbox"/> Permanent Residential
	<input type="checkbox"/> Village Center District

OR

The subject real property is a qualified brownfield as defined by Connecticut General Statutes § 32-760(2) as set forth in the Code of Ordinances at § 19-47.
 Yes (Note: The total investment made shall not be limited to the cost of remediation.)

OR

The subject real property meets the definition of a blighted property and has been designated blighted by the Blight Prevention Board pursuant to Chapter 10 of the Town of New Milford's Code of Ordinances:
 Yes

OR

The subject real property is located in a designated revitalization zone, and the construction of improvements is in keeping with the adopted revitalization plan.
 Yes

Proposed Use of New Construction or Improvements: Expansion of Best Milford restaurant including interior renovation, brand new kitchen and all appliances, remodel and improve the building, expand dining room and lobby.

Anticipated Date of Project Completion: 11/30/2020

Estimated Cost of New Construction or Improvements: Subject to Offer with \$150,000

Indicate if the applicant agrees to enter into a written agreement with the Town of New Milford fixing the assessment of the real property and all improvements upon such terms and conditions as specified by the Town: YES NO

Standard Offer: The assessment deferral percentage amount and term is at the discretion of the Town Council.

Cost of Improvement	Year 1	Year2	Year3	Year 4	Year5
>\$50,000	100%	100%	100%	100%	100%

Required additional information:

Enclose plans and drawings of the proposed construction with the application

Number of Jobs Retained: _____ Average Salary: _____

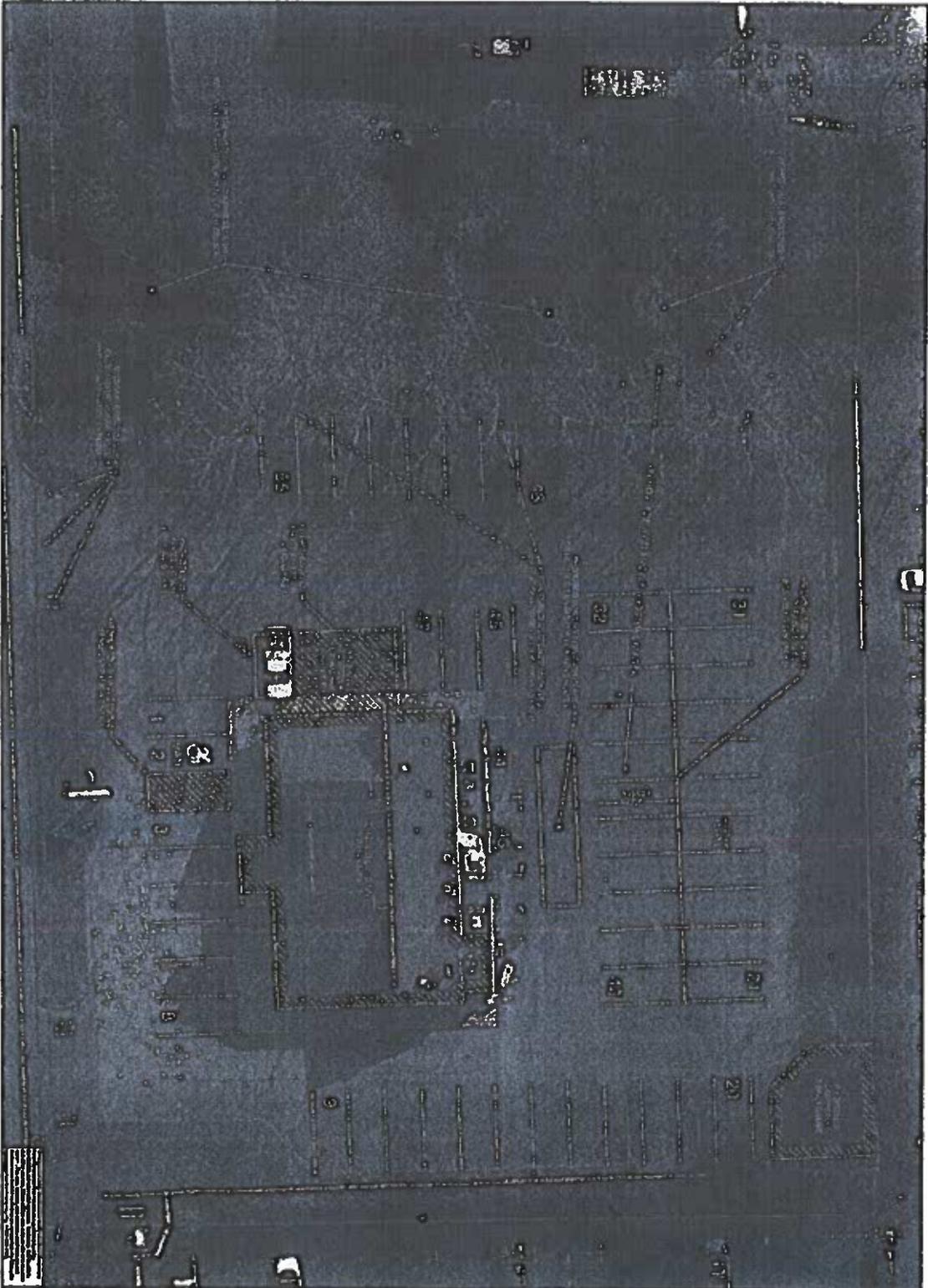
Number of New Jobs: _____ Average Salary: _____

You may attach specific job creation and salary information, if known.

The applicant is advised that all proposed construction and improvements to be undertaken are subject to the eligibility criteria specified in §19-45 of the Code of Ordinances and must comply with all municipal land use regulations and building and health codes.

Signature of Applicant/Agent:  Date: 9-3-20

Print Name and Title: WEN HUI WANG president



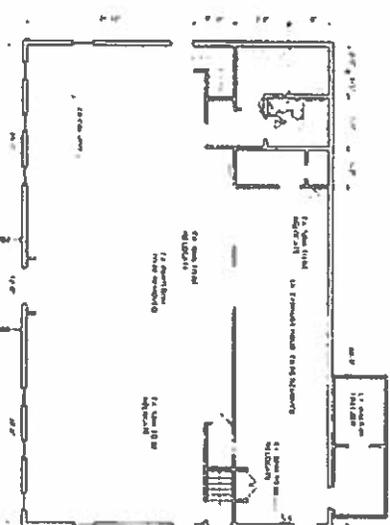
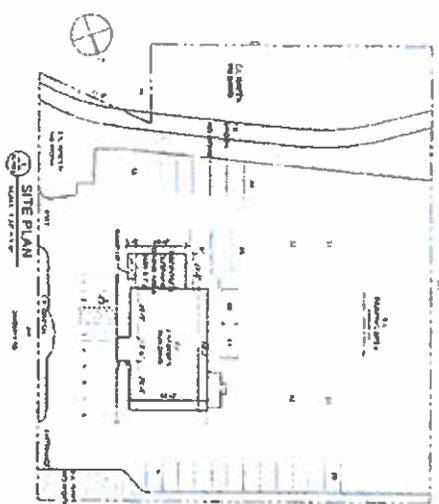
<p>SD.1</p>	<p>1" = 40'</p>	<p>April 8, 2008</p>	<p>Site Development Plan</p>	<p>ARTHUR H. HOWLAND & ASSOCIATES, P.C. CIVIL ENGINEERS • LAND SURVEYORS SOIL SCIENTISTS • LAND PLANNERS 1000 W. 10TH STREET SUITE 100 DENVER, CO 80202 (303) 733-1100 www.ahhpc.com</p>		<p>Scale: 1" = 40'</p>
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ADDRESS: 264 DANBURY RD, NEW MILFORD, CT 06776

SCOPE OF WORK:
 Provide architectural services for the construction of a new 100,000 sq. ft. office building. The project includes site work, foundation, framing, exterior finish, and interior finish. The architect will provide all necessary permits and approvals. The architect will also provide all necessary specifications and details. The architect will also provide all necessary coordination with the contractor and other professionals involved in the project.

GENERAL NOTES:
 1. The construction shall conform to the latest editions of the International Building Code, Connecticut Building Code, and all applicable local codes and regulations.
 2. The construction shall conform to the latest editions of the International Building Code, Connecticut Building Code, and all applicable local codes and regulations.
 3. The construction shall conform to the latest editions of the International Building Code, Connecticut Building Code, and all applicable local codes and regulations.
 4. The construction shall conform to the latest editions of the International Building Code, Connecticut Building Code, and all applicable local codes and regulations.
 5. The construction shall conform to the latest editions of the International Building Code, Connecticut Building Code, and all applicable local codes and regulations.
 6. The construction shall conform to the latest editions of the International Building Code, Connecticut Building Code, and all applicable local codes and regulations.
 7. The construction shall conform to the latest editions of the International Building Code, Connecticut Building Code, and all applicable local codes and regulations.
 8. The construction shall conform to the latest editions of the International Building Code, Connecticut Building Code, and all applicable local codes and regulations.
 9. The construction shall conform to the latest editions of the International Building Code, Connecticut Building Code, and all applicable local codes and regulations.
 10. The construction shall conform to the latest editions of the International Building Code, Connecticut Building Code, and all applicable local codes and regulations.

DRAWING LIST:
 1. SITE PLAN
 2. DEMO FIRST FLOOR PLAN
 3. FLOOR PLAN
 4. SECTION
 5. ELEVATION
 6. DETAIL
 7. SCHEDULE
 8. SPECIFICATIONS
 9. CONTRACT DOCUMENTS
 10. PERMITS AND APPROVALS



REVISION	DATE	DESCRIPTION
1	01/15/20	ISSUED FOR PERMITS
2	02/10/20	REVISED PER COMMENTS
3	03/05/20	REVISED PER COMMENTS
4	04/01/20	REVISED PER COMMENTS
5	05/01/20	REVISED PER COMMENTS
6	06/01/20	REVISED PER COMMENTS
7	07/01/20	REVISED PER COMMENTS
8	08/01/20	REVISED PER COMMENTS
9	09/01/20	REVISED PER COMMENTS
10	10/01/20	REVISED PER COMMENTS
11	11/01/20	REVISED PER COMMENTS
12	12/01/20	REVISED PER COMMENTS

PROJECT: 264 DANBURY RD, NEW MILFORD, CT 06776

ARCHITECT: J. J. SULLIVAN ARCHITECTS, P.C.
 100 MAIN ST, SUITE 200, NEW MILFORD, CT 06776
 TEL: 860-389-1234
 FAX: 860-389-1235
 WWW: JJSULLIVANARCHITECTS.COM

DATE: 12/15/2019

SCALE: 1/8" = 1'-0"

PROJECT NO.: A-001,01

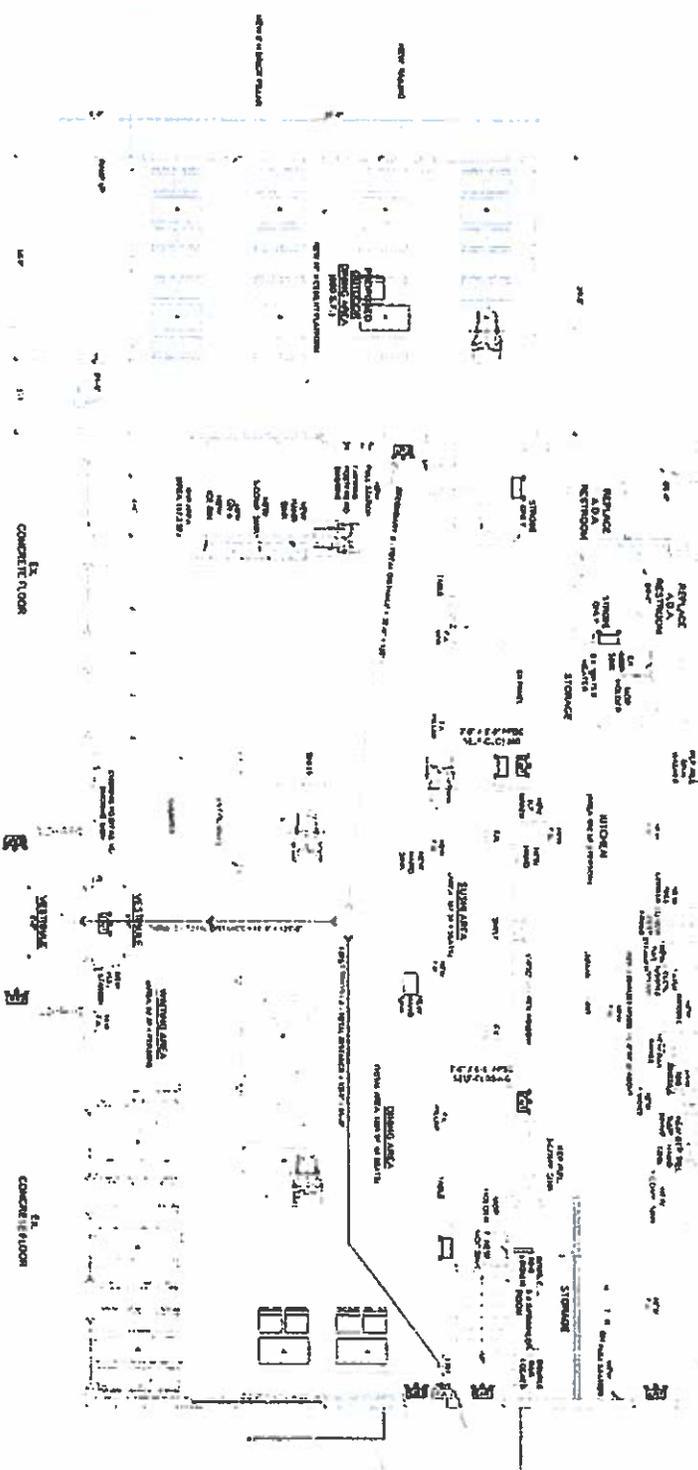
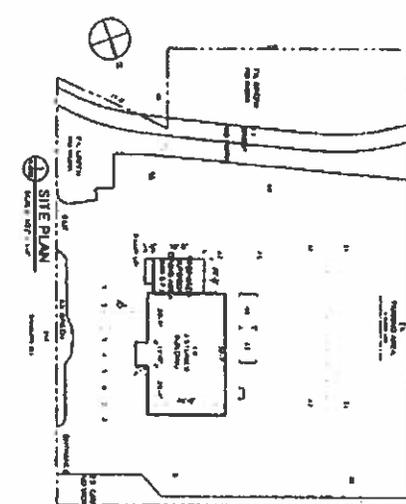
ADDRESS: 264 DANBURY RD., NEW MILFORD, CT 06776

SCOPE OF WORK:

1. The contractor shall provide all labor, materials, and equipment necessary for the construction of the building as shown on the drawings and specified in the notes.

GENERAL NOTES:

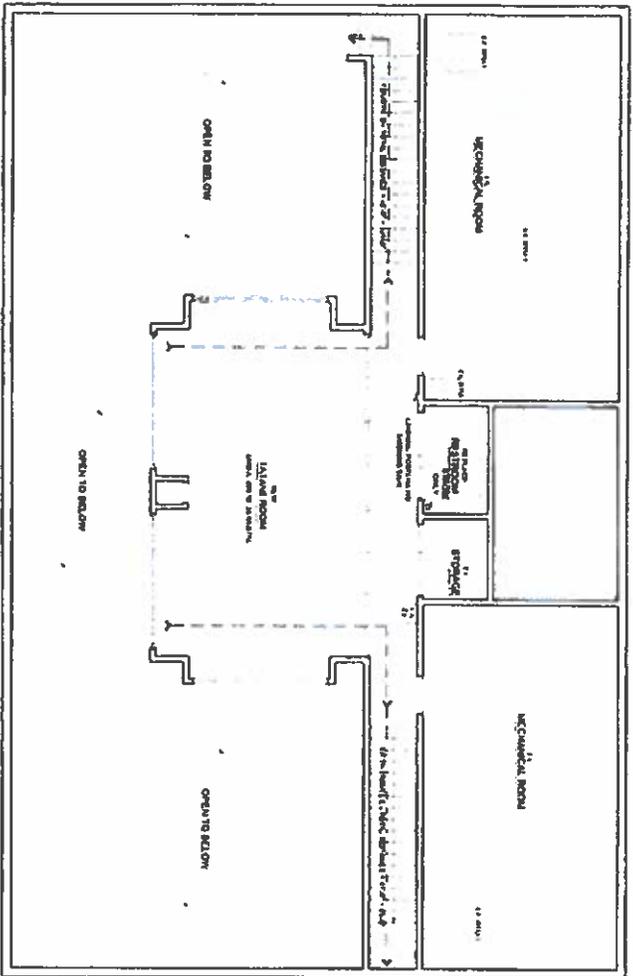
1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING UTILITIES AND STRUCTURES BEFORE BEGINNING CONSTRUCTION.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING UTILITIES AND STRUCTURES BEFORE BEGINNING CONSTRUCTION.
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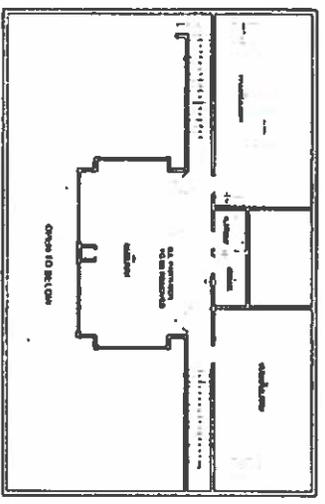
PROPOSED FIRST FLOOR PLAN

REGISTERED PROFESSIONAL ENGINEER
 STATE OF CONNECTICUT
 No. 11111
 EXPIRES 12/31/2024
 PROJECT NO. A-001-00
 DATE: 11/11/2023

ADDRESS: 254 DANBURY RD, NEW MILFORD, CT 06776

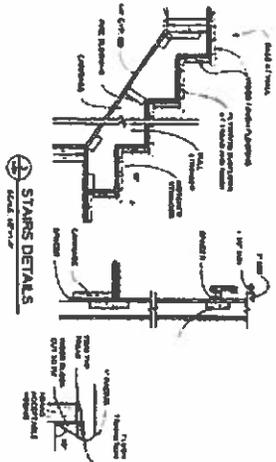


PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

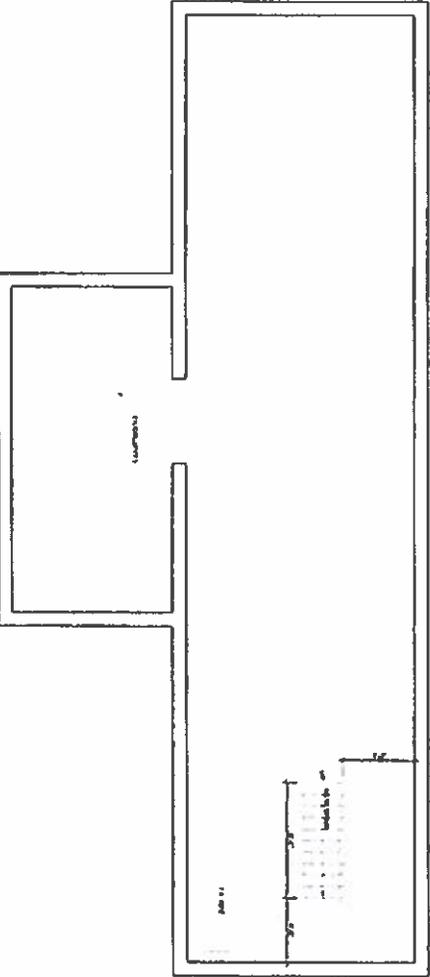


DEMOLITION

DEMOS 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"



STAIRS DETAILS
SCALE: 3/4" = 1'-0"

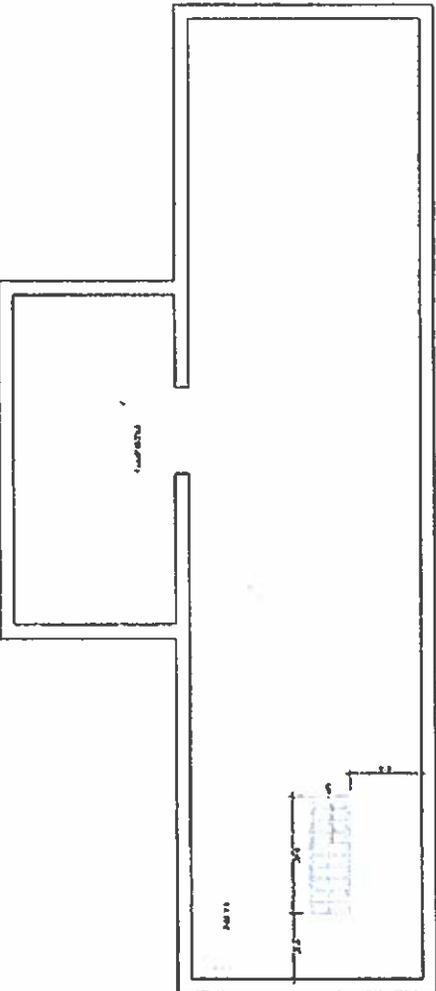
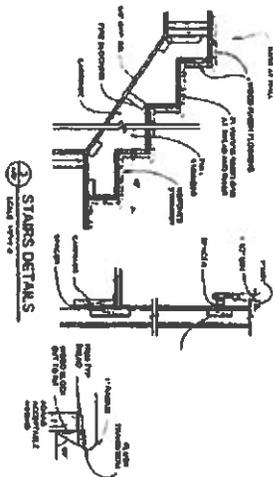
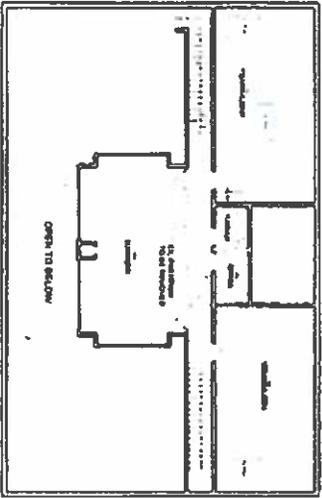
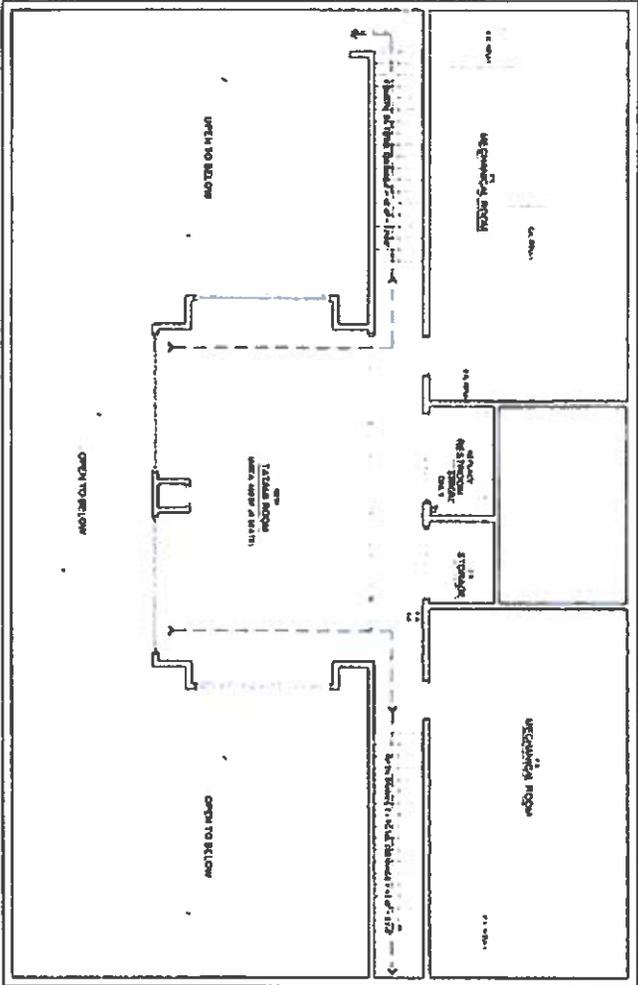


PROPOSED CELLAR
SCALE: 1/8" = 1'-0"

JOHN J. ARCHAMBAULT, P.E.
 State of Connecticut
 License No. 10000
 License Expires 12/31/2024

PROJECT: PROPOSED RESTAURANT
 ADDRESS: 254 DANBURY RD, NEW MILFORD, CT 06776
 DATE: 10/20/2023
 SHEET NO: A-003.00
 TOTAL SHEETS: 3

ADDRESS: 264 DANBURY RD, NEW MILFORD, CT 06776



DAN J. JANCZYK, P.E.
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF CONNECTICUT
 LICENSE NO. 12345
 EXPIRES 12/31/2024

PROPOSED RESTAURANT
 CHANGING ROOMS
 264 DANBURY RD
 NEW MILFORD, CT 06776

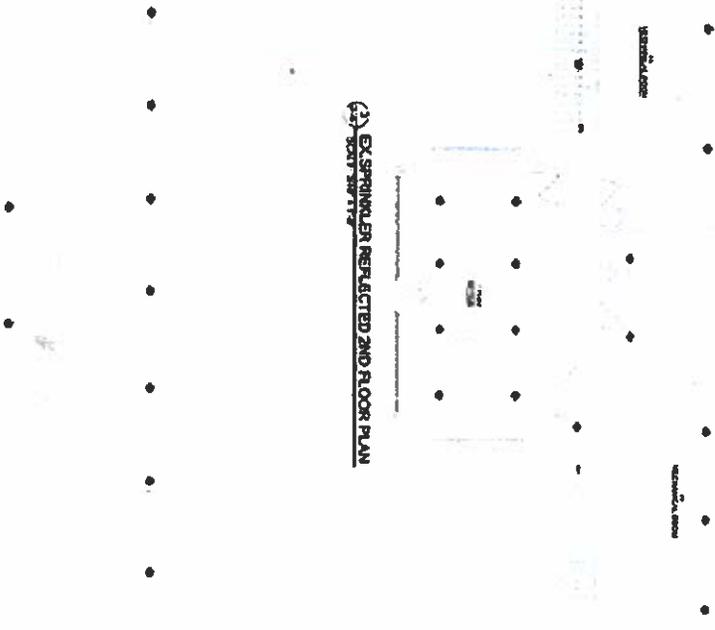
PROJECT NO. 1
 SHEET NO. 1 OF 4
 DATE: 11-03-2020
 SCALE: AS SHOWN

PREPARED BY: [Name]
 CHECKED BY: [Name]
 DATE: 11/3/20

PROJECT NO. 1
 SHEET NO. 1 OF 4
 DATE: 11-03-2020

ADDRESS: 254 DANBURY RD, NEW MILFORD, CT 06776

(2) EX SPRINKLER REFLECTED 2ND FLOOR PLAN



(3) EX SPRINKLER REFLECTED CEILING PLAN



(4) EX SPRINKLER REFLECTED CEILING PLAN

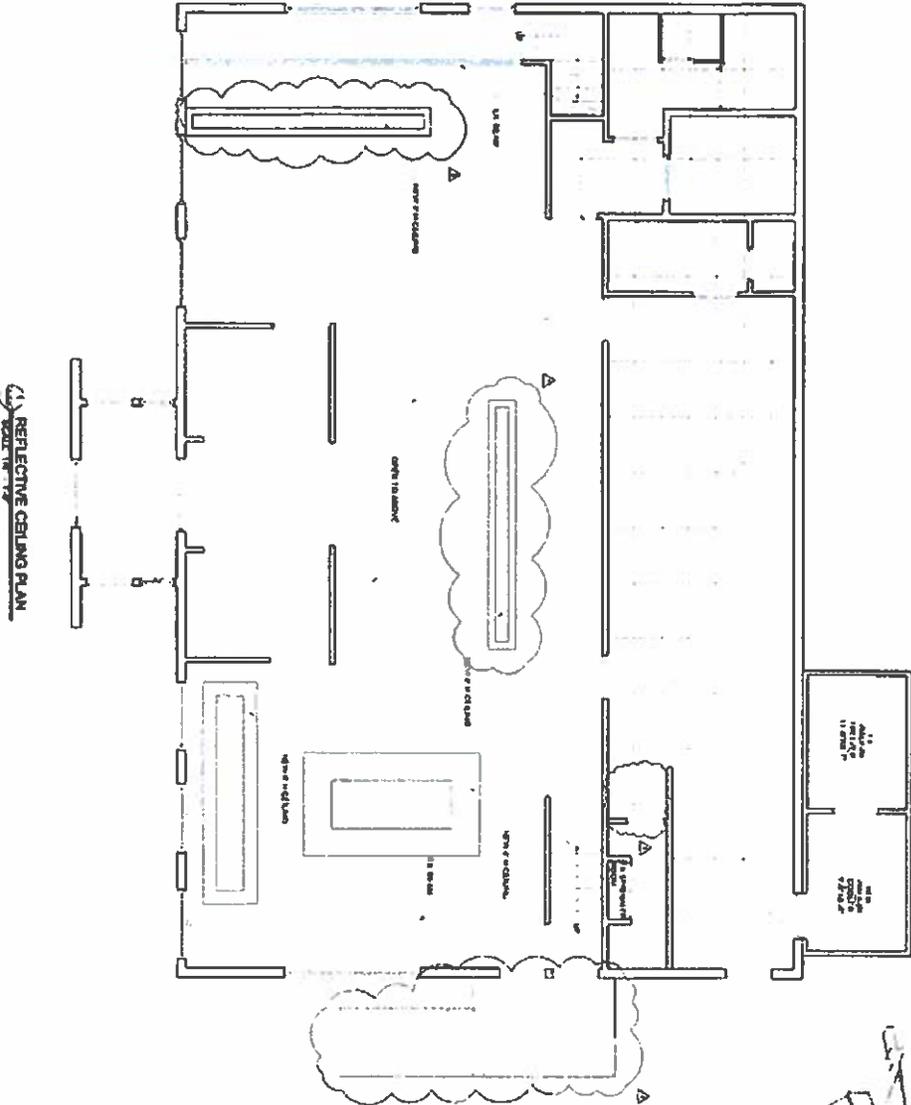


LEGEND

● CEILING SPRINKLER REFLECTED

DA S. SMITH, P.E. 1000 Main Street New Milford, CT 06776 Tel: (860) 350-1234 Fax: (860) 350-5678 www.dassmith.com	
Project No.	254-DANBURY
Sheet No.	SP-001.00
Date	10/15/2023
Scale	AS SHOWN
Author	DASS
Checker	DASS
Engineer	DASS
Professional Seal	DASS

ADDRESS: 254 DANBURY RD, NEW MILFORD, CT 06776



REFLECTIVE CEILING PLAN

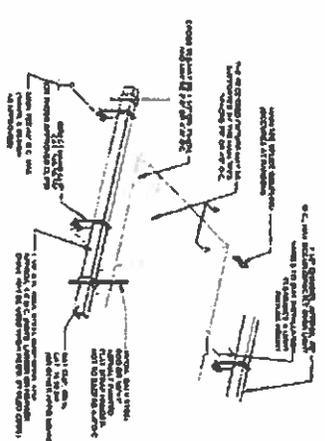


DETAIL AT WALL



SECTION PA

CEILING SECTION & ISO DETAIL





PROPOSED RESTAURANT
254 DANBURY RD, NEW MILFORD, CT
DATE: 01/15/2011
SCALE: AS SHOWN
PROJECT NO: A-094.01
DESIGNED BY: [Signature]
CHECKED BY: [Signature]
DATE: 01/15/2011
SCALE: AS SHOWN
PROJECT NO: A-094.01

ADDRESS: 264 DANBURY RD, NEW MILFORD, CT 06776

SCOPE OF WORK:

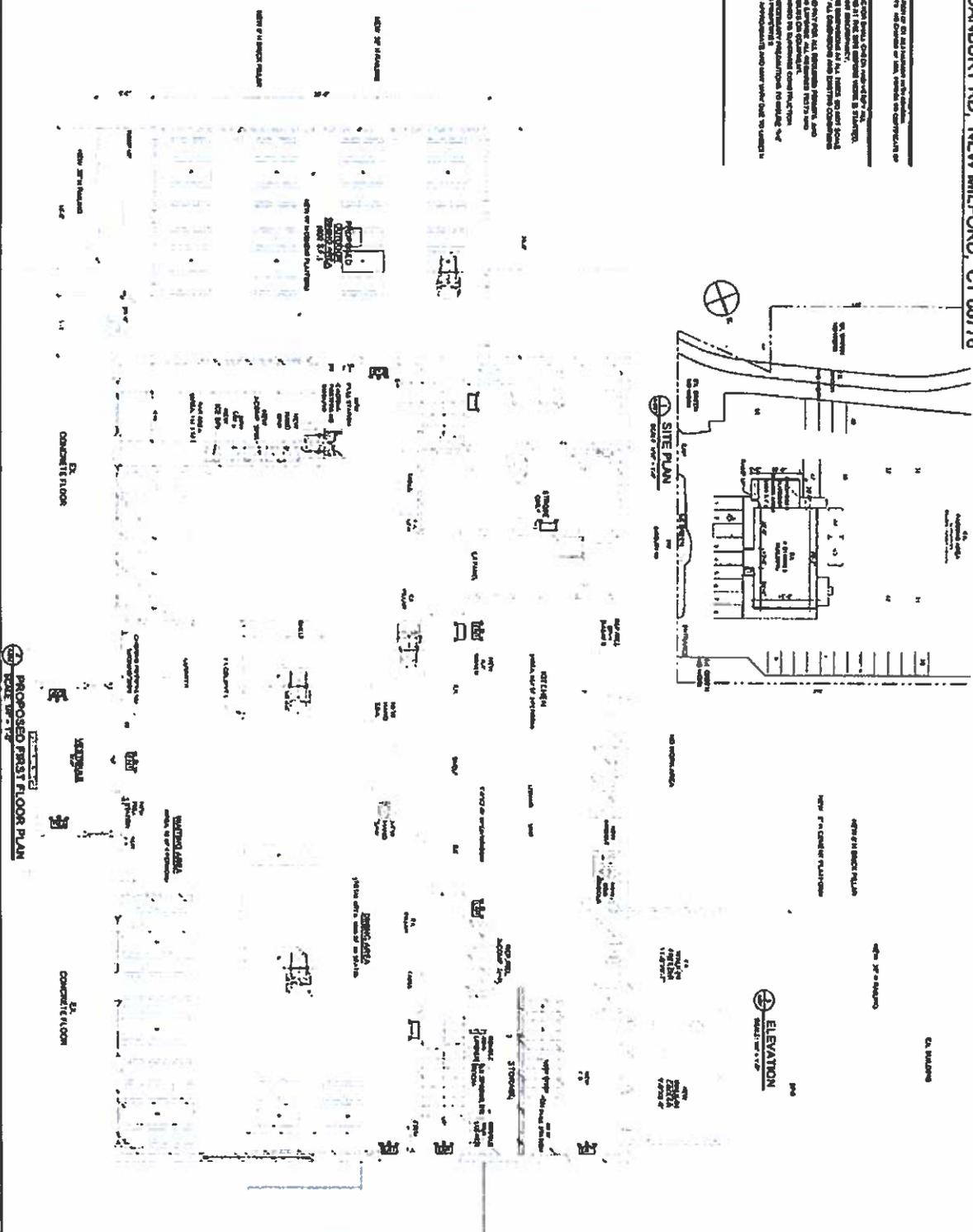
ARCHITECTURAL DESIGN AND PREPARATION OF ALL DRAWINGS AND SPECIFICATIONS FOR THE CONSTRUCTION OF THE PROPOSED FIRST FLOOR PLAN AND ELEVATION.

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
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LEGEND:

CONCRETE FLOOR



PROPOSED FIRST FLOOR PLAN

<p>STATE OF CONNECTICUT PROFESSIONAL ENGINEER LICENSE NO. 12345 EXPIRES 12/31/2024</p>	
<p>DATE: 10/27/2023 SCALE: AS SHOWN DRAWING NO: A-001.00</p>	

ADDRESS: 254 DANBURY RD, NEW MILFORD, CT 06776

SCOPE OF WORK:

1. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL WORK SHOWN ON THESE PLANS UNLESS OTHERWISE NOTED.

2. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL WORK SHOWN ON THESE PLANS UNLESS OTHERWISE NOTED.

3. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL WORK SHOWN ON THESE PLANS UNLESS OTHERWISE NOTED.

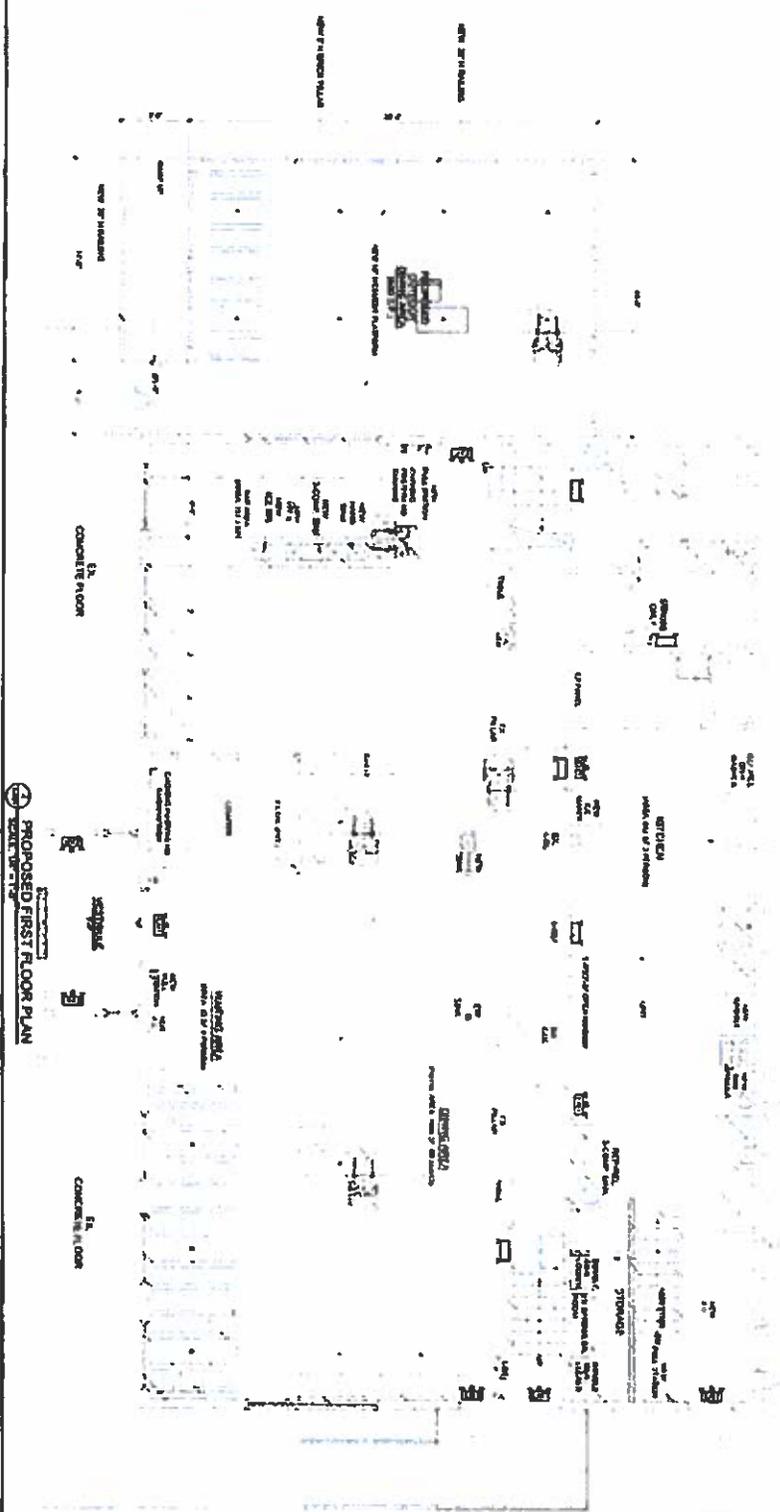
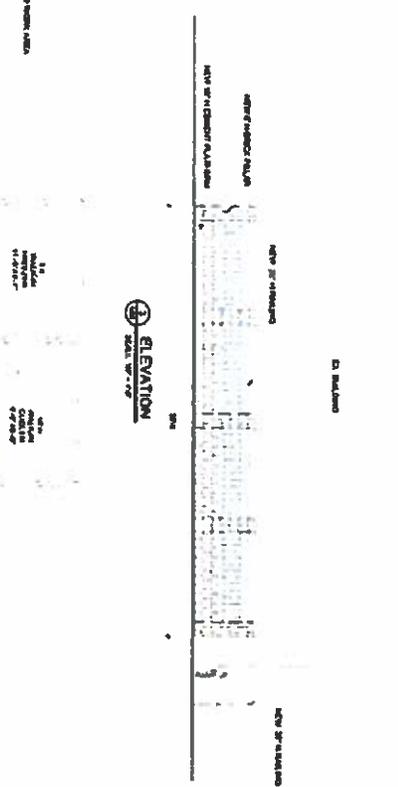
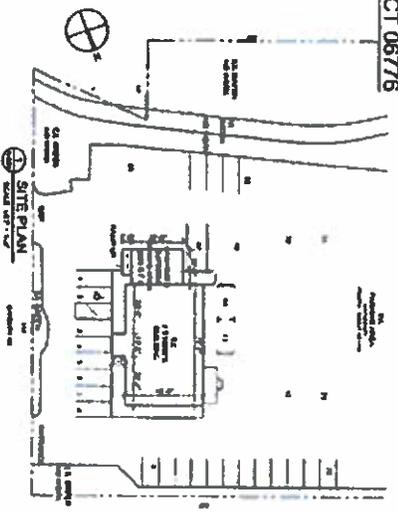
4. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL WORK SHOWN ON THESE PLANS UNLESS OTHERWISE NOTED.

5. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL WORK SHOWN ON THESE PLANS UNLESS OTHERWISE NOTED.

GENERAL NOTES:

1. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL WORK SHOWN ON THESE PLANS UNLESS OTHERWISE NOTED.
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LEGEND:



PROPOSED FIRST FLOOR PLAN

SUSAN A. AMBROGETTI, P.E.

 REGISTERED PROFESSIONAL ENGINEER

PROJECT NO. 254 DANBURY RD, NEW MILFORD, CT

DATE: 10/1/00

961



TOWN OF NEW MILFORD

Office of Economic Development

Karen G. Pollard, CEcD, Economic Development Director
10 Main Street, New Milford, Connecticut 06776
Telephone 860-355-5001 – kpollard@newmilford.org

Date: September 25, 2020

To: Mayor Pete Bass, Town Council Members

CC: Brian Lastra, Tax Assessor

From: Karen G. Pollard, CEcD, Economic Development Director

Re: Tax Deferral Request, 291 Danbury Rd., Mixed-Use Location

An Economic Impact Analysis (EIA) examines the effect of an event on the economy on a location or region. It usually measures changes in business revenue, taxes generated and jobs created. EIA's are commonly conducted by trained professionals with the right data to input. I received my training as part of the Economic Development Institute at the University of Oklahoma, and it is part of the exam for certification by the International Economic Development Council.

The measurable economic impact of a business development project goes far beyond the Grand List value of the real estate. Creating new employment can pump millions of dollars from wages into the local economy and improve the quality of life for all residents. The acquisition of new equipment and machinery by a company generates both sales tax revenue and personal property tax revenue. A new business will also contract with local companies for landscaping and snow removal, alarm systems, uniform cleaning and rentals, local printers and accounting services just to name a few. These types of outcomes are considered "Direct Impacts" that can be tied directly to the development project.

An "Indirect Impact" will occur as a consequence of the project, but one or more steps removed. Employees spend their wages and will rent or purchase a home in the local area, maintain and improve it and own a car or two. They and their families will frequent area restaurants and shops, and get local services like medical and pet care, daycare, get their taxes done and their hair cut in local businesses. Those businesses may hire additional staff or increase hours as a result of the new sales or services.

The new development at 291 Danbury Road includes multiple uses; office on the entire second floor, hospitality (restaurant), transportation services (gas and public restrooms), and technology (Tesla charging station) will be added at a future date.

Key Outputs are:

Pre-Improvement Assessed:	\$703,920
Grand List Growth:	\$810,150 *Building Investment
New Personal Property:	\$1,010,000
Pre-Construction Taxes:	\$20,190
New Annual Taxes:	\$43,316 *Direct Impact
New Resident Income:	\$2,100,000
Indirect Impact:	\$1,100,833 Annually

Induced Impact: \$2,193,156 Annually *Multiplier Effect

New Jobs Created: 70
Average Salary: \$30,000
New Payroll: \$2,100,000

	Market Value	Assessed Value	Taxes Generated
Pre-Improvement	\$1,000,000	\$703,920	\$20,190
Improvements	\$514,070	\$810,150	\$23,240
Personal Property	\$1,010,000	\$700,000	\$20,076

Based on the positive economic impacts, this incentive will be offset by other revenues in 6 months. The national average payback is between 3 and 5 years. Anything less than that is considered an excellent return on investment.

Thank you for your consideration of the economic impact analysis and data related to 291 Danbury Rd.



TOWN OF NEW MILFORD

Assessor's Office
Roger Sherman Town Hall
10 Main Street
New Milford, Connecticut 06776
(860) 355-6070 • Fax (860) 355-3319

To: Pete Bass, Mayor & New Milford Town Council
From: Brian Lastra, Assessor *BL*
Date: September 23, 2020
Subject: Tax Abatement – Z&Z Real Estate LLC (Sunoco Gas/Convenience Store/Fast Food)

Attached is a Tax Deferral Application that was filed on August 3, 2020 by Z&Z Real Estate LLC pursuant to the Town of New Milford's Code of Ordinances, Article IX, §19-44. The application pertains to a former branch bank building that is currently under redevelopment as a gas station with convenience store and fast food services with a drive thru. Other site improvements include a 40' by 118' gas canopy, eight (8) fuel pumps, underground storage tanks, parking, lighting, and landscaping. As an accessory use to the property, eight (8) Tesla charging cabinets will be installed to service electric and hybrid vehicles.

The entire first floor of the former branch bank, which consists of 6,716 square feet (sq. ft.), is under renovation. It will accommodate a convenience store with gasoline sales (1,897 sq. ft.) and a fast food Class II Restaurant with a 24-seat common shared dining area (3,079 sq. ft.). The remainder of the space (1,740 sq. ft.) will be used for self-serve beverages/snacks, common areas, and mechanicals. The upper floor (4,803 sq. ft.) is only permitted to be used for storage accessory to the approved on-site uses.

The applicant provided the required details to analyze the appropriateness of this facility as it pertains to the Tax Deferral Ordinance and to determine the assessment increase after construction is complete. Attached to the application are the required drawings and plans. I also consulted with the Chief Building Official and he gave me access to all the building plans, site plans, and inspection reports.

After my analysis, I have found that this project meets the following eligibility requirements of the Tax Deferral Ordinance:

1. The property is located in an Industrial Commercial Zone (I-C).
2. The cost of the improvements exceeds the minimum investment required (\$50,000).
3. The property's use is considered hospitality.

The deferral will apply to the increase in value attributable to the remodeling of a former branch bank into a convenience store and fast food franchise. The assessed value of the property prior to renovation was 703,920. Using the current mill rate of \$28.68, the tax on the property prior to renovation is \$20,190 ($703,920 \times \$28.68 = \$20,190$). After renovation, the assessed value is estimated to be 1,514,070, an increase of 810,150. The Town may award an abatement up to 100% of the increase in assessment. A 100% abatement would result in a tax savings of \$23,240 ($810,150 \times \$28.68 = \$23,240$) per year.

It's important to note that this project will also generate significant investments in business personal property. Given the associated businesses, I estimate the following annual business personal property tax payments:

1. Fast Food (Sonic) \$6,000 to \$6,500
2. Convenience Store \$3,500 to \$4,000
3. Gasoline(Pumps/Tanks) \$6,000 to \$6,500
4. Tesla Charging Stations \$4,000 to \$4,500

291 Danbury Rd - Z&Z Real Estate (Sunoco Gas/Convenience/Fast Food)

Total Assessed Value Prior to Renovations	703,920
Tax Prior to Renovations	\$20,190
Total Assessed Value After Renovations	1,514,070
Increased Assessment Attributable to Renovations	810,150
Tax (Improvement Only @\$28.68 Mill Rate)	\$23,240
Maximum Eligible Abatement @ 100%	\$23,240
Annual Tax Without Abatement	\$43,430

Year of Tax Abatement Schedule	Percentage of New Taxes Abated	Amount of Abatement	Total Tax Without Abatement	Total Tax Levied
1	100%	\$23,240	\$43,430	\$20,190
2	100%	\$23,240	\$43,430	\$20,190
3	100%	\$23,240	\$43,430	\$20,190
4	100%	\$23,240	\$43,430	\$20,190
5	100%	\$23,240	\$43,430	\$20,190
		=====	=====	=====
	Total:	\$116,200	\$217,150	\$100,950



Town of New Milford

10 Main St.
New Milford, CT 06776

Economic Development Department

(860) 355-5001

APPLICATION FOR A DEFERRAL OF ASSESSMENT INCREASES ATTRIBUTABLE TO CONSTRUCTION OR IMPROVEMENTS WITHIN THE TOWN OF NEW MILFORD

Pursuant to Article IX, §19-44 of the Code of Ordinances of the Town of New Milford, this application must be completed and submitted to the Department of Economic Development by all applicants seeking to secure a deferral of assessment increases on real property new construction or improvements located within the Town of New Milford.

Address/Location of Property: 291 Danbury Road, New Milford, CT 06776

Tax Assessor's Map Number: 14.1 Town Clerk Survey Map & Lot Number: 74

Name, Address and Telephone Number of Owner of Property

Z&Z Real Estate LLC, 291 Danbury Rd, New Milford CT 06776 860-261-4798
(Name) (Address) (Phone)

If Applicable, Name, Address and Telephone of any Person Acquiring an Interest in the Property Identified Above

(Name) (Address) (Phone)

Please indicate under which one of the following criteria the proposed project will qualify under:

The subject real property will be used for:		The subject real property is located in a:
<input type="checkbox"/> Manufacturing	<input type="checkbox"/> Distribution	<input checked="" type="checkbox"/> Business or Industrial District
<input type="checkbox"/> Assembly	<input type="checkbox"/> Storage	
<input checked="" type="checkbox"/> Technology	<input type="checkbox"/> Medical/Health	
<input type="checkbox"/> Hotel	<input checked="" type="checkbox"/> Hospitality	
<input type="checkbox"/> Recreational	<input type="checkbox"/> Entertainment	
<input checked="" type="checkbox"/> Transportation	<input type="checkbox"/> Assisted Living	
<input checked="" type="checkbox"/> Office	<input type="checkbox"/> Residential Nursing Care	

OR

Please indicate under which one of the following criteria the proposed project will qualify under:

The subject real property will be used for:	The subject real property is located in a:
<input type="checkbox"/> Retail	<input type="checkbox"/> Restaurant
<input type="checkbox"/> Mixed Use	<input type="checkbox"/> Assisted Living
<input type="checkbox"/> Hotel	<input type="checkbox"/> Residential Nursing Care
<input type="checkbox"/> Recreational	<input type="checkbox"/> Entertainment
<input type="checkbox"/> Hospitality	<input type="checkbox"/> Transportation
<input type="checkbox"/> Office	<input type="checkbox"/> Medical/Health
<input type="checkbox"/> Technology	<input type="checkbox"/> Permanent Residential
	<input type="checkbox"/> Village Center District

OR

The subject real property is a qualified brownfield as defined by Connecticut General Statutes § 32-760(2) as set forth in the Code of Ordinances at § 19-47:
<input type="checkbox"/> Yes (Note: The total investment made <u>shall not</u> be limited to the cost of remediation.)

OR

The subject real property meets the definition of a blighted property and has been designated blighted by the Blight Prevention Board pursuant to Chapter 10 of the Town of New Milford's Code of Ordinances:
<input type="checkbox"/> Yes

OR

The subject real property is located in a designated revitalization zone, and the construction of improvements is in keeping with the adopted revitalization plan.
<input type="checkbox"/> Yes

Proposed Use of New Construction or Improvements: Conversion of former bank building into multi-tenant commercial building, including: Sunoco Gas Station, Convenient Store, Sonic national restaurant chain with drive-through, and Tesla charging station. In addition, landscape improvements and made connection to sewer system.

Anticipated Date of Project Completion: Permanent CO Expected September 2020

Estimated Cost of New Construction or Improvements Subject to Deferral: \$551,479

Indicate if the applicant agrees to enter into a written agreement with the Town of New Milford fixing the assessment of the real property and all improvements upon such terms and conditions as specified by the Town: YES NO

Standard Offer: The assessment deferral percentage amount and term is at the discretion of the Town Council.

Cost of Improvement	Year 1	Year2	Year3	Year 4	Year5
>\$50,000	100%	100%	100%	100%	100%

Required additional information:

Enclose plans and drawings of the proposed construction with the application.

The applicant is advised that all proposed construction and improvements to be undertaken are subject to the eligibility criteria specified in §19-45 of the Code of Ordinances and must comply with all municipal land use regulations and building and health codes.

Signature of Applicant/Agent: _____

Date: 08-03-06

Print Name and Title: _____

Riaz Uddin - Office Manager

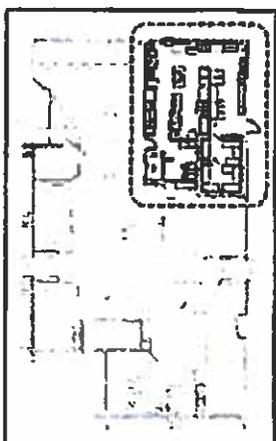
Attachments **Records**

#	Type	Date Submitted	Status
M-19-259	Mechanical Permit	Sep. 12, 2019	STOPPED
B-20-414	Building Permit	Jul. 16, 2020	ACTIVE 120,000
Z-20-190	Zoning Permit	Jul. 9, 2020	ACTIVE ✓
M-20-68 6643 - 291 DANB...	Mechanical Permit	Mar. 26, 2020	ACTIVE 16,580
Z-19-10	Zoning Permit	Feb. 4, 2019	ACTIVE ✓
B-19-45 6643 - 291 DANB...	Building Permit	Jan. 29, 2019	ACTIVE 120,000
M-20-118	Mechanical Permit	May. 21, 2020	COMPLETE 2,500
M-20-102 6643 - 291 DANB...	Mechanical Permit	May. 8, 2020	COMPLETE 28,000
M-20-101	Mechanical Permit	May. 8, 2020	COMPLETE 8,999
M-20-67	Mechanical Permit	Mar. 25, 2020	COMPLETE 3,400
Z-20-48	Zoning Sign Permit	Mar. 16, 2020	COMPLETE ✓
M-19-409 6643 - 291 DANB...	Mechanical Permit	Dec. 11, 2019	COMPLETE 100
P-19-30 6643 - 291 DANB...	Plumbing Permit	Jul. 3, 2019	COMPLETE 7,500
E-19-96 6643 - 291 DANB...	Electrical Permit	Apr. 25, 2019	COMPLETE 30,400
Z-19-59	Zoning Permit	Apr. 22, 2019	COMPLETE
E-19-62 6643 - 291 DANB...	Electrical Permit	Mar. 15, 2019	COMPLETE 30,000
E-19-61	Electrical Permit	Mar. 15, 2019	COMPLETE 1,000

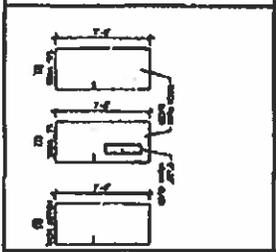
#	Type	Date Submitted	Status
B-19-50 6643 - 291 DANB...	Building Permit	Feb. 4, 2019	COMPLETE 125,000
M-19-26 6643 - 291 DANB...	Mechanical Permit	Jan. 30, 2019	COMPLETE 5,000
B-19-4	Building Permit	Jan. 1, 2019	COMPLETE 50,000
G-18-128	Gas Permit	Nov. 14, 2018	COMPLETE 2,500

Units

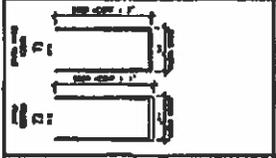
+ Add Unit



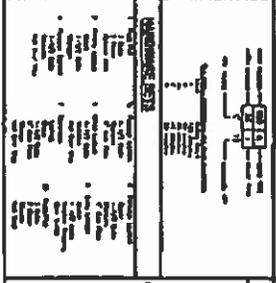
PROPOSED BUILDING PLAN



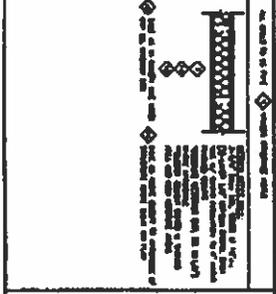
PROPOSED BUILDING PLAN



PROPOSED BUILDING PLAN



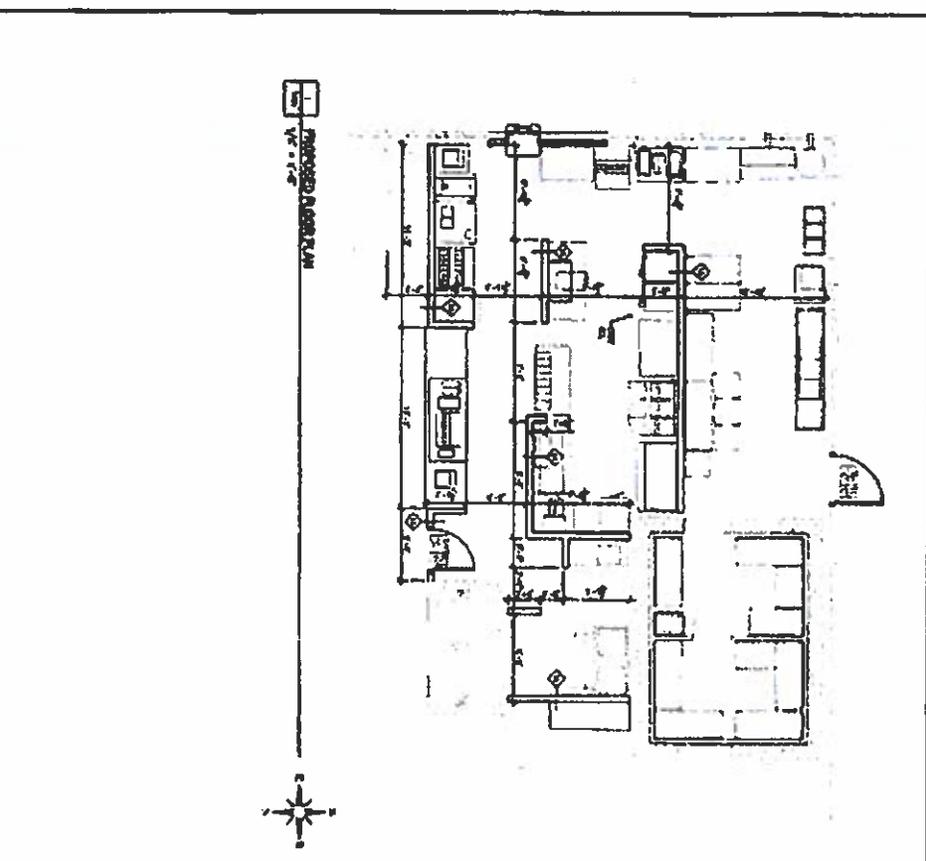
MECHANICAL LAYOUT



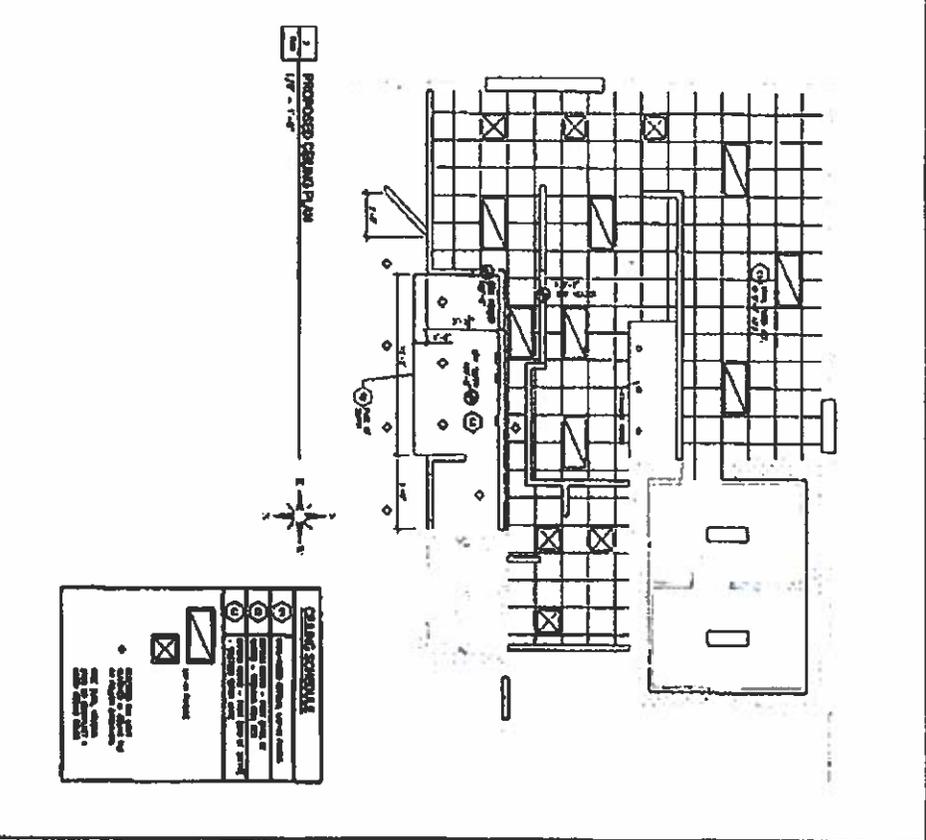
STRUCTURAL GRID

- NOTES:**
1. All work shall be in accordance with the approved plans and specifications.
 2. The contractor shall be responsible for obtaining all necessary permits.
 3. The contractor shall maintain access to all existing utilities.
 4. The contractor shall be responsible for the protection of all existing structures.
 5. The contractor shall be responsible for the removal and disposal of all debris.
 6. The contractor shall be responsible for the cleanup of the site.
 7. The contractor shall be responsible for the final inspection and approval.
 8. The contractor shall be responsible for the final payment.

NOTES



PROPOSED BUILDING PLAN



PROPOSED BUILDING PLAN



BUILDING SCHEDULE	
1	FOUNDATION
2	FRAMEWORK
3	MECHANICAL
4	ELECTRICAL
5	PLUMBING
6	PAINTING
7	FINISHES
8	INSULATION
9	GLAZING
10	LANDSCAPING

PROPOSED TYPICAL PLANS

T100

Pustola Associates
CONSULTING ENGINEERS, LLC

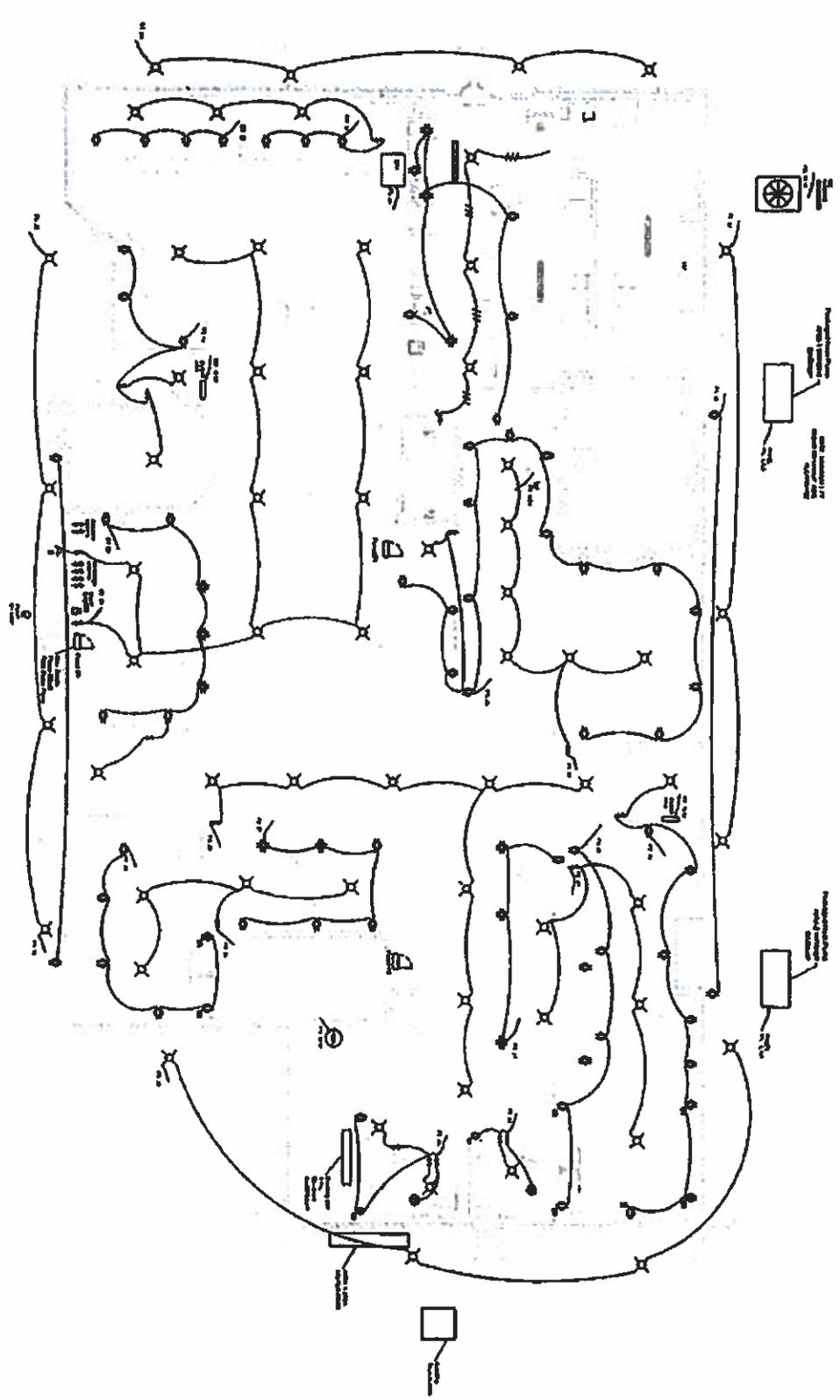
13100 Highway 101, Suite 100, Houston, TX 77040
Tel: 281.465.1100 Fax: 281.465.1101

www.pustola.com

PROPOSED COMMERCIAL STONE ANZ PETROLEUM, INC.

13100 Highway 101, Suite 100, Houston, TX 77040
Tel: 281.465.1100 Fax: 281.465.1101

GENERAL NOTES

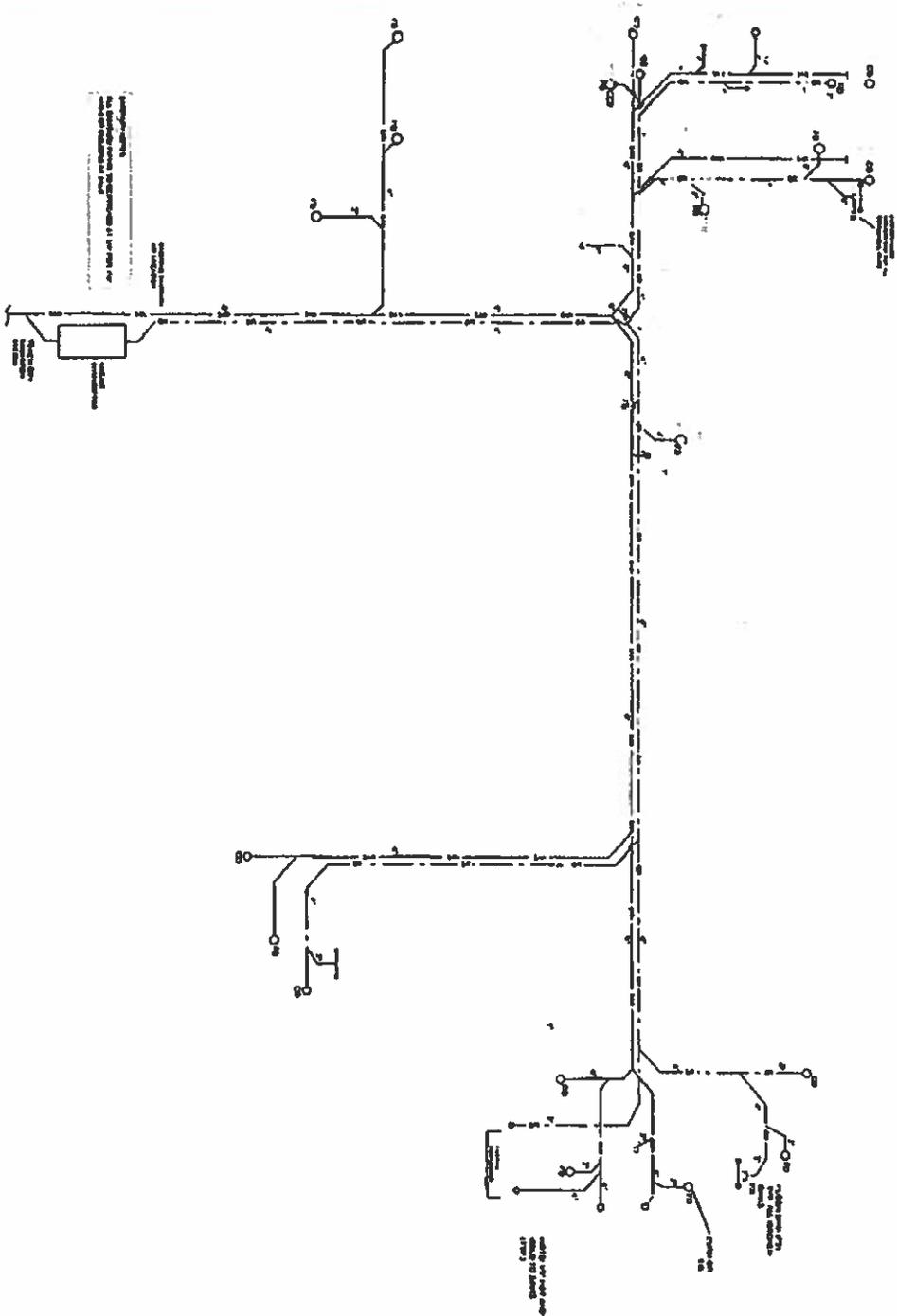


1 ELECTRICAL PLAN - FIRST FLOOR
SCALE 1/4"

- NOTES:**
- SEE SHEET FOR ALL DIMENSIONS FOR ALL EQUIPMENT'S AND FOR ALL CONDUIT ROUTING.
 - ALL CONDUIT SHALL BE RIGID UNLESS OTHERWISE NOTED.
 - CONDUIT SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
 - ALL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
 - SEE SHEET FOR ALL DIMENSIONS FOR ALL EQUIPMENT'S AND FOR ALL CONDUIT ROUTING.

Pustola Associates CONSULTING ENGINEERS, LLC 185 Madison Street Los Angeles, CA 90012 Tel: 213 622 1111 Fax: 213 622 1112	ANZ PETROLIUM, INC. 4500 Wilshire Blvd. Los Angeles, CA 90010 Tel: 213 475 1111	DCI CONSULTING ENGINEERS, LLC 185 Madison Street Los Angeles, CA 90012 Tel: 213 622 1111 Fax: 213 622 1112	DRAWING NO. _____ SHEET NO. _____ DATE _____
			PROJECT NO. _____ CLIENT _____ DESIGNER _____ CHECKED BY _____ APPROVED BY _____

F10C



1 PLUMBING-SANITARY

SCALE

1/4" = 1'-0"



CONSULTANTS

DCE
 CONSULTANTS
 12345 Main Street, Suite 100
 Jacksonville, FL 32202
 Phone: (904) 123-4567
 Fax: (904) 123-4568
 www.dce.com

Pustola Associates
 CONSULTING ENGINEERS, LLC

Professional Engineers
 12345 Main Street
 Jacksonville, FL 32202
 Phone: (904) 123-4567
 Fax: (904) 123-4568
 www.pustola.com

DATE: 12/31/2020

PROPOSED
COMMERCIAL
STORE

FOR THE PROJECT
 12345 Main Street
 Jacksonville, FL 32202

ANZ

PETROLEUM
 12345 Main Street
 Jacksonville, FL 32202

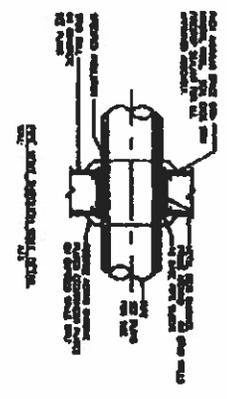
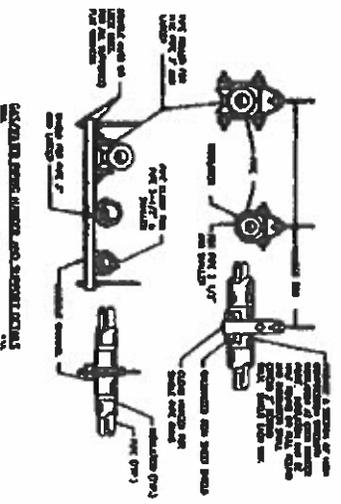
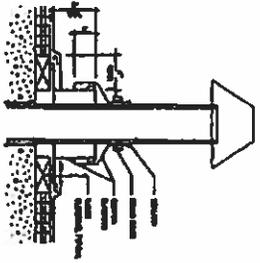
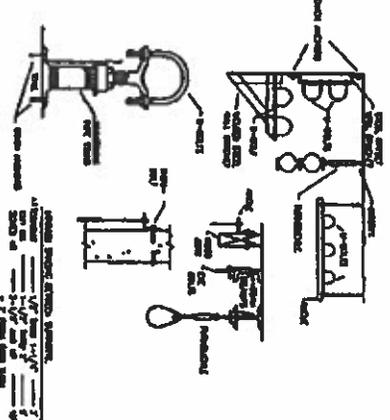
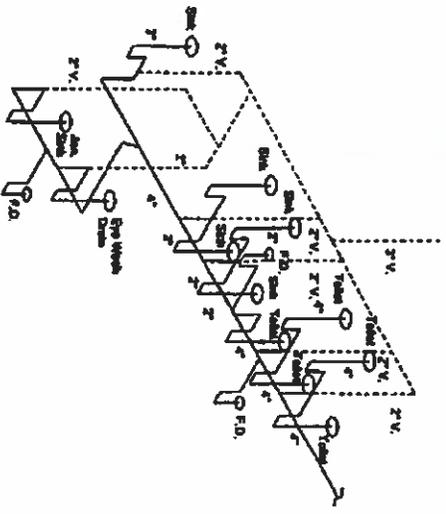
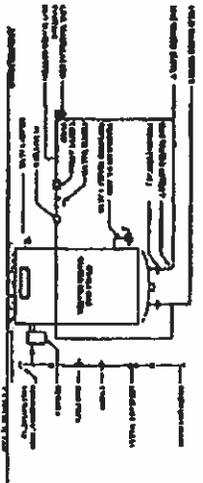
1ST
 FLOOR
 PLUMBING
 LAYOUT

P-100

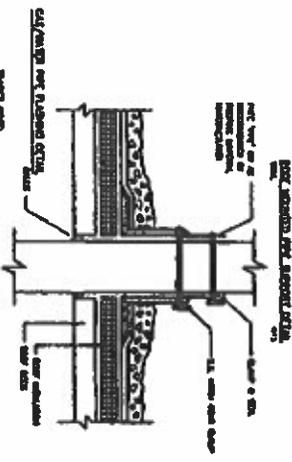
SYMBOL LIST	
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SYMBOL LIST

... (Detailed text describing the symbols and their application in the drawings, including notes on materials and construction details.)



NO.	DESCRIPTION	QTY.	UNIT
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- NOTES:**
1. SEE PLAN FOR ALL DIMENSIONS AND FOR THE LOCATION OF ALL...
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS...
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1 PLUMBING - DETAILS



Pustola Associates
CONSULTING ENGINEERS, LLC

1801 Madison Street
Chicago, IL 60612
Tel: 312.726.1177
Fax: 312.726.1111
www.pustola.com

PROPOSED COMMERCIAL STORE

ANZ PETROLEUM

1801 Madison Street
Chicago, IL 60612
Tel: 312.726.1177
Fax: 312.726.1111
www.pustola.com

PROPOSED CONVENIENCE STORE

291 DANBURY ROAD
NEW MILFORD, CONNECTICUT

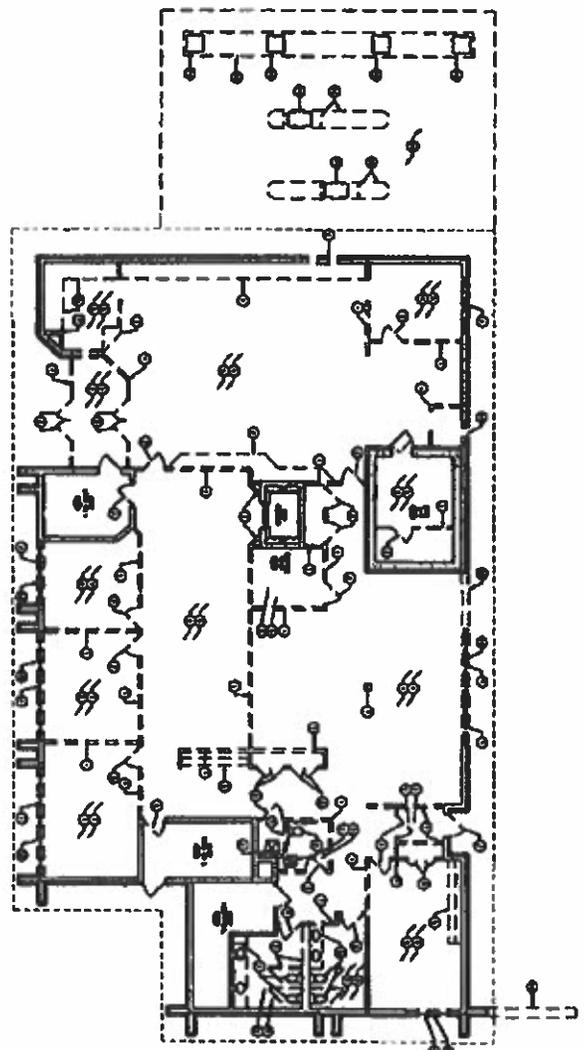
Prepared For
ANZ

PETROLEUM, INC.
8 BURNHAM STREET, SUITE 1B
TERRYVILLE, CONNECTICUT 06786

Pustola Associates
CONSULTING ENGINEERS, LLC

185 Meadow Street
Newburgh, Connecticut 06770
Ph: (203) 728-6976 Fax: (203) 720-2816
www.pustola.com

AREA MAP	SYMBOLS			DRAWING LIST				
	 15' x 15' AREA OF PROJECT	 15' x 15' AREA OF PROJECT	 15' x 15' AREA OF PROJECT	LINE	DATE	BY	CHECKED	
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1
1/8" = 1'-0"
PROPOSED DEMOLITION FLOOR PLAN



EXPLANATION

1. EXISTING BUILDING
2. EXISTING FOUNDATION
3. EXISTING ROOF
4. EXISTING WALLS
5. EXISTING FLOORS
6. EXISTING CEILING
7. EXISTING MECHANICAL
8. EXISTING ELECTRICAL
9. EXISTING PIPING
10. EXISTING STRUCTURE
11. EXISTING UTILITIES
12. EXISTING LANDSCAPE
13. EXISTING SITEWORK
14. EXISTING UTILITIES
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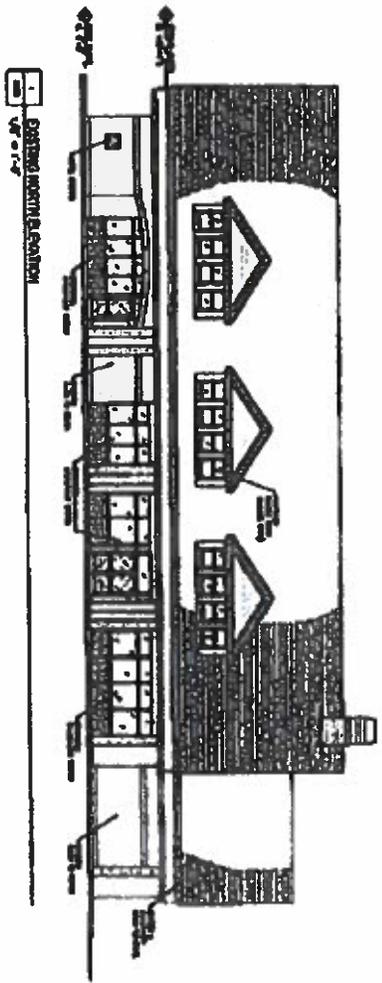
1. ALL EXISTING STRUCTURE TO BE DEMOLISHED AND REMOVED FROM THE SITE.
 2. ALL EXISTING FOUNDATION TO BE DEMOLISHED AND REMOVED FROM THE SITE.
 3. ALL EXISTING ROOF TO BE DEMOLISHED AND REMOVED FROM THE SITE.
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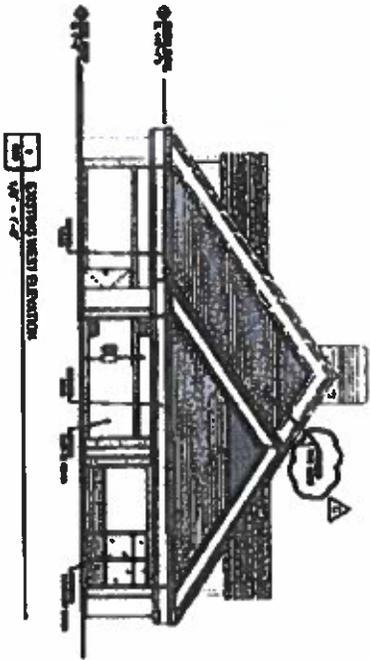
Pustola Associates
 CONSULTING ENGINEERS, LLC
 1 Accord Professional
 148 Woodrow Street
 02454-1000
 617-222-4877
 Fax: 617-222-4814

PROPOSED
 DEMOLITION
 FLOOR
 PLAN

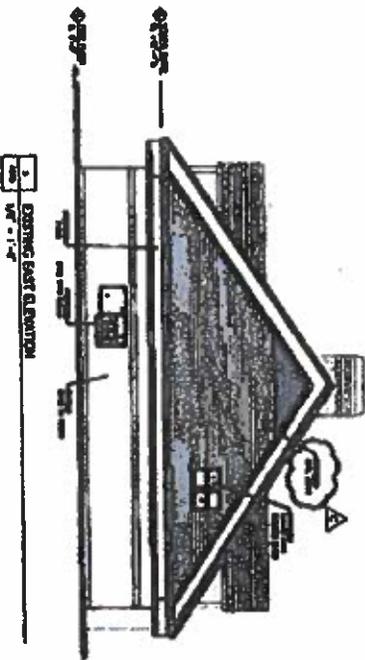
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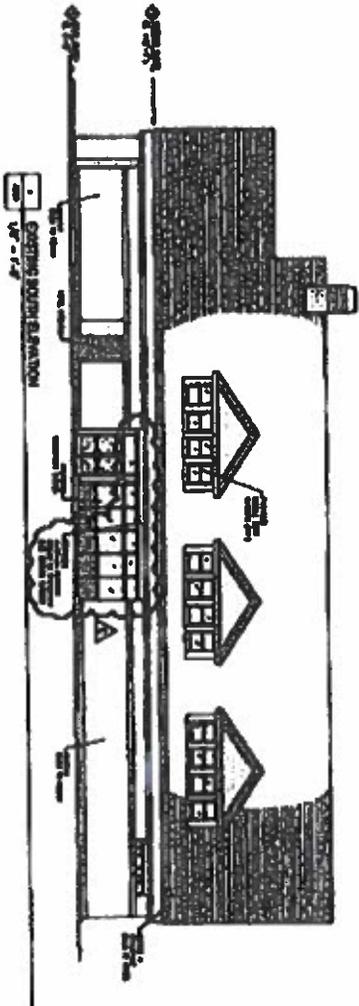
EXISTING NORTH SECTION
1/4" = 1'-0"



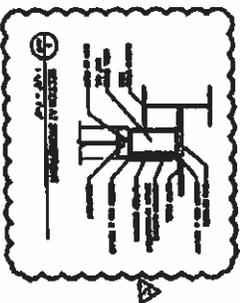
EXISTING WEST SECTION
1/4" = 1'-0"



EXISTING EAST SECTION
1/4" = 1'-0"



EXISTING SOUTH SECTION
1/4" = 1'-0"



NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50
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Pustola Associates
CONSULTING ENGINEERS, L.L.C.
Licenced Professional
188 Marlow Street
1200 720-0070
Fax 610-290-3476
Design and Construction Services
Residential, Commercial and Public
Pan City, PA 15061-1176

PROPOSED
COMMERCIAL
SCOPE
BY
ANZ
PETROLEUM, INC.
10000 ROUTE 100
SUITE 100
DALLAS, TEXAS 75243

PROPOSED
STRUCTURE
ELEVATIONS
A20C

NEW MILFORD GAS STATION

291 DANBURY ROAD

TOWN OF NEW MILFORD, LITCHFIELD COUNTY, CONNECTICUT

JANUARY, 2018
 LAST REVISED APRIL 24, 2018

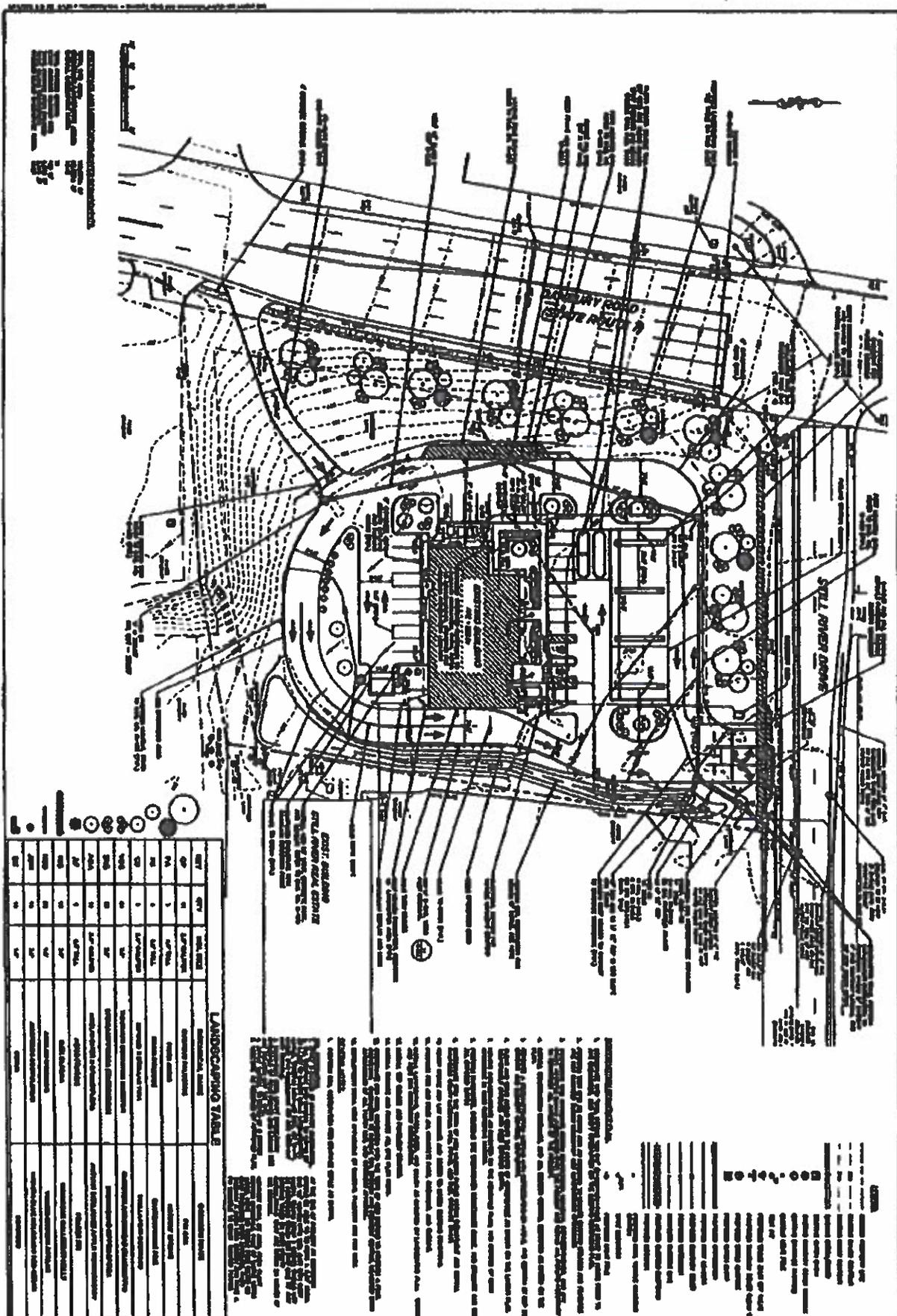
SHEET INDEX	
SHEET NO.	TITLE
0000	COVER
0001	GENERAL NOTES
0002	EXISTING AND PROPOSED LAYOUT PLAN
0003	EXISTING AND PROPOSED LAYOUT PLAN
0004	EXISTING AND PROPOSED LAYOUT PLAN
0005	EXISTING AND PROPOSED LAYOUT PLAN
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0018	EXISTING AND PROPOSED LAYOUT PLAN
0019	EXISTING AND PROPOSED LAYOUT PLAN
0020	EXISTING AND PROPOSED LAYOUT PLAN



SITE LOCATION MAP

PROPERTY OWNERS:
 291 DANBURY ROAD
 NEW MILFORD, CT 06458

<p>C-001</p>	<p>COVER NEW MILFORD GAS STATION</p>			<p>DATE: 1/18/18</p> <p>SCALE: AS SHOWN</p> <p>PROJECT NO: 18-001</p> <p>DRAWN BY: J. SMITH</p> <p>CHECKED BY: M. SMITH</p> <p>APPROVED BY: M. SMITH</p>
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LANDSCAPING TABLE

NO.	QTY	PLANT SPECIES	COMMENTS
101	1	Large Tree	Plant in front of building
102	2	Medium Tree	Plant in parking lot
103	1	Small Tree	Plant near entrance
104	1	Shrub	Plant in front of building
105	1	Shrub	Plant in parking lot
106	1	Shrub	Plant near entrance
107	1	Shrub	Plant in front of building
108	1	Shrub	Plant in parking lot
109	1	Shrub	Plant near entrance
110	1	Shrub	Plant in front of building
111	1	Shrub	Plant in parking lot
112	1	Shrub	Plant near entrance
113	1	Shrub	Plant in front of building
114	1	Shrub	Plant in parking lot
115	1	Shrub	Plant near entrance
116	1	Shrub	Plant in front of building
117	1	Shrub	Plant in parking lot
118	1	Shrub	Plant near entrance
119	1	Shrub	Plant in front of building
120	1	Shrub	Plant in parking lot

NOTES:

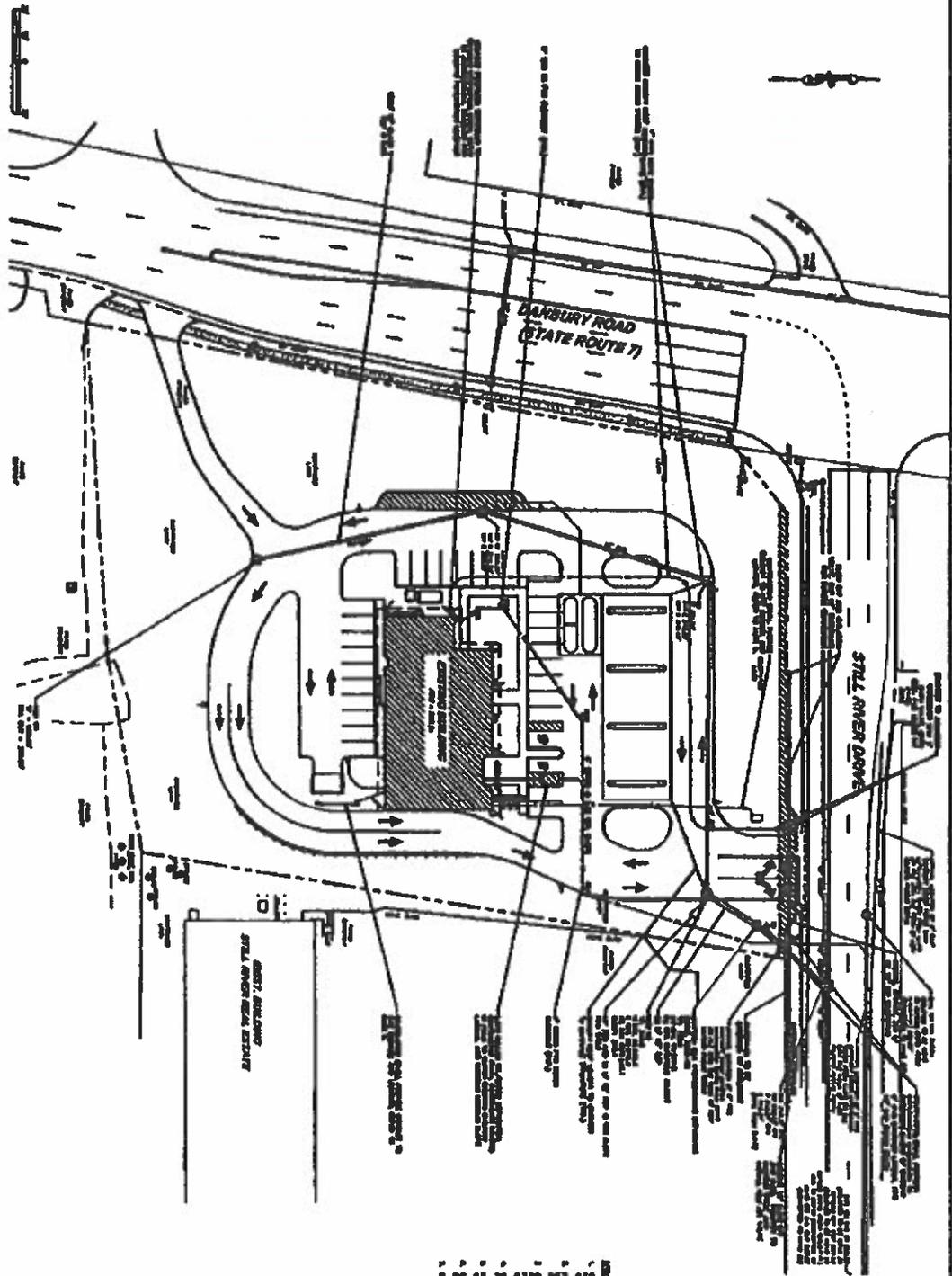
1. ALL PLANTING TO BE DONE BY CONTRACTOR.
2. ALL PLANTING TO BE DONE WITHIN 30 DAYS OF COMPLETION OF SITE.
3. ALL PLANTING TO BE DONE WITHIN 30 DAYS OF COMPLETION OF SITE.
4. ALL PLANTING TO BE DONE WITHIN 30 DAYS OF COMPLETION OF SITE.
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9. ALL PLANTING TO BE DONE WITHIN 30 DAYS OF COMPLETION OF SITE.
10. ALL PLANTING TO BE DONE WITHIN 30 DAYS OF COMPLETION OF SITE.

C-130
 1/1/2010

SITE LAYOUT PLAN
NEW MILFORD GAS STATION



NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	1/1/2010	J. J. [Name]
2	ISSUED FOR PERMIT	1/1/2010	J. J. [Name]
3	ISSUED FOR PERMIT	1/1/2010	J. J. [Name]
4	ISSUED FOR PERMIT	1/1/2010	J. J. [Name]
5	ISSUED FOR PERMIT	1/1/2010	J. J. [Name]
6	ISSUED FOR PERMIT	1/1/2010	J. J. [Name]
7	ISSUED FOR PERMIT	1/1/2010	J. J. [Name]
8	ISSUED FOR PERMIT	1/1/2010	J. J. [Name]
9	ISSUED FOR PERMIT	1/1/2010	J. J. [Name]
10	ISSUED FOR PERMIT	1/1/2010	J. J. [Name]



- NOTES:**
1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 2. THE LOCATION OF UTILITIES IS APPROXIMATE AND SHOULD BE VERIFIED BY FIELD SURVEY.
 3. THE DEPTHS OF UTILITIES ARE NOT SHOWN AND SHOULD BE VERIFIED BY FIELD SURVEY.
 4. THE LOCATION OF UTILITIES IS APPROXIMATE AND SHOULD BE VERIFIED BY FIELD SURVEY.
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 10. THE LOCATION OF UTILITIES IS APPROXIMATE AND SHOULD BE VERIFIED BY FIELD SURVEY.

LEGEND

Symbol	Description
—	Gas Main
- - -	Gas Service Line
—	Water Main
- - -	Water Service Line
—	Sewer Main
- - -	Sewer Service Line
—	Electric Main
- - -	Electric Service Line
—	Telephone Main
- - -	Telephone Service Line
—	Fire Alarm Main
- - -	Fire Alarm Service Line
—	Storm Sewer
- - -	Sanitary Sewer
—	Proposed Gas Main
- - -	Proposed Gas Service Line
—	Proposed Water Main
- - -	Proposed Water Service Line
—	Proposed Sewer Main
- - -	Proposed Sewer Service Line
—	Proposed Electric Main
- - -	Proposed Electric Service Line
—	Proposed Telephone Main
- - -	Proposed Telephone Service Line
—	Proposed Fire Alarm Main
- - -	Proposed Fire Alarm Service Line
—	Proposed Storm Sewer
- - -	Proposed Sanitary Sewer

C-140

UTILITY PLAN
NEW MILFORD GAS STATION



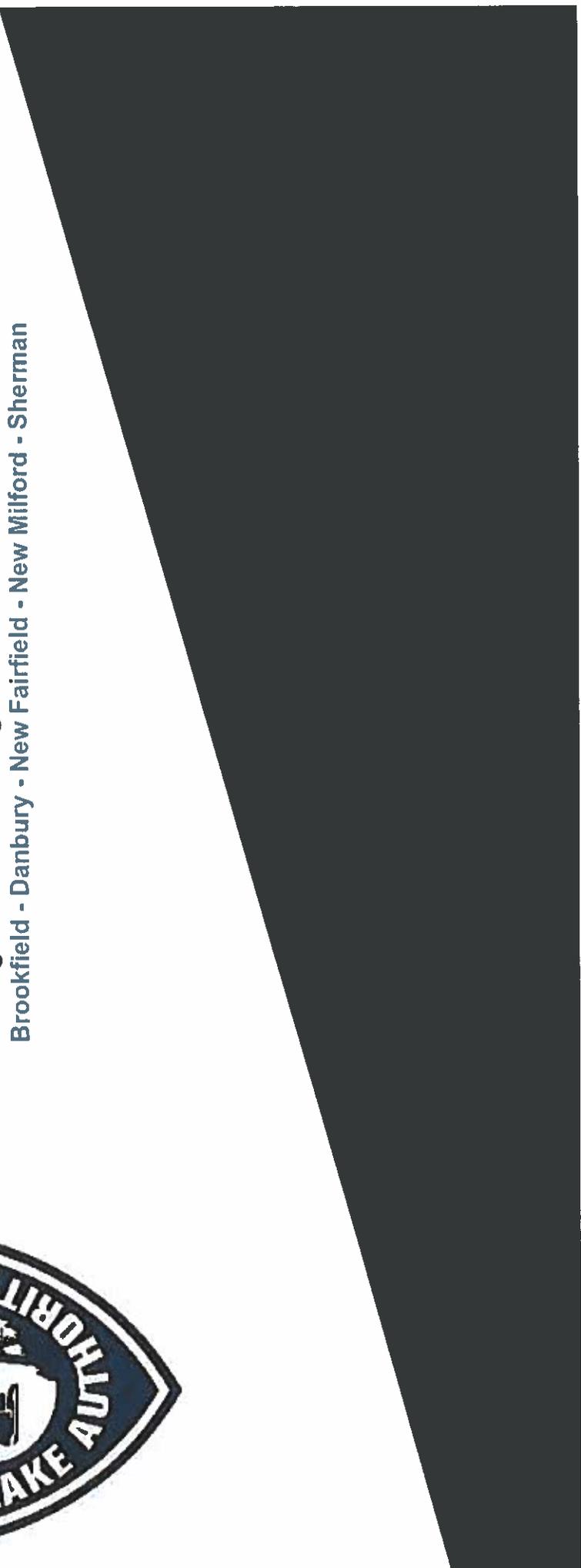
NO.	REVISION	DATE

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Candlewood Lake Authority New Patrol Boats

Preserving and Protecting Candlewood Lake Since 1972
Brookfield - Danbury - New Fairfield - New Milford - Sherman



Candlewood Lake

- Length:** Approx. 11 miles
- Width:** Approx. 2 miles (maximum)
- Shoreline:** Approx. 65 miles
- Area:** 5,420 acres
- Watershed:** 25,860 acres
- Maximum Depth:** Approx. 85 ft.
- Average Depth:** 29.3 ft.
- Waterfront Residences:** Approx. 1,600
- Resident Vessels:** Approx. 6,000
- Shoreline Municipalities:** Towns of Brookfield, New Fairfield, New Milford, Sherman and the City of Danbury



Candlewood Lake Summer 2020

COVID related closures of other recreational areas funneled new boaters to Candlewood increasing traffic, usage of the islands, increased rental of lake homes, higher lake usage by owners and new users less familiar with the lake.

Due to COVID the CLA ran side by side patrol boats for officer safety which put significant wear on our aging boats.

CLA patrols the lake May - October for up to 12 hours a day.

Higher usage, and changing usage, on the lake requires CLA patrol to move to commercial purpose-built patrol boats.

Lake Patrol is a key issue for residents of our local towns as the usage of the lake has changed in recent years.

Role of CLA Marine Patrol

The CLA Marine Patrol enforces CT boating law.

- Educate Boaters on Safe Boating
- Respond to Accidents
- Perform Vessel Safety Checks
- Assist Disabled Watercraft
- Assist law enforcement, fire and EMS units
- Collaborate with DEEP on special operations
- Remove hazardous debris



CLA Patrols 2020



Calls for Service: over 600 (does not include stops where infractions are not issued, safety checks, and various assistance)

2020 Boating Accidents: 13

4 with injuries

9 with property damage

Public Safety Assists: 67

Disorderly Conduct/ Breach of Peace: 20 (does not include all noise complaints)

Infractions written by LPO: 91

CLA Marine Patrol Response

Whether acting as a first responder or in a support role for the CT DEEP, local Fire Departments, or Police, the CLA Marine Patrol's critical role in quickly responding to emergencies and incidents on the lake should not be underestimated.

August 2019

As noted on a social media post, the CLA Patrol risked their lives in the middle of a severe lightning storm to save 2 people on a disabled jet ski at night. CLA officers got the two individuals safely to shore where Danbury Fire Department and EMS units were waiting.



2020 Patrol Fleet



2017 Robalo (left)



1999 Aquasport (right)



1997 Mckee
OUT OF SERVICE



1993 Steiger Craft
OUT OF SERVICE

CLA Boats

	Spring 2020	Fall 2020	Notes
ARK (Buoy/Work Boat)	In Service	In Service	Used McKee motor to replace failing ARK motor.
1993 Steiger (Environmental Boat)	In Service	Out of Service	Started season in dual role as staff and patrol boat. Hull failure. Boat needs replacement for 2021.
1997 McKee (Patrol)	In Service	Out of Service	Failing hull and motor. Boat needs replacement for 2021.
2017 Robalo (Patrol)	In Service	In Service	Currently owned by Town of Sherman
1999 Aquasport (Patrol)	In Service	In Service	Purchased 2020 used for COVID response

Looking Towards 2021

The CLA needs a minimum of 3 dedicated and reliable patrol boats to provide adequate public safety in 2021.

1. 1999 Aquasport: move to environmental work boat
2. 2017 Robalo: continue using as patrol boat
3. New Patrol Boat
4. New Patrol Boat

New Patrol Boat Options

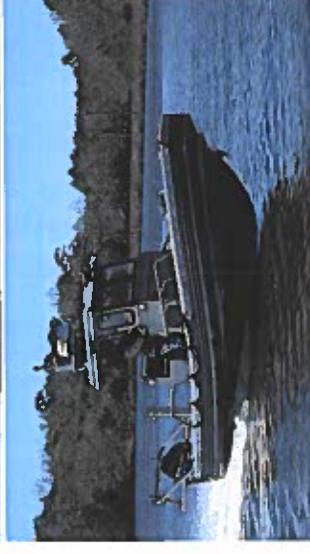
Metal Shark 21 Relentless - Approx. \$150,000

- Lake Lillionah
- 21' Commercial Vessel - Aluminum Hull



Silver Ships AM600 - Approx. \$143,000

- Lake Winnepesaukee
- 21' Commercial Vessel - Aluminum Hull



Boston Whaler 210 Guardian - Approx. \$100,000

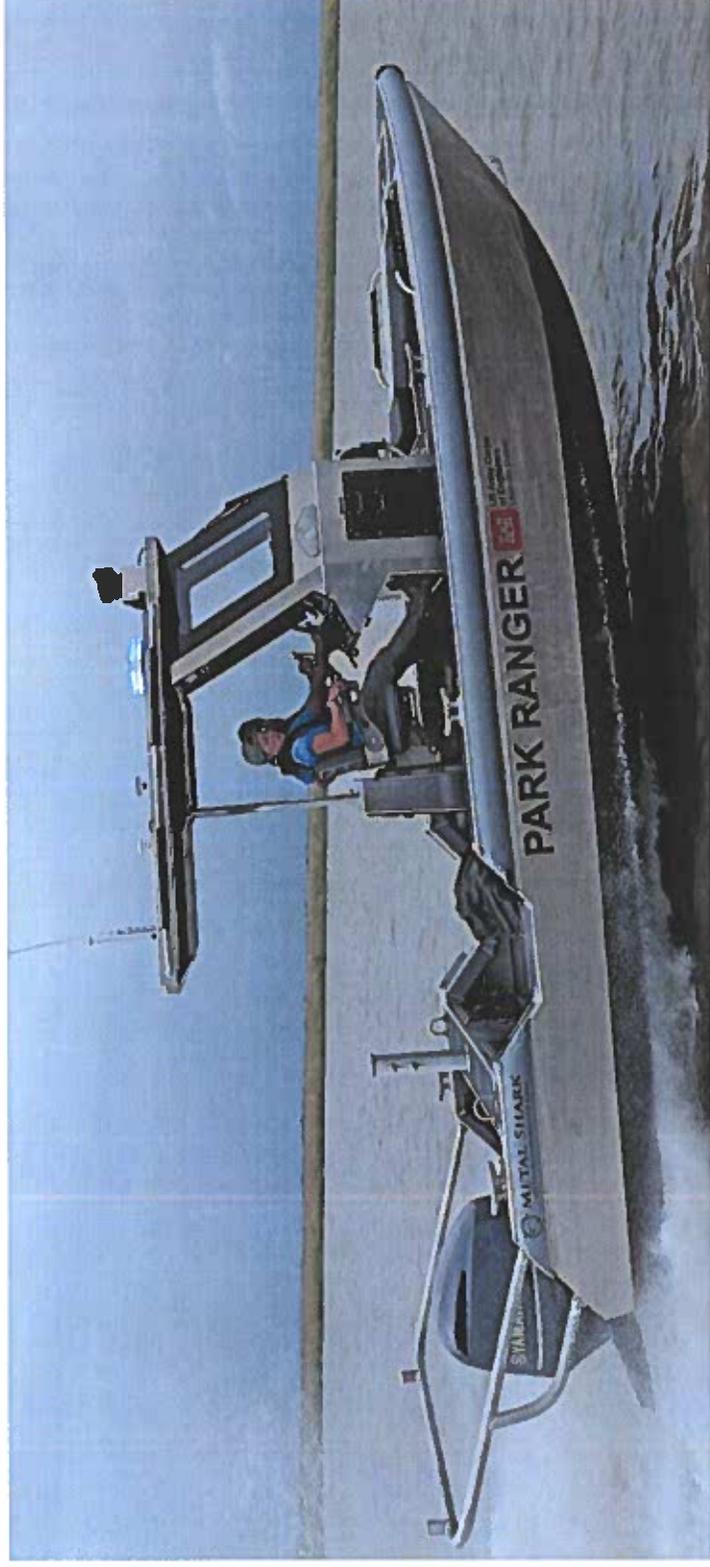
- Lake George
- 21' Commercial Vessel - Fiberglass Hull



Comparison

	Robalo (current)	Metal Shark	Silver Ships	Boston Whaler
Purpose	Recreation	Commercial	Commercial	Commercial
Hull	Fiberglass	Aluminum	Aluminum	Fiberglass
Who uses	Candlewood Lake Authority	Lillinonah	Lake Winnepesaukee	Lake George
Lead Time	-	4-6 mos.	6 mos.	6 mos.
Towing	Limited	Yes	Yes	No
Approx. Cost	\$80,000	\$150,000	\$143,000	\$100,000

Proposed Future Patrol Fleet Metal Shark 21' Relentless



Financials

Patrol Boat 1 & 2: Municipalities Fund (2020-2021). Commit \$60,000 each.

Commitment needed by November 1, 2020.

Payment due May 2021.

Patrol Boat 3: CLA capital reserve + fundraising + FirstLight + potential grants. (2022-2023).

Next Step

Secure Funding Commitments

November 1: Order Boats

April 2021: Delivery & Payment of Boats