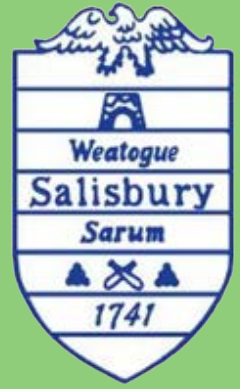


# Request for Proposals

## Pope Salmon Kill Site Design

Salisbury, Connecticut

December 15, 2021



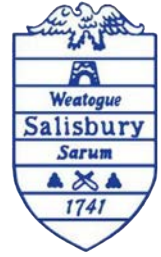
Prepared by:

**Barton & Loguidice**



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**Prepared for**

Town of Salisbury  
Georgia Petry  
Housing Commission Coordinator  
27 Main Street  
Salisbury, Connecticut 06068  
via email • gpetry@salisburyct.us



**Prepared by**

Barton & Loguidice  
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# Cover Letter



Pope Salmon Kill Site Design

# Barton&Loguidice

The Experience to **Listen**. The Power to **Solve**.

December 15, 2021

Georgia Petry  
Housing Coordinator  
Town of Salisbury  
27 Main Street  
Salisbury, Connecticut 06068  
via email: gpetry@salisburyct.us

**Re: Pope Salmon Kill Site Design**

Dear Ms. Petry:

Barton & Loguidice, LLC (B&L) is pleased to submit our proposal to assist the Town of Salisbury with the development of the Pope Salmon Kill property. B&L's team of planners, landscape architects, and engineers have the experience and knowledge to work closely with Town staff and stakeholders to create a plan that reflects Salisbury's core values and future goals.

In order to accomplish the Town's goals, B&L will rely on its full array of landscape architects and designers along with our partners from Tyche Planning & Policy Group (Tyche). Our project team will be lead by Kevin Grindle, ASLA, PLA who has a long history of working closely with the Town of Salisbury and is very familiar with the site and community. Kevin has worked closely for many years with John Guskowski, AICP, LEED, ENV-SP of Tyche. Mr. Guskowski has extensive experience working alongside municipal officials on a wide range of projects including PoCD updates; zoning regulation revisions; planning studies; economic development; grant writing; and affordable housing plans. We're confident that the team we've assembled will exceed the Town's expectations for this project.

Affordable housing is more important now than ever so that Towns and our State can provide appropriate housing options for young families, working professionals, and seniors. Combined with the importance of community gathering and play, the Town is poised to become a leader in developing an accessible and equitable housing and recreational environment.

We look forward to the opportunity to continue working with the Town of Salisbury, and we welcome the chance to discuss how our expertise, commitment, and successful track record makes us uniquely suited to assist the Town in this endeavor.

Thank you.

Sincerely,



Kevin Grindle, ASLA, PLA  
Associate, Project Manager  
kgrindle@bartonandloguidice.com



Mark Zessin, P.E.  
Senior Vice President  
mzessin@bargonandloguidice.com

# Similar Experience and References



Pope Salmon Kill Site Design



# B&L's Design Experience

When it comes to planning and development policies, there is no such thing as "one size fits all" for any community or any district. We understand the importance of having an updated plan to shape and guide future investment and development regulations. Our goal is to work "with" our clients, rather than "for" them, to create clear, concise, and implementable plans that provide for the realization of their vision over time. We are proud to be leading planning projects that not only result in a greater understanding of community goals, but also a better, more sustainable environment for all.

It is our understanding that this effort is to provide a blueprint for the development, preservation, and enhancement of the Town's neighborhoods, economic centers, infrastructure, farming community, and resident quality of life. We know that the last two years have presented particular challenges to growth and stability in communities across the County.

This project will need to not only address the various shifts in population and industry within Salisbury over the last decade, but will also need to consider the uncertainties of the Town's future as shaped by the COVID-19 pandemic and climate resiliency. Our team's collective community planning experience across New York and Connecticut, will help bring clarity to these issues and assist you in developing the most appropriate plans and actions to further your success in the achievement of your community vision.

While this project will be centered around the Town of Salisbury and focused on the responsibilities and actions of its decision-makers and community leaders, we know that adjacent communities in the region and across state lines will also play an important role in guiding this process. A sense of community is not restricted to municipal borders; therefore, many of the issues, opportunities, and challenges facing Salisbury are shared. Using the Town's working partnerships, we will ensure that project deliverables will reflect a collaborative, coordinated approach to local and regional planning and site development.

## Site Development

B&L provides our clients with decades of diverse experience in the planning, design, permitting, and construction engineering of site projects. Our talented team of licensed professionals has expertise in site grading, drainage, utilities, and structural design for foundations and retaining walls in a variety of municipal, commercial, residential, recreational, and industrial projects.

Our typical site development services include:

- Residential developments;
- Retail and commercial sites;
- Municipal and state facilities;
- Recreational design;
- Land surveying;
- Stormwater management systems;
- Utility design and coordination;
- Landscape architecture;
- Construction phase services; and
- Permitting and representation.

## Landscape Architecture

B&L has the experience to address all required social, cultural, economic, and environmental aspects that need to be considered when designing all types of projects. We work from the premise that the relationship between people and the physical environment is vital and critical in addressing the social issues of health, safety, welfare, and overall quality of life.

Our landscape architects are adept at providing creative, functional designs in urban, suburban, and rural settings. Our streetscapes, pocket parks, and multi-modal corridors are often designed to revitalize an existing resource. These projects act as catalysts to a community's growth and development, enhancing areas such as a once bustling downtown, a waterfront area, or a public park.

We embrace the natural beauty of a space and foster environmental benefits while looking to regenerate and restore a site to its natural beauty, helping it reflect the community and environment it is a part of. Our landscape architectural services include the following:

- Historic and site interpretation documentation
- 3-D visual simulations and renderings

# B&L's Design Experience

- Streetscape plans
- Recreational facilities
- Park design
- Trail way design, including rail trails
- Bikeways
- Multi-modal corridors
- Waterfront and Canalway development
- Traffic calming and access management strategies
- Environmental process permitting
- Americans with Disabilities Act compliant facilities
- Land planning and site design
- Athletic facilities

## Comprehensive Planning

B&L has provided comprehensive planning services for dozens of municipalities throughout the Northeast. Communities are constantly evolving, and their transportation, infrastructure, utilities, recreation areas, and other amenities often require updates to keep up with these changes.

Comprehensive plans identify a municipality's strengths, constraints, and opportunities in order to establish a vision for the area's future and goals. These plans are put in place to help turn the community's visions and aspirations into a reality by strategically prioritizing time-sensitive measures and small, accomplishable efforts. This approach serves many underfunded municipalities well, as taking small steps to achieve a larger goal is more economical and sustainable than undertaking many initiatives at once under one large project.

To ensure that your comprehensive plan is the best fit for your municipality, B&L will collaborate with your staff and encourage public input. This results in a final document whose policies, standards, and strategies for guiding future growth and development are rooted in the community's wants and needs, creating a plan people can be excited about.

Our approach to comprehensive planning typically includes four major planning efforts:

- Inventory and analysis
- Public participation
- Strengths, weaknesses, opportunities, and threats (SWOT) analysis

The final comprehensive plan will contain an inventory and analysis of the assets of the community including natural resources, community character, transportation, infrastructure, commercial and industrial development, community facilities, recreational opportunities, housing, and a wide range of other natural and man-made community assets.

## Land Use Review Board Assistance

At B&L, we have used our experience as Town Designated Engineers (TDEs) to assist our municipal clients with land use reviews. Using the TDE process and our knowledge of land use codes and policies to facilitate these reviews has made this process more efficient, freeing up time for municipal staff and saving money for both the municipality and the development applicant. Our dedicated, internal TDE review team handles all of our municipal review projects. This team includes planners, engineers, landscape architects, and support staff who can provide project review and analysis and attend board meetings as needed. We take care to build respectful and trusting relationships with municipal staff and relevant stakeholders, so we can provide high quality services that benefit each of our unique municipal clients.

## City and Neighborhood Park Spaces

Urban parks are often highly desirable for city residents to access comfortable open spaces, urban oases, and consistently improve the quality of life of their neighborhoods and districts. B&L has designed complete urban parks and integrated new elements into existing park settings. We take pride in enhancing open spaces in urban communities. Our experience includes:

- Fountain design,
- Specialty lighting,
- Path systems,
- Amenities,
- Plantings,
- Fence and railings, and
- Experimental elements such as public art initiatives, murals, interactive features, music elements, and educational and interpretive displays.

## Community Play

B&L's landscape architects have contributed to a number of innovative and sustainable community play spaces. We



# B&L's Design Experience

have designed conventional playgrounds, naturalized play environments, and site-specific hybrid play zones. We advocate for a "Play Everywhere" approach that does not restrict play within a playground fence, but provides for safe, playful, and healthy physical activity throughout the public realm. Getting to and from the playground should be as much fun as the playground itself. For children of all ages, play is learning. We embed learning opportunities into all of our play environments. Playgrounds are not just for kids, but need to be multi-generational spaces that provide comfort and support for family members of all ages. Play spaces should encourage and support both physical activity and social interaction.

## Public Engagement

B&L has implemented a wide range of community outreach and public participation strategies in our trail and active transportation projects including public meetings, design charrettes, workshops, community surveys, focus groups, design presentations, promotional materials, and project websites. With detailed graphic visualizations, the public can see ideas at work, facilitating consensus building and community buy-in. Our staff understands the importance of listening to the needs being expressed or implied and responding with appropriate follow-up activities.

We can also coordinate study activities and public outreach; perform existing conditions inventory and assessments; provide recommendation for improvements of infrastructure, programs, and policies; identify possible funding sources; and provide strategies for implementation.

We can also use GIS-based Crowdsourcing to collect data on existing conditions. B&L will create a customized, mobile-device accessible, web-based crowdsourcing application, using Environmental Systems Research Institute's (ESRI) ArcGIS online Crowdsourcer Reporter template. When used in conjunction with GIS technologies, crowdsourcing enables our clients to collect real-time, location-based information which can provide the project team with the data needed to develop a plan that offers real benefits to the community.

## Sports Facilities Design Services

At B&L, we believe sports and recreation bring people together and contribute to greater health and wellness in our communities. For years we have provided access to quality sports and recreation facilities that enhance the community by offering a more desirable place to raise a family or attend school. Our designs incorporate energy efficiency and low maintenance features while turning aging or underutilized facilities into enticing recreational assets. B&L also brings new technologies and materials to projects in order to enhance athlete safety while reducing maintenance costs.

We provide recreational design services to school districts, cities, towns, and local parks. These services include facilities such as:

- Ball fields;
- Tennis and basketball courts;
- Multi-sport athletic fields and facilities;
- Skateparks;
- Playgrounds;
- Ice rinks;
- Connection roads, streets, and parking areas; and
- Comfort buildings and related facilities.

Designs for these multi-use facilities include grading, drainage, pavement design, water supply, sewerage, lighting, and landscape design. We use the most current design technologies to ensure that our clients' projects are safe, user friendly, energy efficient, and sustainable. B&L's universal design solutions do more than just meet ADA requirements - they also bring communities together.

## Trail Planning and Design

B&L has designed hundreds of multi-modal trail systems in a variety of environments from sensitive areas to urban streetscapes. We believe that successful trail systems should have logical connections within the communities they serve and promote a feeling of user safety. This often includes improving circulation, accessibility, parking, and multi-modal functionality.

There are many factors that need to be considered when planning and designing a trail. Our strategies are adaptive and pragmatic, shifting to meet the given needs of the community and thrive within the present environmental conditions. Since our firm practices in a variety of disciplines, we can provide most, if not all, services



# B&L's Design Experience

necessary to make your trail project a success in house.

Our trail planning and design services include:

- Feasibility studies and trail planning;
- Funding and grants assistance;
- GIS mapping;
- Preliminary through final design;
- Environmental screenings;
- Alternative assessments;
- Hydraulic analyses;
- Public participation programs;
- Right of way issues and acquisitions;
- Intersecting roadway and road crossing improvements;
- Design approval document development;
- Bid document development and bidding services;
- Construction administration and inspection services;
- Technical analysis, planning, and implementation;
- Greenway corridors;
- Urban bikeways;
- Canal towpath trails;
- Waterfront trails; and
- ADA requirements.





# Similar Experience

## Somers Athletic Fields • Somers, New York



Ron Tetelman and Leigh Jones of B&L, provided design and construction phase services to the Somers School District. In 2004, Ron and Leigh's first project involved reconstruction of the 400 meter running track converting it to an all-weather rubber surfaced facility. Then in 2008, the District installed two synthetic surfaced athletic fields and a natural grass baseball field. Most recently, in the summer of 2018, after 10 years of use, the synthetic turf field was updated by removing the existing turf and replacing with new turf installed on a new dynamic shock pad.

## Greenwich High School • Greenwich, New York

B&L team members Ron Tetelman and Leigh Jones provided design and construction phase services to reconstruct the District's competition field. The District was seeking to install a non-rubber infill system. Our team suggested several various options and bid several alternates so that the best non-rubber system was found, while still meeting the client's needs and budget. The final selection was Envirofill (encapsulated sand infill) as the preferred choice. Additionally, our team reconstructed the jumping events in the field D Zones. This project broke ground in July 2016 and was completed by late August 2016 – just in time for the Fall sports season.



## Aspinall Soccer Fields • Lebanon, Connecticut

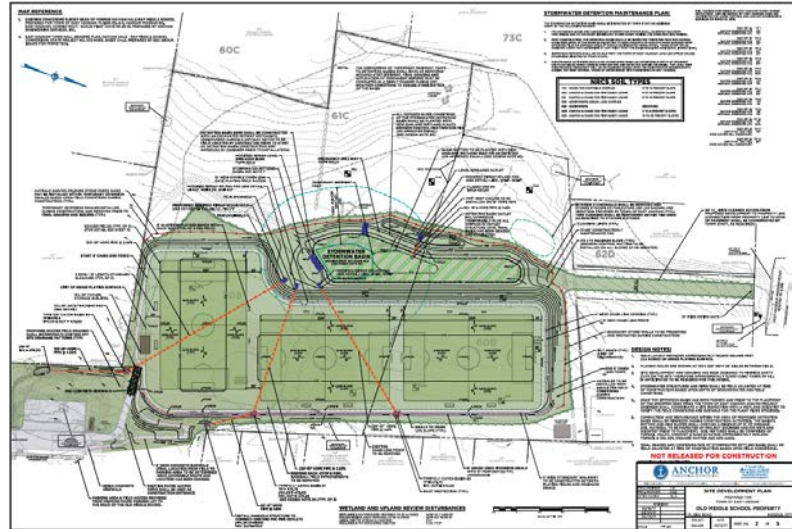


Barton & Loguidice (B&L – formerly Anchor Engineering Services, Inc.) has worked closely with the Town of Lebanon Parks and Recreation department on the development and construction of two soccer fields at the Lebanon Elementary School. Work conducted by B&L covered many areas of this recreational project, including wetlands delineation, field survey, preliminary site design, final site design, and construction administration services. Design specifications included placing borrow and base material, drainage improvements, grading and turf establishment, restoring disturbed areas, and removal of erosion and sedimentation controls.

# Similar Experience

## Soccer Field Design and Development • East Haddam, Connecticut

Barton & Loguidice (formerly Anchor Engineering Services, Inc.) worked closely with the town on the design and development of two multi-purpose athletic fields covering an area of approximately nine acres. The Town sought to develop these athletic fields with various modern amenities, including room for spectator seating, fencing, drainage, and stormwater management. B&L's services for the town included a full topographical survey, geotechnical services, design development, permitting assistance (stormwater management plan, utilities coordination, irrigation, etc.), and construction bid documents.



## Copenhagen Field • Copenhagen, New York



B&L was hired to design the School's new 160,000 SF synthetic turf field in conjunction with building improvements. This four (4) million dollar athletic field improvements project for the District of Copenhagen's only school included the construction of a synthetic turf field for soccer, baseball, and softball, with a layout allowing for both baseball and softball games to be played simultaneously. The installation of this new synthetic turf field replaces natural grass fields in the same location and allows the School district to extend their playing season and upgrade their facilities to compete with neighboring districts. B&L worked closely with the School's Superintendent, Athletic Director, and Coaches to ensure that all of their needs were met and included in the final design. Associated field amenities and improvements included new precast concrete dugouts for both the baseball and softball teams, new

sports lighting, new permanent spectator seating with a capacity of four hundred (400) persons built into the existing hillside, and a new press box. B&L also designed overall site enhancements accompanying the field improvements including an improved paved parking area and linked drive, a new paved walking loop trail and emergency drive. Associated stormwater management practices were designed to handle all site improvements, including a retention pond area and a smaller rain garden. An interpretative sign was designed and installed to inform users of this practical amenity.

## Boundless Playground • Memorial Park, Windham, Connecticut

Barton & Loguidice assisted the Town of Windham and a private donor with the design and construction of a boundless playground in Memorial Park located at the intersection of Tingley Street and Main Street. The playground is considered "Boundless," and was designed for children of all abilities to learn and play together to gain the proven intellectual, physical, and social developmental benefits of unstructured play. Our team coordinated with the Town, the playground designer & manufacturer, and the Recreation Department to provide a site layout to accommodate the proposed playground and meet the needs of the local community. Other services provided include landscape architecture, erosion and sedimentation controls, bid assistance and construction administration.





# Similar Experience

## Seamster Park Playground • East Hampton, Connecticut



Barton & Loguidice (formerly Anchor Engineering Services, Inc.) worked closely with the Town of East Hampton on a park playground design and construction project located in Seamster Park. The original park, created over 20 years ago, was built by members of the local community, but after much wear and tear it was deemed unsafe. Community organizers undertook fundraising efforts and received funds from the Town to rebuild a new playground. B&L assisted with bid phase services for the construction phase of the Seamster Park Playground project. Our team created bid phase documents and reviewed bid packages from different playground designers and developers. Additionally, B&L Staff participated in fundraising efforts for the development of the playground.

## Sears Park Improvements • East Hampton, Connecticut

Barton & Loguidice (formerly Anchor Engineering Services, Inc.) was hired by the Town of East Hampton to complete design and construction services for two phases of park restoration and beach reconstruction of Sears Park, a Town owned park on Lake Pocotopaug, a 512 acre public lake utilized for water sports and recreation. The work consisted of improved parking & boat launch access, public beach restoration, stormwater management to reduce direct discharges and the installation of a new 'boundless' playground. Detailed services included incorporating walking paths and paved parking within the existing park, removing existing timber retaining walls and restoring access to the existing public beach, working with Town officials to schedule work around in-season recreation department activities and integrating the proposed work with the Park's Master Plan.



## Rochester Childfirst Network Nature Playscape • Rochester, New York



The Rochester Childfirst Network (RCN) campus encompasses over four acres of land in the South Wedge district of the City of Rochester. The site includes the main building, handicapped access, parking, outdoor play environments, and unprogrammed open space for children of all ages and mobility levels. RCN is a recognized leader in early intervention special education programs. The RCN Design objectives, developed during the 2014 Playground Master Plan, included identifying problems related to current site conditions and developing opportunities for enhancements to outdoor play environments. During the Phase 1 design development, B&L placed great emphasis on inclusive play, exploration, and a diversity of activity

opportunities for children of all ages and mobility levels. The Phase 1 improvements were substantially completed in November 2016. RCN subsequently completed portions of Phase 2 in November 2018, including pathway loops and the outdoor classroom pavilion, and is finishing the remaining improvements which will further enhance their outdoor nature play area. **Project Highlights include:** Willow huts and tunnels; Tricycle and walking loop; Free play lawn areas; Pipe bridge tunnel; Terrain slides with climbing hills; Stormwater management gardens; Vegetated buffers with native ecological learning zones; Open program space for art and music elements; and Reestablishment of natural areas.

# Similar Experience

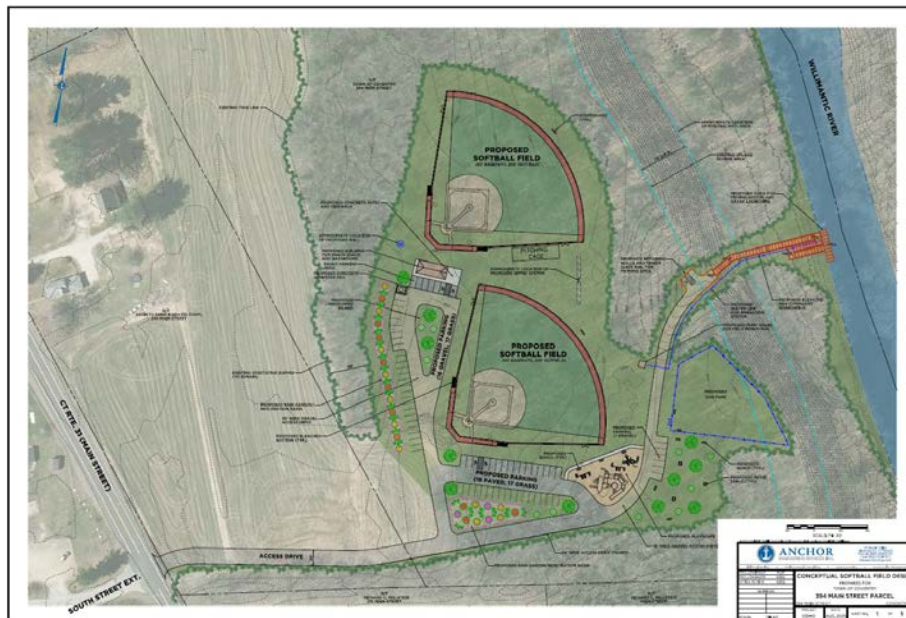
## Highland Park South Master Plan Update • Rochester, New York

B&L worked with Monroe County to develop a Master Plan Update for Highland Park South, a park that is adjacent to historic Highland Park, one of the three large Olmsted Parks in the City of Rochester. The planning process for this project included a detailed inventory of existing conditions and extensive research and consideration of the adjacent Olmsted Park in order to complement and connect with the historic design. The update includes a plan for a new arboretum and lilac collections within Highland Park South, which will relate to the existing collections in Highland Park. The master plan also depicts connectivity to the existing memorials in Highland Park South to build a more cohesive identity for the park, and incorporates sustainable recreational activities such as nature play, which has been very successful in other County park projects. The Plan embraces Olmsted's timeless design principles: to create opportunities for exertion, socialization, and relaxation. This reinforces the identity of Highland Park South as a flexible, dynamic, and vibrant park, with a compelling legacy as an addition to one of the four city-wide Olmsted park systems in America. Following completion of the master plan, Barton & Loguidice assisted the County with preliminary design through construction for the former Cornell Cooperative extension site. The site design features nature play elements, flexi-pave loop trail systems, stone seat walls, resurfaced and striped asphalt parking area, rain gardens, and expansion of the lilac collection and an arboretum.



## Athletic Field Design and Master Plan Services • Coventry, Connecticut

Barton & Loguidice (formerly Anchor Engineering Services, Inc.) worked closely with Town Staff to develop conceptual athletic field designs and cost estimates on three Town owned properties adjacent to their current athletic fields. B&L also prepared a Master Plan for additional recreation areas to be presented at public meeting. The master plan design incorporated two proposed softball fields, snack shack with bathrooms, parking, proposed playscape, dog park, and an elevated boardwalk to the Willimantic River with fishing access and kayak launch area. This design is currently under review by the Town.





# Similar Experience

## Outdoor Athletic Facilities • Briarcliff Manor Union Free School District, Briarcliff Manor, New York

The team included B&L staff, Ron Tetelman and Leigh Jones who provided design and construction phase services to reconstruct the School's outdoor athletic facilities. The work was phased over a two year period to maintain available sports fields on campus while others were being worked on. A new synthetic turf Game Day Field and 6 lane all-weather running track were part of the first phase of construction. An EPDM RUBBER INFILL SYSTEM was selected for the synthetic fields in lieu of the standard crumb rubber. In addition tennis court was constructed and a recreation sized basketball court was also built all as part of the first phase. A new synthetic baseball field with a full size rectangular practice and modified field in the outfield were included in phase two which utilized an EPDM RUBBER INFILL SYSTEM. Phase two work also included a new natural grass softball field, field hockey field, soccer field and a rectangular practice field. All grass fields included under drainage and automatic irrigation systems. A 30' tall fence was also constructed to protect the field hockey field from foul balls hit from the baseball field.



## Lilac Adventure Zone • Rochester, New York



In 2017, Barton & Loguidice completed the Master Plan Update for Monroe County Highland Park South. One of the priorities identified in the Update was the redevelopment of the former Cornell Cooperative Extension site. This site represented a unique opportunity for site restoration and new programming within Highland Park South. The plan for a Lilac Adventure Zone (LAZ) was developed through a collaborative process driven by public input. An emphasis was placed on environmental sustainability, context-sensitivity, and inclusive opportunities for healthy outdoor activity. Site features include an expansion of the historic lilac collection, new accessible pathways with seating, picnic pavilions, public parking, bike racks,

and an innovative nature play area. The nature play area was constructed by Monroe County Parks staff, using native hardwood trees salvaged from within the County Parks System. The complex of free-form timber structures provides opportunities for kids of all ages to explore, discover, and learn by moving. The play zone encourages imagination and free play, replicating an interactive play experience found in natural environments. LAZ provides children opportunities for unscripted play, and a safe place to 'run wild', while parents relax and watch their children explore the free-form, unstructured environment. **Project Highlights include:** Picnic pavilions and shade structures; Expanded trail system; Nature play area; and Expansion of historic lilac collection.

# Similar Experience

## Shaboo Stage • Jillson Square, Windham, Connecticut

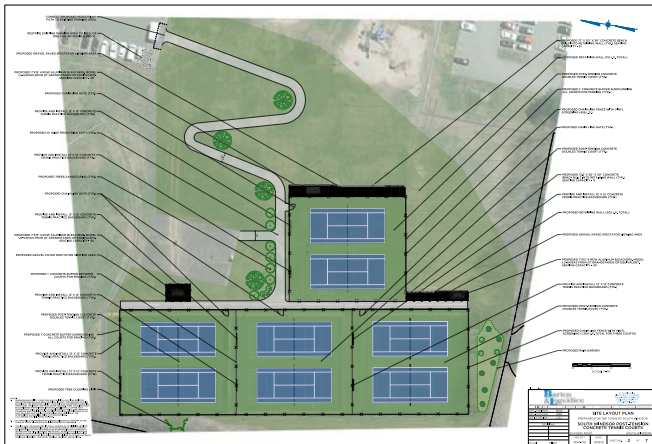
Barton & Loguidice (formerly Anchor Engineering Services, Inc.) was retained by the Town of Windham to design and construct an \$800,000 band shell located in Jillson Square, in historic downtown Willimantic. A close working relationship with the Town Council, Building Committee and private donor was necessary throughout the design and construction period to meet an aggressive construction schedule in time for a grand opening/concert performance.

Services included survey services, civil and sight design, architectural and acoustical design, geotechnical investigation, and construction administration and inspection.

Design elements included utilizing contextual building materials to connect the structure with nearby historic mills and applying the Town's official color scheme to all exposed steel. This design will be used as an inspiration for the Town's upcoming development of a combination senior and community center.



## Post-Tension Concrete Tennis Courts • South Windsor, Connecticut



B&L has recently begun working with South Windsor on the removal of the existing six tennis courts, fencing, and lighting located at 91 Ayers Road. Our team is working on the design of six new tennis courts with the option of two additional courts to be constructed utilizing post-tension concrete.

Our design services include plans for a ten-foot fence surrounding the courts and a new lighting system. B&L's services include review of existing site conditions, development of conceptual designs, cost estimates, drainage improvement design, review of current electrical circuits, and geotechnical soil investigations to ensure compatibility with post-tension concrete court systems. This project is currently underway.

## Pool and Playscape Design • Vintage at the Grove, Manchester, Connecticut

Barton & Loguidice (formerly Anchor Engineering Services) worked with a luxury apartment developer on the design of a 322-unit apartment complex in the Town of Manchester. Numerous passive and active recreational amenities were incorporated into the design to accommodate the residents. These amenities included a community pool and playscape, tennis court, open space preservation areas and over a mile of natural surface and paved walking trails.

Our team provided all services for this project, from the early planning stages through construction completion. Services related to the recreational amenities include layout & design, landscape planting plans, grading, drainage, erosion and sedimentation controls, permitting, specifications, construction administration and inspection services.





# Similar Experience

## Recreational Park Upgrades • Binghamton, New York



In 2020, Barton & Loguidice completed the design to upgrade Recreation Park for the City of Binghamton, NY. **The upgrades include the reconstruction of an existing seven (7) tennis court battery and the design and installation of a new outdoor seasonal ice rink.**

The plan for Recreation Park was developed through a collaborative process to meet the needs of the City and this recreational facility which

is utilized for Tournaments as part of the ATP Challenger Tour. An emphasis was placed on providing a high quality, sustainable tennis facility meeting USTA standards while maintaining cost effective solutions to deliver a project with maximum benefit for the community within the available project budget.

Site features include the reconstruction of the court subbase and resurfacing, reconfiguration of the court layout to an eight (8) court battery, on and off-court drainage including bioretention areas, new hillside spectator seating, provision for sports lighting and a variety of ancillary features. Design of the ice rink include a new 45x90 concrete pad with custom pipework, chiller pad, dasher boards and ancillary features.

### B&L Services

B&L worked with the City to design the site improvements, solve all grading and drainage issues and developed the design through construction documents and the bid process. B&L is currently leading the Construction Administration as the is currently under construction.

## Multi-Use Trail Routing Study and Design • New Hartford, Connecticut

Barton & Loguidice (formerly Anchor Engineering Services, Inc.) was retained by the Town of New Hartford to complete a comprehensive routing study and design for a 5 (+/-) mile trail extending from the intersection of Routes 214 and 44 in New Hartford to the Canton town line, with the ultimate goal of connecting the trail to the Farmington River Heritage Trail in Collinsville.

This project is funded by a Recreational Trails Grant from the CT Department of Energy & Environmental Protection.

This project includes services meant to fully engage the New Hartford and Canton communities. Tasks to be performed by B&L and our skilled subconsultants include a comprehensive routing study, 30% design plans for permitting, easements, and funding opportunities, and final design plans for bidding and construction. Engaging in stakeholder and public outreach sessions, including workshops, presentations, and tables at public events are pivotal aspects of this project.



# Similar Experience

## Air Line State Park Trail • East Hampton, Connecticut



Barton & Loguidice (formerly Anchor Engineering Services, Inc.) provided site evaluation, grant application assistance to secure \$980,000 in Federal Highway Funding, and State Bond Funds through the CTDEEP Recreational Trails Grant Program for the restoration of over 3 miles of unimproved railroad bed within the Air Line State Park Trail.

Our team worked closely with Town Staff and CTDEEP officials to evaluate existing trail conditions, generate preliminary designs & cost estimates, secure grant funding, and prepare construction bid

documents. This trail is located in the Air Line South Trail Corridor and will become an instrumental connection to East Hampton's downtown district.

Additional services included evaluating existing conditions and work necessary in order to improve the trail bed up to nationally recognized trail standards, structural review of existing stream crossings and culverts, preparation of design plans depicting improved trail bed, intersection conditions and parking areas including interpretive signage and construction administration.

## Naugatuck River Greenway • Torrington, Connecticut

Barton & Loguidice (formerly Anchor Engineering Services, Inc.) was retained by the City of Torrington to develop a 2.6-mile section of the Naugatuck River Greenway (From Franklin Street to the southern border of the City). The trail was constructed along USACE (United States Army Corp of Engineers) flood control levees and through downtown Torrington. Special consideration was taken to ensure the project would not impact the integrity of the existing USACE levees and would be sensitive to populated existing neighborhoods.



Services included an A-2/T-2 survey to identify exact dimensions of the flood control levees, property boundaries, existing elevations within the project limits, preparation of preliminary and final design plans depicting stone dust or paved trail, installation of signage, fencing, benches, trail markings, and street crossings, public presentation, permitting assistance, bid phase assistance and construction administration and inspection services.



# Similar Experience

## Alden Tavern Parking Lot (Municipal Parking) • Lebanon, Connecticut

Barton & Loguidice (formerly Anchor Engineering Services, Inc.) assisted the Town of Lebanon and the Alden Tavern Parking Lot Building Committee with the design and construction of a municipal parking lot on an archaeologically significant site on the National Register of Historic Places.



The site design incorporated the placement of a geotextile reinforcing mat to allow all work to be performed over an undisturbed site to minimize any impacts to subsurface features. This project was funded through a STEAP grant and in-kind donations.

Our services included preparation of topographic and boundary mapping, site layout and design, landscape architecture, state and local permitting, bid document preparation, construction administration and inspection. Other services included coordination with SHPO and geomat design. Construction of this project was completed under budget and within the project time schedule.

## Ivoryton Village Center Design • Essex, Connecticut

Barton & Loguidice (formerly Anchor Engineering Services, Inc.) was selected by the Town of Essex to assist with Site Survey, Design Development, and Construction Administration of streetscape improvements in the Village of Ivoryton (adjacent to the historic Ivoryton Playhouse).

Improvements included stamped concrete sidewalks, imprinted pedestrian crosswalks, additional public parking, and enhanced village street/parking lot lighting. Our team worked closely with the Town and local business owners to preserve the historic village charm while improving pedestrian circulation and utility services.

B&L's services included preparing topographic maps, site layout & design, landscape architectural design, public presentation, bid document preparation, and contract administration. Additionally, B&L worked with the Town of Essex on administering the State of CT Department of Housing Grant funding pertaining to this project.





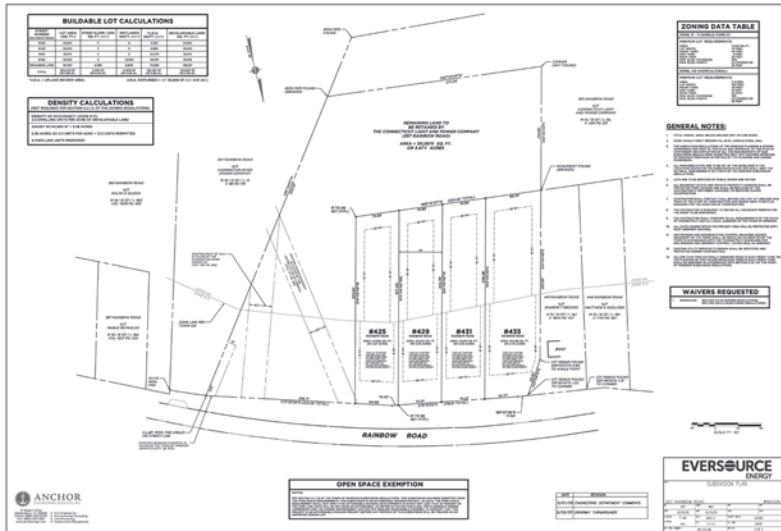
# Similar Experience

## Skatepark • Stony Point, New York

Barton & Loguidice teamed with Grindline Skate Parks to provide civil engineering and landscape architectural services for the design and construction of the Stony Point Skateboard Plaza. B&L's team provided professional site engineering and landscape architectural services including engineering the site, landscaping, preparation of design documents, the obtainment of all stormwater management and sediment control permits, and construction administration services.



## Habitat for Humanity Residences • Rainbow Road, Windsor, Connecticut (Eversource)



services provided by B&L included site development plans, including evaluation of existing site conditions (boundaries, wetlands, and other topographic information), zoning compliance information, proposed site conditions (including house footprint, accessways, driveway design, and utility and sewer design), erosion and sedimentation control measures, construction sequence details and notes. Survey services included construction stake-out of each property and foundation as-builts.

Barton & Loguidice worked with Eversource Energy and the Hartford Area Habitat for Humanity on survey and engineering services related to the development of four single-family residences located on Rainbow Road in Windsor, Connecticut. The four parcels which make up the project area are zoned for agriculture and residential use.

Services provided by B&L included site development plans, including evaluation of existing site conditions (boundaries, wetlands, and other topographic information), zoning compliance information, proposed site conditions (including house footprint, accessways, driveway design, and utility and sewer design), erosion and sedimentation control measures, construction

# Similar Experience

## Multi-Family Development • Vintage at the Grove • Manchester, Connecticut

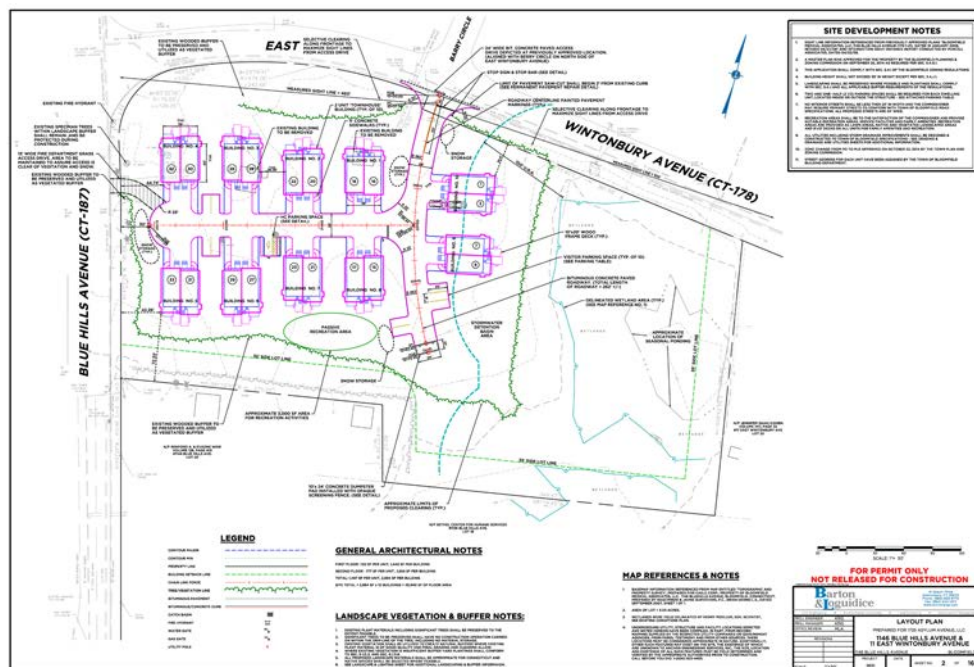
Barton & Loguidice (formerly Anchor Engineering Services, Inc.) was retained by a private client to complete design and construction services for a multi-family apartment development located in the Buckland Hills area of Manchester. The development consisted of 322 multi-family residential units within 13 apartment and townhouse buildings. Services performed include surveying, site layout, roadway & parking design, utility design, landscape architecture, wetlands and zoning approval assistance and construction administration.



B&L provided design and layout of 14 multi-family residential structures, 8,000 feet of access roads, 700 parking spaces with enclosed garage ports, 4,400 feet of gravity sanitary sewer, sanitary sewer pump station and force main, 4,100 feet of water main, stormwater collection and treatment systems, landscape architecture, lighting and other improvements. Our staff also performed local and State permitting to obtain approvals for construction and completed a site as-built.

## Site Development • Blue Hills Avenue • Bloomfield, Connecticut

Barton & Loguidice (B&L) teamed with a private developer to construct a twenty-unit multi-family residential development on a five-acre parcel located at 1146 Blue Hills Avenue in Bloomfield. This parcel of land is zoned for Planned Luxury Residential (PLR). Services provided by B&L include zoning due diligence, site development plan updates including proposed location of all principal buildings, roadway and driveway layout, location of sidewalks and pedestrian paths, vehicle parking areas, grading with contours, stormwater drainage design details, stormwater management report, sanitary sewer and water details, existing and proposed hydrant locations, landscaping with plan types, erosion and sediment control plan, and design and construction details. This project is currently underway.



# References

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**Molly Keays, Director of Parks & Recreation**

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**Todd Penney, Town Engineer**

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**Liz Koiva, Owner/Broker**

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**Baba Ogunro**

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# Similar Experience • Our Subconsultant

## INTRODUCTION

Tyche Planning & Policy Group, LLC was founded in January 2021 from a team of planning experts departing large engineering consulting groups in order to serve the communities of Connecticut with a more personal and tailored approach.



The Group's principals have over 35 years of combined experience in municipal planning in Connecticut and are devoted to helping our client communities make thoughtful, sustainable decisions for their future. Tyche is incorporated as a Limited Liability Corporation in Connecticut, with principal offices in Vernon. While Tyche itself may be relatively new, its team has worked with and for municipalities in our State for many years. We have extensive experience working alongside municipal officials on a wide range of projects including: PoCD updates; Zoning Regulation Revisions; Planning Studies; Economic Development; Grant Writing; as well as Affordable Housing Plans. Tyche is currently in various stages of working with the Towns of Avon, Durham, Plainfield, Woodbury, Middlefield, Old Saybrook and Thompson to develop these plans. In Hebron, as you know, Tyche's co-founder, John Guskowski, served as Economic Development Consultant for the past seven years.

Through our years of experience and involvement in the conversations surrounding Affordable Housing in Connecticut, Tyche has gained a deep understanding of how important of a component housing is to a community's vitality. We are excited about the opportunity to work with the team at B&L and the Town of Salisbury, and would welcome the chance to speak more about how our expertise, commitment and successful track record of developing these plans makes us uniquely well suited to assist the Town in this endeavor.

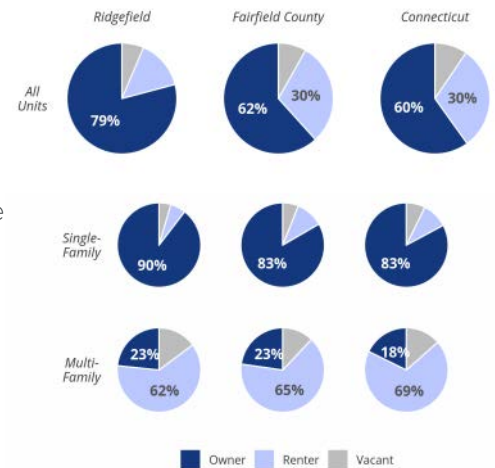
## QUALIFICATIONS & CAPABILITIES

Our Team has extensive experience and demonstrated capability to take on the primary components of Hebron's Affordable Housing Plan project. Specifically, Tyche has outstanding capability in the following areas:

### Gathering and Analyzing Market Data

As a part of Tyche's leadership in developing a model for the requirements for 8-30j, we have been out in front of identifying the key data for developing a thoughtful, effective plan and presenting this data in an accessible way. It makes no sense to set a target of 300 new housing units, for example, if the market has shown that a community only historically creates 10-15 units in any given year, and the population trends show that the community's residents are aging, living in smaller households, and seeking to downsize.

Understanding the economic, market, demographic, and housing context of a community is a critically important component to setting reasonable goals and expectations. In developing our Affordable Housing Plans, we draw on several key sources, including the U.S. Census American Community Survey, the Partnership for Strong Communities, the Connecticut State Data Center, AdvanceCT (formerly CERC), and the National Low Income Housing Coalition, among others. These sources help provide a baseline understanding in which to place a community's expectations.



Establishing an understanding of those community expectations is also a critical data-gathering task. We have established a strong track-record of conducting community surveys, largely leveraging systems such as SurveyMonkey which allow for broad Town-wide distribution to help identify critical needs in the community, target specific geographic areas for potential development investigation, and highlight key population groups, such as seniors and young professionals, for additional focus.



# Similar Experience • Our Subconsultant

## Leading Public Meetings and Presentations

The Tyche team has completed numerous public involvement projects throughout the state of Connecticut and brings a long standing and strong team of professionals to support the Town of Salisbury in this important project. The team will be led by John Guskowski, AICP and Michael D'Amato, AICP, CZEO. We anticipate using a traditional model for management of the overall project with an integrated small team. By having all members of the team actively engaged in the project, we are able to effectively answer questions and provide direction on issues should they arise. While you will have access to our entire team, our main point of contact will be John Guskowski. He will be managing the project schedule, deliverables and ensuring work prepared by Tyche is completed on time and within budget.

Client communications and effective public engagement have been reimagined with the onset of the COVID-19 pandemic. Tyche has been at the forefront of this change, transitioning to a fully online platform for communications with our clients and internal staff when necessary. Additionally, we support to our municipal clients by providing virtual meeting support services for public meetings, hearings and outreach sessions. We have found that these online meeting platforms have been valuable in gathering public input across multiple demographics and in many cases are more accessible and comfortable to cohorts of the population that are not always widely engaged in projects such as this. We are able to implement a variety of virtual engagement tools such as online polling, interactive meeting materials, etc. to ensure these sessions are productive, accessible and ultimately provide the intended data to the client/Town.



While we anticipate that most of the meetings associated with this project will be held primarily with B&L, who is leading the design effort, Tyche is prepared to provide online or limited in-person involvement. Our technology capacity and recent history in facilitating a variety of meeting formats has prepared us for these eventualities. This flexibility will allow both in person and remote participants to react to the same information and conduct essential public input during these unprecedented times in a manner to ensure that all participants are comfortable. Over the past two years, we have facilitated over a dozen charrettes, public information meetings, in-person public presentations, and over 100 virtual public meetings.



# Similar Experience • Our Subconsultant

## Producing Plans that Incorporate Affordable Housing and Other Housing Types

As a group that considers communities holistically, Tyche understands that any consideration of housing development necessarily involves assessment of transportation, the economy, natural resources, infrastructure, and other elements. Additionally, Tyche is acutely aware that the power of any particular government policy, such as zoning, is significantly limited to effect change, relative to the forces of the national and even global market economies. As a result, the Housing Plans, and housing components of other Comprehensive Plans, are thoroughly integrated both across economic and planning elements.

Tyche has been a leader in both creating innovative Plans of Conservation & Development, for communities ranging from Hampton (population 1800) to Middletown (population 48,000), and from Essex and Clinton in lower Middlesex County to Brooklyn and Thompson in Windham County. These Plans all focused on integrating the planning of housing development, across the income spectrum, with other elements of community development in an inclusive and realistic manner.



Tyche's team has led the process of developing the first Affordable Housing Plans as required by Public Act 17-170, drafting one of the first such Plans, for the Town of Essex, in 2019. Since that time, Tyche has completed Affordable Housing Plans for the Towns of Hampton, Old Saybrook, Woodbury, and Plainfield. We are in active process of working on additional Affordable Housing Plans in Middlefield, Durham, Avon, Willington, Thompson, and are contributing to the Regional Affordable Housing Plan for the Lower Connecticut River Council of Governments (RiverCOG). We have also been retained by the Open Communities Alliance to undertake the state's first "Fair Share" Housing Plan, focused on the Town of Glastonbury. Our Plans are marked strongly by a focus on realistic goals and clear, concise implementation.

## Similar Projects

Our Team has worked in many ways to further housing attainability in Connecticut's towns. Since 2017, when the first discussions of Affordable Housing Plans began to take place at the Capitol, our principals participated in these discussions and worked to educate legislative leaders on the importance of making our State's housing more equitable. Working on the inside of this process and gaining a better grasp of housing on a State level has only expanded our expertise locally. Tyche understands that the housing climate in each town is unique, and that there are many things beyond zoning regulations that contribute to a housing market that is not affordable. The development of an affordable housing plan is an opportunity to examine these components and their drivers to build the foundation for informed housing-based decisions moving forward.

While the significance of a strong housing market that also falls within the range of affordability cannot be understated, the Town still must work to achieve the ten percent deed restricted threshold required. Tyche understands how important it is to maintain balance between the wishes to the community, market demands and the long-term future of Salisbury. We have developed an approach to complete this project and create a document that will provide a strong foundation for the Town to move forward with a strong focus on implementation and making sure that the recommendations made, and suggested path forward not only achieve the goals set forth by this process, to begin with, but are outlined in a manner that puts the Town in position to make the most of the implementation.

Since the enactment of PA 17-170 requiring all municipalities to develop five-year Affordable Housing Plans, Tyche's team has been among the most active consultants in Connecticut in assisting communities in this effort. Following are examples of Tyche's project experience, both with Affordable Housing Plans and other projects.

# Similar Experience • Our Subconsultant

## **TOWN OF ESSEX AFFORDABLE HOUSING PLAN (ESSEX CONNECTICUT)**

Tyche's principal, working as a consulting Town Planner for the Town of Essex Planning Commission (on behalf of a prior employer), developed one of the first local Affordable Housing Plans (AHP) following the adoption of PA 17-170, which created the municipal requirements under CGS Section 8-30j. At the time (as is the case now), the State had provided no guidance about what an AHP should contain, what targets should be established, or even what the local adoption process should entail. We began with a community-wide survey (posted both on SurveyMonkey and available in hard-copy) on local housing needs. This survey returned a statistically significant sample of over 5% of total population respondents, providing the Planning Commission with a solid background of public opinion and support for expansion of local housing options.



Adopted by: The Town of Essex Planning Commission  
March 14, 2019

The plan itself was developed in coordination with the Planning Commission, whose Chairman took a special interest in the subject. Recognizing the importance of “making the case,” the plan included substantial background on the economic and demographic realities facing Essex and how significant the affordability gap was for much of the targeted workforce in town. Working with the Chairman, we also assembled a small ad-hoc group which included representatives from the development community, the housing authority, design

professionals, and affordable housing advocates. This group identified areas within town that would be suitable for increased housing development density, as well as both regulatory and environmental challenges. All of this combined to develop a targeted number of units over a five-year period, including desired locations, and a series of action items to help implement the plan. The action items included pursuit of funding sources, establishment and strengthening of existing partnerships, regulatory and local policy changes, and municipal investment of staff and money into project development. The plan was adopted, following a public hearing, by the Planning Commission, in March of 2019.

## **TOWN OF HAMPTON AFFORDABLE HOUSING PLAN (HAMPTON CONNECTICUT)**

The Tyche team has served the Town of Hampton as consulting Town Planner since 2015, having provided guidance to the Planning & Zoning Commission on development projects and assisting the Board of Selectmen with grants and other special initiatives. Tyche assisted the Town with their 2016 update of the Plan of Conservation & Development.

In 2020, Tyche wrote a successful grant application for Affordable Housing Plan assistance and then led the process of developing the AHP. The Planning & Zoning Commission managed the process and convened an inter-board ad-hoc Housing Committee to oversee the writing. Numerous public outreach sessions were held and a successful online community survey was deployed in support of the project. The plan was adopted, following a public hearing, by the Planning & Zoning Commission, in June, 2021.

## **TOWN OF OLD SAYBROOK AFFORDABLE HOUSING PLAN (OLD SAYBROOK CONNECTICUT)**

The Tyche team was hired in late 2020 to lead the creation of an Affordable Housing Plan per CGS 8-30j as well as to assist with the update to the Residential Development section of the Town's Plan of Conservation & Development. Working through the Town Planner and First Selectmen, Tyche assisted an inter-disciplinary team of stakeholders to develop the Town's first Affordable Housing Plan.

Community outreach efforts, both electronic and in-person, revealed significant public support for regulatory changes to encourage the development of more housing opportunities. Significant challenges remain, largely due to cost of land and lack of public infrastructure. The Board of Selectmen adopted the Plan, following a public hearing, in July, 2021.

# References • Our Subconsultant

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**Chris Costa, Town Planner**

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**Alan Cahill, First Selectman**

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**Joe Samolis, Development Director**

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**Karl Kilduff, Town Manager**

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**Jason Bowsza, First Selectman**

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**Erica Wiecenski, First Selectwoman**

Town of Willington  
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**Norm Needleman, First Selectman**

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nneedleman@essexct.org

# Key Personnel



Pope Salmon Kill Site Design



## Mark Zessin, P.E. • Senior Vice President

mzessin@bartonandloguidice.com

Mr. Zessin has been responsible for planning, design and project management on a broad set of publicly and privately developed projects. Mr. Zessin has nearly four decades of engineering design experience and he is licensed to practice engineering in four states. He has gained considerable insight into the requirements of CTDOT, CT DEEP, RPAs and COGs, and other state and federal regulatory agencies for environmental and controversial projects.

- 37 years of experience
- MA, Public Policy Studies
- BS, Civil Engineering
- Licensed Professional Engineer (PE - CT, ME, MA, NY, OH)

### Project Experience

#### **Town-Wide Roadway Improvements, East Hampton, CT**

Principal-In-Charge for On-Call services for the Town of East Hampton. Services included roadway improvements for 54,000 linear feet of roadway, including 18,000 linear feet of full-depth reclamation and over 36,000 linear feet of pavement overlay with associated drainage improvements for numerous streets town-wide. Anchor's services included survey, roadway design, drainage design, bidding services, and construction services. Road conditions for approximately 230 roads town-wide were evaluated, photographed, and logged for reclamation or maintenance.

#### **Ivoryton Village Center Design, Essex, CT**

Principal-In-Charge for streetscape improvements in the village of Ivoryton. Improvements included stamped concrete sidewalks, imprinted pedestrian crosswalks, additional public parking, and enhanced village street/parking lot lighting. Anchor worked closely with local business owners to preserve the historic village charm while improving pedestrian circulation and utility services. Pine Street Elderly Housing Development, Bristol, CT  
Principal-in-Charge for a Phase I ESA report in support of the development of an age-restricted independent living development consisting of approximately 128 units on a 14-acre parcel of land in Bristol, CT. Services included site reconnaissance, review of existing environmental data, review of state, federal, and local records, and preparation of a final report prior to site development.

#### **Waterford Public Works Complex, Waterford, CT**

Principal-in-Charge for construction inspection services for the development of a new Public Works Garage at the site of the existing WPCA/Public Works Complex located at 1000 Hartford Turnpike in Waterford. The square footage of the finalized facility will be approximately 56,500 square feet.

#### **Salisbury/Sharon Transfer Station, Salisbury, CT**

Principal-in-Charge for the development of a transfer station in the Town of Salisbury. Anchor was initially retained to prepare a needs and site related evaluation study which screened all properties within a six mile radius of the population centroid in both Towns. Anchor has provided dozens of services pertaining to this project including extensive design development, construction administration services, bid phase services, permitting services, and full-time construction inspection.

#### **West Main Street Improvements, Cheshire, CT**

Principal-in-Charge for full-time construction inspection and administration services related to streetscape improvements along 1,600 linear feet of West Main Street between historic downtown and Maple Avenue in the Town of Cheshire.

#### **Walnut Tree Hill Road Bridge, Newtown, CT**

Principal-in-Charge for bridge rehabilitation project (Bridge No. 05028 over Pootatuck River in the Town of Newtown). Bridge No. 05028 is located approximately 300 feet north of the intersection of Walnut Tree Hill Road with State Route 816 (Glen Road). The bridge, built in 1936, consisted of a concrete tee beam with cast-in-place concrete deck superstructure supported by concrete abutments and wing walls. The rehabilitation of the structure consisted of the complete removal and replacement of the superstructure, rehabilitation and widening of the existing substructure to accommodate an increased deck width, and substantial adjustment to the horizontal roadway alignment to increase the radii of both reverse curve approach segments.

#### **South Park Avenue over Mill River, Easton, CT**

Principal-in-Charge for replacement of an existing steel beam bridge with a 50' span NEXT beam bridge, on a 20 degree skew. The project also includes utility relocations and reconstruction of 300 linear feet of roadway and traffic detour.





**Kevin Grindle, ASLA, PLA • Associate**  
kgrindle@bartonandloguidice.com

Mr. Grindle is a Senior Managing Landscape Architect with over twenty-one years of experience involved in and responsible for

privately and publicly funded projects throughout the State of Connecticut. These projects include numerous landscape architecture, feasibility/planning, site development, building rehabilitation and construction projects. His responsibilities have included preliminary site investigations, preparation of design plans, cost estimates, regulatory permit applications and contract documents, construction administration and the coordination with clients, engineers, contractors and sub-consultants. Mr. Grindle has represented clients before numerous regulatory boards, commissions, town meetings and public outreach sessions.

- 21 years of experience
- BS, Landscape Architecture
- Professional Landscape Architect (PLA, CT)
- Member, American Society of Landscape Architects (ASLA)

**Project Experience**

**Windham Band Shell, Jillson Square, Willimantic, CT**

Project Manager for the design and construction of an \$800,000 band shell located in Jillson Square, in historic downtown Willimantic. Formed a close working relationship with the Town Council, Building Committee, and private donor in order to expedite the design and construction period in order to meet an aggressive construction schedule in time for a grand opening concert performance. Services included survey services, civil and site design, architectural and acoustical design, geotechnical investigation, and construction administration and inspection. Design elements included utilizing contextual building materials to connect the structure with nearby historic mills and applying the Town's official color scheme.

**Routing Study & Design, New Hartford, CT**

Project Manager responsible for a comprehensive routing study and design for a ~5 mile trail extending from the intersection of Routes 214 and 44 in New Hartford to the Canton town line, with the ultimate goal of connecting to the Farmington River Heritage Trail in Collinsville. This project is funded by a Recreational Trails Grant from the CTDEEP.

**Ivoryton Village, Essex, CT**

Project Manager and Landscape Architect for the design of the Ivoryton Village Main Street district enhancements funded through a Main Street Investment Fund Grant.

This project consisted of working closely with the Town and community stakeholders to development a context sensitive design for the historic village of Ivoryton. Design elements included maintaining access to the historic Ivoryton playhouse, increasing parking opportunities for public recreation area and existing commercial development, developing a Complete Streets approach for multi-modal traffic including an updated sidewalk plan and additional crosswalks, and providing additional lighting within the streetscape and parking lot environments.

**Airline Trail Linear Park, East Hampton, CT**

Project Manager and Landscape Architect for the site evaluation and preliminary design for converting over 3 miles of abandoned rail road bed into a linear park trail, and developing a trail connection through East Hampton's commercial downtown district. The project incorporated working with Town staff to evaluate the existing trail conditions, generate a preliminary design and cost estimate for the improvement of the trail bed up to nationally recognized trail standards and assist the Town with preparing an application to the CTDEEP Recreation Trails Program to receive federal highway funding in the 2013 grant round. This project was selected to receive \$400,000 of federal funding and moved into final design and construction in the 2015 construction season. This trail is located within the Airline South trail corridor and will become an instrumental connection within the State of Connecticut's recreational trails program along with being located within the East Coast Greenway corridor.

**Naugatuck River Greenway, Torrington, CT**

Project Manager for the development of a 2.6 mile section of the Naugatuck River Greenway (from Franklin Street to the Southern border of the City). The trail was constructed along USACE flood control levees through downtown Torrington. Special consideration was taken to ensure the project would not impact the integrity of the existing USACE levees and would be sensitive to surrounding existing neighborhoods.

**Jarvis Street Sidewalk Extension, Cheshire, CT**

Project Manager responsible for the Jarvis Street Sidewalk Extension Project. This project includes design consulting services, field survey, field location, final design plan and coordination in support of the grant funding source (Community Connectivity Grant) for sidewalks along the northerly side of Jarvis Street (from the Farmington Canal Linear Trail) to Lancaster Way, and from Lancaster Way to Guinevere Ridge.



## Marek Kement, P.E., L.S. • Senior Managing Engineer

mkement@bartonandloguidice.com

Mr. Kement is a Senior Managing Engineer with over 25 years of experience in civil engineering and land surveying and over 36 years involvement in the construction industry. He has worked on numerous residential, commercial, and municipal projects from inception through completion. These projects incorporate project management, cost estimates, land records research, boundary and topographic surveying, site analysis and feasibility studies, site layout, roadway and storm drainage design, sewer and utility design, meetings with clients and regulatory agencies, bid assistance and contract administration, construction stakeout and as-built surveys, and construction inspection. His construction background and private sector project experience offers him insight into the needs of the client and he has developed an excellent working relationship with various municipal and utility agencies.

- [36 years of experience](#)
- [BS, Civil Engineering](#)
- [AS, Civil Engineering Technology](#)
- [Licensed Professional Engineer \(PE, CT\)](#)
- [Licensed Land Surveyor \(LS, CT\)](#)

### Project Experience

#### **Waterford Municipal Complex, Waterford, CT**

Project Manager and Engineer for the design, administration, and construction inspection of a \$15.8M Design-Build Municipal Complex Facility/Department of Public Works project for the Town of Waterford. The work included initial conceptual design & specification preparation, environmental soil investigation, drainage evaluation, local permitting through various boards and commissions, and bid assistance through RFQ-RFP process.

#### **Habitat for Humanity, Windsor, CT**

Worked with Eversource Energy and the Hartford Area Habitat for Humanity on the development of four single-family residences along Rainbow Road in Windsor. Services included site development plans, including evaluation of existing site conditions, zoning compliance information, proposed site conditions, erosion and sedimentation control measures, construction sequence details and notes. Survey services included construction stake-out of each property and foundation as-builts.

#### **Hotel Development (TRU by Hilton) Windsor Locks, CT**

Project Manager and Engineer for the site development of a 116-room hotel near Bradley International Airport involving constant coordination with architects, Hilton

franchise department, and various utility companies. The scope included design, stormwater management, and permitting through local, state, and federal agencies.

#### **Naugatuck River Greenway, Torrington, CT**

Assisted with the development of a 2.6-mile trail section of the Naugatuck River Greenway. Special consideration was taken to ensure the project would not impact community senior center and recreational areas, surrounding neighborhood, and integrity of the existing USACE levees, which involved USACE Section 408 Permitting.

#### **Quarry Meadows Site Development, East Windsor, CT**

Project Manager, Engineer, and Surveyor for the layout and design of a 48-lot (8 Phase) single family residential subdivision. The project also included wetlands mitigation, dual municipal approvals, public water & sewer layout, storm water management, 4550 linear feet of road, drainage & utility stakeout, and as-built mapping.

#### **Kingshire Development, East Windsor, CT**

Project Manager, Engineer, and Surveyor for the layout and design of a 38-lot (5 Phase) single family residential subdivision. The scope also included soil investigations for sub-surface disposal systems, wetlands & endangered species review, multiple utility agencies approvals, storm water management, 3400 linear feet of road, drainage & utility stakeout, plot plans, construction stakeout, and as-built mapping.

#### **Brewer Road Rehabilitation, East Hampton, CT**

Chief Construction Inspector providing administration and inspection services for a State of Connecticut and Federal funded project. The scope included field monitoring, inspection of the work of others insuring compliance with drawings and specifications, and daily record keeping.

#### **Rehabilitation of Batchelder Road, Windsor, CT**

Project Manager for the design and administration of a road rehabilitation project for the Town of Windsor. The project included replacement of deteriorated pavement along the road, associated grading/drainage improvements, street lighting upgrade, retaining wall design, and sidewalk construction to improve and facilitate the pedestrian network near the town center and Loomis Chaffee School.



## Matthew Brown, P.E. • Vice President

mbrown@bartonandloguidice.com

Mr. Brown has over two decades of experience in a broad range of public and private site engineering, environmental remediation, solid waste, and permitting projects. His responsibilities include site design, storm drainage analysis and design, roadway design, sanitary sewer design, water distribution system design, detention basin design and analysis, environmental investigation and remediation plan development, local, state and federal permitting, and construction inspection. He has been involved in the design and permitting of numerous complex and controversial projects. He has utilized AutoCAD, MicroStation, InRoads, HEC-RAS and other computer software packages throughout all phases of design projects.

- 25 years of experience
- BSE, Systems Engineering
- Licensed Professional Engineer (PE) (CT, MA, ME, VT, RI, NH)
- USACOE HEC-RAS; OSHA 40-hour HAZWOPER, OSHA 8-hour site supervisor; CTDOT HazMat Handling Certification

### Project Experience

#### North & South Garages Repair - Design and Construction, UCONN, Storrs, CT

Project Manager responsible for providing consulting engineering and construction administration services related to repairs at the North and South parking garages at the Storrs campus of UCONN. Structural deficiencies were observed at the parking garages, and a 5-year capital improvement plan was created to address the deficiencies. B&L prepared repair drawings for the top floor of each garage and has conducted investigation and design work associated with the remainder of each floor in each garage. Additionally, B&L has provided full-time on-site construction for this project. As of mid-to-late 2021, construction at the garages is underway.

#### Train Station Improvements, City of Waterbury, CT

Project Manager for the City of Waterbury/Waterbury Development Corporation's Train Station Parking Lot Improvement Project. B&L will be providing full-time construction inspection services for the total reconstruction of the parking lot at the Waterbury Train Station.

#### Walnut Tree Hill Road, Newtown, CT

Project Manager for the inspection phase of the replacement of Walnut Tree Hill Road in Newtown, Connecticut. Rehabilitation of this structure consists of the

complete removal and replacement of the superstructure, widening and rehabilitation of the existing substructure, and roadway realignment.

#### Great Hills Commons, Guilford, CT

Project Manager for consulting services pertaining to a proposed residential development along State Street in Guilford, CT. Services provided include site plan development, meetings and support for local permitting, post-approval services, bridge abutment design, and geotechnical investigation.

#### Fire House Improvements, East Hartford, CT

Project Manager for the reconstruction of the East Hartford Fire House (#6) parking lots as well as in support of the installation of a new oil/water separator and sanitary sewer connection for the existing floor drains found within the building. Additional services include site investigation and site plan development.

#### Car Wash Development, Vernon, CT

Project Manager for the development of a car wash in Vernon, CT. Services include survey services, site design, conceptual layout, and permitting services.

#### Salmon Run Roadway Acceptance, East Hampton, CT

Project Manager for roadway acceptance inspection services at the Salmon Run development in East Hampton. The purpose of the inspection was to review existing conditions of the roadway in anticipation of the site developer's formal request to have the roadway accepted by the Town.

#### Car Wash Site Development, Glastonbury, CT

Project Manager for the development of a car wash on Oak Street in Glastonbury. Services include conceptual layout, survey services, site plan development, permit applications, meetings and post-approval services. This project is currently under construction.

#### Recreation Park Access Road, Columbia, CT

Project Manager for services related to the design and field layout of a new roadway at the Columbia recreation Park on Hennequin Drive. Services provided include preliminary design, final design, and coordination with utilities (Eversource Energy).



**Denise Lord, P.E. • Lead Engineer**  
dlord@bartonandloguidice.com

Ms. Lord is a Lead Engineer with over 35 years of engineering experience spanning numerous state and local infrastructure projects as well as private residential, commercial and industrial site development projects. Her experience on these projects includes roadway design, traffic control plans, comprehensive storm drainage design and studies, subdivision and site development layout and grading, utility layout, regulatory agency permitting, project cost estimating, development of construction specifications and contract documents, and construction inspection. She has significant experience in roadway design, trail design, hydraulic analysis, site layout design and permitting, sanitary sewer and water main design, storm drainage and detention basin design and analysis. Her public and private sector project experience provides insight into the needs of the client.

- 35 years of experience
- BS, Civil Engineering
- Licensed Professional Engineer (PE, CT)

**Project Experience**

**Halls Hill Road Reconstruction, Colchester, CT**

Roadway Design Engineer for the total reconstruction of Halls Hill Road – approximately 2,000 linear feet. Halls Hill Road is classified as a Rural Major Collector roadway, and is commonly used by locals as a bypass of downtown Colchester – particularly during rush hours. Services provided to the Town for this important roadway reconstruction project include basemapping preparation, construction contract documents (including roadway reconstruction plans, details, final estimates, and specifications, construction bidding assistance, and construction administration and inspection.

**Hotel Site Development, Ella T. Grasso Turnpike Windsor Locks, CT**

Provided design development and permitting level drawings for the development of a hotel on a parcel of land located at 229 Ella T. Grasso Turnpike in Windsor Locks. The parcel is approximately 6.1 acres. Additional services pertaining to the development of this hotel include data acquisition and basemapping, topographic and boundary surveys, delineation of inland wetland sand watercourses, schematic design, site development plans, erosion and sedimentation control plans, CTDOT encroachment permitting, OSTA permitting, FAA permitting and SWPPP preparation.

**Glastonbury Car Wash, Glastonbury, CT**

Prepared the conceptual site layout and prepared the site development plan for the development of a car wash located at 70 Oak Street in Glastonbury. B&L's role in the development of this car wash includes survey services, site plan development, permit applications, meeting and support for the local permitting process, and post-approval services.

**Age Restricted Independent Living Complex Manchester, CT**

Assisted with the CTDOT encroachment permit and other construction administration and inspection documents pertaining to the development of an age-restricted independent living complex located on Spencer Street in Manchester. The complex is located on a 14-acre parcel of land and will consist of 128 units once construction is complete. B&L has assisted with all phases of this project, from survey to construction.

**Naugatuck River Greenway, Torrington, CT**

Provided design services and prepared bid documents pertaining to the development of a 2.6-mile section of the Naugatuck River Greenway (from Franklin Street to the southern border of the City) in downtown Torrington. The trail was constructed along USACE (United States Army Corp of Engineers) flood control levees and through downtown Torrington. Special design consideration was taken to ensure the project would not impact the integrity of the existing USACE levees and would be sensitive to populated existing neighborhoods.

**Ivoryton Village Center Design, Essex, CT**

Provided engineering services for the design and development of streetscape improvements in the Village of Ivoryton (adjacent to the historic Ivoryton Playhouse). The design team worked closely with the Town of Essex on administering the State of CT Department of Housing Grant funding pertaining to this project. Stamped sidewalks were installed along with imprinted pedestrian crosswalks, additional public parking, and enhanced village street/lot lighting. Careful consideration was taken when working with local business owners in order to preserve the historic village charm while simultaneously providing safe and improved pedestrian circulation.





## Rachel M.D. Schnabel, P.E. • Project Engineer

rschnabel@bartonandloguidice.com

Ms. Schnabel has completed a wide range of civil and environmental engineering projects, working with multiple technical disciplines. These projects include wastewater collection, treatment, and disposal projects; stormwater collection and management projects; and environmental remediation and compliance projects.

- 8 years of experience
- BS, Environmental Engineering
- Licensed Professional Engineer (PE, CT)
- Soil Evaluator (MA), 10-hour OSHA Construction Confined Space Entry (29 CFR 1910.146)

### Project Experience

#### **Pump Station Replacement, Brooklyn, CT**

Ms. Schnabel oversaw the complete replacement of a suction lift pump station with a modern submersible pump station for the Town of Brooklyn. The design included a larger wet well, a single, oversize NEMA 4X outdoor enclosure for electrical and controls, and a diesel generator in approximately the same footprint as the old station, located in the center of a cul-de-sac.

#### **Portable Chopper Pump Evaluation, Plainfield, CT**

The Town of Plainfield had an issue with buildup of floatable solids at multiple sewer pump stations. Town personnel historically entered the pump stations to manually remove the obstructions, which was timely and hazardous. Ms. Schnabel evaluated a portable chopper pump through a reference check and field test. The chopper pump successfully broke up the floatable solids mat at the Town pump station tested. Ms. Schnabel reported on the results, aiding the Town in the direct purchase of the evaluated pump.

#### **Stormwater Management Plan, Miami Beach Association, Old Lyme, CT**

The Miami Beach Association, located along the Long Island Sound, experiences severe flooding on a frequent basis. Ms. Schnabel created a baseline model in PCSWMM of the flooding that occurs under 1-year, 2-year, 5-year, and 10-year storm events. Ms. Schnabel then ran various alternative solutions through the model and determined the effectiveness of each. Solutions considered under this evaluation included dredging of the stream, adjusting pipe inverts, increasing pipe capacity, installing a check valve at the outfall, and constructing an additional outfall. Ms. Schnabel summarized the results in a Stormwater Management Plan, which included an opinion of cost to construct each proposed alternative.

#### **Preliminary Engineering Report, Elizabethtown, NY**

Wastewater in the Town Elizabethtown is currently managed by individual on-site septic systems. Many of the septic systems within the Hamlet of Elizabethtown have failed or are failing. B&L has worked with the Town on planning the construction of a sanitary sewer collection system and wastewater treatment plant to manage the Hamlet's wastewater. Ms. Schnabel prepared a Preliminary Engineering Report that evaluates the sanitary sewer collection system layout, several potential locations for the proposed wastewater treatment plant, and multiple wastewater treatment technologies for each stage of the treatment process. The design flow for the proposed wastewater management solution is 90,000 gallons per day. B&L submitted the Preliminary Engineering Report to the New York State Environmental Facilities Corporation (NYSEFC) on the Town's behalf to obtain grant and no-interest loan financing.

#### **Hawleyville Sewer Extension, Newtown, CT**

Ms. Schnabel drafted contract drawings and aided in the flow calculations and cost analysis of a low pressure sewer extension project. Ms. Schnabel also conducted grinder pump startups and hydrostatic pressure testing of main lines and service connections. This project has resulted in wastewater collection for approximately 10 homes and 10 businesses.

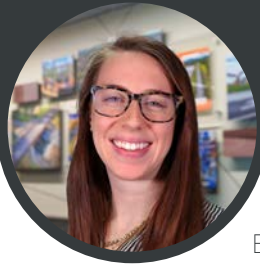
#### **Inflow and Infiltration Study, Groton, CT**

Ms. Schnabel identified branches of the Groton sewer system affected by inflow and infiltration through evaluating the pump station flow data with respect to precipitation data. Ms. Schnabel prepared figures of the data and a summary report of the findings.

#### **Chemical Flow Dilution, Avon, CT and Acton, MA**

Ms. Schnabel conducted chemical flow dilution testing as part of inflow and infiltration studies for the Town of Avon, Connecticut, as well as for a private development in Acton, Massachusetts. The data obtained was used to determine the precise locations and magnitude of inflow and infiltration.





**Natasha Nixon, EIT • Engineer II**  
nnixon@bartonandloguidice.com

Ms. Nixon is an engineer with 3 years of experience in Civil Engineering design including natural gas pipelines, commercial and residential site design, and solar array design. She is currently an Engineer II on the Sustainable Planning and Design team at B&L. Her responsibilities include project design for trails, parks and recreation projects and other relevant developments; preparation of contract drawings and specifications; construction cost estimation; constructability analysis, civil and process systems design; and construction administration.

- [3 years of experience](#)
- [BS, Environmental Engineering Technology](#)
- [Registered Engineer in Training \(EIT, CT\)](#)

### **Project Experience**

#### **Engineering and Site Design, Meriden, CT**

Ms. Nixon served as staff engineer for site design and layout for residential and commercial developments including grading and drainage, utility layouts, erosion controls, landscaping, lighting plans, and demolition plans. Ms. Nixon was responsible for designing site layouts for utility scale solar arrays including calculating electrical outputs, grading and drainage design, drafting electrical schematics and reviewing zoning regulations. In addition to design and specifications of the site, Ms. Nixon's work also included preparing cost estimates, draft subcontractor agreements, and coordinate with clients as well as between disciplines to produce high quality products and service.

#### **Dorset Street Intersection, Senior Design Project South Burlington, VT**

Ms. Nixon served as project manager and was responsible for creating project schedules and cost estimates, collecting traffic counts, queue lengths, and signal timing data. Through analysis, Ms. Nixon fabricated relevant phase sequence diagrams, modeled current and projected 20-year traffic conditions and optimized traffic signal phases and timing plans using TransModeler along with creating roundabout construction design using AutoCAD to fulfill and exceed the client's needs and expectations.

#### **Environmental Engineering Water Filtration Research Burlington, VT**

Ms. Nixon performed as a research assistant conducting research involving sustainable water filtration methods. During her research, Ms. Nixon synthesized zero valent iron nanoparticles using green chemistry, tested sonic pressure as a novel membrane anti-fouling technique, examined

the nanoparticles ability to degrade the groundwater pollutant TCE, and monitored this progression using novel in-situ imaging methods. While studying non-chemical fouling control methods, her research was ensured and provided sufficient information to her peers and supervisor, ending with a feature on her supervisor's website.

#### **Wapping Tennis Court Replacement, South Windsor, CT**

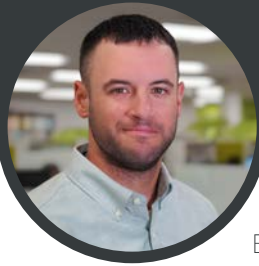
Providing design services for the removal of existing tennis courts and installation of post-tension concrete tennis courts located at 91 Ayers Road. The Town's current tennis courts are made of asphalt which can crack and require consistent ongoing maintenance. Post-tensioned concrete is a rigid reinforced concrete pavement which eliminates the jointing and cracking that frequently occurs with asphalt tennis courts, thus doubling the typical lifespan of typical recreational courts.

#### **Lake Drive over Hales Brook, East Hampton, CT**

Providing analysis and design services pertaining to the replacement of the culvert located along Lake Drive. Services include site visit, review of existing mapping, preliminary hydraulic study, preparation of repair or replacement options, permitting services, and development of cost estimates.

#### **On Call Engineering Services, Cheshire, CT**

Provided numerous services for the Town of Cheshire through B&L's on-call contract with the Town. Services include site plan development along Railroad Avenue and attendance of PZC meetings.



## Robert Murphy, Jr., AICP • Senior Project Community Planner rmurphy@bartonandloguidice.com

Bob Murphy is a community planner and lead grant writer with Barton & Loguidice. He is a native of New York’s Capital Region and has been

working with B&L since 2012. Bob’s dual role as planner / grant writer has allowed him to understand the role each play in bringing implementable plans into reality. Bob is an active member of the NY Upstate Chapter of the American Planning Association and carries an active certification from the American Institute of Certified Planners (AICP). Bob is an active sports enthusiast with baseball, basketball, golf, and coaching among his passions. Lastly, Mr. Murphy currently serves on the Board of Directors of the Mechanicville Area Community Services Center and as Historian for the City of Mechanicville.

Bob has experience in managing large and small planning projects across New York State, ranging from county-wide hazard mitigation plans to Main Street Master Plans. In his work, Bob brings a focus on communication that allows project processes and recommendations to be tailored to the specific needs of local clients.

As a lead grant writer, over 200 applications on behalf of municipal clients have been prepared and submitted that were managed and developed by Mr. Murphy. This experience has contributed to Bob’s understanding of funding agency through processes that strengthen an application’s funding chances. Additionally, his experience in grant administration for numerous clients allows Bob to bring awareness of potential unforeseen pitfalls in grant pursuits to municipal clients so that they are prepared for them.

Some of Mr. Murphy’s skills include:

- Comprehensive and neighborhood planning**
- Grant writing and administration**
- GIS mapping**
- Economic development strategy and market assessments**
- Public participation and outreach**
- Recreational resource planning**
- Waterfront revitalization planning**

- [8 years of experience](#)
- [MA, Urban and Regional Planning](#)
- [BS, Management](#)
- [Registered AICP \(American Institute of Certified Planners\)](#)

### Project Experience

#### City of Port Jervis Comprehensive Plan and Zoning Code Update

B&L guided and facilitated the City of Port Jervis in preparing its inaugural Comprehensive Plan and an Update to its 1978 Zoning Code. The City’s vision included a downtown with vibrant business activity and a mix of building uses with connections to its unique natural environment. Mr. Murphy advised the Port Jervis Comprehensive Plan Committee (PJCCPC) on the comprehensive planning and zoning update process as project manager and led supporting research and analysis, facilitation of multiple public workshops, graphics preparation, and document assembly.

#### Town of Mount Hope Comprehensive Plan and Zoning Code Update

B&L was retained to guide and facilitate the Town’s Steering Committee on the comprehensive planning and zoning process to better prepare rural and scenic Mount Hope for rising development pressures in western Orange County. Mr. Through constant Committee communication and responsive research and analysis, Mr. Murphy and his team assisted the Committee in simplifying the Town’s Comprehensive Plan into a unified vision that provided intuitive guidance for updating the Zoning Code.

#### Grant Administration Services, Town of Glenville, NY

B&L was retained to aid Town staff in administering grant projects in the Town of Glenville, Schenectady County, NY. Mr. Murphy is project manager for this work which has helped the Town organize a complex and numerous portfolios of grant projects. Simultaneously, Mr. Murphy has prepared grant applications on behalf of the Town in support of new projects or needs including a \$1.7 million multi-use path project on Freemans Bridge Road and an \$850,000 Tri-District Safe Routes to School sidewalk project.

#### Kinderhook Creek Recreational Resources Inventory

This effort was eventually leveraged to obtaining funding for a joint Local Waterfront Revitalization Program in late 2019. The project included public engagement and resulted in a number of general recommendations for resource preservation and shoreline resiliency improvements. Mr. Murphy served as co-project manager and led public outreach facilitation, supporting research, and conceptual planning of a handful of key waterfront sites.



# John Guskowski, AICP, LEED-AP, ENV-SP

## LEAD PLANNER

### EDUCATION

University of Connecticut, CT,  
M.S. in Natural Resources  
Management & Engineering

Fairfield University, CT, B.A. in  
Religious Studies

### REGISTRATIONS & CERTIFICATIONS

American Institute of Certified  
Planners US

LEED Accredited Professional  
U.S.G.B.C US

Envision Sustainability  
Professional, I.S.I. US

### MEMBERSHIPS & AFFILIATIONS

Phi Beta Kappa  
Fairfield University Chapter

Connecticut Resource  
Conservation & Development  
Council (R.C.&D.)

Working Lands Alliance

American Planning Association  
(A.P.A.)

Executive Board, Connecticut  
Chapter, A.P.A

Institute for Sustainable  
Infrastructure

John has over 20 years of experience as a planner in Connecticut. He has served as staff Town Planner for the Towns of Thompson and Woodstock, CT, as well as consulting Planner to the Towns of Ellington, Essex, Clinton, Hampton, and Madison. He has led the research and writing of numerous local and regional Plans of Conservation & Development, village and corridor redevelopment studies, revisions of Zoning and Subdivision Regulations, and has overseen municipal development projects. His knowledge of municipal government, regulations, and permitting processes is an invaluable resource to municipalities and developers alike. He is experienced in grant writing, research and administration. He has assisted in the procurement and administration of over 10 million dollars in grant funds for municipalities across Connecticut.

### Benefits Added to Team

#### NEARLY 20 YEARS OF EXPERIENCE

Certified Planner with a focus on Planning, Regulation, and Sustainable Development working for and in dozens of CT municipalities.

#### STRONG MUNICIPAL PORTFOLIO

Solid portfolio of writing Master Plans/ PoCD, Zoning and Subdivision Regulations, Redevelopment Studies, and Site Development.

#### TEAM LEADERSHIP

Coordination and supervision of an inter-disciplinary team including planners, economic development specialists, and public outreach.

### Demonstrated Experience

**Plan of Conservation and Development, City of Middletown, CT.** John led an inter-disciplinary team to write a new Plan of Conservation & Development for the City of Middletown. Tyche's staff directed a group including the Connecticut Economic Resource Center (CERC) on a project that required extensive public outreach and involvement, development of a new municipal master plan and all associated analysis and mapping for the 2020-2030 timeframe.

**Consulting Town Planner, Town of Essex, CT.** John provides ongoing planning services to the Town of Essex, Connecticut. He is charged with the implementation of several planning projects. These projects include the writing of a new POCD (adopted October 2015), revitalization of Ivoryton Center, the development of an affordable housing plan, overseeing a comprehensive transportation study, and working to develop village district overlay zoning. John provides on-site planning consulting services to the Town through regularly scheduled office hours on a weekly basis.

## AWARD

*Outstanding Performance by a Council Member in the New England Region, 2007, 2010, 2014 presented by the New England Association of Resource Conservation & Development Councils.*

*The RC&D Council is an independent, locally-based nonprofit (501c3) that focuses on issues regarding community conservation and development and natural resources preservation.*

*For the last several years, John has been serving as Chairman of the Connecticut RC&D Council.*

## APPOINTMENT

*Connecticut Farmland Protection Advisory Board Member 2007-2017. Appointed to the statewide Board by State Senate President, Donald E. Williams.*

## Additional Relevant Experience

**Consulting Planner, Town of Clinton, CT.** Under a multi-year consultant services contract, John participated in numerous planning initiatives the Town was eager to tackle. His first assignment was to perform a study of redevelopment options for the former Morgan (High) School property. He has since overseen the rezoning and redevelopment plans for the site. He recently led the revision of the Town's POCD; assisted with the development of Incentive Housing Zone Regulations; wrote Village District regulations and co-wrote Natural Hazards Mitigation Plan.

**Director of Planning and Development, Town of Thompson, CT.** John served as Town Planner, Director of Economic Development, and Grants Writer. He wrote grant applications, received, and administered over \$1,000,000 in federal, state and private community development grant projects, and led the revision of Town Zoning Regulations. He led efforts to promote economic growth including the re-use of several old mill properties. In this capacity he also acted as support and advisory staff to Board of Selectmen, Planning & Zoning Commission, Small Cities Advisory Board and Economic Development Commission.

**Town Planner/ZEO, Town of Woodstock, CT.** John developed the scope of newly-created Planning Department in this rapidly developing Northeast Connecticut municipality. He led a comprehensive revision of Subdivision Regulations, implementing progressive cluster development. During his tenure he oversaw upgrades to Town GIS mapping capacity, Zoning Regulations, and Economic Development strategy, and served as the Zoning Enforcement Officer, interpreting and implementing Town Regulations.

**Community Development Planner/Policy Analyst Capitol Region Council of Governments (CRCOG), Hartford, CT.** John acted as primary researcher, author, editor, and cartographer for comprehensive Regional Plan of Conservation and Development. He also coordinated regional efforts in environmental, agricultural, and land use planning/policy analysis among and beyond the 29 Hartford-area municipalities. He assisted municipal, regional, and nonprofit grant-writing efforts for conservation, open space, farmland viability, and smart growth projects. John also served as the interim Director of Planning and Community Development for Town of Ellington, CT.

**CT Resource Conservation and Development Area, Inc., Haddam, CT.** Since 2003, John has served as the volunteer President and CEO of this non-profit organization. In this role he has directed board and administrative activities, and overseen procurement and administration of over \$3 million in community development grants. He has also assisted in development of budget, program management, corporate oversight, and identification of future projects and resources. This position has involved extensive outreach and coordination to lead stakeholder groups in greenway and farmland viability projects, including farmers, local board members, chief elected officials, state representatives, nonprofit staff, and local and state government staff.

# Scope and Deliverables



Pope Salmon Kill Site Design



# Scope and Deliverables

## Project Understanding

The Town of Salisbury owns a 59-acre site known as the “Pope Salmon Kill” property. Currently, this land is undeveloped open fields. The Town is seeking to develop approximately twenty acres of this land, while keeping the remaining 39 acres conserved with walking trails available to visitors. Adjacent to the Pope Salmon Kill property is Trotta Field. Trotta Field is approximately thirteen acres which currently provides a childcare center, visiting nurse facility, baseball and soccer fields, basketball courts, a community garden, and parking facilities.

B&L understands that the Town seeks to incorporate the Pope Salmon Kill property and Trotta Field into site plan proposals that our team will prepare. B&L understands that the existing Rail Trail will also be included in the development of site plans as a means to connect the Pope Salmon Kill site to the Lakeville and Salisbury village centers.

Elements developed at the site will be considered a Town amenity. Housing, recreational facilities, and any other viable site features will function as an extension of the Village of Salisbury and provide safe and accessible pedestrian connections.

In order to successfully complete the Town’s project, B&L and our subconsultant (Tyche) will work closely with the Salisbury Affordable Housing Commission (SAHC), Salisbury Housing Committee (SHC), Salisbury Housing Trust (SHT), Habitat for Humanity of Northwest Connecticut, Salisbury Recreation Commission, Inland Wetlands and Watercourses Commission (IWWC), Planning and Zoning Commission (PZC), Salisbury Historic District Commission (SHDC), Water Pollution Control Authority (WPCA), Salisbury Visiting Nurse Association (SVNA), and the Housatonic Childcare Center (HCCC). Once B&L has developed designs and reviewed with representatives from the aforementioned groups, we will conduct a Town forum open to the public.



- Walking track
- Multi-purpose athletic field
- Baseball field (90ft)
- Two 60ft baseball fields
- Basketball court
- Skating rink
- Pickleball courts (6-8)
- Tennis courts (2-4)
- Playground
- Skatepark
- Pavilion
- Improved Rail Trail
- Parking facilities



- Rental apartments (49)
- Single or Multi-family units (13)
- Single-family houses (3)



# Scope and Deliverables

## Scope of Services and Deliverables

B&L understands the Town's goal to develop the Pope property into a benchmark project highlighting the important connections between recreational opportunities and housing needs. We've been working closely with Town staff to design, fund and construct public infrastructure projects for nearly two decades. During that time, we have developed local ties in the community, attended seasonal festivals, visited local farmers markets and frequented local restaurants. We understand the importance of this project and we are confident that our combined expertise and local knowledge makes our firm the correct choice for this project.

Our team will enthusiastically engage with project stakeholders to kick this project off to a successful start by establishing realistic schedules for project deliverables including:

- Review all existing documentation regarding the Pope site and the adjacent Town-owned Trotta site. This will include a detailed review of Pope Land Committee Report.
- Produce base maps identifying areas of sensitivity. We anticipate utilizing existing basemapping on file with the Town and statewide GIS mapping for this task. This includes the Class D survey map prepared for Mathias Kiefer L.S. and the Wetlands/Watercourses and Soil Report prepared by Scott Stevens, Registered Soil Scientist. No land survey or environmental work is included in this proposal.
- Attend one meeting to review the proposed programmatic elements with the Salisbury First Selectman and Pope Land Design Committee (S&PLDC). The proposed program elements are:
  - Walking track
  - Multi-purpose athletic fields for soccer, lacrosse, and other program uses including:
    - Two U8 soccer fields (approximately 90yds x 60yds)
    - One U10 soccer field (approximately 80yds x 60yds)
    - One U12 soccer field (approximately 130yds x 85yds)
    - We understand the existing U12 field at Trotta Field can be moved
  - One 90ft base path baseball field
  - Two 60ft base path baseball fields
- Improved basketball court /outdoor skating rink (80ft x 200ft)
  - There are currently two basketball courts and an open use area.
  - The entire 80ft x 200ft area is used as an outdoor skating rink in the winter.
- Pickle ball courts, 6-8
- Paddle tennis courts, 2-4
- Playground
- Small skateboard park (approximately 3000-4000 square feet)
- Pavilion
- Improved Rail Trail to provide a safe pedestrian and bicycle connection between the villages of Salisbury and Lakeville. B&L's design will maintain the natural feeling of the Rail Trail and will factor in screening that may be necessary due to the new sewer pump facility
- Designated recreational parking area
- 49 rental apartments with ADA accessible units (studio to 3 BR) recommended by the Salisbury Housing Committee (SHC)
- 13 single or multi-family units recommended by the Salisbury Housing Trust (SHT)
- 3 housing units recommended by the Habitat for Humanity of NW CT
- Determine if the proposed program fits reasonably on the site, and revise the program with S&PLDC input as necessary;
- Develop four sketch-level site plan options which will show proposed uses of the site (housing, recreational and playing fields, community garden, playground, parking, walking trails, park land, etc.) alternative layouts for the existing non-building elements will be considered, and existing structures will be integrated into the design of the new neighborhood design in order to strengthen community connectedness;
- Attend one meeting to review the sketch plans with S&PLDC and other interested Town-level stakeholders;
- Develop one final sketch-level plan based upon the review meeting's discussion with S&PLDC and additional stakeholders;
- Attend one meeting to present revised sketch plans at a public forum for public comment and input.

# Scope and Deliverables

B&L will leverage Tyche's strengths in community planning, affordable housing and stakeholder engagement to provide the Town with a straightforward and practical approach to the planning, public outreach and design throughout this project. Tyche's focused efforts will include:

- Review the Town's existing Affordable Housing Plan (ca. 2018), the Plan of Conservation and Development and the Land Use (Zoning) Regulations concerning housing and land development.
- Review current demographics, economic trends and assessments of current housing stock and affordability conditions in Salisbury to verify support for the stated housing goals for this project.

- Collaborate on public engagement sessions and work with key individuals/groups focused on elements of housing to gather a nuanced local understanding of perspectives and opportunities.
- Recommended project goals in order to provide housing options and opportunities necessary to support the Town's stated housing goals.

This scope of work does not include the preparation of final design plans, Local/State/Federal permitting, filing fees, architectural design, utility design, land surveying including ALTA/ACSM Land Title Surveys, soils testing, geotechnical engineering, or any other services not specifically described in our scope of services. Should additional services be requested by you, then these will be billed hourly or as may be agreed upon.

## Project Timeline

The project team is committed to initiating this project by February 1, 2022 and endeavoring to complete the work by May 1, 2022, as stated in the RFP. We must note that completing this project by May 1, 2022 will be contingent on the schedules of project stakeholders, including the Town's Land Use Commission.





# Cost Estimate



Pope Salmon Kill Site Design

# Cost Estimate

We have reviewed the available information contained within the Request for Proposals, reviewed the Town's land use regulations, read the Pope Land Committee Report and performed a site visit to familiarize ourselves with the subject property and surrounding land areas.

Based upon this knowledge, we recommend a fee range of **\$50,000 - \$75,000** to complete the scope of this work.

We are excited to work for the Town of Salisbury and the project stakeholders to make this a flagship project for the Town's center; we look forward to the opportunity to discuss our fees with you in further detail.