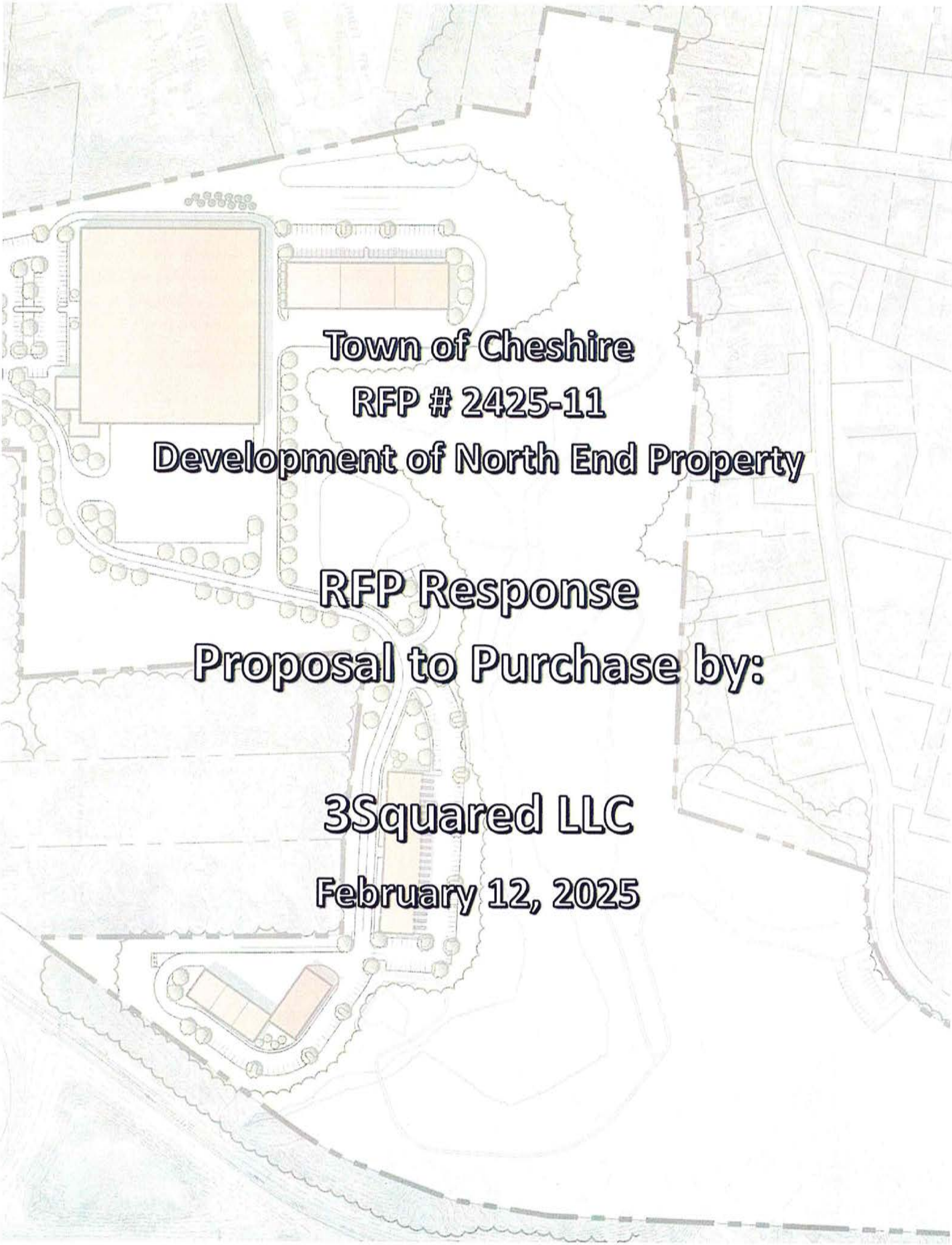


Town of Cheshire
RFP # 2425-11
Development of North End Property

RFP Response
Proposal to Purchase by:

3Squared LLC

February 12, 2025

Table Of Contents:

1. **Offer & Financial Information:**
   Introductory Letter and Purchase Offer
   Project Proforma
   Certification of Corporate Good Standing with the State of CT.
   Statement Regarding Tax Standing with the Town of Cheshire
   Vision Statement of Proposal Sponsor

2. **Executive Summary**

3. **Development Team Background:**
   Development Team Contact List
   Sponsor (3Squared LLC) Members
   Development Team Resumes

4. **Site Research: Inventory & Analysis:**
   Development Description
   Existing Zoning
   Utilities, Mass transit and Access
   Inland Wetlands and Watercourses
   NDDB
   Aquifers
   Soils
   Slopes
   Inventory Narrative
   Analysis Narrative

Offices in Simsbury, CT • Brewster, NY
104 West Street, Simsbury, CT 06070
(860) 651-4971 • (845) 278-7424 • Fax (860) 651-6153
E-mail: ladapc@snet.net

5. **Development Proposal Site Concept:**
   Design Concept (58+/- Acre Site)
   Phasing
   Expanded Development Potential (60+/- Acre Site)
   Proposed Zoning
   CT Transit Bus Stop
   Site Utility Development

6. **Architecture:**
   Restaurant Building
   Cold Storage Building
   Light Industrial / Flex Buildings
   Workforce Housing

7. **Tax & Employment Benefits:**
   Tax Generation and Resulting Construction Budget
   Employment to be Generated

8. **Traffic Impact**

9. **Environmental**

10. **Appendix**
   Town of Cheshire RFP 2425-11

Offices in Simsbury, CT • Brewster, NY
104 West Street, Simsbury, CT 06070
(860) 651-4971 • (845) 278-7424 • Fax (860) 651-6153
E-mail: ladapc@snet.net

Offer & Financials

SUBMISSION

CHESHIRE RFP #2425-11

DEVELOPMENT OF NORTH END PROPERTY

This submission is intended to be a sealed proposal for the development of the fifty-eight (58) acre parcel of land (with possible expansion for ultimate development of @60 acres) identified in RFP #2425-11. This proposal is presented by a development team venture headed by **Isaac Shweky** of Cheshire, CT and **Roy Evjen** of Southington, CT doing business as **3 SQUARED, LLC,** a Connecticut Limited Liability Company, recognized as a successful and well-respected developer in Connecticut, and **Ti COLD**, a Global Cold Storage company headquartered in Fort Wayne, IN. A simple narrative of the leaders of the Project team accompanies this proposal.

The Project Team Members collaborating with the Developer on this Project have a combined experience in land use matters that exceeds one hundred, seventy-five (175) years. They are **Philip E. Doyle** of LADA, P.C., the land development and site panning consultant, **Scott Hesketh** of F. A. Hesketh & Associates, Inc., the Traffic Engineer, **Steven Giudice** of Cole Civil + Survey, LLC, the Civil Engineer, **Ashley Kidd** of Blue Moon Collaborative, LLC, the Architect, **John Adams** of Tetra Tech, the LEP, **John Haggerty** of Tompkins Robotics, a Supply Chain Automation Consultant, **Rob Adams** of Ti Cold, the Cold Storage Expert, and **Dennis Ceneviva** of the Ceneviva Law Firm, the

Land Use Attorney. More information about the Team is enclosed with our submission under Statement of Qualifications.

The proposal marries a combination of diverse uses which not only meet some of the critical land use needs for Cheshire, but also have an interconnectivity that ensures success. The uses are all permitted pursuant to the I-C.S.D.D. zoning regulations, which zone is consistent with the large new development across the street. The proposal intends to develop the site with a) 119,000 sf of Cold Storage warehousing, office and support designed with all of the new innovations in this business and intended to meet the growing needs for such facilities in our area, b) 86,000 sf of Light industrial use buildings, c) an attractive 8,600 sf restaurant along the frontage of the site, and d) 81 Work Force Housing units along the southeast section of the site. More specific information about each use, including our proposal with respect to technologically advanced cold storage, is provided in our submission under Development and Description.

Importantly, the proposal as crafted and submitted will not have a deleterious traffic impact on this area's roadway system irrespective of the large scope of the proposed Project; the developers directed their Team Experts to find uses responsive to Cheshire's needs while remaining ever mindful of the need to minimize its probable traffic impact and maximize the value and concomitant size of the development. More specific information of these benefits, including the estimated appraised and assessed value of the total build out, together with traffic information confirming the minimal impact of this proposal, is provided in our submission under Development and Description.

If this submission is chosen as the developer and development for RFP #2425-1, the Team will be prepared to commence immediately with the necessary zoning proposal requesting the zone change from I-C to I-

C.S.D.D. (it being the first action followed by all necessary land use applications shortly thereafter). The developer has engaged its Team with direction for an aggressive development calendar as the developer intends to proceed to completion without any unforeseen delay or the passage of more than the normal time for submission of land use applications and completion of required land use submittal plans.

The Team is excited about this opportunity to submit our innovative development proposal for one of Cheshire's most compelling properties. The hundreds of hours expended to provide you with this submission were undertaken with great excitement and thorough contemplation in order to provide a plan that can be completed successfully while providing benefits to the Town.

3 SQUARED, LLC

By: Isaac Shweky, Member

SUBMISSION

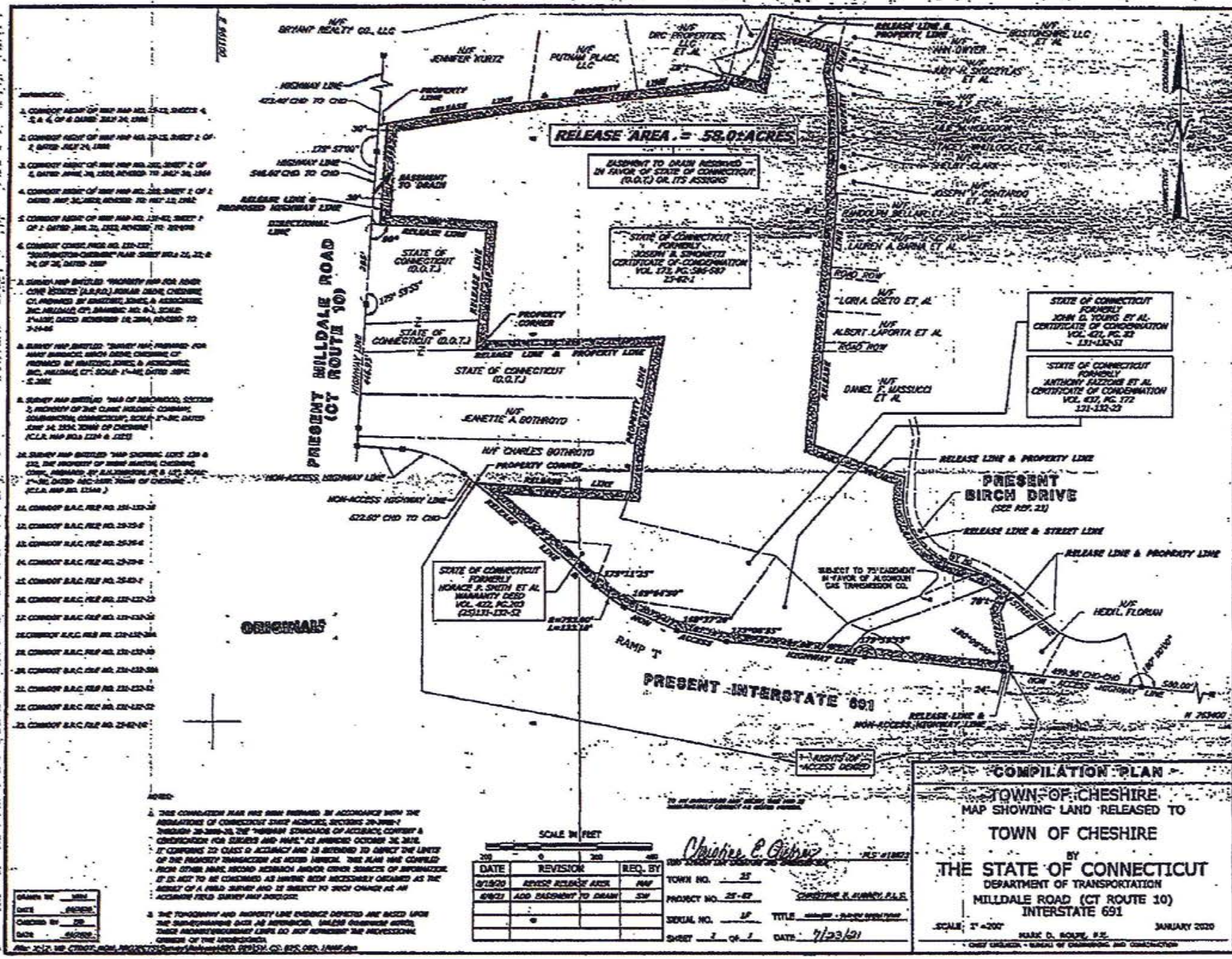
CHESHIRE RFP #2425-11

DEVELOPMENT OF NORTH END PROPERTY

Pursuant to your filing requirements for the above-identified RFP submission, please be advised that the submitting party requests any and all financial information provided in this submission be maintained as CONFIDENTIAL to the general public and released only to the extent necessary for parties acting on this submission.

Additionally, the submitting party requests that the proposed uses of the Property as set forth in the Submission be kept CONFIDENTIAL to the general public until the Town of Cheshire acts on this Submission.

EXHIBIT A


N/F BRYANT REALTY CO., LLC
N/F JENNIFER KURTZ
N/F PUTNAM PLACE, LLC
N/F DRC PROPERTIES, LLC ET AL
RELEASE LINE & PROPERTY LINE
N/F BOSTONSHIRE, LLC ET AL
HIGHWAY LINE
PROPERTY LINE
RELEASE LINE & PROPERTY LINE
RELEASE AREA = 58.0±ACRES
EASEMENT TO DRAIN RESERVED IN FAVOR OF STATE OF CONNECTICUT (D.O.T.) OR ITS ASSIGNS
EASEMENT TO DRAIN
RELEASE LINE & PROPOSED HIGHWAY LINE
DIRECTIONAL LINE
RELEASE LINE
STATE OF CONNECTICUT (D.O.T.)
STATE OF CONNECTICUT FORMERLY JOSEPH R. SIMONETTI CERTIFICATE OF CONDEMNATION VOL. 173, PG. 586-587
PRESENT MILLDALE ROAD (CT ROUTE 10)
PROPERTY CORNER
STATE OF CONNECTICUT (D.O.T.)
RELEASE LINE & PROPERTY LINE
STATE OF CONNECTICUT (D.O.T.)
N/F JEANETTE A. BOTHROYD
N/F CHARLES BOTHROYD
PROPERTY CORNER
NON-ACCESS HIGHWAY LINE
N/F LORIA CRETO ET AL
N/F ALBERT LAPORTA ET AL
N/F DANIEL F. MASSUCCI ET AL
N/F LAUREN A. BARNA ET AL
STATE OF CONNECTICUT FORMERLY JOHN D. YOUNG ET AL CERTIFICATE OF CONDEMNATION VOL. 421, PG. 32
STATE OF CONNECTICUT FORMERLY ANTHONY FAZZONE ET AL CERTIFICATE OF CONDEMNATION VOL. 437, PG. 172
RELEASE LINE & PROPERTY LINE
PRESENT BIRCH DRIVE
RELEASE LINE & STREET LINE
RELEASE LINE & PROPERTY LINE
STATE OF CONNECTICUT FORMERLY HORACE F. SMITH ET AL WARRANTY DEED VOL. 422, PG. 303
SUBJECT TO 75' EASEMENT IN FAVOR OF ALGONQUIN GAS TRANSMISSION CO.
N/F HEIDI FLORIAN
ORIGINAL
RAMP "I"
PRESENT INTERSTATE 691
HIGHWAY LINE
RELEASE LINE & NON-ACCESS HIGHWAY LINE
RIGHTS OF ACCESS DENIED
NOTES:
SCALE IN FEET
DATE
REVISION
REQ. BY
REVISE RELEASE AREA
ADD EASEMENT TO DRAIN
TOWN NO. 25
PROJECT NO. 25-02
SERIAL NO.
SHEET 1 OF 1
DATE 7/23/21
COMPILATION PLAN
TOWN OF CHESHIRE
MAP SHOWING LAND RELEASED TO
TOWN OF CHESHIRE
BY
THE STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
MILLDALE ROAD (CT ROUTE 10)
INTERSTATE 691
SCALE 1"=200'
JANUARY 2020

Secretary of the State of Connecticut
Certificate of Legal Existence

Certificate of Legal Existence Certificate

Date Issued: Thursday, February 06, 2025 10:35 AM

I, the Connecticut Secretary of the State, and keeper of the seal thereof, do hereby certify, that the certificate of organization for the below domestic limited liability company was filed in this office.

A certificate of dissolution has not been filed, and so far, as indicated by the records of this office, such limited liability company is in existence.

Business Details

Business Name	3 Squared, LLC
Business ALEI	US-CT.BER:2708158
Formation Date	01/26/2023

Secretary of the State

Town of Cheshire

Town of Cheshire
84 SOUTH MAIN ST
CHESHIRE, CT 06410

Bill Information

Taxpayer Information			
Bill #	2023-1-0008979 (REAL ESTATE)	Town Benefit	
Unique ID	00611400	Elderly Benefit	
District/Flag			
Name	SHWEKY ISAAC H	Assessment	624,820
Care of/DBA		Exemption	0
Address		Net	624,820
Detail Information	10 TERRELL FARM PL		
Volume/Page		Mill Rate	Town 27.46

Bill Information As of 02/06/2025

Installment	Due Date	Town		
Inst #1	07/01/2024	8,578.78		
Inst #2	01/01/2025	8,578.78		
Inst #3				
Inst #4				
Total Adjustments		0.00		
Total Installment + Adjustment		17,157.56		
Total Payments		17,157.56		

Total Due	
Tax/ Princ/ Bond Due	0.00
Interest Due	0.00
Lien Due	0.00
Fee Due	0.00
Total Due Now	0.00
Balance Due	0.00

***** Note: This is not a tax form, please contact your financial advisor for information regarding tax reporting. *****

Payment History

Payment Date	Type	Tax/Principal/Bond	Interest	Lien	Fee	Total
01/31/2025	PAY	8,578.78	0.00	0.00	0.00	8,578.78
07/29/2024	PAY	8,578.78	0.00	0.00	0.00	8,578.78
Total		17,157.56	0.00			17,157.56

***** Total payments made to taxes in** 2024	**$8,578.78**

Town of Cheshire

Town of Cheshire
84 SOUTH MAIN ST
CHESHIRE, CT 06410

Bill Information

Taxpayer Information			
Bill #	2023-1-0008978 (REAL ESTATE)	Town Benefit	
Unique ID	00029600	Elderly Benefit	
District/Flag			
Name	SHWEKY ISAAC H	Assessment	346,780
Care of/DBA	C/O JEANINE OLSCHAN	Exemption	0
Address		Net	346,780
Detail Information	1827 MARION RD		
Volume/Page		Mill Rate	Town 27.46

Bill Information As of 02/06/2025

Installment	Due Date	Town		
Inst #1	07/01/2024	4,761.29		
Inst #2	01/01/2025	4,761.29		
Inst #3				
Inst #4				
Total Adjustments		0.00		
Total Installment + Adjustment		9,522.58		
Total Payments		9,522.58		

Total Due	
Tax/ Princ/ Bond Due	0.00
Interest Due	0.00
Lien Due	0.00
Fee Due	0.00
Total Due Now	0.00
Balance Due	0.00

***** Note: This is not a tax form, please contact your financial advisor for information regarding tax reporting. *****

Payment History

Payment Date	Type	Tax/Principal/Bond	Interest	Lien	Fee	Total
01/03/2025	PAY	4,761.29	0.00	0.00	0.00	4,761.29
07/29/2024	PAY	4,761.29	0.00	0.00	0.00	4,761.29
Total		9,522.58	0.00			9,522.58

***** Total payments made to taxes in** 2024	$4,761.29

Vision Statement-

Three Squared is based out of central CT and is a development company built to solve problems of today's ever changing landscape. Three Squared members are all local and bring different expertise to the group. We approach each potential project differently because no project is the same. With past projects we have repurposed existing uses which were simply obsolete.

Today's difficult exterior parameters of the economy pose a new challenge to the workforce and sustainability of new businesses. The mentality/behavior of people always changes. Current habits can favor work from home or work in an office building. As we saw in the work environment thru the covid pandemic. As a Development company we prefer to go with assured investments that will prove over time to withstand the ever changing behavior of the external society.

In investments/development you can reshape a use to adjust to the current needs while also ensuring it has durability over time by embedding a component that is a necessity and cannot go away because it will always be needed. The way in which Three Squared mitigates the risk in development is thru making each project secure via the most needed aspect of the public. In past developments the risk was off set via housing which people will always need with an increasing population and increasing costs to supply single family houses. With this current project the RFP for Highland Ave 58 acre piece will allow Three Squared to bring our vision to life.

This property is literally a blank pallet. It has challenges with limited frontage and challenging topography, but also offers a strategic location with proximity to I-691/I-84/I-91. Public transit is literally at your fingertips at the commuter lot and signalized entrance. In planning for this project we took into account the location, site, and most important the needs of today's world. We were told when asking that the town needs light industrial spaces and kept that in mind. The property is large enough to contain a sustainable ecosystem anchored by components that will with last through the changes that occur in societal behavior.

By providing cold storage as the anchor for this development, it fills a need which is in great demand in the region; people will always need to eat. The cold storage will also act as an attractive force for smaller companies that are evolving new food products requiring cold storage. This property, in a 58 or 60 acre format, can accommodate a large range of light industrial flexible commercial buildings.

The housing component will again always be in need because of the supply and demand crisis we currently have with housing in Connecticut. With low inventory and cost of construction, the current light industrial or commercial worker will need to save longer before transitioning to home ownership. Most employees prefer to be close to there place of employment to cut down on wasted travel time. 3Squared LLC believes that one bedroom apartments units will help retain young talent.

The proposed FLEX buildings can range from 2,500 to 25,000 square feet and will provide an incubation space for the American dream. These buildings will allow small start ups to grow in a strategically located area close to highway access while offering amenities right next to work: shopping across the street, housing on site, and potential transit expansion via the bus way.

As a conclusion of our vision for this strategically located piece of land. While being a challenging piece of property the property must be developed to withstand the changes which occur in society to ensure the sites success for generations to come. Anchored by the need for cold storage(food) and housing, the remainder of the property's potential liability will be off set. People will always need to eat and will always need a place to start life (1 bed apartments). The wide array of FLEX space will help fill a current gap in the market and encourage cultivation of new startups. Essentially, we hope this plan helps Cheshire continue to be a place where individuals can grow businesses and will want to remain: a WIN/WIN for all involved. This vision will assist the town tax base, grow new businesses, retain young talent, fill a need (Cold Storage), and potentially increased public transit usage by building self contained ecosystems around an existing public transit hub.

Executive Summary

Executive Summary

Seldom does 58 acres of I-C commercially zoned land become available for private development situated upon an interstate highway intersection where the access road has recently been upgraded and utilities extended. 3Squared LLC retained a development team, which has spent the past six months considering the use of the property and recently the details of the December 11, 2024 Town of Cheshire issued Request for Proposals # 2425-11. 3Squared LLC is based at 100 Center Street in Southington, with principals Isaac Shewky, of Cheshire, and Roy Evjen, of Southington. The Town articulated the intent of the activity within a few sentences on pages 5 and 11 of the RFP: "The Town of Cheshire is soliciting proposals from qualified, experienced and responsible developers for the purchase and development of approximately 58 acres owned by the Town for <u>Economic Development Purposes</u>…The Town envisions that the development will result in a project that provides clear economic benefit to the community… Therefore, the proposal should be responsible, sustainable, and fit the scale of the area without causing adverse impact to the immediate area." The proposal sponsor, 3Squared LLC, has created an experienced and responsible development and design team. The development envisioned attempts to maximize long economic return for the Town, while attempting to do no harm to the area

3Squared LLC is aware of the conditions associated with the purchase, as established in the RFP and offer $2,232,500, as stipulated on page 6 of said RFP, please refer to the enclosed Purchase And Sale Agreement.

Based upon the 58 acre site, 3Squared LLC believes the proposal it is submitting to be of great benefit to the Town of Cheshire. The proposal attempts to maximize tax return to the Town while minimizing municipal costs.

Development expected includes:

- Pad for creation of an 8,600+/- sf full service restaurant and associated parking.
- Construction of up to 119,000+/- sf of cold storage warehousing to service on-site and off-site food production, and the building of 8,400+/- sf of associated office and support space.
- Construction of 41,700+/- sf of light industrial/innovation space buildings.
- Upon purchasing the additional 2.5 acre parcel, adding 44,300+/- sf of light industrial space.
- Construction of approximately 81 one bedroom and efficiency apartments to serve the local workforce. The housing will be focused upon serving workers who make between 80% and 120% of the area average income.
- Development of a nature trail system on the undeveloped 33+/- acre portion of the site, which will be open to the public as well as occupants of the property.
- Based upon a 58 acre site, potential generation of $1,225,617+/- annual taxes to the town.
- Traffic generation which will work within the limits of the recently completed improvements on Highland Avenue in this area.
- Up to 200+/- permanent and part time jobs will be created.

3Squared LLC, the sponsor, desires to create an integrated development where, to the maximum degree possible, people can live, work and play on the property. With approximately 25+/- acres of the site intended to support development, 33+/- acres will remain open space. Over 4,000 linear feet of sidewalk are proposed to connect buildings and parking lots. An additional 4,200 linear feet of walking trails, with environmental education nodes, are planned to weave through the open space. A continuous band of undisturbed open space, 300' to 700' deep, will solidly buffer the residents on Birch Road from activities on the property.

Connecticut Transit (CT Transit) bus routes, serving Waterbury, Hartford and Meriden, use the abutting Connecticut Department of transportation (DOT) Park & Ride lot as a bus stop. No formal bus shelter exists. This RFP response proposes to coordinate with CT DOT to construct a formal bus shelter and pick up area for CT Transit and to build a connecting sidewalk into the RFP property to encourage mass transit use by employees on the property and visitors to the site.

If awarded the right to purchase the land, 3Squared LLC will immediately begin the process of securing local and State permits needed to build upon the land. The land is zoned I-C and it is probable an S.D.D. will be sought. As needed, applications for Inland Wetlands, Special Permit and Site plan will be filed with the Town of Cheshire. In regard to Inland Wetlands, additional on-site mapping and study will be undertaken. The 3Squared LLC design team requested a determination from the Connecticut Department of Energy and Environmental Protection (DEEP) in regard to mapping which indicates the site to potentially host species of special concern, the Natural Diversity Data Base (NDDB) mapping. A determination was issued and the team is prepared to follow DEEP recommendations for mitigation of damage to the species identified. Due to the scope of the proposal, an Office of State Traffic Administration (OSTA) permit will be required. Prior to construction, a State DEEP administered General Permit for the Discharge of Stormwater During Construction will be sought. This permit will allow the DEEP to review erosion control practices.

Construction will happen in phases, as required by the above mentioned, DEEP General permit, and as Dictated by the nature of the property. It is likely the development will be divided into approximately five phases. Phase one will focus upon bringing utilities to the site, creating the site access, grading and stabilizing the portion of the site to accommodate the restaurant building and associated parking. The following phases will work eastward toward the interior of the site. Given the shape of the site, the restaurant building and the cold storage facility will most likely be the initial buildings constructed. The property is not flat, slope changes of 20' to 40' are common, and the phasing is partially dictated by the amount of soil being moved to create flat development pads. It is the sponsor's intent to follow the Town Zoning Regulations where an S.D.D. overlay will be requested.

When, and if, the State appraises the additional 2.5 acre parcel, mentioned in the RFP (Special Act 24-6), the sponsor intends to purchase the land from the Town and add the parcel to the site. The new acreage will allow for the construction of an additional 44,300+/- sf of light industrial space. A sixty acre development plan is included in the response. At this time, the RFP is formally limited to 58 acres.

Development Team Background

Development Team Contact Information

Sponsor/Developer: 3Squared LLC   Members:

Isaac Shweky, ihshweky@reversolutions.com, 860 919-0672 **Primary LLC Contact**
Louis Roy Evjen, roy@evenagency.com, 860 919-7078
Nick Martino, 1-800-5284445

Primary Contact Person: Isaac Shweky

Development Team:

Attorney: Dennis Ceneviva, dennis@cenevivalaw.com, 203 237-8808

Land Planner: Philip Doyle, ladapc@snet.net, 860 651-4971

Civil & Survey: Steve Giudice, steve@colecivil.com, 860 628-4484

Traffic Engineering: Scott Hesketh, shesketh@fahesketh.com, 860 653- 8000

LEP: John Adams, john.adams@tetratech.com, 860 751-8002

Architecture: Ashley Kidd, ashleykidd@bluemooncollaborative.com, 860 543-0707

TiCold, 260 203-3213

Supply Chain Specialist: John Hagerty, jhcgsunh83@gmail.com, 860 919-0813

Builder/Construction Management: TiCold, Rob Adams, 260 203-3213

3Squared LLC Members

Isaac Shewky, Member 3Squared LLC, Primary LLC Contact

I have been living in Cheshire for over 25 years, a big supporter of the Cheshire Wrestling Team, and with a passion for the environment. I have developed and managed multiple real estate holdings primarily in the northeast US, including 118,000 sf of commercial warehouse as well as mixed-use development. Most of my career has been focused in the supply chain industry. I sit on the board of a committee for one of the largest organizations that specialize in supply chain management. My company handles some of the largest private and public food distributors and retailers, not only in the northeast, but across the US. Harnessing my many years of experience in the CPG, retail and distribution industry, I have a strong understanding of what is needed to create a successful master plan for development. Due to my passion for the environment, I have also focused upon the renewable side of real estate development.

Nurturing my passion for the environment, I teamed with the Marvel Artist & Illustration team of Akin and Garvey to create a series of environmental based comic characters to help build awareness of the various risks to the planet. Today, Vortex Man continues to grow its universe by featuring various characters that are attached to our disposable society with superpowers based upon environmental issues. Our characters were featured at multiple Comi Cons in the Northeast. Our goal is to continue to collaborate with organizations to use the characters as an educational tool.

3Squared LLC was formed to take advantage of real estate opportunities to create commercial and mixed use properties in a sensitive environmental manner. Based upon the RFP land location, in my home town, 3Squared LLC has the desire to develop and own, long term, the North End Land. Given the location and attributes of the site, it appears to fit well with my food based supply chain background. In other locations, 3Squared LLC is presently developing a multifamily project in Manchester Connecticut and in the initial stages of a development project in Burlington Connecticut.

Roy Evjen, Member 3 Squared LLC

My name is Roy Evjen and I am a big believer in investing in many things in life. Yourself, your family, your community, ideals, and principles. I have always followed what I believe in and continue to do so. My path has taken me through a few different avenues in life and I have learned from each.

I went to college without knowing what I wanted to be and my journey started there. I worked as a student and athlete balancing both simultaneously which created my work ethic. I was fortunate to be surrounded by very driven mentors/coaches early in life. Literally two are current NFL head coaches and many others within that mentor circle have found great success. I wound up getting a degree in Psychology from Hofstra University and completed that chapter of my life.

After college I returned to Connecticut where I grew up and decided I wanted a small break from academics. The break did not last long as I got licensed in both residential appraisal and residential real estate. I found these two fields to interest me. I obtained both licenses in 2003, but primarily focused on appraisal in the residential market. I did almost all appraisals from 2003-2008 and gained a valuable perspective on values/market through the eyes and ears for the banks/lenders.

In 2008 the real estate market was crashing and most professionals in the Real Estate market were exiting. I was about to enter real estate as a full time realtor in 2008 against all around me advising it was not a wise decision. I followed what I believed in and helped people in need through a tough time. In 2015 I started my Real Estate brokerage under my own brand and my own identity (Evjen Agency). From 2008-2024 I have seen the Real Estate market change from a buyer dominated market to a cash rich sellers market. Along the way I have gained so much from working directly with every part of the market. Commercial deals, residential buyers, residential sellers, home builders, investors, ect. There is no better way to know something than the front line/real life experience.

This journey from 18yrs old to today at 46 has taken me to where I am today. I have taken small pieces of all of the impactful/influential people over the almost 30 years. From Dan Quinn (Washington HC) to Mat Florian (developer). I have learned so much and am so grateful. In 2022 I started my new journey in life. I started a company with very like minded individuals to fill a need. This company we named 3 Squared. The problems that exist in 2025 are very different from what I helped people with earlier in my career. Even though the issues in 2008 are different from 2025 they are still problems that need to be solved. Housing, transportation, sustainability, and forward thinking solutions are necessary to make tomorrow better than today. I guess I will end it with this summary. I like to pass on what I learned from great people/influences and help others who are starting their journey out. Helping others can be achieved through non traditional developments designed for long term results.

Sincerely,

Roy Evjen
3 Squared - Partner

CRYSTAL Restoration Services of New England, Inc.
303 Captain Lewis Drive
Southington, CT 06489
#1-800-528-4445

2/3/2025

Nick Martino, is the owner of Crystal Restorations of New England; a company that does demolition, mitigation and repairs after commercial and residential property damage from fire, wind, water and mold. The firm recently introduced a duct cleaning business as well as an asbestos abatement company.

In this business, Mr. Martino deals with many vendors and contractors who face the same issue, not enough commercial space available for their business to grow. As a result, Mr. Martino decided he wanted to start building and renting flexible commercial units. Mr. Martino teamed up with Roy Evjen and Issac Shweky, who both have backgrounds in Real Estate and development, to implement that goal. After a few meetings, 3Squared LLC was born, with the intent of creating housing, retail, commercial Flex space.

Nick Martino has recently been named as the Southington Chamber of Commerce Riccio Brothers Business Person of the Year recipient for 2025. The prestigious award recognizes Nick for his success as a business owner, influence as a professional leader and community advocate, and his service to humanity. He has been committed to the Chamber of Commerce for over thirty years, working to improve the local economy.

3Squared Development Summary

427 Farmington Avenue in Plainville, CT; the property was once a restaurant on Route 10 which was no longer in business. The abutting property to the right is a used car dealership. Dunkin Donut is located across the street, a Rebel Dog coffee shop abutted to the left, with a residential neighborhood behind. The Town of Plainville approved our plan for a mixed use building of six commercial units on the first floor with seventeen residential apartments on the second floor. The property is a good transition between residential and commercial use on Route 10.

14 North Main Street in Manchester, CT; the property was the former home of a Bank of America building with frontage on three streets, at a signalized intersection with a public bus service. The property is surrounded with both residential and commercial uses including a Sams food store and a Mazda auto dealership. Manchester approved a three story mixed use building with commercial units facing the street. Residential units were approved on the first, second and third floors. The roof top area is planned for a garden/common area.

365 Crown Street in Meriden, CT; the property was vacant with extensive frontage but very steeply sloping topography. Residential uses exist along the frontage of crown street and a railroad line is located to the rear of the site. The municipality approved the site for occupancy by four condominium buildings holding a total of twenty one units, now constructed.

206 Oakland Street in Manchester, CT; is a twenty acre site with limited frontage on Oakland Street (Route 83). The property is zoned RR, residential zone. A cemetery abuts to the southeast. Out parcels containing some condominiums and a gas station separate much of the site from Route 83. Union Pond abuts the site to the southwest. Within 600' +/- of the site, the predominate land use is multifamily housing. 3Square LLC is in process of seeking a zone change to PRD to allow construction of 165 condominiums. The rear four acres of the site, adjacent to Union Pond, will remain undeveloped and contain the "Union Pond Trail" to which the Town will be provided access through the site for public use.

1004 South Main Street in Southington, CT; a two acre property on Route 10, is under study for reuse into a 60 +/- unit multifamily development.

Development Team Resumes

LADA, P.C.

Land Planners Land Development Consulting, Site Planning, Landscape Architects, Planners, Corridor Studies, Visual Assessment, Environmental Impact Statements, Erosion Control Specialists, Streetscapes, Recreation, and Master Planning

Philip E. Doyle, Principal

Philip E. Doyle is a principal and co-founder of LADA, P.C., established in 1980. Prior to 1980, he was with Maine and Associates for three years, two years as a member of the Board of Directors. Previously, Mr. Doyle served for two years as an Urban Designer with the Westchester County, New York, Community Development Program.

Mr. Doyle received a Bachelor of Arts from Boston College, Master of Landscape Architecture from Cornell University and Master in City and Regional Planning from Rutgers University.

Professional Affiliations: He previously served as a member of the Uniform National Exam Preparation Committee for the Council of Landscape Architectural Registration Boards, and as a member of Board of Directors of Canton Chamber of Commerce and was elected to the Town of Canton Board of Finance

Presently, Mr. Doyle is a Licensed Landscape Architect in Connecticut and Registered Landscape Architect in Massachusetts and New York.

Mr. Doyle directs projects in Connecticut, Massachusetts and New York focusing on municipal and state regulations and coordination of approvals for projects. Mr. Doyle supervises site design and land use approvals for a wide range of projects from office buildings to townhouses; from ballfields to industrial buildings; from roadways to shopping centers. Mr. Doyle also has experience in municipal complex design, helipad master planning, school ground maintenance planning, wetland restoration and open space management planning, visual analysis, and stormwater quality issues. LADA has won numerous New York AIA, CTASLA and CCAPA awards for projects in both Connecticut and New York State.

Recent site design projects include:

- Shoppes @ Farmington Valley: 430,000 SF Retail Lifestyle Center, Canton, CT
- Fast Pitch Nation Softball Complex, 25 acres with11 competition softball fields, Windsor, CT
- Central Connecticut State University Campus Core / Utility Tunnel, New Britain, CT
- 1300 Franklin Avenue: 130,000 SF Mixed-Use Center, Garden City, NY
- Day Hill Dome Soccer Complex- 20 acres with Dome and multiple soccer fields, Windsor, CT
- Glastonbury Gateway: 250,000 SF, multiple building Medical Office Complex, Glastonbury, CT
- Canton Ridge -100+ market rate apartments, Canton, CT
- Midpoint Medical Office Complex, 100,000 SF in three buildings, North Haven, CT
- Collins Company Mixed Use Complex- redevelopment of 345,000 SF office, retail and apartments, Canton, CT

Offices in Simsbury, CT • Brewster, NY
104 West Street, Simsbury, CT 06070
(860) 651-4971 • (845) 278-7424 • Fax (860) 651-6153
E-mail: ladapc@snet.net

COLE

Stephen M. Giudice, L.S.
Principal

Summary of Qualifications

Mr. Giudice is the Principal of Cole Civil + Survey. He is responsible for the overall daily operations of the organization including the direct involvement in all of the firm's surveying and engineering assignments. His responsibilities include being a hands-on administrator, engagement in all aspects of a project including contract administration and regulatory applications to site plan compliance.

Mr. Giudice began his career at Cole Civil + Survey in 1988 as a draftsman, learning the basics of the trade. Through the years he moved through several positions of increasing responsibility within the company, gaining experience at each level of the surveying and civil engineering field. In 1991, he began managing projects through the land use approval process. In the spring of 2002 he passed the State of Connecticut, Professional Land Surveyor exam.

After seventeen years of service, Mr. Giudice took ownership of the firm in September 2005. Since that time, he has continued to enhance the productivity and performance of the firm by building a workforce that fully understands the environments in which Cole Civil + Survey conducts business.

Work Experience

2005 – Present	**Cole Civil + Survey,** Principal
1999 -2005	**Cole Civil + Survey,** Project Manager
1991-1999	**Cole Civil + Survey**, Engineering and Survey Technician
1988-1991	**Cole Civil + Survey**, Instrument Man and Rod Man
1988-1990	**Cole Civil + Survey**, Draftsman

Active Registrations

- Licensed Professional Land Surveyor – State of Connecticut

Professional Affiliations

- Connecticut Association of Land Surveyors
- American Society of Civil Engineers
- Southington Rotary Club

COLE

Barton N. Bovee, PE.

Senior Engineer

Summary of Qualifications

Mr. Bovee is the Senior Engineer at Cole Civil + Survey He is responsible for the all engineering Projects with the firm, including layout, design and permitting of various projects.

Mr. Bovee received his Bachelors of Engineering at the University of Connecticut in December 1979. He began his career at Hewitt Engineering, in Berlin, CT during the summers as a draftsman and working on the survey field crew. Upon graduation, he became responsible for all office design and production. In 1985, he earned his State of Connecticut license as a Professional Engineering, and partnered to begin a new engineering/survey firm in Berlin, CT, MBA Engineering Inc. Through the next twenty nine years, the partnership completed over 4000 projects within the state, ranging from working with individual homeowners, to large developers and corporations.

After the passing of his business partner, Mr. Bovee continued as a sole proprietor for another eight years, doing business as MBA Consulting & Design Services, LLC, working with previous and new clients, on a variety of state-wide projects. In March 2020, Mr. Bovee began his employment at Cole Civil + Survey, as Senior Engineer.

Work Experience

2020 – Present **Cole Civil + Survey,** Senior Engineer

2012 -2020 **MBA Consulting & Design Services LLS,** Principal/Sole Proprietor

1985-2012 **MBA Engineering, Inc.,** President/Principal

1979-1985 **Hewitt Engineering**, PC Full time – Engineer

1976-1979 **Hewitt Engineering**, PC Summers/Part Time – Draftsman/Field Crew

Active Registrations

- Licensed Professional Engineer – State of Connecticut Reg.No.13553

Other Organizations and Awards

- 2018-Present Town of Berlin Public Building Commission - Vice Chairman
- 2010-Present Berlin High School Athletic Hall of Fame – former President
- 2008-Present Boys and Girls Club of New Britain Inc.- Corporator
- 2010-2013 Central Connecticut Regional Planning Agency
- 2009 Celebrate Berlin Volunteer Award, Community Foundation of New Britain, Inc.
- 2005 Public Service Award, State of Connecticut Secretary of the State

John J. Haggerty, Jr. - Bio 2025 **Supply Chain Specialist**

John Haggerty is a parent, husband of over 35 years, volunteer, businessman, servant leader, and fan of team sports. He began his post collegiate career as football coach helping guide his Winnacunnet High School team to a New Hampshire state championship. While he only coached one season, he has always had a passion for leading and helping teams and individuals develop. As a collegiate scholarship athlete at the University of New Hampshire he developed a keen sense for the importance balancing academics and sports; He recognizes the lessons he learned from hard work and team play as the strengths and spirit which have carried him his entire life. It was not long after graduation and starting his corporate career with companies including Marriott Hotels, Sysco, and Condyne Freezers; when he began what would become a lifetime of volunteering and serving others, first with his Alma mater UNH and later many other organizations. His service continues today.

John refers to those early days as the first quarter of his work and volunteer life. He succeeded in many ways including being named Sysco's Marketing Associate of the Year. However, the second quarter started a little rough with a cancer diagnosis soon after the arrival of a new baby in his early 30s. After winning his cancer battle, he set out on an entrepreneurial journey which would include developing a chain of CC Bagel Stores, a catering business, a delivery catering boat service known as the Feeding Frenzy, and a coffee wholesale business marketing Mystic Seaport Coffee. In 1996 he and his wife Christine were named entrepreneurs of the year by the Southeastern CT Chamber of Commerce. He was also publicly elected to the Mystic River Park Commission. As a volunteer with the American Cancer Society he would provide encouragement others as an example of survivorship in public speaking. Self-employment was in his blood, but he was called back in the corporate world with an opportunity he felt he could not turn down. The return to corporate work would begin what John now refers to as his third quarter.

In 2007, John joined Burris Logistics where he and his team of over 300 people opened a massive 265,000 square foot refrigerated warehousing and distribution campus in Rocky Hill, CT. The company recognized this successful opening by promoting him to vice president of business development, a role with national scope and a position he held for a decade. During the last several years John and Christine have resided in Mystic, CT and Melbourne, FL and traveled extensively. His passion for serving others has grown and he has been appointed to several boards and committees, spoken at many conferences, and written for national magazines. These included roles within the Food Marketing Institute, the International Produce Association, and the Global Cold Chain Alliance. He is also a long term member and leader within the Council of Supply Chain Management Professionals. In the early 2020's John moved on from Burris and worked as supply chain consultant specializing in the cold chain and the supply chain innovation.

With his career's fourth quarter underway, John was once again called off the self-employment bench when he joined Tompkins Robotics of Orlando Florida, a global leader in warehouse and supply chain automation in 2024. He currently leads industry relations and business development with the firm. He still finds time to advise select businesses on special projects and serve others in various capacities Of all the roles John has had, he favorite was serving as the president of the University of New Hampshire Athletics Council. In this capacity, John led a volunteer group in raising scholarship money for men's and women's sports at UNH. For his service he was awarded the University's Robert Dixon Spirit award. To this day his passion for helping mentor and guide young professionals from graduation into various new roles in industry or academia remains strong. He currently has no future plans to retire. Driving business results has always come naturally, he likes to work and "put points on the board". Giving back and paying forward also still remain a top-of-mind priority. While now in his fourth quarter, he sees no end in sight and expects the game to go into overtime.

TETRA TECH

John Adams, LEP, LSP, PG

Senior Vice President

EXPERIENCE SUMMARY

Mr. Adams is a Senior Vice President and the Regional Manager of Tetra Tech's Wethersfield, CT office. He manages major hazardous waste site remedial investigations and provides technical management for projects involving hydrogeologic investigation. Mr. Adams has over 40 years of experience implementing and supervising field investigation activities including chemical and hydrogeologic data collection and evaluation. He has designed and implemented numerous soil and groundwater systems to mitigate releases of petroleum and hazardous materials. With his depth of knowledge, Mr. Adams often provides expert testimony and technical support for groundwater supply and contamination cases.

Mr. Adams has been appointed by the past four Governors to Connecticut's State Board of Examiners of Environmental Professionals. The 11-member board was tasked with developing and maintaining the Licensed Environmental Professional program that was formed by the passage of Public Act 95-183 during the 1995 legislative session. This program affects privatized portions of the hazardous waste site remediation program administered by the Connecticut Department of Energy and Environmental Protection (DEEP). Mr. Adams also participated in the DEEP Commissioner's Task Force to develop the Remediation Standard Regulations and revise the Transfer Act. He has spoken on these topics to major audiences including the Connecticut Bar Association and Connecticut Business and Industry Association. Mr. Adams has been the Licensed Environmental Professional for over twenty-five Verifications within the Connecticut Property Transfer Program.

Mr. Adams served for ten years as Granby, Connecticut's First Selectman. He continues to serve the town as Treasurer and Moderator.

RELEVANT EXPERIENCE

Environmental Consulting Services, New Minor League Baseball Stadium, City of Hartford, CT, 2014 to Present. As Project Director/Licensed Environmental Professional, worked with the City of Hartford, providing environmental site assessment services and preparing documents for property transfer. Responsible for characterizing and developing strategies to achieve compliance with environmental regulations. Negotiates with the DEEP concerning environmental compliance issues. Oversees remedial actions at the site to achieve cost-effective and technically sound regulatory closure of environmental concerns.

Brownfield/Remediation Strategies and RSR Compliance, Charles House Commons, Vision Construction Management, Farmington, CT, 2015 to Present. Project Director/Licensed Environmental Professional responsible for characterization and developing remedial strategies for a former felt mill impacted with pesticides. The site is surrounded by sensitive receptors including a public well field, elementary school, wild and scenic

Education

MBA, University of Connecticut, 2000

MS, Geology, University of Rochester, 1982

BS, Biology and Geology, University of Rochester, 1978

Registrations/Affiliations

Professional Geologist: FL No. 541; NC No. 0462; PA No. 003150-G, NY No. 700

CT Licensed Environmental Professional, No. 101

MA Licensed Site Professional, No. 2400

CT State Board of Examiners of Environmental Professionals

CT DEEP Remediation Standard Regulations Commissioner's Task Force 1995

CT DEEP Protection Transfer Act Advisory Group 1995

Environmental Professionals of CT

Association of Groundwater Scientists and Engineers

Office

Wethersfield, CT

Years of Experience

43

Years within firm

37

Contact

john.adams@tetratech.com

river and an elementary school. Successfully achieved local approvals, entrance into the CT Abandoned Brownfield Cleanup Program and approval of an Engineered Control and Remedial Action Plan from DEEP to maintain impacted soils on-site under an impermeable pavement barrier. This cost-effective solution will achieve compliance with RSR soil criteria and improve groundwater quality.

Environmental Consulting Services, The Davis Companies/Healthcare Realty Trust, Riverside Avenue, Westport CT, 2012 to Present. Project Director/Licensed Environmental Professional responsible for assessing and defining strategies to achieve compliance with environmental regulations. The 3.4-acre parcel abutting tidal portions of the Saugatuck River was historically filled with soils containing portions of ash and asphalt. Metals and polycyclic aromatic hydrocarbons were observed in soils and groundwater. A remedial strategy was developed incorporating tidal flow modeling to determine impacts to the adjacent river. Portions of the site undergoing redevelopment were excavated and removed from the site. An engineered control was used to achieve compliance with the Connecticut Remediation Standard.

Assessment and Remediation Services, Cornerstone Properties, Waterbury, CT, 2006 to Present. Project Director/Licensed Environmental Professional for the investigation and remediation of a former non-ferrous foundry, machining and assembly facility. Contaminants included volatile organic compounds, metals, petroleum hydrocarbons and PCBs. The facility was a small quantity generator requiring closure of storage areas in accordance with state guidance. Areas of PCB contamination were remediated in accordance with Toxic Substances Control Act. Soils exhibiting metals in excess of applicable criteria were stabilized and solidified on-site into a roller compacted concrete product used as a base for paved areas. Groundwater monitoring demonstrated contributions of VOCs from adjacent upgradient sources. Natural attenuation groundwater monitoring has continued and now demonstrates compliance with applicable groundwater criteria.

Phase I/II/III ESAs, Remedial Actions, STR, Enfield, CT, 1993 to Present. Project Manager/Licensed Environmental Professional for Phase I, II and III environmental investigations and remediation at 7.87-acre parcel which includes an industrial plant with 10 buildings used for manufacturing, storage, laboratory, and office space. Tetra Tech identified and investigated several recognized environmental conditions (RECs). The Phase I/II/III investigations, a Remedial Action Plan and Remediation Report were completed. Tetra Tech's remedial activities at the site include soil excavation and removal of VOC, PAH, and ETPH-impacted soils. Two RCRA storage areas were investigated and closed in accordance with DEEP Closure Guidance.

Transfer Act Compliance, Infinity Route 5, LLC/Agree Realty, Wallingford, CT, 2015-2022. Project Director/Licensed Environmental Professional for the investigation and Verification of a 20+ acre commercial shopping center located in Wallingford, Connecticut, improved with a home improvement store and three restaurant outbuildings constructed between 1996 and 2020. Businesses formerly occupied the Site included a heavy equipment sales and service business, health club, heating oil distributor, petroleum association training facility, gas station and residences. Twenty USTs and six ASTs were removed from the Site prior to a 1995 Form III Transfer Act filing with the Department of Energy & Environmental Protection (DEEP). Petroleum impacted soils were excavated and disposed off-site from tank graves and dry wells located throughout the property. Limited documentation was available for work performed in the 1990's. Tetra Tech was engaged in 2015 to evaluate compliance with the Remediation Standard Regulations (RSRs) and achieve Verification with the Transfer Act. Initial investigations focused on the heavy equipment service parcel which was the subject of the 1995 Transfer Act filing. A Form III Property Verification Report was filed and accepted for a portion of Establishment in 2021. Additional investigations completed on the remaining parcels resulted in a filing of a Completion of Investigation Report in 2021 and a Final Verification in 2022. A "No Audit" determination was issued by DEEP.

Investigation, Remediation and Regulatory Compliance, Casle Corporation, 2017-2022. Project Director for the investigation and remediation of numerous properties that were redeveloped into health care facilities. Investigations included Phase I, II, III Environmental Site Assessments, Transfer Act applicability determinations, development of remedial action plans and implementation of remedial measures to achieve regulatory compliance. Verifications were submitted to DEEP resulting in "No Audit" determinations by the agency.

Environmental Health and Safety (EH&S) Audits, Chassix, July 2014 to 2017. Project Director for EH&S audits for more than 20 Chassix facilities in North America, including recent work in Columbus, GA, Howell, MI, Bristol, IN and Batavia, NY. The facilities include aluminum and ductile iron foundries, machining and assembly facilities, and testing laboratories. Follow-up activities have included review of inventories of hazardous chemicals subject to the annual Tier II reporting requirements outlined under the federal SARA Title III program and development of facility-wide Potential-to-Emit (PTE) for multiple facilities.

On-Call Environmental Consulting Services, Seaboard Properties, Fairfield County, CT, 1996 to 2017. Project Manager for on-call environmental consulting services for over 20 years, including Phase I, II and III environmental site assessments, preparation of remedial action plans, oversight of remediation projects, and hazardous building material inspections. The 50+ properties investigated have included historic industrial and commercial buildings that have been converted to office and multifamily residential, waterfront conversions of warehouse and industrial buildings to Class A office space, high-rise office and residential structures and brownfield properties. Partnered with legal and financial experts to secure project financing, provide tenant information, and to represent Seaboard's interest to state and local regulatory authorities.

Consent Order Compliance, Cheshire, CT, 2020 to 2021. Achieved compliance with a 25-year old consent order issued by DEEP to investigate and remediate soil and groundwater at a former manufacturing facility. Mr. Adams managed the investigation, preparation of an Environmental Condition Assessment Form and placement of an Environmental Land Use Restriction on the property to attain compliance with the RSRs. A final report was submitted to DEEP to support a Certificate of Compliance.

Combined Sewer Overflow Project, Metropolitan District Commission (MDC), Hartford, CT, 2010 to 2016. Responsible for the investigation of potentially polluted soils in MDC Farmington Avenue 6.0, 7.1, 7.2, Tower Avenue North and Franklin Avenue contract areas. Developed and implemented scopes of work to evaluate the presence of hazardous materials in soils and groundwater in the project areas. The resulting information was incorporated into construction documents and will result in limiting the costs to manage polluted soils during construction. Served as Principal during design and will continue this role as the projects transition to the construction phase. Represented Tetra Tech at numerous public meetings sponsored by the MDC.

Resource Conservation and Recovery Act (RCRA) Closure Plan, The Hudson Companies, Portland, CT, 2016. Project Manager for a RCRA Closure Plan for a property on Brownstone Avenue in Portland, CT. The property, an active asphalt terminal, was the subject of an enforcement action by the Connecticut Department of Energy & Environmental Protection (DEEP). Work supports the closure of a former hazardous waste storage area in compliance with a Consent Order and Closure Plan prepared by Tetra Tech and negotiated with DEEP.

Property Acquisition, Confidential Client, Norwalk, CT, 2018 to 2020. Oversaw the investigation and removal of underground holding tanks at a former car wash. The investigation included the evaluation of soil and groundwater for PFAS contamination. Developed remedial strategies and estimated costs to achieve compliance with newly promulgated PFAS criteria.

Northland Investment Corporation, Hartford, CT, 2003 to 2020. Project Manager/Licensed Environmental Professional for the investigation and remediation of a Site is improved with a 221,849 square-foot, 8-story office building with subterranean parking garage situated on 0.57-acre in downtown Hartford. Phase I/II/III investigations, remedial action plan, remediation, and groundwater monitoring reports were prepared, and public notice completed in support of a final Verification. Areas of solvent impacted soils were excavated resulting in diminished impacts to groundwater. Compliance was achieved using natural attenuation groundwater monitoring.

Environmental Remediation, Middlebury Partners, Middlebury, CT, 2003 to 2020. Managed Phase I/II/III investigations and remediation of fuel oil, PCB and solvent releases for a 118-acres 320,000-square-foot research and development facility located primarily in a rural portion of Middlebury, Connecticut. Remediation activities, including public notice, involved excavation of petroleum and PCB impacted soils and multiple rounds of in situ chemical oxidation injections permitted through DEEP Temporary Authorizations. Post-injection and natural attenuation groundwater monitoring was conducted until compliance with applicable criteria was achieved. Over

20 areas of concern were investigated. As LEP for the Site Mr. Adams successfully Verified compliance with the RSRs to achieve site closure.

Environmental Consultant Services, Connecticut Housing Finance Authority (CHFA), Multiple Locations, CT, 2004 to Present. Project Manager for the review of environmental reports for various properties to determine if investigations were completed in accordance with the current industry standard of care and applicable ASTM and CHFA standards, policies, and procedures. Under Mr. Adam's leadership, Tetra Tech's work has typically included review of Phase I, II, and III Environmental Site Assessment reports, Hazardous Building Materials Survey reports, Remedial Action Plans, Soil and Groundwater Management Plans, environmental cost estimates for remediation or abatement, and abatement specifications for asbestos, lead-based paint, PCBs, radon, mold, universal waste or other hazardous materials. Based on the reviews, Tetra Tech evaluates potential environmental issues and makes recommendations for further action.

Danbury Green Shopping Center, Miller & Favazzo Properties, Danbury, CT, 1991 to 2013. Completed investigations of soil and groundwater contamination at the site of a former truck stop, now home to a hotel and retailers including Trader Joe's, Staples and Starbucks. The investigations included the installation of more than 40 soil borings and monitoring wells. Investigations revealed the presence of soil and groundwater contaminated with petroleum from the truck stop operations. Approximately 10,000 cubic yards of petroleum contaminated soils were excavated and disposed of off-site. Residual contamination was remediated using chemical oxidation. Groundwater monitoring continues.

Environmental On-Call Contract, Connecticut Department of Transportation (ConnDOT), Multiple Sites, CT, 2006 to 2010. Directed an on-call environmental contract involving the investigation and remediation of contaminated soil and groundwater. Project assignments included the evaluation and development of remedial action plans for highway and rail projects. The emphasis was on evaluating contaminated areas prior to construction and developing remedial action plans that limited impacts to project schedules and budgets.

Rentschler Field Development, The Matos Group, East Hartford, CT, 2006 to 2009. Provided environmental consulting services for the development of a ±400 tract of land that was formerly home to Rentschler Field. Pratt and Whitney performed extensive investigations throughout the R&D areas, and Tetra Tech conducted a thorough review of Pratt & Whitney's investigations and also completed additional testing of development areas. A comprehensive testing plan was prepared and implemented to assess and prequalify the quality of tens of thousands of cubic yards of fill brought onto the site. Provided technical assistance to The Matos Group in presenting the environmental conditions of the property to potential development partners and financing partners.

Soil and Groundwater Sampling, Confidential Client, Shelton, CT, 1994 to 2009. Managed and acted as technical expert during the investigation, remedial oversight and litigation phases of this project. This six-acre site had a single-story, nearly 60,000-sf building that was used as office space with manufacturing occupying the central portion of the site. In 1999, the building was razed. Prior to that, Tetra Tech was retained by the client to review available environmental reports concerning investigations and remedial actions completed at the site. Tetra Tech's critical review of the investigation and remedial actions prompted the client to reevaluate remedial actions and accelerate efforts to remediate the property. Provided technical advice during legal proceedings associated with the case.

Bristol Business Center (Former General Motors Facility), Savanna Partners, Bristol, CT, 2003 to 2008. Managed the due diligence for the review of past environmental investigations and remediation at a 184-acre complex with a ±27-acre building. The former GM facility had undergone substantial investigation and remedial actions over a period of 16 years. GM completed investigations of the site and identified multiple areas of concern. Led the representation of the facility's current owner during oversight of investigations and remediation by GM. Tetra Tech, as a third-party reviewer, examined applicable documents and discussed the status of past and future efforts with DEEP regulators and GM representatives. GM indicated its desire to continue to remediate the site and achieve regulatory closure at the earliest possible time.

Site Redevelopment, Norwich, Norwich State Hospital, CT, 1999 to 2008. Completed an analysis of potential remediation costs for a 1.4M-sf office, residential and patient care facility that closed in 1997. Areas evaluated included asbestos-containing materials, lead-based paint, landfill closure, wastewater treatment plant closure, above ground storage tank decommissioning and disposal of PCB-containing equipment. Developed a conceptual plan and associated cost estimate to evaluate the site regulatory closure process.

Industrial-zoned Multi-tenant Building, Geometry Realty, West Hartford, CT, 2002 to 2006. Project Manager and Technical Consultant to the owners of a multi-tenant property impacted by past releases from an adjacent property. The property consists of 7.36-acres of industrial zoned land improved with an 113,510-sf building. Developed a strategy of performing necessary investigations to document the nature and extent of the contaminant migration, then confronted the adjacent property owner with the findings to force their completion of the investigations and development of a Remedial Action Plan. The results of the investigation indicated that VOCs and petroleum migrated from a nearby site to this property and caused soil and groundwater contamination. Served as the point of contact for all environmental inquiries during the marketing of the property, which ultimately resulted in a successful sale of the asset.

Site Reuse for Affordable Housing, Department of Public Works, New Canaan, CT, 1998 to 2005. Investigated a former DPW facility for the presence of contaminants in soil and groundwater resulting from decades of activities. Provided negotiation and litigation support in the formulation of an exchange of properties that resulted in the development of affordable housing on the former DPW site. Remedial action plans involved the use of chemical oxidation, capture of groundwater and reinjection of treated groundwater.

Mohegan Sun Resort and Casino, Mohegan Tribe of Indians of CT, Montville, CT, 1994 to 2005. Project Director for the National Environmental Policy Act permitting of the Connecticut Mohegan Tribe of Indians establishment of reservation lands and a destination resort casino in Montville. An environmental assessment was completed in accordance with US Department of Interior and Indian Gaming Commission regulations, which allowed the taking of a 240-acre former industrial property into trust by the Bureau of Indian Affairs. The document was prepared, and discussions were held between representatives of the tribe, the Indian Gaming Commission, Bureau of Indian Affairs, and the Department of Interior Solicitor's Office, with the environmental assessment being approved by the Secretary of the Interior and the land passing into trust.

Brownfields Assessment for Trumbull on the Park, Lexington Partners, Hartford, CT, 2003. Project Manager for the completion of a Brownfields assessment for The Trumbull on the Park project, which consisted of the construction of 100 residential rental units, 8,000 square feet of retail space and a 600-car parking garage across from Bushnell Park. The project was a public-private partnership between the Connecticut Housing Finance Authority (CHFA) and Trumbull on the Park, LLC. The United States Department of Housing and Urban Development (HUD) and the Capital City Economic Development Authority (CCEDA) also participated in the process. As Project Manager, oversaw completion of a brownfields assessment, identified the presence of abandoned underground storage tanks (USTs) and contaminated fill as Areas of Environmental Concern, completed DEP Special Waste Permits and CRRA Waste Profiles, and oversaw UST removals and the remediation of contaminated soils prior to securing funding from HUD. A total of 4,500 tons of soil and ± 4700 tons of construction debris was excavated from the site, in accordance with the Remedial Action Plan.

Hydrogeologic Investigation and Closure Design, American Optical Corporation, Southbridge, MA, 1990 to 2005. Managed the hydrogeologic investigation and closure design of an industrial solid waste landfill located on the 135-acre American Optical Corporation facility in Southbridge. A more than 5-acre landfill had been in operation at the facility for over 100 years. Industrial processes included electroplating, grinding, shaping and machining of metals and the production and shaping of glass and plastic lenses for eyeglasses. A Phase I Limited Site Investigation of the facility was completed, including the installation of more than 50 soil borings and monitoring wells; groundwater, surface water, and soil sampling; and analysis and evaluation of waste handling and disposal practices. Successfully negotiated a Waiver of Approvals from MA DEP. Designed an integrated closure plan to allow continued use of portions of the landfill permitted to receive dredge materials from National Pollutant Discharge Elimination System (NPDES)-permitted lagoons.

Waterfront Redevelopment, City of West Haven, CT, 1999 to 2000. Performed investigations of waterfront properties to determine the potential environmental risks. Completed environmental site assessments for the area and recommended limited subsurface investigations. Sampling revealed areas of widespread polluted fill and the presence of petroleum impacted groundwater. Prepared remediation cost estimates for budgeting appraisal purposes.

Proposed Hotel Development, Mystic, Wolman Construction, CT, 1998 to 1999. Managed the environmental site assessment and local environmental permitting for a proposed hotel development on the Mystic River.

Environmental Remediation, New England Dairies, Hartford, CT, 1993 to 1998. Managed the remediation of fuel oil and gasoline from the former fleet maintenance and fueling facility servicing New England Dairies. Initial sample results for product recovered from an on-site well identified the presence of PCBs. The project involved negotiations with DEEP's Oil and Chemical Spills and PCB Section to perform additional investigations, including a geophysical survey to identify abandoned USTs, tank removal and soil remediation activities. The investigation ultimately identified the contractor's transport vehicle as the source of PCBs. A product recovery system was designed and installed, resulting in the recovery of quantities of separate-phase fuel oil. More than 400-cubic yards per second (cys) of petroleum-contaminated soils were removed from six historic UST graves.

Environmental Services, Nautilus Museum, New London, CT, 1996 to 1997. Directed environmental assessment and remediation, and environmental health and safety monitoring, during the construction of an addition to the Nautilus Museum. The museum is located on a US Naval Base.

Environmental Term Contract, US Postal Service, Multiple Locations, Northeastern United States, 1988 to 1996. Managed several task order contracts for the environmental term contract in the Northeast Area, including environmental audits, wastewater permitting and evaluations, EPCRA and CERCLA inventories, and Notification Assessments.

Soil and Groundwater Remediation, Punderson Oil Company, Springfield, MA, 1992 to 1996. Managed a soil and groundwater remediation project at Punderson Oil Company in Springfield. A release of fuel oil and solvents was identified in the vicinity of an active oil/water separator. The project required remediation of soils and groundwater and replacement of the oil/water separator. The project also required negotiations with the MA DEP and Springfield officials responsible for approving the reinstallation. A site plan was prepared by an in-house professional engineer, who identified pertinent system features critical to local approval. The existing oil/water separator was removed, and separate-phase product was recovered from the excavation with a vacuum truck. Site geology, consisting of clays and silts, restricted the migration of product to the vicinity of the structure. More than 200 cys of oil and solvent contaminated soils were excavated and disposed of in a recycling facility.

Hazardous Materials Assessment and Remediation, Kidde Industries, Pawcatuck, CT, 1991 to 1996. Managed the investigation, design, and remediation of a 100,000-sf historic mill building contaminated with PCBs. PCB contamination was identified in flooring throughout the mill buildings. A feasibility study was conducted to evaluate remediation alternatives. Specifications and contract documents were prepared, and bids solicited, to conduct PCB, asbestos and petroleum contamination remediation. The project was presented to DEEP and received full approvals for implementation.

Auth Fuels/Buckeye Pipeline, Annino, Draper & Moore, East Longmeadow, MA, 1990 to 1995. Completed investigations to evaluate the impacts of petroleum releases from underground storage tanks and underground pipeline that were discharging through a storm sewer to a nearby stream. The storm sewer and backfill was evaluated to determine the source of the release and the route of migration of petroleum. Actions were undertaken to recover product and limit impacts to the environment.

Technical Support for Hazardous Waste Sites, Confidential Client, Multiples Sites, 1989 to 1994. Provided technical support and review in evaluating hydrogeologic and water quality data to formulate cost-effective remedial alternatives to mitigate contamination originating from uncontrolled hazardous waste sites.

Technical Assistance and Quality Control, Maintenance and Service Areas, MassDOT Highway Division (former Massachusetts Turnpike Authority), MA, 1990 to 1992. Provided technical assistance and quality control during various phases of investigation, design, and construction management at maintenance and service areas located along the Massachusetts Turnpike. The projects included feasibility analysis of alternatives to recover separate-phase petroleum, design of product and dissolved-phase recovery systems, and design and evaluation of aquifer tests to develop fractured bedrock aquifer parameters.

General Mail Facility, US Postal Service, Brooklyn, NY, 1989 to 1991. Completed an investigation and prepared remedial action plans for the development of a General Mail Facility and Vehicle Maintenance Facility on a former New York City Department of Sanitation incinerator ash landfill. The landfill was bisected by a utilities corridor that included major pipelines providing fuel for Kennedy airport. A plan was developed to integrate the closure of the landfill and construction of the facility while maintaining uninterrupted use of the utilities.

Assessment and Remediation of a Former Foundry, Hill Development Corporation, New Haven, CT, 1989 to 1990. Project Director and Project Lead for hazardous waste assessment of a former brass foundry site developed into a 20,000-sf day care facility.

Hazardous Waste Contamination Investigation, Central Artery North Area, I-93/Route 1 Interchange Project, MassDOT Highway Division, Boston and Cambridge, MA, 1987 to 1989. Project Manager for the investigation of hazardous waste contamination at the Central Artery North Area I-93/Route 1 Interchange project in Boston and Cambridge. The project involved the environmental assessment of several hundred acres of commercial, industrial, and roadway property to determine the presence of hazardous water. The project included the installation of soil borings, monitoring wells and test pits for collection of multimedia samples. The analytical data was evaluated, and specifications were prepared to screen, categorize, and dispose of more than 500,000 cy of excavated soil.

Environmental Assessment, Massachusetts Bay Transportation Authority (MBTA), Multiple Locations, MA and NH, 1987 to 1989. Project Manager for the environmental assessment of the MBTA New Hampshire Main Line project involving the renovation of a railroad right-of-way connecting Boston, MA and Nashua, NH. The rail line passes throughout the Industriplex National Priorities List (NPL) Federal Superfund site located in Woburn, MA. The project included inspection of more than 20-miles of right-of-way for hazardous waste evidence and environmental problems for consideration in the alternatives analysis. Further investigation of suspected disposal areas included multimedia sampling, hydrogeologic evaluation, remedial action alternative assessment and cost estimating. The investigation resulted in delineation of areas containing elevated levels of metal, petroleum hydrocarbons and organic compounds.

Industrial/Commercial Site Development, Cabot, Cabot, and Forbes, Killingly, CT, 1987 to 1989. Project Director and Project Lead for hazardous waste assessment for the development of a 98-acre industrial/commercial site.

Hydrogeologic Investigation of Volatile Organic Compound, Confidential Manufacturing Client, Marlborough, MA, 1986 to 1989. Project Manager for a hydrogeologic investigation of VOC contamination at a circuit board manufacturing facility. Multilevel groundwater monitoring wells were installed to evaluate the impact of VOC contamination on a nearby public water supply. Analysis included hydrogeologic and geochemical parameters governing groundwater flow and contaminant transport. The significance of an adjacent wetland was evaluated. A loading rate and expected dilution and dispersion were calculated in the wetland.

Hydrogeologic Investigation, Solvent Bulking Facility, Confidential Client, Western MA, 1986 to 1989. Project Manager for a hydrogeologic investigation of a solvent bulking facility where previous handling practices had resulted in the contamination of an estimated 20,000-cubic yards of soil. Groundwater in the vicinity of the site was found to be contaminated with mineral spirits and VOCs. Formulated a technical scope of services to determine downgradient impacts on groundwater and surface water and performed a hydrogeologic analysis of the site to assess groundwater flow and contaminant transport.

Prior to joining Tetra Tech, Mr. Adams worked at the CDM and New York Department of Environmental Conservation and performed the following projects.

Remedial Investigation/ Feasibility Study, Keefe Environmental Services, Epping, NH, 1985 to 1986. Project Manager for a remedial investigation/feasibility study (RI/FS) for the Keefe Environmental Services site, an NPL site. The site was formerly a chemical bulking and transfer facility that accepted drummed and bulk organic, caustic, acidic, and shock-sensitive waste. Developed a full field plan; supervised field activities; evaluated the resulting data to formulate remedial action plans to mitigate soil, groundwater and surface water contamination; and coordinated activities with the New Hampshire Water Supply Pollution Control Commission and EPA resulting in RI/FS and community relations.

Soil Contamination Delineation Program, Western Sand and Gravel, Multiple Locations, Northeastern US, 1985 to 1986. Developed and implemented a state-of-the-art soil contamination delineation program for Western Sand and Gravel, an NPL site in RI, and numerous industrial facilities throughout the Northeast.

RI/FS at NPL Superfund Sites, Camp Dresser & McKee, Inc., Multiple Locations throughout the US, 1984 to 1986 – Project Manager responsible for management of RI/FS at NPL Superfund sites and industrial uncontrolled hazardous waste sites. Provided hydrogeologic analysis of groundwater movement and contaminant transport at numerous hazardous waste and industrial sites. Sites included the Lone Pine Landfill in NJ, the Hipps Road site in FL, the Perdido site in AL, the DeRewal Chemical site in NJ, and the Cinaminsson Landfill in NJ. Developed work plans, trained field personnel, oversaw implementation of field investigations and health and safety procedures, and performed and provided the geophysical interpretation of subsurface penetrating radar, proton magnetometer and terrain conductivity data.

Remedial Investigation, Ranney Well, Endicott, NY, 1982 to 1984. Project Manager for a remedial investigation for a municipal well with 10M-mgd capacity contaminated with VOCs from an unknown source. Developed the technical scope of services and supervised the field program including monitoring well installation and groundwater and surface water sampling. Also designed a remedial extraction well, installed by the municipality, to intercept contaminants migrating to the production well.

New York Department of Environmental Conservation, Multiple Sites, NY, 1981 to 1984. Provided technical assistance for the interpretation of geologic and hydrogeologic impacts on groundwater contamination sites and construction projects including development implementation and evaluation of the technical scope of services. Performed water resource evaluation studies and groundwater contamination investigations throughout the state.

Feasibility Studies, New York Department of Environmental Conservation, Corning to Binghampton, NY, 1981 to 1984. Extensive experience with evaluating the feasibility of water resources, determining impact from contamination and assessing treatment alternatives. Conducted extensive field and research investigations for the Susquehanna River Basin Commission and Rockland County to determine the location and extent of confined, surficial, and bedrock aquifers.

Combined Sewer Overflow Abatement Program, Haley and Aldrich, Rochester, NY, 1981. Supervised field investigation programs involving monitoring well installation and conducted geotechnical analysis of soil boring and rock coring data for a preliminary rock and soil tunneling program.

OTHER INFORMATION

Adams, John E., *Comparison of In Situ Soil Pore Gas Screenings, Soil Sample Head Space and Laboratory Techniques*, Proceedings of the National Conference on Hazardous Waste and Hazardous Materials, March 16–18, 1987, Washington, DC.

Adams, John E. and Alan F. Grant, *Hydrogeologic Investigation of Chlorinated Hydrocarbon Contamination of the Ranney Collector Well*, Village of Endicott, New York, New York State Department of Environmental Conservation, pp. 75, April 1984.

Adams, John E., *A Hydrogeologic Investigation of Chloride Contamination in Summerhill*, New York, New York State Department of Environmental Conversation, pp. 36, 1983.

Holden, G. R. and J. E. Adams, *"Parabolic Dissolution Kinetics of Silicate Minerals: An Artifact of Nonequilibrium Precipitation Processes?"* Geology, V. 10, No. 4, pp. 186-190. April 1982.

Lee, William, D. Grant, F. Van Alstyne, C.S. Liv, R Wood, J. Adams, and B. Hawkins, *Rockland County Water Supply Study*, New York State Department of Environmental Conservation, pp. 57, 1982

SCOTT F. HESKETH, P. E.
Manager of Traffic and Transportation Engineering
F. A. Hesketh & Associates, Inc.
East Granby, CT

Background

Over 33 years of traffic, civil and transportation engineering experience including preparation of traffic impact studies for industrial, commercial and residential developments, transportation planning, roadway improvements and traffic signal design and site design.

Education

University of Detroit
Detroit, Michigan
Bachelor of Civil Engineering, 1989

University of Minnesota
Minneapolis, Minnesota
Masters of Civil Engineering, 1992

Additional Studies at University of Hartford, 1984-86

Professional Qualifications

Licensed Engineer – Connecticut No. 20448 (Active) and North Carolina No. 034010 (Inactive)

Professional Affiliations

Institute of Transportation Engineers American
American Society of Civil Engineers

Professional Experience

F.A. Hesketh & Associates, Inc.
East Granby, Connecticut

1990 – 2002 – Project Engineer
2002 – Present - Manager of Transportation Engineering

Manager of Transportation Engineering responsible for the collection and analysis of data related to the impact of development projects on the surrounding highway network. Responsible for the preparation and presentation of traffic impact reports to local and state agencies. Emphasis in traffic projection, traffic signal capacity and design, and the development of roadway plans and constructions documents for these projects. Extensive experience with numerous capacity analysis and traffic modeling programs and preparation of applications to OSTA.

F. A. Hesketh
& Associates, Inc.

Statement of Qualifications

Since the firm was founded in Bloomfield, CT in January 1976, F.A. Hesketh & Associates, Inc. (FAH) has been providing professional engineering, land planning, landscape architecture and land surveying services to a wide variety of private, municipal and state governmental clients in connection with project development throughout the State of Connecticut and the rest of southern New England. The firm maintains its corporate headquarters in East Granby, CT and has recently added an additional full service office in Southern Pines, NC.

The firm continues to specialize in civil engineering, site development planning and design, transportation engineering, traffic impact studies, landscape architecture and land surveying. The firm maintains a professional staff that includes ten licensed engineers, three licensed surveyors, one licensed landscape architect, and a professional support staff including qualified engineering and CADD technicians and surveying personnel fully equipped with state of the art electronic survey equipment and computer hardware and design software.

FAH has had the privilege to provide civil design and traffic engineering, land planning and land surveying services for numerous important developments throughout the region including all phases of the site planning and design of Adriaen's Landing since 1996 and the final planning and design for the CT Science Center in Hartford. In addition to Adriaen's Landing, over the recent years the firm has provided civil and traffic engineering, landscape design and land surveying services to numerous significant projects in the region including the development of the 450,000 s.f. ING office headquarters in Windsor, CT, Phase 1 of Rentschler Field in East Hartford, Evergreen Walk in Manchester, CIGNA Master Plan in Bloomfield, Westfarms Mall and Enfield Square Mall expansions, Max's Place in Old Saybrook, The First Cathedral in Bloomfield, numerous Buckland Hills Manchester retail developments, Metropolitan Learning Center in Bloomfield, East Hartford High School Expansion, Mashantucket Pequot Tribal Museum and Foxwoods Casino, Connecticut Children's Hospital, housing for Habitat for Humanity, and numerous planned residential communities throughout Hartford County.

DAVID S. ZIAKS, a licensed engineer in Connecticut and New Jersey, serves the firm as President and Principal-in-Charge and acts in the capacity as overall project and personnel coordinator. Mr. Ziaks has more than 40 years experience in site and roadway design, site planning, hydraulic analysis, and utility engineering. As Principal-in-Charge, he will insure that the complete package of design and construction documents for the project is the most cost effective design that is consistent with sound planning and engineering principles, client expectations and the regulatory requirements of all applicable governmental agencies.

TODD HESKETH, a licensed land surveyor in Connecticut, serves as the Chief of Survey and Chief Financial Officer for the firm. Mr. Hesketh has more than 35 years of experience in the field of surveying and is responsible for all field, office surveying activities and map preparation completed by the firm's land surveying personnel. Mr. Hesketh has extensive experience in the preparation of land research, subdivision plans, lease and REA documentation, condominium declarations and construction survey.

GUY A. HESKETH, a licensed engineer in Connecticut, Massachusetts, Rhode Island, New Hampshire and Ohio has over 33 years of professional experience and serves the firm as Chief Engineer and Manager of Civil Design and Planning. He is responsible for the daily overall supervision and coordination of our planning and design staff involved in the preparation of civil engineering design plans and specifications, hydrologic and hydraulic studies, and environmental permitting.

SCOTT F. HESKETH, a licensed engineer in Connecticut serves as Manager of Transportation Engineering in the Transportation Department of the firm. Mr. Hesketh has over 30 years experience in traffic engineering and is responsible for the preparation and presentation of traffic impact reports and the preparation of traffic signal and roadway improvement plans. Mr. Hesketh has extensive experience in coordinating with state agencies and local planning departments and in presenting testimony before regulatory agencies.

CRAIG A. FOSTER, a licensed land surveyor in Connecticut and North Carolina, serves the firm as Vice President and Manager of the firm's North Carolina office. He also services as manager of firm's CADD Services and is responsible for the management and integration of our state of the art computer hardware and AutoCAD software into the design of our projects. Mr. Foster's educational background in engineering coupled with his previous work experience in our survey department ensures that there is an efficient flow of data from field survey through the final preparation of construction documents utilizing the AutoCAD environment.

F. A. Hesketh & Associates, Inc. prides itself in being a CTDAS certified Small Business Enterprise (SBE) and an Equal Opportunity Employer (EOE).

Architecture

Ashley Kidd of Blue Moon Collaborative
& Steve Dewey of Dewright Design

Residential & Light Industrial

Ashley Kidd has designed many residential projects in Connecticut for the past 10-years. She is a Residential Designer who comes from a diverse background in Hospitality & Business. Listening and understanding clients is the basis for a great working relationship and Ashley strives to build and maintain those relationships with each client. Partnering for this project is Steven Dewey from Dewright Design. A graduate of Roger Williams University (1993), Bachelor of Architecture, and licensed architect in Connecticut, Mr. Dewey spent fifteen years in the design of facilities throughout Connecticut and Massachusetts. Changing jobs allowed him to broaden his knowledge of other aspects of the profession. He has worked on smaller municipal projects, commercial projects and eventually residential projects. When presented with the opportunity to start his own firm, his broad experience allowed for him to immediately begin working with a variety of clients.

dewright design LLC
ARCHITECTURE | INTERIOR DESIGN

BLUE MOON COLLABORATIVE

Ti Cold (Builder & Construction Management)

About Ti Cold: Ti Cold is an award winning specialty, industrial cold storage builder that develops buildings around a business plan, ensuring that an investment becomes a profit center. Ti Cold utilizes time-honed expertise and advanced technology solutions to create efficient buildings that scale with a business, and are designed to maximize profitability through fully integrating operations and supply chain, by design. Ti Cold provides a full suite of cold storage construction services, including master site planning and operations guidance. Ti Cold's technologies include the Patented QF+ In-Rack freezing and thawing system, coupled with the T2™ spacer that creates the fastest system available. Ti Cold has offices in Indiana, Illinois and Florida.

Mission Statement:

"Ti Cold invests in the best people to deliver technology that changes the way the World builds and operates efrigerated facilities. Ti Cold buildings and equipment provide solutions that create a competitive edge for our customers."

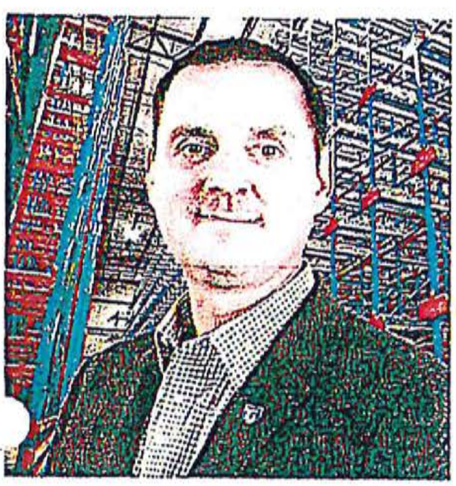
ϽWNERSHIP

SAM TIPPMANN – President

Sam and the Tippmann family have been associated with the food-processing and refrigeration industry for more than 100 years. So when we say he eats, sleeps and breathes cold, we mean it. Sam provides expertise on all facets of the company—from initial customer contact to planning, design and implementation of refrigerated facilities. Over his life, Sam has accumulated over 7,000,000 square feet of refrigerated facility construction experience.

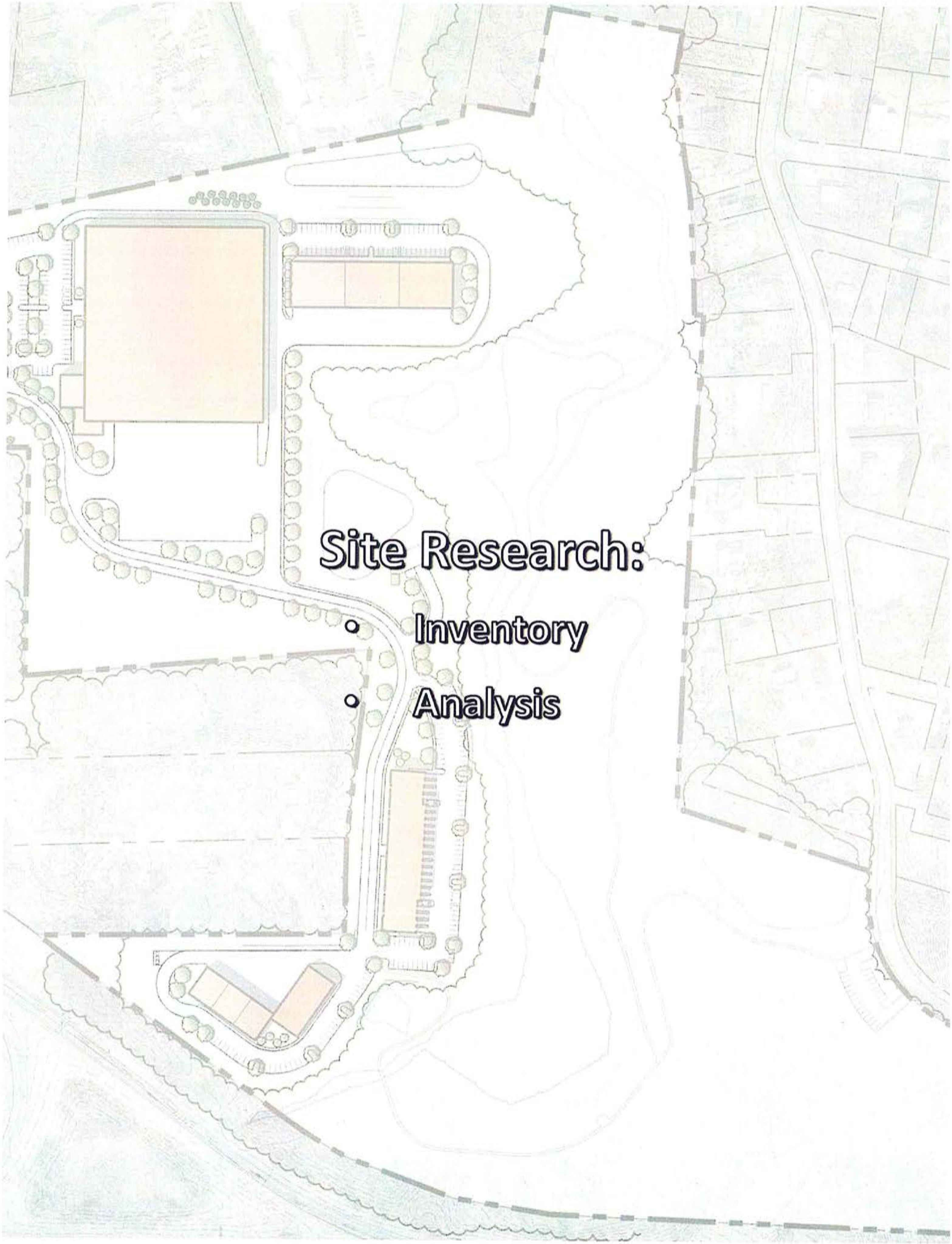
ROB ADAMS – Executive VP

For years, Rob has been a key relationship builder for Ti Cold and engages with refrigerated warehouse construction, site and real estate development, engineering, and supply chain logistics. What makes him crucial to the team, though, is his relational attitude. Rob listens well and works hard to ensure clients' needs are met throughout every project. Over the past 30 years, he has cultivated relationships with food manufacturers, retailers, and food distribution facilities, leading to hundreds of successfully negotiated real estate and cold construction contracts.



JOSH KOESTER – Construction VP

Josh is a dynamic construction executive with a vision—these projects are his passion. With both great leadership skills and expert knowledge, Josh gets the job done. His impressive organizational knowledge makes him the perfect person to oversee all project managers and construction teams. He also collaborates with engineers, customers and city officials to establish budgets, schedules and building designs. Josh's 25-year career in the industry provides proficiency to every aspect of a construction project. When he's on the job, you know it's going to be done right.



Site Research:

- Inventory
- Analysis

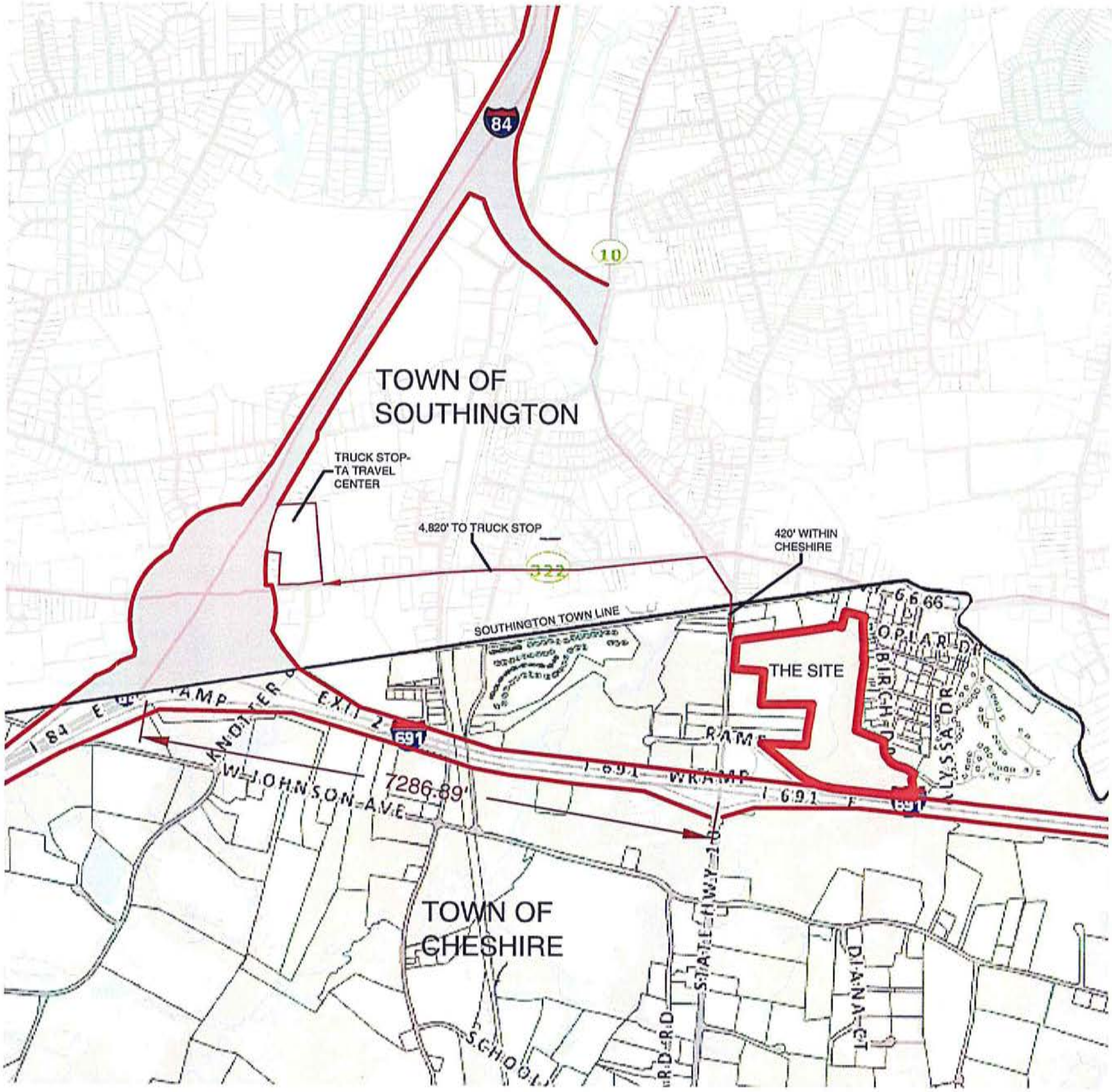
Development Description

Property development envisioned for the RFP 2425-11 property is dictated by a number of factors including the goals enumerated within the RFP, the existing zoning and site features such as visibility, access points, topography, soils and utilities, and the potential commercially viable uses which might fit and find the location beneficial. It is uncommon to consider the development potential of a large tract of land adjacent to an interstate highway interchange, and this location offers opportunities. The background information presented by the Town of Cheshire, within the RFP, was helpful understanding the location and outstanding attributes of the land. The official site walk, hosted by Town officials was also very informative.

The physical nature of this property dictates how a responder considers a development plan which will meet the articulated Town goals of providing economic benefit, being sensitive to the location and scale of the site and minimizing negative impacts. The following narrative, maps and plans describe the evaluation and thought process which produced the 3Squared LLC proposal.

The 58 acre parcel, possibly expanding to 60 acres, is located upon the east side of Highland Avenue, Route 10, within a short distance of the Cheshire and Southington Town Line. Exit 7 off interstate 691 abuts the southern side of the property and a 350' +/- length of site fronts upon Highland Ave. Significant roadway improvements, including traffic signal upgrades have recently been undertaken at the interchange and along the site frontage. Interchange 7 is approximately 1,000 linear feet (lf) east of the Interstate I-84 and I-691 interchange. The site is also approximately 4,800 lf east of a TA brand truck stop on the connecting State Route 322, within the neighboring Town of Southington, please refer to Map 1.

PRIOR TO START OF CONSTRUCTION
CALL 1-800-922-4455 BEFORE YOU DIG!



Approximate Scale: 1 inch = 2000 feet

0 2,000
Feet

N
W E
S

Town of Cheshire RFP #2425-11
3 Squared LLC RFP Response Proposal

Area Location Plan

Highland Avenue | Cheshire, CT

Development Sponsor:
3 Squared LLC
100 Center Street
Southington, CT 06489

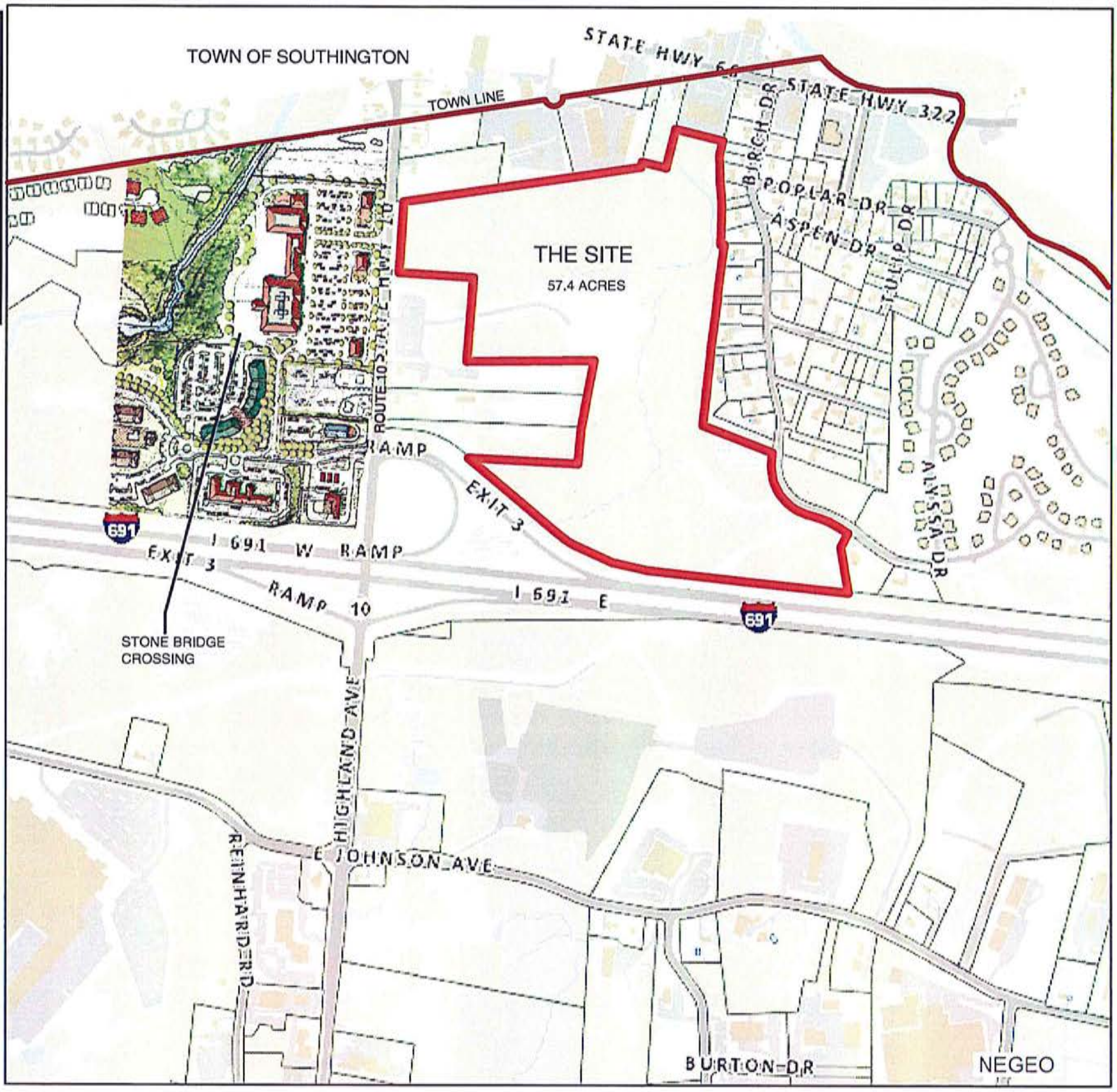
LADA, P.C.
Land Planners

1

The property has frontage on the east side of Highland Avenue. Other adjacent properties including the CT DOT Milldale Park & Ride, and privately owned parcels, abut Highland Avenue and block the site from view. A large mixed use development, known as Stone Bridge Crossing occupies the west side of Highland Avenue for over 1,700 lf, within the immediate area. Abutting to the north is industrially zoned land occupied by a mixture of homes and businesses. The Town of Southington line is approximately 380' north of the site. The site abuts residential zoning and developed homes to the east, who gain access along Birch Road. To the south of the site, the west bound lanes of I-691 and Exit 7 exist, please refer to Map 2.

Date Printed: 1/21/2025

PRIOR TO START OF CONSTRUCTION
CALL 1-800-922-4455 BEFORE YOU DIG!



Approximate Scale: 1 inch = 800 feet

0 800 Feet

N
W E
S

2	Town of Cheshire RFP #2425-11 3 Squared LLC RFP Response Proposal General Location Plan Highland Avenue Cheshire, CT	Development Sponsor: 3 Squared LLC 100 Center Street Southington, CT 06489

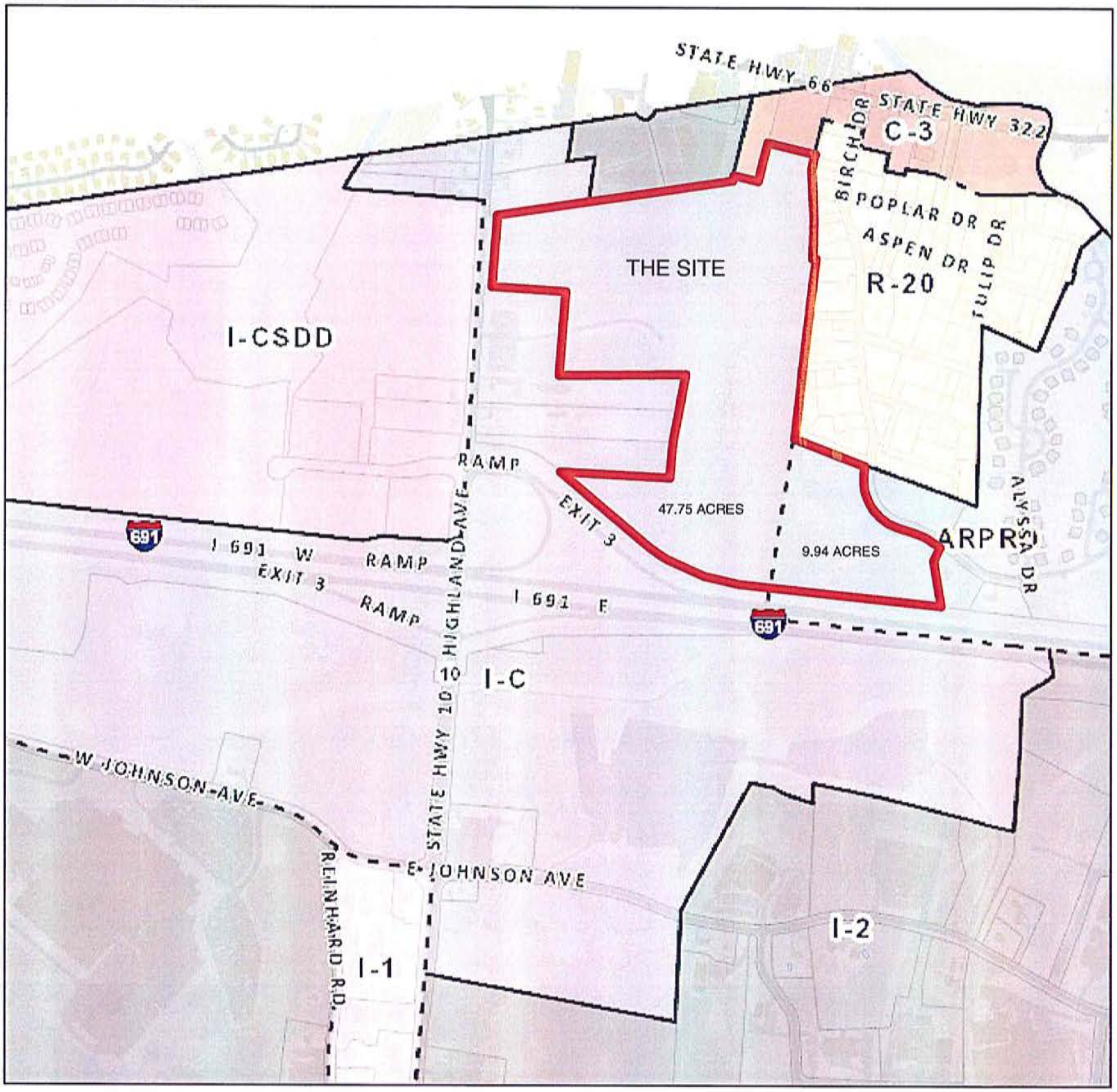
TETRA TECH
FAH
TICOLD
COLE
LADA, P.C.
Land Planners

Existing Zoning:

The lands within the Town of Cheshire, surrounding the highway interchange, are zoned I-C (Interchange zone). As depicted on Map 3, approximately 47.75 acres of the 58 acre parcel are zoned I-C and 9.94 are zoned ARPR (residential). The Stone Bridge Crossing property development (west side of Highland Avenue) includes a Special Development District overlay with the I-C zone. A significant portion of the northern portions of Cheshire are zoned various forms of Industrial and contain many business uses.

Date Printed: 1/13/2025

PRIOR TO START OF CONSTRUCTION
CALL 1-800-922-4455 BEFORE YOU DIG!



Approximate Scale: 1 inch = 800 feet

0 800 Feet

N
W E
S

3	Town of Cheshire RFP #2425-11 3 Squared LLC RFP Response Proposal Existing Zoning Highland Avenue Cheshire, CT	Development Sponsor: 3 Squared LLC 100 Center Street Southington, CT 06489

TETRA TECH

LADA, P.C. Land Planners

Utilities, Mass Transit and Access:

Map 4, among other things, depicts the location of the Regional Water Authority service line on the opposite side of Highland Avenue; the water will be extended into the site. A sanitary sewer manhole is located directly in front of the site, and aligned with the proposed driveway. Public gas service will likely be extended across Highland Avenue and overhead electric service is located adjacent to the site, within the east side of road right of way.

A new traffic signal has been constructed along the site frontage.

The site has a limited frontage for access to Highland Avenue, only about 350 lf of frontage, and the frontage is recessed behind the CT DOT Park and Ride parking lot.

The CT DOT Milldale Park & Ride abuts the property on the south. A steep wooded hillside separates the potential RFP site access from the park & ride lot. Though CT Fastrak uses the park and ride, no bus stop or shelter exists and sidewalks do not connect to any nearby use.

Date Printed: 1/14/2025

Legend

Sewer Manhole

Sewer Line

Water Line

Approximate Scale: 1 inch = 800 feet

0 800 Feet

N
W E
S

4

Town of Cheshire RFP #2425-11

3 Squared LLC RFP Response Proposal

Utility Extension, Mass Transit, Access

Highland Avenue — Cheshire, CT

Development Sponsor:
3 Squared LLC
100 Center Street
Southington, CT 06489

TETRA TECH

FAH

TI COLD

COLE

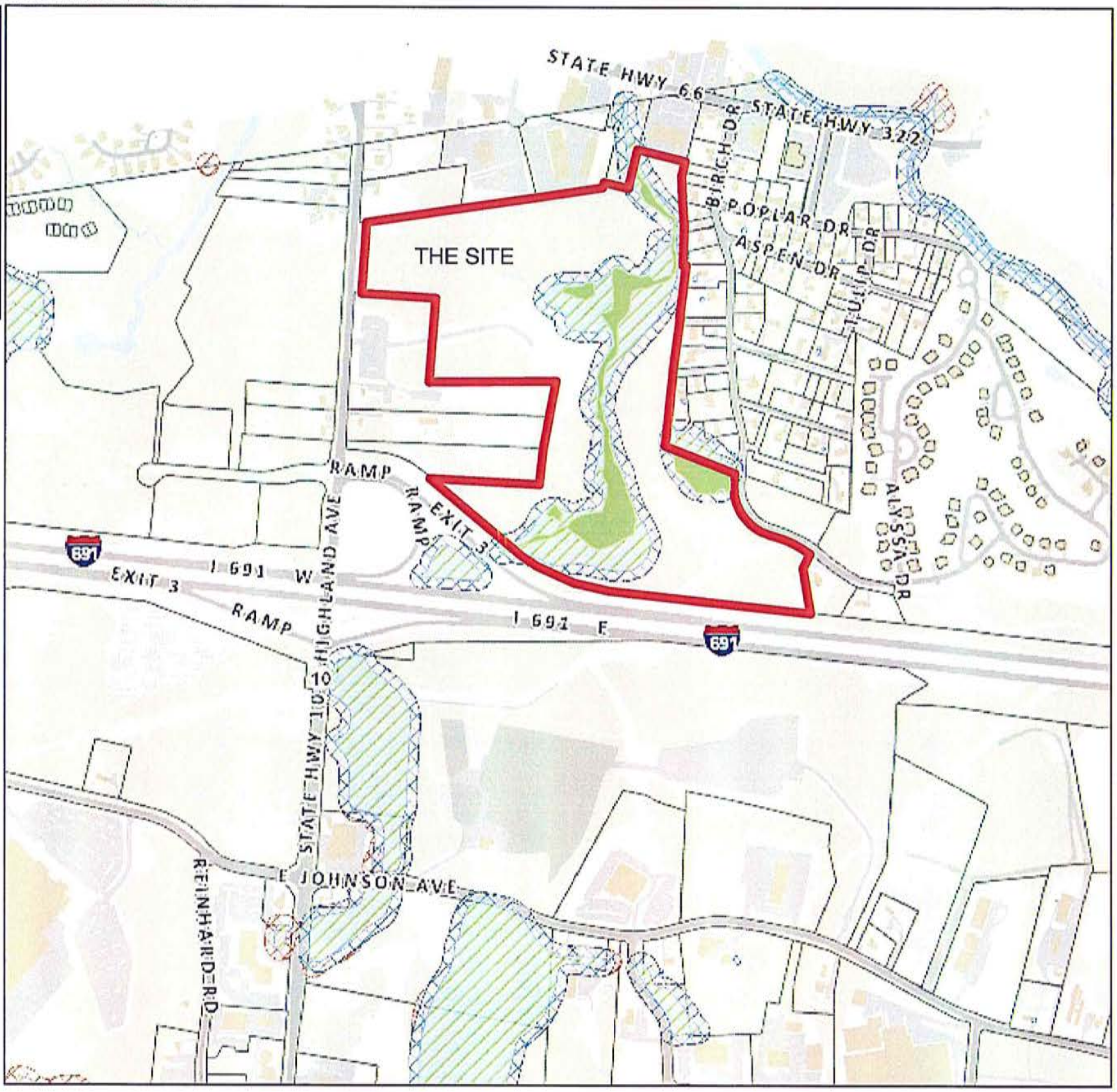
LADA, P.C.
Land Planners

Inland Wetlands and Watercourses:

As depicted on Map 5, Inland Wetlands, the site is divided in half by a watercourse and wetland system draining from the south property line to the north property line. The Town of Cheshire retained a soil scientist to confirm the wetland system, whose mapping is included on the map. For practical purposes, the wetlands suggest commercial development be limited to the west portion of the property. If the 3Squared LLC development group is awarded the opportunity to purchase the property, additional wetland studies will be undertaken to better understand the ecology and functioning of the wetland system.

Date Printed: 1/14/2025

PRIOR TO START OF CONSTRUCTION CALL 1-800-922-4455 BEFORE YOU DIG!



Legend

- GIS Wetlands
- Field Defined Wetlands

Approximate Scale: 1 inch = 800 feet

0 800 Feet

N E S W

5	Town of Cheshire RFP #2425-11 3 Squared LLC RFP Response Proposal Inland Wetlands Highland Avenue Cheshire, CT	Development Sponsor: 3 Squared LLC 100 Center Street Southington, CT 06489

TETRA TECH

FAH

TiCOLD

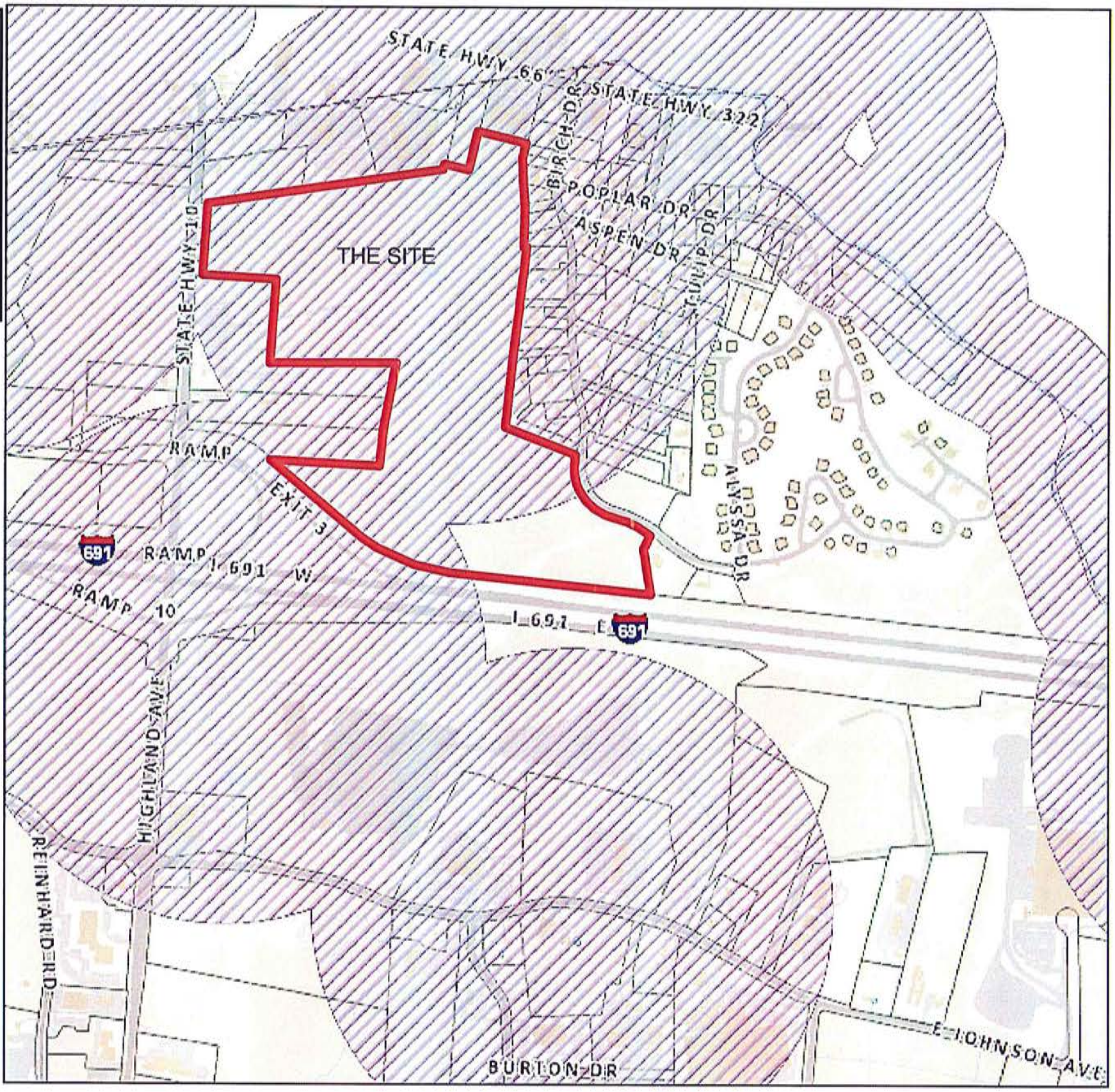
LADA, P.C. Land Planners

NDDB:

Over time, the CT Department of Energy and Environmental Protection (DEEP) has added more land mass into areas shown on the DEEP Natural Diversity Data Base (NDDB) webpage, as potentially supporting populations of plants or animals of special concern. Since the Town published the RFP, the extent of NDDB coverage has grown to the degree shown on Map 6. The sponsor's development team filed and NDDB request for information with the DEEP to understand the potential consequences upon land development. Attached, you will find a NDDB Determination indicating Wood turtle and Eastern box turtle to be species of special concern potentially on or using the property. DEEP includes Best Management Practice mitigating measure suggestions, which will be studied and incorporated into the development plans.

PRIOR TO START OF CONSTRUCTION
CALL 1-800-922-4455 BEFORE YOU DIG!

Date Printed: 1/14/2025



Legend

Natural Diversity Data Base Respective of Area with Potential Spread of Concern

Approximate Scale: 1 inch = 800 feet

0 800 Feet

N W E S

Town of Cheshire RFP #2425-11 3 Squared LLC RFP Response Proposal	Development Sponsor: 3 Squared LLC 100 Center Street Southington, CT 06489
NDDB Areas	
Highland Avenue — Cheshire, CT	

TETRA TECH

LADA, P.C. Land Planners

Connecticut Department of
ENERGY &
ENVIRONMENTAL
PROTECTION

79 Elm Street • Hartford, CT 06106-5127 www.ct.gov/deep Affirmative Action/Equal Opportunity Employer

Generated by eNDDB on:
11/19/2024

Terri Hahn
LADA, P.C. LAND PLANNERS
104 West St
Simsbury, CT 06070
ladapc@snet.net

Subject: Town of Cheshire Land
Filing # 120153
NDDB – New Determination Number: 202411560
59.25 acre property on Highland Avenue adjacent to Route 691 by exit 3
Cheshire

Expiration Date: 11/19/2026

Current data maintained by the Natural Diversity Database (NDDB) and housed in the DEEP ezFile portal indicates that populations of the following State Endangered, Threatened, or Special Concern species (RCA Sec. 26-306) have been documented within the project area or in close proximity to the proposed Building and Infrastructure Development (including stormwater discharge associate with construction)/New Commercial, Industrial, Governmental, Town of Cheshire Land.

Wood turtle (*Glyptemys insculpta*)
Eastern box turtle (*Terrapene carolina carolina*)

In accordance with the project information provided in your request submittal, implementation of the following Best Management Practices will avoid negative impacts to listed species:

Common Name	Wood turtle
Scientific Name	*Glyptemys insculpta*
Taxa	reptile
Status[1]	SC
General Ecology	Individuals of this species are riverine and riparian obligates, overwintering and mating in clear, cold, primarily sand-gravel and rock bottomed streams and foraging in riparian zones, fields and upland forests during the late spring and summer. They hibernate in the banks of the river in submerged tree roots between November 1 and March 31. Their summer habitat focuses within 90m (300ft of rivers) and they regularly travel 300m (0.2 mile) from rivers during this time. During summer they seek out early successional habitat: pastures, old fields, woodlands, powerline cuts and railroad beds bordering or adjacent to streams and rivers. Their habitat in Connecticut is already severely threatened by fragmentation of riverine, instream, riparian, and upland habitats, but is exacerbated by heavy adult mortality from machinery, cars, and collection. This is compounded by the species late maturity, low reproductive potential, and high nest and hatchling depredation rates.
Best Management	**Female turtles looking for nesting habitat are frequently killed by vehicles when**

Practice	crossing roads. These turtles of reproductive age are the most valuable individuals in the population to maintain population persistence. Highways with high traffic are impenetrable barriers that isolate populations • Culverts/Crossings: Should be avoided. When necessary it is critical that the culvert or bridge allow turtles to pass underneath (i.e. it is not perched) and the road surface and side slope will not mimic sandy nesting areas for females. • High traffic road surfaces and high traffic facilities (>100 vehicle/lane/day, 5-10 cars per hour) should use curbs and fencing to deflect animals off into wildlife underpasses or around high traffic areas. • Low traffic road surfaces should (rate) should use Cape Cod-style curbing or no curb alternatives to allow animals to cross road unimpeded. • Cluster development to reduce the amount of roadway needed and place housing as far from high use areas as possible. • Do not use road surfaces and side slopes that will mimic sandy nesting areas for females. • Where possible do not increase recreational traffic through important stream and 90m buffer habitat. This species hibernates in the banks of streams and some nests are vulnerable to flooding. • Do not dewater streams during dormant period (November 1- April 1). • Do not alter stream volume, depth or water flow rates (i.e. there should be no sudden large water released into local streams as a temporary or permanent result of your project) • Do not alter water quality conditions of sandy streams including turbidity, temperature, and substrate. Recreational activities may increase incidental collection and impact nesting behavior, which both contribute to local turtle population decline. Most often turtles collected are adult females traveling to and from nesting. These turtles of reproductive age are the most valuable individuals in the population to maintain population persistence. Due to slow maturity and low reproductive success, even infrequent collection poses a long-term conservation problem. • To avoid collection by the public, do not post signs alerting the public to the presence of this species. • Litter from recreation can pose a choking hazard. Ensure there is a plan for how garbage will be managed. • Work with biologists to plan your recreational area so that it minimizes the effect on this species. Land disturbance activities need to consider local habitat features and apply fencing and/or time of year restrictions as appropriate. We recommend you consult with a herpetologist familiar with preferred habitats to assist you with proper techniques to ensure the best protection strategies are employed for your site and the scope of your project. • Land disturbance and excavation confined to the upland can be done without risk for impact to wood turtle if work is restricted to the dormant season (November 1- March 31). If land disturbance activity will include significant areas within and around rivers and

	streams, you will need to take precautions to avoid impacting hibernating adults. Consult with a qualified herpetologist to assess your work impact zone for the potential to impact overwintering wood turtle. • Do not begin instream activity and bank disturbance in suitable overwintering habitat within a river or stream during the turtle's dormant period (November 1-March 31). To prevent turtle access and entry into your upland work zone between April 1-October 31: • Exclusionary practices will be required to prevent any turtle access into construction areas. These measures will need to be installed at the limits of disturbance as shown on the plans, or be specifically designated by a qualified herpetologist. • Exclusionary fencing be at least 20 inches tall and must be secured to and remain in contact with the ground and be regularly maintained (at least bi-weekly and after major weather events) to secure any gaps or openings at ground level that may let animal pass through. • Prior to construction, all turtles occurring within fencing work area will be relocated to suitable habitat outside disturbance area. This should be performed by a qualified professional familiar with habitat requirements and behavior of the species. • The Contractor must search the work area each morning prior to any work being done. • All construction personnel working within the turtle habitat must be apprised of the species description and the possible presence of a listed species. • Any turtles encountered within the immediate work area shall be carefully moved to an adjacent area outside of the excluded area and fencing should be inspected to identify and remove access point. These animals are protected by law and no turtles should be relocated from the site. • In areas where silt fence is used for exclusion, it shall be removed as soon as the area is stable to allow for reptile and amphibian passage to resume. • Special precautions must be taken to avoid degradation of wetland habitats including any wet meadows and seasonal pools. If land disturbance will occur in potential nesting areas designated by a qualified herpetologist, you will need to take precautions to prevent female turtles from entering work area and setting up nests. This fencing would need to be in place before May 15. Potential nesting areas may include open fields, early successional habitat, sandy open patches nearby wetland features, and sandy roads and roadsides. Work with biologists to plan your development to protect (buffer) and connect critical habitat. Presence of bird seed, pet food, and garbage in and around residential areas can increase the threat of predators. Predation activity from species like raccoons and skunks can destroy the majority of this species reproductive output each year. Any fragmentation of habitat within 300m (0.2mile) of occupied streams has been demonstrated to reduce wood turtle survival through crushing of turtles under cars or mowers, collection of turtles by public, introduced predators (raccoons, skunks, chipmunks etc) that increase with housing development. New development, increased traffic, new agricultural practice that will use motorized vehicles, new or enhance recreational trails, or other removal or fragmentation of habitat within 90m buffer of occupied streams will cause increased adult mortality.

Common Name	Eastern box turtle
Scientific Name	*Terrapene carolina carolina*
Taxa	reptile
Status[1]	SC
General Ecology	In Connecticut, these turtles are found in well-drained forest bottomlands and a matrix of open deciduous forests, early successional habitat, fields, gravel pits, and or powerlines. Turtles are dormant between November 1 and April 1 and hibernate in only a few inches from the surface in forested habitat. The greatest threat to this species is habitat loss, fragmentation, and degradation due to development. This species is very sensitive to adult mortality because of late maturity (10 years old) and long life span (50-100years). Vehicular traffic, heavy equipment used for farming, and ATV use in natural areas are implicated specifically in adult mortality through collisions. Illegal collection by the pet trade and unknowing public for home pets exacerbates mortality rates and removes important individuals from the population. Predation rates are also unnaturally high because of increased predator populations (e.g. skunks, foxes, raccoons, and crows) that surround developed areas.
Best Management Practice	**Female turtles looking for nesting habitat are frequently killed by vehicles when crossing roads. These turtles of reproductive age are the most valuable individuals in the population to maintain population persistence. Highways with high traffic are impenetrable barriers that isolate populations** **• Culverts/Crossings: Should be avoided. When necessary it is critical that the culvert or bridge allow turtles to pass underneath (i.e. it is not perched) and the road surface and side slope will not mimic sandy nesting areas for females.** **• High traffic road surfaces and high traffic facilities (>100 vehicle/lane/day, 5-10 cars per hour) should use curbs and fencing to deflect animals off into wildlife underpasses or around high traffic areas.** **• Low traffic road surfaces should (rate) should use Cape Cod-style curbing or no curb alternatives to allow animals to cross road unimpeded.** **• Cluster development to reduce the amount of roadway needed and place housing as far from high use areas as possible.** **• Do not use road surfaces and side slopes that will mimic sandy nesting areas for females.** **Early successional habitat is important for this species and maintenance by mowing is essential. Unfortunately, mowing is major source of human induced adult turtle mortality.** **• Avoid mowing or vehicular traffic during peak use by this species (May 15-Sept 15)** **Use these additional techniques to minimize impact, especially if you need to mow during peak use times:** **• Mow on multiyear rotation, combine with chemical control of woody plants.** **• For grasslands >10acres, limit total mowing to 50% each year. If mowing during active season, limit to 25% of area. If mowing during inactive season limit to 50% of area.** **• Mowing style: Avoid flail mower heads with guide bars that ride along the ground. Sickle bar mowers will have the least impact if mowing every 1-5 years. In areas with more woody vegetation >1-2" diameter Brontosaurus-style mower will likely have the least impact on turtles.** **• Mowing height: If mowing during active season, retention of mowing stubble to 7-12 inches will reduce mortality, reduce blade wear, and will leave important cover for animals.** **• Directionality - If mowing during the active season is necessary, start mowing from**

	the center of the field and use a back-and-forth approach, or large circular pattern, to avoid concentrating fleeing animals where they may be killed or stranded. In addition, leave an unmowed 30 ft strip around the perimeter of the field and mow this area last. Most turtles are found in these areas and this provides time for them to react to the mowing activity and move out of the area. o If field is near stream: start mowing the side furthest from stream and work towards stream. o If field is bordered by woodland: start mowing side furthest from woodland and work towards woodland. o If field is bordered by road, start mowing next to the road and work your way across field. • Mower Speed – Mowing in low gear or at slow speeds will allow turtles to react and move out of the field. • Unmowed Edge - Leaving an unmowed field edge in high turtle use areas until after September 15th. Eastern box turtles are usually along field edges adjacent to forest and wood turtle are often in field edges closest to nearby streams. (source: MA Natural Heritage & Endangered Species Program) Land disturbance activities need to consider local habitat features and apply fencing and/or time of year restrictions as appropriate. We recommend you consult with a herpetologist familiar with preferred habitats to assist you with proper techniques to ensure the best protection strategies are employed for your site and the scope of your project. To prevent turtle access and entry into your work zone between April 1- November 1: • Exclusionary practices will be used to prevent any turtle access into disturbance areas. These measures will need to be installed at the limits of disturbance as shown on the plans, or specifically designated by a herpetologist who can assess the conditions at your site. • Exclusionary fencing be at least 20 in tall and must be secured to and remain in contact with the ground and be regularly maintained (at least bi-weekly and after major weather events) to secure any gaps or openings at ground level that may let animal pass through. • All staging and storage areas, outside of previously paved locations, regardless of the duration of time they will be utilized, must be reviewed to remove individuals and exclude them from re-entry. • All construction personnel working within the turtle habitat must be apprised of the species description and the possible presence of a listed species. • The Contractor search the work area each morning prior to any work being done. • Any turtles encountered within the immediate work area shall be carefully moved to an adjacent area outside of the excluded area and fencing should be inspected to identify and remove access point. This animal is protected by law and should not be relocated off-site. • In areas where silt fence is used for exclusion, it shall be removed as soon as the area is stable and disturbance is finished to allow for reptile and amphibian passage to resume. If land disturbance will occur in suitable overwintering forested habitat you will need to take precautions to avoid mortality of hibernating adults. If practicable, small projects, under the supervision of a qualified herpetologist, may be able to utilize a

	combination of exclusionary fencing installed before October 15, combined with and surveys to ensure that no turtles are within the enclosed fencing. Work can then be conducted within the fenced area at any time of year as long as the fencing is maintained. Projects that will impact large blocks of forest or significant overwintering habitat may need to restrict your land disturbance activities in forested habitat to the turtle active season. These projects would need to restrict land disturbance activities to occur only between April 1- October 31. **Work with biologists to plan your development so that it minimizes the effect on this species. Residential areas contain bird seed, pet food, and garbage which can attract nest predators such as raccoons and skunks. Their nest predation can destroy the majority of a location's reproductive output each year. This species does not reproduce until it is 10 years old.** **• Landscape Planning: Use partnerships and landscape scale planning to protect important conservation areas for this species** **• Nesting Area Management: identify and protect nesting areas for this species. Work with biologists to plan your site use and nesting site management.**

[1]E = State Endangered, T = State Threatened, SC = State Special Concern, FE = Federally Endangered, FT = Federally Threatened, NA = Not applicable.

Your submission information indicates that your project requires a state permit, license, registration, or authorization, or utilizes state funding or involves state agency action. This NDDB – New determination may be utilized to fulfill the Endangered and Threatened Species requirements for state-issued permit applications, licenses, registration submissions, and authorizations.

Please be aware of the following limitations and conditions:

Natural Diversity Database information includes all information regarding listed species available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Energy and Environmental Protection's Natural History Survey and cooperating units of DEEP, land owners, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as enhance existing data. Such new information is incorporated into the Database and accessed through the ezFile portal as it becomes available. New information may result in additional review, and new or modified restrictions or conditions may be necessary to remain in compliance with certain state permits.

- During your work listed species may be encountered on site. A report must be submitted by the observer to the Natural Diversity Database promptly and additional review and restrictions or conditions may be necessary to remain in compliance with certain state permits. Please fill out the appropriate survey form and follow the instructions for submittal.
- Your project involves the state permit application process or other state involvement, including state funding or state agency actions; please note that consultations with your permit analyst or the agency may result in modifications or additional requirements. In this situation, additional evaluation of the proposal by the DEEP Wildlife Division may be necessary and additional information, including but not limited to species-specific site surveys, may be required.
- If your project involves preparing an Environmental Impact Assessment, this NDDB consultation and determination should not be substituted for conducting biological field surveys assessing on-site habitat and species presence.

- This determination applies only to the project as described in the submission and summarized at the end of this letter. Please re-submit an updated Request for Review if the project's scope of work and/or timeframe changes, including if work has not begun by 11/19/2026.
- If biological surveys have been conducted in accordance with Best Management Practices provided, please forward a copy of the results to the address listed at the end of this letter. Include the Project Name and Determination Number on all correspondence.

The NDDB – New determination for the Town of Cheshire Land at 59.25 acre property on Highland Avenue adjacent to Route 691 by exit 3, Cheshire, as described in the submitted information and summarized at the end of this document is valid until 11/19/2026. This determination applies only to the project as described in the submission and summarized at the end of this letter. Please re-submit an updated Request for Review if the project's scope of work and/or timeframe changes, including if work has not begun by 11/19/2026.

This letter is computer generated and carries no signature. If however, any clarification is needed, or, if you have further questions, please contact the following:

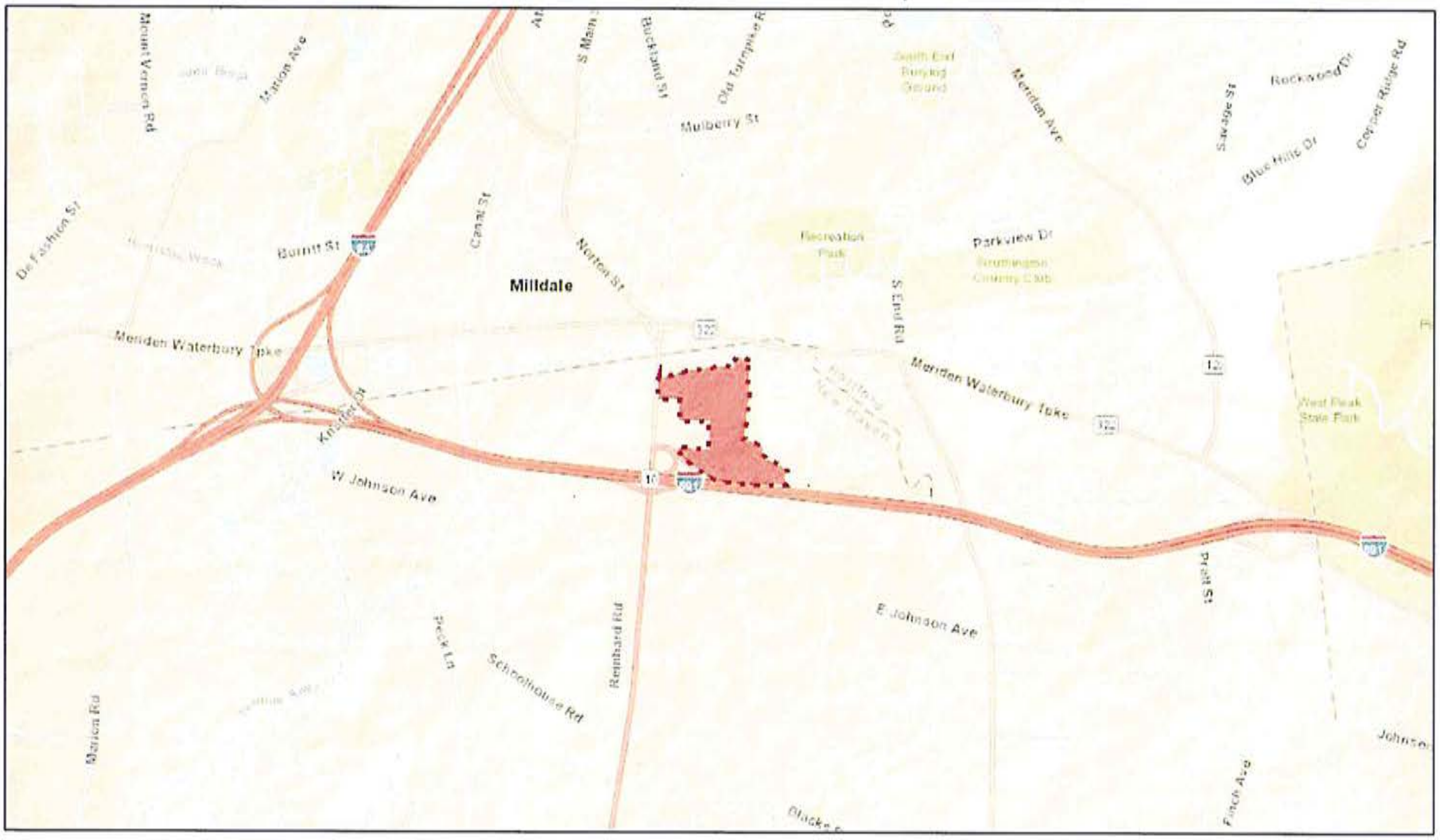
CT DEEP Bureau of Natural Resources
Wildlife Division
Natural Diversity Database, 6th floor
79 Elm Street,
Hartford, CT 06106-5127
(860) 424-3011
deep.nddbrequest@ct.gov

Please reference the Determination Number provided in this letter when you e-mail or write. Thank you for submitting your project through DEEP's ezFile portal for Natural Diversity Database reviews.

Application Details:

Project involves federal funds or federal permit:	No
Project involves state funds, state agency action, or relates to CEPA request:	No
Project requires state permit, license, registration, or authorization:	Yes
DEEP enforcement action related to project:	
Project Type:	Building and Infrastructure Development (including stormwater discharge associate with construction)
Project Sub-type:	New Commercial, Industrial, Governmental
Project Name:	Town of Cheshire Land
Project Description:	Land of CT DOT being transferred to Town of Cheshire to stimulate economic development. Proposed site use to include light industrial, affordable workforce housing, bus stops, sidewalks, and an extension of CT Transit.

Town of Cheshire Land Map



November 19, 2024

1:36,389

0 0.325 0.65 1.3 mi

0 0.5 1 2 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

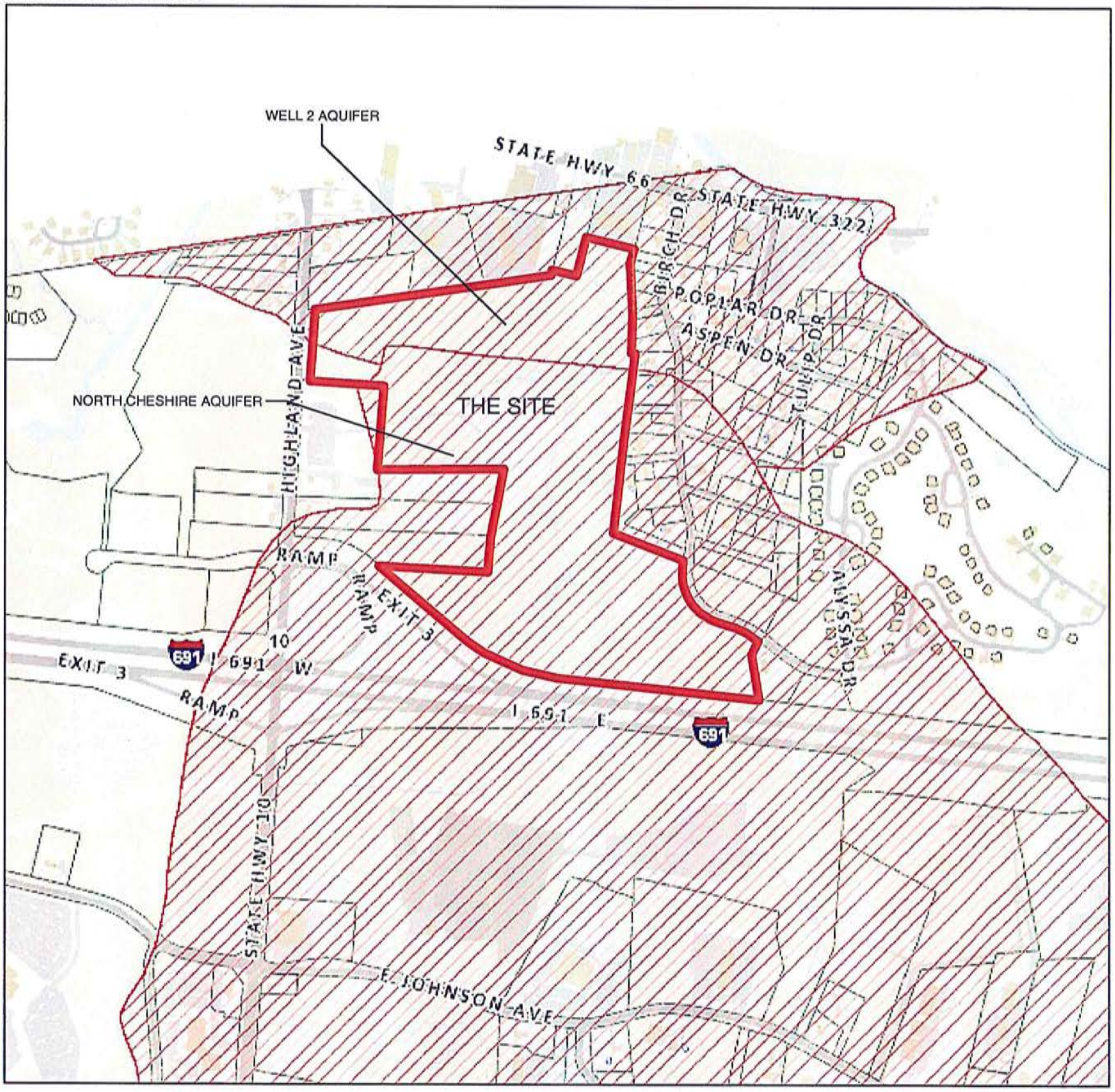
Filing #120153 ezFile NDDB System

Aquifers:

Two separate aquifers underly the site, shown on Map 7. A development proposal must not include any use which would impact the aquifer or contradict the Federal, State or Local aquifer protection regulations. Map 8.1 enlarges the western portion of the site and demonstrates that virtually the entire site is underlain by the aquifers. In Cheshire, the Planning and Zoning Commission acts as the Aquifer Protection Agency.

Date Printed: 1/14/2025

PRIOR TO START OF CONSTRUCTION
CALL 1-800-922-4455 BEFORE YOU DIG!



Legend

Aquifer

Approximate Scale: 1 inch = 800 feet

0 800 Feet

N
W E
S

7

Town of Cheshire RFP #2425-11
3 Squared LLC RFP Response Proposal

Aquifer Areas

Highland Avenue Cheshire, CT

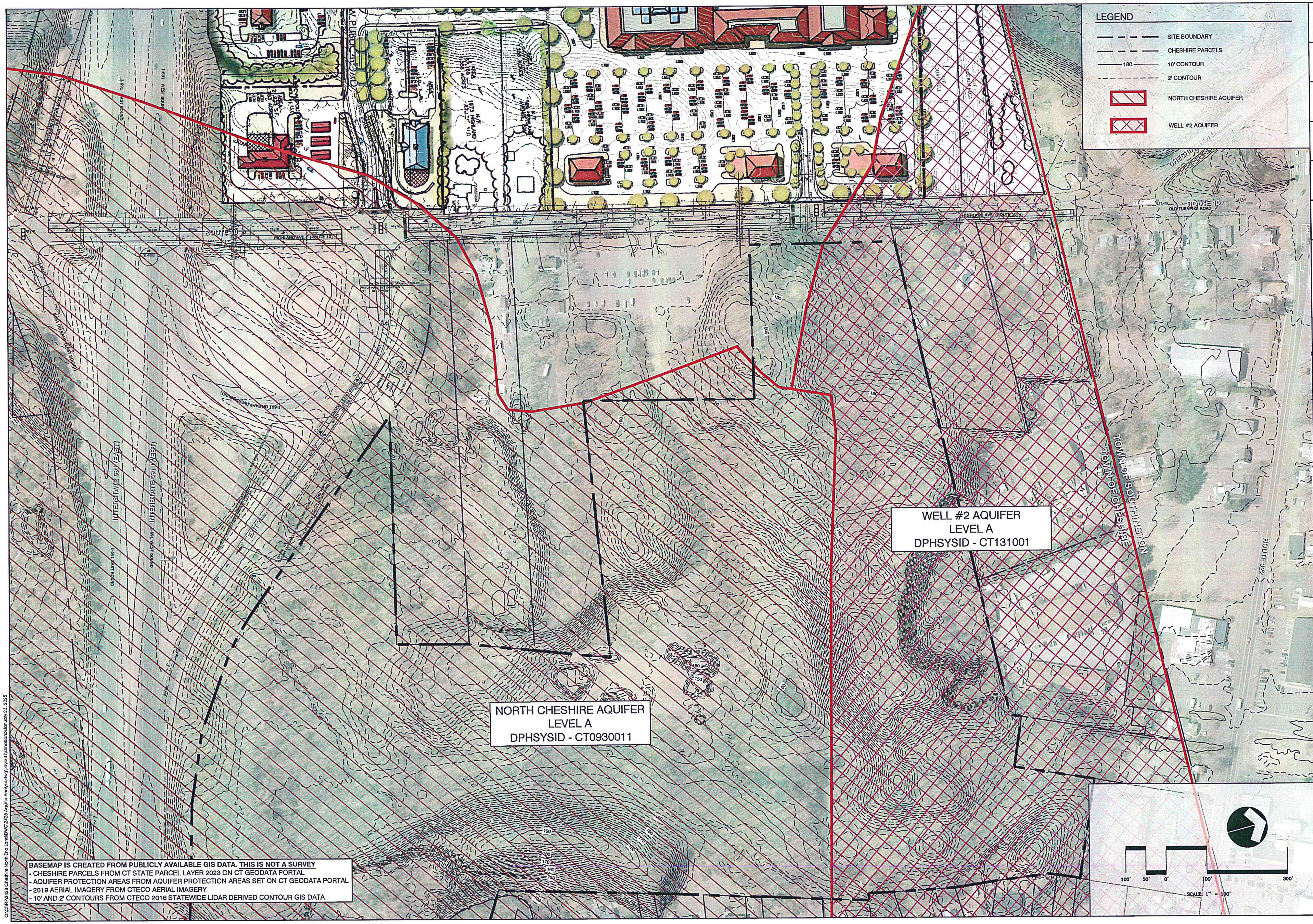
Development Sponsor:
3 Squared LLC
100 Center Street
Southington, CT 06489

TETRA TECH

TiCOLD

COLE

LADA, P.C.
Land Planners



LADA, P.C.
Land Planners

COLE
civil + survey

TiCOLD
DEVELOP • DESIGN • BUILD

FAH
F. A. Hesketh & Associates, Inc.

TETRA TECH

Development Sponsor:
3 Squared LLC
100 Center Street
Southington, CT 06489

Date	Description	No.

Revisions

Town of Cheshire RFP #2425-11
3 Squared LLC RFP Response Proposal

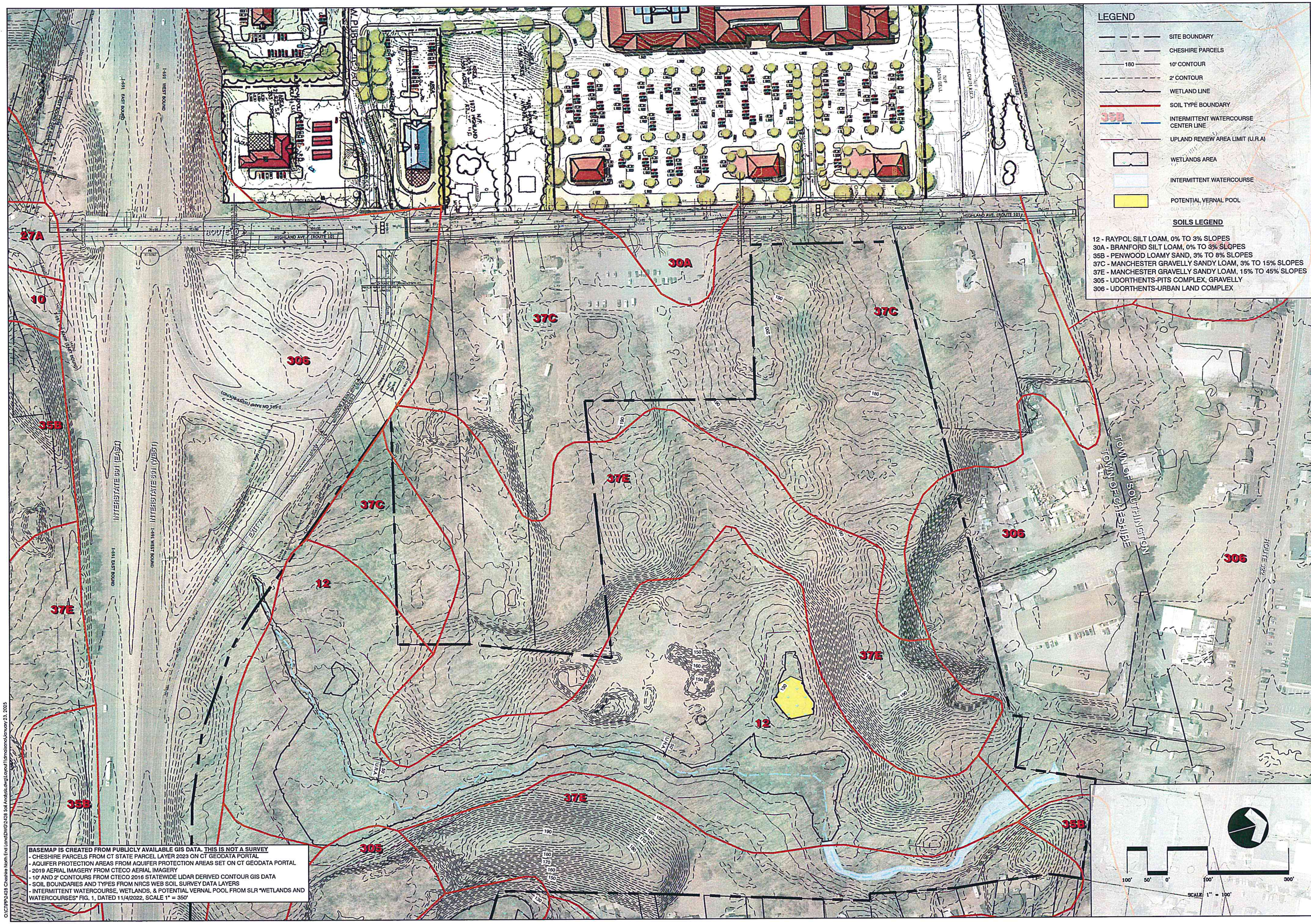
Aquifer Map Enlarged

Highland Avenue
Cheshire, CT

Project: 2428
Scale: 1" = 100'
Date: 01/29/25
Drawn by: DFM
Checked by: PED
Drawing No.
7.1

Soils:

Soil type is critical in considering development costs and limitations. Map 8, created by data from the Natural Resource Conservation Service (NRCS) map system. NRCS is the former Soils Conservation Service. Their mapping depicts the western portion of the site as Manchester gravelly sandy loam. Such sandy and gravel soils support development efforts. The soils are easier to move than glacial till soils and these soils tend to support the concept of stormwater infiltration. Remnant soil excavation areas were visible during the site walk. No bedrock was visible, even in areas of deep soil excavation. During a period of site plan development, soil geotechnical and porosity testing is recommended.



LADA, P.C. Land Planners

COLE civil + survey

TICOLD DEVELOP • DESIGN • BUILD

F.A. Hesketh & Associates, Inc.

TETRA TECH

Development Sponsor:
3 Squared LLC
100 Center Street
Southington, CT 06489

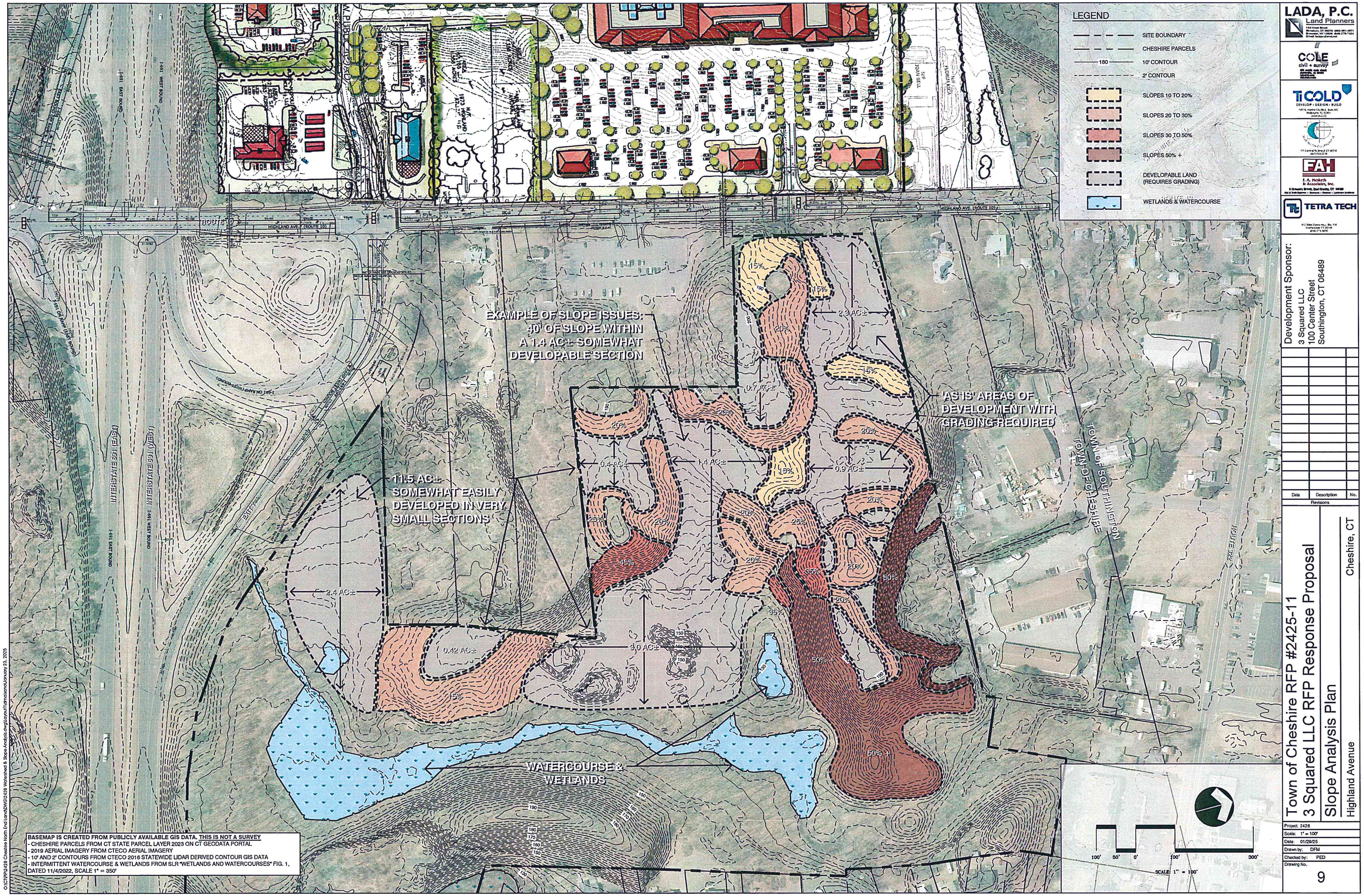
Date	Description	No.
Revisions		

Town of Cheshire RFP #2425-11
3 Squared LLC RFP Response Proposal
Soils Analysis Plan
Highland Avenue
Cheshire, CT

Project: 2428
Scale: 1" = 100'
Date: 01/29/25
Drawn by: DFM
Checked by: PED
Drawing No. 8

Slopes:

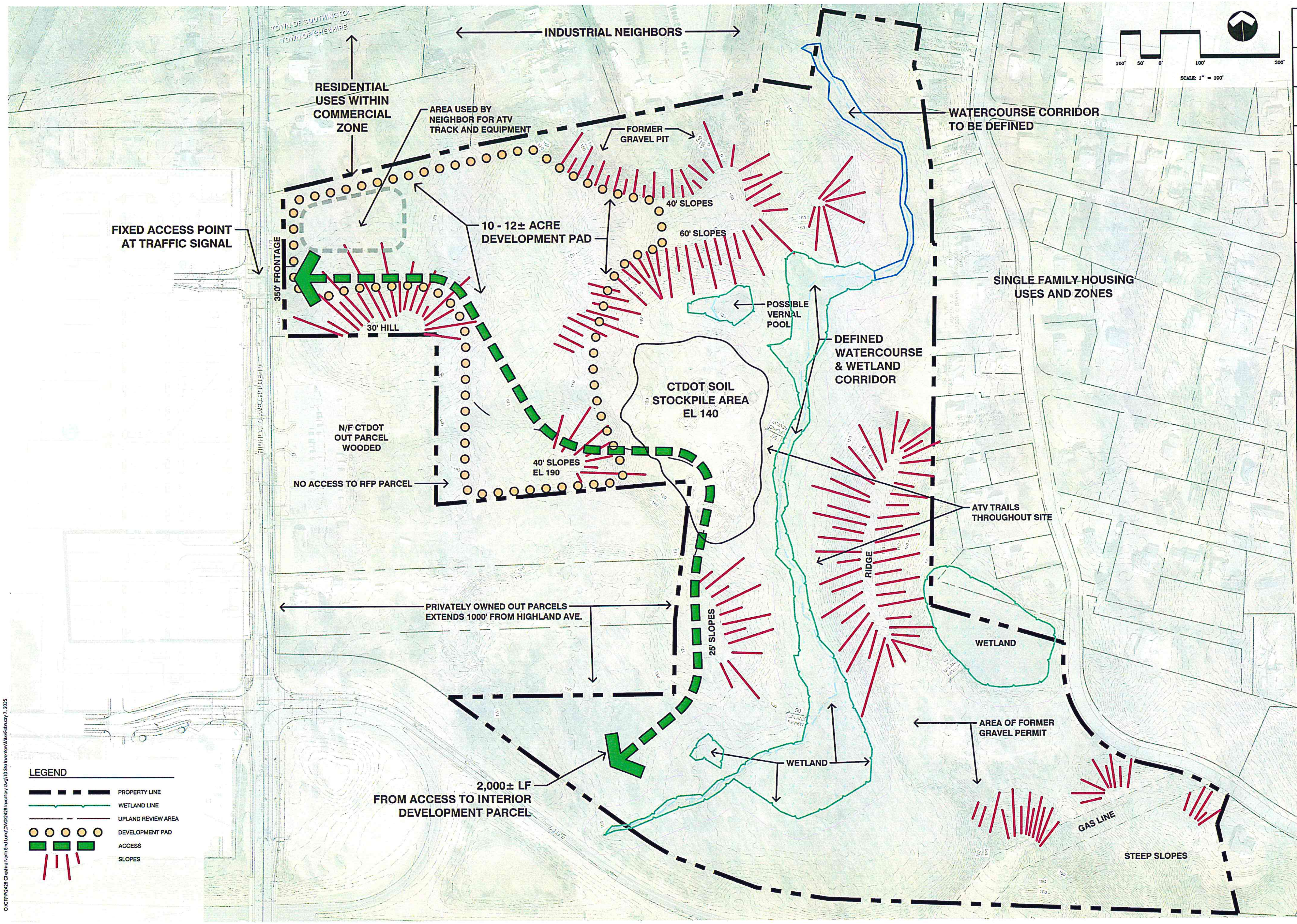
The steepness of slopes upon a property is a significant determinant of site development potential. The steeper the slopes, the more costly will be the site earthwork in creating flat pads, upon which buildings and parking can be located. Map 9 depicts slopes on the western portion of the RFP property. Approximately 11 acres of 25 are sloped less than 15%. Unfortunately, these areas are noncontiguous and mostly limited in area. These flatter areas are separated by slopes ranging from more than 15% to slopes of 50%. Some slopes are actually 50' tall. Though the soils are sands and gravels, the surface of the property has a glacial moraine lumpy appearance with randomly mixed hills and valleys. Considerable earthwork effort will be required to take advantage of the site location and sandy soils



LEGEND
SITE BOUNDARY
CHESHIRE PARCELS
10' CONTOUR
2' CONTOUR
SLOPES 10 TO 20%
SLOPES 20 TO 30%
SLOPES 30 TO 50%
SLOPES 50% +
DEVELOPABLE LAND (REQUIRES GRADING)
WETLANDS & WATERCOURSE
LADA, P.C. Land Planners
COLE civil + survey
TiCOLD DEVELOP - DESIGN - BUILD
FAH F. A. Hesketh & Associates, Inc.
TETRA TECH
Development Sponsor:
3 Squared LLC
100 Center Street
Southington, CT 06489
Date
Description
No.
Revisions
Town of Cheshire RFP #2425-11
3 Squared LLC RFP Response Proposal
Slope Analysis Plan
Highland Avenue
Cheshire, CT
Project: 2428
Scale: 1" = 100'
Date: 01/29/25
Drawn by: DFM
Checked by: PED
Drawing No.
9
EXAMPLE OF SLOPE ISSUES: 40' OF SLOPE WITHIN A 1.4 AC± SOMEWHAT DEVELOPABLE SECTION
'AS IS' AREAS OF DEVELOPMENT WITH GRADING REQUIRED
11.5 AC± SOMEWHAT EASILY DEVELOPED IN VERY SMALL SECTIONS
WATERCOURSE & WETLANDS
2.4 AC±
0.42 AC±
3.0 AC±
0.4 AC±
1.4 AC±
0.9 AC±
0.7 AC±
2.3 AC±
INTERSTATE 691 (EAST)
INTERSTATE 691 (WEST)
HIGHLAND AVE (ROUTE 10)
ROUTE 10
TOWN OF CHESHIRE
TOWN OF SOUTHINGTON
SCALE: 1" = 100'
BASEMAP IS CREATED FROM PUBLICLY AVAILABLE GIS DATA. THIS IS NOT A SURVEY
- CHESHIRE PARCELS FROM CT STATE PARCEL LAYER 2023 ON CT GEODATA PORTAL
- 2019 AERIAL IMAGERY FROM CTECO AERIAL IMAGERY
- 10' AND 2' CONTOURS FROM CTECO 2016 STATEWIDE LIDAR DERIVED CONTOUR GIS DATA
- INTERMITTENT WATERCOURSE & WETLANDS FROM SLR "WETLANDS AND WATERCOURSES" FIG. 1, DATED 11/4/2022, SCALE 1" = 350'

Inventory: The existing conditions must be integrated before a reasonable plan can be created. Map 10 synthesizes the preceding maps into an **INVENTORY** of conditions on the site. The site has the following attributes:

- An unnamed watercourse flows south to north through the site.
- The site has limited frontage of 350+/- feet on Highland Avenue.
- A traffic signal aligns with the site frontage.
- Large out parcels, owned by CT DOT and the Bothroyd family block all views of the majority of the RFP property from Highland Ave.
- Soils appear to be of a sandy nature, previous sand mining excavation is evident.
- Numerous steep slopes divide the land into small segments. High points on the site are at elevations above 200', while low areas are below 130' (a 70' change in elevation).
- A vernal pool may exist near the wetland area.
- The distance from Highland Avenue to a development pad, adjacent to Exit 7 of I-691, is over 2,000 lf.
- A neighbor has encroached upon the property with a recreational use.
- A Gas Easement passes through the eastern portion of the site.
- Thick wooded areas, the wetland corridor and a ridge separate more developable areas from existing housing on Birch Road.
- The lands are heavily wooded. Only a 3 acre +/- area, used by CT DOT for soil stockpiles, in a cleared condition. The DOT cleared area abuts the potential vernal pool.
- The site has potential habitat for DEEP identified species of concern.
- The site sits on top of two water source aquifers.



LADA, P.C.
Land Planners

COLE civil + survey

TiCOLD
DEVELOP · DESIGN · BUILD

F. A. Hesketh & Associates, Inc.

TETRA TECH

Development Sponsor:
3 Squared LLC
100 Center Street
Southington, CT 06489

Date	Description	No.

Revisions

Town of Cheshire RFP #2425-11
3 Squared LLC RFP Response Proposal

Site Inventory

Highland Avenue

Cheshire, CT

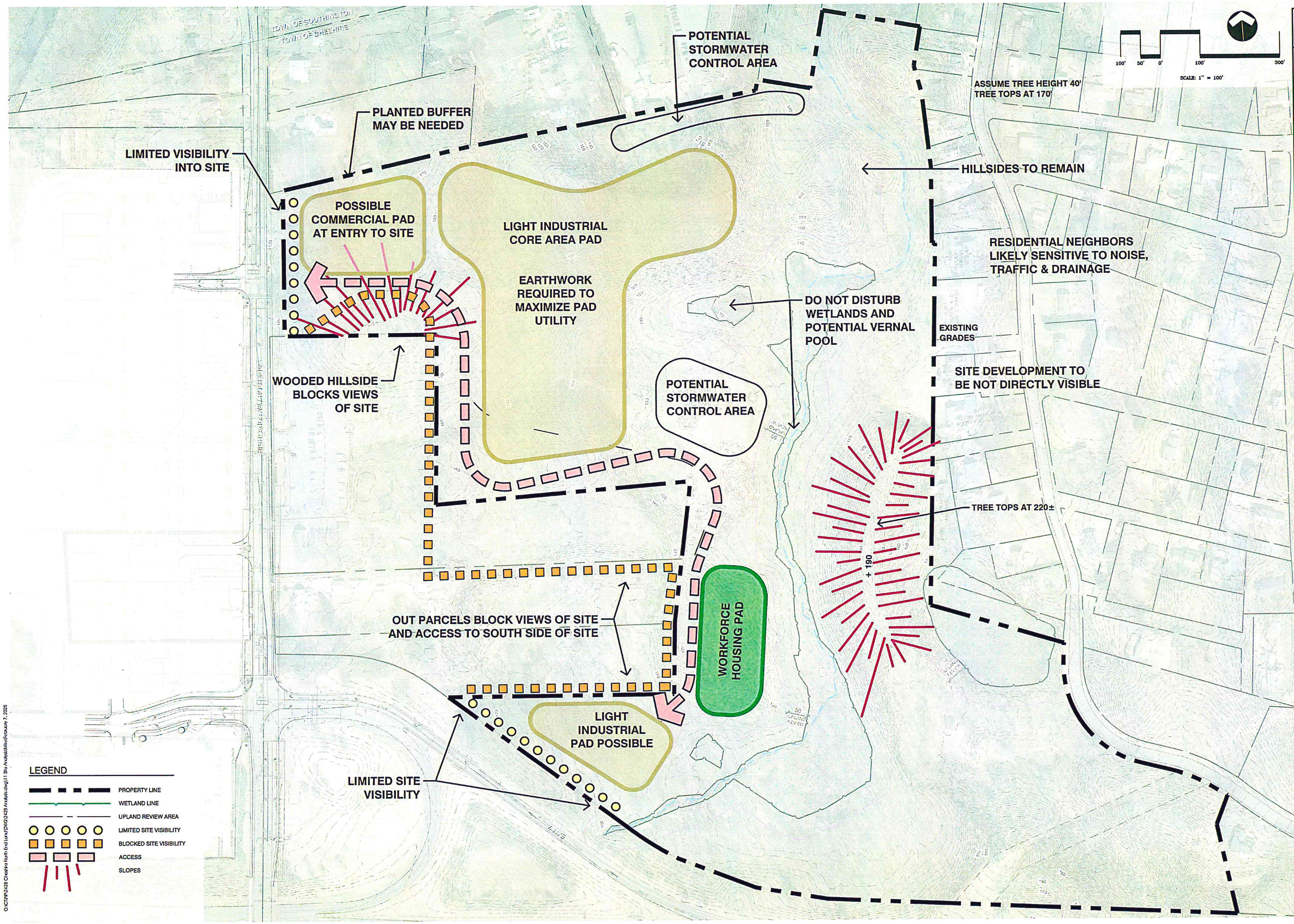
Project: 2428
Scale: 1" = 100'
Date: 02/07/25
Drawn by:
Checked by: PED
Drawing No.
10

Analysis:

The data compiled during an inventory process establishes the groundwork for developing a plan, please see Map 11.

- With very limited property frontage on Highland Avenue, the site is not well suited for use as a retail type commercial development.
- Perhaps sufficient exists visibility along Highland Avenue for the creation of one commercial restaurant development pad.
- Access to the site will be taken at the location of the recently constructed traffic signal.
- Existing topography and vegetation on the Milldale Park & Ride property effectively block the majority of the site from visibility on Highland Avenue.
- CT Fastrak mass transit is available at the Milldale Park & Ride, but is not easily linked to the RFP site due to topography.
- The unconnected small areas of flatter site topography do not allow for commercially viable development and the site will likely require significant earthwork to generate economic value.
- Slopes of 45' to 50' must be reduced to create building pads.
- The Bothroyd and DOT outparcels extend into the site by 1,000 lf and limit convenient access to portions of the RFP site adjacent to I-691, which might otherwise have economic value, due to potential visibility.
- The soils appear to be sandy, which may permit grading operations to happen without significant cost premiums and storm water infiltration may be an option.
- The commercial development will be terminated on the west side of the wetland & watercourse corridor; 25+/- acres may be available for development, 33+/- acres will remain open.

- The recreational encroachment from the neighbor to the north must be eliminated.
- Construction activities must be coordinated with the NDDB findings.
- Future site uses must comply with aquifer protection regulations.



LADA, P.C.
Land Planners

COLE
civil + survey

TiCOLD
DEVELOP · DESIGN · BUILD

FAH
F. A. Hesketh & Associates, Inc.

TETRA TECH

Development Sponsor:
3 Squared LLC
100 Center Street
Southington, CT 06489

Date	Description	No.

Revisions

Town of Cheshire RFP #2425-11
3 Squared LLC RFP Response Proposal

Site Analysis

Highland Avenue

Cheshire, CT

Project: 2428
Scale: 1" = 100'
Date: 02/07/25
Drawn by:
Checked by: PED
Drawing No.
11

Development Proposal, Site Concept & Architectural Concepts

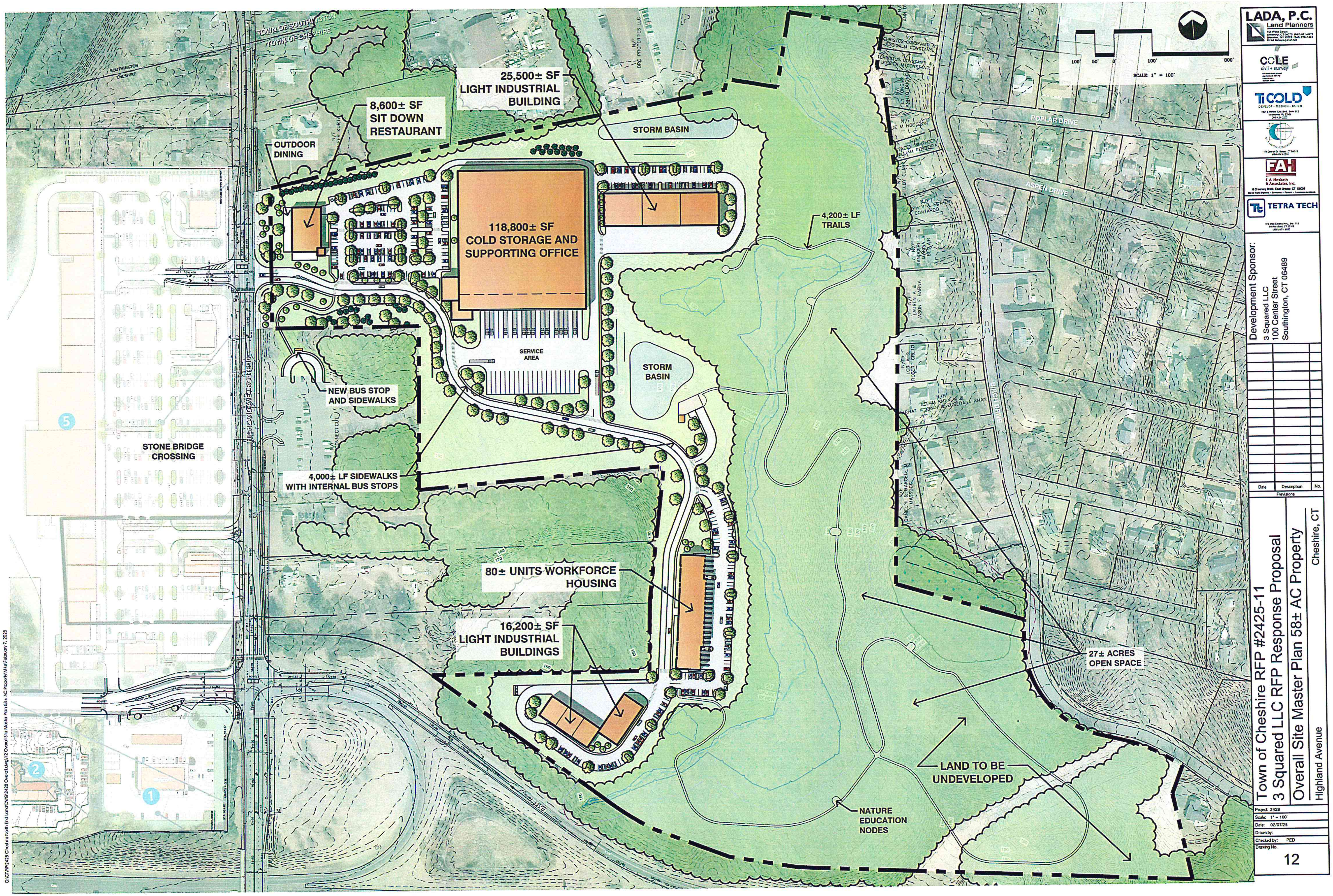
Design Concept

The RFP site design concept is shown on Map 12 for the development of the 58 acre parcel. The sponsor proposes the following elements:

- Access at the existing traffic signal, with appropriate turning lanes.
- Utilities to be brought into the site along the route of the interior access road system.
- A development pad with room for a sit down type restaurant and associated parking; anticipated building size of 8,600+/- sf.
- A cold storage warehouse of approximately 119,000+/- sf. Within the building there may be 8,400+/- sf of office and support space. Approximately, twenty shipping docks are envisioned.
- Two separate groups of one story light industrial "flex" buildings that will cater to smaller tenants. Due to the unique proximity to the cold storage facility, it is the intent of the sponsor to try and market these spaces to innovative food producers. A total of 41,700 +/- sf of light industrial space is possible on the 58 acre property, see Map 12. Upon the purchase of the additional 2.5 acre lot, an additional 44,300+/- sf of light industrial flex building can be constructed, see Map 14.
- Construction of 80+/- one bedroom and efficiency residential units geared for workers on the property and others working within Cheshire. The intent is to create a limited amount of "Workforce" housing that will serve those making between 80% and 120% of the area mean income, see attached narrative on the topic.
- Creation of over 4,000 lf of interconnecting site sidewalks that link all uses on the property. Much of the sidewalk system is proposed adjacent to the private internal roads and drives.
- The development is envisioned as a Common Ownership Interest Association, not a subdivision. The land below buildings may be

owned separately, but roads, sidewalks driveways, utilities will be commonly held and maintained.

- A private sewage pumping station, located in the general area of the present open field, previously used by CT DOT for soil staging is proposed. Highland Avenue is the nearby high point and contains the public utilities. The site declines in elevation as it moves eastward away from Highland Avenue, necessitating the use of a pumping station for sewage discharge from the light industrial and housing components. It is possible the restaurant and the cold storage facility spaces could be served by private grinder pumps or gravity feed.
- It is hoped that much of the storm water generated from impervious surfaces, can be infiltrated into the soils. Overflow storm water polishing basins may be placed at the toe of slopes with pipe connections to the unnamed brook.
- Large undeveloped areas of 300' to 700' will buffer the residential neighbors on Birch Road.
- A nature path system is proposed to link with the internal sidewalk system. Environmental education and viewing areas are planned to be established along the trails. The trails will connect to the location of a potential vernal pool, and a few small bridges will be required to cross the brook. Limited wetland and watercourse disturbance is anticipated.
- For the benefit of the workforce, CT Fastrak bus service is desired at the property. At the Milldale Park & Ride site, the sponsor proposes to construct a bus turn around, a shelter and sidewalks connecting into the RFP site. The sponsor seeks to work with CT DOT and CT Fastrak to implement this plan, please see the attached supplemental information on drawings Transit 1 through Transit 4.



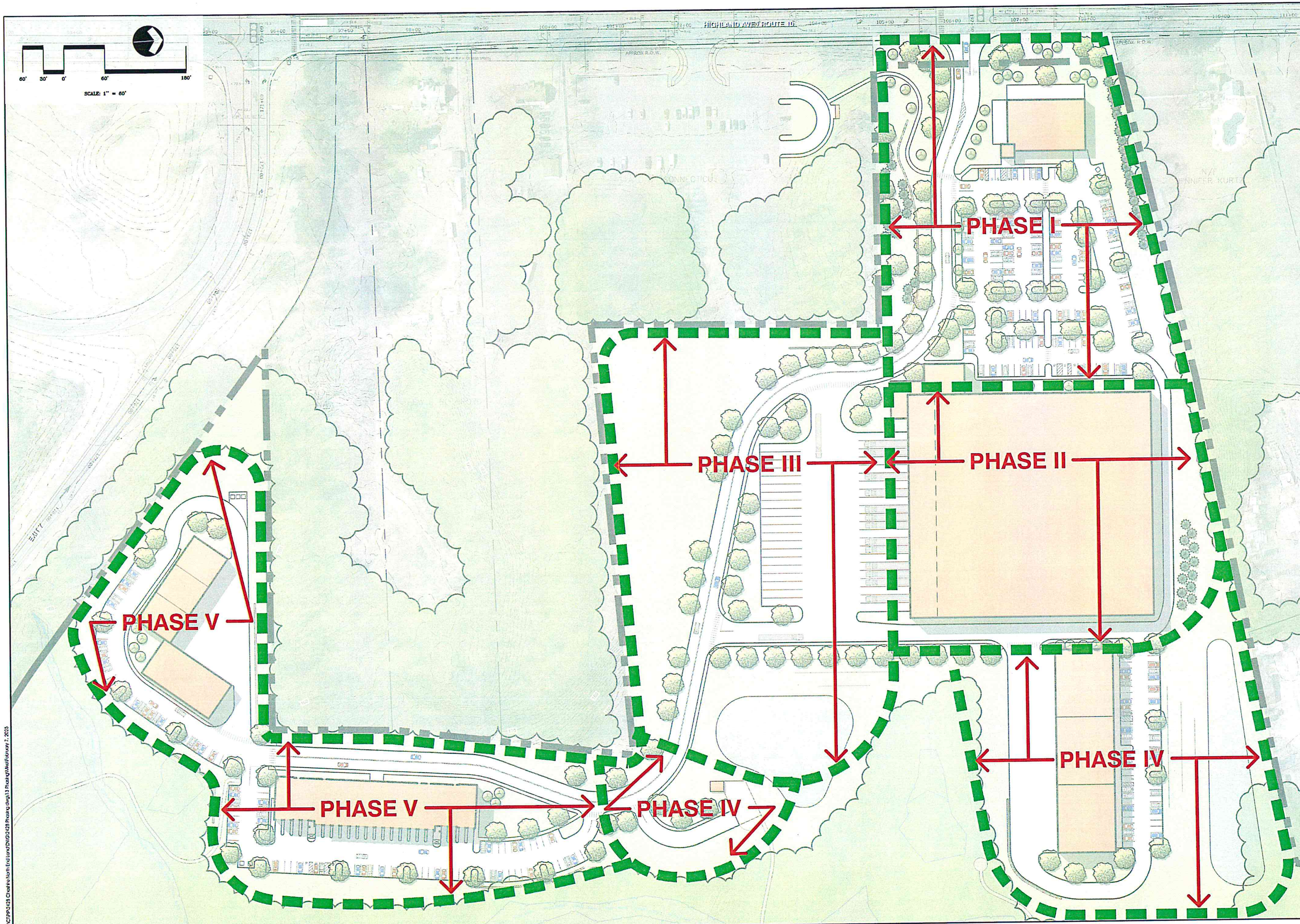
TOWN OF SOUTHINGTON
TOWN OF CHESHIRE
25,500± SF LIGHT INDUSTRIAL BUILDING
8,600± SF SIT DOWN RESTAURANT
OUTDOOR DINING
STORM BASIN
118,800± SF COLD STORAGE AND SUPPORTING OFFICE
SERVICE AREA
4,200± LF TRAILS
POPLAR DRIVE
ASPEN DRIVE
NEW BUS STOP AND SIDEWALKS
STORM BASIN
STONE BRIDGE CROSSING
4,000± LF SIDEWALKS WITH INTERNAL BUS STOPS
80± UNITS WORKFORCE HOUSING
16,200± SF LIGHT INDUSTRIAL BUILDINGS
27± ACRES OPEN SPACE
LAND TO BE UNDEVELOPED
NATURE EDUCATION NODES
SCALE: 1" = 100'
LADA, P.C. Land Planners
COLE civil + survey
TICOLD
F.A. Hesketh & Associates, Inc.
TETRA TECH
Development Sponsor:
3 Squared LLC
100 Center Street
Southington, CT 06489
Date
Description
No.
Revisions
Town of Cheshire RFP #2425-11
3 Squared LLC RFP Response Proposal
Overall Site Master Plan 58± AC Property
Highland Avenue
Cheshire, CT
Project: 2428
Scale: 1" = 100'
Date: 02/07/25
Drawn by:
Checked by: PED
Drawing No.
12

- Phasing

The size of the development will result in phased construction. The CT DEEP Storm Water Discharge General Permit demands construction over 5 acres be phased, with the intent of limiting areas of exposed soils to approximately five acres. The DEEP General Permit is filed prior to construction and allows the DEEP to review proposed erosion control strategies. Map 13 enlarges the development scale and focuses upon the westerly 25 acres of the site where the majority of site earthwork is proposed, and potential site phasing has been overlaid.

- Phase I will include the creating site access, clearing trees and moving earth for construction of the driveway, the restaurant and the combined parking lot for the restaurant and cold storage. Once this area is stabilized with processed stone, paving or lawn. The next phase can begin.
- Phase II will see the land clearing and grading for the cold storage facility. While this area is being graded, the restaurant can be under construction. As Phase II land is stabilized, clearing and grading of Phase III can begin.
- Phase III will include the balance of the land for the cold storage service area and the internal connecting road. Construction of the initial portions of the cold storage building can begin on land stabilized during Phase II.
- Phase IV will include grading the pad for the 25,500 +/- sf light industrial "Flex" building as well as the storm basins and the private sewage pump station. During each of these phases, utilities will be installed.
- Phase V will include grading and stabilizing the pads for the Workforce housing and the 16,200 +/- sf light industrial "Flex" buildings closest to Route I-691.

- Creation of the open space path system can be created at a time agreed between the sponsor and the Town, little earthwork or tree removal is anticipated. In some areas, removal of invasive species will be needed.
- Development of this scale could take four to five years in total. As mentioned earlier, the site requires extensive grading to create commercially viable pads. Private roads and utilities must be extended over 4,000 lf to reach distant building pads. The initial economic tax generating elements will be the restaurant and the cold storage building. With the major elements in place funds will be available to further extend the internal road and utilities to the light industrial "Flex" buildings and the Workforce housing.
- As mentioned above, when the additional 2.5 acre lot is added to the assemblage, additional light industrial space could be added within Phase III or Phase VI.



LADA, P.C. Land Planners

COLE civil + survey

TiCOLD DEVELOP · DESIGN · BUILD

F.A. Hesketh & Associates, Inc.

TETRA TECH

Development Sponsor:
3 Squared LLC
100 Center Street
Southington, CT 06489

Town of Cheshire RFP #2425-11
3 Squared LLC RFP Response Proposal

Phasing

Highland Avenue

Cheshire, CT

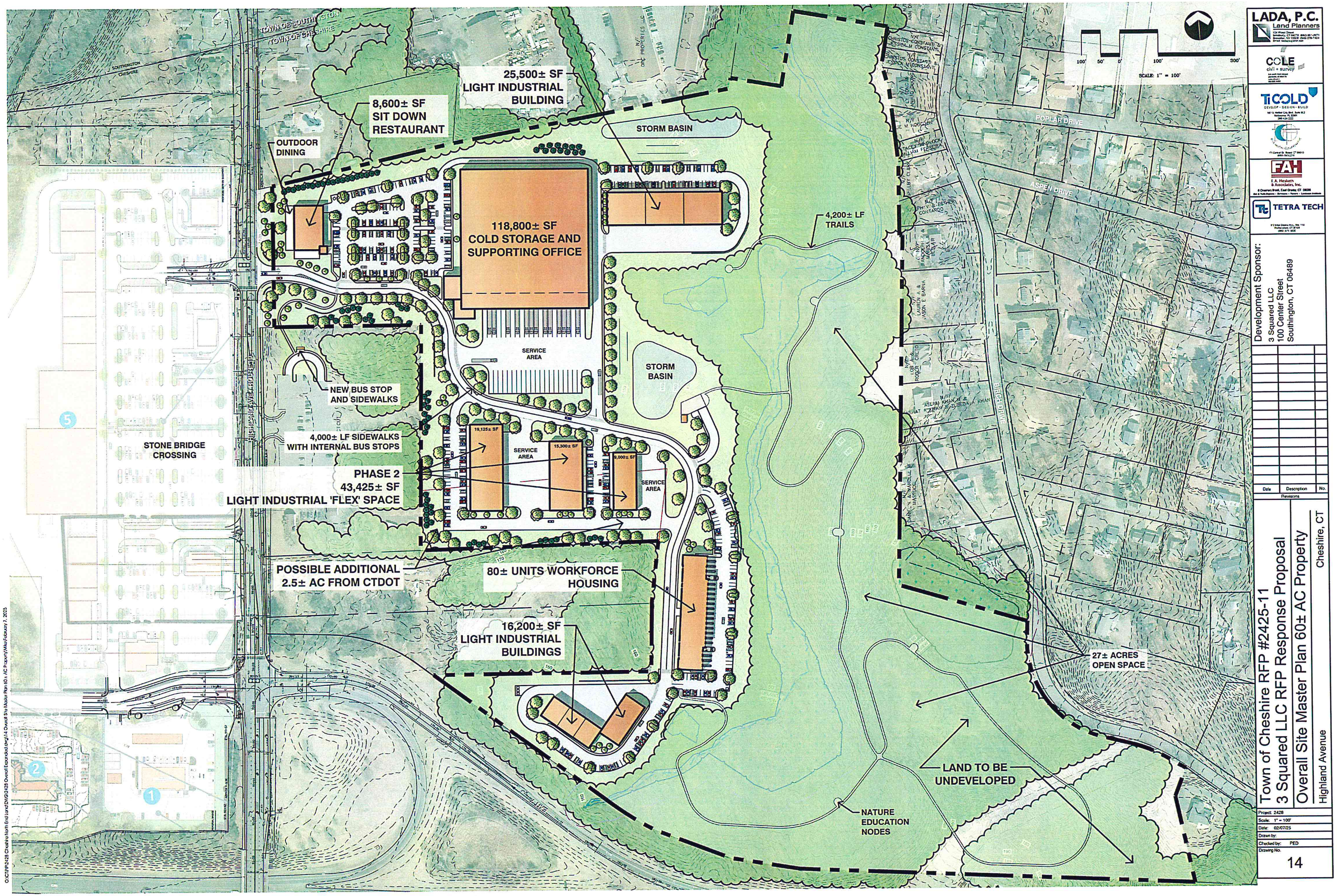
Project: 2428
Scale: 1" = 60'
Date: 02/07/25
Drawn by:
Checked by: PED
Drawing No.

13

Expanded Development Potential

The RFP indicates on page six that an additional 2.5 +/- acres will become available, at a later date, and at a separate price. If that land becomes available and a price can be agreed, the project land mass will expand to slightly over 60 acres. The additional land is a strip averaging 150' wide abutting the Bothroyd outparcel. The land is generally immediately adjacent to the south side of the proposed cold storage building.

The additional parcel appears to have similar characteristics to the majority of the developable portion of the site, with the largest impact being an increase in earth leveling work. With the additional land, it is likely the light industrial space will be expanded southerly by the addition of 44,300+/- sf additional Flex building floor area, please see Map 14. Construction Phasing would be adjusted as needed, per the prior section.



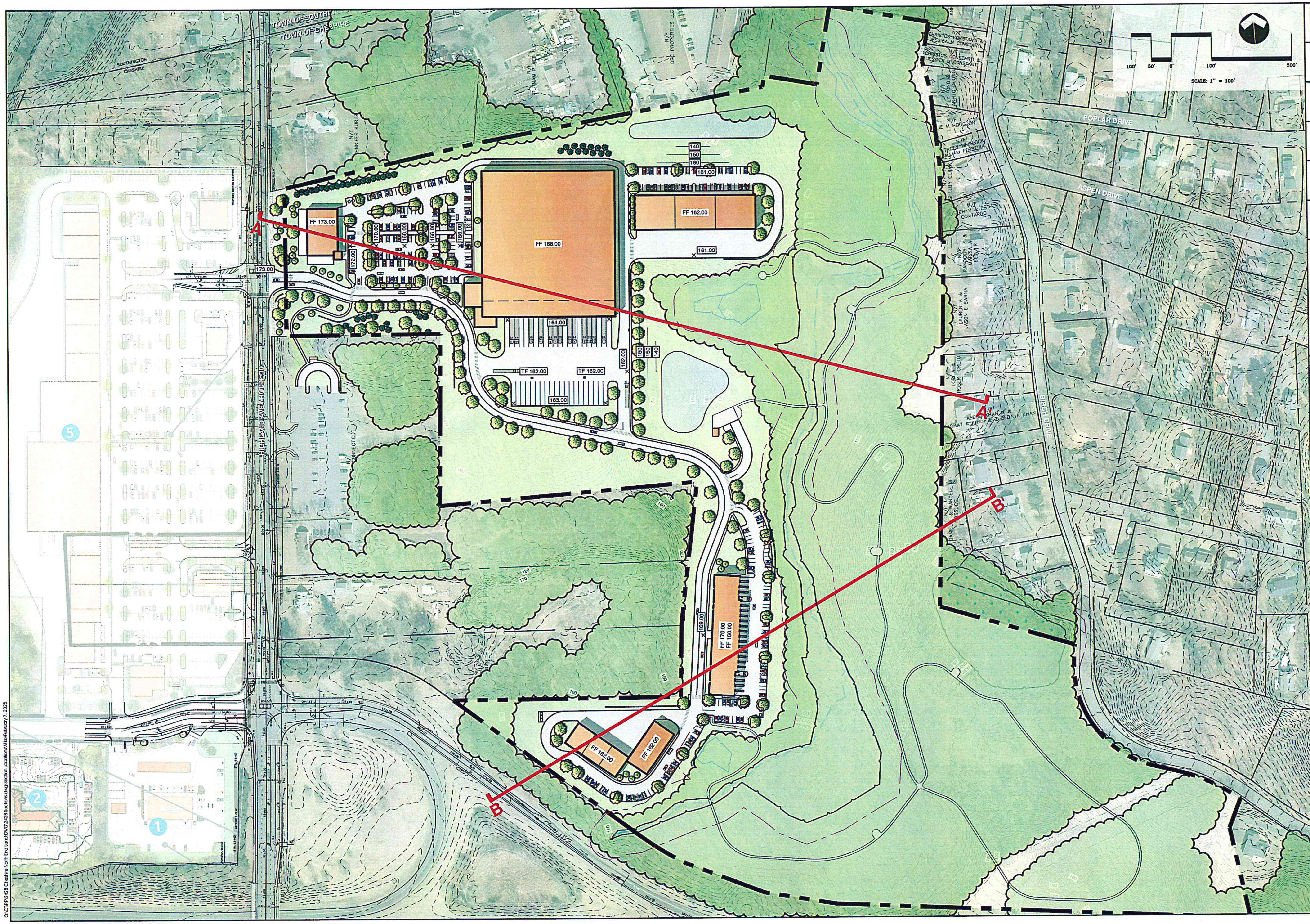
25,500± SF LIGHT INDUSTRIAL BUILDING
8,600± SF SIT DOWN RESTAURANT
OUTDOOR DINING
STORM BASIN
118,800± SF COLD STORAGE AND SUPPORTING OFFICE
4,200± LF TRAILS
SERVICE AREA
STORM BASIN
NEW BUS STOP AND SIDEWALKS
4,000± LF SIDEWALKS WITH INTERNAL BUS STOPS
STONE BRIDGE CROSSING
PHASE 2 43,425± SF LIGHT INDUSTRIAL 'FLEX' SPACE
SERVICE AREA
SERVICE AREA
POSSIBLE ADDITIONAL 2.5± AC FROM CTDOT
80± UNITS WORKFORCE HOUSING
16,200± SF LIGHT INDUSTRIAL BUILDINGS
27± ACRES OPEN SPACE
LAND TO BE UNDEVELOPED
NATURE EDUCATION NODES
POPLAR DRIVE
ASPEN DRIVE
TOWN OF SOUTHINGTON
TOWN OF CHESHIRE
SCALE: 1" = 100'
LADA, P.C. Land Planners
COLE civil + survey
TICOLD DEVELOP · DESIGN · BUILD
FAH F. A. Hesketh & Associates, Inc.
TETRA TECH
Development Sponsor:
3 Squared LLC
100 Center Street
Southington, CT 06489
Date
Description
No.
Revisions
Town of Cheshire RFP #2425-11
3 Squared LLC RFP Response Proposal
Overall Site Master Plan 60± AC Property
Cheshire, CT
Highland Avenue
Project: 2428
Scale: 1" = 100'
Date: 02/07/25
Drawn by:
Checked by: PED
Drawing No.
14

Preliminary Site Development Cross Sections

Two preliminary cross sections have been prepared to evaluate the visual impact of the proposal upon the land and the surrounding community. The associated section plan includes some tentative proposed grades. The existing grades, as previously described, are randomly interwoven through the property with the grades either abruptly or gently sloping from Highland Avenue toward the un-named brook, and the site plans try to follow the trend of descending grades toward the brook (eastward across the site). Please be aware, the site base survey information must be up-grade during the project design phase. The RFP property line survey is a Class D, not the A-2 required for site plan development and the best available topography is the State Lidar version, which is not of a guaranteed T-2 quality; Lidar is inaccurate in wooded areas.

Section A-A', Highland Avenue is set at an elevation of approximately 173 and the restaurant will be placed a few feet above the road grade. The parking lot and the entry road will descend in grade toward the cold storage facility, where the floor elevation may be set at 168. In the existing condition, as evidenced by Slope Analysis Map 9, has some slopes dropping toward the brook of 40' tall and 50% steepness. It is very difficult to develop an economically feasible plan upon such slopes. The design intent is to lessen the height of the eastern slopes to somewhere between 20' and 30'. The cold storage building is depicted at approximately 50' tall (height to be evaluated during the design process). The cross section shows that in this area, the cold storage building, tallest of all buildings proposed, will be well screened from abutting existing homes off of Birch Road. Approximately 800' will separate the cold storage building from the neighboring property line, with over 700' of wooded area to remain.

Section B-B' cuts through the southerly light industrial buildings and the workforce housing structure. You will note the light industrial buildings in close proximity to the on-site housing has been intentionally designed with a peaked roof to create a visual connection with the housing. The housing will overlook the on-site wooded open space, where the housing is 600'+/- from the residential property line. Views from the neighbors will be screened by the woods and a 50' tall hillside.



LADA, P.C. Land Planners

COLE civil + survey

TiCOLD DEVELOP • DESIGN • BUILD

FAH F. A. Hesketh & Associates, Inc.

TETRA TECH

Development Sponsor:
3 Squared LLC
100 Center Street
Southington, CT 06489

Date	Description	No.

Revisions

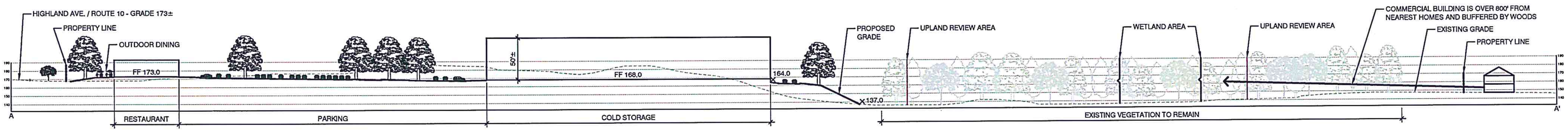
Town of Cheshire RFP #2425-11
3 Squared LLC RFP Response Proposal

Section Locations

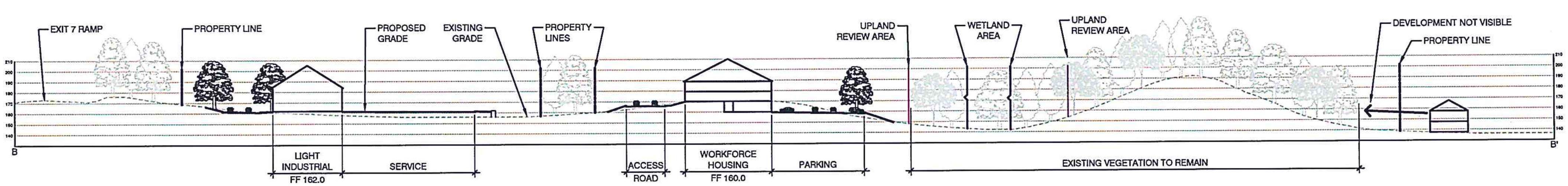
Highland Avenue

Cheshire, CT

Project: 2428
Scale: 1" = 100'
Date: 02/07/25
Drawn by:
Checked by: PED
Drawing No.



1 **SECTION A-A'**
SCALE: 1" = 60'



2 **SECTION B-B'**
SCALE: 1" = 60'

LADA, P.C. Land Planners

COLE civil + survey

TiCOLD DEVELOP • DESIGN • BUILD

FAH F. A. Hesketh & Associates, Inc.

TETRA TECH

Development Sponsor:
3 Squared LLC
100 Center Street
Southington, CT 06489

Date	Description	No.

Revisions

Town of Cheshire RFP #2425-11
3 Squared LLC RFP Response Proposal

Sections

Highland Avenue

Cheshire, CT

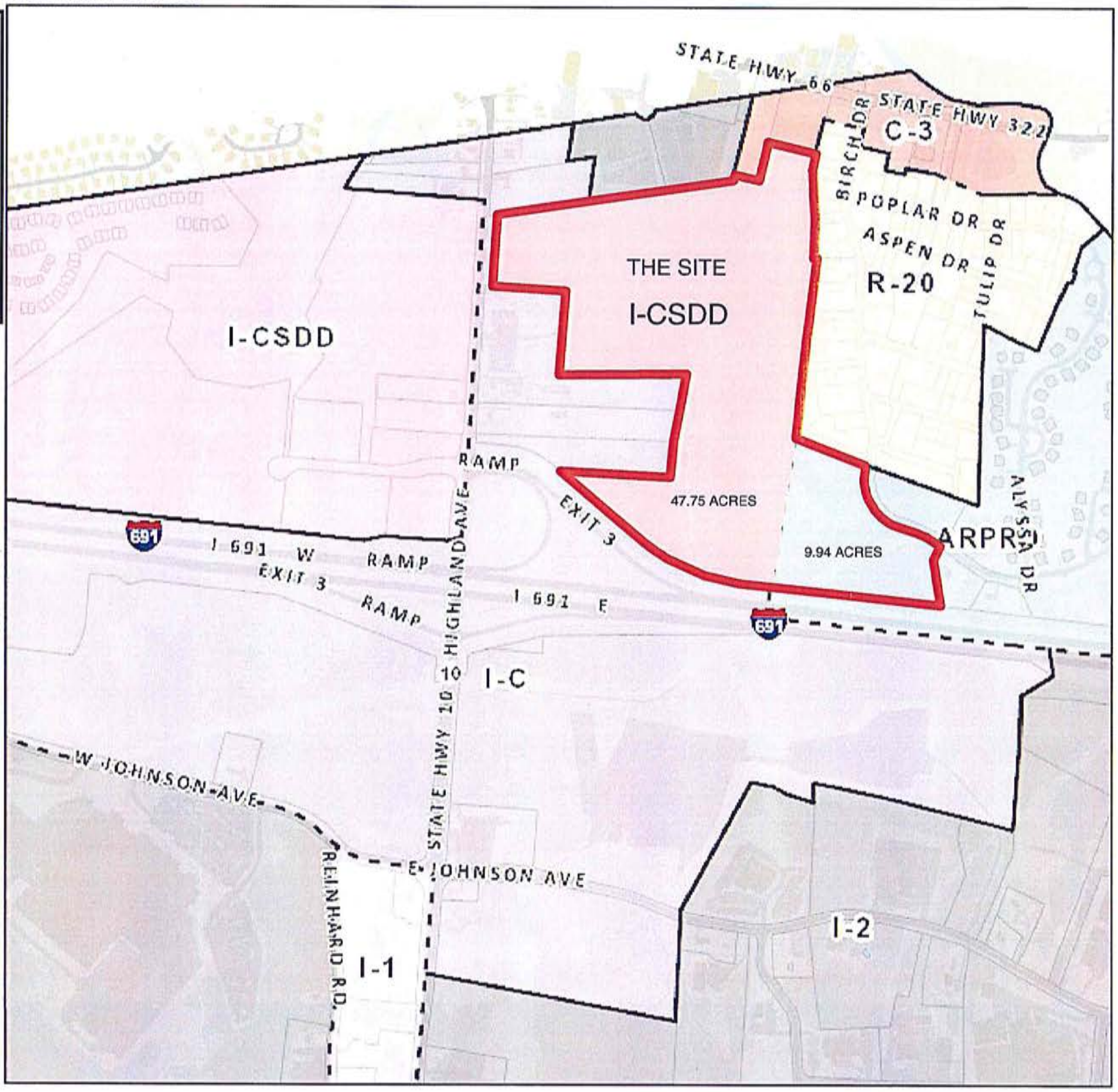
Project: 2428
Scale: As Shown
Date: 02/07/25
Drawn by:
Checked by: PED
Drawing No.

Proposed Zoning:

Map 15, Proposed Zoning shows the sponsor's intent to seek approval of an S.D.D. overlay upon the I-C zoning. As stated in Zoning section45B.1.1 the purpose of the S.D.D. is "To create diversity in the economic base of the Town of Cheshire by providing for a zone classification known as the Interchange Special Development District (I-C.S.D.D.) within which developments, including Mixed Use Development(s), providing for flexibility in use and in design, shall be allowed pursuant to this section of the Cheshire Zoning Regulations." The development proposal will include restaurant use, flexible space light industrial buildings with a focus upon the food industry, a cold storage warehouse for both on-site food production and the larger business community, as well as the creation of 81+/- single bedroom "Workforce" housing units. The sponsor's desire is to create a vibrant site economic ecology that integrates the uses. It is hoped the uses within the light industrial buildings can evolve into food chain based incubators which support the cold storage and where a portion of the on-site employee base can reside within the Workforce housing.

PRIOR TO START OF CONSTRUCTION
CALL 1-800-922-4455 BEFORE YOU DIG!

Date Printed: 1/13/2025



Approximate Scale: 1 inch = 800 feet

0 800 Feet

N W E S

Town of Cheshire RFP #2425-11 3 Squared LLC RFP Response Proposal	Development Sponsor: 3 Squared LLC 100 Center Street Southington, CT 06489
Proposed Zoning	
Highland Avenue — Cheshire, CT	LADA, P.C.

CT Transit Bus Stop

It is the desire of 3 Squared LLC to provide easy transit access to the site and employment opportunities. The concept site plans depict the construction of a formal bus stop and shelter with sidewalks connecting to the RFP land. Map 15 enlarges the Bus Stop proposal which suggests a bus loop and shelter abutting the RFP site and two ADA accessible sidewalk connecting the bus stop site with the development property.

The sidewalk along the frontage of the property will be completed by the developer. This sidewalk will connect with the crosswalk proposed for the traffic signal and with the property internal sidewalk. A second sidewalk will be built by the developer to directly connect the bus stop with the internal sidewalk system.

At the moment a large hill, up to 30' tall separates the park and ride site from the development site. The height of the hill hampers efforts to create ADA accessible sidewalks. The sponsor proposes to seek approval of CT DOT and CT Transit to build the bus drop off, bus shelter and sidewalks and to grade the hillside in a manner that provides suitable slopes for sidewalks and eliminates the need for retaining walls along the property line, see drawings Transit 1 through Transit 4.