

# DDS- Planning & Zoning: Historic Review Application



Submission date: **14 March 2022, 8:19AM**  
Receipt number: **586**  
Related form version: **2**

## Property Information

Property Address  
**Street: 1680 Albany Avenue**  
**City: Hartford**  
**State: Connecticut**  
**Zip Code: 06105-1001**

Zoning District: **NX-1 with Campus Overlay Zone**

Parcel ID: **128-001-003**

Property Owner: **The Village for Families & Children**

Property Owner's Address:  
**Street: 1680 Albany Avenue**  
**City: Hartford**  
**State: Connecticut**  
**Zip Code: 06105-1001**

Phone: **860-236-4511**

Email: **HGlynn@thevillage.org**

## Applicant

Please check if "Applicant" is the same as "Property Owner"

Please check if "Applicant" is the same as "Property Owner"

Name of Applicant:

File Date: **03/14/2022**

Address:

Street:

City:

State:

Zip Code:

Phone:

Email:

## Primary Point of Contact

Name:

Joseph P. Williams, Esq., Shipman & Goodwin LLP,  
One Constitution Plaza, Hartford, CT 06103-1919

Phone:

860-251-5127

Email:

jwilliams@goodwin.com

Describe your application action(s) and provide as much detail as possible.

Install 8-foot tall Guardian Plus fence in the location on the attached map. Please see attached narrative.

Proposed work:

Other: Install 8-foot tall Guardian Plus fence in the location on the attached map.

Current materials being repaired/replaced:

N/A

Materials/products being used in work:

Guardian Plus fence. See attached product sheet.

Please upload all supporting materials and photographs below.

[Narrative for Fence.pdf](#)

[Map showing location of proposed fence.pdf](#)

[Guardian Plus Fence \(Maverick-I \(Industrial\) Product Sheet\).pdf](#)

## Signatures

Signature of Applicant:



[Uploaded signature image: Joseph Williams.jpg](#)

Name of Applicant:

**The Village for Families & Children**

Date:

**3/14/2022**

**If you are not the property owner, you must attach a Letter of Authorization from the property owner to apply.**

Letter of Authorization from Property Owner

**[Authorization Historic Review Application.pdf](#)**

Date:

**3/14/2022**



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John Turgeon, CPA, HCS  
Chair, Board of Directors

Galo A. Rodriguez, MPH  
President and CEO

**The Village for  
Families & Children**

1680 Albany Avenue  
Hartford, CT 06105

331 Wethersfield Avenue  
Hartford, CT 06114

105 Spring Street  
Hartford, CT 06105

860-236-4511  
860-231-8449 fax

[thevillage.org](http://thevillage.org)

March 10, 2022

Jeffrey Jahnke, Chair  
Historic Preservation Commission  
City Hall  
260 Constitution Plaza, 1<sup>st</sup> Floor  
Hartford, CT 06103

Re: The Village for Families & Children Historic Review Application  
regarding Installation of a Fence on 1680 Albany Avenue,  
Hartford, Connecticut

Dear Chair Jahnke:

The Village for Families & Children (“the Village”) is the owner of 1680 Albany Avenue (MBL 128-001-003) in Hartford, Connecticut (“subject property”). The Village is filing herewith a Historic Review Application regarding installing a fence on the subject property. This letter will serve as certification that The Village is familiar with all the information provided in this application and is also aware of the penalties for obtaining approvals through deception and the use of inaccurate or misleading information.

The Village hereby authorizes its attorneys, Shipman & Goodwin LLP, to execute any application forms or other documents in connection with this application and to submit documentation pertaining to such application on its behalf. Attorney Joseph Williams of Shipman & Goodwin LLP will be the primary contact on this matter.

Thank you for your assistance in this matter.

Sincerely,

THE VILLAGE FOR FAMILIES & CHILDREN

By: \_\_\_\_\_

Hector Glynn, COO

Duly Authorized

The Village's 1680 Albany Avenue campus houses residential programs for children in need. The Eagle House program is one of two Psychiatric Residential Treatment Facilities (PRTF) run by private community-based organizations in Connecticut. Eagle House provides comprehensive and intensive behavioral health treatment for children ages 6-12 who present with significant emotional and behavioral difficulties, many of whom are transitioning from psychiatric hospitalization. Eagle House has two units, with a total capacity of 28 beds. Services provided at these two programs are overseen by a board-certified child psychiatrist who is the team lead. The psychiatrist approves all treatment plans and interventions, providing medical and psychiatric oversight and medication management when it is required. Individual, group, and family therapies are also provided along with therapeutic recreation and education in on-campus, private special education programs approved by the State Department of Education.

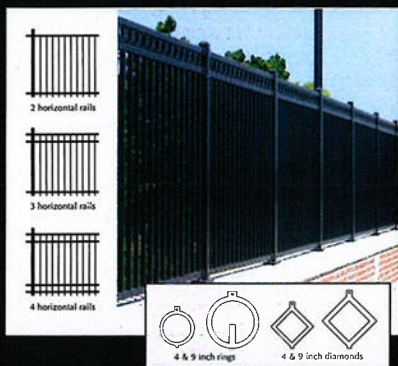
This population exhibits a high degree of impulsivity which leads to serious safety concerns. When the children are experiencing psychiatric dysregulation, they often try to leave the campus and sometimes run into traffic on Albany Avenue, thereby putting their lives and the lives of staff at risk. This has happened several times in the past year. While the program allows for physically holding children when they are engaging in self-harming behavior, this is used only as a last resort, because it can lead to further traumatization of a child. Securing the campus with a perimeter fence that the children cannot scale will ensure that we can provide the therapeutic environment these children need while keeping them safe.



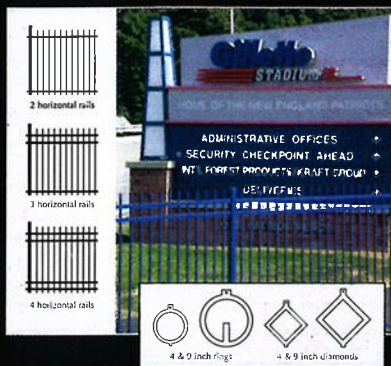
# MAVERICK™ - I (Industrial)

The Maverick™ - I (Industrial) is our premier iron product utilizing an 11 gauge channel and both 3/4 and 1 inch steel pickets. These pickets are available in 14 gauge, 16 gauge or 18 gauge steel. Industrial Aircraft Rivets are used to attach each individual picket to the rail allowing the section to rack to your job specifications. These rivets provide the strength of a welded product without the rusting that accompanies them. The Maverick™ - I can rack up to 10 inches on a standard punch channel. The following styles are available in Maverick™ - I:

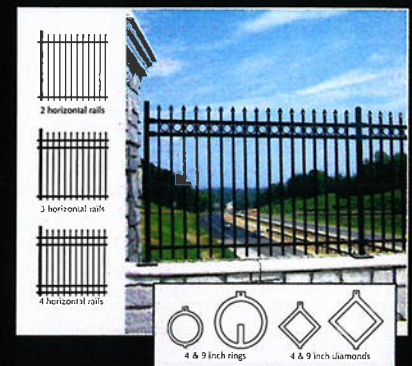
**Aberdeen**



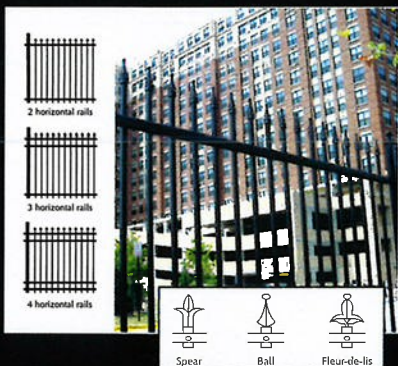
**Canterbury**



**Barcelona**



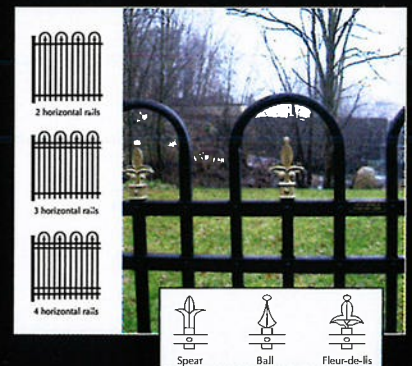
**Georgetown**



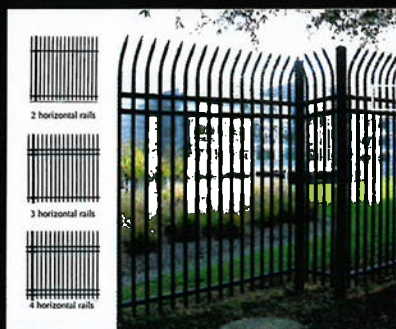
**Old Town Series**



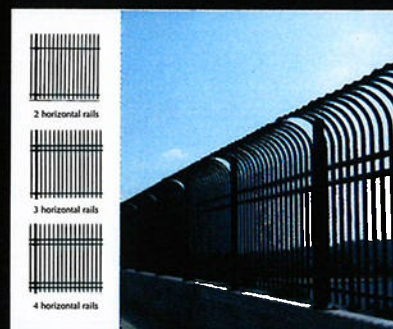
**St. Vincent**



**Guardian (17°)**



**Guardian Plus**



**From:** Williams, Joseph <JWilliams@goodwin.com>  
**Sent:** Wednesday, June 8, 2022 11:10 AM  
**To:** Hartford Planning Division; Chambers, Aimee  
**Subject:** FW: Historic Preservation Commission  
**Attachments:** 2022.06.01 The Village - Security Fence - Concept Plan - PROGRESS(1).pdf; village.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi all,

Please see attached a new site plan and photo rendering for the proposed security fence at The Village. While we were able to complete this work in time to appear on the 6/15 HPC agenda, we have not yet obtained a letter from the West End Civic association, and we also understand that at least one HPC member who was present for the prior discussion cannot attend the June meeting. If that is correct about the HPC member, then I think it would be best for us to be carried over to the July 20<sup>th</sup> meeting.

Please advise. Thanks.

Joe



**Joseph P. Williams**  
Shipman & Goodwin LLP  
Partner  
JWilliams@goodwin.com  
[www.shipmangoodwin.com](http://www.shipmangoodwin.com)

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265 Church Street - Suite 1207  
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**From:** Hartford Planning Division <[oneplan@hartford.gov](mailto:oneplan@hartford.gov)>  
**Sent:** Friday, May 27, 2022 3:27 PM  
**To:** Williams, Joseph <[JWilliams@goodwin.com](mailto:JWilliams@goodwin.com)>  
**Cc:** Chambers, Aimee <[Aimee.Chambers@hartford.gov](mailto:Aimee.Chambers@hartford.gov)>  
**Subject:** RE: Historic Preservation Commission

**\*EXTERNAL EMAIL\***

Hello Joseph,

Additional materials should ideally be submitted by June 6<sup>th</sup> so staff can review and ask any questions. Items received after that would still be posted for Commissioner review.

Best,

**Paige Berschet**



Administrative Assistant  
City of Hartford - Department of Development Services  
Planning & Zoning Division  
she/her/hers  
260 Constitution Plaza, 1<sup>st</sup> Floor  
[oneplan@hartford.gov](mailto:oneplan@hartford.gov)  
Desk: 860-757-9029

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*Please be advised that unless it is expressly stated, this correspondence does not constitute a zoning permit, certificate of zoning compliance, certification of a legal nonconforming use, or other approval within the Division's jurisdiction. If a permit or approval is desired, an application, application fee, and all required supporting documentation must be submitted to the Zoning Administrator in accordance with the Hartford Zoning Regulations. Please visit [www.hartfordct.gov/dds](http://www.hartfordct.gov/dds) and click on "Our Services" to begin the application process.*

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**From:** Williams, Joseph <[JWilliams@goodwin.com](mailto:JWilliams@goodwin.com)>  
**Sent:** Friday, May 27, 2022 3:20 PM  
**To:** Hartford Planning Division <[oneplan@hartford.gov](mailto:oneplan@hartford.gov)>  
**Cc:** Chambers, Aimee <[Aimee.Chambers@hartford.gov](mailto:Aimee.Chambers@hartford.gov)>  
**Subject:** RE: Historic Preservation Commission

Thanks. does HPC have a deadline before the meeting by which we would need to submit any additional materials?



**Joseph P. Williams**  
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**From:** Hartford Planning Division <[oneplan@hartford.gov](mailto:oneplan@hartford.gov)>  
**Sent:** Thursday, May 26, 2022 4:55 PM  
**To:** Williams, Joseph <[JWilliams@goodwin.com](mailto:JWilliams@goodwin.com)>  
**Cc:** Chambers, Aimee <[Aimee.Chambers@hartford.gov](mailto:Aimee.Chambers@hartford.gov)>  
**Subject:** RE: Historic Preservation Commission

**\*EXTERNAL EMAIL\***

Hello Joseph,

Yes, we can schedule you to be on the June 15<sup>th</sup> HPC meeting instead! The meeting login info and documents will be posted here: <https://www.meetinginfo.org/meetings/1775>

Best,

**Paige Berschet**  
Administrative Assistant

City of Hartford - Department of Development Services  
Planning & Zoning Division  
she/her/hers  
260 Constitution Plaza, 1<sup>st</sup> Floor  
[oneplan@hartford.gov](mailto:oneplan@hartford.gov)  
Desk: 860-757-9029

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---

**From:** Williams, Joseph <[JWilliams@goodwin.com](mailto:JWilliams@goodwin.com)>  
**Sent:** Wednesday, May 25, 2022 10:08 AM  
**To:** Berschet, Paige <[Paige.Berschet@hartford.gov](mailto:Paige.Berschet@hartford.gov)>  
**Cc:** Chambers, Aimee <[Aimee.Chambers@hartford.gov](mailto:Aimee.Chambers@hartford.gov)>; Hartford Planning Division <[oneplan@hartford.gov](mailto:oneplan@hartford.gov)>  
**Subject:** RE: Historic Preservation Commission

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please contact the helpdesk at 860-757-9411 if you have any questions.

Paige – sorry to make another change, but my client believes that we will have our work done in time to appear before the HPC at its 6/15 meeting. Could we be placed on that agenda, please?



**Joseph P. Williams**  
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**From:** Williams, Joseph <[JWilliams@goodwin.com](mailto:JWilliams@goodwin.com)>  
**Sent:** Monday, May 16, 2022 9:31 AM  
**To:** Berschet, Paige <[Paige.Berschet@hartford.gov](mailto:Paige.Berschet@hartford.gov)>  
**Cc:** [Aimee.Chambers@hartford.gov](mailto:Aimee.Chambers@hartford.gov)  
**Subject:** FW: Historic Preservation Commission

Paige,

I received your email on Friday asking if I have any items for the May 18<sup>th</sup> Historic Preservation Commission meeting concerning 1680 Albany Ave. (The Village). My client sent Aimee the request for a continuance, below, to give our team more time to gather the materials the

Commission requested and to prepare answers to their questions. We would like to be carried over to the July 20<sup>th</sup> meeting for that purpose. As such, we do not plan to appear at this week's meeting.

Please confirm that we will be on the agenda for July 20 and we will plan to appear at that meeting. Thank you.

Joe



**Joseph P. Williams**  
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**From:** Glynn, Hector  
**Sent:** Monday, May 9, 2022 10:58 AM  
**To:** [Aimee.Chambers@hartford.gov](mailto:Aimee.Chambers@hartford.gov)  
**Cc:** Morrissey, Martin <[mmorrissey@thevillage.org](mailto:mmorrissey@thevillage.org)>  
**Subject:** Historic Preservation Commission

Dear Amy,

I hope this finds you well. The Village was scheduled to return to the Preservation Commission on June 15<sup>th</sup> to answer all their requests. Despite working diligently to gather the materials they requested, we need to ask if it is possible to postpone our presentation until the July 20<sup>th</sup> meeting.

Please let me know if you have any questions and if the postponement is approved.

Thank you –  
Hector

**Hector Glynn**  
Chief Operating Officer  
**The Village for Families & Children** | 1680 Albany Avenue | Hartford, CT 06105  
phone: 860-236-4511 | fax: 860-231-8449 | [email@thevillage.org](mailto:email@thevillage.org)



[thevillage.org](http://thevillage.org)



GENERAL SITE LEGEND

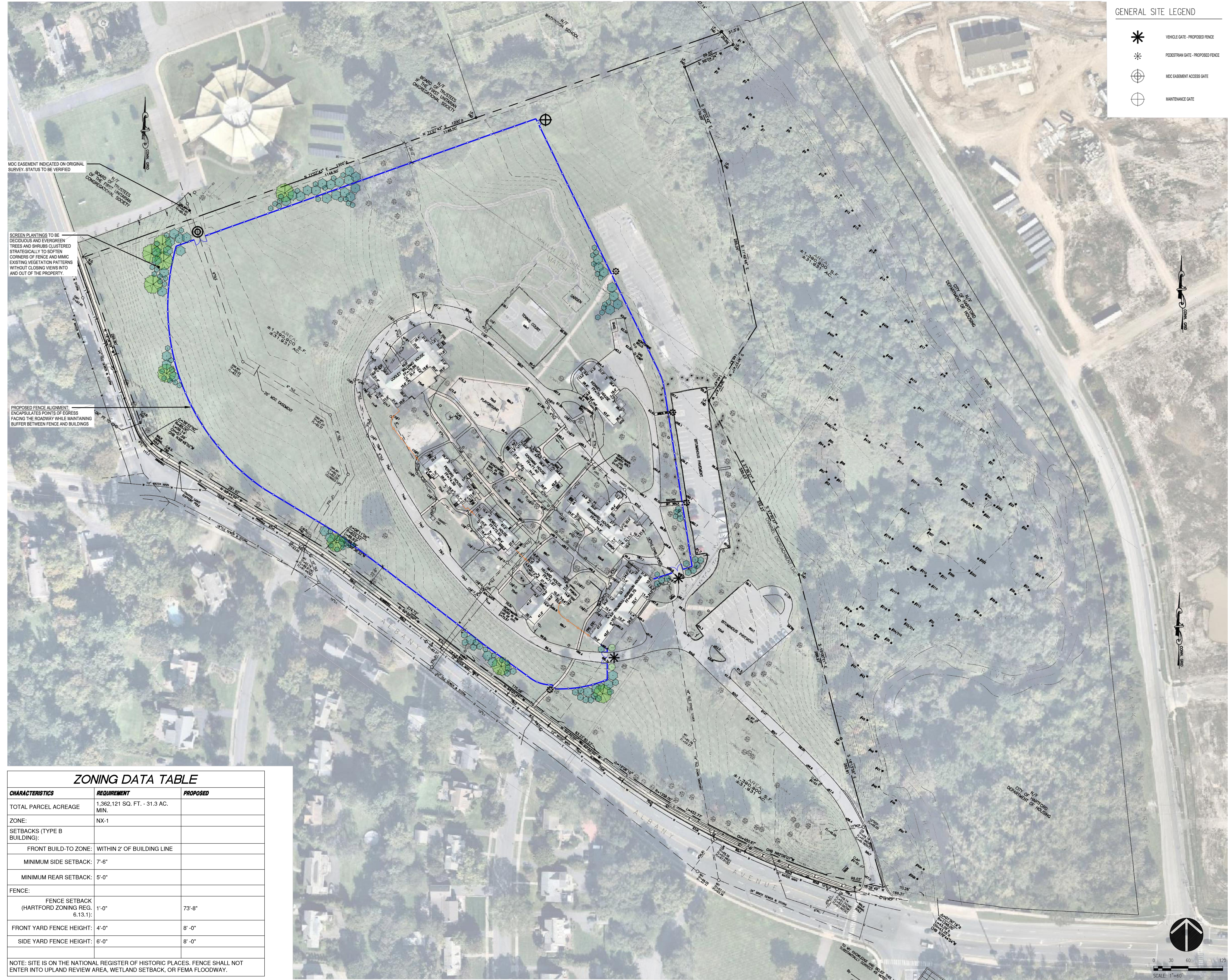
- VEHICLE GATE - PROPOSED FENCE
- PEDESTRIAN GATE - PROPOSED FENCE
- MDC EASEMENT ACCESS GATE
- MAINTENANCE GATE

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MDC EASEMENT INDICATED ON ORIGINAL SURVEY. STATUS TO BE VERIFIED

SCREEN PLANTINGS TO BE DECIDUOUS AND EVERGREEN TREES AND SHRUBS CLUSTERED STRATEGICALLY TO SOFTEN CORNERS OF FENCE AND MIMIC EXISTING VEGETATION PATTERNS WITHOUT CLOSING VIEWS INTO AND OUT OF THE PROPERTY.

PROPOSED FENCE ALIGNMENT: ENCAPSULATES POINTS OF EGRESS FACING THE ROADWAY WHILE MAINTAINING BUFFER BETWEEN FENCE AND BUILDINGS

**ZONING DATA TABLE**

CHARACTERISTICS	REQUIREMENT	PROPOSED
TOTAL PARCEL ACREAGE	1,362,121 SQ. FT. - 31.3 AC. MIN.	
ZONE:	NX-1	
SETBACKS (TYPE B BUILDING):		
FRONT BUILD-TO ZONE:	WITHIN 2' OF BUILDING LINE	
MINIMUM SIDE SETBACK:	7'-6"	
MINIMUM REAR SETBACK:	5'-0"	
FENCE:		
FENCE SETBACK (HARTFORD ZONING REG. 6.13.1):	1'-0"	73'-8"
FRONT YARD FENCE HEIGHT:	4'-0"	8'-0"
SIDE YARD FENCE HEIGHT:	6'-0"	8'-0"

NOTE: SITE IS ON THE NATIONAL REGISTER OF HISTORIC PLACES. FENCE SHALL NOT ENTER INTO UPLAND REVIEW AREA, WETLAND SETBACK, OR FEMA FLOODWAY.

PROPOSED FENCE:  
**THE VILLAGE FOR FAMILIES  
AND CHILDREN**  
ASYLUM STREET  
HARTFORD, CT

Sheet Description:  
**Site Plan**

Rev:

Issue Date:  
JUNE 6, 2022

Scale: Drawn by:  
SW

Project number:  
P1892

Sheet #:  
**L-1.0**

C:\Users\sws\FHI Studio\P1892 Security Fence Permitting - General\Draw\P1892\_Site Plan.dwg 6/1/2022 2:06:14 PM SWs