

DDS- Planning & Zoning: Historic Review Application



Submission date: **8 September 2022, 8:59AM**
Receipt number: **793**
Related form version: **2**

Property Information

Property Address
Street: 35-39 Lafayette Street, 152-154 Oak Street, 156-158 Oak Street, and 162-164 Oak Street
City: Hartford
State: CT
Zip Code: 06106

Zoning District: **MX-1**

Parcel ID: **35-39 Lafayette Street (Parcel ID 225-440-113), 152-154 Oak Street (Parcel ID 226-440-108), 156-158 Oak Street (Parcel ID 226-440-109), and 162-164 Oak Street (Parcel ID 226-440-110)**

Property Owner: **Courthouse Lenders, LLC**

Property Owner's Address:
Street: 1 Financial Plaza
City: Hartford
State: CT
Zip Code: 06103

Phone: **c/o Andrea Gomes, Esq. (attorney for the applicant): (860) 331-2603**

Email: **c/o Andrea Gomes, Esq. (attorney for the applicant): agomes@hinckleyallen.com**

Applicant

Please check if “Applicant” is the same as “Property Owner”

Name of Applicant: **The Hartford Dispensary d/b/a Root Center for Advanced Recovery**

File Date: **09/08/2022**

Address: **Street: 335 Broad Street
City: Manchester
State: CT
Zip Code: 06040**

Phone: **c/o Andrea Gomes, Esq. (attorney for the applicant):
(860) 331-2603**

Email: **c/o Andrea Gomes, Esq. (attorney for the applicant):
agomes@hinckleyallen.com**

Primary Point of Contact

Name: **Andrea Gomes, Esq.**

Phone: **(860) 331-2603**

Email: **agomes@hinckleyallen.com**

Describe your application action(s) and provide as much detail as possible. **See attached application package. Proposal narrative is at Tab 1.**

Proposed work: **New Construction**

Current materials being repaired/replaced: **Subject property is presently vacant, and used as a parking lot. See attached application package for additional details. Proposal narrative is at Tab 1.**

Materials/products being used in work: **See attached application package. Proposal narrative is at Tab 1.**

Please upload all supporting materials and photographs below. **[9.8.22 Root Center Application for Historic Review.pdf](#)**

Signatures

Signature of Applicant:



[Uploaded signature image: Signature Snip.jpg](#)

Name of Applicant:

**The Hartford Dispensary d/b/a Root Center for
Advanced Recovery**

Date:

09/08/2022

**See attached package. Authorization letters are at
Tab 6.**

Letter of Authorization from Property Owner

Date:

09/08/2022

APPLICATION OF THE HARTFORD DISPENSARY D/B/A ROOT CENTER FOR ADVANCED RECOVERY FOR HISTORIC REVIEW

September 8, 2022



Timothy S. Hollister, Esq.
thollister@hinckleyallen.com
Andrea L. Gomes, Esq.
agomes@hinckleyallen.com
Hinckley Allen
20 Church Street
Hartford, CT 06103
PHONE: (860) 725-6200

James P. Cassidy, P.E.
jcassidy@hpcengr.com
Hallisey, Pearson & Cassidy Engineering
Assoc., Inc.
630 Main Street, Suite #1A
Cromwell, CT 06416
(860) 529-6812

Steven Zuckerman, CEO
Steven.Zuckerman@rootcenter.org
The Hartford Dispensary d/b/a Root Center
for Advanced Recovery
335 Broad Street
Manchester, CT 06040
(860) 643-3208

Ted Cutler, AIA
TedC@tectonpc.com
Paul Tirrell, AIA
PaulT@tectonpc.com
Tecton Architects, PC
34 Sequassen Street, Suite 200
Hartford, CT 06106
(860) 548-0802

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September 8, 2022

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3. Architectural perspectives and photos of Root Center clinic at 542 East Main Street, New Britain, CT
4. Draft plans, elevations and perspectives of proposed Root Center clinic in Hartford, prepared by Tecton Architects, PC and Hallisey, Pearson & Cassidy Engineering Assoc., Inc.
5. Zoning table, prepared by Tecton Architects, PC
6. Authorization letters from The Hartford Dispensary d/b/a Root Center for Advanced Recovery and Courthouse Lenders, LLC
7. Consultant Resumes

1



20 Church Street
Hartford, CT 06103-1221
p: 860-725-6200 f: 860-278-3802
hinckleyallen.com

Andrea L. Gomes
Phone: (860) 331-2603
agomes@hinckleyallen.com

Via DDS Website

September 8, 2022

Mr. Jeffrey Jahnke, Chair,
and Commission Members
Historic Properties & Historic
Preservation Commission
City of Hartford
260 Constitution Plaza
Hartford, CT 06103

Mr. I Charles Mathews, Director of
Department of Development Services
Ms. Aimee Chambers, AICP, Director of
Planning
City of Hartford
260 Constitution Plaza
Hartford, CT 06103

Re: Application of The Hartford Dispensary d/b/a Root Center for Advanced
Recovery for Historic Review

Dear Chair Jahnke, Commission Members, Mr. Mathews, and Ms. Chambers:

On behalf of the Root Center for Advanced Recovery, we hereby file this application for historic review of a proposed Methadone or Substance Use Rehabilitation Clinic to be constructed at 35-39 Lafayette Street (Parcel ID 225-440-113), 152-154 Oak Street (Parcel ID 226-440-108), 156-158 Oak Street (Parcel ID 226-440-109), and 162-164 Oak Street (Parcel ID 226-440-110) in Hartford, Connecticut (collectively, the "Subject Property"). Hartford Dispensary Real Estate Inc., an affiliate of Root Center, is under contract to purchase the Subject Property.

As detailed below, an application to amend the Hartford Zoning Regulations ("Regulations") to permit a Methadone or Substance Use Rehabilitation Clinic as a standalone special permit use in the MX-1 zoning district is currently pending before the Hartford Planning

and Zoning Commission.¹ The public hearing on that application is scheduled for September 13, 2022. If both the text amendment and historic review applications are approved, Root Center will return to the Planning and Zoning Commission with an application for special permit and site plan approval to construct the proposed clinic.

The Applicant

Root Center is a private, non-profit, health care agency that provides behavioral health and substance use services to the greater Hartford community. Root Center currently operates two methadone / substance use rehabilitation clinics in Hartford at 345 Main Street and 16-18 Weston Street, which together serve approximately 1,400 patients suffering from substance use disorders. A more detailed mission statement and a narrative summary of Root Center's operations and services is at Tab 2.

In an effort to better serve its existing and future patients, Root Center recently has embarked on a mission to construct new, state-of-the-art clinics throughout Connecticut. Most recently, Root Center closed its clinic on Whiting Street in New Britain, Connecticut, and relocated its operations to a newly-constructed clinic at 542 East Main Street in New Britain. Architectural (pre-construction) perspectives and as-built photographs of the New Britain clinic are at Tab 3.

The Subject Property

The subject property, which totals approximately 1 acre, is located on the southwest corner of the Lafayette Street and Grand Street intersection, and extends southwest, fronting also on Oak Street. The surrounding area contains a number of commercial and institutional uses, including Family Dollar, Bank of America, Park Hardware, ImmaCare Inc., and Community Partners in Action to the south, east, and west. The Hartford Superior Court and a number of small businesses, including RisCassi & Davis, P.C. and Clarke Tax Firm, are located to the north. Photos of the area, prepared by Tecton Architects, are attached here at Exhibit A. The subject property is currently unimproved, and used as a parking lot.

The subject property is located in the MX-1 zoning district and in the Frog Hollow Historic District, which is listed on the National Register of Historic Places.

The Proposal

As it did in New Britain, Root Center now wishes to relocate its 345 Main Street operations to a new clinic on the Subject Property.

¹ The explicit prohibition in the Regulations of "Methadone or Drug Rehabilitation Clinics" in all zoning districts violates The Americans with Disabilities Act, 42 U.S.C. §§ 12101, et seq. ("ADA"). See also *MX Group, Inc. v. City of Covington*, 293 F.3d 326, 344 (6th Cir.2002) ("[T]he blanket prohibition of all methadone clinics from the entire city is discriminatory on its face."). If approved, Root Center's text amendment application would assist in remedying that situation.

Using the New Britain clinic as a model, Root Center’s design team has drafted the conceptual site plan and elevations attached here at Tab 4. The proposed building is approximately 8,100 square feet, and provides a principal entry to the proposed clinic at the rear of the building, instead of along the site frontage, to ensure patient privacy, in accordance with federal law. To enhance the beauty of the proposed clinic, Root Center will incorporate complimentary landscaping into its site design, at the street frontage, and throughout the patient entry experience. Parking is located to the rear of the building, along Oak Street. The existing impervious coverage on the Oak Street parcels will be reduced by incorporating green areas within the parking lot.

When asked to describe the design of the building, Root Center’s consulting architect, Ted Cutler, AIA, provided this narrative:

The proposed building represents Root’s groundbreaking new paradigm in addiction treatment, with modern clinical functions blended with open and daylit group and individual counseling spaces for an inviting yet safe environment for patients and professional staff alike. All clinical operations reside on a single floor to meet medical programmatic requirements and ensure well-monitored care and service flow. To integrate with the contextual neighborhood scale and spirit of the form-based code, a clerestory is added to the single story design at the corner of Lafayette Street and Grand Street. This provides the appeal of a second floor, while effectively screening rooftop equipment and allowing an abundance of daylight from vaulted ceilings into the ground floor common spaces below. While the main entrance resides at the patron lot behind, the street-facing facades integrate small entry courts to breakdown the massing and allow the building to adapt to potential functional change in the future.

In keeping with Hartford’s Historic Guidelines, the new design respects the street lines, accentuates the pedestrian scale with sidewalks and attractive landscaping, and locates parking behind the building to improve the sightlines to both new and existing structures. While the surrounding streetscapes currently lack consistent style, massing and scale, the proposed design draws from the rhythmic punched windows and light tone monolithic facades of the Community Partners buildings across Lafayette Street, and from the ground floor ribbon glass geometry at the Bell Pump factory to the south. The exterior materials blend clear glass and horizontal shiplap metal siding (in lieu of EIFS plaster) of neutral tones and woodgrain finish – providing a warm backdrop for the Root Center brand. The result is a modern new building of its own time, yet one that appeals to the current character of the most significant contextual examples, as well as the future potential of the Frog Hollow District.

As noted above, if both the text amendment and historic review applications are approved, Root Center will return to the Planning and Zoning Commission with an application for special permit and site plan approval to construct the proposed clinic.

We appreciate the opportunity to present this application to the Commission at its earliest possible meeting. Thank you.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Andrea L. Gomes". The signature is fluid and cursive, with the first name "Andrea" being more prominent.

Andrea L. Gomes

Attachments

cc: Steven Zuckerman (w/ att.)
Ted Cutler (w/ att.)
James Cassidy (w/ att.)

EXHIBIT A

ROOT CENTER



NEW NEIGHBORHOOD CLINIC

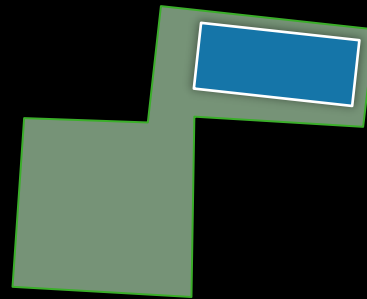
HARTFORD HISTORIC
PRESERVATION COMMISSION
INTRODUCTION

09.21.22



THE SITE

Community Context



THE SITE

Context – Grand Street

- “ Civic and underdeveloped parcels
- “ Lacking neighborhood fabric
- “ Few building examples to draw upon



THE SITE

Context – Further west on Grand Street

- “ More commercial, mixed residential
- “ Larger scale and massing
- “ Community healthcare precedent



THE SITE

Context – Oak Street

- ” Mostly underdeveloped
- ” Conflicting building styles at corner of Oak & Grand
- ” History of parking lot use



THE SITE

Context – Lafayette Street

- “ Declining properties to the south
- “ Potentially appropriate scale and massing toward the north
- “ Worthy context directly adjacent to the site



Community Partners in Action
(window rhythm in monolithic
facades)



THE SITE

Context – Lafayette Street

” Two landmark buildings of most
notable influence on the project



Bell Pump Company
(linear ribbon glass and
clerestory)

2

ROOT CENTER FOR ADVANCED RECOVERY

Who we are:

Root Center for Advanced Recovery (a trade name of Hartford Dispensary) is a private, non-profit, health care agency providing behavioral health treatment and prevention services to eligible and appropriate persons. Originally established in 1871 as an outpatient medical/dental clinic, the Hartford Dispensary changed its focus in 1971 to substance use and mental health services in response to the economic and medical problems associated with opioid dependence in the greater Hartford community.

Root Center for Advanced Recovery seeks to provide clients with prompt, effective, quality care that will assist them in their efforts to achieve their goals.

Our Mission Statement

However, we offer additional services for substance use as well as treatment and

to 14 days. Empirically, we know that the longer a person must travel to receive their treatment, the greater likelihood of disengagement. Hence, why we have another clinic on Weston Street currently serving approximately 750+ clients.

According to Connecticut's Department of Public Health, 1,378 people died by an unintentional drug overdose in 2020. Predictions look to be about the same for 2021 despite numerous efforts to reduce this number. In CT, residents are more likely to die from an unintentional drug overdose than a motor vehicle accident. The majority of these deaths are linked to prescription opioid painkillers and illicit opioids.

Our intention is to provide the opportunity for Hartford residents to obtain methadone treatment services in their neighborhood. By doing such, we reduce barriers and increase the likelihood of being successful in treatment and decreasing overdose deaths. The Doctor's Clinic has grown in census and needs and is no longer conducive to the needs of the community. The facility is small and located directly on Main Street with no ability/space to queue the client lines inside. We also struggle with the safety of traffic flow of cars through the very small parking lot.

Methadone is an evidence-based treatment approach that is heavily regulated by the federal government's Drug Enforcement Agency, and SAMHSA (Substance Abuse and Mental Health Services Administration) as well as state governments, Department of Public Health and DMHAS (Department of Mental Health and Addiction Services). Methadone is proven to be effective at reducing illicit opioid use and drug overdose deaths as well at reducing infectious diseases associated with opioid use, and crime.

Methadone is a federally-regulated medication that, by law, is dispensed only by licensed treatment settings when used to treat opioid addiction. It has been studied exhaustively and many of its benefits are undisputed in the research literature. The [Centers for Disease Prevention and Control reports that the benefits of methadone maintenance therapy include:](#)

- reduced or stopped use of injection drugs;
- reduced risk of overdose and of acquiring or transmitting diseases such as HIV, hepatitis B or C, bacterial infections, endocarditis, soft tissue infections, thrombophlebitis, tuberculosis, and STDs;
- reduced mortality – the median death rate of opiate-dependent individuals in MMT is 30 percent of the rate of those not in MMT;
- possible reduction in sexual risk behaviors, although evidence on this point is conflicting;
- reduced criminal activity;
- improved family stability and employment potential; and
- improved pregnancy outcomes.

Community Collaboration

Root Center is committed to continue to be a partner in the Hartford Community. We currently operate two clinics in Hartford, one on Main Street and one on Weston Street.

Our organization has vital relationships with Hartford Healthcare, Intercommunity, St. Francis, DCF, DMHAS, and CSSD, to provide services to Hartford residents on a daily basis. Hartford Hospital has been a welcoming partner, encouraging, and a strong advocate for methadone services in Hartford and across the state, as they have recognized this as a long standing need in which immediate access is imperative. In 2020, we partnered with

Immacare to open the HARBOR (Housing and Recovery Builds Our Roots) Program. We have funded 6 specialized shelter rooms for Root Center Clients in Hartford whose recovery is supported by obtaining housing, basic needs, and other recovery supports including vocational/employment. In 2021, we partnered with the Urban League of Greater Hartford and provided a donation to support their on-going programs for youth. CEO, David Hopkins and his staff joined us in strengthening our commitment to our Diversity and Equity Committee work and eventually he joined our Board of Directors. We are financial supporters of the CT Food Bank and CCAR as well, both organizations that heavily support Hartford residents. Root Center is committed to being a good neighbor and active contributor to the needs of this town.

It is important to us that we work to reduce stigma and discrimination associated with individuals needing help to improve their lives. We understand the importance of creating a safe space that not only feels welcoming, but looks like a place anyone would be proud to enter. Root Center has high standards in terms of aesthetics, material, and ambiance not only for those who may drive by, but also for those that may decide to enter. We are committed to being an organization that is trusted and chosen by residents of Hartford to assist their most loved assets, people. Our most recent new location in New Britain is a good example of the investment we have made in designing and building state of the art, beautiful buildings that offer high quality care to individuals.

3

EXTERIOR VIEWS – NEW BRITAIN



EXTERIOR VIEWS – NEW BRITAIN



EXTERIOR VIEWS – NEW BRITAIN





EXTERIOR PHOTO – NEW BRITAIN



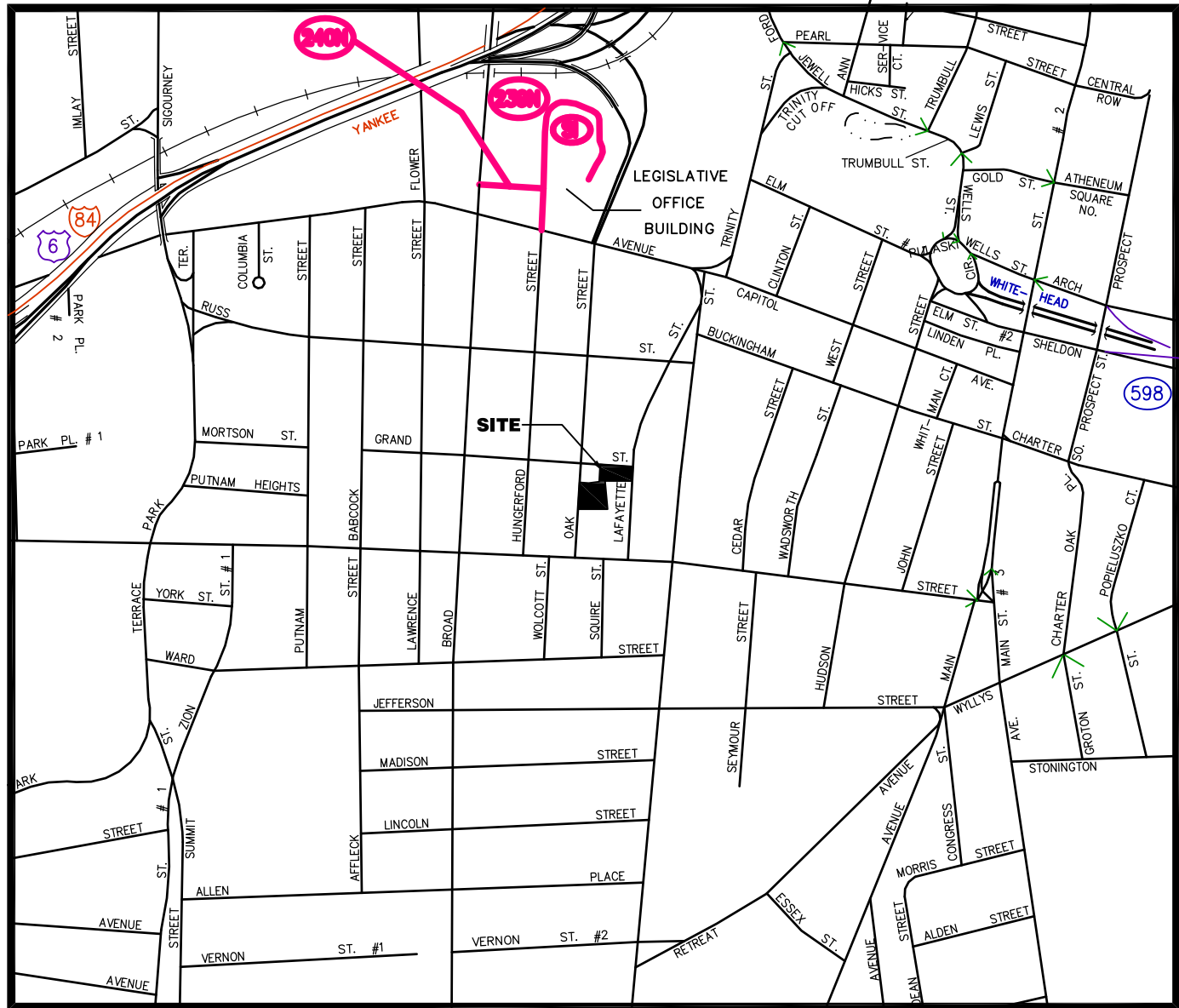
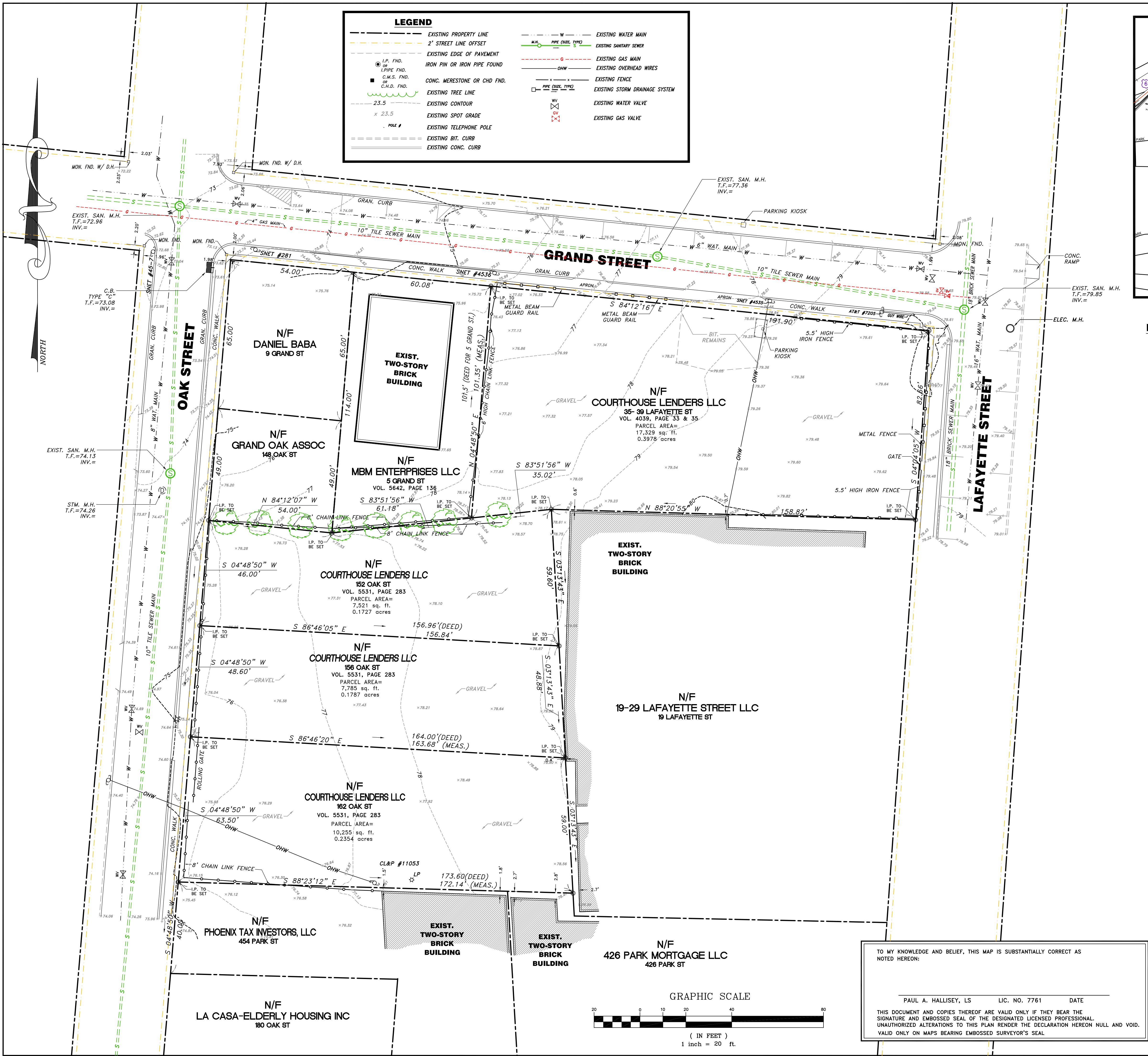
INTERIOR PHOTOS – NEW BRITAIN



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NOTES:

- 1. SURVEY NOTES:
 - This survey has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300B-1 Through 20-300B-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
 - Type of Survey is PROPERTY/TOPOGRAPHIC
 - Boundary Determination Category is DEPENDENT RESURVEY
 - Class of Accuracy is: HOR.- "A-2", TOPO.-"T-2", VERT.-"V-2".
- 2. PROPERTY IS ZONED: MX-1 (MULTI USE MIX)
- 3. PROPERTY LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) PER F.I.R.M. COMMUNITY MAP NO. 09007C00186 PANEL 18 OF 450 DATED: AUGUST 28, 2008.
- 4. MAP REFERENCES:
 - A.) "PROPERTY OF G&P REALTY ASSOCIATES, 35-39 LAFAYETTE STREET, 1&3 GRAND STREET, HARTFORD, CONNECTICUT". SCALE: 1"=10'. DATED: NOV. 24, 1986. PREPARED BY: FLYNN LAND SURVEYING ASSOCIATES.
 - B.) "CITY OF HARTFORD". SCALE: 1"=50'
 - C.) "PROPERTY OF COURT HOUSE PARKING, 35, 37, 39 LAFAYETTE STREET, 1&3 GRAND STREET TOWN OF HARTFORD CONN". SCALE: 1"=10'. DATED: OCT. 26, 1989. PREPARED BY: ALCA SURVEY ASSOCIATES.
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- 5. TOTAL PARCEL AREA= 42,924 SQ. FT. OR 0.9854 ACRES.
- 6. HORIZONTAL DATUM BASED ON N.A.D. OF 1983.
- 7. VERTICAL DATUM BASED ON NAVD 88. CONTOUR INTERVAL=1 FOOT
- 8. PROPERTY MAY BE BENEFITED AND/OR BURDENED BY RECORDED AND/OR UNRECORDED EASEMENTS.
- 9. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO HALLISEY, PEARSON & CASSIDY ENGINEERING ASSOCIATES. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG "811".

ZONING BULK TABLE

LOCATION CITY OF HARTFORD, HARTFORD COUNTY, CONNECTICUT				
ZONE MX-1				
USES ?				
ITEM #	SEC. #	ITEM	REQUIREMENTS	PROVIDED
1	410.2A(1)	Multiple Principal Buildings	not permitted	-
2	410.2A(2)	Minimum Front Lot Line Coverage	not required	?
3	410.2A(3)	Occupation of Corner	not required	?
4	410.2A(4)	Minimum Front Setback	behind the Building Line a minimum of 5'	?
5	410.2A(5)	Minimum Corner Setback	behind the Building Line a minimum of 5'	?
6	410.2A(6)	Minimum Side Setback	5' 100' from residential uses	?
7	410.2A(7)	Minimum Rear Setback	25' 100' from residential uses	?
8	410.2A(8)	Minimum Lot Width Maximum Building Width	120' 80'	?
9	410.2A(9)	Maximum Building Coverage Maximum Impervious Coverage Additional Semi-Permeous Area	30% 50% 20%	?
10	410.2A(10)	Permitted Parking and Loading Locations	rear yard and limited side yards (note 2)	?
11	410.2A(11)	Permitted Vehicular Access	one driveway per street frontage in M-1 and H districts, locate only on side streets	?
B. Height				
12	410.2B(12)	Minimum Overall Height	1 story	?
13	410.2B(13)	Maximum Overall Height	2 story	?
14	410.2B(14)	Ground Story Minimum Height Maximum Height	10' 24'	?
15	410.2B(15)	Upper Story Minimum Height Maximum Height	9' 14'	?
C. Uses				
16	410.2C(16)	All Stories	only civic and institutional uses permitted by district	?
17	410.2C(17)	Parking within Building	not permitted	?
18	410.2C(18)	Entrance to Parking/Loading within Building	not applicable	?
19	410.2C(19)	Required Occupied Space	minimum 37' deep on all full floors from the front facade	?
D. Street Facade Requirements				
20	410.2D(20)	Minimum Transparency per each Story	10%	?
21	410.2D(21)	Blank Wall Limitations	required on ground story (refer to 410.2D for requirements)	?
22	410.2D(22)	Front Facade Entrance Type	steep, arcade	?
23	410.2D(23)	Principal Entrance Location	front, corner side, or side facade	?
24	410.2D(24)	Required Number of Street Entrances	no requirement	?
25	410.2D(25)	Ground Story Vertical Facade Distances	no requirement	?
26	410.2D(26)	Horizontal Facade Distances	no requirement	?
27	410.2D(27)	Permitted Roof Type	pergola, pitched, flat lower, other roof types permitted with special permit	?

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON:

PAUL A. HALLISEY, LS LIC. NO. 7761 DATE _____

THIS DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY BEAR THE SIGNATURE AND EMBOSSED SEAL OF THE DESIGNATED LICENSED PROFESSIONAL. UNAUTHORIZED ALTERATIONS TO THIS PLAN RENDER THE DECLARATION HEREON NULL AND VOID. VALID ONLY ON MAPS BEARING EMBOSSED SURVEYOR'S SEAL.

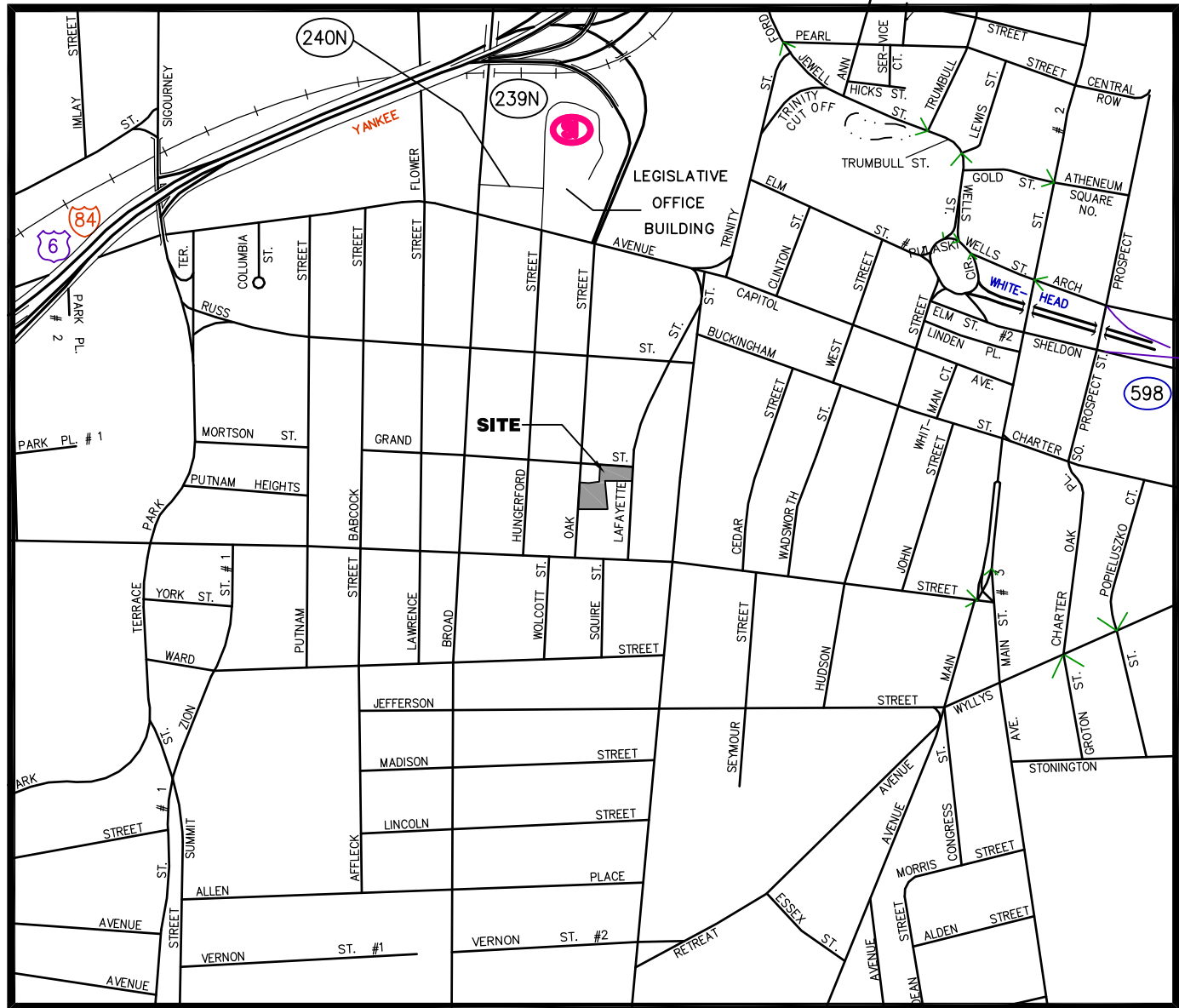
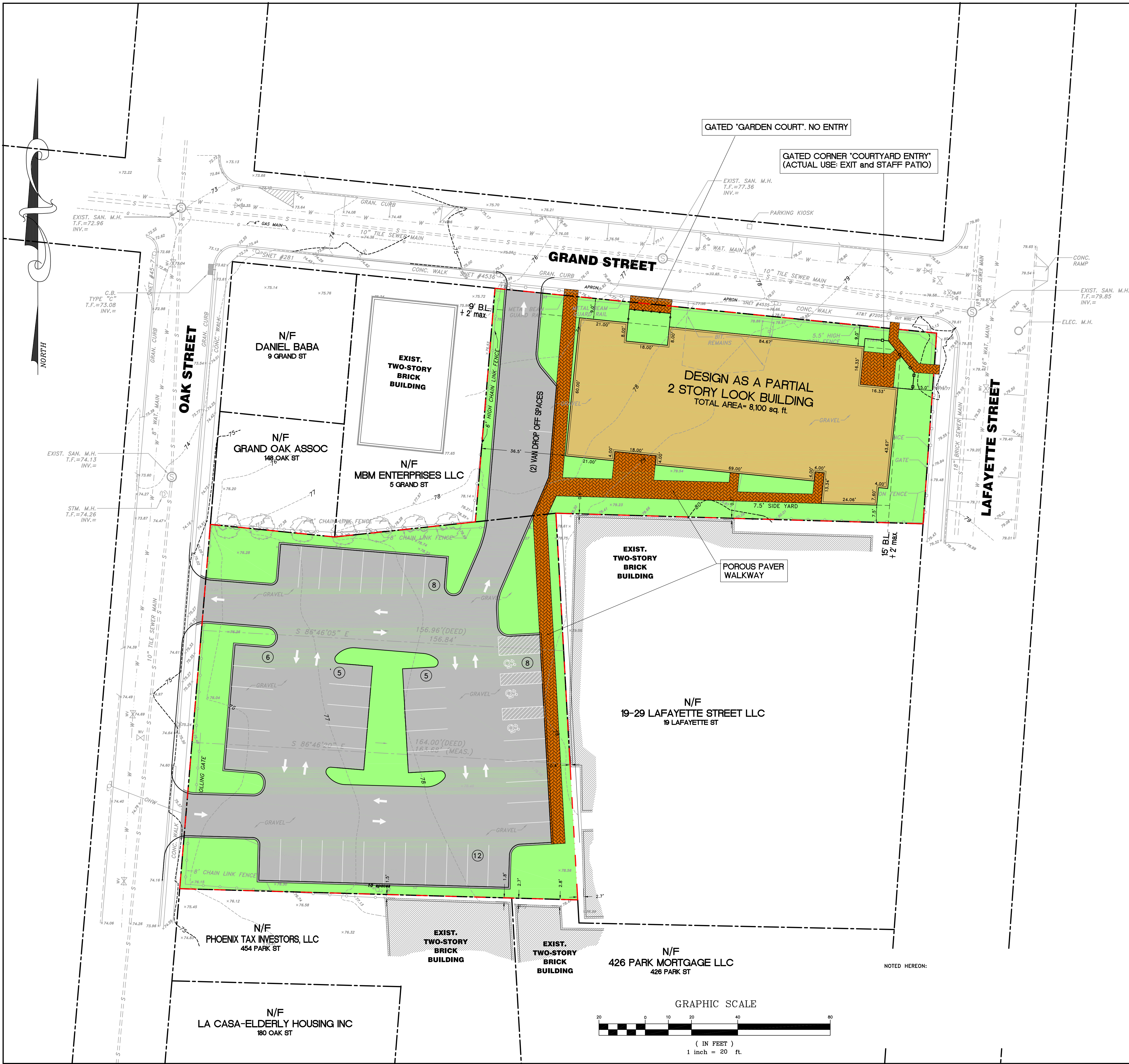
CHECKED BY: JPC
DATE: APR. 14, 2022
JOB NO.: 3331
SCALE: 1"=20'

DRAWN BY: JMP
ACAD FILE: 3331
SHEET: 1 OF 1
REVISIONS:

HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

PROPERTY/TOPOGRAPHIC SURVEY
SHOWING EXISTING CONDITIONS
PREPARED FOR:
TECTON ARCHITECTS
PROPERTY LOCATED AT:
35, 37, 39 LAFAYETTE STREET
AND 152, 156, 162 OAK STREET
HARTFORD, CONNECTICUT

EX.01



NOTES:

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TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS

PAUL A. HALLISEY, LS LIC. NO. 7761 DATE

THIS DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY BEAR THE SIGNATURE AND EMBOSSED SEAL OF THE DESIGNATED LICENSED PROFESSIONAL. UNAUTHORIZED ALTERATIONS TO THIS PLAN RENDER THE DECLARATION HEREON NULL AND VOID. VALID ONLY ON MAPS BEARING EMBOSSED SURVEYOR'S SEAL

HALLISEY, PEARSON & CASSIDY

CIVIL ENGINEERS & LAND SURVEYORS

630 MAIN STREET, UNIT #1A

CROWELL, CONNECTICUT 06416

PHONE: (860)-529-6812, FAX: (860)-721-7709

SCHEMATIC SITE DEVELOPMENT PLAN

PREPARED FOR:

TECTON ARCHITECTS

PROPERTY LOCATED AT:

35, 37, 39 LAFAYETTE STREET

& 152, 156, 162 OAK STREET

HARTFORD, CONNECTICUT

SP.01



GRAND STREET VIEW - LOOKING SOUTHEAST



CORNER AERIAL VIEW OF LAFAYETTE AND GRAND STREETS - LOOKING SOUTHWEST

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ADVANCED
RECOVERY**

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**ROOT CENTER FOR
ADVANCED
RECOVERY**

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ZONING TABLE

SECTION	DESCRIPTION	COMMENTARY
Hartford Zoning Regulations (last amended Nov 6, 2016)		
2.1	District	MX.1
3.0	Use	Service Use Category
3.3.5	8,000 SF gross floor area limitation	8,100 GSF provided, to ensure no exterior patient queuing while meeting interior medical programmatic requirements. The gross area includes fully enclosed mechanicals.
3.3-C	Service Use	Proposed § 3.3.5.P, Methadone or Substance Use Rehabilitation Clinic
4.0	General Building Type	Allowable per table 4.1.A
4.8.2	General Building Type Regulations - Table 4.8. A thru D	
A	BUILDING SITING	
1	Multiple buildings - not allowed	1 building
2	Front lot coverage - 65% min	At Lafayette: 72.25%
3	Corner location - required	Corner of Lafayette and Grand
4	Front build-to zone - within 5 ft	Lafayette: 5.5' inside 15 ft building line
5	Corner build-to zone - within 2 ft	Grand: 2.0' inside 9 ft building line
6	Side setback - 7.5 ft	8.0' provided
7	Rear Setback - 15 ft	32' provided
8	Min lot width - 60', Max building width - 80'	At Lafayette: Lot 83', Building 67'
9	Max building coverage 45% Max impervious area 65% Add'l semi-pervious area 25%	Building coverage =18.87% Impervious area (building & pavement)= 64.99% Porous paver area= 6.56%
10	Parking & Loading - rear lot	Provided at rear
11	Vehicle Access - 1 driveway per lot, plus 1 additional drive >160 ft frontage	3 entry drives provided on combined lot with frontage on 3 streets
B	HEIGHT	
12	Min overall height - 2 stories	Overall Building Height is 2 stories (1 story is provided, with unoccupied clerestory to present appeal of a 2nd story on the corner of Lafayette and Grand, and to allow optimal daylight access. The proposed Clinic requires a well-monitored service flow on a single floor level.)
13	Max overall height - 5.5 stories	Not applicable
14	Ground story max height - 14'	14' provided
15	Upper story min height - 9'	9"-1"clerestory provided, per decription in item #12 above
C	Uses	
16	Ground story - service uses limited to 25% sf	100% Service Use. Compliant
17	Upper story - service and retail not allowed	Not Applicable
18	Structured parking allowed within bldg	Not Applicable
19	Entrance to parking within bldg	Not Applicable
20	Required occupied space - 30 ft deep on upper floors	Not Applicable
D	Street Façade Requirements	
21	Min transparency per story - 15%	>15% provided on both Lafayette and Grand Streets (no special Ground Story transparency requirement in General Bldg Type)
22	Blank wall limitations - per 4.18.4.b	No rectangle greater than 30% of façade, or horiz. segment greater than 15' - is windowless
23	Front entrance type - Stoop or Arcade	Not applicable, although two future / staff-only Storefront type entrances are provided along Grande and Lafayette
	Storefront Entrance Type - 4.19.1-B(5)	16' provided
24	Principal entry location - front or courtyard	Principal public entry is located at the rear of the building, to best foster patient privacy and safety in accordance with applicable clinical care standards.
25	Number of street entrances - 1 per 100 ft	Future / staff-only entrances are provide within 100' or each other - 1 on Lafayette, 1 on Grand.
26	Ground Story façade divisions - ea. 100 ft	Façade division provided within requirements.
27	Horizontal façade divisions	Façade division provided within requirements.
28	Permitted roof types - parapet & flat	Parapet Roof provided on the 2nd level clerestory portion of the building

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Steven Zuckerman, CEO
The Hartford Dispensary d/b/a Root Center
for Advanced Recovery
335 Broad Street
Manchester, CT 06040

August 23, 2022

Mr. Jeffrey Jahnke, Chair,
and Commission Members
Historic Properties & Historic
Preservation Commission
City of Hartford
260 Constitution Plaza
Hartford, CT 06103

Mr. I Charles Mathews, Director of
Department of Development Services
Ms. Aimee Chambers, AICP, Director of
Planning
City of Hartford
260 Constitution Plaza
Hartford, CT 06103

Re: Application of The Hartford Dispensary d/b/a Root Center for Advanced Recovery

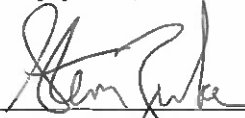
Dear Chair Jahnke, Commission Members, Mr. Mathews, and Ms. Chambers:

Hartford Dispensary Real Estate, Inc., an affiliate of The Hartford Dispensary d/b/a Root Center for Advanced Recovery ("Root Center"), is under contract to purchase the real property located at 35-39 Lafayette Street (Parcel ID 225-440-113), 152-154 Oak Street (Parcel ID 226-440-108), 156-158 Oak Street (Parcel ID 226-440-109), and 162-164 Oak Street (Parcel ID 226-440-110) in Hartford, Connecticut (the "Subject Property"). Root Center will be filing one or more applications with the Historic Properties & Historic Preservation Commission related to the development of a methadone clinic on the Subject Property.

The law firm of Hinckley Allen is our legal counsel for these applications. Root Center hereby authorizes Hinckley Allen to execute any application forms or other documents in connection with these applications, and to submit documentation pertaining to the applications on its behalf. Attorneys Timothy Hollister and Andrea Gomes of Hinckley Allen will be the primary contacts on this matter.

Thank you for your consideration concerning this matter.

Very truly yours,

By: 
The Hartford Dispensary d/b/a Root
Center for Advanced Recovery
Duly Authorized

Courthouse Lenders, LLC
1 Financial Plaza
Hartford, CT 06103

June 27, 2022

Ms. Josye Utick, Chair,
and Commission Members
Planning & Zoning Commission
City of Hartford
260 Constitution Plaza
Hartford, CT 06103

Mr. I Charles Mathews, Director of
Department of Development Services
Ms. Aimee Chambers, AICP, Director of
Planning
City of Hartford
260 Constitution Plaza
Hartford, CT 06103

Re: Zoning Applications of The Hartford Dispensary d/b/a Root Center for
Advanced Recovery

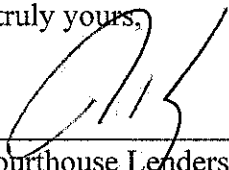
Dear Chair Utick, Commission Members, Mr. Mathews, and Ms. Chambers:

Courthouse Lenders, LLC is the owner of the real property located at 35-39 Lafayette Street (Parcel ID 225-440-113), 152-154 Oak Street (Parcel ID 226-440-108), 156-158 Oak Street (Parcel ID 226-440-109), and 162-164 Oak Street (Parcel ID 226-440-110) in Hartford, Connecticut (the "Subject Property"). Hartford Dispensary Real Estate, Inc., an affiliate of The Hartford Dispensary d/b/a Root Center for Advanced Recovery ("Root Center"), is under contract to purchase the Subject Property.

Courthouse Lenders, LLC understands that Root Center will be filing one or more applications with the Planning & Zoning Commission related to the development of a methadone clinic on the Subject Property. Courthouse Lenders, LLC authorizes Root Center, and its legal counsel at Hinckley Allen, to pursue all necessary land use applications with the City of Hartford regarding the proposed development of the Subject Property.

Thank you for your consideration concerning this matter.

Very truly yours,

By: 

Courthouse Lenders, LLC
Duly Authorized

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RESUMES



EDUCATION

Pennsylvania State University
Bachelor of Arts and
Bachelor of Science in Architecture

Harvard Business School
High Potential Leadership Program

REGISTRATIONS

Registered Architect
in Connecticut, Massachusetts,
New Hampshire, New York,
New Jersey, Maryland,
Pennsylvania and Florida

National Council of Architectural
Registration Boards (NCARB)

Ted began his architecture career with Tecton in 1994. His role and responsibility grew with expanding opportunities and he was appointed CEO in 2011. The perspective gained by building a career with a single firm has shaped Ted's leadership approach, instilling a commitment to developing internal talent and identifying emerging leaders. As Project Executive, Ted has managed many of Tecton's most complex and time sensitive projects, with an eye on team composition, consistent communication and overall team performance.

RELEVANT PROJECT EXPERIENCE

- Root Center for Advanced Recovery | New Health Clinic | New Britain, CT
- Root Center for Advanced Recovery | Health Clinic Renovations | Middletown, Manchester, Hartford, New London, Bristol, CT
- Hartford Hospital | Center for Education, Simulation and Innovation | Hartford, CT
- Hartford Healthcare | Multiple locations
- Wheeler Clinic | Integrated Integrated Medicine/Behavioral Health Center | Hartford, CT
- Wheeler Clinic | Integrated Integrated Medicine/Behavioral Health Center | Waterbury, CT
- Wheeler Clinic | Integrated Integrated Medicine/Behavioral Health Center | New Britain, CT
- Wheeler Clinic | Integrated Integrated Medicine/Behavioral Health Center | Plainville, CT
- Baystate Health | Histology Lab | Springfield, MA
- Baystate Pioneer Valley Life Sciences Institute (PVLISI) | Springfield, MA
- Baystate Health Animal Care Facility (BACF) | Springfield, MA
- Eversource Energy | Service Center Renovations | Hartford, Berlin and Meriden, CT
- Rogers Corporation | US Research & Development Manufacturing Headquarters | Rogers, CT
- Arburg International | Sales and Service Center | Rocky Hill, CT
- Chemtura Research Center | Naugatuck, CT
- State of Connecticut | Consolidation of Government Offices | Hartford, CT
- Emhart Glass | Research & Development Manufacturing Locations | CT, FL and NY
- King Industries | New Campus Master Plan and Manufacturing Buildings | Waterbury, CT
- Pitney Bowes Global Technology Center | Danbury, CT
- Pratt & Whitney | Center for Quality and Process Engineering | East Hartford, CT
- State of Connecticut | Forensic Science Laboratory Meriden, CT
- Trumpf, Inc. | US Manufacturing Headquarters | Farmington, CT

Tecton
ARCHITECTS

RESUMES



EDUCATION

Porter School of Design
Associate of Science in Architecture

AFFILIATIONS

Construction Specifications Institute

Porter & Chester Institute
Program Advisor

Construction Institute

Birch Grove School
Building Committee
Tolland, CT

PAUL TIRRELL

ASSOCIATE PRINCIPAL, SENIOR PROJECT MANAGER

Paul has worked with Tecton for more than 40 years and currently leads many of Tecton's most complex healthcare projects. His specialized knowledge and experience are key elements when serving as a liaison between the owner, general contractor and architect. His experience in design, document review, specification writing, zoning regulation and code review, client/consultant coordination, product research, budget review/conformance, existing condition review, building surveys and cost estimate compilation provide a tremendous resource to Tecton and clients alike.

RELEVANT PROJECT EXPERIENCE

- Root Center for Advanced Recovery | New Health Clinic | New Britain, CT
- Root Center for Advanced Recovery | Health Clinic Renovations | Middletown, Manchester, Hartford, New London, Bristol, CT
- Saint Mary's Hospital | Emergency Department Renovation | Waterbury, CT
- Middlesex Hospital | Behavioral Health Emergency Department | Middletown, CT
- Middlesex Hospital | Integrated Medicine | Middletown, CT
- Middlesex Hospital | Occupational Therapy Renovation | Madison, CT
- Connecticut Children's Medical Center | Dialysis Center | Hartford, CT
- Connecticut Children's Medical Center | Primary Care | Farmington, CT
- Natchaug Hospital | Journey House Addition | Mansfield, CT
- DaVita Dialysis Centers | 400+ Locations throughout the Northeast/Mid-Atlantic
- U.S. Renal Care | Dialysis Centers | Multiple Locations
- Centerplan Construction | Medical Office Building | Hamden, CT
- Kevin's Community Center | Pediatric Medical Office Building | Newtown, CT
- Groups - Recover Together | Life Safety Assessments | Multiple Locations
- State of Connecticut | Forensic Science Laboratory | Meriden, CT
- Bond Vet | New Clinics | Multiple Locations
- Genesis Health Ventures | Multiple Locations
- Health Bridge | Milford, CT
- Athena Healthcare | Multiple Locations

Tecton
ARCHITECTS



HALLISEY, PEARSON & CASSIDY Engineering Associates, Inc.

630 Main Street
Cromwell, CT 06416-1444

TELEPHONE: (860) 529-6812

FAX: (860) 721-7709

Paul A. Hallisey, P.E. & L.S.

James P. Cassidy, P.E.

HISTORY OF FIRM

P K Engineering Associates, Inc. was founded and incorporated in 1979 by Paul A. Hallisey, P.E. & L.S., its President and Managing Officer. In 1997, a former employee, James P. Cassidy II, P.E., re-joined the firm as Partner and the firm name was changed to **HALLISEY, PEARSON & CASSIDY ENGINEERING ASSOCIATES, INC.** The firm has been based in the Hartford area since 1979 and is most recently located at 630 Main Street in Cromwell.

For over forty years, the firm has provided clients with civil engineering, construction engineering and land surveying services. It has maintained a close relationship with local, state and federal agencies, as well as architects, developers, contractors and other related professionals.

PROFESSIONALS

Paul A. Hallisey, P.E. & L.S. holds a Bachelor of Civil Engineering from Catholic University of America, awarded in 1953. He is a Registered Professional Engineer in the States of Connecticut (No.7761) and Massachusetts (No.30523), and a Registered Land Surveyor in the State of Connecticut (No. 7761) and is the President of Hallisey, Pearson & Cassidy Engineering Associates, Inc.

He is a current member of the Connecticut Association of Land Surveyors, Connecticut Construction Industries Association, American Society of Civil Engineers, Connecticut Society of Civil Engineers and International Union of Operating Engineers, Local 478, and a past member of the Rocky Hill Planning & Zoning Commission.

James P. Cassidy II, P.E. holds an Associates of Civil Engineering Degree, awarded in 1987. He is a Registered Professional Engineer in the State of Connecticut (No. 20665).

Mr. Cassidy is responsible for civil engineering design, land surveying and construction surveying and has worked on municipal, commercial, industrial and residential projects within the field. Mr. Cassidy is responsible for and very familiar with obtaining municipal and state approvals for the majority of the projects for the firm. He is a current member of the Connecticut Society of Civil Engineers and the Connecticut Association of Land Surveyors.

Justin M. Packard, E.I.T, holds a Bachelor of Science in both Civil Engineering and Environmental Engineering from Clarkson University, awarded in 2018. He was licensed as an Engineer-in-Training (No. 12517) by the State of Connecticut in July 2019.

HIGHLIGHTED PROJECTS

Capitol Region Education Council

Progress Drive Wethersfield, CT

James P. Cassidy, Project Engineer (done under Hallisey & Herbert)

This project involved land surveying and site/civil design for a new 18,000 square foot school for hearing impaired children.

The site design of this project consisted of parking lots and pedestrian walkways to service the new building, a playground area and a landscaped buffer to provide a natural transition between a sensitive abutting residential neighborhood and the school. Mr. Cassidy was responsible for all aspects of this project from its conception through municipal approval and construction.

Corpus Christie Church and School

Silas Deane Highway Wethersfield, CT

James P. Cassidy & Lloyd A. Pearson

This project involved the land surveying and construction surveying services for a new addition to the existing school on this site.

First School Society (Village Cemetery)

Main Street Wethersfield, CT

Paul A. Hallisey, Project Engineer

This project involved continuing surveying services and preparation of plans and civil design for cemetery expansions. Mr. Hallisey has been a member of the First School Society of Wethersfield, the governing body of the Village Cemetery for the past 25 years.

1000 Main Street Wethersfield, CT

1000 Main Street Wethersfield, CT

1000 Main Street Wethersfield, CT

This project included surveying and civil/site design to renovate a security entrance and compliance with ADA regulations.

Fernridge Park

Fern Road, West Hartford

James P. Cassidy, Project Engineer

This project included surveying and civil/site design for compliance with ADA regulations.

Lenard Farm Estates
Willow Street
Wethersfield, CT
James P. Cassidy, Project Engineer

This project consisted of the design of a 21-lot residential subdivision.

The subdivision involved the design of 3 new municipal roads, totaling approximately 1,200 feet in length, and utilities within the roadway, storm drainage design and improvement on and off-site and permitting from municipal agencies.

Wethersfield Country Club
Country Club Road
Wethersfield, CT
James P. Cassidy, Project Engineer

This project consisted of the civil design of new Pro Shop Patio area, golf cart path improvements and parking area.

Wethersfield high School
Wolcott Hill Road
Wethersfield, CT
James P. Cassidy, Project Engineer

This project involved the site planning and design of new dugouts and an athletic equipment storage building within the existing athletic fields.

Theresa A. Rook Retirement Community
Timber Hill Road
Cromwell, CT
James P. Cassidy, Project Engineer

This project involved the site design and permitting for a new 64-unit retirement community on a 16 acre hilltop site. A complex network of detention basins were designed as part of this project to eliminate existing drainage problems. In addition to the detention basin system, a significant off-site storm drainage system was designed to convey storm water from the site to a nearby brook.

HIGHLIGHTED MUNICIPAL & FEDERAL PROJECTS

Clarkstown Police Facility

Clarkstown, NY

Services performed: construction surveying

Connecticut Department of Correction- Complex -Z, Firing Range

Cheshire, CT

Services performed: construction surveying

Enfield Road 2000 Program

Enfield, CT

Services performed: construction surveying

Hartford Police Station

Hartford, CT

Services performed: construction surveying

Groton-New London Airport

Groton, CT

Services performed: site planning and survey for new building

Hartford Post Office

Hartford, CT

Services performed: site planning and survey for additions

Springdale Station Post Office

Stamford, CT

Services performed: construction surveying

HIGHLIGHTED HOSPITAL PROJECTS

St. Francis Hospital & Medical Center

Hartford, CT

Services performed: land & construction surveying and site planning

Bristol Medical Center

Bristol, CT

Services performed: construction surveying

UConn Medical Center

Farmington, CT

Services performed: land & construction surveying and site planning

Greenwich Hospital Cancer Center

Greenwich, CT

Services performed: construction surveying

CLIENT REFERENCE LIST

Drisdelle Homes LLC
915 Silas Deane Highway
Wethersfield, CT 06109
Phone: (860) 563-6020
Contact: Ron Drisdelle

Shepard Steel Company
110 Meadow Street
Hartford, CT 06114
Phone: (860) 250-6288
Contact: Dan Moyal

Lawlor Builders Inc.
114 Peria Drive
Rocky Hill, CT 06067
Phone: (860) 257-1180
Contact: Tim Lawlor

Ralph Camputaro & Son Excavating, Inc.
1 Enterprise Drive
North Branford, CT 06471
Phone: (203) 668-4574
Contact: Nick Miano

C.S. Margison, Inc.
28 Round Hill Road
Farmington, CT 06032
Phone: (860) 676-0604
Contact: Doug Margison

Berlin Steel Construction Company
76 Depot Road
Kensington, CT 06037
Phone: (860) 798-6512
Contact: Steve Rich

New England Retail Properties, Inc.
150 Hartford Avenue
Wethersfield, CT 06109
Phone: (860) 529-9000
Contact: Matthew Halprin

Town of Cromwell
Engineering Department
41 West Street
Cromwell, CT 06416
Phone: (860) 632-3420
Contact: Jon Harriman, P.E.

Engineering Department
761 Old Main Street
Rocky Hill, CT 06067
Phone: (860) 258-2766
Contact: Stephen Sopelak, P.E.

Dimeo Construction Company
700 State Street Suite 101
New Haven, CT 06511
Phone: (203) 464-9116
Contact: Greg Manzollilo

M.T. Ford Industries, Inc.
645 Main Street
Somers, CT 06071
Phone: (860) 281-3991
Contact: Hector Andrade

Executive Auto Group, Inc.
1180 North Colony Road
Wallingford, CT 06492
Phone: (866) 660-1498
Contact: John L. Orsini

Tomasso Brothers, Inc.
1 Liberty Square
New Britain, CT 06051
Phone: (860) 224-9977
Contact: Leo Gagne