



Center for Community Agriculture

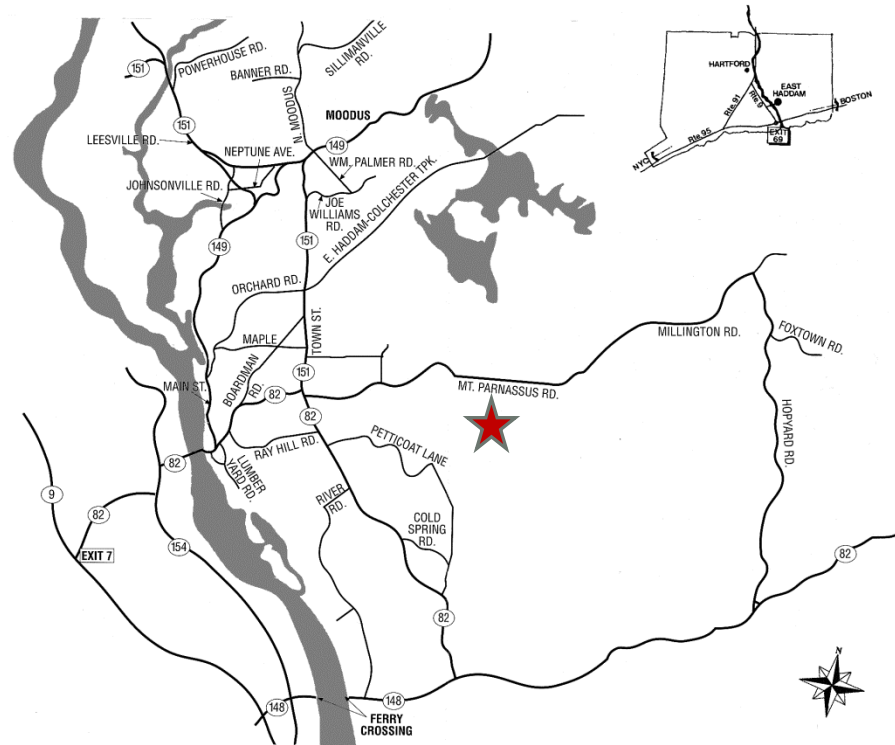
GROWING BUSINESS. CULTIVATING COMMUNITY.

Public Informational Forum
June 25, 2014



An East Haddam Municipal Project

- Town-owned Open Space land
- 218 Mt. Parnassus Rd. – site of former Harris family farm



Regional Agriculture Center

- 5+ years idea & info.
- Led by Board of Selectmen
- Volunteers & Staff
- Follow Plan of C&D
- Grant funding
- 2014-move from ideas to action





Rural Economic Development

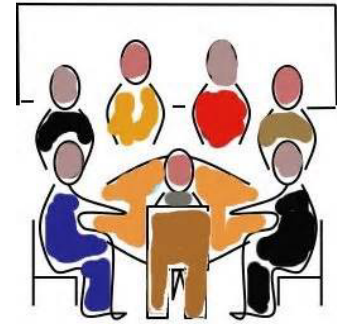
Food production (farm plots)
Processing (commercial kitchen)
Shared infrastructure & support

Grow existing business
Draw business to location
New related businesses

Available materials
Unique to East Haddam
Create our success

Project Working Group

- Mark Walter – First Selectman
- Craig Mansfield – Facilities Director
- Jim Ventres – Land Use Administrator
- Peter Simmons – Economic Dev. Coordinator
- Scot Mackinnon – Agriculture Commission Chairman
- Deb Mathiasen – CCA Project Assistant





Business Plan

- Summary Sept. 2013
- Updated June 2014
- Small Business Development Center Advisor



- Add specifics of kitchen equipment, processes
- Continue to expand and update

Synergy: people, place, & activities

- Organic farm and land-based enterprises
- Economic, social and educational opportunities
- Protecting natural resources
- Regional food system





Local and Organic Since 1982



CT NOFA (Northeast Organic Farming Association) is an independent non-profit organization dedicated to strengthening the practices of ecologically sound farming and gardening, and to the development of local sustainable agriculture.



Food Production/Farming

- Garden Plots
- High Tunnels
- Greenhouse
- Storage
- Farmland lease



Farm Incubator Business Program

- Training & mentoring
- Resource library
- Potential for group purchasing
- Shared equipment
- Expanding off-site



Food Processing

- Commercial kitchen
- Multi-use equipment & operations
- Cold storage



Project Development

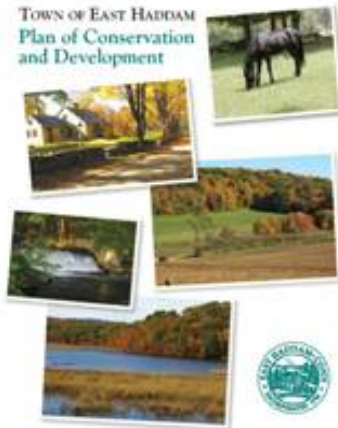
- Planning for Agriculture: A Guide for Connecticut Municipalities
- Center for an Agricultural Economy & VT Food Venture Center
- Franklin Country Community Development Corporation & Western MA Food Processing Center





Location

"The Connecticut Valley is one of the most productive and valuable areas in the Northeast because of the long growing season and proximity to cities and towns." – *U.S. Department of Agriculture*



Plan of Conservation and Development

Approved August 2008, reviewed annually
Municipal plan consistent with State of CT
Conservation and Development policies



Harris Property Acquisition

Property Purchase Price	\$585,000
State of Connecticut DEEP Grant	<u>(108,900)</u>
*Net amount bonded by Town	\$476,100

**Included \$15,000 for barn removal and land clearing for municipal use.*



Grants & Donations for CCA

State of CT STEAP 2013	\$431,200
State of CT Dept. Ag. 2013	\$20,000
Private Business Donation 2013	\$25,000
Consumers Union of U.S. 2013	<u>\$16,000</u>
Total Grants & Donations	\$492,200



Town of East Haddam Budgeted Expenditures

Actual expenditures (FY 2013 and 2014):

Land clearing (field areas)	\$13,508
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Budgeted expenditures (unspent):

Capital Projects well (funded 2013)	\$11,000
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Operating Costs 2014-2015	<u>\$6,000</u>
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Total Budgeted Expenditures	\$17,000
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Total	\$30,508
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Site Plan & Building Design

George Fellner Associates Architects



Center for Community Agriculture

GROWING BUSINESS. CULTIVATING COMMUNITY.

Fellner Associates Architects



Center for Community
Agriculture

218 Mt. Parnassus Road
East Haddam, Connecticut

Project Team

CCA Building Team

Mark Walter	First Selectman
Jim Ventres	Land Use Administrator
Craig Mansfield	Facilities Director
Peter Simmons	Economic Development Coordinator
Scot Mackinnon	Agriculture Commission Chairman
Deb Mathiasen	CCA Project Assistant

Fellner Associates Architects

George Fellner	Principal/Project Architect
Mark Degnan	Project Manager

TO Design

Phil Barlow	Principal/Project Landscape Architect
Roger Nemergut	Site Engineer Consultant

Design Team

Fellner Associates Architects

Architect

TO Design

Landscape Architect & Site Engineer

Perrone & Zajda

Structural Engineer

Consulting Engineering Services

MEP Engineer



Model for Agricultural Economic Development

The Center for Community Agriculture will serve as the model for agricultural economic development for Connecticut small towns with limited infrastructure and the desire to grow, while maintaining the rural character of the community.



Vision

The vision for the Center for Community Agriculture (CCA) is viewed as a catalyst for agricultural economic development; farm and land-based enterprises, which generate economic, social, and educational opportunities, while protecting natural resources.

The three main activities of the Center for Community Agriculture:

- Food Production/Farming (Garden plots, High Tunnels, Greenhouse, Storage)
- Food Processing (Commercial Kitchen, Resources/Training, Storage)
- Farm Incubator Business Program








Harris Property
130 acres
Mt Parnassus Rd

Area is open 1/2 hour before
sunrise to 1/2 hour after sunset










No motorized vehicles

Archery hunting by permit only
Please wear bright orange
during the hunting season


Trails - 

Parking 

Legend

-  Property lines
-  contours - 5 ft
-  roads
-  fences
-  driveway
-  buildings
-  tree line
-  water
-  streams

500 250 0 500 Feet

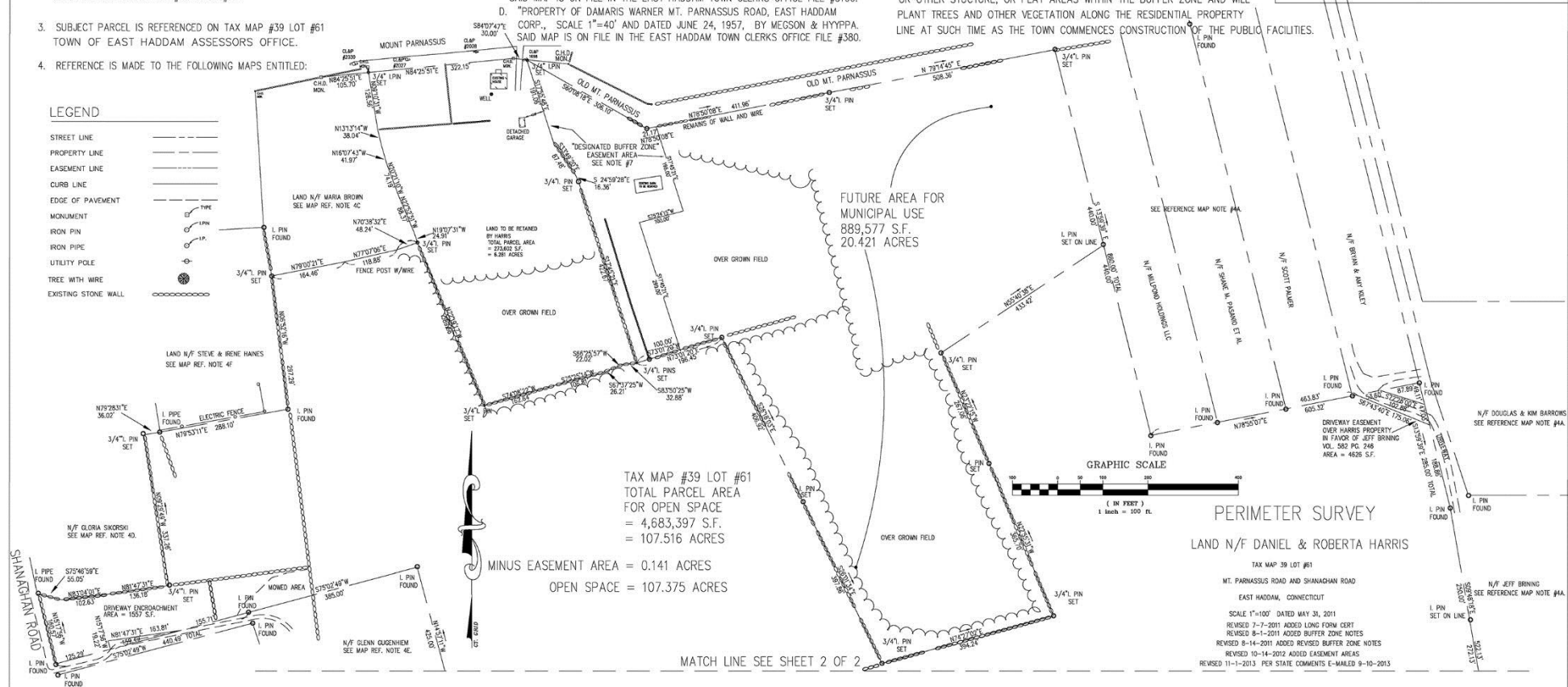


NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 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. IT IS A "PROPERTY SURVEY" BASED UPON A "FIRST SURVEY" CONFORMING TO HORIZONTAL ACCURACY CLASS "A-2". THIS MAP IS INTENDED TO BE USED TO SHOW PROPERTY LINES AND ENCROUCHMENTS ON THIS PARCEL.
2. BEARINGS DEPICTED HEREON ARE BASED UPON THE CONNECTICUT GRID SYSTEM HOLDING CGS MONUMENTS #585 AND #584
3. SUBJECT PARCEL IS REFERENCED ON TAX MAP #39 LOT #61 TOWN OF EAST HADDAM ASSESSORS OFFICE.
4. REFERENCE IS MADE TO THE FOLLOWING MAPS ENTITLED:

LEGEND

STREET LINE	---
PROPERTY LINE	---
EASEMENT LINE	---
CURB LINE	---
EDGE OF PAVEMENT	---
MONUMENT	○
IRON PIN	●
IRON PIPE	○
UTILITY POLE	○
TREE WITH WIRE	○
EXISTING STONE WALL	---



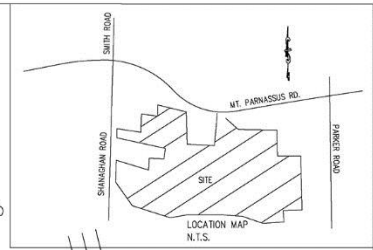
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

ROBERT R. WEAVER, L.S. #15465

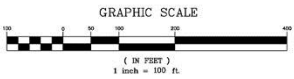
I HEREBY DECLARE TO CHICAGO TITLE INSURANCE COMPANY, THAT THIS SURVEY WAS CONDUCTED ON THE GROUND ON 5/31/2011 AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON AND THAT UNLESS OTHERWISE DEPICTED OR NOTED HEREON: (A) ALL BUILDINGS HAVE BEEN LOCATED; (B) BUILDINGS DO NOT ENCRUCH OVER STREET, TITLE OR EASEMENT LINES; AND (C) BUILDINGS DO NOT VIOLATE MUNICIPAL SETBACK REQUIREMENTS OR ZONING RESTRICTIONS PERTAINING TO THE LOCATION OF THE BUILDINGS OTHER THAN THOSE DEPICTED HEREON.

- A. "RESUBDIVISION OF LAND OF HARRIS, ET AL. MT. PARNASSUS ROAD, EAST HADDAM, CONNECTICUT, SCALE 1"=40' AND DATED MAY 1988, BY RICHARD ZIOBRON, L.S., SHEETS 1,2,3, AND 4 OF 4. SAID MAP IS ON FILE IN THE EAST HADDAM TOWN CLERKS OFFICE FILE #1905.
- B. "SUBDIVISION OF LAND OF BERTHA, DANIEL & ROBERTA HARRIS, PARKER RD. EAST HADDAM CONNECTICUT, SCALE 1"=40' AND DATED FEB 11, 1985, BY HALLISEY & HERBERT, SHEET 1 OF 1. SAID MAP IS ON FILE IN THE EAST HADDAM TOWN CLERKS OFFICE FILE #1580.
- C. "MAP SHOWING PROPERTY TO BE CONVEYED TO JAMES G. PATILLO IV, 200 MOUNT PARNASSUS ROAD EAST HADDAM, CONNECTICUT, SCALE 1"=40' DATED MAY 13, 1998 BY WILLIAM F. ORSINE & ASSOCIATES. SAID MAP IS ON FILE IN THE EAST HADDAM TOWN CLERKS OFFICE FILE #3100.
- D. "PROPERTY OF DAMARIS WARNER MT. PARNASSUS ROAD, EAST HADDAM CORP., SCALE 1"=40' AND DATED JUNE 24, 1957, BY MEGSON & HYPPA. SAID MAP IS ON FILE IN THE EAST HADDAM TOWN CLERKS OFFICE FILE #380.

- E. "LOT LINE REVISION LAND NOW OR FORMERLY OF GLEN GUGGENHEIM 94 SHANAGHAN ROAD, AND LAND NOW OR FORMERLY OF DIANE P. GUGGENHEIM, 88 SHANAGHAN ROAD EAST HADDAM CONNECTICUT, SCALE 1"=40' DATED SEPT. 15, 2006, BY ROBERT WEAVER, L.S..
- F. "LOT LINE REVISION BETWEEN DANIEL AND ROBERTA HARRIS AND STEVE AND IRENE HAINES, 112 SHANAGHAN ROAD, EAST HADDAM CT. SCALE 1"=40' DATED AUG. 24, 2004, BY ROBERT WEAVER, L.S.
- G. THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
- H. RECREATIONAL FIELDS WILL BE KNOWN AS "HARRIS RECREATIONAL COMPLEX" AND ONE ROAD IN THE COMPLEX TO BE NAMED "SOL HARRIS DRIVE".
- I. "DESIGNATED BUFFER ZONE-EASEMENT AREA- THE TOWN SHALL BE RESTRICTED FROM CONSTRUCTING ANY PAVED OR UNPAVED PARKING AREAS, BUILDINGS OR OTHER STRUCTURE, OR PLAY AREAS WITHIN THE BUFFER ZONE AND WILL PLANT TREES AND OTHER VEGETATION ALONG THE RESIDENTIAL PROPERTY LINE AT SUCH TIME AS THE TOWN COMMENCES CONSTRUCTION OF THE PUBLIC FACILITIES.



FOR SURVEY NOTES SEE SHEET 1 OF 2

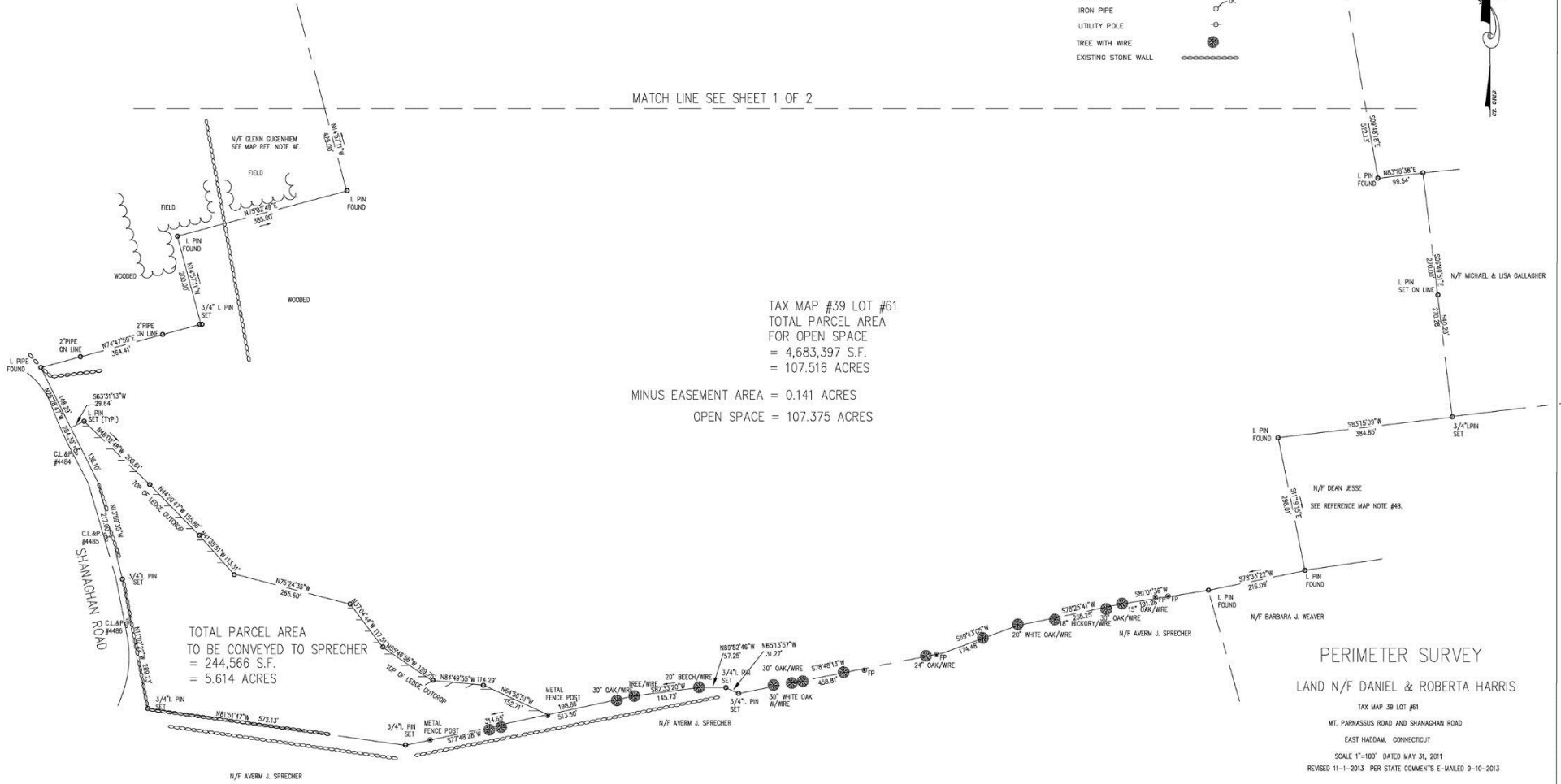


LEGEND

- STREET LINE
- PROPERTY LINE
- EASEMENT LINE
- CURB LINE
- EDGE OF PAVEMENT
- MONUMENT
- IRON PIN
- IRON PIPE
- UTILITY POLE
- TREE WITH WIRE
- EXISTING STONE WALL



MATCH LINE SEE SHEET 1 OF 2



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

ROBERT R. WEAVER L.S. #15465

PERIMETER SURVEY
LAND N/F DANIEL & ROBERTA HARRIS
TAX MAP 39 LOT #61
MT. PARNASSUS ROAD AND SHANGHAN ROAD
EAST HADAM, CONNECTICUT
SCALE 1"=100' DATED MAY 31, 2011
REVISED 11-1-2013 PER STATE COMMENTS E-MAILED 9-10-2013

ROBERT R. WEAVER, L.S.

CONNECTICUT REGISTERED LAND SURVEYOR

COMMERCIAL-RESIDENTIAL

OVER 35 YEARS EXPERIENCE LAND SURVEYING AND LAND PLANNING

MORTGAGES-BOUNDARY-TOPOGRAPHY-SUBDIVISIONS-CONSTRUCTION STAKE-OUT

147 PARKER ROAD, EAST HADAM, CONNECTICUT 06423

PHONE 860-873-2901 FAX 860-873-2902

WTI-264.DWG



REVISIONS:



**FELLNER
ASSOCIATES
ARCHITECTS**

15' MAIN STREET,
EAST HADDAM, CONNECTICUT 06423
TEL: (860) 872-8335

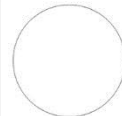


**TO
DESIGN**

110 West Main Street, Suite 201
New Britain, CT 06051
P: 860.451.1100
F: 860.451.1102
www.todesigninc.com

PROJECT NAME:
CENTER FOR COMMUNITY AGRICULTURE
218 MOUNT PARNASSUS ROAD, EAST HADDAM, CT

SHEET NAME:
SITE PLAN



JOB NO.: 100
DRAWN BY: A.
SCALE: 1" = 100'
DATE: 5/21/14
SHEET NO.: L-2.1

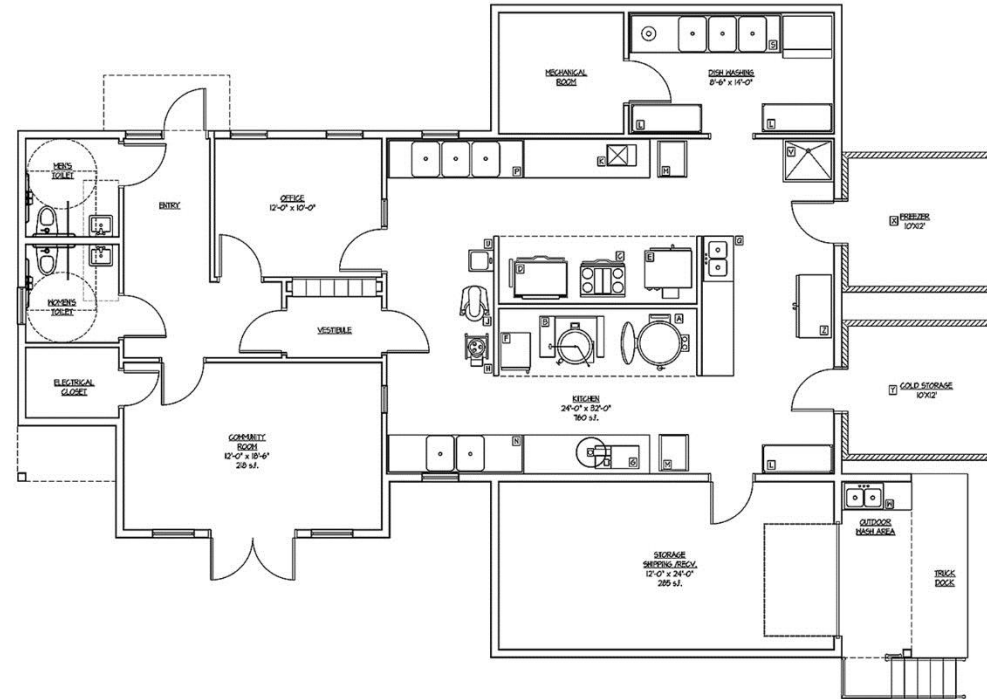
TO DESIGN #044

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Sustainable Site Strategies

- Permeable surfaces
- Natural drainage
- Optimization/minimum re-grading
- Indigenous landscaping
- Recyclable materials
- Waste Management
- Building Orientation





KITCHEN EQUIPMENT LEGEND

- A - 60 GALLON STEAM KETTLE
- B - 30 GALLON STEAM KETTLE (PROTOTYPES)
- C - 4-BURNER GAS STOVE W/ OVEN
- D - SKILLET/FRY STATION
- E - HEAVY DUTY CONVECTION OVEN
- F - 200 DEG. PROOFING CABINET (BAKING & COOLING)
- G - VOLUMETRIC PISTON FILLER
- H - ROBO COUPE WITH PULP MAKING ATTACHMENT
- J - ROBERT MIXER W/ 20 QT OR 40 QT CHOPPER WIRE DRYING RACKS
- K - VACUUM SEALERS (1 OR 2)
- L - WIRE RACK SHELVING (MODULAR KITCHEN UTENSILS, ETC.)
- M - MOVABLE TRAY RACKS (GLASS)
- N - 2-BAY SINK W/ ADJACENT MOVABLE TABLE (GENERAL PREP AREA)
- P - 3-BAY POT SINK W/ ADJ. MOVABLE TABLE (GENERAL PREP AREA)
- Q - 2-BAY SINK W/ ADJACENT MOVABLE TABLE (CONTROLLED WASH AREA)
- S - 3-BAY DISH WASHING SINK
- T - DISHWASHER
- U - EMERGENCY HAND WASHING SINK
- V - FLOOR MOUNTED JANITOR SINK
- W - OUTDOOR WASH SINK
- X - EXTERIOR WALK-IN FREEZER
- Y - EXTERIOR WALK-IN COOLER
- Z - DOUBLE DOOR REFRIGERATOR (DRY USE)

1 FLOOR PLAN -PHASE I
A-10 SCALE: 1/4"=1'-0"

TOTAL GROSS SQUARE FOOTAGE: 2,060 s.f.

REVISIONS:

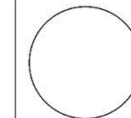


18 MAIN STREET,
EAST HADDAM, CONNECTICUT 06423
TEL (860) 873-0230

PROJECT NAME: CENTER FOR COMMUNITY AGRICULTURE
218 MOUNT PARNASSUS ROAD, EAST HADDAM, CONNECTICUT
SHEET NAME: PRELIMINARY FLOOR PLAN -PHASE 1

PROJECT NAME:

SHEET NAME:



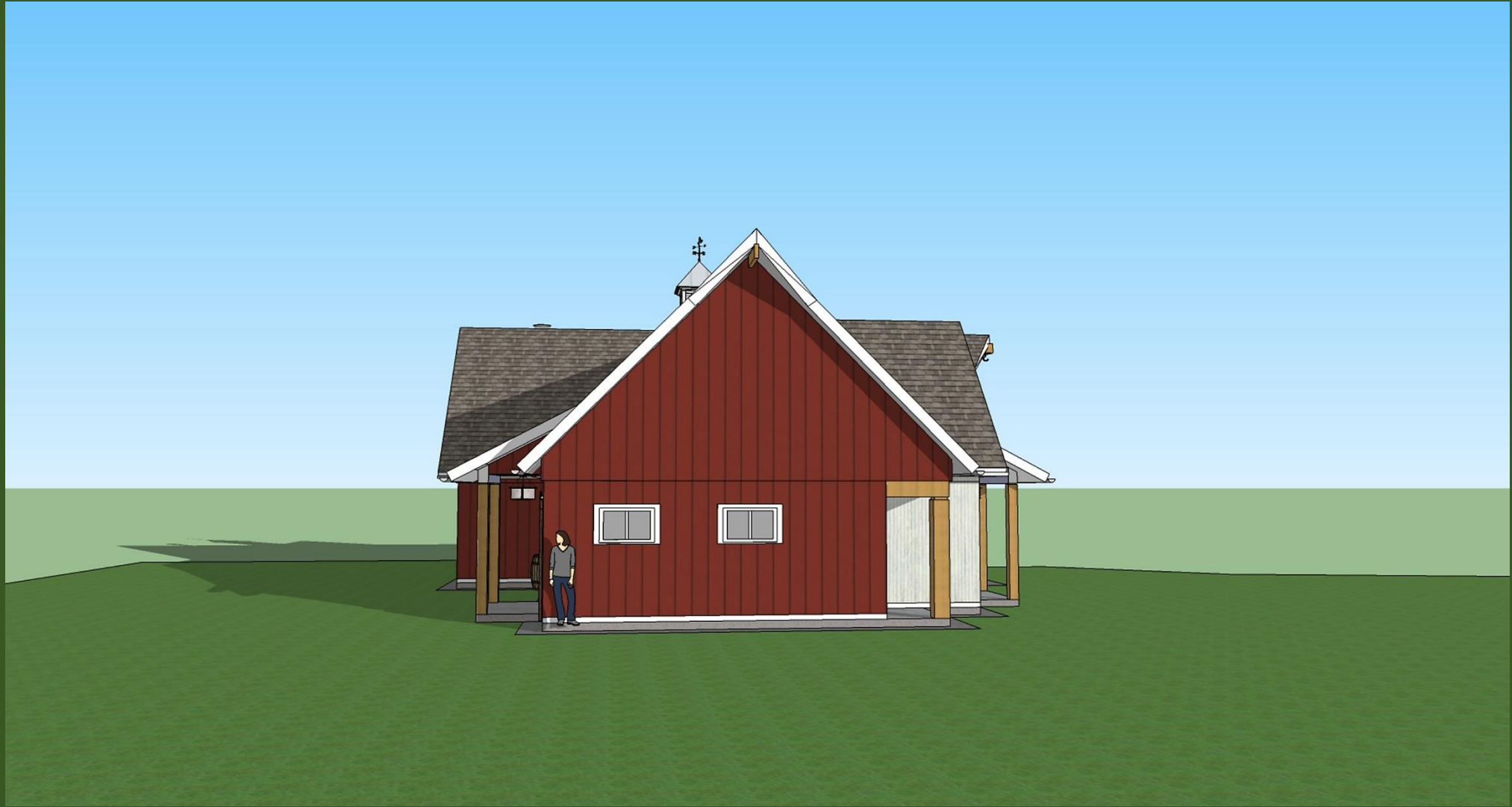
JOB NO.: 141
DRAWN BY: SKJ
CHECKED BY: SKJ
DATE: 10-10-2014
SHEET NO.: A10

Architectural Concept: Barn Vernacular

- Architecture as form, expressing the manifestation of the CCA vision
 - Synthesis for farming & food processing
 - Generator of economic/social/educational opportunities
 - A seed for start-up business programs
- A symbol for living/working realities of the farming community
- A vocabulary representing an agrarian mindset
- Form/elements/details: iconic connections
- Architecture that identifies with the rural character of East Haddam



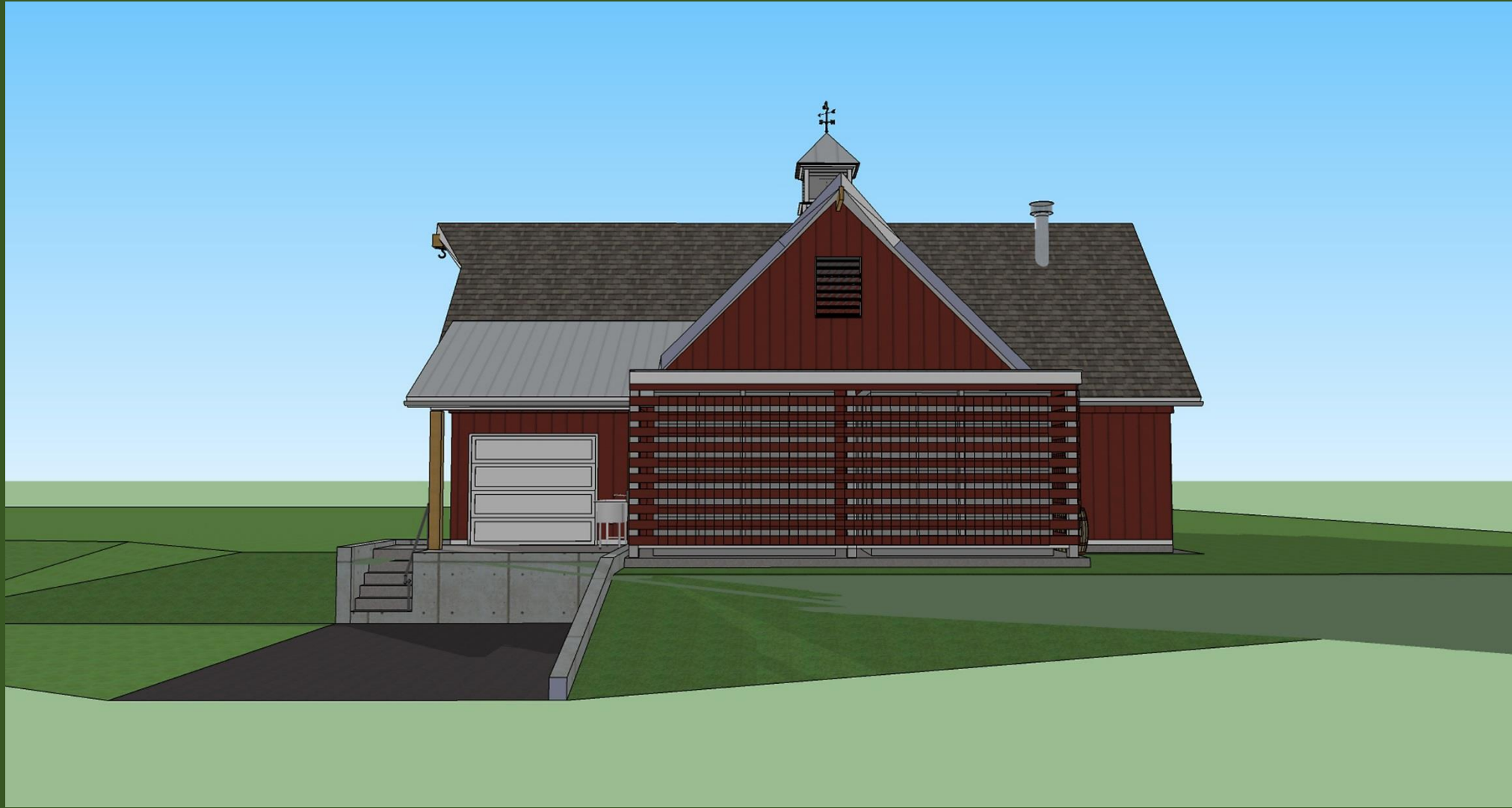








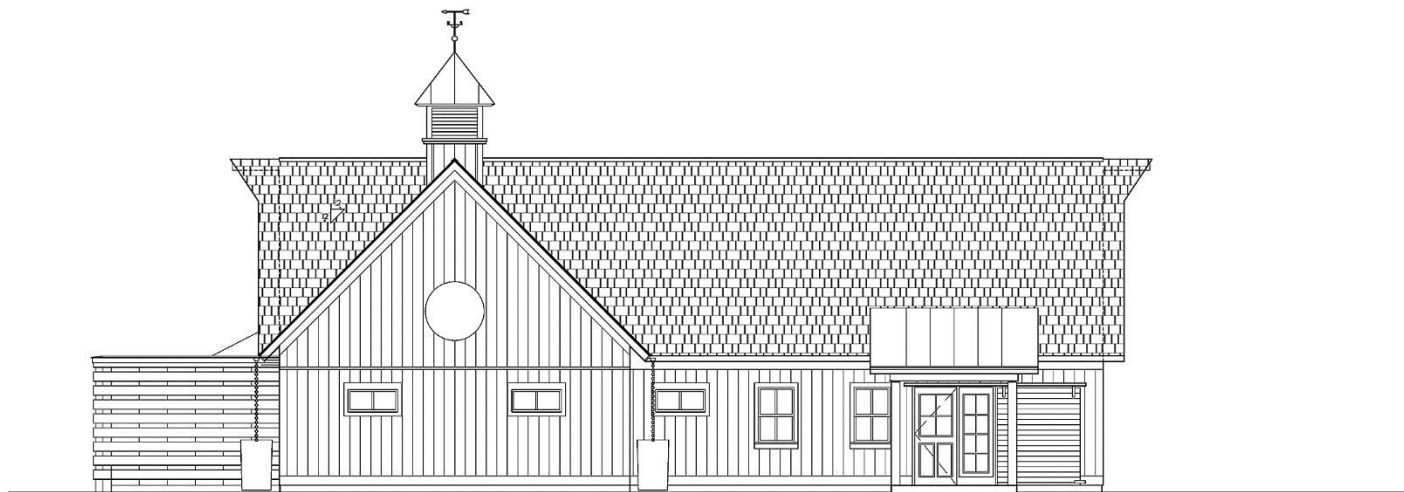




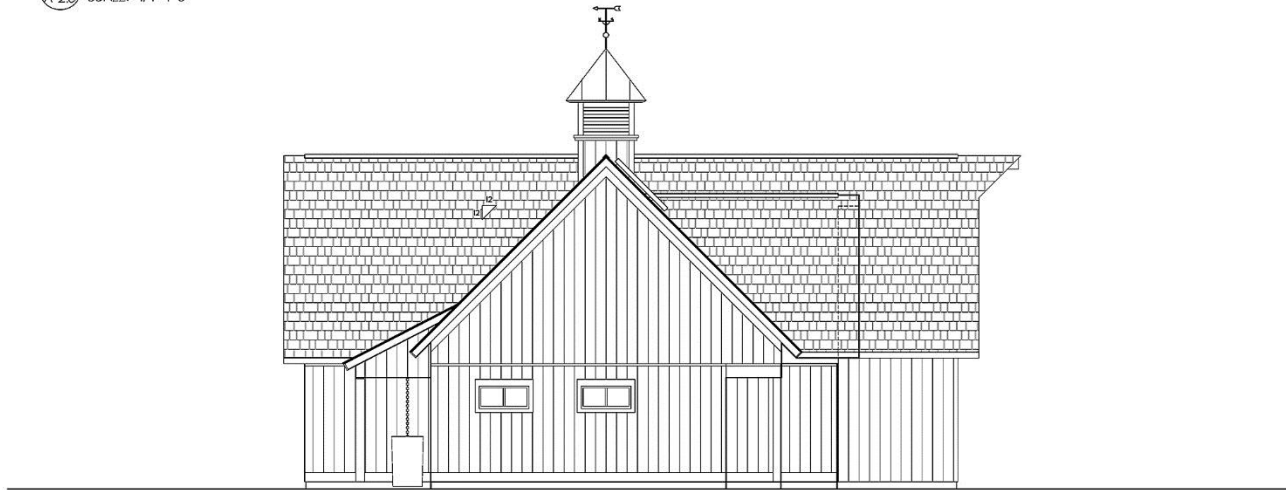








2 NORTH ELEVATION
A-20 SCALE: 1/4"=1'-0"



1 WEST ELEVATION
A-20 SCALE: 1/4"=1'-0"

REVISIONS:



FELLNER
ASSOCIATES
ARCHITECTS

10 MAIN STREET
EAST HADDAM, CONNECTICUT 06423
TEL (860) 879-8280

PROJECT NAME:
CENTER FOR COMMUNITY AGRICULTURE
SUS ROAD, EAST HADDAM, CONNECTICUT

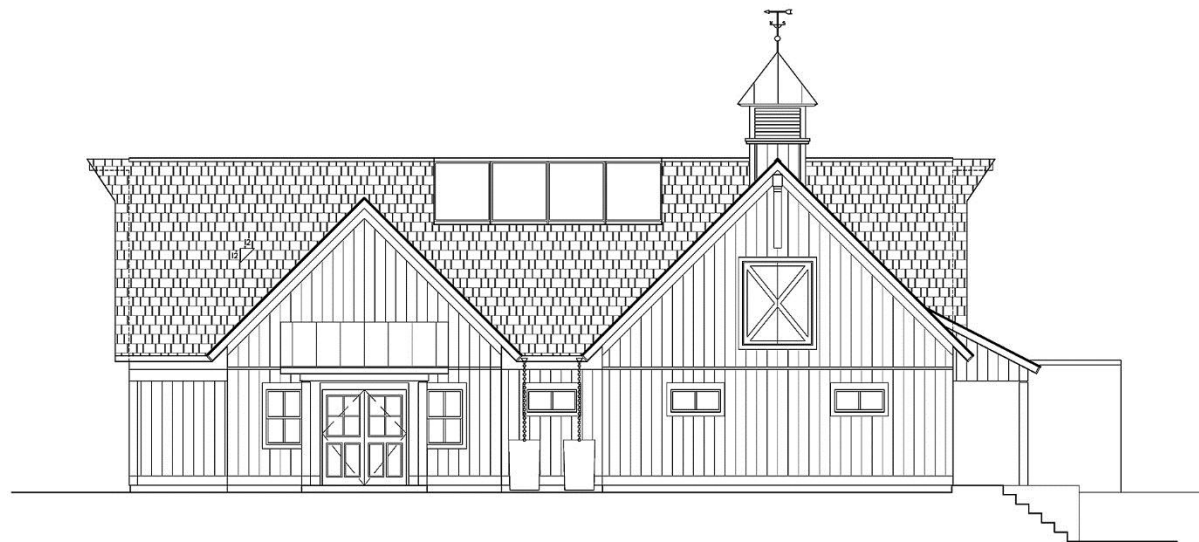
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PRELIMINARY ELEVATIONS -PHASE 1

PROJECT NAME:

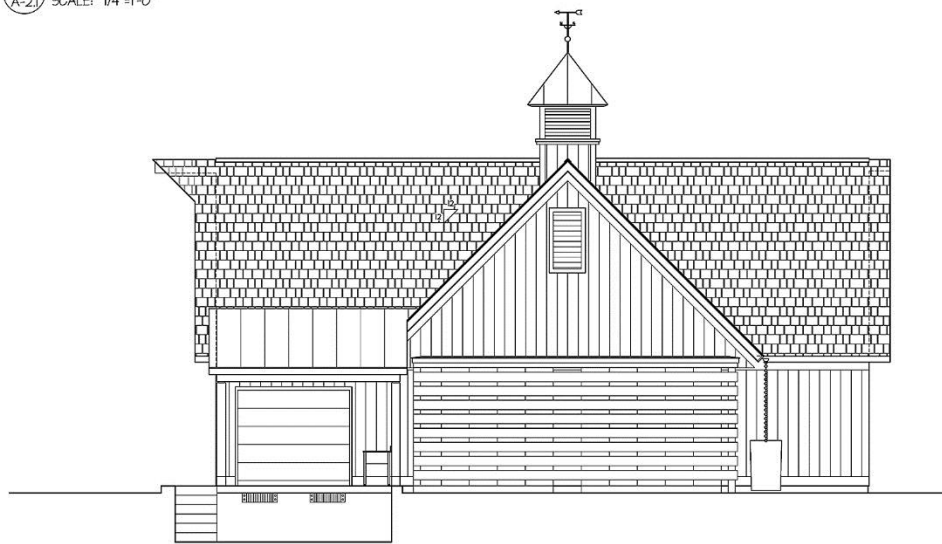
SHEET NAME:

JOB NO.: 145
DRAWN BY: SKJ
SCALE: 1/4"=1'-0"
DATE: 09/14
SHEET NO.: A20

A20



2 SOUTH ELEVATION
A-21 SCALE: 1/4"=1'-0"

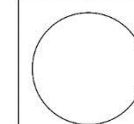


1 EAST ELEVATION
A-21 SCALE: 1/4"=1'-0"

REVISIONS:



PROJECT NAME:
CENTER FOR COMMUNITY AGRICULTURE
219 MOUNT PARANASSUS ROAD, EAST HADDAM, CONNECTICUT
PRELIMINARY ELEVATIONS -PHASE 1



JOB NO.: 141
DRAWN BY: KCL
SCALE: 1/4"=1'-0"
DATE: 09/14
SHEET NO.: A2.1

Sustainable Architectural Strategies

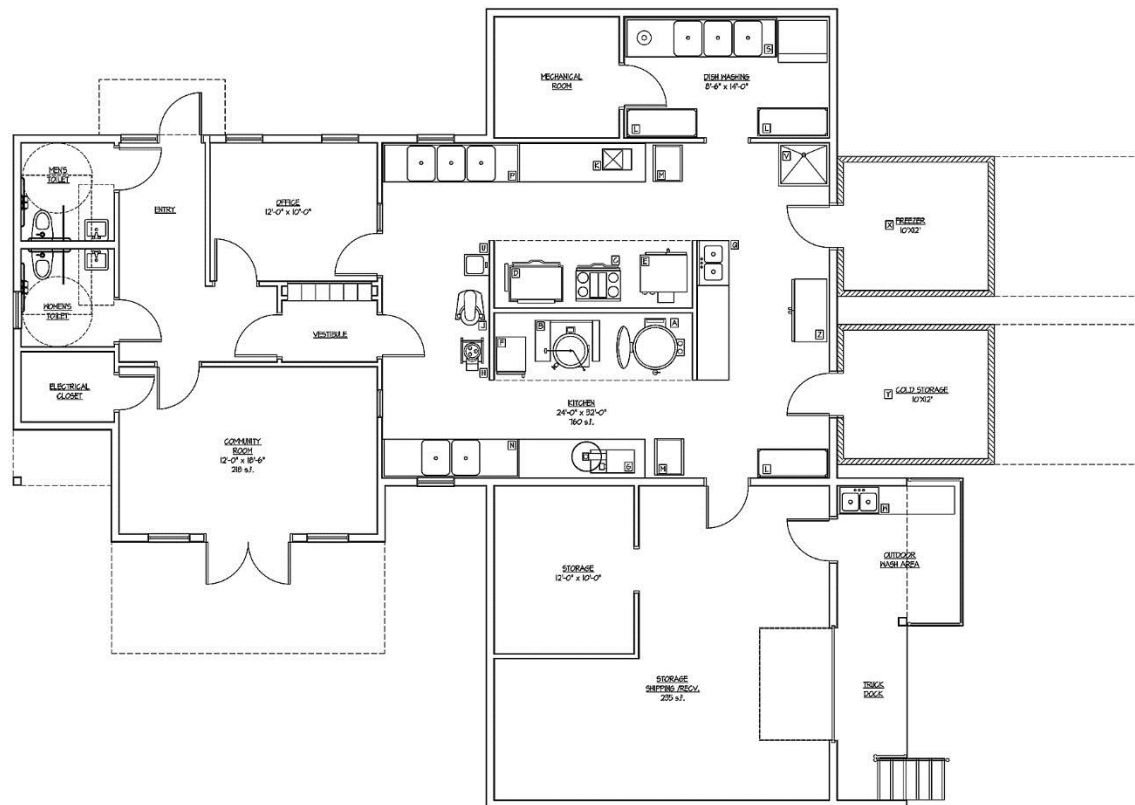
- Rainwater harvesting
- Green screen lattice panels
- Re-claimed exterior barnboard siding
- Re-claimed interior barnboard walls/ceilings
- Recyclable materials
- Re-usable kitchen equipment
- Multi-use kitchen design
- Cellulose insulation
- Solar hot water heating
- Zero/low VOC paints & stains
- Stained concrete flooring
- Low flush toilets
- Composting toilet (Outbuilding)
- Waste Management





KITCHEN EQUIPMENT LEGEND:

- A - 60 GALLON STEAM KETTLE
- B - 30 GALLON STEAM KETTLE (PROTOTYPES)
- C - 4-BURNER GAS STOVE W/ OVEN
- D - SKILLET/FRY STATION
- E - HEAVY DUTY CONVECTION OVEN
- F - 200 DIS. PROOFING CABINET (BAKING & COOLING)
- G - VOLUMETRIC PORTION FILLER
- H - ROBO COUPE WITH PULP MAKING ATTACHMENT
- J - HOBART MIXER W/ 20 QT OR 40 QT CHOPPER MIRE DRYING RACKS
- K - VACUUM SEALERS (1 OR 2)
- L - MIRE RACK SHELVING (MODULAR KITCHEN UTENSILS, ETC.)
- M - MOVABLE TRAY RACKS (GLASS)
- N - 2-BAY SINK W/ ADJACENT MOVEABLE TABLE (GENERAL PREP AREA)
- P - 3-BAY POT SINK W/ ADJ. MOVEABLE TABLE (GENERAL PREP AREA)
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- V - FLOOR MOUNTED JANITOR SINK
- M - OUTDOOR WASH SINK
- X - EXTERIOR WALK-IN FREEZER
- Y - EXTERIOR WALK-IN COOLER
- Z - DOUBLE DOOR REFRIGERATOR (DRY USE)



PHASE ONE WITHOUT ADDITIONS	2,090 s.f.
PHASE TWO (INCREASED STORAGE)	2,323 s.f.
COMMUNITY ROOM EXPANSION (NET)	180 s.f.
INCLUDING GROSS SQUARE FT. TOTAL:	2,473 s.f.

1 FLOOR PLAN -PHASE 2
A-10 SCALE: 1/4"=1'-0"

TOTAL GROSS SQUARE FOOTAGE: 2,323 s.f.

REVISIONS:



**FELLNER
ASSOCIATES
ARCHITECTS**

10 MAIN STREET,
EAST HADDAM, CONNECTICUT 06423
TEL (860) 879-8280

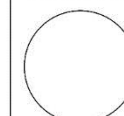
PROJECT NAME: **CENTER FOR COMMUNITY AGRICULTURE**

219 MOUNT PARNASSUS ROAD EAST HADDAM, CONNECTICUT

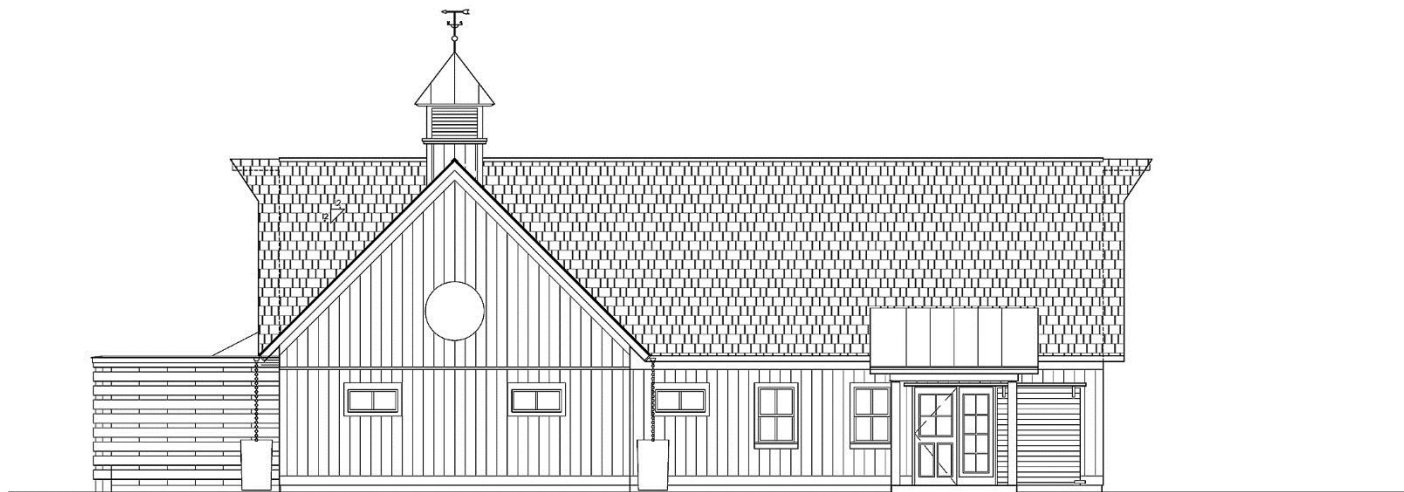
PRELIMINARY FLOOR PLAN -PHASE 2

PROJECT NAME:

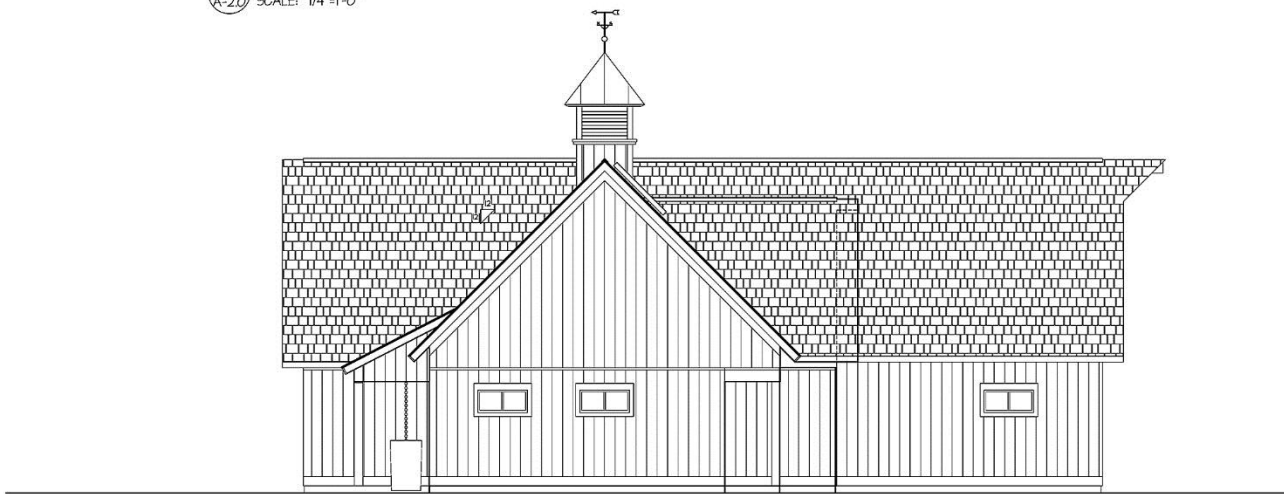
SHEET NAME:



JOB NO.: 141
DRAWN BY: KES
SCALE: 1/4"=1'-0"
DATE: 09/14
SHEET NO.: A.10



2 NORTH ELEVATION
A-20 SCALE: 1/4"=1'-0"



1 WEST ELEVATION
A-20 SCALE: 1/4"=1'-0"

REVISIONS:

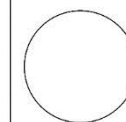


FELLNER
ASSOCIATES
ARCHITECTS

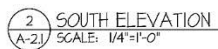
10 MAIN STREET,
EAST HADDAM, CONNECTICUT 06423
TEL (860) 879-8280

PROJECT NAME:
CENTER FOR COMMUNITY AGRICULTURE
218 MOUNT PARNASSUS ROAD, EAST HADDAM, CONNECTICUT

SHEET NAME:
PRELIMINARY ELEVATIONS -PHASE 2

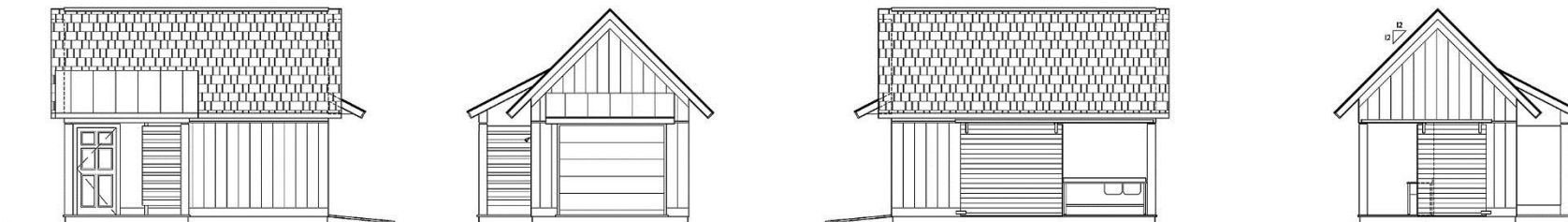


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DATE: 09/14
SHEET NO.: A20

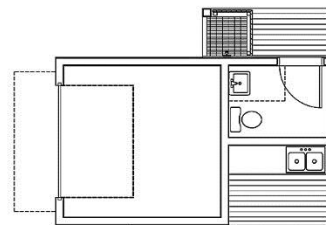


JOB NO.:	1401
DRAWN BY:	MCD
SCALE:	1/4" = 1'-0"
DATE:	5/29/14
SHEET NO.:	A2.1





2 ELEVATIONS
A-2.2 SCALE: 1/4"=1'-0"

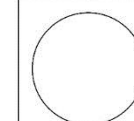


1 FLOOR PLAN
A-2.2 SCALE: 1/4"=1'-0"

REVISIONS:

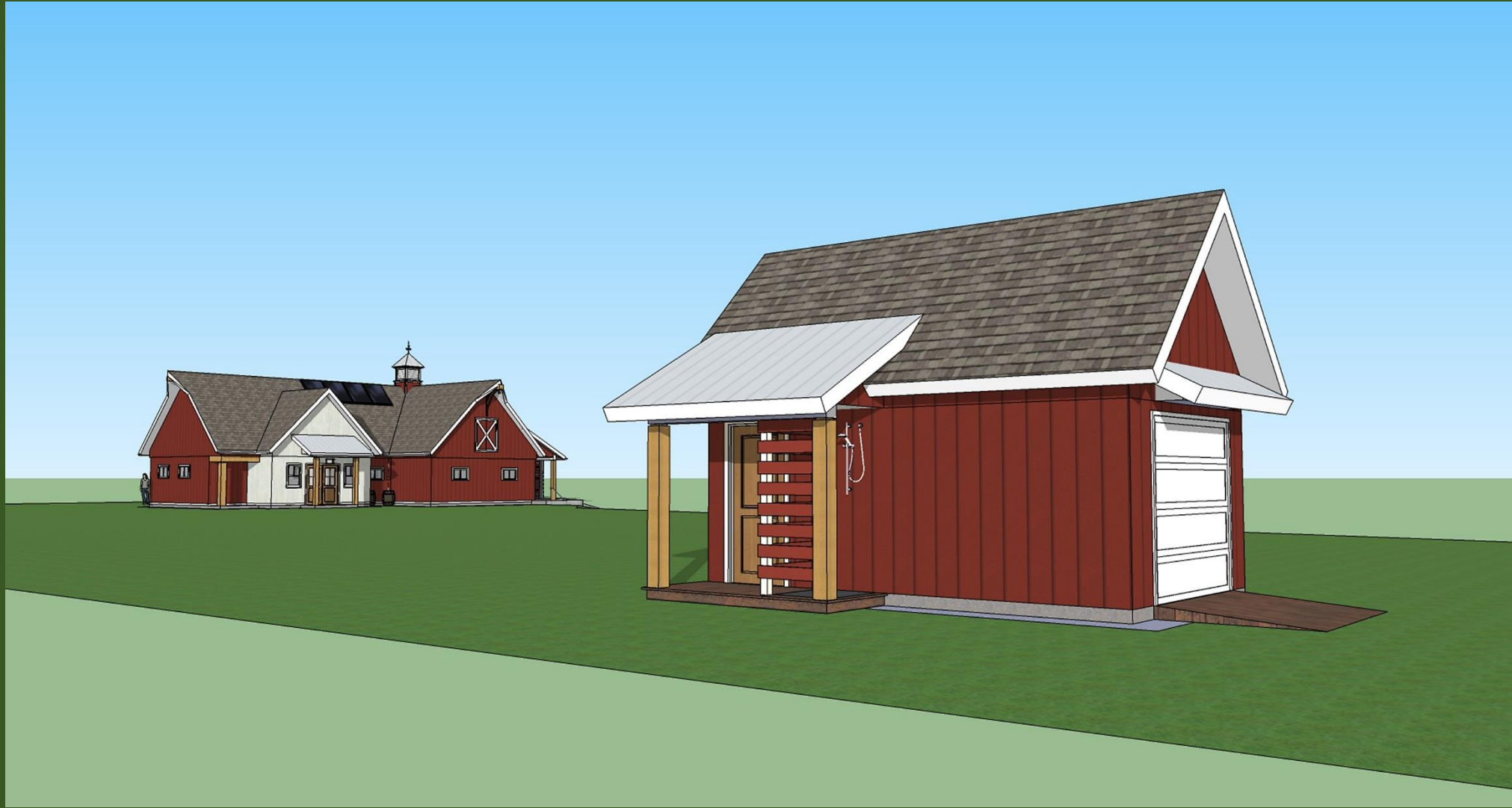


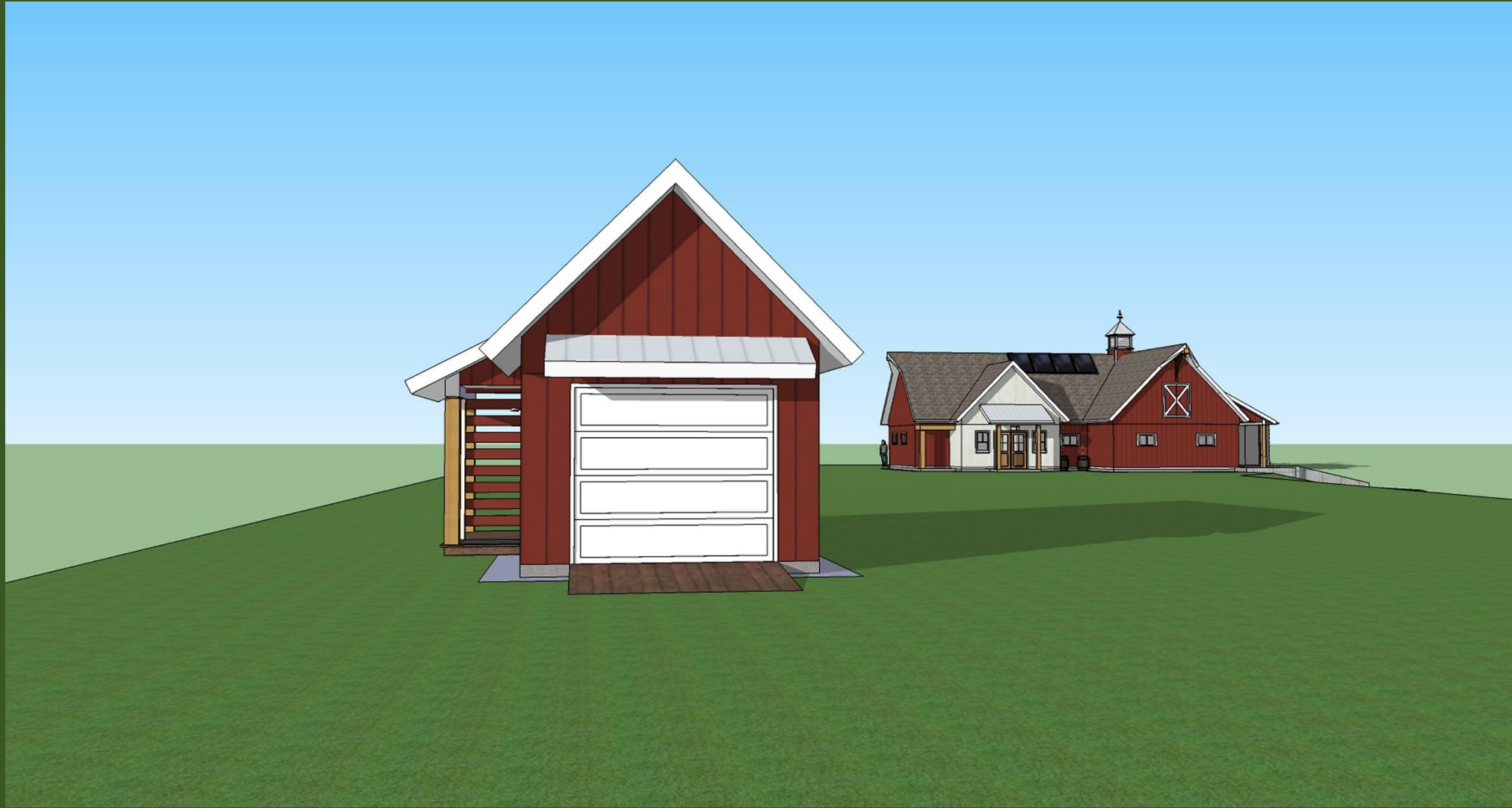
PROJECT NAME: CENTER FOR COMMUNITY AGRICULTURE
MOUNT PARKMAN ROAD, EAST HADDAM, CONNECTICUT
PRELIMINARY ELEVATIONS
SHEET NAME:



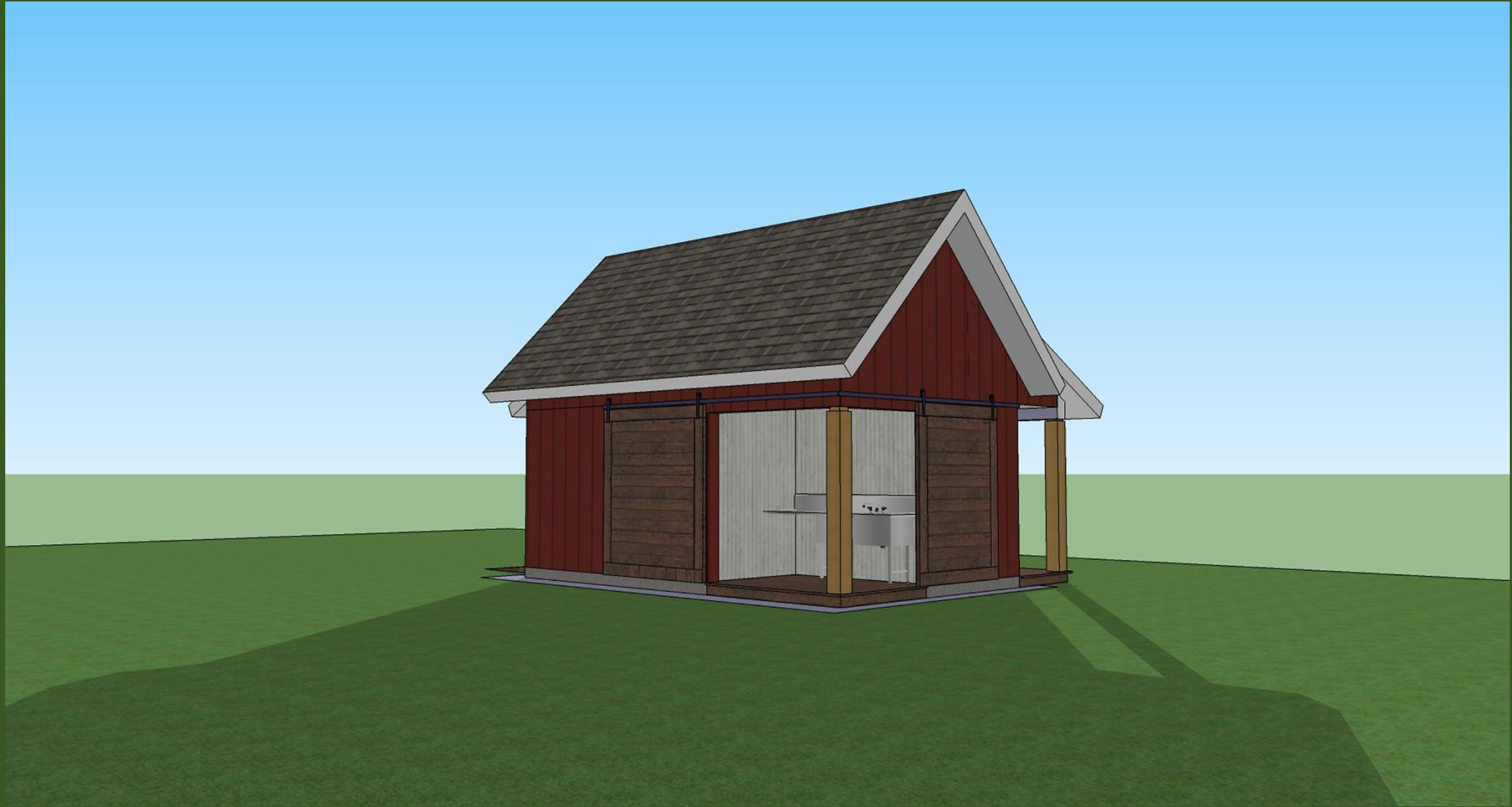
JOB NO.: 141
DRAWN BY: SKJ
SCALE: 1/4"=1'-0"
DATE: 8/2/14
SHEET NO.: A2.2

















Next Steps

Interest Contact Form
Municipal website
Progress updates
Volunteer assistance





Q&A

