



Center for Community Agriculture

GROWING BUSINESS. CULTIVATING COMMUNITY.

Fellner Associates Architects



Center for Community
Agriculture

218 Mt. Parnassus Road
East Haddam, Connecticut

Town Project Team

CCA Building Team

Mark Walter First Selectman

Jim Ventres Land Use Administrator

Kevin Reich Interim Facilities Director

Peter Simmons Economic Development Coordinator

Advisory Team

Friends of Harris Farm

Agricultural Commission

Design Team

Fellner Associates Architects

George Fellner, AIA Architect

Mark Degnan, Assoc AIA Designer

TO Design

Phil Barlow, PLA Landscape Architect

Roger Nemergut, PE Site Engineer Consultant

Consulting Engineering Services

Russ Knuth, PE MEP Engineer

Perrone & Zajda

Bruce Perrone, PE Structural Engineer



Model for Agricultural Economic Development

The Center for Community Agriculture will serve as a 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.

Project Program

Farming

- Community garden plots & future farming start-up plots
- High tunnels and greenhouse

Pavilion

- Education programs
- Farm business programs & presentations
- Meetings
- Exhibits

Garden Shed

- Washing station
- Bathroom
- Storage
- Utilities





NOTES:

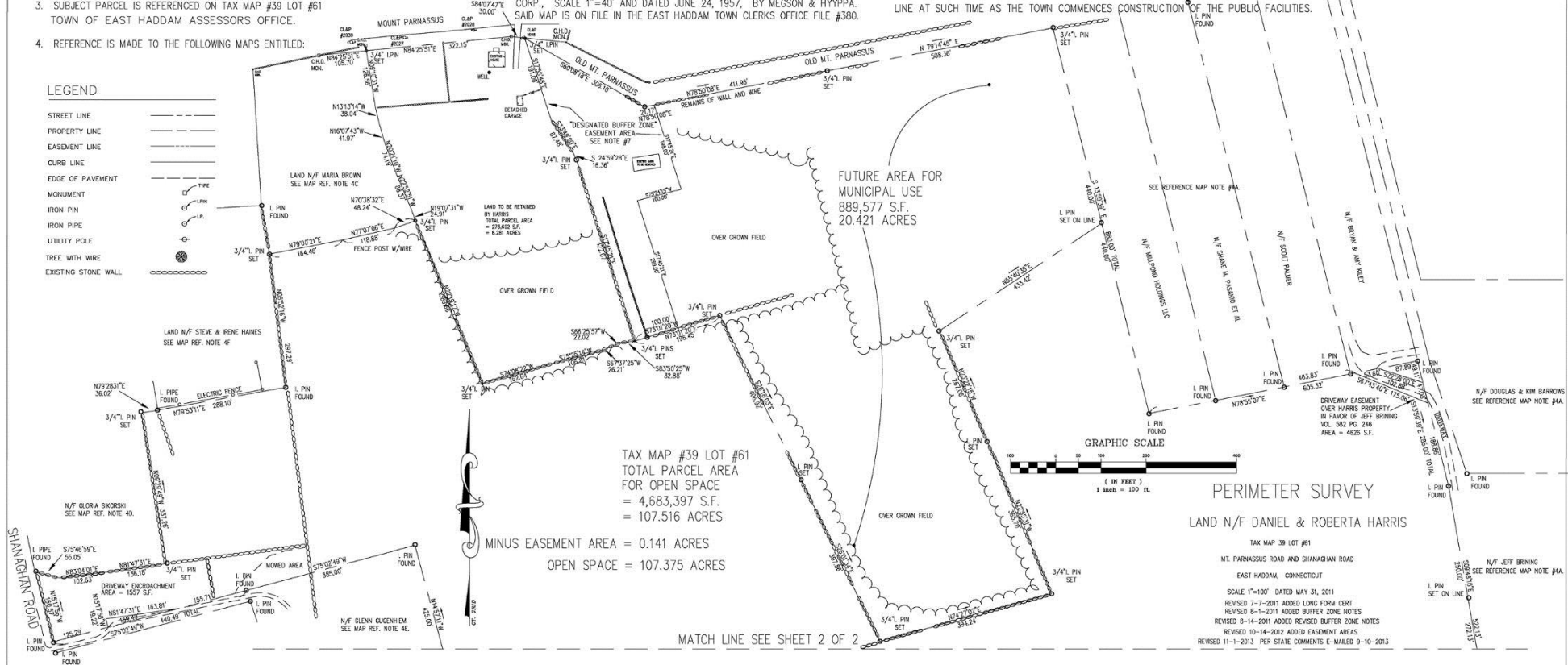
1. THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996. IT IS 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:

- 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.
5. THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
6. RECREATIONAL FIELDS WILL BE KNOWN AS "HARRIS RECREATIONAL COMPLEX" AND ONE ROAD IN THE COMPLEX TO BE NAMED "SOL HARRIS DRIVE".
7. "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.

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

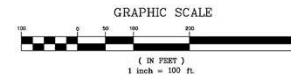
ROBERT R. WEAVER, L.S. #15465

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 ENCROACH OVER STREET, TITLE OR EASEMENT LINES, AND C) BUILDINGS DO NOT VIOLATE MUNICIPAL SETBACK REQUIREMENTS OR ZED RESTRICTIONS PERTAINING TO THE LOCATION OF THE BUILDINGS, OTHER THAN THOSE DEPICTED HEREON.

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 HADDAM, CONNECTICUT 06423
PHONE 860-873-2901 FAX 860-873-2902
W1-024.DWG

SHEET 1 OF 2

FOR SURVEY NOTES SEE SHEET 1 OF 2

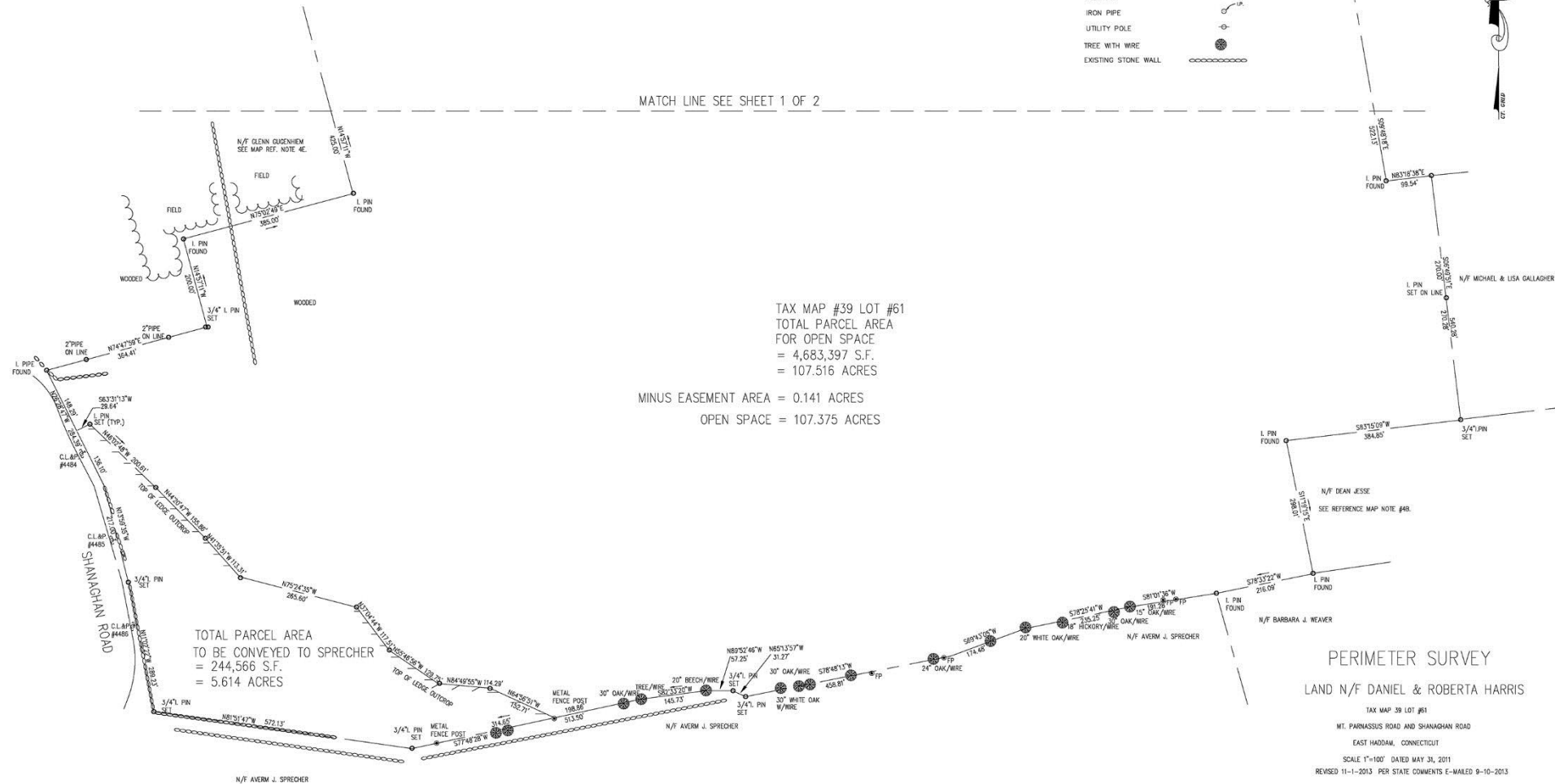


LEGEND

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



TAX MAP #39 LOT #61
TOTAL PARCEL AREA
FOR OPEN SPACE
= 4,683,397 S.F.
= 107.516 ACRES

MINUS EASEMENT AREA = 0.141 ACRES
OPEN SPACE = 107.375 ACRES

TOTAL PARCEL AREA
TO BE CONVEYED TO SPRECHER
= 244,566 S.F.
= 5.614 ACRES

PERIMETER SURVEY

LAND N/F DANIEL & ROBERTA HARRIS

TAX MAP 39 LOT #61
MT. PARNASSIUS ROAD AND SHANAHAN ROAD
EAST HADAM, CONNECTICUT
SCALE 1"=100' DATED MAY 31, 2011
REVISED 11-1-2013 PER STATE COMMENTS E-MAILED 9-10-2013

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

ROBERT R. WEAVER, L.S. #15465

RW

ROBERT R. WEAVER, L.S.
CONNECTICUT REGISTERED LAND SURVEYOR
COMMERCIAL-RESIDENTIAL

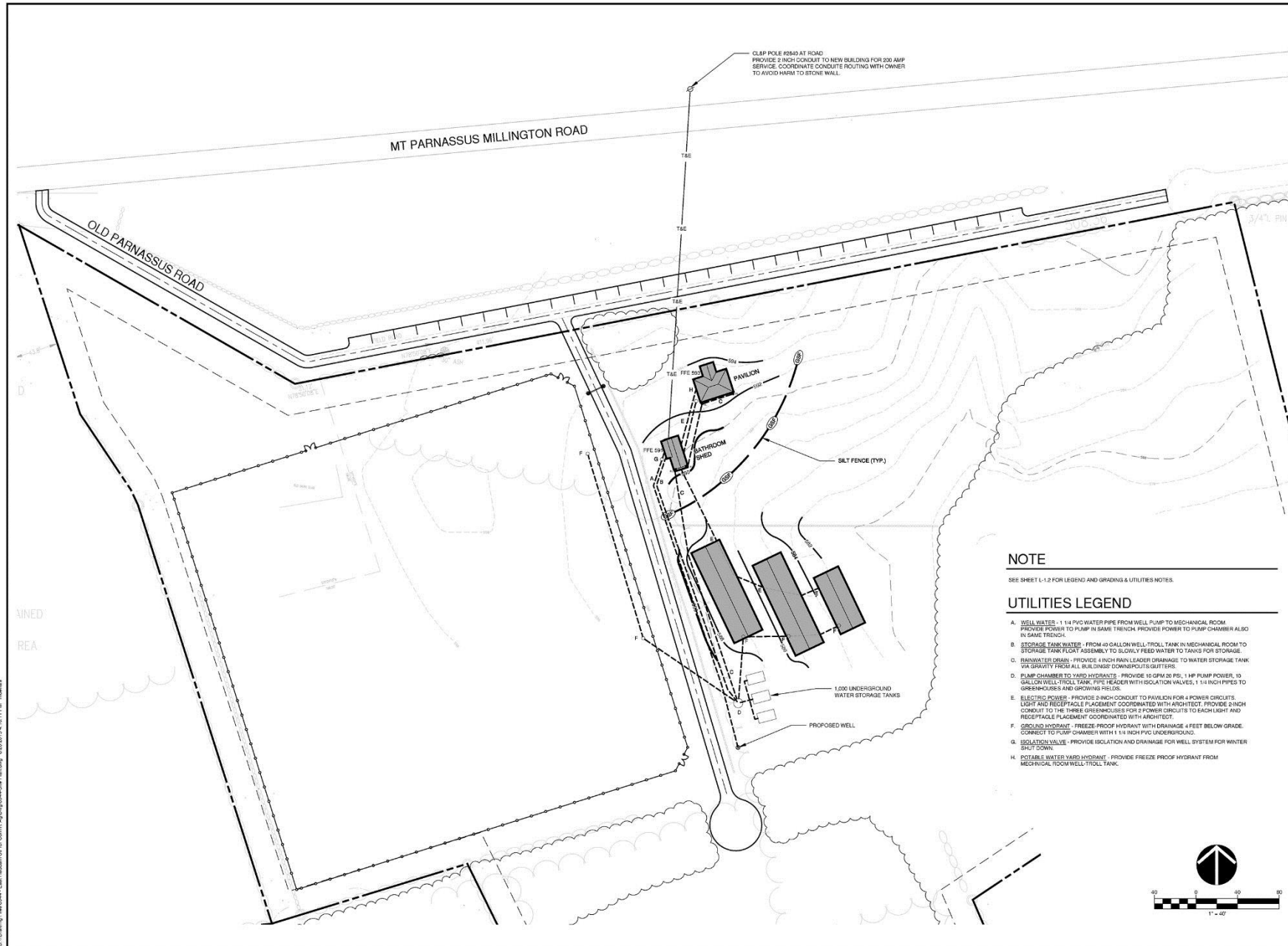
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SHEET 2 OF 2

WT-05A.DWG

Site Elements

- Old Parnassus Road reconstruction & new parking
- Gravel pavement for farm access road w/ gate
- Pavilion
- Garden Shed
- Greenhouse and (2) high tunnels
- Well
- Electric utilities
- Irrigation system with (3) 1,000 gal underground tanks
- Signage
- Landscaping



MT PARNASSUS MILLINGTON ROAD

OLD PARNASSUS ROAD

— SILT FENCE (TYPE 1)

— 1,000 UNDERGROUND
WATER STORAGE TANKS

- PROPOSED WELL

NOTE

SEE SHEET L-1.2 FOR LEGEND AND GRADING & UTILITIES NOTES.

UTILITIES LEGEND

- [illegible]

[illegible]

FELLNER
ASSOCIATES
ARCHITECTS

15 MAIN STREET,
EAST HADDAM, CONNECTICUT 06423
TEL. (860) 873-8230



Site Design
Landscape Architecture
Urban Design

West Main Street, Suite 2
New Britain, CT 06051
P 860.812.1700
www.todesignllc.com

JOB NO. : 0044
DRAWN BY: MD
SCALE : 1" = 40'
DATE : AUGUST 27, 2015
SHEET NO. : 1-11

Sustainable Site Strategies

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



Architectural Concept: Farm Vernacular

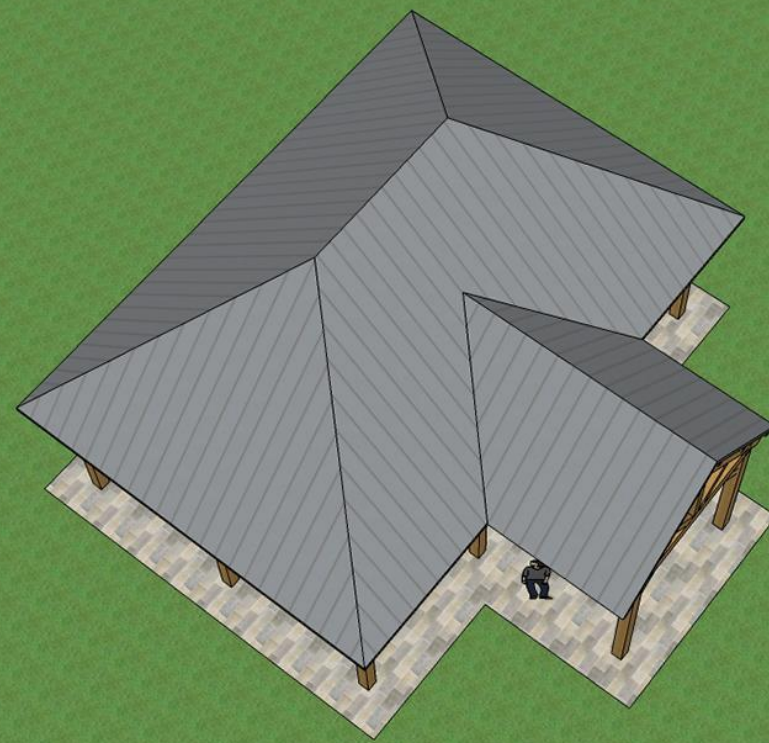
- Architecture as form, expressing the manifestation of the CCA vision
 - Farming mindset
- Design vocabulary that identifies with East Haddam's rural character
 - Forms and elements
 - Materials and details

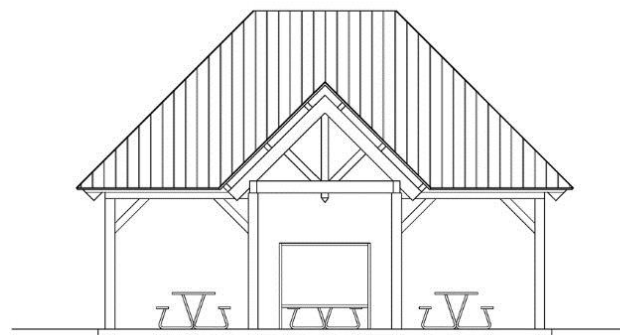
Pavilion

- Post & Beam construction w/ concrete patio
- 30 seat assembly
- Exhibit area
- 803 sf
- 21'-8" x 31'-8" w/ 'T' 10' x 11'-8" area
- 9'-6" clear height
- 22' ridge height







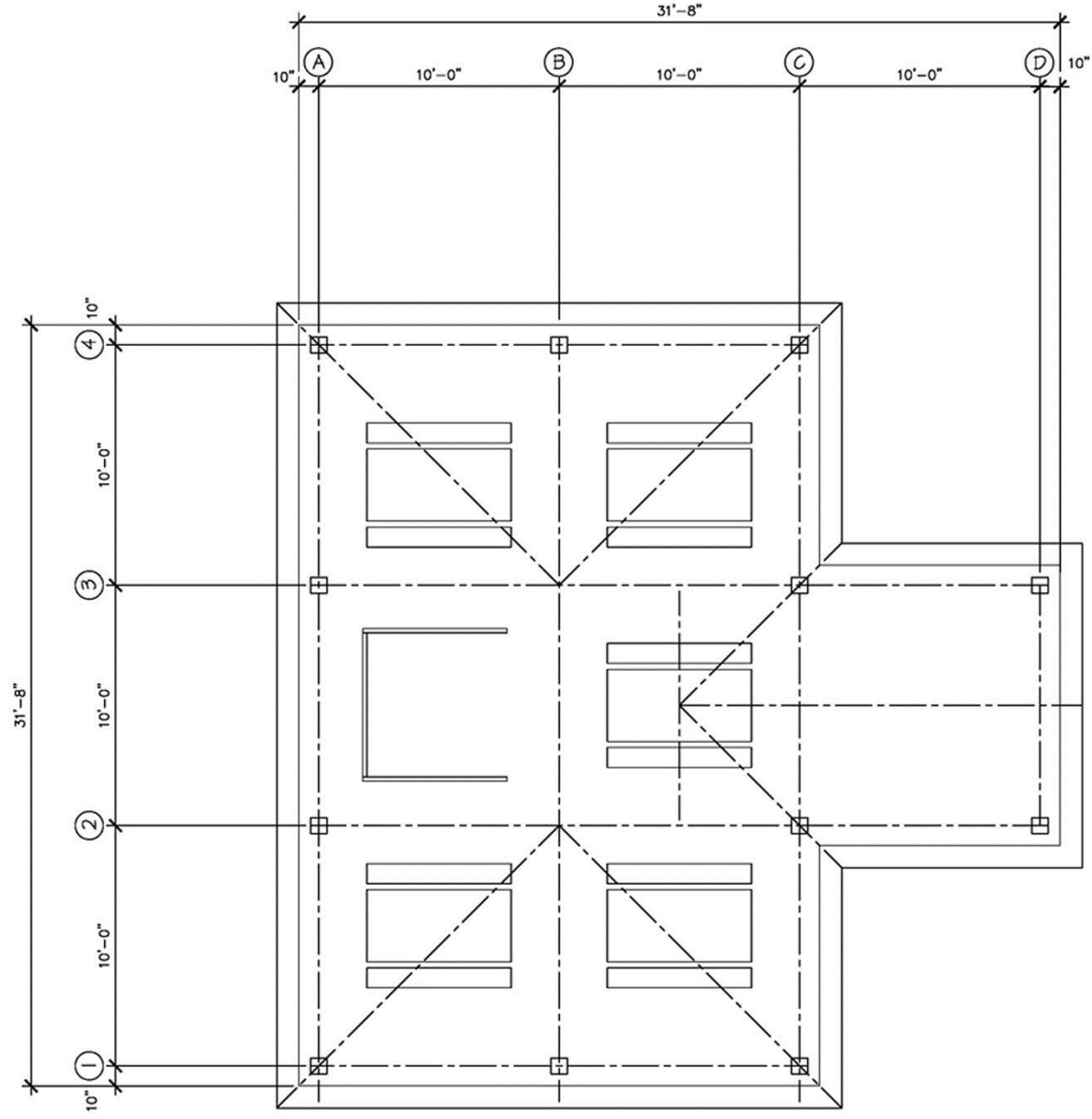


AREA SUMMARY

603 SF	PKTD
922 SF	ROOF (HORIZ)

<p>REVISIONS:</p>	
<p>  FELLNER ASSOCIATES ARCHITECTS 4 NORWICH ROAD, EAST HADDAM, CONNECTICUT 06424 TEL. (860) 875-8280 / FAX (860) 875-8282 </p>	
<p>PROJECT NAME:</p>	<p> PAVILION AT CENTER FOR COMMUNITY AGRICULTURE Mt. Pleasant Road, East Haddam, Connecticut </p>
<p>DATE:</p>	<p> FLOOR PLAN </p>
<p> DRAWN BY: SCALE: DATE: </p>	<p> SHEET NAME: </p>
<p> SHEET NO.: A-1.0 </p>	

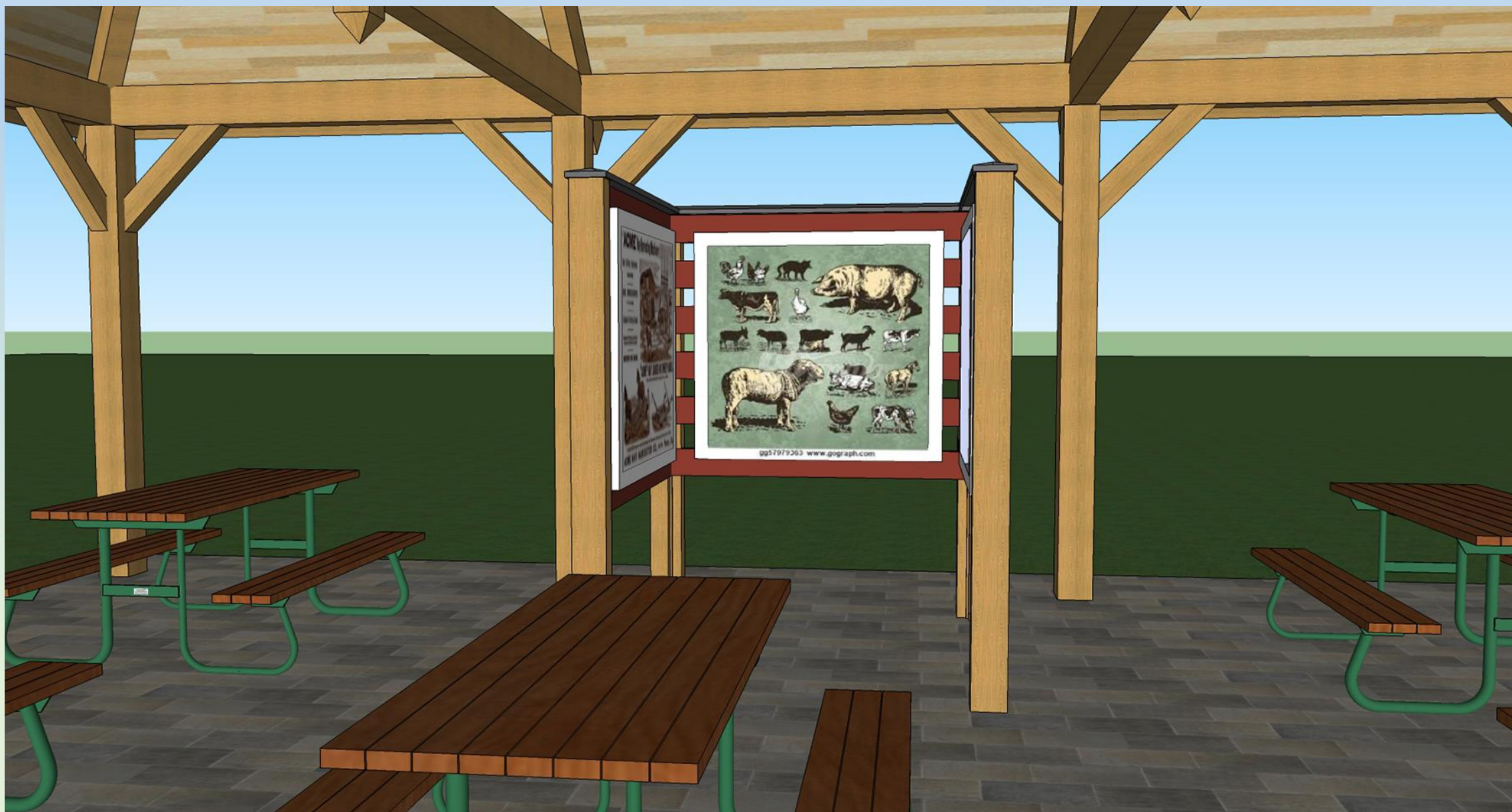












Sustainable Architectural Strategies

- Rainwater harvesting
- Re-claimed exterior barnboard siding
- Re-claimed interior barnboard walls/ceilings
- Recyclable materials
- Cellulose insulation
- Zero/low VOC paints & stains
- Low flush toilet
- Waste Management

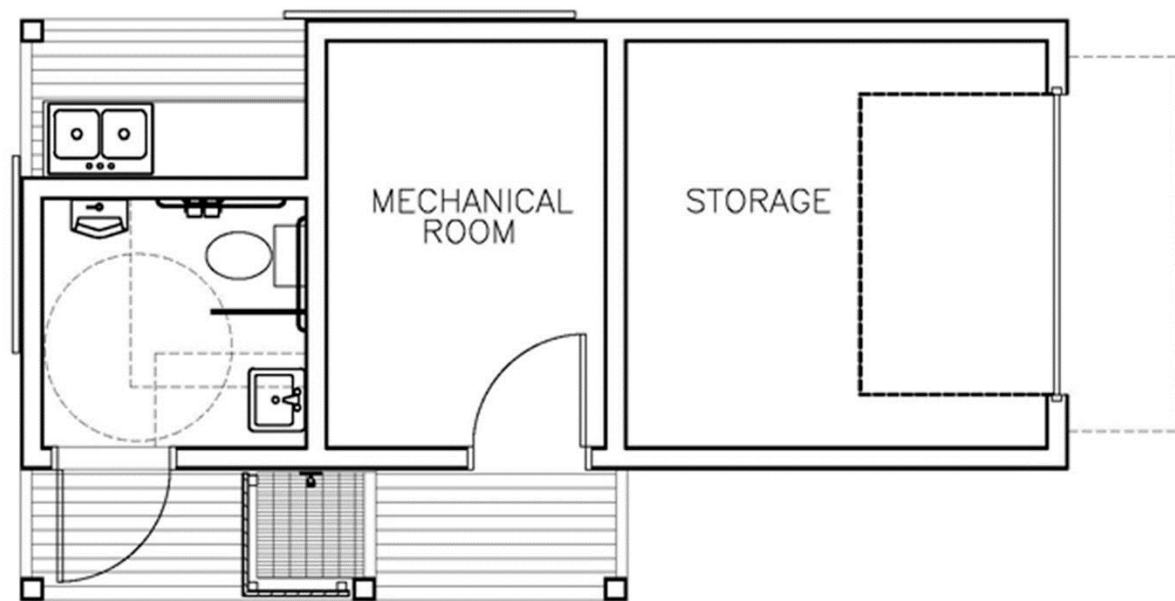


Garden Shed

- 336 sf w/ 16'-6" ridge height
- 12' x 28' footprint & cut-out for exterior sink
- Accessible bathroom
- Exterior sink & wash-down faucet
- Storage
- Mech/pump room
- Underground tanks for irrigation (adjacent site area)



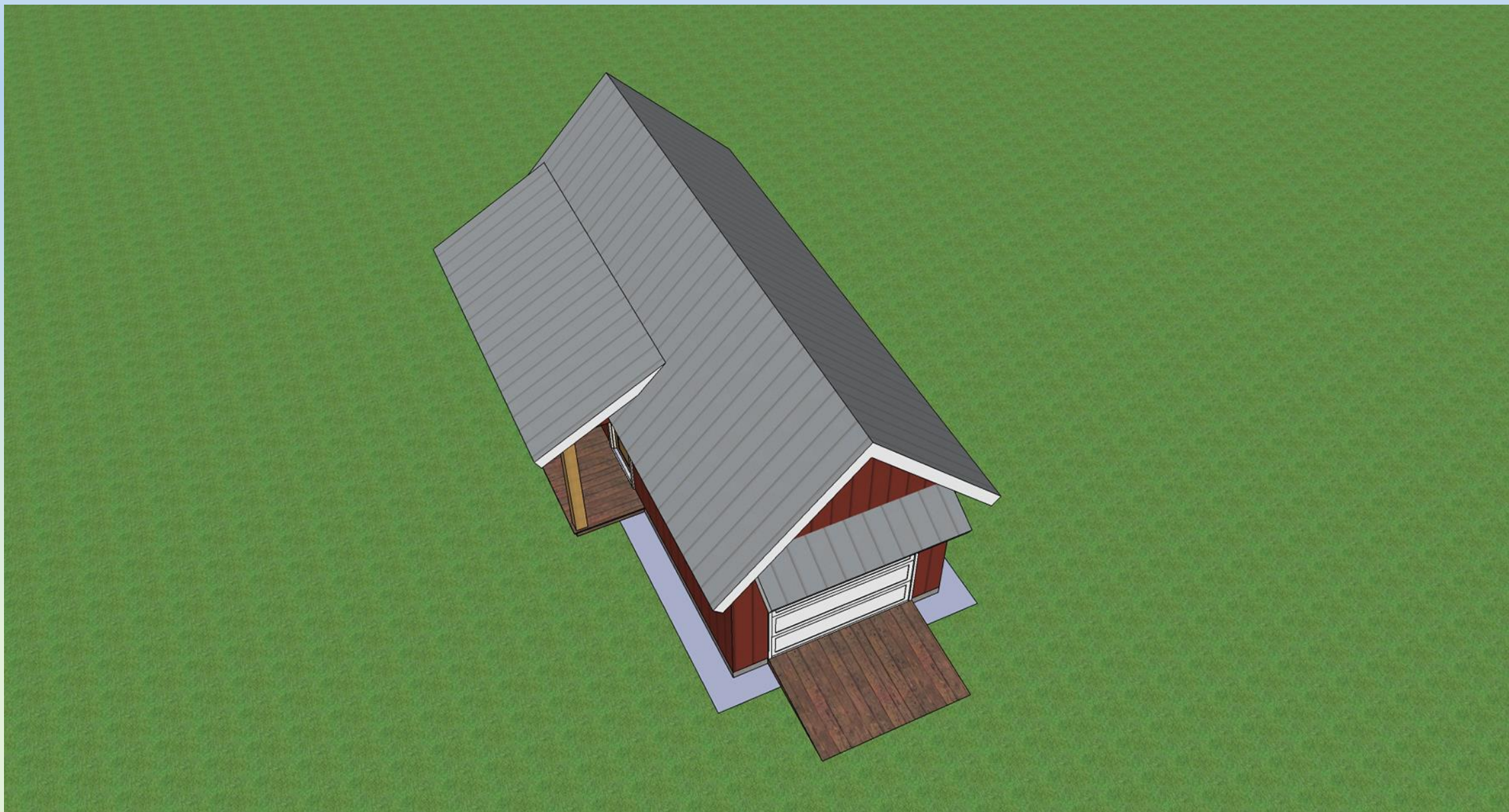




GARDEN SHED FLOOR PLAN

SCALE: 1/4"=1'-0"

336 GROSS SQ.FT







Greenhouse



- 26'W x 60'L x 12'H round greenhouse
- 48"W x 92"H double doors
- Structural steel tube framing
- 6 mil double layer film cover
w/ 8 mil polycarbonate ends
- Ground posts w/ mounting feet



High Tunnels



- (2) 30'W x 96'L x 12'H round high tunnels
- Roll-up doors
- Structural steel tube framing
- 12 mil clear greenhouse covering
- Ground posts w/ mounting feet





Community Agricultural Utility Barn at the Public Works Site



- Pre-engineered metal building
- 40' x 80' w/ metal wall/roof finish
- 14'H eave, 12'H overhead doors, 24'H ridge, 6:12 roof pitch
- One heated bay and two unheated storage bays
- Three overhead doors and four regular ext. doors

