What is Re-Wire?

Inspired by Redding's twin legacies of art and manufacturing, Re-Wire is a land-use planning program for the former Gilbert & Bennett Wire Mill that seeks to redefine post-industrial development for the twenty-first century.

CONTEXT
Founded in 1670, Redding is a small town in western Connecticut considered by many to be the "Vermont of Fairfield County." Redding's colonial settlers were farmers with an enterprising, proto-industrial spirit. Gilbert & Bennett Manufacturing Company, established in 1828, began as a family-run tanning business, growing to become purveyors of wire products (including the mesh used in screen doors and windows) for the global market. As Redding's farming economy faced increasing competition from Midwest imports, artists and progressives discovered the town's beautiful landscape and made Redding their home.

GILBERT & BENNETT
A self-sustained community grew around Benjamin Gilbert and Sturges Bennett's 55-acre mill site, largely creating the village of Georgetown. The business transitioned from tanning to working with wire and developed the first wire mesh, which led to the creation of window screens — revolutionizing indoor life. The company grew to be an industrial leader for the international market, and was a global company before modern globalism took hold. Most of the wire mill's labor force was drawn from the major immigrant groups. Swedish immigrants actively recruited by the company arrived in great numbers by the end of the nineteenth century. The Gilbert & Bennett community was considered a model rural industrial village, closely following nineteenth-century Utopian ideologies, but it was never a social experiment — a healthy community was simply a good business model. Although the flagship mill closed in 1989, the company

AT A GLANCE
Site
- 55-acre campus
- 13-acre pond with waterfall
- One minute from Metro North Branchville station
- Largest intact mill village in New England

Team
- 3-principal international professional atelier
- 11-principal local student atelier

Vision
- Contemporary, fully-integrated live/work neighborhood
- R&D labs
- Urban farm and green market
- Indoor/outdoor event and social space
- Boutique hotel
- High-end restaurant and mid-range eateries
- Communal workspace
- 2D/3D printing and prototyping
- Wood and metal shops
- Kitchen incubator
- bicycling and aquatics
- Exhibition and studio space
- Career pathway education center (grades 9–12)
- Direct rail link to NYC
remains a producer of wire products in Atlanta, Georgia. Their former campus in Redding is the largest intact mill village in New England.

ART
In the early and mid-twentieth century, rural Redding was transformed by an influx of urban professionals – artists and progressives – taking up part-time and summer residence. Mark Twain founded the local library. Art collector, artist, and Société Anonyme co-founder Katherine S. Dreier welcomed guests such as artists Marcel Duchamp, Man Ray, Josef and Anni Albers, and dancer and choreographer Ted Shawn (who offered dance instruction to Redding farmers’ wives). Edward Steichen, photographer, gallerist, and Museum of Modern Art’s first curator of photography, deeded his Redding farm, Topstone, to the town, now a public park. Other notable residents include composers Charles Ives and Leonard Bernstein, art critic John Russell, publisher Virginia Kirkus (Kirkus Reviews), and early organic gardening advocate Ruth Stout.

RE-WIRE COMMUNITY PARTNERSHIP
The Re-Wire atelier is a partnership between students from Redding’s award-winning public schools and an international team of artists and architects. The principals of the professional atelier are artist and Redding resident Jane Philbrick, architect Ludvig Hällje (Gothenburg) and architect and artist Emil Liito (Glasgow); with Cambridge, Massachusetts, architect and planner Steven Cecil leading The Cecil Group. Working with the professional atelier are Joel Barlow High School student interns (Melanie Ambler, Nick Catania, Cassandra Cormier, Jamie Curtis, Suzanne Goldberg, Olivia Greenspan, Matthew Hushion, Kylie McAdam, Sean Murray, Liana Viselli, and John Walsh), who are also the principals of our student atelier. The student atelier is staffed by Redding Elementary and John Read Middle School interns, whose optimism and imagination are invaluable. They have no fear of failure and their creativity is boundless.

Re-Wire began as a grant proposal for the new initiative “Art Catalyzes Placemaking,” sponsored by the State of Connecticut, Office of the Arts, Department of Economic and Community Development. Re-Wire is funded in part by the Connecticut Trust for Historic Preservation.
Power Usage and Generation

The dam is to be used as a source of hydroelectricity. Generated power will heat the sidewalks in winter in order to melt snow. In addition, several flat-roofed buildings will have solar panels; generated power would also be used to melt the snow if the dam were to prove to be insufficient. Excess power will be sold to CL&P.

Phytoremediation

Contamination at the site has been a major issue in the past. While contaminants have been cleaned from the site, current plans continue a program of ecological remediation for groundwater, surface water, and soil. Fishing will not be permitted in the river and pond and the water lines currently servicing Georgetown will have to be extended to the campus. Floating pools similar to the Plus Pool of New York City’s East River will be installed in the Factory Pond to allow for aquatic recreation; this pool, like the Plus Pool, may feature water-cleaning filters.

This plan utilizes phytoremediation to limit human-soil contact. Phytoremediation is the process of removing contaminants from soil via plants called hyperaccumulators, which are known to accumulate both organic and inorganic contaminants. This process will clean the soil over a 5-20 year period dependent on the plant in question; contact with the soil is limited to scientists and authorized volunteers in the meantime. The recreational park will feature raised wooden walkways to simulate the experience of walking in the woods; these walkways will expand into platforms to allow for picnicking and relaxation.

Kitchen Incubators

The building known as the Market will be used for kitchen incubators. The facility will include fully-furnished kitchen spaces available for rent. It is our hope that utilization of these areas will allow local start-up or home-based food businesses to expand.

Hotel

We plan on turning the ruins near the waterfall into a boutique hotel with cafe space along the river. It is our hope that our facility will be used when companies stage corporate retreats or bring in out-of-state collaborators.

Farmers’ Market

Local chefs and farmers will be able to sell their products at the farmers’ market which will be located in the building colloquially referred to as the Sawtooth Building. Fresh vegetables will also be sold at the market; some of these vegetables will be grown in the urban farm’s raised bed plots.
Tourist Office

Fairfield County lacks a central tourist office. It is our hope that the establishment of one at the Gilbert & Bennett campus would provide a hub which publicizes our attractions and makes visitors feel welcome to the county.

Urban Farm

The urban farm will feature not only raised bed plots but also greenhouses to allow for year-round farming. Plots at both of these will be available for rent on a yearly basis. The farm will also include a rubbish pig and several goats to be used for milk and wool. These features aim to bolster local interest in farming.

Education

The blue building (currently used by Weir Farm) will become an education center facilitating CAPSTONE internships for high schoolers both on- and off-campus. Education will also be a central tenant in two small buildings just north of the education center. They will be used as museums documenting the history of Gilbert & Bennett Manufacturing Company and the local area, respectively.

Outdoor Stage

Our plan includes a covered, raised platform set in the corner of one of the all-purpose fields to be used as an outdoor stage in summer months. Seating will be outside on the grass. It is our hope that small, local productions and local bands will utilize this space and unite the community.

Startups

In the former factory building, we plan to feature research and development office space for local companies and small tech startups. We also plan the building to include a workshop full of industrial 2D and 3D printers, among other tools. It is our hope that the building where wire mesh was manufactured (innovative at the time) will continue its legacy of innovation.

Flooding

We have a two-part plan to address the issue of flooding as indicated by FEMA flood maps. Primarily, we will dig out part of the area bordering the pond to lower its normal level and thus decrease the chance of flooding. Secondarily, we will also install floodgates just north of the bridge over the dam to prevent campus flooding. In order to maintain the aesthetics of water flowing over the falls, we plan on using the dam as a source for hydroelectric power and using this power to pump water through a pipe at the top of the dam when the above-dam water level falls below a certain height.
Contamination at the site has been a major issue in the past. While contaminants have been cleaned from the site, current plans continue a program of ecological remediation for groundwater, surface water, and soil. Fishing will not be permitted in the river and pond and the water lines currently servicing Georgetown will have to be extended to the campus. Floating pools similar to the Plus Pool of New York City’s East River will be installed in the Factory Pond to allow for aquatic recreation; this pool, like the Plus Pool, may feature water-cleaning filters.

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The blue building (currently used by Weir Farm) will become an education center facilitating CAPSTONE internships for high schoolers both on- and off-campus. Education will also be a central tenant in two small buildings just north of the education center. They will be used as museums documenting the history of Gilbert & Bennett Manufacturing Company and the local area, respectively. The third small building in this area, which has a flat roof, will serve as a power station for the campus in addition to having solar panels.

We plan on turning the ruins near the waterfall into a boutique hotel with cafe space along the river. It is our hope that our facility will be used when companies stage corporate retreats or bring in out-of-state collaborators. Currently, old walls remain to support up what was once a second-story floor and is now the roof. Next to the hotel, we plan on using the area underneath this roof for a single-level parking garage. Aside from the roadway connecting this garage to Portland Avenue, this site is car-free. We have plans for an activity park on the garage roof. This park will include picnic tables, an all-purpose field, a basketball court, an outdoor stage and concert space, and a daycare facility with a playground.

The building currently known as Solitaire, located between the sawtooth building and future hotel, is dual-purposed as the Re-Wire headquarters and a Fairfield County tourism center as the area lacks a central tourist office. It is our hope that the establishment of one at the Gilbert & Bennett campus would provide a hub which publicizes our attractions and makes visitors feel welcome to the county.

Particular care has been given in the reimagining process to ascertain that the campus features opportunities for both work and relaxation. It is our hope that the mixed-use nature of this site and proximity to the Branchville train station will encourage visitors and workers alike and create a fully-functional campus.
Student Atelier Master Plan

Redding is a small town in western Connecticut, founded in 1670, and is locally regarded as the “Vermont of Fairfield County.” Redding’s colonial settlers were farmers with an enterprising, proto-industrial spirit. Gilbert and Bennett Manufacturing Company, established in 1828, began as a family-run tanning business, growing to become purveyors of wire products (including the mesh used in screen doors and windows) for the global market. As Redding’s farming economy faced increasing competition from the Midwest, artists and progressives discovered the town’s beautiful landscape and made Redding their home.

A self-sustained community grew around Benjamin Gilbert and Sturges Bennett’s 55-acre mill site, largely creating the village of Georgetown. The business transitioned from tanning to working with wire and developed the first wire mesh, which led to the creation of window screens—revolutionizing indoor life.

The company grew to be an industrial leader for the international market, and was a global company before modern globalism took hold. As their business expanded in the early twentieth century, it recruited heavily from major immigrant groups, especially from Italy and Sweden. The Gilbert and Bennett community was considered a model rural industrial village, closely following nineteenth-century utopian ideologies, but it was never a social experiment—a healthy community was simply considered a good business model.

Gilbert & Bennett Manufacturing Company’s flagship campus closed in 1989 and has since fallen into a state of disarray. Buildings are used for storage and are beginning to decay. Several buildings have been taken down, and remaining buildings feature shattered windows, old air conditioners, debris, and various other relics. ReWire pays homage to the local dual legacies of manufacturing and art in its master plan to reimagine the campus.

Our master plan features a mixture of new buildings and renovations to existing buildings. In the former factory building, we plan to feature research and development office space for local companies and small tech startups. We also plan the building to include a workshop full of industrial 2D and 3D printers, among other tools. It is our hope that the building where wire mesh was manufactured (innovative at the time) will continue its legacy of innovation.

The building known as the Market will be used for kitchen incubators. Chefs will be able to sell their produce at the farmers’ market which will be located in the building colloquially referred to as the Sawtooth Building. Local chefs and farmers will be able to sell their products at the farmers’ market which will be located in the building colloquially referred to as the Sawtooth Building. Fresh vegetables will also be sold at the market; some of these vegetables will be grown in the urban farm’s raised bed plots. The urban farm will feature not only raised bed plots but also greenhouses to allow for year-round farming. Plots at both of these will be available for rent on a yearly basis. The farm will also include a rubbish pig and several goats to be used for milk and wool. These features aim to bolster local interest in farming.

Power generation is also a priority. The existing dam is to be used as a source of hydroelectricity. Generated power will heat the sidewalks in winter in order to melt snow. In addition, several flat-roofed buildings will have solar panels; generated power would also be used to melt the snow if the dam were to prove to be insufficient. Excess power will be sold to CL&P.
September 12, 2013

Vibrant Communities Initiative for Redding: Professional Planning and Development Strategy Services

*Agenda for Coordination Meeting*

5:00pm, Thursday, September 12, 2013

Town of Redding, Connecticut

1. Introductions
2. Purpose of grant and study (Brad Schide)
3. Process (Steve Cecil and Jane Philbrick)
   a. Schedule
   b. Participants
   c. Products
4. Progress update and Planning / Design concepts (Jane Philbrick)
5. Research (Steve Cecil and Nels Nelson)
   a. Regulatory environment
   b. Previous plans and entitlements
   c. Precedents
6. Next steps

- 11:30pm - 5:30 -
- 3:00pm - 5:30 -

241 A Street Suite 500
Boston, MA 02210
tel: 617.426.5050
fax: 617.426.5051
From: jmontanaro@cttrust.org
To: wparsons08@hotmail.com
Subject: G&B Redding
Date: Fri, 31 May 2013 10:36:43 -0400

Dear William: Here it is!

Jane Montanaro
Preservation Services Officer
Connecticut Trust for Historic Preservation
940 Whitney Avenue
Hamden, CT 06517-4002
phone 203.562.6312
fax 203.773.0107
www.cttrust.org

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Vibrant Communities Initiative for Redding

Grant Funds for Community/Historic Action Plans

Funded through a Grant from the Department of Economic and Community Development

The Connecticut Trust for Historic Preservation (CT Trust) has Grant Funding available to fund a team of professionals to produce a focused strategy on the use of cultural, economic and historic assets at the former Gilbert and Bennett industrial site.

Applicants are invited to submit an “Application” (attached as Exhibit A) by Monday June 10, by 4 pm at the CT Trust offices at 940 Whitney Avenue, Hamden. Applicants should provide answers to as many questions listed in the Application as relevant, but submissions should not exceed three pages in length. Up to $50,000 will be made available from the CT Trust to a multi-disciplinary team based on the review of the Application and needs of the project. Teams will have up to 6 months to complete their Vibrant Communities Work Plan. A scope of work is attached as Exhibit B.

The CT Trust believes that Vibrant Communities are those that mix historic buildings with a variety of cultural, commercial/retail and natural resources, and that the preservation of these assets can lead to the revitalization of downtowns and downtown communities.

The CT Trust, a 501c3 non-profit organization, was chartered by the Connecticut General Assembly (PA 75-93) to stimulate the preservation of historically and architecturally significant sites and districts, as well as to assist state and local governments and private agencies in fostering such preservation.

Criteria for selection:

- Important historic and/or cultural assets are included in the proposed project area for study.
- Proposed timeline for the study and the impact of CT Trust funding will have on completing the plan.
- Evidence that teams will work with non-profit and other stakeholders who reflect community interests (list of stakeholders must be included in application) and plan will specifically schedule meetings to report findings to the general public.
- The project plan will produce regional cooperation with adjacent towns.
- The project will discourage sprawl.

Application forms can be obtained from the CT Trust via email to circuitrider@cttrust.org. Selection of a team will occur within one week of Application submission date. Contact Brad Schide, CT Circuit Rider for the CT Trust @ 860-463-0193.
Exhibit A (Application)

Connecticut Trust for Historic Preservation
Vibrant Communities Initiative for Redding

Please return one original application (and send one electronic version) by the due date, to the CT Trust at 940 Whimey Avenue, Hamden, CT by Monday, June 10th, 4 pm

Team Applying: ________________________________

Principal Contact: ________________________________

Phone number: ______________ Email: ______________

PLEASE ANSWER AS MANY OF THE QUESTIONS BELOW AS RELEVANT TO YOUR PROJECT, BUT KEEP YOUR SUBMISSION TO NO MORE THAN THREE PAGES IN LENGTH (exclusive of photos).

Questions pertaining to the process should be directed to Brad Schide at 860-463-0193, or email at circuitrider@cttrust.org.

1. Please provide a specific description of the proposed action/revitalization plan that you are contemplating. What are the goals and objectives of the project? What is the historic character of the chosen area? Do the area’s resources have an historic designation? Why was the particular area and historic assets chosen?

2. Briefly outline how the proposed planning will be accomplished and which professional consultants you intend to use, and process you need to go through to select them. Provide photographs of proposed area or structure showing at a minimum, streetscape, historic context, elevations, façades, (from public way), distinctive historic features, interior shots, if appropriate. Discuss timelines for completion, proposed deliverables and action steps you hope to facilitate as a result of the CT Trust project funding.

3. Who are the stakeholders for the project? Please be specific and list names of organizations and roles they will play in the project. Public meetings or workshops with the broader community is required be incorporated into the work plan. Comment on the community or communities, existing or envisioned. Who will benefit?

4. Amount of funding you are requesting? Will there be other public or private funding sources in the project or a consideration of possible tax credits? Will CT Trust funding leverage other funds? Please identify.
Notice of Grant Funds Availability (Advertisement)

The Connecticut Trust for Historic Preservation has Grant Funding of up to $50,000 available to multi-disciplinary teams to produce a revitalization/action plan for the former Gilbert and Bennett industrial site in the town of Redding.

Applicants who wish to be considered may obtain a copy of the Grant Announcement, application and scope of work via email: circuitrider@cttrust.org.

One hard copy of the Application and one electronic version requesting the Grant Funding shall be delivered to the CT Trust, 940 Whitney Avenue, Hamden, CT, on or before Monday June 10, by 4 pm.

The CT Trust is an Affirmative Action/Equal Opportunity Employer.
REQUEST FOR PROPOSALS
GEORGETOWN HISTORIC DISTRICT
REDDING, CONNECTICUT

I. INTRODUCTION

The Connecticut Trust for Historic Preservation (CTHP), through its Vibrant Communities Initiatives Grant, seeks design and community input to a land use planning exercise that promotes/enhances the use of the former Gilbert and Bennett industrial site. The selected team will propose options to re-think aspects of a master plan passed a decade ago by the Town. Privately owned, the site development has stalled over the past decade due to the recession and lack of capital funding to facilitate the plan. This RFP seeks to work in cooperation with the Town and Owner to offer new options and ideas that might trigger a "rebirth" of the site. The proposed plan must respect historic assets and enhance the quality of life surrounding the abandoned site.

This RFP seeks a multi-disciplinary team.

II. STUDY AREA

The Study Area is located in the Georgetown Historic District near the Norwalk River in the towns of Redding and Wilton. A key component of the District are the remains of the former Gilbert and Bennett Manufacturing Company, worker housing and other private homes that surround the former manufacturing site. The factory was in operation for 170 years producing wire products and employed hundreds at its facility until it closed in 1989. Many of the industrial buildings have been demolished, but key historic structures still remain to be restored and reused. The current site plan approved by the Town includes a mix of residential, retail and office uses. See attached map.

III. SCOPE OF SERVICES

The CTHP is interested in engaging qualified professionals to provide the following services.

A. MEETINGS

1. Meet monthly with Stakeholder Committee made up of Redding First Selectman, a representative from Planning & Zoning Commission, the larger community, area residents, Ct Trust, Redding Preservation Society and Redding Historical Society
2. Conduct community design charrette/visioning sessions to solicit public input for ideas.
3. Organize student interns and foreign students to engage in activities
4. Conduct at least two meetings for general public to discuss project draft findings and final recommendations.
5. Meet with Town staff as needed.
B. INVENTORY
1. Conduct walkthroughs of historic buildings at the site and document existing land uses and vacant parcels; review the previously approved plans and amendments as well as existing zoning for the site.
2. Review the literature and all previous studies conducted on the site and offer reasoned critiques or concerns with these approaches.

C. ANALYSIS
1. Determine site opportunities and constraints to promote historic assets and expand new uses and connections to the former industrial site and surrounding community.
2. Analyze site and propose end uses in the Arts, Education, Agriculture or Industry, and conduct surveys with possible users, businesses and residents, as a way to support team’s recommendations to Town.
3. Schematic design and modeling to show new green uses proposed for site and vacant buildings, focusing on market forces and regional need.
5. Prepare capital sources and uses budget evaluating construction costs for existing vacant buildings and other components of the site. Evaluate market rents and proposed rents for project site and comment on feasibility.
6. Organize students at local schools to contribute to the effort in a meaningful way.
7. Prepare draft findings and recommendations for Stakeholder Committee review.

D. FINAL PRODUCT
1. Five (5) copies of final study report shall include the following:
   a. Explanation of planning process with students, community and professionals
   b. Detailed narrative explaining/justifying new uses/plans for the site
   b. Land use concept master plan of study area, including models, drawings, market data, national research, capital costs
   c. Timeline for implementation

E. CONSULTANT TEAM
Multidisciplinary team may include an artist, architect, student interns, engineer, landscape architect, historic architect, market analyst and other disciplines as necessary. Resumes and previous experiences of all team members shall be included in Proposal.

VII. TIMEFRAME FOR SELECTION

The proposed schedule for the selection process and work program is as follows:

<table>
<thead>
<tr>
<th>Proposals Due</th>
<th>Monday, June 10, by 4 pm</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contract Award</td>
<td>Wednesday, June 19</td>
</tr>
</tbody>
</table>

VIII. THE PROPOSAL

The consultant team shall submit one hard copy and an PDF version of the proposal to the CTHP, 940 Whitney Avenue, Hamden, Ct 06517 no later than June 10, 4 pm. Proposals shall consist of the following:

A. Completed cover sheet (see Attachment A).
B. Transmittal letter signed by firm offering proposal and certifying that proposal will remain in effect for 30 days after due date.

C. Concise and complete description of work to be performed including:
   1. Brief explanation of consultant’s understanding of project and general approach to the work and key issues.
   2. Estimate of hours and time schedule for work outlined in Scope of Services.
   3. List of personnel who will be assigned to project including resumes.
   4. Description of similar projects, including references.

**Total project fee for the project shall not exceed $50,000.** Contract price shall include labor, materials, equipment and all items necessary to perform the study as detailed in the Scope of Work. The CTHP is an Affirmative Action/Equal Opportunity Employer. Small, Minority, Women owned and Section 3 businesses are encouraged to apply.

**IX. EVALUATION**

Responsibility for the selection of the consultant lies with the CTHP and/or designee. If deemed necessary, a phone interview will be conducted to answer any outstanding questions. The factors which will be evaluated include:

A. Specialized experience of consultant(s) and assigned personnel on similar projects.
B. Consultant understanding and technical approach to project.
C. Consultant references.
D. Consultant fee schedule and the method of payment.
E. Consultant schedule and ability to perform the work in a timely manner.

**X. AWARD/CANCELLATION OF RFP**

The awarding of the RFP shall be at the sole discretion of the CTHP. The CTHP retains the right to cancel this RFP at any time prior to execution and approval of contract. The CTHP reserves the right to reject any and all proposals.

**XI. INQUIRIES**

All questions regarding this RFP should be referred to Brad Schide at 860-463-0193.
ATTACHMENT A

CTHP Study Proposal Cover Sheet (to be included with Proposal)  
Contract shall not exceed $50,000.

Price to complete the survey as described $________________________
Price to be submitted as one lump sum; do not submit itemized costs. Price must include all costs for travel, photocopying, printing, presentations, etc. required to produce the study.

The Schedule to complete the project is _______________months.

________________________________________________________________________
Name

________________________________________________________________________
Company

________________________________________________________________________
Street

________________________________________________________________________
Town/State/Zip Code

________________________________________________________________________
Phone Number

________________________________________________________________________
Fax Number

________________________________________________________________________
Date Submitted

________________________________________________________________________
Email Address

________________________________________________________________________
Duly Authorized Signature and Title
Oct 3

+ + Natalie
+ + Susan Robinson
+ + Rob Dean
+ + Nathalie Von Jena - C+ Trust employee
+ + Evvy Cassiello
+ + Tom McManus - Burke principal
+ + Jon Fulbrook - outfit spearhead
+ + Brad Schiel - C+ Trust
+ + Chris Lynch -
  "Vibrant Community Initiative"

High Line

* 10/17 next
Town Zoning Compliance Process

1. Regulated Activities Permit
   b. Applications shall be open for public inspection, but not necessarily a public hearing.
   c. Commission notifies the applicant of the decision (also with legal notice in newspaper).
   d. Decisions may be appealed (within 15 days of newspaper publication).
   e. Statutorily, the Conservation Commission generates a "report" before Zoning can make a decision.

2. Special Permit (usually simultaneous with Site Plan Application)
   b. Zoning Office determines application to complete.
   c. Zoning Commission schedules a public hearing.
   d. Public hearing.
   e. Zoning Commission grants Special Permit.
   f. 15 day appeal period after date legal notice is published in newspaper.

3. Site Plan Application (within 1 year of Special Permit or simultaneous)
   b. Zoning Commission reviews application.
   c. Zoning Commission may require Special Preservation Permit for buildings that may be Historic Landmarks.
   d. Optional public hearing.
   e. Zoning Commission approves site plan.
   f. Final site plan submitted with modifications.
   g. Final site plan accepted.
   h. Amendments to the plan take place to this part of the approval.

4. Zoning Permit
   a. Administrative Application submitted to the Zoning Office with approved site plan and regulated activities permit.
   b. The Zoning Office handles administrative Zoning permit with a sign off from the following departments: Planning; Conservation, and Health.
   c. Performance bond submitted on request.
   a. Approved application is forwarded to the Building Department.
   b. Construction stakes set for site work.

5. Certificate of Zoning Compliance
   a. Application of Zoning Compliance.
   b. Zoning Enforcement Office inspects within 15 days.
   c. Decisions may be brought to Zoning Board of Appeals.
Timeline of Redding, State, and Federal Approvals

Project Funding and Other Milestones

2004
- Special Development District designation and Master Plan Special Permit Approval
- EPA Brownfields Cleanup Grant $200,000
- Georgetown Special Tax District (GSTD) created

2005
- EPA National Award for Smart Growth Achievement
- GSTD receives $72m federal grant
- State Gov. Jodi Rell grants $0.6m for site cleanup
- GSTD receives $5m USDA loan for sewage plant
- Federal SAFETEA grant of $1.2m for streetscape master plan
- CT DEP notice that GLDC illegally diverted water from Factory Pond
- GSTD receives $14.5m green bond

2007
- CT DEP Stream Channel Encroachment
- USGBC LEED Neighborhood Development
- State awards $300,000 to Town for emergency dispatch center

2008
- CT DEP Dam Safety Permit Approval
- 2007 CT APA Chapter Community Development of the Year
- Planning Commission approves resubdivision
- CT DEP approves Remedial Action Plan
- YMCA backs out of project

2009
- CT DOT issues certificate for major traffic generator
- Planning Commission approves Master Plan Site Plan amendment
- GLDC plan present in the 2008 Redding Town Plan
- State awards $.45m for remediation and removal of contaminated soil
- State approves $3.5m in Tax Increment Financing for GLDC
- CT DOT Water Diversion Permit

2010
- CT DOT issues certificate for major traffic generator
- State approves $3.5m in Tax Increment Financing for GLDC
- NY7 "7 Years In, Renewal Plan Languishes" article
- Housatonic Valley Council of Elected Officials $1.6m for intersections
- State commits $1.7m for two intersection improvements
- State Gov. Jodi Rell grants $1.3m for road improvements
- NYT "7 Years In, Renewal Plan Languishes" article
- No TIGER grant for Georgetown redevelopment train station
- Deal with Georgetown Green LLC developer falls through
- GSTD receives $1.5m forebearance on green bonds

September 12, 2013