

MAYOR
ROSE MARIE ANGELONI

DEPUTY MAYOR
JEFFREY A. MACMILLEN

TOWN MANAGER
MICHAEL P. DOWNES



COUNCIL MEMBERS
BRUCE ABELSON
MARIE E. DIAMOND
WALTER GOAD
CRAIG C. MILLER
NICHOLAS PALLADINO
RONALD PELLICCIA, JR.
THOMAS P. ZAMPANO

TOWN OF NORTH BRANFORD

TOWN HALL, 909 FOXON ROAD, NORTH BRANFORD, CONNECTICUT 06471
TOWN MANAGER (203) 484-6000 TOWN HALL FAX (203) 484-6025

Minutes TOWN CENTER SUB-COMMITTEE OF NORTH BRANFORD, CONNECTICUT NBPD – 305 Forest Rd, Northford, CT 06472 Tuesday, July 9, 2024 at 6:30 p.m.

Chris called the meeting to order at 6:42 p.m.

1. Roll Call

Members Present: Dave Palumbo, Chris Heon, Al Rose, and Scott Small.

Members Absent: Andy Bozzuto and Jeff MacMillen.

Others Present: Bill Savastano, resident.

2. Approval of Minutes

a. Tuesday, June 25, 2024

MOTION: Dave made a motion to approve the Tuesday, June 25, 2024 meeting minutes. Chris seconded. **Discussion:** none. **With all in favor, the motion passed.**

3. New Business discussion and action

a. Jim Pretti, Senior Engineer - Criscuolo Engineering LLC

MOTION: Chris made a motion to table Jim Pretti, Senior Engineer - Criscuolo Engineering LLC. Al seconded. **Discussion:** Jim was unable to attend the meeting. **With all in favor, the motion passed.**

b. Potential Funding opportunities

Our objective is to avoid burdening taxpayers, seeking instead a developer interested in leasing the land for a century. We require a minimum of 75k for this

endeavor. Once we receive Jim's pricing details, we'll have a clearer financial outlook. Rusty believes he can offer assistance in this endeavor.

Potential funding sources include the sale of the town hall, Company 4, and 1599 Foxon Road, which could serve as substantial seed capital. The plan is to initiate with a new town hall equipped with existing sewer, gas, and water infrastructure. Any funds acquired for these proposals must receive approval from the Blueprint Committee

c. Schedule of future meetings

The next meeting is scheduled for Wednesday, July 24, 2024 at 6:00 p.m., in the North Branford Police Department – 305 Forest Road.

4. Old Business discussion and action

a. Rusty Malik, QA+M - please see attached.

5. Public Comment

6. Adjournment – the meeting adjourned at 7:44 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jessica Dellacamera". The signature is fluid and cursive, with the first name "Jessica" written in a larger, more prominent script than the last name "Dellacamera".

Jessica Dellacamera

Attachments (2)

Town of North Branford

**North Branford Town Green
Advisory Committee**

**909 Foxon Road
North Branford, CT 06471**

Request for Proposals

For

**North Branford Town Green
Master Plan**

Proposals Due August 15, 2024

Issued: June 7, 2024

**Legal Notice
Town of North
Branford
Request for Proposals**

The Town of North Branford requests proposals from qualified firms and/or individuals to assist the Town in the preparation of a Master Plan for North Branford Town Green Center.

The RFP may be obtained on the Town website at [www.North Branford-ct.gov](http://www.NorthBranford-ct.gov) under 'Bid Opportunities' or from the Town of North Branford Community 909 Foxon Road North Branford Road, North Branford, CT 06471.

Respondents shall submit one original proposal, five copies, and one electronic file to:

Town of North
Branford North Branford Town
Green Center Master Plan RFP
Attn: David Palumbo
909 Foxon Road
06471.Branford, CT
06035

Proposals will be accepted until 1 PM on August 15 2024 in the Town of North Branford Town Managers Office, 909 Foxon Road North Branford Road, North Branford, CT 06471, when they will be opened publicly. No proposals submitted after this time will be accepted.

Addenda to this RFP will be posted on the Town website. Respondents are responsible for checking the website.

Each respondent, by making their proposal, represents that they have read and understand all the proposal documents.

The Town reserves the right to amend or terminate this RFP, reject any or all proposals, in whole or in part, to award any item, group of items, or total proposal, and to waive informality or technical defects, if it is deemed to be in the best interest of the Town.

The Town of North Branford is an Affirmative Action/Equal Opportunity Employer. Disadvantaged, minority, small and women business enterprises are encouraged to apply.

**Town of North
Branford Request for
Proposals
North Branford Town Green Center Master Plan**

I. Intent

The Town of North Branford (herein after referred to as “Town”) requests proposals from qualified firms and/or individuals (herein after referred to as “Consultant”) to assist the Town in the preparation of a Master Plan for North Branford Town Green Center. It is expected that the study would incorporate the area shown outlined in orange in Attachment A: Approximate Study Area, with specific emphasis and concentration on the Town Town Green Center area, shown outlined in red.

II. Background

The Board of Selectmen established the North Branford Town Green Center Advisory Committee (herein after referred to as “Committee”) to oversee a study of North Branford Town Green Center. The goal of the North Branford Town Town Green Center Study is:

“To provide a framework that supports a connected, healthy, vibrant, and resilient Town Green Center for businesses, residents, and visitors that aligns with North Branford’s Plan of Conservation and Development”.

It is the intent of this request for proposals to have the successful consultant enter into a contract with the Town to develop a Master Plan consistent with this goal.

III. Scope of Work

While the complete project scope and deliverables may change as the process moves forward, at a minimum, the Town expects the project to include the following:

- a. Baseline Analysis / Existing Conditions
 1. Review of all relevant documents (including Committee reports and documents, Plan of Conservation and Development, Strategic Plan, Affordable Housing Plan, etc.)
 2. Demographics
 3. Market analysis and regional development trends
 4. Existing land use (including property ownership) / development patterns
 5. Review and evaluate current Zoning Regulations
 6. Infrastructure assessment including transportation (vehicular, pedestrian, bicycle, public transportation infrastructures) and utilities (electric, sewer, water, gas, and telecommunications).
 7. Identify opportunities / constraints
- b. Development Standards / Plans
 1. Recommendations regarding land use and built environment standards, including Zoning Regulations, architectural standards, historic considerations and preservation.
 2. Town Town Green Center design standards and recommendations, including streetscape design, lighting, signage, and other infrastructure improvements.
 3. Transportation and connectivity plans, including public, vehicular, bicycle and pedestrian systems, and parking.
 4. Town Green function and design plan.
- c. Recommended Implementation Strategy and Timeline
 1. Analysis of potential incentives and/or programs to assist in implementing the plan.

IV. Proposal Content

The proposal should include the following:

a. Cover Letter / Executive Summary:

Include the official name, address, phone number, and email address of the Consultant, the name of the principal contact person, and the person authorized to execute the contact.

b. Consultant Qualifications:

1. Description of the firm including size, location, number and nature of professional staff to be assigned to the Town (identify the person to oversee the project and the Town's primary contact) and the experience and qualifications of the staff members who will be performing services.
2. A description of relevant project examples that have been completed within the last five (5) years in communities with similar characteristics and size to North Branford. Respondents shall provide links to where their project portfolio or plans may be viewed.
3. List of at least three (3) references including name, title, phone number, email address, and description of the project completed.
4. A list of sub-consultants, if any, to be used on the project with a description of their involvement in the project and relevant qualifications. You will be responsible for the work provided by the subconsultants you hire.

c. Project Approach:

A detailed description of the services and methods by which the work will be performed.

The description shall include at a minimum:

1. Consultant's understanding of the services to be provided.
2. Description of the proposed project plan, including the tasks or project components the consultant believes are necessary for completion of the project and key deliverables.
3. Description and manner in which public and stakeholder input will be sought and how they will be engaged in the process. It should be noted that the Committee has conducted two initial workshops and released a survey to gather public input, however it is expected the consultant will propose and facilitate public and stakeholder input as part of the study process.
4. A project timeline including all components of the project scope.
5. Identify what the Consultant will expect the Town to perform or provide.
6. Recommendations for any critical project elements that may have been omitted by the Town.

d. The proposed term and fee schedule:

1. Provide an all-inclusive lump sum detailed project budget.
2. Include any incidental expenses, such as copying, mailing, and travel charges which could be incurred by the Town separately or in addition to the project budget.

e. Any relevant information to allow the Town to apply the Proposal Evaluation Criteria below.

V. Proposal Evaluation Criteria

Proposal Evaluation Criteria shall include:

- a. Consultant's qualifications and the experience of key personnel
- b. Technical competence of the consultant.
- c. Consultant's experience on similar projects with towns comparable to North Branford.
- d. The expected quality and description of the deliverables.
- e. Consultant's proposed project timeline.
- f. An evaluation of the fee proposal and terms.

VI. Process

All consultants shall submit one (1) original, five (5) copies, and one (1) electronic file of written responses based on the requirements set forth in this RFP document. The RFP document is available on the Town's website at [www.North Branford-ct.gov](http://www.NorthBranford-ct.gov) under Bid Opportunities, RFP/RFQ (hereafter referred to as the Town's website). Proposals will be received until 1:00 PM on July 18, 2024 in the Community Development Department, 15 North North Branford Road, North Branford CT 06035. All proposals must be clearly marked on the outside of the envelope with: North Branford Town Green Center Master Plan RFP. An electronic submission must also be provided, either on a flash drive and sent with the written responses or sent via email to Abigail Kenyon, Director of Community Development, [akenyon@North Branford-ct.gov](mailto:akenyon@NorthBranford-ct.gov). This must also be received by 1:00 PM on July 18, 2024. Proposals received after the submission deadline shall be considered void and will not be considered.

Any addenda will be posted on the Town's website by July 2, 2024. All respondents are responsible for checking the Town's website for the presence and content of all addenda.

Proposals received by the Town will be reviewed for completeness and clarity. They will be evaluated in accordance with the Proposal Evaluation Criteria above and the Consultant(s) to be interviewed, if any, will be determined. The Town may also wish to conduct additional interviews prior to making a final award. A decision on an award is anticipated within a month of receipt of the proposals.

It should be noted that the contract resulting from this RFP will be awarded to the respondent whose proposal is determined to be in the best interest of the Town in its sole discretion. Therefore, the proposal offering the lowest cost may not necessarily be the proposal that is selected for award.

VII. Schedule of Work

Following review and approval by the Board of Selectmen, the Town is prepared to enter into a contract based on the scope of work, deliverables, and fees set out in the proposal.

VIII. General Requirements

Reservation of Rights

The Town reserves the right to waive informalities or to reject any or all proposals when such action is deemed to be in the best interests of the Town. The Town reserves the right to delete such items as it deems necessary from these proposals. Respondents are directed to be certain that they understand the terms and conditions as specified in this RFP. All exceptions of the respondent to the terms and specifications of this RFP shall be made in writing and submitted in full with the proposal. For all other terms and specifications, submission of a proposal constitutes acceptance by the respondent. It is expected that all remaining terms and conditions expressed herein are acceptable and accurate and shall govern any resulting contract. The Town reserves the sole right

to reject proposals that contain exceptions which are unacceptable. In order to provide the requested services to the Town, the respondent must be able to demonstrate the expertise and flexibility necessary to successfully complete this work. Services shall only be provided after written authorization is received from the Town. The Town reserves the right to utilize some, all or none of the various services identified in this RFP. All services performed shall be completed to the satisfaction of the Town Manager. The Town reserves the right to terminate any agreement upon ten (10) calendar days' written notice of failure by the respondent to provide service to the satisfaction of the Town Manager. The Town shall not be responsible for any expenses incurred in preparing and submitting a response to this Request for Proposals. The Town further reserves the right to request additional information from individual respondents and to negotiate fees and/or other terms and conditions.

Nondiscrimination

The firm shall agree and warrant that it will not discriminate or permit discrimination against any person or group of persons on the grounds of sex, race, color, religion, age, marital status, ancestry, national origin, past history of mental health disorder, mental disability, physical disability, or other basis in any manner prohibited by the laws of the United States, the State of Connecticut, or the Town of North Branford.

Insurance Requirements

The awarded Respondent shall be responsible for maintaining insurance coverage in force for the duration of the contract of the kinds and minimum amounts listed below, with an insurance company with an AM Best Rating of A-, VIII or better, licensed to write such insurance in the State of Connecticut and acceptable to the Town of North Branford.

The insurer shall provide the Town of North Branford with Certificates of Insurance, on a form acceptable to the Town, signed by an authorized representative of the insurance company prior to the commencement of performance of this contract describing the coverage and providing that the insurer shall give the Town of North Branford written notice of at least thirty (30) days in advance of any termination, expiration, or any and all changes in coverage.

Such insurance or renewals or replacements thereof shall remain in force during the Respondent's responsibility under this contract.

The Respondent, at the Respondent's own cost and expense, shall procure and maintain all insurances required and shall include the Town of North Branford as an Additional Insured per contract on a primary and non-contributory basis on all such insurance, except Workers' Compensation coverage. The Certificate of Insurance shall evidence all required insurances, including Additional Insured and Waivers of Subrogation endorsements. The Respondent shall also provide its policy endorsement indicating the Town of North Branford as an additional insured.

1. Workers' Compensation Insurance. The awarded Respondent shall carry workers' compensation insurance in accordance with the requirements of the laws of the State of Connecticut, and employer's liability limits of Five Hundred Thousand Dollars (\$500,000.00) coverage for each accident, Five Hundred Thousand Dollars (\$500,000.00) coverage for each employee by disease, Five Hundred Thousand (\$500,000.00) policy limit coverage for disease.

2. Commercial General Liability. With respect to all operations which awarded respondent performs, it shall carry Commercial General Liability insurance providing for a total limit of One Million Dollars (\$1,000,000.00) coverage per occurrence for each site or project for all damages arising out of bodily injury, personal injury, property damage, products/completed operations, and contractual liability coverage for the indemnification obligations arising under this Agreement. Each annual aggregate limit shall not be less than Three Million Dollars (\$3,000,000.00). The limit may be provided through a combination of primary and umbrella/excess liability policies acceptable to The Town of North Branford. Blanket Contractual Liability for liability assumed under this Agreement.

3. Automobile Liability. With respect to each owned, non-owned, or hired vehicles, the awarded Respondent shall carry Automobile Liability insurance providing One Million Dollars (\$1,000,000.00).

4. Excess Liability Coverage. With respect to the coverage provided by the awarded Respondent for this Project, excess liability insurance will be provided in an amount not less than One Million Dollars (\$1,000,000.00) per occurrence and annual aggregate basis.

5. Professional Liability. One Million Dollars (\$ 1,000,000.00) coverage per occurrence for each site or project for all damages arising out of bodily injury, personal injury, and property damage.

6. Deductibles and Self-Insured Retentions: Any deductible or self-insured retention must be declared to and approved by the Town of North Branford. All deductibles or self-insured retentions are the sole responsibility of the awarded Respondent to pay and/or to indemnify.

7. Errors and Omissions Insurance. The awarded Respondent shall provide and maintain Errors and Omissions Insurance with minimum limits of \$2,000,000 per occurrence/annual aggregate. The policy shall not have a deductible greater than \$50,000.00.

The Town of North Branford shall be named as "Additional Insured" by endorsement. Coverage is to be provided on a primary, noncontributory basis. Waiver of subrogation in favor of the Town of North Branford is required to be endorsed on all applicable policies, including workers' compensation. If any policy is written on a "Claims Made" basis, the policy must be continually renewed for a minimum of two (2) years from the completion date of the Contract. If the policy is replaced and/or the retroactive date is changed, then the expiring policy must be endorsed to extend the reporting period for claims for the policy in effect during the Contract for two (2) years from the completion date.

Awarded Respondent is solely responsible for ensuring subcontractors who work on this Project comply with the insurance requirements outlined above. Subcontractors are also required to comply with any additional contractual terms.

Defense, Hold Harmless and Indemnification

The successful proposer shall agree to the fullest extent permitted by law, to defend, indemnify, and hold harmless the Town, its employees, officers, officials, agents, volunteers and independent

contractors, including any of the foregoing sued as individuals (collectively, the "Town Indemnified Parties"), from and against all proceedings, suits, actions, claims, damages, injuries, awards, judgments, losses and expenses, including attorney's fees, arising out of or relating, directly or indirectly, to the successful proposer's malfeasance, misconduct, negligence or failure to meet its obligations under the RFP or the Contract, and from the performance of the Work. The successful proposer's obligations under this section shall not be limited in any way by any limitation on the amount or type of the successful proposer's insurance. Nothing in this section shall obligate the successful proposer to indemnify the Town Indemnified Parties against liability for damage arising out of bodily injury to persons or damage to property caused by or resulting directly from the sole negligence of the Town Indemnified Parties.

In any and all claims against the Town Indemnified Parties made or brought by any employee of the successful proposer, or anyone directly or indirectly employed or contracted with by the successful proposer, or anyone for whose acts or omissions the successful proposer is or may be liable, the successful proposer's obligations under this section shall not be limited by any limitation on the amount and type of damages, compensation or benefits payable by the successful proposer under workers' compensation acts, disability benefit acts, or other employee benefits acts. The successful proposer shall also be required to pay any and all attorney's fees and expenses incurred by the Town Indemnified Parties in enforcing any of the successful proposer's obligations under this section, which obligations shall survive the termination or expiration of this RFP and the Contract. As a municipal agency of the State of Connecticut, the Town will NOT defend, indemnify, or hold harmless the successful proposer.

These insurance requirements are not meant to be construed as a limitation of liability. The parties agree that the amounts of insurance under this Agreement do not, in any way, limit the Respondent's liability to the Town of North Branford by virtue of this promise to indemnify and hold the Town of North Branford harmless so that in the event of any settlement of a claim or a judgment in an amount in excess of the amount of insurance coverage carried by the awarded Respondent, the Respondent shall be liable to the Town of North Branford for the difference, plus all fees and expenses incurred in collecting same, all at the Respondent's sole cost.

Freedom of Information

All proposals and any related submittals to the Town are subject to the requirements of the State of Connecticut Freedom of Information Act, regardless of whether they are marked as confidential, proprietary, or in any other manner. By the act of submitting a bid, bidders agree that they will be subject to Connecticut General Statutes Section §1-200 et seq.

Award

The Town intends, but is not required, to make one or more awards as a result of this RFP. There is no employment or agency relationship, express or implied, that is created when responding to this RFP.

Work Product Ownership

All responses and submittals received as a result of this Request for Proposals shall become the property of the Town upon receipt. All work products provided to the Town following award shall also be the sole property of the Town upon receipt.

Costs

All costs incurred in the preparation and presentation of the proposal shall be wholly absorbed by the consultant.

IX. Questions

All questions regarding this Request for Proposals shall be submitted via email only to Abigail Kenyon, Director of Community Development, akenyon@NorthBranford-ct.gov. All questions shall be presented by June 26, 2024 to allow for the preparation and distribution of addenda. Responses will be posted on the Town's website.

THE TOWN OF NORTH BRANFORD IS AN EQUAL OPPORTUNITY/AFFIRMATIVE
ACTION EMPLOYER.
WBE/MBE/SBE & SECTION 3 DESIGNATED BUSINESSES ARE ENCOURAGED TO
APPLY.

Attachment A: Approximate Study Area

Orange: Overall Study Area

Red: Town Town Green Center
Area



NORTH BRANFORD TOWN GREEN

PRECEDENTS

TOWN CENTER / GREEN

Create an exciting, active, and inviting place with:

1. Town Center
 - Town Hall
 - Country
 - Library
 - Senior Center
 - Fire Station
 - Public Safety
2. Businesses
3. Residential
4. Pavilion - covered stage structure for holding events
5. Trails -
6. Retail - shops, restaurants, etc.
7. Sports - fields / courts
8. Green - festivals / music venue
9. Parking
10. River walk - trail with covered bridge
11. Gardens
12. Playgrounds

NEW ENGLAND KEY FEATURES

- cupola
- clock tower
- stone
- staircase - raised above ground

SURROUNDING BUILDING POSSIBILITIES

- public, high traffic area
- drawing people in to the center of the community
- brewery
- coffee shops
- restaurants
- local small businesses

NORTH BRANFORD CURRENTLY

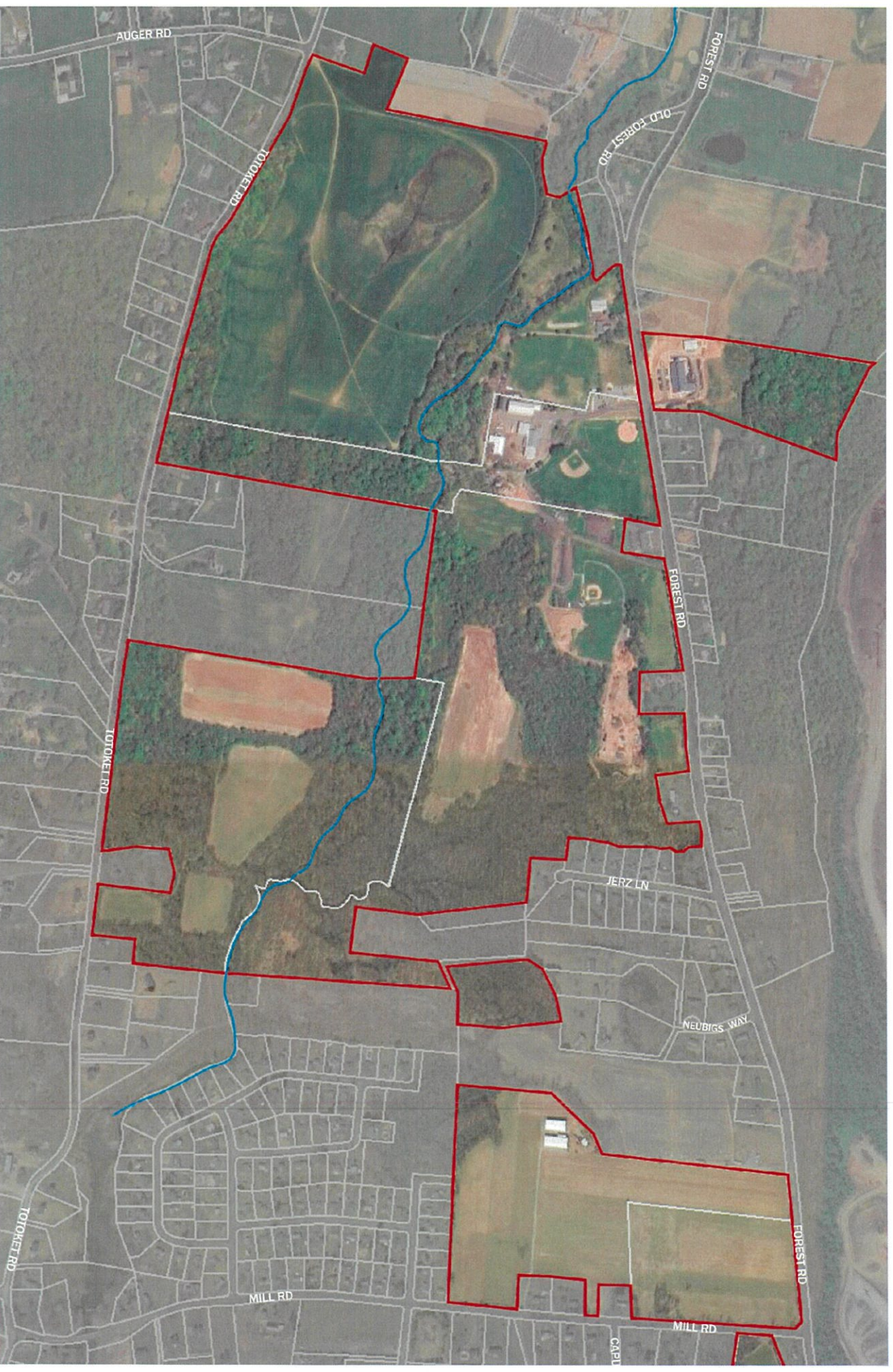


Current Town Hall Location

North Branford Hall (1876)

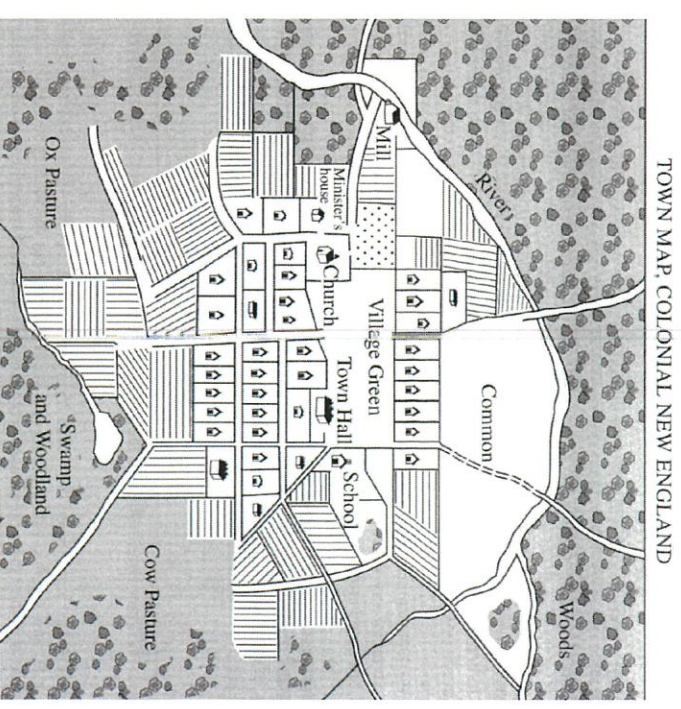
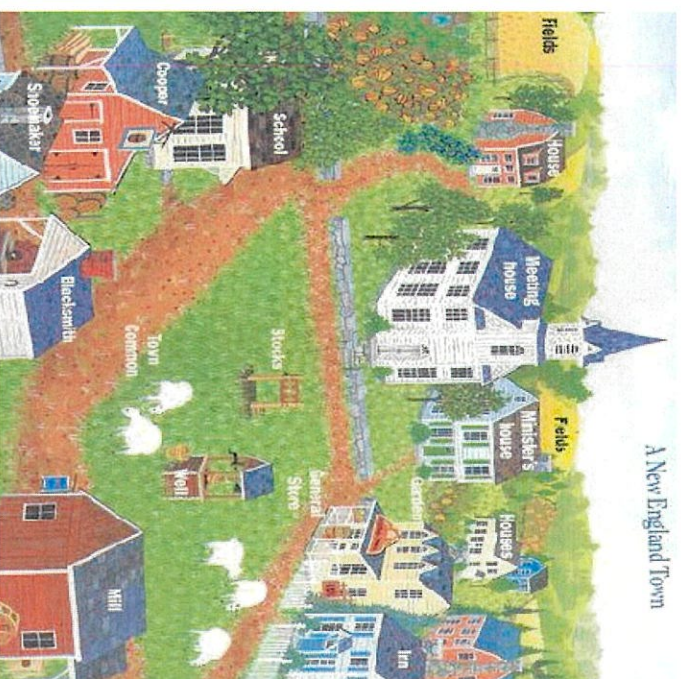
Atwater Memorial Library (1942)

NORTH BRANFORD CURRENTLY

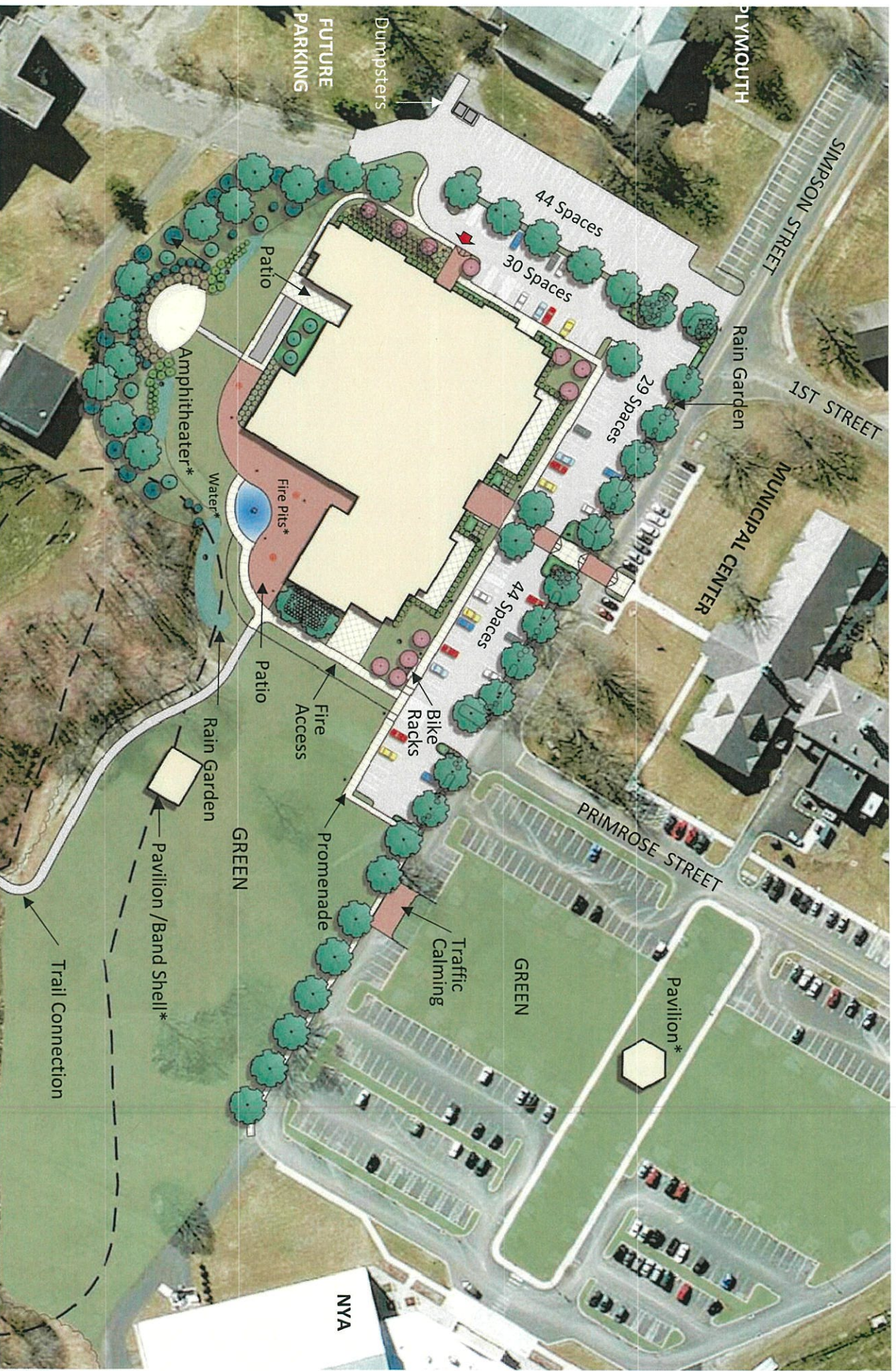


HISTORICALLY

- Central Axis
- Bowling Green
- Church / town hall
 - architectural feature used as vanishing point
- Buildings lining sides
- Used as a place for trade
 - shops, businesses
- Outer edges surrounded by housing
- Public buildings along the edge
 - place to come together



NEWTOWN, CT



NEWTOWN, CT



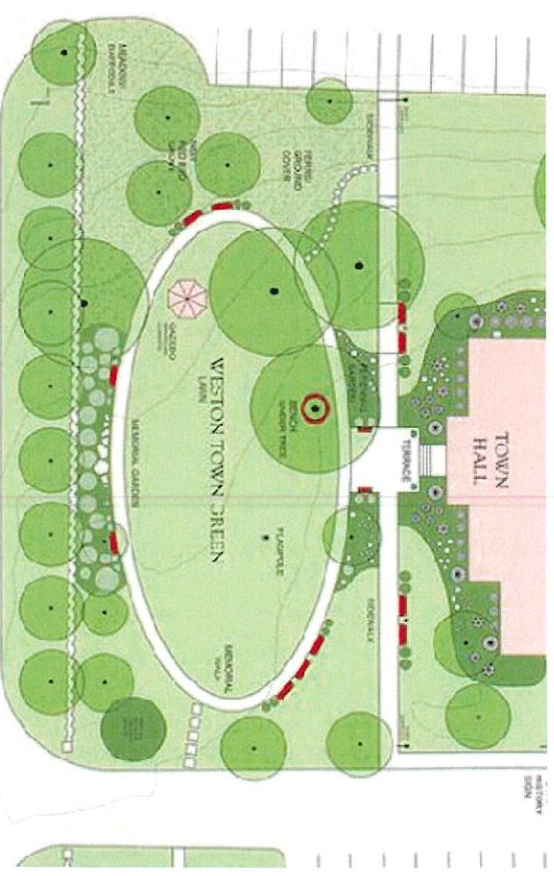
NEW MILFORD, CT

- Gazebo
- Event space
- Pathways
- Divided in four sections by roads
- Surrounded by public buildings



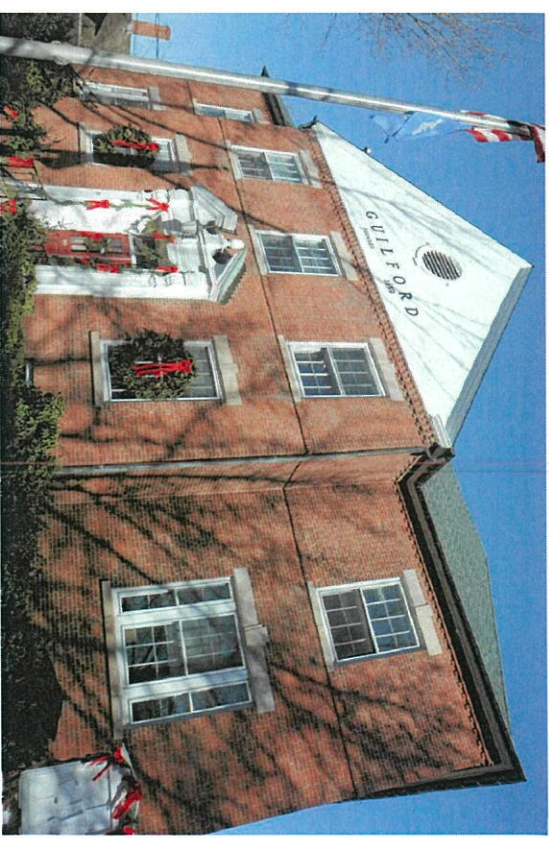
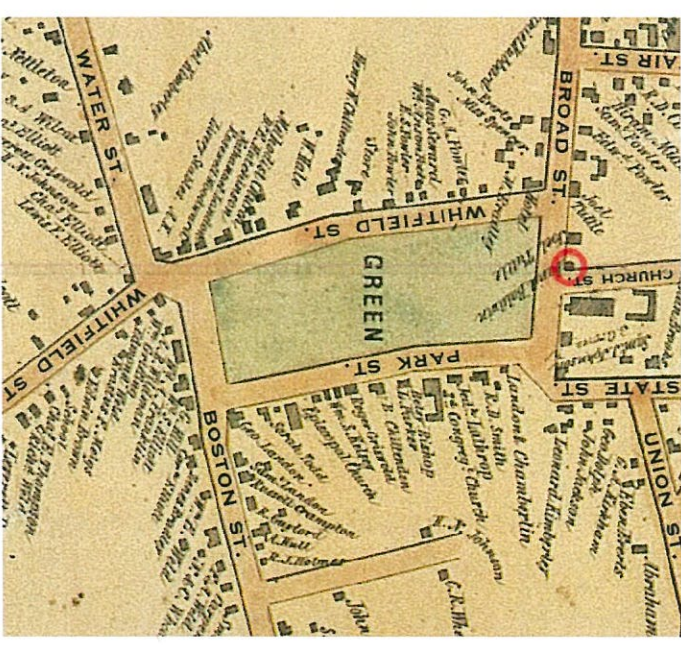
WESTON, CT

- 2022
- Gazebo
 - for holding events
- Pathways
- Stone wall
 - referencing history
- Surrounded by buildings
- Memorials
- Lots of Benches
- Doing similar project right now
 - community space
 - civic pride



GUILFORD, CT

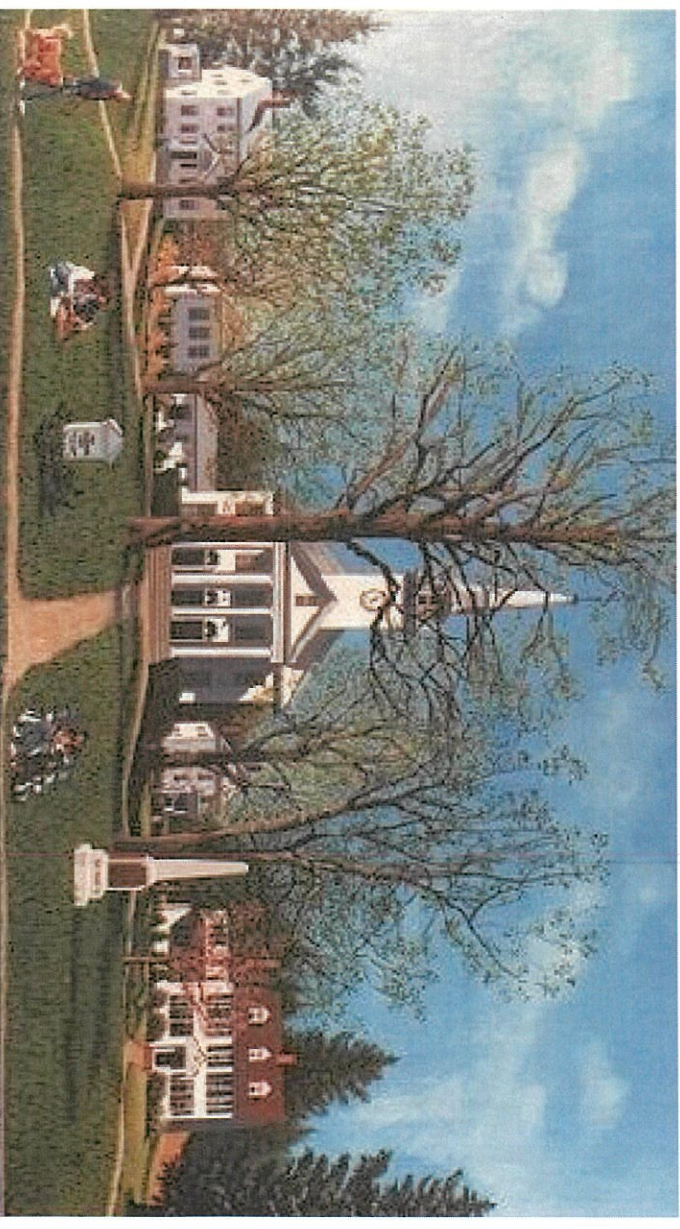
- Pathways
- Surrounded by main road, shops, and restaurants
- Central Axis
- Architectural focal point
 - church
- Close to North Branford
- Scattered trees



Guilford Green, circa 1852

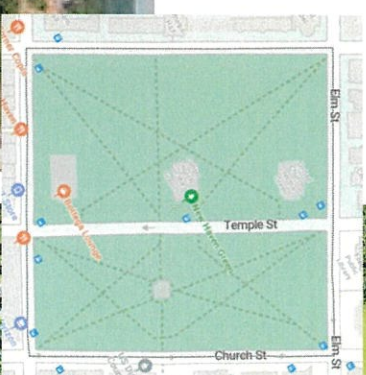
CHESHIRE, CT

- Architectural focus
 - vanishing point of axis
 - church
- Axil plan
- Sidewalks
- Monument
- Gathering space



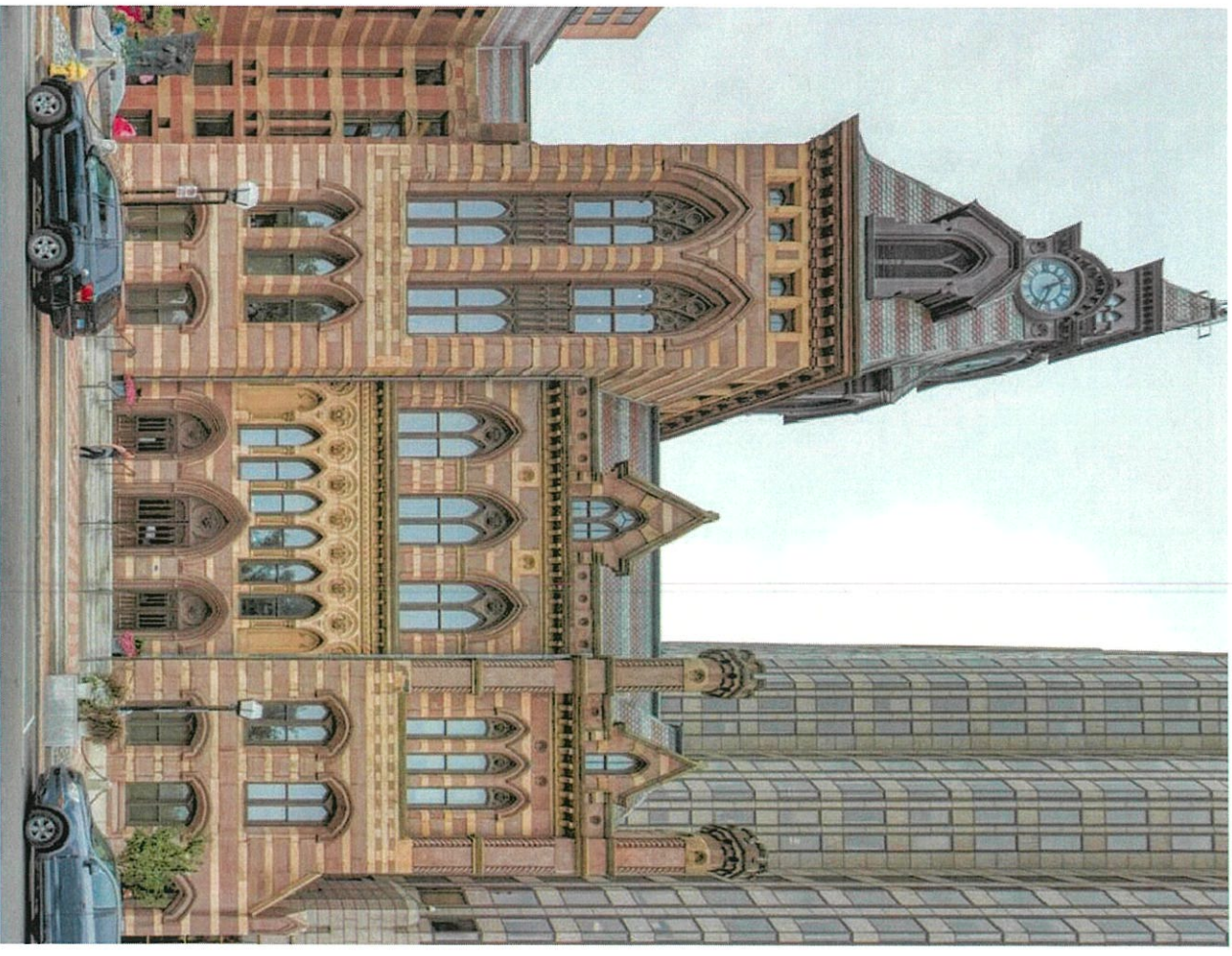
New Haven, CT

- Axis
- Surrounded by important buildings
 - Neoclassical style
- Monument
- Buildings integrated into the green
 - churches
- Linear intersecting walking paths



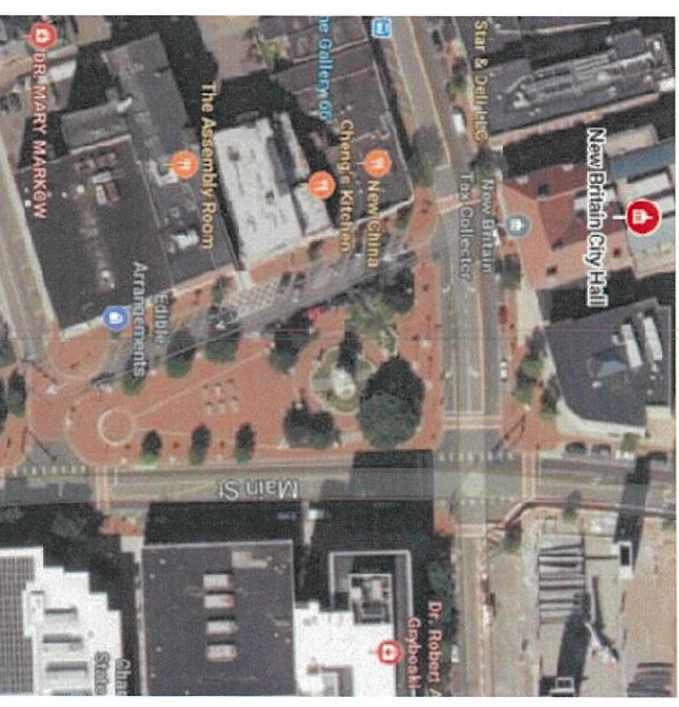
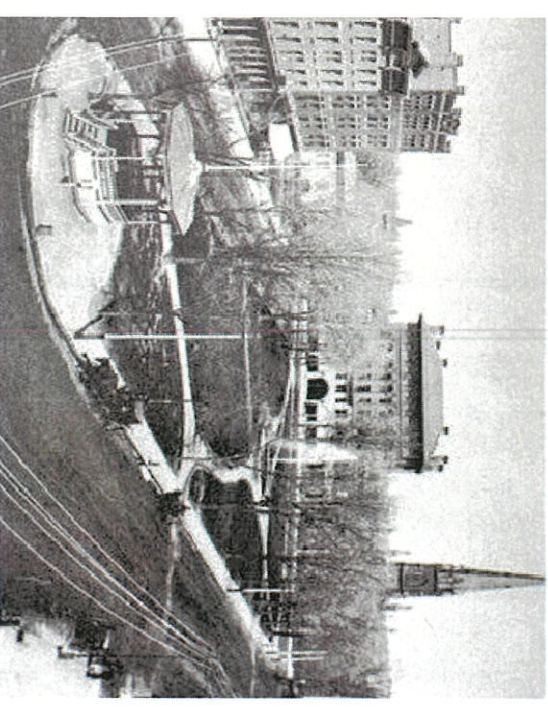
New Haven, CT

- Victorian Gothic
- Clock Tower
- Horizontal stripes
- Pointed arches
- Three doors - mimicking church
- City close to North Branford



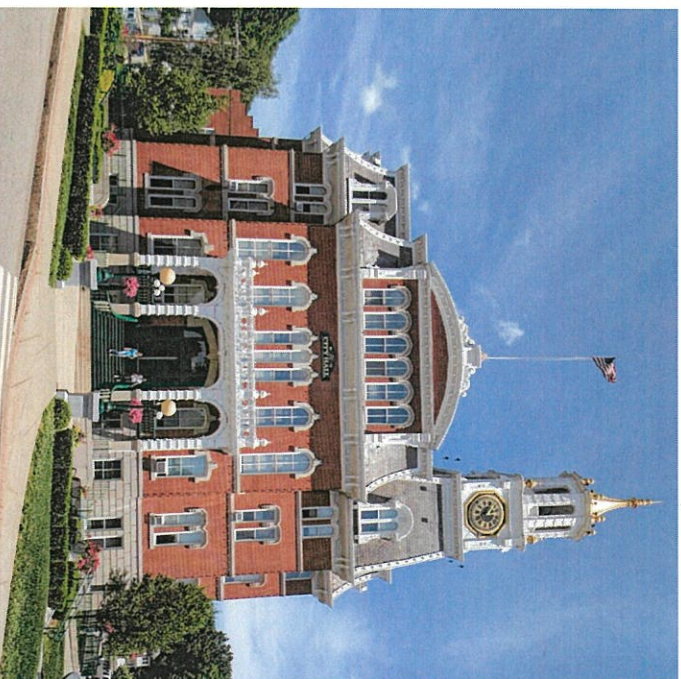
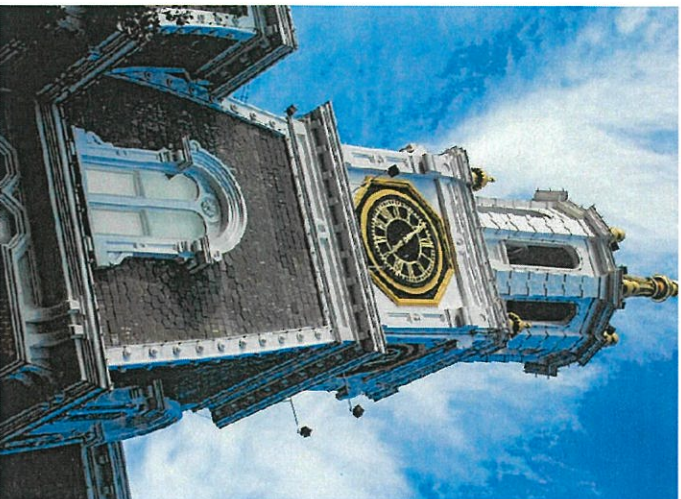
NEW BRITAIN, CT

- Town hall building
- Gazebo
- Monument
- Some short walking paths
- Surrounded by shops, offices, and apartments
- Paved town square



NORWICH, CT

- "Second Empire" style
- Built in 1859
- Clock tower and cupola
- Located at intersection of main roads
- Near to church and police department



CITY HALL, MASONIC TEMPLE AND CONGREGATIONAL CHURCH FROM UNION SQUARE, NORWICH, CONN.

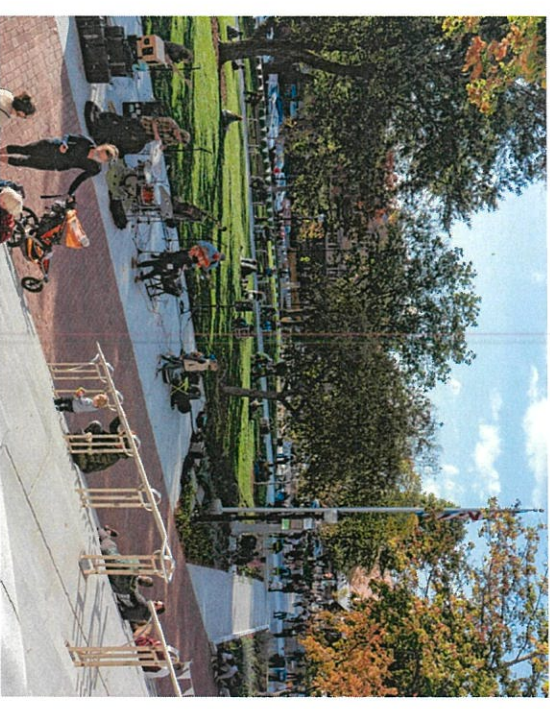
FARMINGTON, CT

- Modern
- Brick and metal
- Staircase
- Low profile
 - no tower
- Near library, restaurant, high school, and river



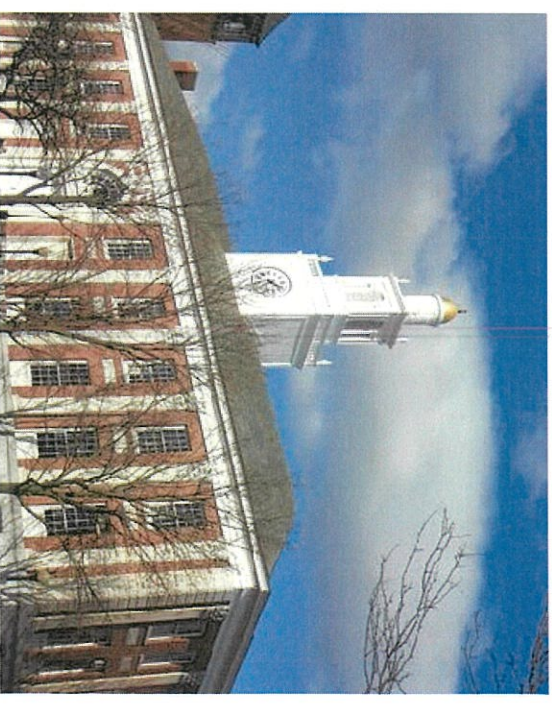
BURLINGTON, VT

- Green infront of town hall
- Splash pad
- Seating
- Walking paths
- Designated area for entertainment



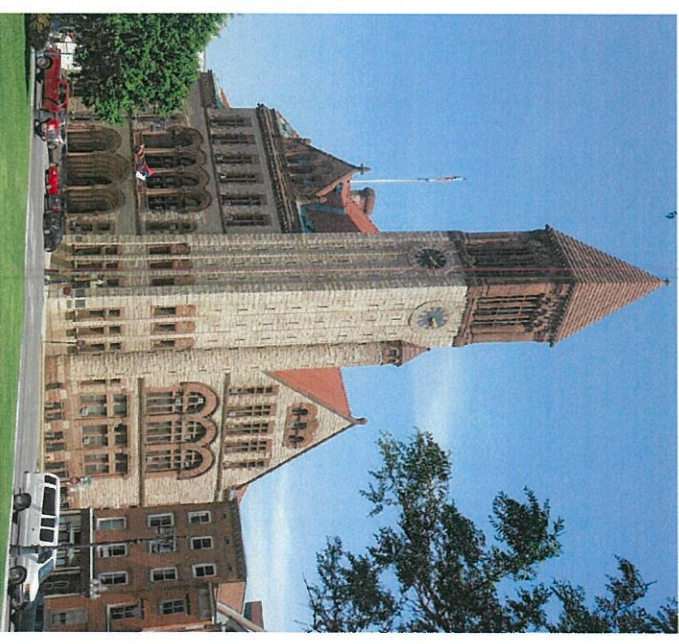
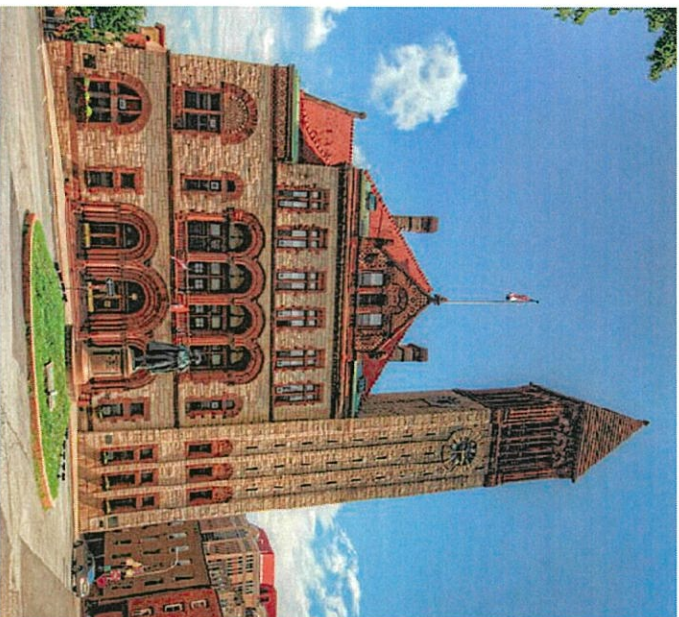
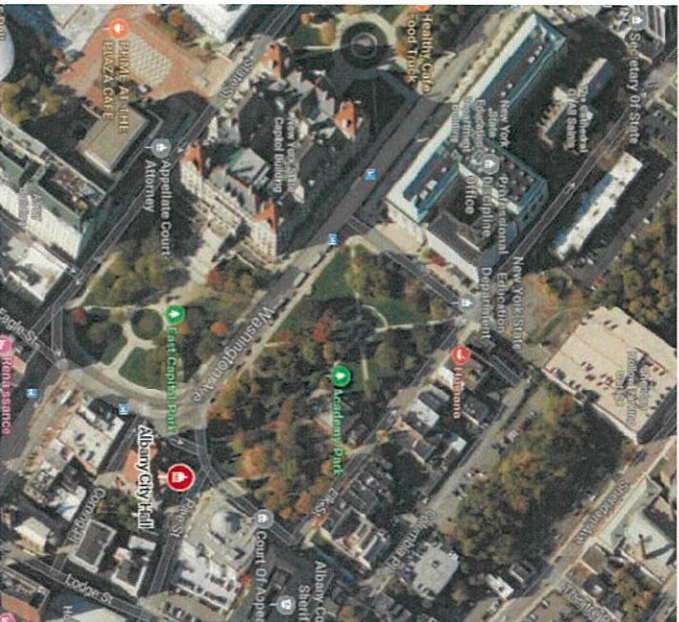
BURLINGTON, VT

- Town Hall
- Clock tower
- Cupola
- Bricks
- Pilasters
- Grand Staircase



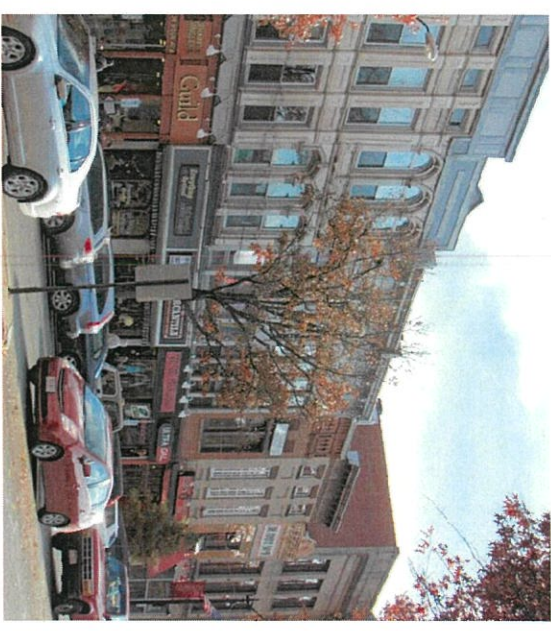
ALBANY, NY

- Romanesque style
- Clock tower
- Different color stones
- Monument
- Near Police Department, restaurants, etc.



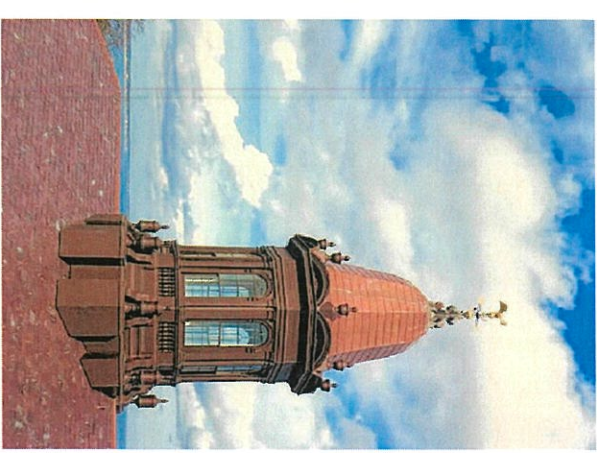
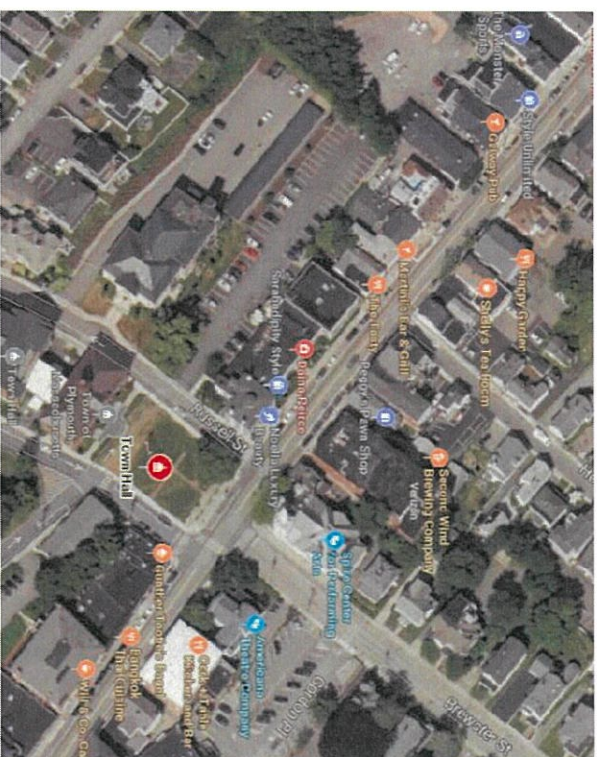
AMHERST, MA

- Town center around town hall
- Rectangular green
- Store and restaurants line streets
 - housing above
- Integrated parking
- Brick town hall
- Romanesque style
- Pathways



PLYMOUTH, MA

- Cupola
- Recent update in trim color
- Symmetrical
- Monument
- Located in downtown area



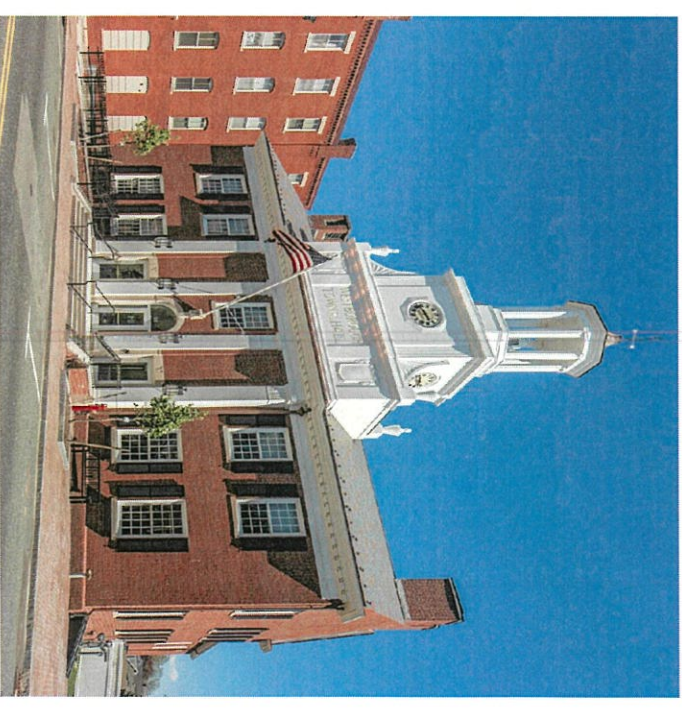
PORTLAND, ME

- U-shape
- Renaissance revival style
- Clock tower
- Cupola



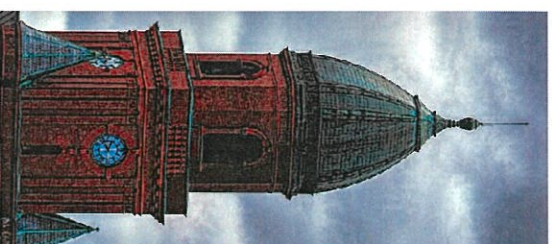
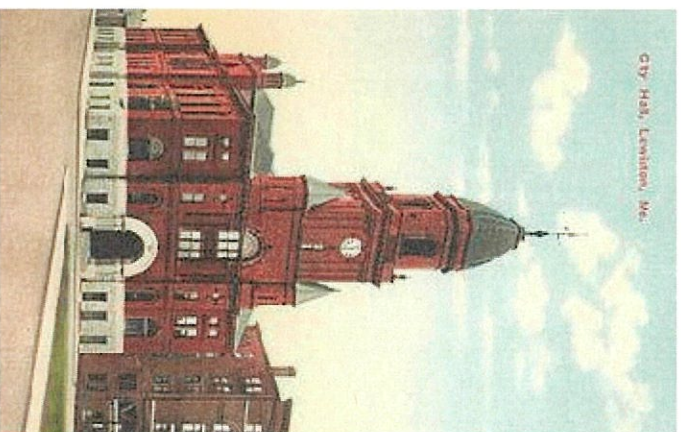
WESTBOROUGH, MA

- Symmetrical
- Clock tower
- Cupola



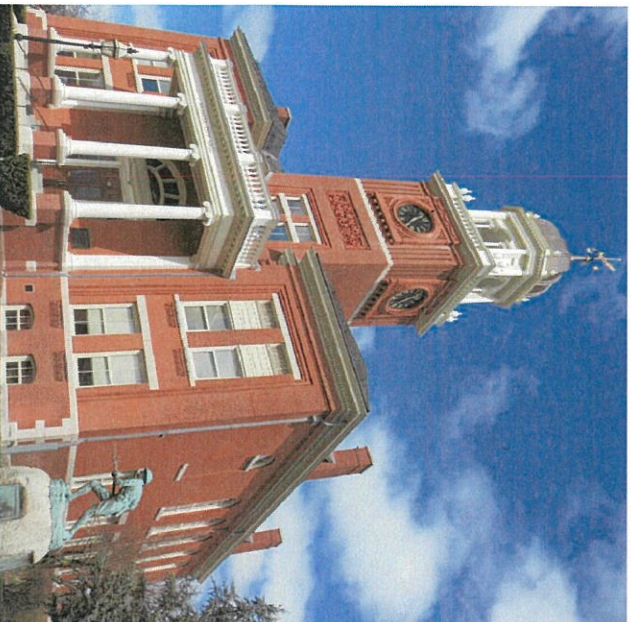
LEWISTON, ME

- Brick
- Copper details
- Clock tower
- Baroque Revival
- Green with paths and play areas

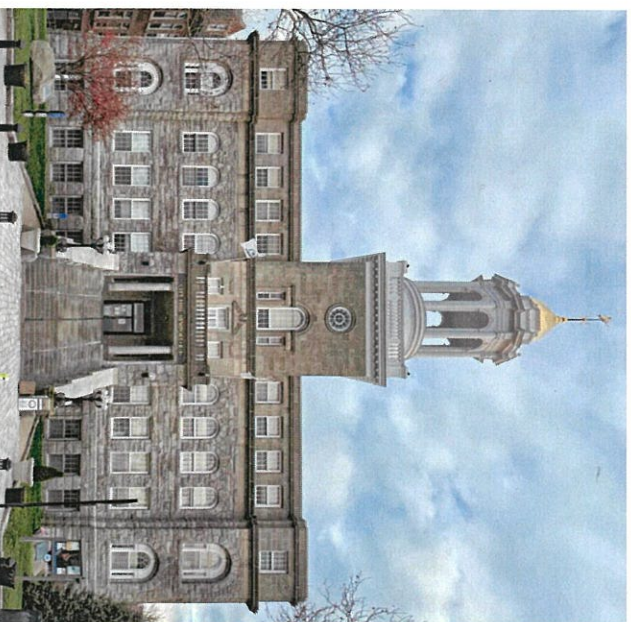


RHODE ISLAND

- Town Hall
- Cupola
- Clock tower
- Stone
- Staircase
- Neoclassical reference
 - columns/pilasters



WARWICK, RI



NEWPORT, RI

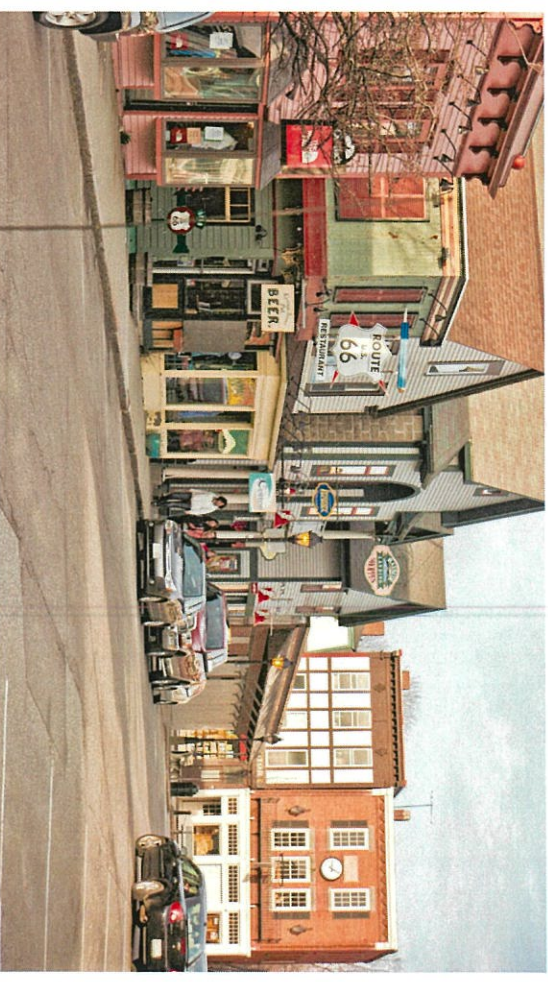


CUMBERLAND, RI

EXAMPLES OF TOWN CENTERS

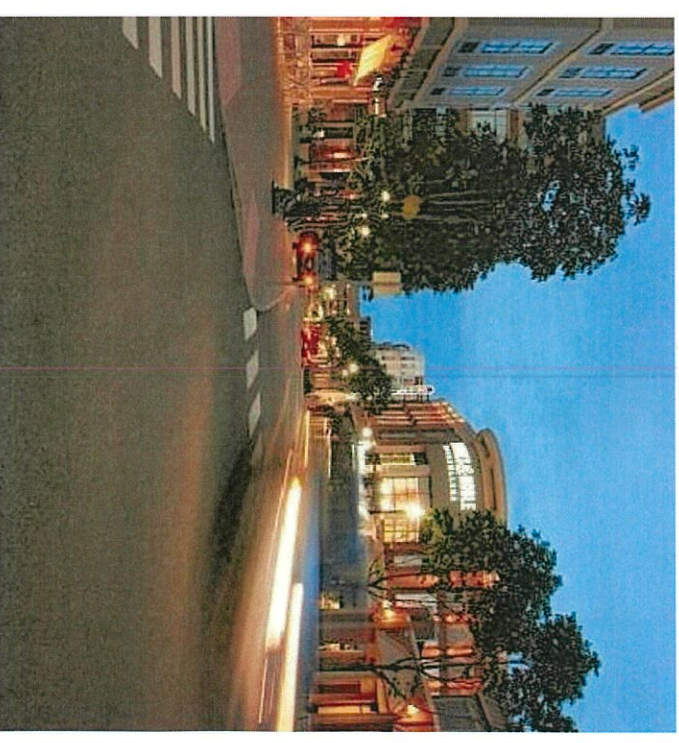
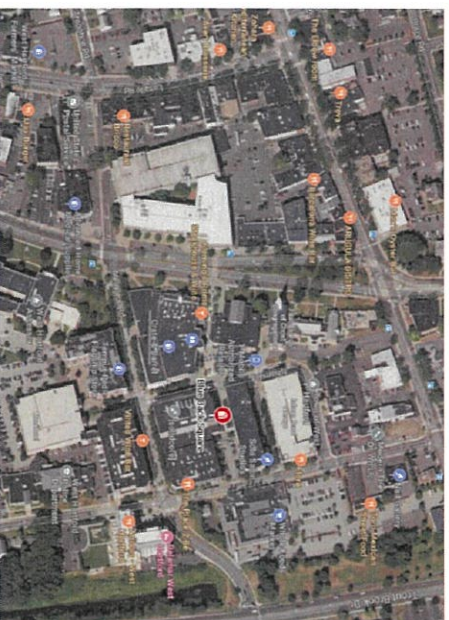
BAR HARBOR, ME

- City center layout
- Stores, restaurants, small businesses
- Old small town vibe



BLUE BACK SQUARE, WEST HARTFORD, CT

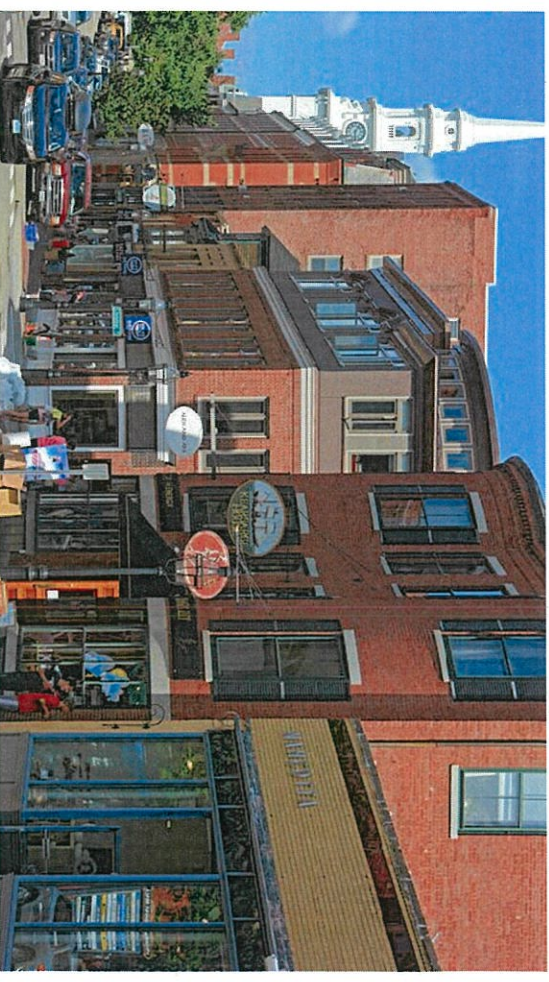
- More developed and commercial
- Mix of housing, restaurants, shops



EXAMPLES OF TOWN CENTERS

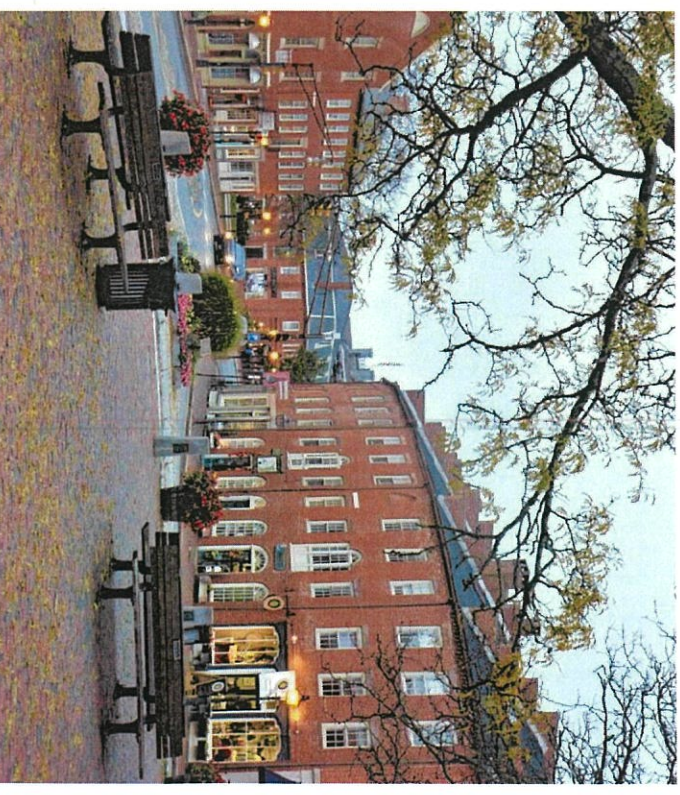
PORTSMOUTH, NH

- Bricks
- Small town vibe
- Mixing of apartments and storefronts



NEWBURYPORT, MA

- Brick
- Uniformity



ELIZABETH PARK, WEST HARTFORD, CT

- Sports fields
- Pathways
- Cafe
- Located in residential area

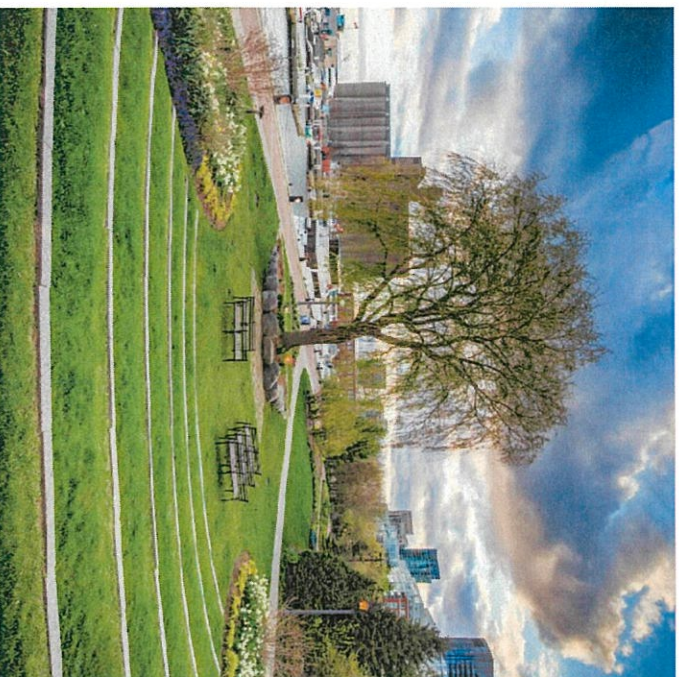


STRUCTURES

- Gazebo
- Pavillion
- Stage structure
 - holding events
- Tiered seating/ amputheater
- Dedicated event space
- Inspire public involvement



Farmington, CT



Toronto, CA



Newton, CT