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By Darlene Brady at 2:50 pm, Mar 20, 2024



Board of Selectmen
Special Meeting Minutes

March 18, 2024
4:00 P.M.

The minutes reflect motions and a summary of the discussion. Refer to the attached link for the recording of this meeting: <https://www.youtube.com/watch?v=x0Oj9GKguRI>

Marty Lindenmayer, Glenn Sanchez and Lynn Worthington.

Also present: Matt Busse, Zane Charity, Melissa Cherniske, Rufus deRham, Debbie Devaux, Lynn Harrington, Leila Hawkens, Donna Hayes, Ed Matson, Rick Osborne, Marge Smith, David Stein, and Tim Tack.

Call to order:

Marty Lindenmayer called the meeting to order at 4:00 p.m.

Silver Petrucelli & Associates presentation of Swift House Needs Assessment:

Marge Smith:

- Requested the Needs Assessment be updated to clarify the Swift House is not on the National Registry.

David Stein:

Reviewed the Swift House Needs Assessment, attached.

- The report is based on a visual inspection.
- Once any works begins, additional repairs may be discovered and need to be addressed.

Next steps:

- David and Tim will update the report to reorganize the ADA components as the priority.
- Schedule a follow-up meeting the week of April 8th.

Budget discussions including the following but not limited to:

Revised Park and Rec budget:

Matt Busse:

- Thanked the BoS for added the additional \$2,000 to the P&R hourly employee line at the last meeting.
- Requested that the hourly employee line be modified again to \$41,116
 - Extended hours at summer camp.

Lynn Worthington made a motion:

Increase line 325, Hourly Employees to \$41,116 and adjust line 328, Social Security accordingly.

Glenn Sanchez seconded the motion and the motion carried.

Legal:

Tai Kern:

- Sent an email to Marty, attached, the Supreme Court granted the petition for certification regarding the matter of High Watch vs Town of Kent P&Z.

Marty Lindenmayer made a motion:

To increase line 218, P&Z Legal from \$5,000 to \$20,000.

Glenn Sanchez seconded the motion and the motion carried.

Public Comment:

None.

Adjournment:

Glenn Sanchez made a motion:

To adjourn the meeting at 5:40 p.m.

Lynn Worthington seconded the motion and the motion carried.

Joyce Kearns

Joyce Kearns

Administrative Assistant

These are draft minutes and the Board of Selectmen at the subsequent meeting may make corrections. Please refer to subsequent meeting minutes for possible correct.



BOARD OF SELECTMEN
Special Meeting Agenda
Monday, March 18, 2024
@ 4:00 P.M.
Hybrid Meeting - Via Zoom and
Large meeting room @ Town Hall

Join Zoom Meeting: <https://us02web.zoom.us/j/85953672164>

Meeting ID: 859 5367 2164

One tap mobile: +16469313860,,85953672164# US

Supporting documentation for this meeting:

<https://drive.google.com/drive/folders/1mYLMVVYzJ1qiJN9I8UubWINxgmTObByf>

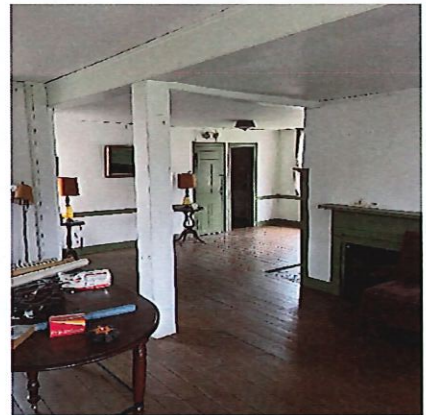
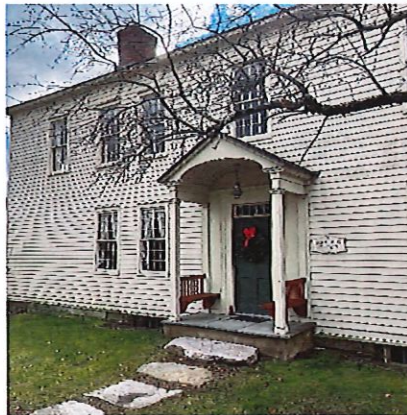
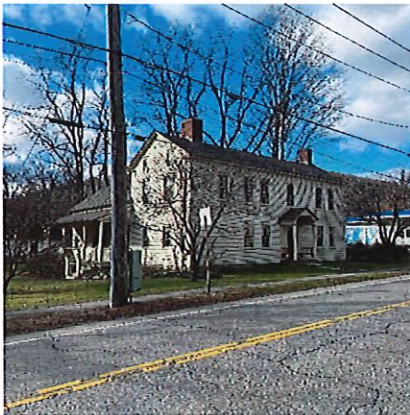
1. **Call to order.**
2. **Silver Petrucelli & Associates presentation of Swift House Needs Assessment.**
3. **Budget discussions including the following but not limited to:**
 - 3.1. **Revised Park and Rec budget.**
 - 3.2. **Legal.**
4. **Public Comment.**
5. **Adjournment.**

Public comment allows the public to talk about anything on the agenda for a time to be determined by the chairman. The board may question them, but no further action or discussion is allowed. There may be action on any item on the agenda, unless the agenda explicitly states something to the effect of "for information only - no action."

Town of Kent
Board of Selectmen

Swift House

March 13, 2024



HISTORIC RESOURCE NEEDS ASSESSMENT REPORT

DRAFT

Prepared for:
Town of Kent Board of Selectmen
41 Kent Green Boulevard
Kent, CT 06757



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EXECUTIVE SUMMARY

The Town of Kent retained Silver Petrucelli and Associates (SP+A) to prepare a historical evaluation, develop an efficient and economical plan for the rehabilitation of the Swift House. The team of engineers and architects was charged with surveying the existing conditions, prioritizing necessary restoration and collaborate with the Town's designated staff to confirm program uses and prepare projected cost estimates with the goal of developing a detailed plan to move forward with restoration and reuse. Anticipated restoration and renovation include exterior envelope upgrades: roofing, siding & window repairs, and interior restoration based on future uses and ADA accessibility improvements.

Approach

The following was based on visual observations. No forensic or exploratory work was assessed behind walls, within the floors, or on the roof.

ASSESSMENT OF BUILDING/PROPERTY

Architectural

General Information

The Swift House was purchased by the Town of Kent in the early 1970's and completed restoration work by 1977. The house was originally built around the end of the 18th century. Wood timbers in the cellar suggest there may have been an earlier structure that was built upon into what we know at the Swift House today. The lot was initially purchased by Jabez Swift in 1743, and the house was built in the Architectural Colonial style. A two-story house was added to over the years, with 2 additional structures that may have been connected at a later date shortly after the original house was built around early 1800's. The oldest portion and front elevation is prominent on Maple Street and provides an authentic historical record of Kent from circa 1800. The house was listed with the National Register of Historic Places in 1979 as part of the Flanders Historic District, a small cluster of 18th and early 19th century residential structures of Kent, Connecticut.

Existing Conditions

Site

The building is located on Maple Street, a level lot approximately .5 acres with a two-story garage storage facility and shed to the south, Kent Barns – shops, galleries, restaurants, and small businesses across the street to the north, and a gas station on the corner of South Main Street and Maple Street to the west. There is a small Veterans monument on the property to the east of the Swift House. Apart from a small dirt and gravel driveway between the garage and the Swift House there is currently no clear vehicle access on the property with no street parking on Maple Street. Parking allocation for future building visitors should be addressed as well as a strategy for handicap parking and access. An accessible pedestrian route / sidewalk from parking into the building is a necessary component of any future use. Likewise, should an area of the site be developed for outdoor uses or activities, code mandated accessibility standards will need to be followed. In conjunction with future site revisions exterior lighting needs will be reviewed. Historically appropriate building and site lighting fixtures should be researched.

Water, sewer and gas utilities lines to the building currently exist, fed from Maple Street. As the site and building are reused, site drainage will need to be reviewed, including roof drainage, to keep water away from the building foundation.

The current land use is classified as Commercial.

Exterior

The foundation is constructed of fieldstone masonry. It appears to be in fair to good condition with pointing work required. Visual observation points to a history with little water infiltration or uneven settling. The storage room addition floor pitches significantly to the outside. This is an indication of an original porch that was later enclosed. The flooring will need to be removed to rebuild the floor joist in order to level out the floor. The floor joists may need to be reinforced depending on size.

Working up from the foundation, the wood clapboard siding, with a 4-1/2" exposure, is in overall good condition but will require repairs for a full restoration. The siding is serviceable with repairs and proper preparation and painting. Existing lead-based paint will need to be scraped and removed as part of the preparation for exterior painting. This will need to be treated by a licensed contractor. Door and window, as well as roof edge trim will likewise require repainting/repairs. The original portion of the building has wood trim detailing. The trim details appear to be mostly in sound condition but will need to be confirmed at the upper reaches of the building. The roof, soffit and rake trim appeared to have been replaced in the last 10 years and appear to be in good condition.

The windows, mostly consisting of single pane 12 over 12 and 6 over 6 double hung, are in fair condition. Restoration of these windows will be costly and the final product, even with functioning storm windows, will not be as energy efficient as a new window. The decision whether to restore original windows or replace them with new is complex and balances the desire to preserve building history with energy conservation and cost considerations. It is the preference of historic commissions, at all levels, to restore original building features, such as windows, trim or moldings, wherever possible. If it is too deteriorated and costly to repair, an argument can be made for new windows, however the replacement must be a very close match to the size, configuration, depth, profile and shadow lines of the original. Windows in the new areas, such as the north wing, do not require replacement but may require maintenance and/or repairs.

The building additions have much of the detail of the original building – window/door trim, roof edge details and clapboard siding. The condition of the exterior envelope at the "addition" sections of the building is fair. The siding and trim are serviceable and can be refinished.

The existing roof appears to have multiple layers, with the newest layer of asphalt shingles appearing to have been installed within the last 10 years and is in good condition. Although there have been patch repairs in the past, structural rafter and beam repairs may be required due to roof sagging, deterioration, and previous deficient modifications to the roof area over the years. Rafters in historic structures are often undersized and do not meet current code loading requirements. Further structural analysis by others is recommended. Currently there are no gutters and downspouts to the original building. These elements should be considered for appropriate site drainage. The two oldest brick chimneys appear to be cracking with loose mortar and may require rebuilding above the roof line. Previous restoration has included closing off the function of these chimneys.

The east side porch entrance is in good condition and currently serves as the main entrance into the building. This is not an assessable entrance. These elements were later additions to the original house. The existing entrances of the original house have steps at each door, common for older construction, but not accessible by modern standards. The back and west side wood porch entries are in moderate to poor condition and need reconstruction of the pier footings. Designs for reuse of the building will

require upgrades to accommodate code accessibility standards, starting outside with site access and building entrances, including ramp access. Ideally, the front entrance (north) should be historically preserved. Ramp access design options will be explored to the east and west portion of the building.

Framing

The post and beam wood framing appears to be in good condition. There are no visible signs of rot or water damage. There are some areas of the roof that appear to be sagging and should be reviewed by a structural engineer. Roof framing that may need to be reinforced can be identified and rafters can be checked for deterioration from any leaks.

A renovation of the building will trigger an upgrade of the allowable floor loading from residential (currently zoned as educational) to assembly or business use. This could be performed by shortening framing spans or doubling up, "sistering" of framing members. Future use may affect the room layout which would also involve possible framing revisions.

Floor Insulation

The original house has minimal floor insulation on the main floor level. Appropriate Insulation should be installed between the floor joist in the basement. The additions were built on a foundation crawlspace. Floorboards will need to be temporarily removed to install insulation between the floor joists on the main floor level in these locations.

Interior finishes

The interior walls are wood studs, and some plank studs, with lath and plaster, and in some locations wallpaper coverings. Interior finishes are in fair to poor condition. Some walls and ceilings are cracked and peeling and will require repairs and refinishing at a minimum. The exterior walls in the oldest portion are very thin with minimal insulation value. Gutting the finishes of the exterior walls, and most interior walls would provide an opportunity to insulate and locate new wiring and utilities. The condition of the plaster ceilings varies around the building. Some ceilings are cracking and need replacement while others are in serviceable condition and could possibly be patched and reused. Reconfiguration and reuse of the building will require removal and reconstruction of most plaster or drywall finishes.

Wood windows and doors are trimmed with historic casing profiles that can be salvaged and replicated where patching may be required. The fireplaces, now symbolic, are focal points in several rooms that contain original wall panels, mantel and trim details that should be maintained and refinished. There are some existing built-in painted wood shelves and cabinets that may be salvaged for reuse depending on future needs. Flooring is a combination of wood plank with an added layer of finish flooring in some areas. Finished flooring will generally need to be refinished, with a few wood floor areas that need to be repaired.

The building has remnants of a small residential kitchen in the back south addition and on the second floor of the original house, and toilet rooms on both the first and second floor. These rooms are in poor condition and cannot be salvaged. The plumbing fixtures and piping should be gutted in their entirety. New accessible toilet rooms will be required with reuse of the building. The second floor had been previously used at an apartment, currently vacant, and does not meet ADA requirements.

There are currently two stairwells in the house. Both are in poor condition and are not ADA compliant. Future use of the building will determine if a new ADA compliant stairwell is required. Renovation/relocation of stairs to the 2nd floor should be explored as design options.

Proposed Concept Design and Use (see appendix for drawings)

Proposed Site Plan

The proposed site design will require minimal grading of existing soils and a new bituminous pavement parking lot. The design includes a 15-vehicle parking area, concrete walking paths, and parking lot medians consisting of landscaping and curbs. The proposed design will have a welcoming entry drive and a defined parking zone with easy access to concrete walkways leading to a new ADA ramp entrance to the east side of the Swift House. Additional walkways connect to the southside back entrances of the building. This plan is aligned with a zoning parking compliance of 1 space per 200 square feet of building square footage, however as long as the building remains as town owned they would be exempt from zoning/parking regulations. To address accessibility to the building SP+A recommends a developed parking lot on site.

This concept plan would result in a net increase in impervious area across the site of about 5,300 square feet (SF). Compliance with the town of Kent and state of Connecticut stormwater regulations may require stormwater detention storage to reduce peak flows off-site.

Proposed First Floor Plan

The proposed design is a minimal intervention with an intent to preserve the original architecture while allowing flexibility of program use and the following elements:

- ADA entry ramp
- ADA toilets. A second toilet room on the first floor may be required depending on program use. Assembly use will trigger the need for a second toilet room.
- Kitchenette. The kitchen in this design option will be fully upgraded with millwork and appliances.
- Stairs/stairway. New ADA compliant stairs are included in this design option with a 3 feet wide stairwell, handrails, and compliant treads and risers. The entryway has been closed off as a dedicated access to program space on the second floor.
- The program consists of an entry welcome/information center with a combination of office, meeting, classroom, and storage space. The new layout on the first floor has the flexibility to open up as an assembly space for events.

Proposed Second Floor Plan

- An ADA toilet is required with program use on the second floor.
- The kitchen has been redesigned with new millwork and appliances.
- The program consists of office and meeting space supported with a kitchen, toilet room, and storage.
- The second floor only requires one exit as long as it is a business use with a maximum of 29 occupants.

Recommendations

Restoration of historic materials, framing, finishes and details should govern the rehabilitation efforts while upgrading the building for accessibility, creating new program spaces, and providing modern utilities – plumbing, electrical, mechanical and code required life safety systems. Reconstruction or room changes should use authentic materials, interior and exterior, restoring and replicating details present in the house. The second floor can be used without the addition of an elevator if no unique program or space resides on the second floor which is not also located on the accessible first floor. If planned accordingly, an elevator would not be necessary or required. The code requires accessibility for the public, workers, and visitors alike for future uses and especially toilet facilities.

In the short term, to preserve as much of the structure as possible, the exterior of the building should be made weather-tight with siding repair & painting as well as window repairs or replacement. The local historic commission and State Historic Preservation Office should be consulted to review the restoration plans. Restoration work should follow the best practices promoted in the U.S. Department of the Interior Standards for the Treatment of Historic Properties.

Concurrent with the exterior work, basic repairs should be made to the building. Roof framing and floor framing should be reviewed in detail, with specific deficiencies and deterioration addressed as part of structural reinforcement that may be needed. The rear porch deficiencies should also be addressed in conjunction with the exterior scope.

In the medium to long term, site development, including accessibility and interior of the building should be restored and renovated. This includes room layout changes, new toilet rooms and utilities, windows, doors, thermal envelope, and new finishes. On the interior the building is more than likely a full plaster removal, “gut” renovation retaining as many of the original trim details, paneling, and historic features, such as the fireplaces, as possible. Renovating the interior finishes will allow for more seamless modern utility and code upgrades.

Mechanical

General

The building's mechanical systems are in poor condition and past their expected service life. The building has been heated only, therefore if cooling is required in the proposed scope of its use, modernization of these systems will be necessary.

HVAC - Existing

Heating

Aside from the original wood-burning fireplaces throughout the facility, heating for the building was later provided by an oil-fired furnace with limited ducting to spaces on the First Floor. A 275-gallon indoor fuel storage tank in the basement adjacent to the furnace provided the fuel source. There is no secondary containment or automatic monitoring system for the oil tank, and it appears more contemporary than the equipment it serves. Flue gases are vented from the boiler to a stone and masonry chimney. The furnace is in a condition where re-commissioning is not a consideration.

Air supply grilles are located in various locations throughout the First Floor to heat that area. Heat then rises through ceiling grilles to the Second Floor using ceiling to floor penetrations via the buoyancy of heated air through these openings, and most likely through stairs as well. Electric-resistance baseboard heating is provided elsewhere on the Second floor in areas where the rising heat was not sufficient.

A natural gas service is not currently serving the building, but an LP gas storage tank, along with an apparently abandoned aboveground fuel oil storage tank were against the building at the rear of the original structure.

Air Conditioning and Ventilation

There is no air conditioning in the building and ventilation is provided by operable windows.

HVAC Systems – Proposed

General

The new systems will be designed in accordance with the 2021 Connecticut State Building Code, the 2021 Connecticut Fire Safety Code, and other applicable standards, ordinances and regulations.

The facility will meet the minimum requirements for ventilation of the International Mechanical Code. Natural ventilation may be provided where openable window area is 4 percent of the floor area of the space being ventilated, otherwise mechanical ventilation will be provided. Mechanical ventilation will consist of outside air ducted from wall louvers to the central HVAC systems and are the highest recommended type of ventilation system especially in light of general indoor air quality (IAQ) and COVID concerns.

Systems will meet the minimum efficiency requirements of the International Energy Conservation Code. New HVAC equipment will also meet the minimum efficiency requirements for available rebates under energy efficiency incentive programs presently being offered.

Heating System

The existing oil-fired furnace and oil tank will be removed, and a new central HVAC system will be installed.

Ductless Split System Heat Pumps can be provided by installing wall mounted Fan Coil Units in spaces where heating and cooling is to be required. Due to the existing building envelope air conditioning may not be appropriate for the entire building without insulation and vapor barrier modifications, and consideration of the performance of the single-pane windows under air conditioning conditions. However, included with the infrastructure required for this type of HVAC system comes the ability of integral heating capacity satisfy the heating requirements of the facility. The type of options available in these types of systems range from air-sourced, water sourced and geo-exchange with a ground loop heat exchanger. Air-sourced and water sourced have exterior “condensing units” or cooling towers, respectively; geo-exchange systems rely on a field of multiple closed-circuit wells below ground and removed from the historic viewshed. The main benefit to the use of VRF split-ductless heat pumps is in the minimal disruption by large ductwork, with only the need to run small, flexible refrigerant piping, which minimizes impact to the historic fabric of the structure.

Plumbing

Plumbing - Existing

General

The new systems will be designed in accordance with the 2021 Connecticut State Building Code, the 2021 Connecticut Fire Safety Code, and other applicable standards, ordinances and regulations.

Domestic Water Supply

A 1-inch domestic water service stubs through the stone foundation at the basement level. A water meter is installed but appears to be obsolete and non-functioning at present. The domestic water system is comprised of several pipe material types where visible: mainly bronze and copper. All the materials are in fair condition but appear to be approaching their useful service life expectancy.

Natural Gas Supply

As mentioned above, natural gas is not piped to the building at present.

Domestic Water Heating

A 40-gallon electric-resistance, storage tank-type domestic water heater located in the basement serves the plumbing fixtures of the existing building. The water heater is in fair condition but based on a 10 – 12 year anticipated service life, it should be considered to be in need of replacement. It has no recirculation capability, which would be required in a modern code compliant system.

Drainage, Waste and Vent

A 4-inch sanitary line exits the basement of the building. Piping is cast iron (CI) hub and spigot and appears to be original to the installation based on its exposed routing in some of the locations. It is most likely past its useful service life and its appearance indicates it is corroded and in poor condition. Camera scoping would be recommended in the case of considering it to be reused.

Miscellaneous

Plumbing fixtures throughout the facility are outdated and do not meet ADA standards for accessibility. New fixtures with low water consumption configurations and ADA access would be recommended.

Plumbing Systems – Proposed

Water Supply

A new water service, meter and cold/hot water supply distribution piping will be provided to new plumbing fixtures. The water distribution may be sweated copper, press-fit copper or PEX tubing. Hot water piping will be insulated in accordance with the International Energy Conservation Code.

Domestic Water Heating

New water heating equipment may be tank type gas fired or electric and will meet the energy efficiency requirements of the International Energy Conservation Code. A hot water recirculating loop shall be provided for temperature maintenance of hot water flow to lavatories, sinks, etc. The water distribution may be sweated copper, press-fit copper or PEX tubing. Hot water piping will be insulated in accordance with the International Energy Conservation Code.

Drainage, Waste & Vent

Drain and vent piping will be provided for each plumbing fixture and drainage receptor. Cast iron no-hub drainage pipe and fittings will be used; PVC as an alternate. The new drainage system will connect to the existing building drain service.

Plumbing Fixtures

Water closets will be fabricated of vitreous china and will be floor-mounted tank type. Lavatories will be wall hung or counter-mounted as required and fabricated of vitreous china. Sinks will be fabricated of stainless steel or enameled cast iron. Attention will be given to the appearance of the fixtures and trim in an effort to blend with the character of the architecture.

ADA compliant plumbing fixtures will be provided where required. ADA compliant fixture supplies and drains will be provided with insulated covers.

Plumbing fixtures will meet the Plumbing Code requirements for water conservation per the IECC.

Fire Protection

There is no existing fire protection service serving the building. A new service and distribution would be required should there be a requirement to install sprinklers. It is assumed at this point that sprinklers will not be required.

Electrical

The existing electrical system consists of two circuit breaker panels with one located in the basement and the other located in the attic. There is a 200 amp, single-phase service for the house provided via an overhead run from Maple Street to a 2-gang meter on the northeast corner of the building. It appears that each panel is separately metered. While the electrical distribution equipment is of modern construction, it is in poor condition and has little to no space for added loads. Phone service is run overhead to the building along a similar route as the power with a second overhead communication line to the northwest corner.

Electrical wiring within the building varies in age and condition. Much of the observed wiring has metallic sheathing (likely BX style) with some newer nonmetallic wiring (type NM). Some old cloth style insulation which becomes brittle, especially when exposed to heat likely exists. There is a limited amount of modern style Romex wiring, but we suspect that most of the wiring concealed in the walls and ceilings is of the older styles. Power outlets are provided in limited quantity in most spaces. All of these were observed to be 3-wire, grounded type. No GFI or arc-fault devices were noted as required by current code.

Interior and exterior lighting for the house consists of old incandescent fixtures. The majority of the fixtures were in poor condition and should not be considered for reuse. Lighting control is provided via manual toggle switches in most locations and pull chains in others. A limited number of emergency lights and no exit signs were observed. Given their age and condition, most lighting should not be considered for reuse. The possible exception could be the exterior porch lights if these are determined to be of historical significance.

There is no fire alarm system serving the building, nor any residential smoke alarms. There is minimal telephone service wiring scattered through the space and no security equipment of any kind.

Recommendations:

In short, no electrical components within the building should be considered for long-term reuse. The existing service equipment could be used to support an initial project phase aimed at keeping the building weather-tight, warm and protected from vandalism. We recommend that new wiring be provided to any new equipment installed during this phase. A similar approach could be used for any renovation work to the kitchen or toilet rooms. The need for two electrical meters should be evaluated and a single, larger electrical service provided if appropriate. A new 200 amp, single-phase service is sufficient for the current building use but a 400A service should be considered if significant air conditioning, kitchen or elevator loads are included in the project.

One major challenge to any electrical improvement work will be routing of new wiring. While wiring can be routed horizontally through the basement and attic spaces to most points in the building, the existing plaster and lathe wall and ceiling construction will make concealing new wiring in some areas very difficult. Ideally, architectural improvements will involve removing a majority of these wall and ceiling finishes to allow for new wiring installation. Installation of new electrical panels in the basement and attic can further ease the rewiring of the facility. The attached estimate for rewiring assumes the removal of essentially all existing plaster ceilings and walls.

New electrical devices should be provided throughout the facility. Lighting controls can be provided to enhance the energy efficiency of the building. New power outlets can be provided in a quantity suitable to meet the intended uses of the space and should be brought up to current Electrical Code requirements with tamper resistant style and GFCI or arc-fault protection.

Reuse of historic light fixtures in a facility like this is often a goal but we did not observe any lights which were both historic and in a condition which could be saved other than perhaps the exterior porch lights. If fixtures were previously removed from the building and stored for reuse, we would want to refurbish these for use in the facility. All new lighting in public spaces should be of a style appropriate for the historic nature of the facility or should be hidden from view (in coves, etc.). This can still be accomplished in an energy efficient manner with the use of LED fixtures or LED bulbs. Exit signs will need to be provided to meet Building Code requirements for the intended use of the space. Emergency lighting can be provided in a visually sensitive manner via the use of inverters powering the normal light fixtures.

Installation of a fire alarm system could be considered for enhanced protection of the facility. A modest security system could also be considered for added protection. There is limited phone service and no visible internet service in the building. The eventual needs of such systems should be considered so that wiring can be appropriately placed when walls or ceilings are opened.

Code Standards

Current Building Codes for State of Connecticut

Connecticut State Building Code	2021 IBC/2022 CT Amendments
Connecticut State Existing Building Code	2021 IEBC/2022 CT Amendments
Connecticut State Fire Code	2021 IFC/2022 CT Amendments
Connecticut State Mechanical Code	2021 IMC/2022 CT Amendments
Connecticut State Plumbing Code	2021 IPC/2022 CT Amendments
Connecticut State Energy Conservation Code	2021 IEC/2022 CT Amendments
Connecticut State Electrical Code	2020 NFPA 70/2022 CT Amendments
Connecticut State Health Code	Most Current
OSHA	Most Current
Section 504	Current
ADA	2010
ANSI 117.1	2017 ICC/Ansi A117.1
NFPA 101	2021 NFPA 101/2022 CFSC

PHOTOS

Architectural

Exterior



Front entrance on Maple Street



Façade damage



Back steps



View from Maple Street sidewalk



Southeast addition entrance



South Entrance



South addition from rear



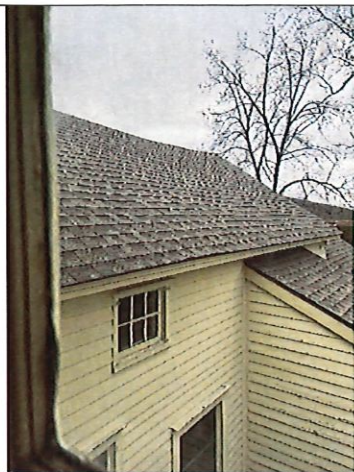
View from southwest



South elevation



West elevation



Rear facing, addition roof



West chimney, main roof

Interior



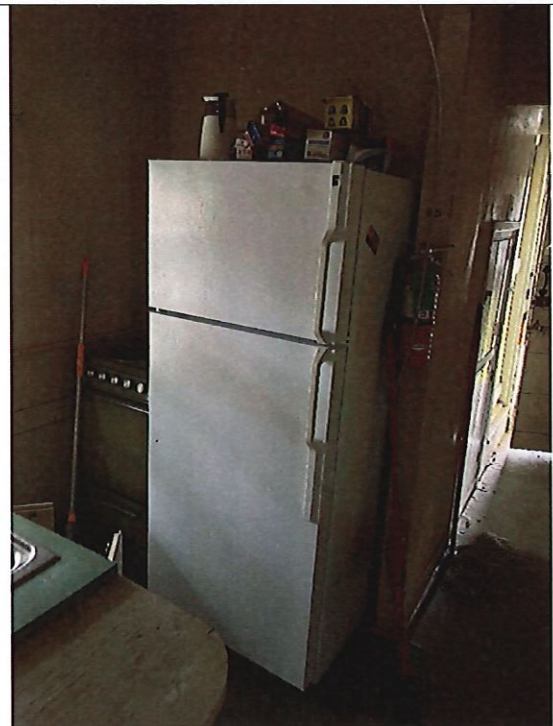
West facing room fireplace, first floor



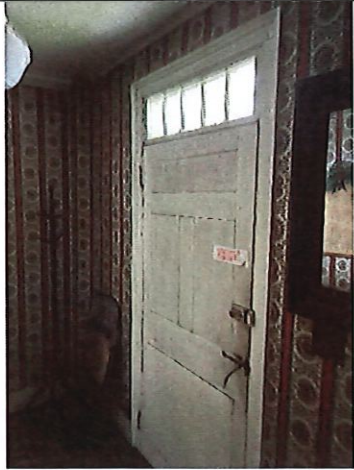
Front room, north, first floor



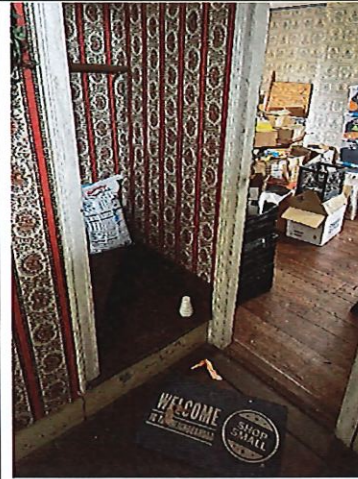
Toilet room, first floor



Remnants of kitchen in south addition



Main entrance



Main entry stairwell

NEEDS ASSESSMENT ESTIMATES

Condition Assessment						
Swift House						
14-Feb-24						
TAG NO.	ASSESSMENT	SYSTEM/ CODE REFERENCE	RANKING		CORRECTIVE ACTION	ITEMIZED ESTIMATED COST
			4	3	2	1
SITE CONDITIONS						
S01	Accessible parking and route to the building is lacking				2	
S02	The building requires an accessible entrance, which will likely include an exterior ramp.				2	
S03	Site grading, surface drainage, landscaping and fence repairs				2	
ARCHITECTURE CONDITIONS						
A01	Basement foundation stone masonry is in generally good condition.				1	
A02	Basement windows in fair to poor condition			3		
A03	Framing (floor joist) in basement shows signs of deterioration, including all piers. The floor has been reinforced with additional MD columns.				1	
A04	Exterior doors have steps and are not accessible (Item S02 above). Landings and back porches are in need of repairs.				2	
A05	Brick chimney cracking and loose mortar.				1	
A06	Roof has been repaired in the last 10 years due to evidence of previous water damage. There are visual signs of roof sagging indicating a lack of structural integrity from the rafters.				1	

(c) Silver Petrucelli + Associates, Inc.

3/13/2024

1 of 5

14-Feb-24						
TAC NO.	ASSESSMENT	SYSTEM CODE REFERENCE	PANING	CORRECTIVE ACTION	ITEMIZED ESTIMATED COST	REMARKS
A07	Existing siding is in fair, serviceable condition. Small areas of siding are damaged, and trim missing.		1	Restore (repair and replace) damaged siding, trim and soffit. Prep and paint all exterior wood features.	\$75,000-\$110,000	
A08	Original windows paint peeling and energy inefficient. Sashes in poor condition.		1	Window restoration options: Repair / refinish existing wood sashes with insulated glass and paint. Interior storms, "inner glass." Or replace windows with new wood windows of the same pattern and profile.	\$65,000-\$110,000	
A09	The storage room addition floor pitches significantly to the outside. This is an indication of an original porch that was later enclosed.		1	Remove flooring and rebuild floor joist to level out the floor. Floor joist may need to be reinforced depending on size.	\$8,000	
A10	Interior plaster, walls and ceilings in need of repair and replacement		1	Remove, reconstruct and/or refinish most of the interior surfaces. Restoration of limited plaster surfaces, trim and paneling.	\$75,000	Confirm original plaster composition. Balance restoration with future reuse needs and utilities.
A11	Existing interior trim & paneling is salvageable. Most walls and ceilings are candidates for replacement		2	Paint entire interior, including trim and paneling.	\$35,000	
A12	Interior finish floors: poor condition in some areas.		1	Floors in bathrooms and south addition need to be removed and reconstructed. Restoration possible for some original wood plank floors (f)	\$50,000	
A13	Existing insulation is minimal, not in existing wall cavities		2	Provide new exterior wall insulation inside of assembly. Provide attic and crawlspace insulation.	\$45,000	
A14	Existing toilet rooms are in poor condition.		2	Provide new accessible toilet rooms, minimum one per floor.	\$60,000	
A15	Doors and hardware in fair to poor condition		2	Future uses and interior plan changes will help determine how many of the original doors & hardware can be reused.	\$30,000-\$50,000	Entrances, new accessible toilet rooms and other modern amenities may require new.
A16	Stairs to the second floor are not ADA compliant.		2	Construct new ADA compliant stairs that match original architecture	\$20,000 - \$25,000	

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3/13/2024

14-Feb-24						
TAC NO.	ASSESSMENT	SYSTEM/ CODE REFERENCE	RANKING		CORRECTIVE ACTION	ITEMIZED ESTIMATED COST
A17	Second floor not accessible				Future uses and interior plan changes will help determine if a future elevator will be required. n/c Generally, because the building is less than 3,000 SF per floor and less than 3 stories an elevator is not required.	\$400,000
						Multiple tenants or special uses of the second floor could trigger the need for an elevator.
FIRE PROTECTION SYSTEMS						
F01	New Sprinkler Systems and Service		4		New Wet-system for heated areas and dry-pipe system for attic.	\$75,000
PLUMBING SYSTEMS						
P01	Domestic Water Heater in Basement near end of useful			2	Replace Water Heater with Electric Water Heater & Recirc Loop.	\$12,000
P02	Plumbing Fixtures - General	IPC Sections 403, 404		2	Install plumbing fixtures quantity and locations as required for occupancy classification, ADA accessible as required.	\$25,000
P03	Domestic Water Distribution	IPC		2	Provide new water distribution from existing water service to new plumbing fixtures.	\$10,000
P04	Waste and Vent System	IPC		2	Provide drainage and venting for each plumbing fixture.	\$30,000
P05	Building Sanitary Drain to Public Sanitary Sewer	IPC		3	Install new building sanitary drain to public sewer if warranted by poor condition of pipe.	\$25,000
						CI or PVC - Only if determined condition of the pipe is bad
MECHANICAL SYSTEMS						
M01	Demo Existing Furnace System			1	Remove existing oil-fired furnace, ducting, flue, storage tank and terminal equipment.	\$40,000
M02	VRF Split-Ductless Heat Pump systems serving facility	IMC/IECC		1	Install high wall mounted indoor ductless fan coil unit, condensing unit, and refrigerant lines.	\$102,000
M03	ERV Ventilation	IMC/IECC		2	Install high wall mounted indoor ductless fan coil unit, condensing unit, and refrigerant lines.	\$25,000
M04	Toilet Exhaust Fans	IMC		1	Install ceiling exhaust fans duct outdoors through wall.	\$5,000

4 of 5

14-Feb-24						
TAG NO.	ASSESSMENT	SYSTEM/ CODE REFERENCE	RANKING	CORRECTIVE ACTION	ITEMIZED ESTIMATED COST	REMARKS
LEGEND PRIORITY - RANK						
1	Urgent priority - These items should be corrected as soon as possible and most likely encompass code, health and life safety issues.					
2	High priority - These items should be corrected within a reasonable amount of time after the highest priorities referenced above. These may be associated					
3	Moderate priority - These items may be associated with aesthetic or general maintenance issues. Remaining useful life of 3-5 years.					
4	Low priority - These items include maintenance and aesthetic issues that are not in current need of replacement, but should continue to be monitored on					

Comment: Line item estimates have to be marked up for contractor's overhead and profit.

CONCEPTUAL ESTIMATE SUMMARY

Swift House

14-Feb-24

Restoration/Repair and Renovation

Existing Building: 3,000 SF

Opinion of Probable Construction Costs - conceptual design

DIVISION	TASK	SUBTOTAL
1	GENERAL CONDITIONS, OH+P	\$296,000
2	DEMOLITION AND EXISTING CONDITIONS	\$40,000
2	ABATEMENT (TBD)	\$0
3	CONCRETE WORK	\$20,000
4	MASONRY	\$23,000
5	STEEL AND METAL WORK	\$0
6	WOOD	\$128,000
7	THERMAL & MOISTURE PROTECTION, EXTERIOR WALLS	\$155,000
8	DOORS, WINDOWS AND HARDWARE	\$153,500
9	INTERIOR FINISHES	\$220,000
10	SPECIALTIES	\$0
11 & 12	EQUIPMENT & FURNISHINGS	\$0
22	PLUMBING	\$100,000
23	HVAC	\$172,000
26-28	ELECTRICAL	\$95,625
32	SITE WORK	\$80,000
CONSTRUCTION SUBTOTAL		\$1,483,125.00
CONSTRUCTION CONTINGENCY (10%)		\$148,313
CONSTRUCTION TOTAL		\$1,631,437.50
A/E DESIGN, BID & CA (8%)		\$130,515
BID PRINTING & LEGAL NOTICES		\$5,000
MISCELLANEOUS FEES, MATERIAL TESTING		\$10,000
OWNER CONTINGENCY (10%)		\$163,144
SOFT COST TOTAL		\$308,658.75
TOTAL PROJECT COST		\$1,940,096.25
APPROXIMATE SQUARE FOOT CONSTRUCTION COSTS:		\$494.38
EXCLUSIONS:		
HAZARDOUS MATERIAL ABATEMENT, ENVIRONMENTAL SITE HAZARDS, UNSUITABLE SOILS, BUILDING COMMISSIONING & FINANCING COSTS		

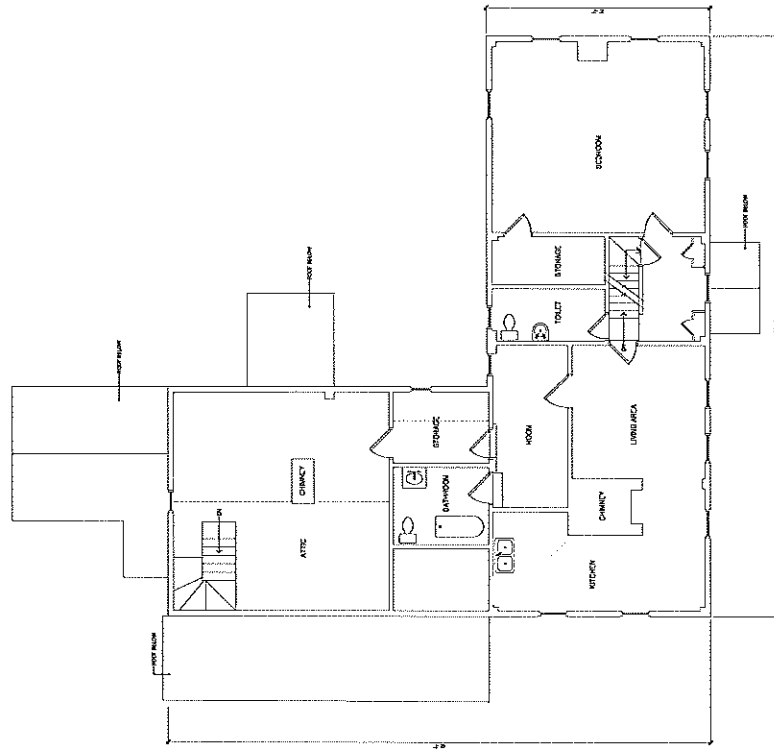
APPENDIX

Existing Site Plan

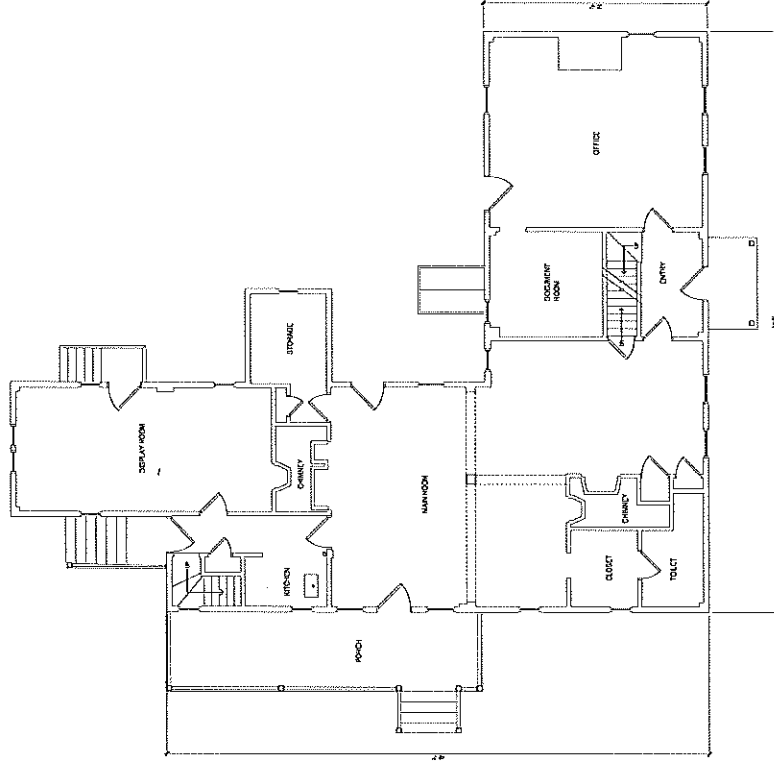
Existing Floor Plan

Proposed Site Plan

Proposed Floor Plan



1 EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"



1 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



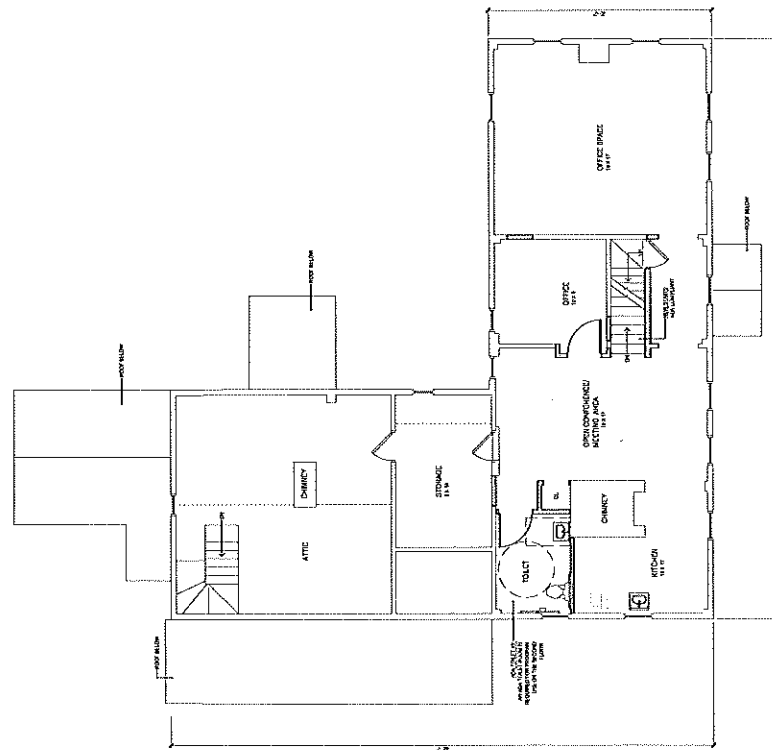
Project No.
Swift House Needs Assessment
12 Maple Street
Kent, Connecticut 06257

SILVER PETRUCCELLI & ASSOCIATES
3100 WHITNEY AVENUE HARTFORD CT 06118
311 STATE STREET NEW LONDON CT 06320
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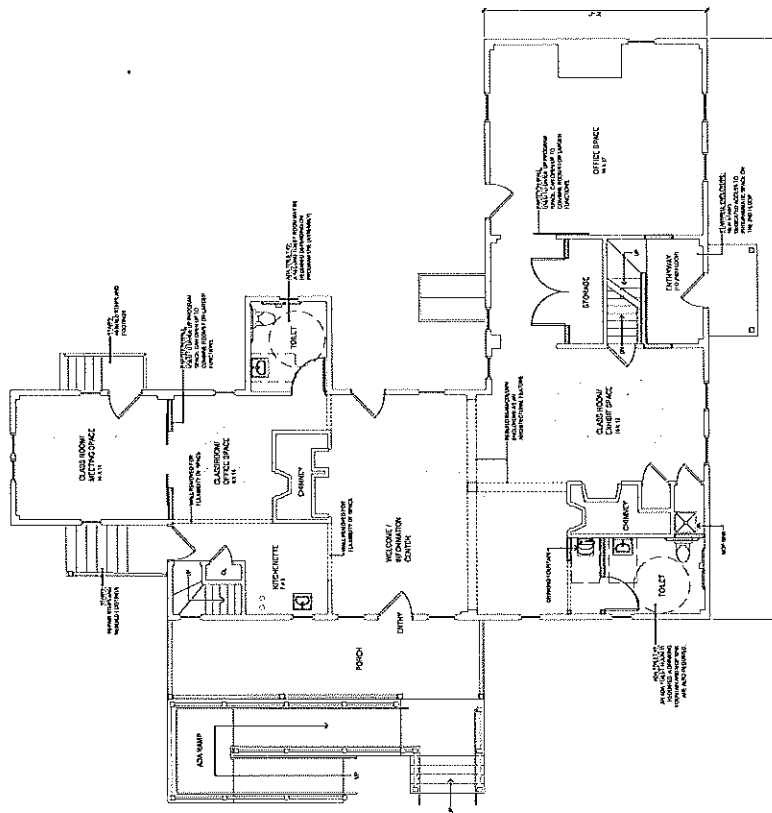


Project Name
EXISTING FLOOR PLANS

Sheet No.
A1.1



PROPOSED SECOND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



EXPENDITURES								
GL Code	Code Description	2025 Request	Notes	2023 Actual	2023 Budget	2024 Request	2024 Actual YTD	2024 Budget
023-101	Salary Director	\$ 63,000.00		60,291.00	61,200.00	60,800.00	26,928.00	63,648.00
023-102	Hourly Employees	\$ 41,116.80		34,606.00	37,496.00	60,800.00	27,493.00	26,700.00
	Part-time program director	\$ 11,340.00	ASP Director: 180 days x 3 hrs/day x \$21.00/hr					
		\$ 5,040.00	Camp Director: 30 days x 8 hrs/day x \$21.00/hr					
	Part-time Recreation Aide(s)	\$ 8,472.60	ASP: 1 staff/day x 180 days x 3 hrs/day x \$15.69/hr					
		\$ 10,140.00	CAMP: 180 days x 3 hrs/day x 30 days x 8 hrs/day x \$15.69/hr					
		\$ 1,920.00	SPORT CAMPS: 2 staff/day x 10 days x 6 hrs/day x \$16.00/hr					
		\$ 3,840.00	SPRING CAMPS: 2 staff/day x 10 days x 6 hrs/day x \$16.00/hr					
023-996	Health Insurance	\$ 5,929.00		15,361.00	15,906.00	31,481.00	5,929.00	31,481.00
023-997	Pension	\$ 4,455.00		1,805.00	2,184.00	4,455.00	1,113.00	4,455.00
023-998	Social Security	\$ 9,520.00		7,146.00	8,927.00	9,520.00	3,425.00	9,520.00



Joyce Kearns <adminassist@townofkentct.org>

Re: Civil/Family Case Update - LLI-CV21-6027007-S

1 message

Marty Lindenmayer <firstselectman@townofkentct.org>

Thu, Mar 14, 2024 at 9:16 AM

To: Tai Kern <landuseadmin@townofkentct.org>

Cc: Joyce Kearns <adminassist@townofkentct.org>

Thanks Tai, we'll look at the line at our Monday meeting

Regards,

Marty

Martin J. Lindenmayer

First Selectman, Town of Kent

Office: 860.927.4627 | Cell: 860.488.6074

firstselectman@townofkentct.org[41 Kent Green Boulevard](#)

PO Box 678

Kent, CT | 06757

www.townofkentct.orgOn Mar 14, 2024, at 08:44, Tai Kern <landuseadmin@townofkentct.org> wrote:

Hi Marty,

Just as an FYI, the Supreme Court granted the petition for certification regarding the matter of High Watch vs Town of Kent P&Z. As we previously discussed, this may impact the legal line in the upcoming budget year and should be a consideration of the BoS when requesting funding for that line.

Best regards,

*Tai Kern**Land Use Administrator**Town of Kent**Land Use Office*[41 Kent Green Boulevard](#)*P.O. Box 678**Kent, CT 06757**(860) 927-4625*landuseadmin@townofkentct.org

----- Forwarded message -----

From: **Judicial Branch - State of Connecticut** <NoReply.JudMessaging@judicialmail.ct.gov>

Date: Tue, Mar 12, 2024 at 9:25 PM

Subject: Civil/Family Case Update - LLI-CV21-6027007-S

To: <landuseadmin@townofkentct.org>

Mar 12, 2024

CT Judicial Branch Superior Court - Civil/Family Case Update

Docket Number: LLI-CV21-6027007-S

Case Name: HIGH WATCH RECOVERY CENTER, INC. vs. TOWN OF KENT
PLANNING AND ZONING COMMISSION

Activity on this case:

An Action, such as a motion, order, disposition, appearance or result, has occurred on this case. For more information on this case, select the link below:

[https://civillinquiry.jud.ct.gov/CaseDetail/PublicCaseDetail.aspx?
DocketNo=LLICV216027007S](https://civillinquiry.jud.ct.gov/CaseDetail/PublicCaseDetail.aspx?DocketNo=LLICV216027007S)

This e-mail update, listing the types of activities that have occurred on this case, is sent once a day. No e-mail update is sent unless activity occurs on a case. It lists each type of activity only once, even if that activity has occurred several times. For example, if four documents were filed on the case, this e-mail update would only contain a single statement that "an action has occurred on this case." You must go to the case detail page for complete information.

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