Master Plan Application
June 9, 2004

Mr. Frank Taylor, Chairman  
Redding Zoning Commission  
Lontown Road  
Redding Connecticut 06875

Dear Chairman Taylor:

Please accept this package as the application by Georgetown Land Development Company, LLC and ARR Georgetown, LLC, owners of all the land encompassed by the Historic Mill Center Zone in Redding, to establish a Special Development District, and obtain Master Plan Special Permit approval for their property in the Georgetown section of Redding.

After months of detailed work, the project team has produced a plan that embodies the concepts for the redevelopment which evolved during the Charrette. The exciting vision for the rebirth of the former Gilbert & Bennett factory which was formed by the community, with the guidance of Duany Plater-Zyberk & Company, has now been captured in the plans being presented for approval. The owners and the project team are proud to present this dynamic proposal for the renewal of the heart of Georgetown.

Submitted as part of this Application are the following:

- Application form and fee
- List of abutting owners and owners within 500 feet
- Plan sheets
- Supplemental package with project information and required reports

We hope you will formally accept this application at your regularly scheduled meeting on June 9, 2004, and that you will schedule a public hearing at the Zoning Commission's earliest convenience.

Sincerely,

[Signature]
Richard S. Gibbons  
Project Counsel
Redding Zoning Commission – Application Form  
Town of Redding, Connecticut  
Special Permit

All Applications shall consist of:  
1. Letter of Intent  
2. Completed Application Form  
3. 13 Copies of site plan and all supporting materials

Date: June 9, 2004

Name/Address of Owner of Record:  
Georgetown Land Development Company, LLC  
1 North Main St., Georgetown, CT 06829  
ARR Georgetown, LLC  
1 North Main St., Georgetown, CT 06829

Name/Address of Applicant (if different):  
Same

Master Plan
Type of Application:  
____ Special Permit – Commercial Zone  
____ Special Permit – Residential Zone  
____ Special Permit Amendment  
X Other (describe)

4.2.7 Special Development District (including amendment to Zoning Map (sec. 7.1))

5.1.2 Master Plan Special Permit  
Required with Application Form:

Letter of Intent  
X Y N
Application Fee  
as required
Postage/Other Fees (as required)  
Y N Amount(s):  
Additional Information (per Zoning Regulation Section(s)): supplied

For Commission Use ONLY:  
Date Accepted:  
Public Hearing Date:  
Referral to: _____ Redding Planning; _____ Regional Planning;  
Other Town Agencies, Municipalities, Regional Agencies (list)

Status: Approved Denied Date:
Georgetown Land Development Company, LLC
ARR Georgetown, LLC

Letter of Intent and Master Plan Summary

The applicant proposes a plan for the redevelopment of the former Gilbert & Bennett Manufacturing Company facility into a mixed use residential, retail and commercial village in character with the surrounding Georgetown community. The proposed village will include a diverse mix of housing opportunities within walkable neighborhoods, retail shops and restaurants to serve the new community and the surrounding area, transportation choices that will include access to MetroNorth rail service, and commercial uses for offices and local trades.

Due to the size and scope of the development, it will be accomplished in phases as set forth in the plans submitted. No particular order of the phase development is proposed as this will be determined by construction requirements and the market. However, each phase, as developed, will provide all of the infrastructure needs for that particular phase. Further information regarding the phasing plan is contained in the submittal package.

The applicant has established an independent taxing district that will, in accordance with the Connecticut General Statutes, become empowered with the existence of 15 registered voters. The Taxing District will function as the provider of maintenance for community facilities and utilities, and will also function as the body to enforce architectural standards and ensure adherence with all development covenants that may be incorporated by the Town. Until such time as these responsibilities are assumed by the Taxing District, these responsibilities will be handled by a private association, established and operated by the developer and/or owners of property in the development.

The Design Code Summary

The Design Code is established to guide the building of the community at the former Gilbert & Bennett manufacturing facility. The code assures that all new buildings are in harmony with each other, and with the traditional architecture of the area. Further, the code sets forth standards for a neighborhood structure having the following characteristics:

- The neighborhood is limited in size by an approximate ten minute walking distance from edge to center.
- Residences, shops, workplaces, and civic buildings are included in close proximity.
- A variety of thoroughfares serve the needs of pedestrian and automobile equitably.
- Building frontages in disciplined alignment define the public space.
- Public spaces in the form of squares, green parks, and walking paths provide places for social activity and recreation.
- Civic buildings reinforce the identity of the community, providing places for assembly.
The implementation of the Design Code in this redevelopment is established by the Special Development District, Master Plan Special Permit which is the submittal package. Land uses, densities, building mass, location, public space and pedestrian and vehicular thoroughfares are set forth in order to achieve the goals of the regulating plan. In essence, the Master Plan becomes the Design Code.

**MASTER PLAN SUMMARY**

The Special Development District ("SDD") application and Master Plan Special Permit ("Master Plan") application are submitted pursuant to the recently enacted amendments to the Redding Zoning Regulations. In this manner, the Zoning Commission, and other referral agencies and commissions, have the opportunity to review the basic elements of the redevelopment plan and achieve a conceptual approval of the development scheme without the burden of the detail normally involved in a full site plan review.

**HOUSING**

The Master Plan proposes residential uses site-wide, providing a variety of housing types from smaller multifamily residential units to single family residential lots. There are a total of 416 residential units, consisting of 32 detached single family houses, 69 Town/Row Houses, 260 condominium/apartment/loft units, and 55 affordable/senior/subsidized units. All affordable housing units will qualify under and comply with the provisions of the Connecticut General Statutes, Section 8-30g.

In the West Pond District, the Town House District, and the Pond Loft Housing, residents would be subject to the existing requirements of the Redding Zoning Regulations with respect to use of their homes for business purposes (i.e. Home Enterprises, Customary Home Occupation, etc.)

However, in all areas except the West Pond District, the Town House District and the Pond Loft Housing, residents would be permitted to use their homes as Live/Work housing units. In essence, residential use would be a permitted use in all other areas in association with the other business and commercial uses permitted in the HMC zone. Consequently, a designated Live/Work unit is defined as a mixed use attached building, with one dwelling unit above and/or behind a commercial space.

The goal is to create a diverse community, enriched by the contributions of varied economic, vocational and age groups, in a setting which attempts to maintain the culture of Georgetown.

**NEIGHBORHOOD CENTER AND NEIGHBORHOOD CORE**

This inner core of the site will provide the business, cultural and civic components of the new neighborhood village, and thereby its vitality. Permitted uses will be the same as now permitted in the existing Historic Mill Center zone (the "HMC" zone) with the provision, as stated above, that residential uses would be permitted in a Live/Work unit.
In a limited number of buildings within the Neighborhood Center and Core, alternate uses are proposed in order to provide needed flexibility in structures that are suitable for a variety of uses. This flexibility will not increase residential densities which will be fixed by the Master Plan. Rather, this will permit the approved residential and business uses to blend within this Neighborhood Center/Core area as a function of the desires of the people who will actually live there. This flexibility has been designed into a use chart which is included in the Plan Sheets. This is accomplished by indicating, for specific structures, a column that specifies the use which is proposed by the applicant based on their estimate of the current market, and a separate column that specifies uses that would be permitted within such structure. This built-in flexibility will not impact on the overall character of the Neighborhood Center/Core area, but it will allow the plan to better serve the needs of the community.

**TRAFFIC AND PARKING**

A detailed Traffic Report has been submitted as part of the submittal package. The Applicant will take responsibility for accomplishing the proposed off-site improvements, in order to achieve a traffic circulation system that will handle the additional traffic flows from the development.

The development plan also calls for the abandonment, by the Town, of North Main Street from approximately the intersection of Portland Avenue and North Main Street, to the MetroNorth Railroad crossing. The exact area of the proposed abandonment is depicted on the submitted plans. North Main Street would be reconfigured as it winds through the site (as shown on the plans). Initially, North Main Street would be restricted to one-way traffic heading west, out of the site and toward Route 7. However, the plans show that we propose to move the railroad grade crossing north of its current location in order to cross the tracks near the Bob Sharp Motors facility. Moving the grade crossing will require approvals that can not be readily obtained. Consequently, in the interim, we are proposing one-way traffic out of the site.

A total of 1,842 parking spaces consisting of both surface and structured parking are proposed for the development. The inner core area provides the greatest challenge to introduce parking in the midst of preserved historic buildings. However, ample parking is provided for all proposed uses in the Village. One goal expressed during the Charrette, and achieved in the plan, is to have people park in designated areas, which will encourage them to walk throughout the neighborhood core area, and thereby experience the village character. In this manner, the "10 minute" walking distance from neighborhood edge to neighborhood center is both utilized and enhanced.

**PUBLIC OPEN SPACE**

The Open Space and Landscape plan have been designed to provide as much green space and recreational opportunity as possible, while preserving the vitality of the village. Total Open Space area (including the pond) comprises more than 24 acres, of the approximate 50 acres of total site area.
In keeping with the spirit of the Master Plan, the landscape plan provides and enhances the overall sense of community and place that weaves together a tapestry of uses, architecture, historic preservation, pedestrian and vehicular circulation, and open space. The orchestration of street trees, landscaped courtyards, terraces and small parks, pedestrian walkways and overlooks, and preserved open space reinforces this concept.

Shade and flowering trees are used throughout the site to provide a unifying element within each portion of the project while enhancing the streetscape experience. Trees provide scale; compliment architecture; give shade; and add seasonal color and visual interest.

Evergreen trees are used in specific areas where visual screening is desired. Landscape buffers are provided between the existing adjacent neighborhoods and the proposed development.

Pedestrians are very important to the overall success of the proposed community. The experience is enhanced with the creation of pedestrian circulation that takes advantage of the natural and historic elements of the property. Walkways and pathways are provided to engage pedestrians with the existing pond and open space, the waterfall and river, the historic core of buildings, the residential district and the surrounding community of Georgetown. Along the pedestrian circulation corridors are numerous opportunities for overlooks, small parks, landscaped courtyards and terraces. Along with trees, shrubs and groundcover, lighting, decorative pavements and site furnishings help complete the pedestrian experience.

**EXPANSION AND UPGRADE OF THE SEWAGE TREATMENT PLANT**

The proposed plan of development will increase flows to the existing wastewater treatment plant (WTP) to approximately 245,000 gallons per day, necessitating a modification of the NPDES wastewater discharge permit and an expansion to the WTP. A Letter of Intent was signed in 1992 which called for the construction of the Georgetown WTP in three phases. Phase I was to handle the immediate needs of the Georgetown business area. Phase II was to handle the proposed life care facility at Gilbert Hill (Meadow Ridge). Finally, the Phase III expansion was to handle the wastewater flows to be generated by the redevelopment of the Gilbert & Bennett property. The Planning Study for the WTP was approved by the Connecticut DEP on September 8, 1995.

The Phase I WTP was constructed in 1995, capable of processing 17,000 gallons of wastewater per day. The Phase II expansion of the WTP, constructed in 2001, added capacity to the WTP of up to 75,000 gallons per day in order to handle the additional flows anticipated from the Meadow Ridge development. The Phase III expansion will, as noted, increase the wastewater treatment capacity to at least 245,000 gallons per day. Extensive studies of the Norwalk River flows (called "modeling") have been done in order to determine the acceptable level of discharge from the WTP to the river. Recent modeling of the Norwalk River confirms earlier studies that found the Norwalk River capable of accommodating these levels of discharge from the WTP.

Although still a small treatment plant by most standards, the Phase III WTP will provide updated technology, and dramatically reduce the per capita cost of operating the plant which must be borne now by a relatively few number of users.
HISTORIC PRESERVATION

During the charrette process for developing the master plan and the ultimate proposal for the Gilbert & Bennett mill site, respecting the historic integrity of the site was held to be a key component on the part of the developer, the planners, the architects and the community. Town officials looked to a plan that would value the historic implications of the site as well as be the cornerstone in rehabilitating the central village core.

The survival of Georgetown and the mill complex may, in part, be attributed to the cohesive and long term residential stability of its residents and family businesses, the ownership of the mill by the Miller family into the mid 1980's, the subsequent single entity ownership of the complex and initial redevelopment plans of the late 1980's and early 1990's along with the current rehabilitation and land use plan for the site by the Georgetown Land Development Company. While the proposals of the late 1980's and early 1990's did not materialize and the buildings stood empty, the important point is that they stood. The property was not sold off in pieces, the buildings were not demolished and the idea of rehabilitating the site with special care as to its preservation was studied, community input was solicited and a current plan formulated that would preserve almost in total the entire mill complex of historically significant buildings.

In the 1986 National Register Nomination for part of the village and the mill site recognize the unique advantages of Georgetown. Compiled almost twenty years ago, the fragile condition of the site was in evidence then. The preservation proposal strengthens the summary narrative of the "Significance" portion of the National Register Nomination, and is included as part of the preservation proposal. The development team is working with the State Historic Preservation Office in its compilation of a comprehensive preservation plan and needs assessment of current building conditions in relation to the report and nomination.

ENVIRONMENTAL REMEDIATION

Fuss & O'Neill, Inc. ("F&O") was retained by Georgetown Land Development Company, LLC (GLDC) to complete a Site Characterization Investigation of the former Gilbert & Bennett manufacturing facility. The planned future use of this property is envisioned to include mixed use (commercial, light industrial and residential). In accordance with Section 22a-134 of the Connecticut General Statutes, an Environmental Condition Assessment Form (ECAF) and Form III were submitted to the Connecticut DEP (CTDEP). GLDC, as the "Certifying Party" on the Form III submission, is responsible for the investigation and remediation of the property. In a letter dated January 15, 2003, CTDEP indicated that they will formally review and approve the investigation and remediation of the site. In addition, the site is also subject to the U.S. Environmental Protection Agency (USEPA) RCRA Corrective Action program.

Based on a review of previous investigations, F&O analyzed data gaps to develop a scope of work which was submitted to CTDEP. This Work Plan was approved by CTDEP in September, 2003, and this investigation and characterization has been completed in accordance with the CTDEP approved Work Plan.
Based on the data collected to date, the northern portion of the property, the areas around Factory Pond, has generally not been impacted by historic activities. Soil and groundwater impacts in the South Parking Lot, the South Mill Yard and the North Mill Yard areas can primarily be divided into three categories: metals, petroleum hydrocarbons, and volatile organic compounds. The metals found on site are a product of the former wire manufacturing processes used on the site, primarily those used in galvanizing and annealing wire. The petroleum hydrocarbons are associated with the fuel oil tanks that the factory used for manufacturing and heating. The volatile organic compounds, primarily xylene, are associated with the former paint storage shed. The extent of impacted soils and groundwater has been adequately delineated in order to develop a Remedial Action Plan for the site.

Remediation of soil and groundwater in affected areas will be required in order to achieve compliance with cleanup criteria established in the recently enacted Connecticut Remediation Standard Regulations (RSR's). This will most likely include employing engineering controls and capping impacted areas, removing some impacted soil, employing monitored natural attenuation and/or treating impacted groundwater. Remedial alternatives will be addressed in greater detail in a Remedial Action Plan that will be submitted to the CTDEP. In summary, this property is under the jurisdiction of the CTDEP and the USEPA, and both agencies are working closely with the development team to satisfy all necessary state and federal criteria to eliminate any possible impacts to human health or the environment.

**PUBLIC AMENITIES**

The following public amenities are proposed:

- Historic preservation of the Gilbert & Bennett Mill buildings
- Performing Arts Center, to include a Black Box Theater
- Recreational facility with a 50 meter pool
- Reinstitute the Georgetown Railroad station
- Public Safety Building
- Walking trails and pocket parks
- Affordable/senior/subsidized housing
- Transportation/Transfer station for Weir Farm
- Artist loft apartments
- Shopping and restaurants
GEORGETOWN LAND DEVELOPMENT COMPANY, LLC

LEGAL DESCRIPTION
SCHEDULE A
(LEGAL DESCRIPTION)

The premises situated in the Towns of Redding and Wilton, County of Fairfield and State of Connecticut, together with the buildings and improvements thereon, as more particularly described on the following sheets numbered 1 through 9, attached hereto and incorporated herein by reference.

Said premises are also shown as Parcels A and B on the map nos. 3434 and 3435, on file in the Redding Town Clerk’s Office; Parcel C on Map no. 3436, on file in the Redding Town Clerk’s Office; and the premises shown as “TOTAL AREA = 0.765 + - AC.” on Map no. 3626, on file in the Redding Town Clerk’s Office.
ARR GEORGETOWN, LLC

LEGAL DESCRIPTION
That certain real property, situated in the Town of Redding, and so much of said premises, if any, as may be located in the Towns of Wilton and Weston, County of Fairfield and State of Connecticut being shown and designated as Parcel D on "Property Survey for The Gilbert & Bennett Mfg. Co. in Georgetown Redding, Connecticut Sheet 3 of 3" and dated Sept. 20, 1987 which map is on file in the Redding Town Clerk's Office as Map # 3436.

Excepting, however, so much of the above described premises as previously conveyed to others, including but not limited to the premises described in that certain deed to the Town of Wilton dated September 22, 1999 and recorded in the Wilton Land Records at Volume 1193, Page 183; and the premises described in that certain deed to the Town of Redding dated November 4, 1999 and recorded in the Redding Land Records at Volume 235, Page 33; and the premises described in that certain deed to the Town of Redding dated 11/4/99 and recorded in the Redding Land Records at Volume 267, Page 240.
HISTORIC BUILDING PRESERVATION PLAN

Maryann Rossi
June 2004
PRESERVATION AND THE CHARRETTE PROCESS

In the charrette process for drawing up the master plan and proposal for the Gilbert & Bennett mill site respecting the historic integrity of the site was held to be a key component on the part of the developer, the planners and the community. Town officials looked to a plan that would value the historic implications of the site as well as be the cornerstone in rehabilitating the central village core. In the 1986 National Register Nomination for part of the village and the mill site recognize the unique advantages of Georgetown. Compiled almost twenty years ago the fragile condition of the site was in evidence then. The preservation proposal strengthens the summary narrative of the significance portion of the National Register Nomination, and is included as part of this preservation proposal. The development team is working with the State Historic Preservation Office in its compilation of a comprehensive preservation plan and needs assessment of current building conditions in relation to the report and nomination.
PRESERVATION AS A KEY COMPONENT IN REHABILITATION PLAN

The survival of Georgetown and the mill complex may, in part, be attributed to the cohesive and long term residential stability of its residents and family businesses, the ownership of the mill by the Miller family into the mid 1980's, the subsequent single entity ownership of the complex and first redevelopment plan of the late 1980's and early 1990's along with the current rehabilitation and land use plan for the site by the Georgetown Land Development Company. While the proposals of the late 1980's and early 1990's did not materialize and the buildings stood empty the important point is that they stood. The company was not sold off in pieces, the buildings were not demolished and the idea of rehabilitating the site with special care as to its preservation was studied, community input was solicited and a current plan formulated that would preserve almost in total the entire mill complex of historically significant buildings.

A number of Post World War II factors limited the facility's usefulness and desirability as a manufacturing site, i.e. zoning, the demands of facility modernization and environmental concerns and regulations. The proposal is for the site to now accommodate residents and a mixed use of tenants instead of daily shifts of industrial workers. This new model more than compliments the 19th century underpinnings of the historic development of the Gilbert & Bennett
factory and surrounding village. Steeped in the early 19th century rural industrial village model Georgetown has survived almost as an anachronism into the 21st century. Manufacturing concerns in surrounding towns, such as tools, buttons, leather, etc. all but disappeared before World War II. Agricultural pursuits in farming, orchard crops, truck farming, and the raising of pigs, sheep and poultry along with dairy farms would give way in early post World War II years to the development of lower Fairfield County as a bedroom community to New York City. And in the last quarter of the 20th century this area has provided housing for executives who worked on large corporate campuses in Westchester and Fairfield counties.

The historic nature of the village of Georgetown with the mill complex as its centerpiece and the development of industrialism in America prior to the Civil War weigh heavily on the preservation aspects of this project. The preservation of the mill complex, which includes appropriate uses and levels of daily activity and interaction on the site with the surrounding historic village, renders it unique in New England. Lowell, Lawrence and Manchester, for example, were designed and built as stock holding ventures. A site was chosen which had enough waterpower to sustain a large industrial concern and stock holders signed up for the investment potential. Georgetown had an adequate amount of water power and a number of small industrial enterprises thrived. However, wire making, with its attendant products would take hold and become the dominant industrial influence from the late 19th century onwards. Savvy business practices, traveling salesmen, catalog offerings, New York City offices and later lobbying
efforts in Washington allowed the company continued profitability and relevance. However, the physical design elements of the mill and village never moved away from the mid 19th century model of which both are intact examples. The village was somewhat isolated by the tax towns controlling it in the last half of the 20th century as zoning moved away from and looked down upon industrial enterprises as an undesirable component in local land use. The preservation of the mill site and eventual establishment of a village wide historic district could allow Georgetown to become to the 19th century what Williamsburg is to the 18th century.

Georgetown is one of three unincorporated villages in Fairfield County – Southport and Rowayton being the other two. Both are seaport towns with 19th century development patterns, and have national register districts. Georgetown is a perfect and unique compliment in this triumvirate and the preservation of the mill site takes on regional significance.
GILBERT & BENNETT IN RELATION TO THE 19TH CENTURY INDUSTRIAL REVOLUTION

The 19th century development of industrialism in America is key to understanding the historic significance of Georgetown. Americans saw industrial development as a fulfillment of egalitarian principles articulated in the Constitution. An underlying cause of the American Revolution was the role which saw the colonies as providers of raw material and as buyers of manufactured goods, all favoring England. The freedom and ability to develop industrial produce was key to America’s existence and survival. Gilbert & Bennett was established by 1818 making it one of the oldest companies in Connecticut. The term ‘industrial revolution’ wasn’t even coined until 1810. To those of the early 19th century the coming of the railroad coupled with industrial development was the most exciting venture in America. While industrial development in Europe was centered in the cities America broke from that model and saw its industrial centers built in
rural areas. This would give rise to the “machine in the garden” theory, the superimposition of industry on the agrarian landscape. The mill owners as well as most everyone else in the village did not build their homes away from the mill site, but rather as close to the mill as possible. The most exciting event in early 19th century America was that which the innovativeness of the machine provided. Everyone from mill owner to mill worker wanted to participate. Georgetown celebrates and embodies the ‘machine in the garden’ concept. The proposed preservation and development plan looks to the intellectual stimulation and enthusiasm of 19th century Georgetown. In retaining the historic structures the complex will again become a mecca for community participation. The innovative reuse of the site coupled with the technology of post industrial America will infuse it with new uses while emulating the 'bustling' activity so in evidence in the 19th and early 20th centuries.
8. Significance

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Specific dates 1820-1936  Builder/Architect Various unknown

Statement of Significance (in one paragraph)

A rare survival of rural industrial history, the Georgetown Historic District is a significant and cohesive entity which has retained its nineteenth- and early-twentieth-century historic character (Criterion A). A company town for over 160 years, almost exclusively associated with the Gilbert and Bennett Manufacturing Company, national producers of wire products, the district contains all its well-preserved historic components: residential, industrial, and institutional architecture dating from about 1830 to 1936 (Criterion C). Several styles are represented in the residential architecture, including a small notable group of Italianate-style houses and a larger number of modest examples of nineteenth- and early-twentieth-century housing. The latter include a large group of Colonial Revival-style duplexes, workers' housing for employees of the Gilbert and Bennett Company.

History:

Nineteenth-century Georgetown was substantially created by the Gilbert and Bennett Company. Although there is no reason to believe that Georgetown was a social experiment, or that there was a conscious attempt to create a planned industrial community there, the company played a major role in the social and economic structure of the village in the nineteenth century and established many of its major institutions. Guided by nineteenth-century paternalism and enlightened self-interest which carried over well into the twentieth century, the company shaped a community which today resembles the rural industrial village of nineteenth-century Utopian ideology.

Nothing in the company's industrial history can account for this phenomenon. Most companies which survived for long periods in the same location in New England have similar histories. Capitalizing on one man's ideas, the Gilbert and Bennett Company survived the proto-industrial period, mechanized production, and adopted modern business practices by the mid-nineteenth century. After a disaster (a fire which destroyed most of the plant), the company reorganized its financial structure and concentrated on the manufacture of a specialized product. The early part of the twentieth century saw a major capital development program as Gilbert and Bennett became producers of wire products on a national scale.

Benjamin Gilbert, the founder, a Georgetown resident, was a tanner and currier by trade. He conceived of the idea of weaving cattle and horsehair into sieves. According to tradition the hair was woven on a loom by his wife while he formed the hoops out of wood with a draw shave. Demand for his novel product created a cottage industry involving several of his neighbors. Several improvements to his original concept, which included machine for picking (similar to one used for picking cotton) to straighten and prepare the animal hair for weaving, required waterpower, and the business eventually moved into an old sawmill on the Norwalk River downstream from the existing factory. The animal
United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

Georgetown Historic District
Georgetown, Connecticut

Continuation sheet
Item number 8
Page 2

hair that was unsuitable for making sieves was also utilized for mattresses and carriage cushions, with the firm supplying the carriage manufacturers of New Haven and Bridgeport with hair for this purpose. Another side line of the company about 1850 was the manufacture of glue, again an animal byproduct. In 1834 a mill site was purchased near the present Georgetown railroad station to the south of the district, remaining in operation until 1889. A salesman was employed to peddle the goods throughout New England.

The firm remained a family-oriented business. Sturgess Bennett of Wilton, who married Benjamin's eldest daughter, joined the firm about 1828. Edmond Hurlbut, also of Wilton, another son-in-law, along with William J. Gilbert, the eldest son of the founder, joined the company in 1829. In 1842, Edwin Gilbert, the second son, became a member, five years before his father died in 1847.

By the Civil War the company had installed power looms for the weaving of wire cloth, a process formerly done by the company on hand carpet looms when it produced the first window screening in the United States. The first wire mill which was to become the foundation of the later nineteenth- and twentieth-century development was built in 1863. In the spring of 1874 a major fire destroyed most of the existing factory complex, with an estimated property loss of $200,000. Immediate rebuilding took place, accompanied by reorganization as a joint-stock corporation. The Danbury and Norwalk Railroad (which had run by the factory complexes both at the upper and lower pond since 1850) provided a spur line into the complex.

The homes of the major nineteenth-century stockholders and officers still remain in the district, including the Aaron H. Davis House (Inventory #8; Photograph #7), the Matthew Gregory House (Inventory #133; Photograph #4), the Edwin Gilbert House (Inventory #78; Photograph #15), and the Hiram St. John House (Inventory #18; Photograph #11). Gregory was an early financial supporter of Benjamin Gilbert. The David H. Miller House, reputedly a fine Italianate mansion which stood across the street from the St. John House on Church Street, was torn down in this century and replaced by a modern house. Its carriage house still stands on North Main Street (Inventory #81; Photograph #12). Miller was one of the first non-family members to play a major role in the company. An English immigrant, he became its bookkeeper in 1856, later vice president and treasurer, then president when Edwin Gilbert died. The St. John family, all Gilbert and Bennett stockholders, had lived in Georgetown since the eighteenth century. They were directly involved with the establishment of the Methodist Protestant Church in Georgetown (a separate group from the Methodist Episcopal).

From an early period Gilbert and Bennett’s management was associated with this sect, including Benjamin Gilbert and his wife, reputed to be members of the first "class". Meetings were held at the home of Sturgess Bennett, his son, and church officers included John O. St. John, who donated the land where the church was built, and his son, Hiram, whose house is still standing at 49 Church Street (Inventory #18; Photograph #11). After the Methodist Protestants in Georgetown voted to become Congregationalists, the Gilbert Memorial Church was constructed in 1902 by Edwin Gilbert
(Inventory #36; Photograph #20). David H. Miller established a large trust fund for the church at this time.

Catherine Miller, the wife of David H., had been involved earlier in the establishment of the Roman Catholic Church in Georgetown. An Irish Catholic (born in Dublin), she supplied the construction mortgage for the church (Inventory #11; Photograph #8). The land was provided by James Corcoran, who built his house next door (Inventory #9). The deed to the church property was first held by Thaddeus Walsh, a priest who had been supplying a "mission" to Georgetown's Irish population for several years.

The labor history of the company in the late nineteenth century has been well documented from the surviving manuscript records of the business. Apparently a Knights of Labor union was established in the Georgetown area, but the company never became a closed shop. It is clear that its pay scales were comparable for the period. In fact, Gilbert and Bennett's laborers received almost precisely the average hourly wage of all manufacturing concerns in Connecticut at this time (about $1.50) a day. The pay books of the company indicate that there was a company store (possibly the Bennett Store on North Main Street) (Inventory #80; Photograph #13) and deductions for cord wood and rent. Tenements were rented for $4 or $5 a month, the standard rate for the period.

Most of the labor force was drawn from the major immigrant groups. Although it is clear that many Irish lived in Georgetown (near the lower mill) and worked at Gilbert and Bennett, they were never actively recruited by the company as were the Swedes who arrived in great numbers by the end of the century. The Swedish neighborhood was first located in the Weston section. In the twentieth century they occupied the housing provided on Portland Avenue by the company, where they built their church (Inventory #86). Scandinavian surnames also predominated on New Street by 1927. Ethnic neighborhoods were also established for the Polish and Italian immigrants in Georgetown (outside the district), although a few Italian Americans lived in the Wilton section of Portland Avenue.

Like many nineteenth-century companies, Gilbert and Bennett involved itself in the lives of its employees, requiring absolute temperance, and encouraging home ownership to the extent that it supplied low-interest mortgages. "Model" company tenements were built after the Civil War, but their number cannot be determined. Some officers of Gilbert and Bennett owned houses which they rented out to workers. It would not be until the twentieth century that the company made a concerted effort to supply workers' housing.

The twentieth century was a period of rapid expansion for Gilbert and Bennett. By 1900 Gilbert and Bennett had 147 employees, according to the Twelfth Census of the United States, representing 20 percent of the wire industry workers in Connecticut. By 1906, the last year under direct Gilbert family leadership, the company employed 600 workers and had built most of the large brick mills used for specialized manufacturing processes at the factory complex. Following World War I, undoubtedly to attract more workers to the area, the company laid out Portland Avenue in the Redding section of Georgetown on land it owned overlooking the mill pond. A few earlier houses were already located there, possibly company tenements (Inventory #91, 101, 105, 109). It proved to be an
ideal location for the Colonial Revival-style duplexes built as rental housing between 1920 and 1925. It is not known whether this housing, which seems to be of a level suitable for middle management, was rented by this group, or by unskilled workers. The development continued to be used as rental property until December 1947, at which time Gilbert and Bennett sold the entire group of houses apparently to their then-current residents. Many of the grantees at this time had Swedish-American surnames.

The twentieth-century expansion of Gilbert and Bennett was overseen primarily by the Miller family. David H. Miller, who became president in 1906, was succeeded by his son, Samuel J. Miller, in 1915, followed by his grandson, D. Henry Miller III, in 1936. In 1954 the presidency of the company was taken over by John Milliken, a son-in-law of David Miller II and currently serving (19__). Raymond C. Miller, the son of D. Henry Miller III, is now vice president and secretary of Gilbert and Bennett. The Millers clearly followed the earlier Gilbert and Bennett tradition of community involvement and commitment to the social welfare of their workers. Under their leadership, the company was concerned in the education of its employees' children. It built the Gilbert and Bennett School and donated it to the town (Inventory #29; Photograph #1). It is now owned and operated as a private school, the Landmark Academy on New Street. Although it was reputed to have been built at company expense, it is clear that the employees indirectly helped pay for its construction since they agreed to forego pay raises for a specified number of years to help defray the cost of the building.

Expansion of the physical plant of the company in Georgetown in the twentieth century was accompanied by addition of new buildings elsewhere in the nation, starting in 1895. That year a large manufacturing plant was purchased in Blue Island, Illinois to serve the company's western market. Other companies in the same field were bought out by Gilbert and Bennett, including Coatings Engineering of South Natick, Massachusetts, and the Roman Wire Company of Sherman, Texas; by 1981, Toccoa, Georgia had become the site of Gilbert and Bennett warehouses. Some of its more recent products which demonstrate its command of the technology in the field of weaving, twisting or welding wire including "Yard Gard" and "Rabbit Gard" (patented fencing).

While district residents still speak with pride about the company, the modern industrial plant which exists today in Georgetown has few direct connections with the community. Although some are third-generation workers, less than ten percent of the 260 employees still live in Georgetown.

Architectural Significance

The Georgetown Historic District is a twentieth-century anachronism: peaceful, tree-lined residential streets converge on a functioning industrial complex; well-preserved historic houses stand cheek-by-jowl with modern factories; the deteriorated slum neighborhoods associated with modern industry do not exist.

This residential pattern was exceptional even in the late nineteenth century, and remarkably democratic. The elite of Georgetown, almost exclusively people associated
with Gilbert and Bennett, lived in the midst of their workers. The predictable ethnic neighborhoods did exist in Georgetown, outside the district for the most part, but their employees were apparently encouraged to occupy, or build houses next to the mansions of the managers and officers. Furthermore, while it would be expected that the workers would live near the factory in this period, it is most unusual to find upper-class houses in this location.

Built within a short time frame (1860-1880), these Italianate-style houses are well-preserved and architecturally similar. Their architectural significance is perhaps enhanced by their setting and the contrast with the more modest neighboring houses, but as a group their local architectural significance is undeniable even though they are similar in style and lack the individual architectural assertiveness common in a Victorian period. Two are individually architecturally significant, the Hiram St. John House (Inventory #18; Photograph #11) and the Edwin Gilbert House (Inventory #78; Photograph #15). Despite the fact that the latter house has stood vacant and been allowed to deteriorate, it still displays most of its exceptional architectural features: eave brackets, window hoods, and the front porch with its second-story balustrade. The St. John House is exceptionally well-preserved. All of its hand-crafted details remain in place. Of particular note are the foliated brackets carved in high relief, set off by the almost austere facade. Another major difference in this house is the use of the Palladian window over the portico, an interesting and successful combination of the Georgian and Italianate styles. Although most of the sash are replacements, the architectural detailing of the verandah is original, including the unusual cutwork design of the skirt. Here the flushboarding wall of the porch enhances the decorative effect.

The remaining nineteenth-century residential architecture is a major contributing component to the district. Although none of the houses is exceptional in its own right, this group is generally well-preserved and for the most part has retained its architectural integrity. Some of the better examples have retained their original siding and modest Victorian detail. They include Inventory #7, Photograph #6, a well-preserved example of a quite plain nineteenth-century gable-to-street house and the W. R. Smith House, a Victorian cottage on North Main Street next to the Bennett House, which is set off by its foliated bargeboards (Inventory 29; Photograph #14).

The nineteenth-century churches in the district are also architecturally significant, well-preserved examples of ecclesiastical architecture, especially the fine Carpenter Gothic-style Church of the Sacred Heart. It is an exceptional example of its type and it has retained all of its exterior features (Inventory #11; Photograph #8). This style is also executed in stone in the Gilbert Memorial Church, almost a miniature of similar cathedrals of the period (Inventory #36; Photograph #20). Typical of institutional architecture, particularly libraries and chapels built around the turn of the century, this church is distinguished by its exceptional stonework and degree of detail, which is set off by the original slate-shingled roof. The only major stone building in the
The twentieth-century housing development created by Gilbert and Bennett is remarkable for two reasons: first, as a rare example of twentieth-century workers' housing, and second, because it is exceptionally well-preserved. Most of the houses still display architectural features which were installed to provide variety to quite similar forms. These include not only a variety of roof types and porches, but, for example, dentil work in the cornices and imbricated shingles found on the pedimented gables of the American Four-Squares, of which there are five on the street (see Inventory #107; Photograph #25 for one of the best-preserved examples). The degree of style used on these multi-family houses is in itself unusual, adding significance to this body of architecture.

The industrial complex itself contains a number of significant buildings. For the most part there has been little modification to the exterior of the historic mills. The fenestration pattern, the sash, and the variety of openings, stone and brick arches, and lintels, have been preserved. Rather than change these buildings, there seems to have been a deliberate effort on the part of Gilbert and Bennett to retain the historic facades, do interior modifications where necessary for modernization, and connect these buildings to more modern additions. Running along North Main Street on the west side of the complex is an example of this type where three or four different styles of industrial building are joined together and extend for more than 1,000 feet (see Photograph #17). One of the best examples of the historic factory buildings at Gilbert and Bennett is also located on North Main Street along the south side of the complex (Inventory #62; Photograph #18). Built in an unusual shape to accommodate its location between the spur track of the railroad and the Norwalk River, it has retained all of its exterior integrity and is an exceptionally well-preserved example of early nineteenth-century industrial architecture. Most of the other historic buildings at the factory are obscured from view, either due to their location in the complex or because of the presence of the exceptionally large, metal-framed, warehouses built in the last 20 years, which tend to overwhelm some of the smaller neighboring historic buildings. The early-nineteenth-century building which still serves the company as an office is an architecturally significant example of its type (Inventory #39; Photograph #19). Really a bungalow executed in cobblestone, it makes quite a contrast both in scale and type with the larger industrial buildings behind it. Again, a need for more space resulted in an addition to the rear of this building rather than a modification to its existing form or exterior.

Notes:


2. Nationally the Methodist Protestant sect was established following a schism in the church led by a Reverend William Stillwell; hence the group was known as
"Stillwellites." Stillwell's followers wished to regain lay control of the church. It is recorded that Stillwell himself was the first minister in Georgetown.

3. See Feeley, "Gilbert and Bennett," Appendix where tables have been compiled from the pay records of selected years.

4. Ibid., pp. 44-55.

5. Map of Wilton, 1927. (Residents' names are listed for the street.)

6. Model tenements are referred to by Edwin Gilbert, who wrote the history of the company in Burr, The History... Because of the difficulty of title searching all properties owned by the company, only a few houses have been determined to be definitely nineteenth-century tenements.

According to the secretary at the Gilbert and Bennett office on North Main Street, June, 1986.
MARYANN ROSSI
195 Mather Street
Wilton, CT 06897
(203)544-9983

**Historic Preservation Related Work Experience:**

**Assistant Dean and Gallery Director, Iona College, New Rochelle, NY 1999-2002**
Assistant Dean in charge of academic programs and budget management for the School of Arts & Science. Handled all course scheduling for the college and oversaw the $22 million budget for Arts & Science. Responsible for all adjunct faculty contracts. Ran the Chapman Gallery in the Fine Arts facility as follows: Planned exhibits; oversaw installations; designed exhibition catalogs and other related publications; acted as liaison with the public, and coordinated all social and catered gallery affairs.

**Executive Director, Danbury Museum & Historical Society 1995-1999**

The Executive Director was responsible for the day-to-day operation of the city museum requiring daily interaction with city officials and Board of Trustees. The museum was a complex of seven buildings on two sites. Five of the seven buildings were on the National Register of Historic Places, including the birthplace of Charles Ives, the Connecticut State composer, and the 1785 Rider House. As Director I obtained over $500,000 in State and private grants for the museum and put into place a major restoration and preservation maintenance plan for the complex. I managed the operating budget for the museum and worked closely with local businesses and corporations for fundraising and community events which benefited the museum's mission. I initiated a program called 'Museum on the Move', which put together from the museum's collections, selected exhibits and brought them to area businesses. Served as the liaison faculty member for Western Connecticut State University's museum studies program. Spoke on a variety of topics at civic, cultural and community assemblies. Spoke before the Connecticut General Assembly and sub-committees in seeking grant money for the museum.

Danbury was the hat capital of the world in late 19th and early 20th centuries. Working knowledge of industrialization and its effects on a town/city. Put together a number of exhibits i.e., The Danbury Fair, Charles Ives, Dolls and Toys, Works of Anna H. Huntington, CL&P exhibit on hydroelectric power, Quilts,
Women’s History month exhibits. Worked on maintaining archival photo and document collection. Worked with local school systems on programs for the children. Ran a summer camp using historic arts and crafts and stories as the basic program activities. Worked with the Connecticut Humanities Council on exhibition programming. Supervised a staff of four and various volunteers. Maintained and managed public access to the museum buildings.

Gilbert & Bennett Manufacturing Company, Georgetown, Conn.

Served as G& B’s Preservation coordinator with the Connecticut State Historic Preservation Office. Worked closely with Dick Gibbons and Paul Gossling to ensure that the site was preserved and no major demolition on site until the property was acquired by a developer. Attended all public hearings on rezoning and waste cleanup. Compiled Section 5A in the October 1992 project submission report ‘Gilbert & Bennett Redevelopment’. Worked on identifying G&B company artifacts worth preserving and keeping for both the company and the community. Amended Gilbert & Bennett’s National Register status by removing the garages from this list so that they could be demolished.

Company Researcher, Lake Champlain Transportation Company, Burlington, VT.

Oldest continuing operating ferry company in the United States, responsible for identifying and locating companies’ historic resources, documents, photographs and artifacts. A special look at the 20th century business development of the company and evolution in ship design as well as a compilation of some oral history.


Team member in drafting business and rehabilitation plan for the mill. Served as liaison between the mill owner/developer and city government on the use of water rights to the mill dam and projected use by Burlington Electric. Conducted tours with emphasis on preservation and economics for members of the Vermont State Legislature at the Winooski Mill Complex. Coordinated with mill business tenants and project manager most effective use of store front layouts, retail space and historic building designation in advertising and rental. Special projects for the mill included researching, coordinating and producing major historic photographic displays of the Champlain Mill, a National Register site.

Consultant/Historic Preservation & Decorative Arts Projects, Burlington, VT.

Consultant for Architectural Conservation Educational Services (ACES), under the auspices of the University of Vermont, doing the title work on an 1812 tavern in Charlotte, Vermont, as well as work on the National Register Nomination for
the tavern. Compiled of the bibliography for the *Burlington Book*, a student-produced architectural history of Burlington.

American Decorative Arts- special research project on the Goddard-Townsend Group, 18th century Newport, Rhode Island. Discovered the existence of the Gibbs knee-hole desk. Researched and established provenance of the Gibbs Desk, which was the front cover of the 1983 January Sothebys' catalog.

**Adjunct Associate Professor** in American Colonial and Revolutionary History and Women's History, Graduate and Undergraduate, European History, American Short Story at:
Western Conn. State University, Danbury, CT
Sacred Heart University, Fairfield, CT
Iona College, New Rochelle, NY
Empire State College, White Plains, NY

**EDUCATION:**

Ph.D. American Studies, St. Louis University, St. Louis, Missouri (1983)


M.S. Historic Preservation, University of Vermont, Burlington, Vermont
University Fellow (1980-82)

Preservation course work included contemporary preservation practices such as grant-writing, environmental impact statement review, national register nominations, preservation planning and agency administration practices. Core studies in conservation techniques for historic structures, preservation law, real estate development, economics. Additional course work in architectural history, cultural history decorative arts and computer programming.

M.A. American Studies, Fairfield University, Fairfield, Connecticut (1975)

Interdisciplinary degree program – major emphasis in American Literature, minor concentration in 19th century labor law.

B.A. English, Sacred Heart University, Fairfield, Connecticut (1973)
SELECTED PROJECTS

Lake Champlain Transportation Company is the oldest continuing operating ferry company in the United States, 1826. Responsible for identifying and locating the company's historic resources, documents, photographs and artifacts. A special look at the twentieth century business development of the company and evolution in ship design as well as a compilation of some early history.

Team member in drafting business and rehabilitation plan for the Chaplin Mill in Winooski, Vermont. The mill was owned by Lake Champlain Transportation Company. Liaison between mill owner and city officials on the use of water rights to the mill dam and projected use by Burlington Electric. Conducted tours with emphasis on preservation and economics for members of the Vermont State Legislature at the Winooski Mill complex. Researched and produced historic photographic displays in the Champlain Mill on early twentieth century textile operations.

Consultant for Architectural Conservation Educational Services (ACES), under the auspices of the University of Vermont, doing title work on an 1812 tavern in Charlotte, Vermont, as well as work on the National Register nomination for the tavern.

Compilation of the bibliography for the Burlington Book, a student-produced architectural history of Burlington.

Preservation consultant for the Gilbert & Bennett Manufacturing Company, a National Register site comprising thirty buildings, was an innovator in the invention and design of wire cloth. The fifty acre site is surrounded by an historic village, together comprising over one hundred and fifty buildings on the National Register. The mill and the village had to be rezoned to facilitate plans to rehabilitate the mill site to mixed use development. The historic preservation of the buildings was the cornerstone of the project. The rezoning involved several years of public hearings. Numerous state and Federal agencies were involved in the process.

The village has buildings dating from the middle of the 18th century while Gilbert & Bennett itself was established in 1818. The wire mill is the heart of the historic district. While the whole village is museum quality it is in fact a testimony to two centuries of industrial development having come into the 20th century influenced by economic, political, domestic and educational forces that shape all communities over time. It was my responsibility to identify the historic underpinnings of the village and the mill and represent all preservation concerns in the public hearing and rezoning process. I worked with public officials, state agencies, architects, lawyers and the CEO of the company to produce the documents and gain public support and understanding of the scope and ramifications of the project.

Responsible for the day to day operation of a city museum and historical society. Included in the operation was the management of the museum's seven buildings, some of which were rental properties. Three of the buildings are on the National Register and one is the birthplace of the Connecticut State Composer, Charles Edward Ives. Additional responsibilities included staff supervision, grant writing, budget preparation and all financials. Additionally, in charge of all the collections, exhibit planning and installation. Laid the groundwork for museum expansion, planned giving campaign and identification of all income producing properties. Designed and supervised the museum’s college intern program with Western Conn. State, computerized the museum’s collection management system, and introduced current textile conservation techniques as they apply to the museum’s extensive holdings. Upgraded plant security and wrote a report on the architectural conservation of the buildings. Responsibilities also included representing the museum in the public sphere – to tourism districts, other cultural institutions, statewide and regional organizations and to public officials. Oversaw the State bonding grant to acquire the Marian Anderson studio. Institutional participant of the Connecticut State Freedom Trail and the Connecticut Women’s Hall of Fame.
Exhibition planning and research on a wide range of topics, i.e. Charles Ives (Connecticut State Composer), Connecticut quilts, The Danbury Fair, Women's History month, the Hatting Industry, Everyday life in pre-industrial Danbury, Danbury as an arts center town, Sybil Ludington, Marian Anderson, the nineteenth century one-room schoolhouse, etc. While Executive Director at the museum I wrote numerous grants to fund exhibits, material conservation and historic preservation projects. In four years the museum obtained over a half million dollars in private, State and National grants. One particularly rewarding project was to save the Marian Anderson studio from demolition. In having the studio moved to the museum grounds it showcased one of the twentieth century's most distinguished Black Americans and a woman of international renown.

The issuance of the Ives stamp by U.S. Post Office allowed work on a national commemorative event honoring this Pulitzer Prize winning composer. An art contest, sponsored by the museum, to design both the commemorative envelope and the postal cancellation stamp was held at Danbury High School. The winning entries were free-hand designs and used by the museum and U.S. postal authorities. Several hundred people attended the event.

In 1998 I designed a sculpture trail to honor the artist Anna Hyatt Huntington, whose work is in over two hundred museums world-wide. The exhibit, research and accompanying photography were aimed at educating the public about her sculptures which abound in and around Fairfield County at numerous public sites.

While at Iona College, in my capacity as Director of the new college art gallery, one of the exhibits presented was the works of Alice Loh Cahan commemorating the Shoah. In part the exhibit was sponsored by the Driscoll Professorship in Jewish-Catholic Studies. Supervising the shipment of the art work from Houston, Texas to New Rochelle, co-curator of the exhibit along with the artist, directing the student workers and participating in the public programming helped bring the Holocaust into the classroom.

Major finding research paper on a Goddard and Townsend knee-hole desk. I identified and established provenance on The Gibbs desk. Consequently in 1983 it was the highest price piece of American furniture ever when it was auctioned off at Sotheby's in January of that year. Presently continuing research on 18th century Newport as one of five major colonial design centers. Researching relationship between major ship owners and their venture cargo routes and the influence on local artisans as material suppliers.
June 4, 2004

Mark Javello
Georgetown Land Development Company, LLC
P.O. Box 36, One North Main Street
Georgetown, CT 06829-0036

Re: Wildlife and Vegetation Inventory
Georgetown Development, Georgetown, CT

Dear Mr. Javello:

Environmental Land Solutions, LLC (ELS) has prepared this wildlife and vegetation survey of the subject site based on a review of an autocadd survey of the site, site visits conducted on April 25, May 7 and May 20, 2004, and knowledge of the area. In addition, ELS has contacted the State of Connecticut Department of Environmental Protect (DEP) Environmental and Geographic Information Center to determine if there are known populations of endangered, threatened or species of special concern on or within the vicinity of the site. Also, the DEP Fisheries has provided me with a stream survey fish population report for the Norwalk River near the site.

WILDLIFE - OBSERVED BY SITE

Wildlife observed on or within the vicinity of the site by ELS staff by sightings, calls, tracks, nests, tree marks, and/or burrows include the following:

**Birds**
- Double-crested Cormorant
- Mallard
- Spotted Sandpiper
- Tree Swallow
- Blue Jay
- Grey Catbird
- European Starling
- Blackpoll Warbler (migrant)
- American Robin
- Red-winged Blackbird
- Canada Goose
- Turkey Vulture
- Killdeer
- Great-crested Flycatcher
- American Crow
- Warbling Vireo
- Yellow-throated Vireo
- Yellow Warbler
- Chipping Sparrow
- Indigo Bunting
- Mute Swan
- Red-tailed Hawk
- Mourning Dove
- Barn Swallow
- Tufted Titmouse
- Northern Mockingbird
- Northern Parula (migrant)
- Northern Cardinal
- Song Sparrow
- Common Grackle

8 Knight Street, Suite 203, Norwalk, Connecticut 06851 Tel. (203) 855-7879 Fax. (203) 855-7836
Brown-headed Cowbird  Baltimore Oriole  House Finch
American Goldfinch  House Sparrow  

**Mammals**
Eastern Chipmunk  Grey Squirrel  Raccoon
White-tailed Deer  Norway Maple  American Beech

**Fish**
American Eel  Blacknose Dace  Brown Trout
Cutlips Minnow  Redbreasted Sunfish  

*Fish species identified within the Norwalk River parallel to Route 7 at Ridgefield-Redding Town Line by DEP on 7/16/90.

**Insects**
Cabbage White  Eastern Tiger Swallowtail

**WILDLIFE - UNOBSERVED BUT PROBABLE SITE USERS**

Based on the habitat types found on and surrounding the site, the following wildlife species probably frequently utilize the site during the breeding season:

**Amphibians and Reptiles**
Eastern American Toad  Northern Spring Peeper  Green Frog
Common Snapping Turtle  Eastern Painted Turtle  Northern Water Snake
Eastern Garter Snake  Black Rat Snake  

**Birds**
Bufflehead  Ring-billed Gull  Rock Dove
Belted Kingfisher  Downy Woodpecker  Northern Flicker
Black-capped Chickadee  White-breasted Nuthatch  Carolina Wren
House Wren  Common Yellowthroat  White-throated Sparrow
Junco  

**Mammals**
Opossum  Eastern Mole  Eastern Cottontail
Woodchuck  White-footed Mouse  Meadow Vole
Musk Rat  Norway Rat  Striped Skunk

**VEGETATION**

Three general plant communities, consisting of the Wetland and Riverine Habitat, Upland
Habitat and Ornamental Plantings, are found on the site.

**Wetland and Riverine Habitat:** This habitat includes areas identified as wetlands and areas bordering the Norwalk River. The following plant species have been identified in this habitat:

<table>
<thead>
<tr>
<th>Red Maple</th>
<th>Norway Maple</th>
<th>American Beech</th>
</tr>
</thead>
<tbody>
<tr>
<td>American Elm</td>
<td>Willow</td>
<td>Japanese Barberry</td>
</tr>
<tr>
<td>Asiatic Bittersweet</td>
<td>Highbush Blueberry</td>
<td>Silky Dogwood</td>
</tr>
<tr>
<td>Arrowwood</td>
<td>Spicebush</td>
<td>Alder</td>
</tr>
<tr>
<td>Aster</td>
<td>Virginia Creeper</td>
<td>Pickerelweed</td>
</tr>
<tr>
<td>Cinnamon Fern</td>
<td>Haysecented Fern</td>
<td>Sensitive Fern</td>
</tr>
<tr>
<td>Marsh Fern</td>
<td>Iris sp.</td>
<td>Skunk Cabbage</td>
</tr>
<tr>
<td>Indian Poke</td>
<td>Dandelion</td>
<td>Jewelweed</td>
</tr>
<tr>
<td>Grape Sp.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Upland Habitat:** This habitat includes upland areas presently maintained in a natural state. Many of these areas have been disturbed by human activity in the past. The following plant species have been identified in this habitat:

<table>
<thead>
<tr>
<th>Sugar Maple</th>
<th>Black Locust</th>
<th>Linden</th>
</tr>
</thead>
<tbody>
<tr>
<td>Black Cherry</td>
<td>White Pine</td>
<td>Aspen</td>
</tr>
<tr>
<td>Grey Birch</td>
<td>Flowering Dogwood</td>
<td>Sumac</td>
</tr>
<tr>
<td>Autumn Olive</td>
<td>Ailanthus</td>
<td>Catalpa</td>
</tr>
<tr>
<td>Burningbush</td>
<td>Tartarian Honeysuckle</td>
<td>Wisteria</td>
</tr>
<tr>
<td>Multi-flora Rose</td>
<td>Pinxter Azalea</td>
<td>Bayberry</td>
</tr>
<tr>
<td>Buckthorn</td>
<td>Japanese Knotweed</td>
<td>Little Bluestem</td>
</tr>
<tr>
<td>Poison Ivy</td>
<td>Clover</td>
<td>Phragmites</td>
</tr>
<tr>
<td>Christmas Fern</td>
<td>New York Fern</td>
<td>Buttercup</td>
</tr>
<tr>
<td>Solomon’s Seal</td>
<td>Garlic Mustard</td>
<td>Goldenrod Sp.</td>
</tr>
<tr>
<td>Heal-all</td>
<td>Milkweed</td>
<td>Dame’s Rocket</td>
</tr>
</tbody>
</table>

**Ornamental Plantings:** This habitat includes the maintained areas surrounding the existing structures that have been planted. The following plant species have been identified in this habitat:

<table>
<thead>
<tr>
<th>Hemlock</th>
<th>Apple</th>
<th>Birch</th>
</tr>
</thead>
<tbody>
<tr>
<td>Larch</td>
<td>Norway Spruce</td>
<td>Japanese Maple</td>
</tr>
<tr>
<td>Holly</td>
<td>Cherry</td>
<td>Magnolia</td>
</tr>
<tr>
<td>Spirea</td>
<td>Forsythia</td>
<td>Taxus</td>
</tr>
<tr>
<td>Pieris</td>
<td>Mt. Laurel</td>
<td>Azalea</td>
</tr>
<tr>
<td>Ajuga</td>
<td>Lilly-of-the-Valley</td>
<td>Pachysandra</td>
</tr>
<tr>
<td>Lawn grasses</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The DEP Natural Diversity Data Base maps indicate no known historic presence of any
populations of federal or state endangered, threatened or species of special concern that occur at the subject site. See the attached letter dated April 28, 2004 addressed to ELS from Dawn McKay of the DEP.

If you have any questions, please feel free to call me.

Sincerely,

Matthew J. Popp, ASLA
Professional Wetland Scientist

northmainl-georgetown-inventory
STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION

ENVIRONMENTAL AND GEOGRAPHIC INFORMATION CENTER
79 Elm Street, Store Level
Hartford, Connecticut 06106-5127
Natural Diversity Data Base

April 28, 2004

John M. Anderson, EP
Environmental Land Solutions
8 Knight Street, Suite 203
Norwalk, CT 06851

Re: Gilbert & Bennett Site
Redding Road, Redding, CT

Dear Mr. Anderson:

I have reviewed Natural Diversity Data Base maps and files regarding the area delineated on the map you provided and listed above. According to our information, there are no known extant populations of Federal or State Endangered, Threatened or Special Concern Species that occur at the site in question.

Natural Diversity Data Base information includes all information regarding critical biologic resources available to us at the time of the request. This information is a compilation of data collected over the years by the Environmental & Geographic Information Center's Geological and Natural History Survey and cooperating units of DEP, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Consultations with the Data Base should not be substituted for on-site surveys required for environmental assessments. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as, enhance existing data. Such new information is incorporated into the Data Base as it becomes available.

Please contact me if you have further questions (424-3592). Thank you for consulting the Natural Diversity Data Base.

Sincerely,

Dawn McKay
Biologist/Environmental Analyst III

DMK/md