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(1912 - 2002)

THOMAS T. ADAMS
(1929 - 2015)

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October 7, 2021

Via Email and Hand Delivery
Planning and Zoning Commission
Town Hall Annex
238 Danbury Road
Wilton, CT 06897
Attn: Mr. Michael E. Wrinn – Director of Planning and Land Use Management

Re: Connecticut Humane Society – Application for Special Permit and Site Plan Review (SP#480) and Application for Regulation Amendment (REG#21388)
Premises: 863-875 Danbury Road, Wilton, CT

Dear Mr. Chairman and Members of the Commission:

As a supplement to the materials to address questions raised by members of the Commission and members of the public at the most recent hearing, we are pleased to submit the following:

1. Curriculum Vitae of Craig Flaherty and Vincent Hynes of Redniss & Mead, Kate Throckmorton and Matt Popp of Environmental Land Solutions, LLC, Tom Quarticelli and Michael Tyre of Amenta Emma Architects, Michael Galante and Steve Cipolla of Hardesty & Hanover, and Kevin Peterson, Sound Engineer of SHAcoustics ("**SHA**") and Heather Lewis, AIA of Animal Arts Design ("**AAD**"). Please note that while Mr. Peterson is a recent addition to the applicant's design team, Ms. Lewis has been involved with the design and functions of the CHS facility from the very beginning roughly four years ago.

2. Noise Study prepared by Kevin Peterson of SHA dated October 7, 2021.

We look forward to providing evidence and testimony at the public hearing.

Respectfully submitted,
Gregory and Adams, P.C.

James D'Alton Murphy

By: _____
James D'Alton Murphy

JD'AM/ko
Enclosures
cc: Mr. James Bias – Connecticut Humane Society
Mr. Thomas Quarticelli, Mr. Michael Tyre and Ms. Debra Seay – Amenta Emma Architects
Mr. Michael Galante and Mr. Steve Cipolla – Hardesty & Hanover
Mr. Craig Flaherty and Mr. Vincent Hynes – Redniss & Mead
Ms. Kate Throckmorton – Environmental Land Solutions
Mr. Kevin Peterson – SH Acoustics
Ms. Heather Lewis – Animal Arts Design

LandUse/Clients/ConnecticutHumaneSociety/ApplicationstoPlanningandZoningand InlandWetlandsCommissions/PZCltr10-07-21Responseto09-13-21hearingcomments(2)

Craig J. Flaherty, P.E.

President and Senior Engineer

With Redniss & Mead Since 1994
Principal since 2006
President since 2018

Professional Engineer
CT License # 21149
NY License # 093575-1

Mr. Flaherty is a proactive civil engineer who has considerable experience working on projects that enhance client properties and the communities into which they are interwoven. He has worked on projects within a variety of sectors, including education, assisted living, affordable housing, institutional non-profit, commercial, mixed-use, and residential. He is in charge of liaising with other AEC professionals to ensure integrated project solutions meet objectives. He is committed to providing high quality service to every client and project he works on.

Expertise

- Zoning Consulting
- Regulatory Compliance
- Site Planning
- Storm Water Management Design
- Floodplain Management
- Watershed and River Analyses
- Sediment and Erosion Controls
- Septic & Sanitary Sewer Systems
- Road Design, reconstruction and intersection improvements

Professional Experience

Craig has worked with and appeared before many boards and agencies processing local, state and federal permits, including:

- Local Planning & Zoning Commissions, Inland Wetlands and Watercourses Agencies, and Conservation Commissions
- State Department of Energy and Environmental Protection, Department of Health, and Department of Transportation
- Federal Army Corps of Engineers and Federal Aviation Administration

Community Involvement

Chair – Darien Sewer Commission

Chair - Darien Advisory Committee on Sustainability

Former Chair – Darien Flood Mitigation Strategy Committee

Former Commissioner – Darien Environmental Protection Commission

Education

Bachelor of Science in Civil Engineering, Lehigh University

Email c.flaherty@rednissmead.com

Projects

Community

- Brunswick School (G)
- Noroton Presbyterian Church (D)
- Fairfield Metro Center
- Darien Affordable Housing Committee
- Engineering Peer Reviews
- Highland Farm (S)
- Senior Living Development (T)
- LCB, The Residence at Selleck's Woods (D)
- Sunrise Senior Living (WL)
- Maplewood Senior Living (D)

Residential/Mixed Use

- Sherwood Farm & Stillman Lane (S)
- Windermere on the Lake (S)
- Noroton Green (D)
- The Commons at Noroton Heights (D)
- Wilton Heights
- The Waypointe District (N)
- Harbourside SONO (N)
- Family Landholds and Estates

Clubs & Recreation

- Wee Burn Country Club (D)
- Noroton Yacht Club (D)
- Greenwich Audubon Nature Center

Commercial

- Charter Communications at Gateway Harbor Point (S)
- Retail, Hospitality, Entertainment
- GenRe, 600 Steamboat (S)

Text Amendments

- Senior & Assisted Living
- Historic Preservation Incentives
- Residential Cluster Housing
- Adaptive Re-Use of Office

(D) Darien, (G) Greenwich, (S) Stamford, (WL) Wilton, (T) Trumbull, (N) Norwalk

Vincent Hynes, P.E.

Project Engineer

With Redniss & Mead Since 2012

Professional Engineer
CT License # 32100

A forward-looking civil engineer who is experienced in preparing project deliverables, including site development plans, bid documents, specifications, site engineering reports, cost estimates, and permit applications.

Expertise

- Storm Water Management & Drainage Design
- Septic & Sanitary Sewer Systems
- Feasibility Studies
- Roadway and Parking Lot Improvement and Design
- Hydraulic Flood Studies
- Sediment and Erosion Controls
- Utility Coordination
- Project Management and coordination with design team members

Professional Affiliations

- American Society of Civil Engineers
- Connecticut Society of Civil Engineers

Education

- B.S. Civil Engineering, University of Hartford

Projects

Residential/Mixed Use

- Baypointe (S)
- Quincy Lofts (N)
- Multiple Single-Family Residential Properties throughout Fairfield County
- Waypointe, (N)
- The Berkeley (N)
- Atlantic Station (S)
- Stamford URBY
- Harbourside SONO (N)

Community

- 1141 Post Road East (W)
- Our Lady of Grace, Gymnasium
- New Canaan Town Hall

Commercial

- Home Depot (S)
- L.Catterton (G)

Local Knowledge

- Stamford
- Greenwich
- Norwalk
- Westport

(S) Stamford, (G) Greenwich, (N) Norwalk, (W) Westport

Email v.hynes@rednissmead.com

KATHERINE THROCKMORTON
Landscape Architect

PROFESSIONAL HISTORY:

1999 to Present	Principal / Landscape Architect / Environmental Analyst Environmental Land Solutions, LLC, Norwalk, CT
1992 to 1999	Assistant Planner Town of Wilton, CT
1987 to 1992	Landscape Architect Environmental Design Associates, P.C., Wilton CT
1984 to 1987	Landscape Designer Richard Bennett and Associates-Civil Engineers, Westport, CT
1983 to 1984	Landscape Designer Wesley E. Lent, Landscape Architect, Ridgefield, CT

EDUCATION:

1983	The University of Connecticut, Storrs Bachelors of Science in Landscape Design

PROFESSIONAL AFFILIATION:

Member (1986 to present):	American Society of Landscape Architects
Member (2007 to 2018):	Wilton Tree Committee - Chairman (2012 to 2018),
Member (1999-2010):	Conservation Commission, Town of Wilton, CT
Member (1992-1999):	Connecticut Trust for Historic Preservation
Member (1992-1999):	American Planners Association
Completed:	Northeast Organic Farming Association's (NOFA) Organic Land Care
Volunteer (2018 to present):	Wilton Land Conservation Trust, Trail Development
Broad Member (2020 to present)	Friends of Norwalk River Valley Trail (NRVT)

REGISTRATION:

Landscape Architect, Connecticut (#635)
Certified Professional in Soil Erosion and Sediment Control (#1216)
NOFA Accredited Organic Land Care Professional

EXPERIENCE:

Preparation of preliminary site drawings through construction documents for a range of project types including parks, athletic fields, commercial developments, single family residential and wetlands restoration and mitigation.

Site evaluations and inventorying of inland wetlands and wildlife communities. Preparation of environmental assessments reports with mitigation recommendations and alternative analysis for projects subject to local, state and federal review. Environmental monitoring of projects as required for regulatory compliance. Presentations at public hearing, meetings and court testimony. Site monitoring for permit compliance with regulatory permit conditions including erosion control and wildlife monitoring.

MATTHEW J. POPP

Landscape Architect / Senior Professional Wetland Scientist

PROFESSIONAL HISTORY:

1995 - Present	Principal / Landscape Architect / Senior Professional Wetland Scientist Environmental Land Solutions, LLC, Norwalk, Connecticut
1987-1995	Landscape Architect / Environmental Analyst Environmental Design Associates, PC, Wilton, Connecticut

EDUCATION:

1983	The University of Connecticut, Storrs Bachelor of Science in Horticulture
1987	The University of Georgia, Athens Master's of Landscape Architecture

LICENSES AND CERTIFICATIONS:

State of Connecticut:	Landscape Architect #630
State of Connecticut (DEEP):	Permit to Collect Wildlife for Scientific / Educational Purposes (0323001)
State of Massachusetts	Landscape Architect #4065
State of New Jersey:	Landscape Architect #21AS0013400
State of New York:	Landscape Architect #1509-1
Society of Wetland Scientists:	Senior Professional Wetland Scientist #1322

AWARDS:

"2009 Honor Award" - Site Design of Cove Island Wildlife Sanctuary, Stamford, Connecticut.
Outstanding Professional Achievement from the American Society of Landscape Architects, CT Chapter.

PUBLICATIONS AND PRESENTATIONS:

"Can Tidal Wetlands Really Be Restored? A Case Study of the Science and Law of Tidal Wetland Restoration." Co-author. Wetlands Watch. Vol. 1, No.2. Robinson & Cole, Hartford, CT. Spring, 1991.

"Wetland Creation: Problems and Solutions." Co-author and Presenter at Society of Wetland Scientists 12th Annual Meeting, Ann Arbor, Michigan. 1990.

PROFESSIONAL AFFILIATIONS:

Member (1986 to present):	American Society of Landscape Architects
Board Member (1999 to 2008):	Audubon Greenwich, CT - President (2002 to 2005), Secretary (2001)
Board Member (2003 to 2013):	Calf Island Conservancy, Inc., Greenwich, CT - Treasurer (2012-2013)
Member (1988 to present):	Connecticut Botanical Society
Member (1991 to present):	Connecticut Ornithological Association
Board Member (2016 to present):	Friends of Greenwich Point, Greenwich, CT - Conservation Chair
Board Member (1995 to 1999):	Greenwich Audubon Society, CT - Vice President (1998-1999)
Member (1993 to 2009):	Inland Wetlands and Watercourses Agency, Town of Greenwich, CT
Member (2004 to present):	New England Hawk Watch
Volunteer (1995 to present):	Quaker Ridge Hawk Watch, Greenwich, CT - Director (1995-2002)
Member (2002 to present):	Society of Wetland Scientists - Senior Professional Wetland Scientist

EXPERIENCE:

The integration of landscape, ecology, design and culture to create sustainable site plans for a range of projects including parks, educational and health care institutions, mixed use and commercial developments, housing communities, single-family residences, and wetland restoration and mitigation. Natural resource inventories for both plant and wildlife communities. The preparation of environmental assessment reports with the evaluation of environmental impacts, mitigation, and alternatives for projects subject to local, state and federal review. Presentation of testimony at public hearings and meetings in support of our project. Site monitoring for permit compliance with regulatory permit conditions including erosion control and wildlife monitoring.

MICHAEL GALANTE

PRINCIPAL TRAFFIC PLANNER/ENGINEER

Summary Biography

Michael has over 44 years of experience in the traffic engineering and planning profession which includes the completion of traffic impact studies, traffic impact analyses, traffic safety studies, pedestrian safety and corridor studies, and parking studies conducted throughout the tri-state area including Connecticut, Long Island, and the Lower Hudson Valley.

His traffic impact study work have been completed for a variety of municipalities, at over 180 local schools, 75 regional school districts, and for private developers which have involved major retail establishments, regional malls, local and neighborhood shopping centers and mixed-use developments, industrial parks, train stations, residential development, golf courses, medical facilities, hospitals, and both small and major coporate offices.

Michael also has extensive experience representing villages, towns, cities and counties in the analysis and review of traffic impacts related to a variety of developments.

Hardesty & Hanover

EDUCATION

Transportation Planning, Manhattan College, 1976

Associates, Civil Engineering Westchester Community College, 1974

YEARS OF EXPERIENCE

Years with H&H ..... <1
Total Years 44

PROFESSIONAL SOCIETIES

Institute of Transportation Engineers, Intelligent Transportation Society of Connecticut

HIGHLIGHTS

- Traffic Impact Studies
- Traffic Safety Studies
- Corridor Studies
- Parking Studies

Project Experience

STEEL POINTE DEVELOPMENT STUDY | BRIDGEPORT, CT

Project Manager responsible for an extensive traffic study involving the potential development of a large vacant parcel of land located along the Interstate 95 Corridor. Mixed-use development was considered for over 3,000 residential units in highrise buildings, a regional shopping mall, office and hotel development and entertainment buildings. As part of the study, consideration for and implemented by the City of Bridgeport and State of Connecticut, was the relocation of a State route through this parcel of land to enhance development opportunities. The study included over 25 intersections and 2 Interchanges along Interstate 95 to determine potential impacts and the need for mitigation which included new roadways within the development area, the relocation of a tate arterial, numerous signalized intersections, with turning movement improvements and updated traffic signal hardware to accommodate the mixed-use development and its potential impacts to the Interstate 95 Corridor, local roads and potential impacts to Downtown Bridgeport.

TRAFFIC CONSULTANT, WHOLE FOODS/HOME DEPOT SHOPPING CENTER | FAIRFIELD, CT

Principal Traffic Engineer resonsible for conducting a traffic study related to a proposed Whole Foods Shopping Center and modifications needed to access the adjacent Home Depot Center. Work included detailed traffic analysis at the surrouning intersections that resulted in the need for significant roadway and access improvements, and the installation of two new signalized intersections and upgrading of one existing traffic signal.

UPS TRAFFIC IMPACT AND ACCESS ANALYIS| YONKERS, NY

Principal Traffic Engineer responsible for conducting a traffic impact and access study for the proposed repurposing of an existing 400,000+ square-foot manufacturing building located at 555 Tuckahoe Road in Yonkers, New York.

The plan is to convert the entire building to a UPS Distribution Center servicing a portion of Southern Westchester near the Distribution Center. As a result of this study, as well as and an evaluation of the Tuckahoe Road Corridor and a comparison to the UPS Distribution Center located in Elmsford, traffic estimates were developed for the Tuckahoe Road site to determine potential impacts and the need for road improvements.

TRAFFIC CONSULTANT, BLACK ROCK CONGREGATIONAL CHURCH | FAIRFIELD, CT

Principal Traffic Engineer reponsible for completing a full traffic study to evaluate potential impacts for a 900 seat church located on Black Rock Turnpike (State Route 58) and potential impacts to Black Rock Turnpike and Interchange 44 to the Merritt Parkway. Results of the study included road improvements along the site frontage to include turning lanes, modified access, internal layout and parking areas and traffic signal timing plans for the four signalized intersections serving the Merritt Parkway.

SAYBROOK STATION RESIDENTIAL DEVELOPMENT | OLD SAYBROOK

Principal Traffic Engineer responsible for conducting a detailed traffic study for a large residential rental development to be located at the Old Saybrook Train Station on North Main Street. This development included over 100 units adjacent to the train station and reconstruction of North Main Street by the Town to provide improved access to the station and commuter parking areas.This development included Town approvals and approval from CTDOT and the Office of the State Traffic Administration (OSTA). As the Town's traffic consultant, it also included reviews of the Applicant's traffic studies, the completion of additional studies and representing the Town through the approval process and the improvement plan for North Main Street.

BRIDGEPORT HOSPITAL | BRIDGEPORT, CT

Project Manager responsible for a traffic study that involved closing Grant Street along the Bridgeport Hospital's main entrance and access to an existing parking garage to "create" a new main entrance to the hospital and its campus. In order to close Grant Street, a traffic analysis of the surrounding roadway system was completed to determine the potential impacts and need for mitigation to accommodate the rerouting of non-hospital traffic and existing bus routes. As part of the modifications to the main entrance to the hospital, a pedestrian overpass, modified access to an existing parking garage, a main drop-off area in front of the hospital building entrance for patients and visitors were developed.

TRAFFIC CONSULTANT, BLACK ROCK TURNPIKE COMMERCIAL CORRIDOR | FAIRFIELD, CT

Principal Traffic Engineer responsible for traffic studies that were conducted for two major shopping center owners along Black Rock Turnpike which control most of the commercial development along this roadway. The traffic studies were conducted at various times to address modifications, expansion, and changes to access or land use along the Black Rock Turnpike corridor. Analysis was conducted at each of the key signalized intersections and each of the shopping center access drives to determine the potential impact and need for improvements. Among the proposed improvements was the creation of internal connections to each of the shopping centers to minimize potential impacts to Black Rock Turnpike and reduce traffic congestion at each of these signalized and uncontrolled driveways serving these shopping centers.

TRAFFIC CONSULTANT, BRICK WALK MIXED-USE DEVELOPMENT, POST ROAD | FAIRFIELD, CT

Principal Traffic Engineer responsibe for serving as the owner's traffic engineer for the Brick Walk mixed use development. Traffic studies were conducted to determine the developments's potential impact along Post Road (U.S. Route 1). Mitigation measures included access improvements, parking lot modifications, and the upgrading of traffic signal timing plans for eight signalized intersections along U.S. Route 1 through Fairfield Center.

TRAFFIC CONSULTANT, SACRED HEART UNIVERSITY| BRIDGEPORT, CT

Principal Traffic Engineer responsible for conducting a traffic study that addressed campus expansion and the potential impacts to area roadways located in the Town of Fairfield, City of Bridgeport, Town Trumbull and the

nearby Merritt Parkway. The traffic results of the traffic analysis which was done in conjunction with other nearby development included mitigation measurs such as new traffic signal operations, enhanced intersections with crosswalks, improved pavement markings, improvements to the Merritt Parkway Interchange ramps, and improved access to different facilities operated by the University.

TRAFFIC CONSULTANT, FAIRFIELD BEACH ROAD AREA | FAIRFIELD, CT

Principal Traffic Engineer responsible for preparing a detailed pedestrian and vehicular study for the Fairfield Beach Association to evaluate overall pedestrian and vehicular safety and operational characteristics, and parking needs, for the entire beach area which includes Penfield Beach, Fairfield Beach Road, Beach Road, Reef Road and other local roadways. Based on the analysis, recommendations were developed to to improve conditions for both pedestrians and bicyclists, and minimize traffic congestion, by introducing additional sidewalks and walkways, and improving existing roadways for the entire beach area.

STEVEN CIPOLLA, EIT

TRAFFIC ANALYSIS

Summary Biography

Steven Cipolla, an Engineer in Training, has over 15 years of experience preparing traffic impact and safety studies for projects ranging from residential subdivisions, schools and small commercial developments to large scale multi-use developments and corridor studies.

Hardesty & Hanover

EDUCATION

BSCE, 2006, Manhattan College

PROFESSIONAL SOCIETIES

Institute of Transportation Engineers

YEARS OF EXPERIENCE

Years with H&H 2
Total Years.....15

HIGHLIGHTS

- Traffic Impact Study
- Traffic Analysis

Project Experience

TRAFFIC IMPACT AND SAFETY STUDY FOR MULTI-USE DEVELOPMENT ON EAST AVENUE | NORWALK, CT

Traffic Engineer for a traffic impact and safety study conducted for a proposed reuse of a 125,000 square-foot office building. The proposal included 195 apartment units, a 4,260 square-foot restaurant, 1,500 square feet of retail and 40,955 square feet of general office space. The study included a detail review of existing conditions for two signalized intersections and three unsignalized intersections. Detailed site traffic generation adjustments were taken for internal capture, transit/ride share and pass-by vehicle trip ends following CTDOT guidelines. The study determined no external mitigation was needed.

TRAFFIC IMPACT AND SAFETY STUDY FOR PONUS RIDGE MIDDLE SCHOOL CAMPUS | NORWALK, CT

Traffic Engineer for a traffic impact and safety study conducted for a proposed campus expansion to include a 450-student elementary school. The study included detailed field observations and reviewed existing conditions for five unsignalized intersections. The study determined no external mitigation was needed; however, internal mitigation was needed, which included separate drop-off and pick-up areas for school buses and parents, a bypass lane for School buses to access the drop-off area and detailed signage plan.

TRAFFIC IMPACT AND SAFETY STUDY FOR PROPOSED SENIOR HOUSING DEVELOPMENT | WEST NYACK, NY

Traffic Engineer for a traffic impact and safety study conducted for a proposed 127-unit senior housing development to be included in an EIS document. The study included detailed field and school observations and reviewed existing conditions for 22 unsignalized intersections and one signalized intersection. The study determined the need for a left turn pocket, a pedestrian crosswalk, sidewalks and raised right turn channelization along the site frontage. The study also determined the addition of a left turn lane and restriping was needed at the nearby school. Possible short and long term improvements were provided to mitigate existing traffic congestion during arrivals and departures.

TRAFFIC IMPACT AND SAFETY STUDY FOR THE VILLAGE | NORWALK, CT

Traffic Engineer for a traffic impact and safety study conducted for a mixed-use development consisting of an 85,000 square-foot Discount Club, 7,200 square feet of retail and a 4,000 square-foot restaurant. The study included reviewing existing conditions for eight signalized intersections, with five signals at the Main Avenue

Corridor. The study determined extensive mitigation in the form of optimizing all the traffic signals and coordination. It also included the addition of a traffic signal at the proposed site access drive and roadway widening along the site frontage to include left turn pockets. A detailed SimTraffic analysis was conducted.

TRAFFIC IMPACT STUDY AND SAFETY STUDY FOR HOME DEPOT | STAMFORD, CT

Traffic Engineer for a traffic impact and safety study conducted for a multi-use development consisting of a 144,000 square-foot Home Improvement Store and 7,600 square feet of retail space. The study included reviewing existing conditions for 7 signalized intersections, which included Interstate 95 Interchange 6, and an accident experience analysis for the study area. The study determined extensive road improvements in the form of optimizing four traffic signals, replacing two existing traffic signals with new traffic signal hardware, realigning the existing offset site access drive to line up with the opposing interesting roadway, widening the existing roadway for two left turn pockets and restriping of existing pavement.

TRAFFIC IMPACT AND SAFETY STUDY FOR THE OUTLETS AT CHESHIRE | CHESHIRE, CT

Traffic Engineer for a traffic impact and safety study conducted for a multi-use development consisting of 480,000 square feet of retail space, a 30,000 square-foot supermarket, 120-room hotel, 50,000 square foot health club and 160 residential townhouses. The study included reviewing existing conditions for 10 intersections, which included Interstate 691 Interchange 3, and an accident experience analysis for the study area. Detailed site traffic generation adjustments were taken for internal capture and pass-by vehicle trip ends following CTDOT guidelines. The study determined extensive road improvements and mitigation including roadway widening, additional turning lanes, two new traffic signals, revised traffic signal timing plans and traffic signal coordination adjustments. A detailed SimTraffic analysis was conducted.

TRAFFIC IMPACT AND SAFETY STUDY FOR CROSSROADS 312 | SOUTHEAST, NY

Traffic Engineer for a traffic impact and safety study conducted for a multi-use development consisting of 176,000 square feet of retail space, a 3,000 square foot bank and 7,000 square foot of restaurant space. The study included reviewing existing conditions for eight signalized intersections and three unsignalized intersections, which included Interstate 84 interchange 19, and an accident safety investigation following NYSDOT standards for three high accident locations which were identified by NYSDOT. Detailed site traffic generation adjustments were taken for internal capture and pass-by vehicle trip ends following NYSDOT guidelines. The study determined extensive mitigation was needed, which included additional turning lanes, a new traffic signal, revised traffic signal timing plans and traffic signal coordination adjustments. In addition, countermeasures were recommended to mitigate existing accident history in the form of signage, guiderails, and adjustments to the traffic signal timing plans.

TRAFFIC IMPACT AND SAFETY STUDY FOR WESTPORT / WESTON FAMILY Y | WESTPORT, CT

Traffic Engineer for a traffic impact study conducted for a relocation and expansion of an existing YMCA located in the central business district to a major state highway interchange. The new facility was approved for a total of 112,000+ square feet. The study included conducting traffic observations and review of existing conditions for two signalized intersections and one unsignalized intersection, which included State Route 15 interchange 41. A detail review of current site traffic was conducted and was redistributed and expanded for the new location. Site traffic distribution was determined based on a gravity model and member locations. The study determined extensive road improvements and mitigation including roadway widening, a new traffic signal, revised traffic signal timing plans and traffic signal coordination adjustments. A detailed SimTraffic analysis was conducted.

TRAFFIC IMPAC STUDY AND SAFETY STUDY FOR STEELPOINT | BRIDGEPORT, CT

Traffic Engineer for a traffic impact and safety study conducted for a multi-use development consisting of over 1.6 million square feet of retail space, 90,000 square feet of restaurants space, 300 berth yacht Club, 2,000+ low/high-rise residential condominiums and 170,000 square feet of general office space. The study included reviewing existing conditions for 43 intersections, which included Interstate 95 interchange 28 and 29, and an accident experience analysis for the study area. Site traffic distribution was determined based on a gravity model and site traffic was adjusted following the Transportation Four Step Planning Model. Detailed site traffic generation adjustments were taken for internal capture, transit/ride share and pass-by vehicle trip ends following CTDOT guidelines. The study determined extensive road improvements and mitigation including roadway widening, additional turning lanes, five new traffic signals, revised traffic signal timing plans and traffic signal coordination adjustments.

Thomas J. Quarticelli, AIA, LEED AP
Principal

Education
Bachelor of Architecture
New York Institute of Technology

Registered Architect
Connecticut
Massachusetts
Michigan
New York
Ohio

Member
American Institute of Architects
Construction Institute - Technology Committee

Former Chairman
Wethersfield Historic District Commission

Former Vice Chairman
Columbia Planning & Zoning Commission

Awards
2016 - AIA CT Business Architecture Award - Under 50 Employees - Burgess Group
2020 - AIA CT Business Architecture Award - Under 50 Employees - Connecticut Innovations
2020 - AIA CT Interior Architecture Award - Connecticut Innovations

Thomas Quarticelli serves as Principal-in-Charge of various Workplace, Mixed-Use and Retail projects.

Over the course of his 30+ years with the firm, Tom has worked on multiple complex projects with a specific focus on architectural interiors for corporate and retail clients. His work includes numerous assignments at the Blue Back Square development in West Hartford, CT and various Workplace Interior renovation projects in Connecticut and throughout the US, including the SAS Institute Inc., SUBWAY and Hartford Steam Boiler.

Tom's recently completed project for the new Connecticut Innovations headquarters in New Haven has been awarded an Interior Architecture award as well as a Business Architecture award from the AIA Connecticut chapter.

In an administrative role, Tom is Principal-in-Charge of office production and quality control. Tom holds a Bachelor of Architecture degree from the New York Institute of Technology. His design work has been featured in numerous publications including the Work Design Magazine, Retrofit Magazine, Hartford Business Journal, and Hartford Courant.

Selected Project Experience
AAA Motor Club - Danbury, CT
American Nuclear Insurers - Glastonbury, CT
BCS Group - Hartford, CT
Bracewell & Giuliani - Hartford, CT
Burgess Group - West Hartford, CT
Calare Group - Enfield, CT
Capital Holdings - Hartford, CT
CBRE - Springfield, MA
CBT Main Office - Hartford, CT
Connecticut Bank & Trust - Deep River, CT
Danaher, Tedford, Lagnese and Neal, P.C. - Hartford, CT
Discover Re Operations & Training Center - Farmington, CT
Discover Re Data Center - Farmington, CT
Edwards Wildman - Boston, MA | Manhattan, NY
Fairfield Data Center - Fairfield, CT
Franklin Trust - Hartford, CT
Hamilton Sunstrand - Wethersfield, CT
Hartford Steam Boiler - Hartford, CT
Jade Marketing Group - West Hartford, CT
Konover Commercial Corporation - Norwich, CT | West Hartford, CT
Keefe, Bruyette & Woods, Inc. - Hartford, CT
KS Partners - Rocky Hill, CT
Nxegen Data Center - Meriden, CT
Powder Forest - Simsbury, CT
Prolific Interactive - Brooklyn, NY
SAS Institute Inc. - New York, NY | Detroit, MI | Houston, TX | Boston, MA | Glastonbury, CT
Sheldon Street - Hartford, CT
Shipman & Goodwin, LLP - Hartford, CT
Sovereign Bank Branch - West Hartford, CT
Subway World Headquarters - Milford, CT
Textron Financial, Resort Finance Division - Glastonbury, CT
The Gold Building - Hartford, CT
The Hartford Life Company - Simsbury, CT
The Hartford - San Antonio, TX | New Hartford, CT
United Financial Services - Hartford, CT
Whittlesey & Hadley - Hartford, CT

Team Profile

Michael B. Tyre, AIA, LEED AP
Design Principal

Education
Master of Architecture - Princeton University

Bachelor of Design - University of Florida

Registered Architect
Connecticut
New York

Member
American Institute of Architects

Connecticut Green Building Council

Society of College & University Planners

Presenter
2020 North Atlantic SCUP Conference

Awards and Honors
AIA Connecticut Design Awards – Institutional – Merit Award - 165 Capitol Avenue

39th Annual Interiors Awards presented by Contract magazine - Adaptive Reuse - Quinnipiac University Brand Strategy Group (QU Brand Strategy)

2017 IIDA New England Design Award
Best In Show - QU Brand Strategy

2017 International Design Awards - Bronze - QU Brand Strategy

AIA CT Honor Award - QU Brand Strategy

2017 IIDA New England Design Award
Best In State - Symmetry Partners

2016 AIA New England Citation Award for Excellence in Architecture - Symmetry Partners

Michael Tyre is lead designer at Amenta Emma Architects. As the firm's Director of Design, Michael is responsible for leading the direction and providing creative oversight of the firm's design work. Internally he also guides research efforts in the firm's Design and Sustainability Committees.

Michael's recent work includes the design of a Transit Oriented Development at 540 New Park Avenue in West Hartford, CT, and Sever Square 2 - a multi-family/affordable housing project in Worcester, MA.

Michael's completed projects include Quinnipiac University's Offices for the Brand Strategy Group, which has been nationally recognized for excellence in design.

Previously of his award winning firm, Tyre Studio Architects, Michael was the leader of both an architecture and design/build practice, and was the recent recipient of a 2014 AIA CT Design Award for the exterior renovation and transformation of Glen Lochen in Glastonbury, CT and a 2012 Design Merit Award by CT Green Building Council for the Centerpoint office building in Middletown, CT.

Michael holds a Master of Architecture degree from Princeton University where he also served as a Design Instructor and a Bachelor of Design degree from the University of Florida.

Michael currently serves on the Board of Directors for the CT Chapter of the AIA, where he also serves on the Design Committee.

RELEVANT PROJECT EXPERIENCE

SEVER SQUARE 2
Multi-Family/Affordable Housing
Worcester, MA

540 NEW PARK
Multi-Family/Retail Development

521-529 MAIN
Multi-Family/Retail Development

TOWN OF SOUTHINGTON
Downtown Mixed-Use Master Plan

SYMMETRY PARTNERS
New Corporate Headquarters

165 CAPITOL AVENUE STATE OFFICE BUILDING & NEW PARKING GARAGE

TIPTREE, INC.
New Corporate Headquarters

GLEN LOCHEN

QUINNIPIAC UNIVERSITY
The Complex - Student and Faculty-in-Residence Apartment Renovations

QUINNIPIAC UNIVERSITY
Buckman Hall Research Lab Renovation

QUINNIPIAC UNIVERSITY
North Campus Dining Hall

QUINNIPIAC UNIVERSITY
Executive Offices

QUINNIPIAC UNIVERSITY
Student Advising Center

QUINNIPIAC UNIVERSITY
New Offices for Brand Strategy Group

QUINNIPIAC UNIVERSITY
Office for Public Affairs

UNIVERSITY OF HARTFORD
Abrahms Hall Classroom Renovation

Kevin Peterson

Kevin@SHAcoustics.com

SH Acoustics

Senior Acoustic Consultant Connecticut March. 2019 – Present

SH Acoustics is an award-winning acoustical and audio consulting firm with 17 years of experience on both US and international projects. They are sought after for their ability to engineer and coordinate all aspects of sound quality and sound control in harmony with the overall aesthetic design. Their portfolio and ongoing work contain a diverse range of projects, including: performing arts facilities, custom private residences, media-intensive museums, corporate experiential facilities and professional broadcast & recording studios. SHA prides themselves on their commitment to resolve even the most complicated challenges brought to them by architects, contractors, and end-users in the most effective, yet pragmatic manner. shacoustics.com

- Served as Project Manager for a variety of project types, interfaced with clients to establish expectations and communicate specific solutions to meet programming goals
- Wrote reports with acoustic test findings, solutions to acoustic issues, and recommendations to clients, other Project Managers and other offices
- Performed Leq, noise criteria, impulse response, transmission loss, and vibrational tests using specific acoustic software and equipment
- Analyzed field measurements, researched products as potential solutions, and made recommendations to clients based on findings
- Tuned and optimized speaker systems using SMAART and various DSPs
- Calculated predicted reverberation times, noise criteria ratings, acoustic isolation, and low frequency behavior using various acoustic prediction software

Walters-Storyk Design Group

Project Engineer Highland, NY Sep. 2013 – June 2018
Chief Consulting Officer Highland, NY June 2018 - Feb. 2019

Walters-Storyk Design Group (WSDG) is a well-respected acoustic architectural and consulting firm. The company has designed over 2,500 recording studios, concert venues, home theaters, conference rooms, TV studios and more across the world for high profile clients. wsdg.com

- Managed workload of all consulting and AV systems tasks
- Served as Project Manager for a variety of project types, interfaced with clients to establish expectations and communicate specific solutions to meet programming goals
- Wrote reports with acoustic test findings, solutions to acoustic issues, and recommendations to clients, other Project Managers and other offices
- Performed Leq, noise criteria, impulse response, transmission loss, and vibrational tests using specific acoustic software and equipment
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- Tuned and optimized speaker systems using SMAART and various DSPs
- Calculated predicted reverberation times, noise criteria ratings, acoustic isolation, and low frequency behavior using various acoustic prediction software

Notable Clientele* and Projects

- Las Vegas Raiders Practice Facility- Henderson, NV
- Gimlet Studios - New York, NY
- Midroll/Stitcher Studios - Los Angeles, CA & New York, NY
- Pepsi Content Studios - New York, NY
- BBC Studios - Miami, FL
- ESPN Studio X - Bristol, CT
- Youtube Studios - São Paulo, Brazil
- Peloton Studios - New York, NY
- Google Studio BeloHorizonte, Brazil
- NYU Abu Dhabi Recording Studios - Abu Dhabi, UAE
- QVC Studios - West Chester, PA
- XL Recording - New York, NY
- Univision Studios - Miami, FL
- KEXP Radio Station - Seattle, WA
- Drexel University Recording Studios - Philadelphia, PA
- Audible Studios - Newark, NJ
- Carolina Panthers Headquarters Studios - Rock Hill, SC
- The First Church of Christ Visitor Center - Boston, MA
- America's Test Kitchen - Boston, MA
- Spotify Studios - New York, NY

*Sans clients with Non-Disclosure Agreements (NDAs)

Academic Experience

Show Production Event Crew Winter Park, FL August 2012 – June 2013

- Various audio and video positions for on campus events such as graduations, WWE: NXT events, school tours, the Orlando Philharmonic, and other on-campus concerts.

Full Sail University Live Labs Winter Park, FL August 2012 – June 2013

- Numerous Audio and video positions for bi-weekly, on campus concerts/video shoots.

Education

Full Sail University Winter Park, FL August 2011 – June 2013

Bachelor of Science in Show Production

- Valedictorian: 3.98 GPA, Course Director Awards in Digital Audio and Theory, Principles and Applications of Electricity, Session Recording, Advanced Show Production Systems, and Audio Measurement Systems

Additional Experience

Boy Scouts Brookfield, CT April 2004 – June 2011

Eagle Scout Rank, Order of the Arrow Member, Various Leadership Positions

University of Central Florida Sports Orlando, FL November 2012 - March 2013

A2 Technician, Football, Men's and Women's Basketball

Friends Community Church Orlando, FL October 2011 – June 2013

Production Technician

Blue Jay Orchards Bethel, CT June 2009 – August 2009

Heather E. Lewis, AIA, NCARB, AAA

Heather joined Animal Arts in August 2000 and has been a principal with the firm since 2004. Her primary area of expertise is in facilitating the streamlined management of animal shelter projects. She is also in charge of the management of equine and large animal projects.

Heather has overseen the drawing production and construction administration for significant animal care facilities, including the 110,000 square-foot Dumb Friends League in Denver. She was the project manager for the 36,000 square-foot LEED Platinum Denver Animal Shelter, and the 57,000 square-foot, multi-story animal shelter and veterinary hospital with veterinary teaching facilities for the Seattle Humane Society. Heather was also the principal for Prescott Animal Hospital and The PARC Vet, winners of 2020 *dvm360/ Veterinary Economics* Hospital Design Awards.

Heather is highly experienced in the front-end development of animal shelter projects and has completed needs assessments for numerous projects, including Humane Society of the Treasure Coast in Palm City, Florida; the Larimer Humane Society in Fort Collins, Colorado; Maui Humane Society, and Los Angeles County in California.

She is currently working on animal shelter projects for Fulton County, Georgia; Palm Beach, Florida; and the Atlanta Humane Society.

Heather has spoken on animal care facility design at the HSUS Animal Care Expo, the dvm360 Fetch Hospital Design Conference, the American Association of Equine Practitioners Conference, NAVC VMX, Texas Unites for Animals, the American Association of Feline Practitioners Conference, and the UC Davis International Symposium on Feline Health. She has been published in *Blackwell's Five-Minute Veterinary Practice Management Consult* and has written numerous articles for dvm360 online and *Veterinary Economics* and *EquiManagement* magazines.

EDUCATION

Master of Architecture, First Professional, University of Texas at Austin, 2000.
AIA Award for Scholarship and Professional Promise
Henry Adams Fund Award for excellence in the study of Architecture.
Bachelor of Science, Cum Laude, University of North Carolina, 1996.

REGISTRATIONS

Licensed Architect - Alabama, Colorado, Connecticut, Florida, Georgia, Hawaii, Idaho, Illinois, Kansas, Kentucky, New Hampshire, New Mexico, New York, Ohio, Oklahoma, Pennsylvania, Tennessee, Wisconsin, Alberta, Canada.

AFFILIATIONS

American Institute of Architects.
National Council of Architectural Registration Boards.
Society of Animal Welfare Administrators.
Fear Free Advisory Board.
HASS Building and Facility Working Group.

ANIMAL ARTS

Connecticut Humane Society

Acoustic Analysis Report

October 7, 2021

SH Acoustics, LLC
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Introduction and Executive Summary

SH Acoustics (SHA) was retained by The Connecticut Humane Society (CHS) to perform a noise assessment of their proposed new Wilton Facility to be located at 863 Danbury Road in Wilton, CT. The purpose of this study would be to estimate and document the noise levels created by dogs. This report outlines our calculations of expected levels and how they relate to the existing background noise levels and the Wilton Zoning Regulations to ensure the welfare and quality of life is maintained for all residents of neighboring properties.

To perform the study described in this report, SHA made a visit to the current Westport CHS facility to take a tour and better understand their procedures and operations. The proposed Wilton location will replace the Westport facility and the current procedures will remain in place when the move to Wilton is made. Based on the tour and correspondence with CHS, SHA has noted the following standard operating procedures that would relate to noise:

1. Dogs are only walked during operating hours of the facility (8:00 A.M. to 6:00 P.M.)
2. All dogs are walked a minimum of two twenty-minute walks per day.
3. Dogs are permitted off leash in the fenced play area one at a time or in play groups that have been approved by the Behavior or Management Team.
4. Dogs must be supervised at all times when in the play area.
5. Don't encourage rough play or tease the dogs by waiving toys in front of them.
6. If a dog is giving signs that he/she does not want to be handled, bring him/her back and move on to the next animal regardless of how long you've had that dog out.

SHA also visited the 863 Danbury Road site to perform acoustic measurements. While on site, ambient noise levels were measured to establish existing background noise conditions (see Figure 1). We also set up speakers at each exterior play area to play test tones at a calibrated decibel level and measured the decibel loss to the nearby property lines. These measured decibel losses were used by SHA to calibrate the computer model created to predict the sound levels for the areas surrounding the exterior play areas (see Figures 4 and 5).

The parcel is a roughly 18-acre property located on Danbury Road (Route 7) in Wilton. It features a high wooded cliff to the west of the proposed building, some wetland areas to the north, and is wooded with deciduous trees throughout. These conditions, the natural attenuation of sound over terrain and through forests, was accounted for in our study.

There are two play areas, one of which is directly off the back (west) of the building and the other to the north via a short walking path. These are the areas of focus as any dog barking in these areas would only be attenuated by distance and the natural attenuation provided by environmental factors. Still, we have analyzed the expected levels that would result from dogs barking indoors after hours when the zoning regulation becomes stricter.

After visiting the sites and performing this sound study, SHA has found that as designed, the expected noise levels will be compliant with the noise limits as defined in the Wilton Zoning Regulations for daytime use while dogs are outside, as well as compliant with the nighttime hours while dogs are inside the facility. Further, the noise levels will also be equal to or below the current background noise levels even in moments when there is no vehicle traffic driving by on Route 7 meaning that subjectively, dogs barks will be either very faint or completely inaudible for the residents at neighboring properties. We are confident that the proposed facility will not be an auditory nuisance to the neighbors.

Town Regulation and Project Goals

The zoning regulations dictate specific noise levels that are considered allowable limits which must be met.

The Zoning Regulation of the Town of Wilton, CT (Last Revised June 30, 2021) 29.9-H #7 "Noise" reads: *"No noise shall be transmitted outside the property from which it originates at a level that exceeds 80 decibels during the daylight hours or 55 decibels from 10:00 P.M. to 7:00 A.M. at any lot line, as registered on A-weighted network of a sound level meter manufactured according to standards prescribed by the American National Standards Institute, ANSI S1.4, type 1 or type 2."*

Beyond these objective limits though, the new facility should also not create subjective disturbances. This can be achieved if the dog barks fall below the existing ambient noise levels. For this reason, SHA visited the 863 Danbury Road property on 9/29/2021 to measure existing background noise levels in a series of extended measurements. To avoid subjective disturbances, dog barks should be below the existing ambient noise levels.

Ambient levels of any location can fluctuate especially around a busy road like Route 7. The table below shows decibel levels in L90, Leq and L10, corresponding to low, average, and high level of ambient noise throughout the measurement period, respectively. L90, the quietest 10% of each measurement period, will be the basis of ambient noise in which dog barks should not exceed. This ensures that even when there are low levels of traffic on Route 7 and therefore a lower overall background noise, dog barks do not create subjective disturbances.

Measurement Location	Low Background Levels (L90)	Average Background Levels (Leq)	High Background Levels (L10)
Location 1	59 dBA	76 dBA	80 dBA
Location 2	59 dBA	69 dBA	73 dBA
Location 3	61 dBA	71 dBA	74 dBA

Figure 1 – Measured Background Noise Levels

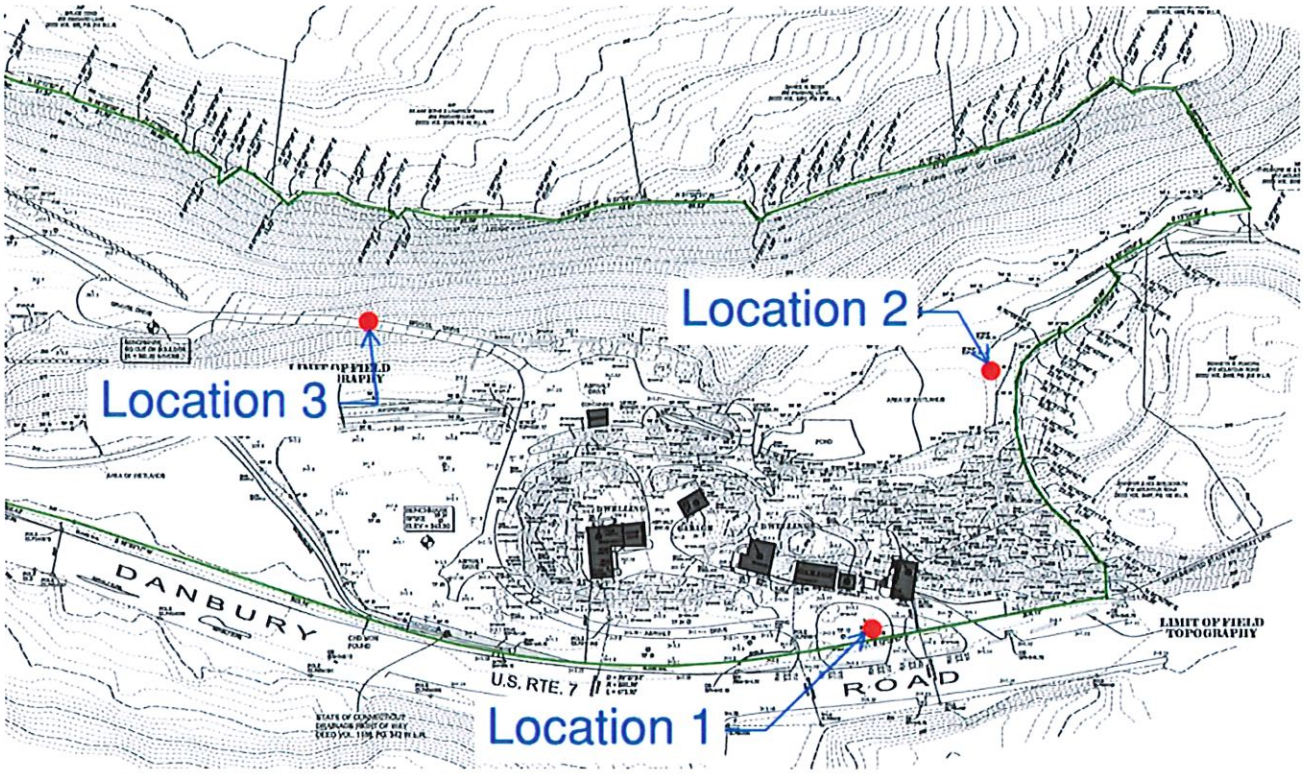

Figure 2 – Background Noise Level Measurement Locations Map

Noise Levels from Indoor Dogs

Insulated exterior walls especially of commercial construction provide a very high level of sound attenuation. Dog barking while indoors will be hardly audible directly outside the building, and completely inaudible at the property lines. The weakest acoustic point in a building's construction is usually the windows. In this case, inoperable windows are planned. We recommend using double paned, inoperable IGU (insulated glass units – ¼" glass, ½" airspace, ¼" glass) or another inoperable window that can achieve an Outdoor-Indoor Transmission Class (OITC) of 30 or higher for all spaces where dogs will be kept. A window of this type will reduce a dog's bark to roughly the current background noise levels (~60 dBA) even directly outside the

window. The further one moves away from the building, the further the noise will be reduced. If standing at the nearest property line, a dog barking from inside the facility will be far below ambient levels and would only reach a level of about ~25 dBA. This will ensure that any barks that happen during nighttime hours from inside the building will be completely inaudible for the neighboring properties.

Noise Levels from Outdoor Dogs

The current plan for the facility is to have two Exterior Play Areas for the dogs. One area is located directly adjacent to the back (west) side of the building, and another is located to the north. For the purposes of this report, we will refer to these areas as "Area 1" and "Area 2" respectively and as shown on the Figure 3 map.

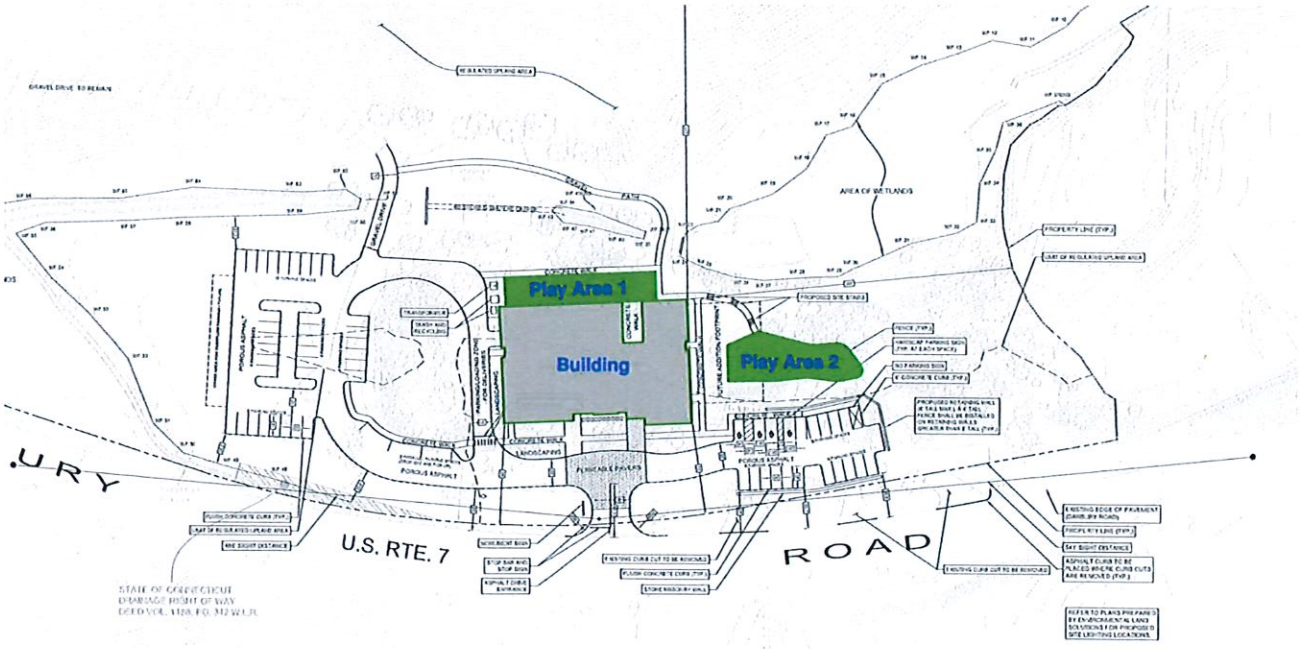

Figure 3 – Exterior Play Area Locations

Based on inventory data over the past 5 years provided by CHS, less than 20 dogs at a time is typical though in the past two years that number has been in the single digits. We understand that procedurally, there would only be about three dogs outside at a time in any play area, though we have considered 5 dogs in our computer models.

Exterior Play Area 1

The plot below shows the expected noise levels as if 5 dogs were all located in the Play Area 1 at the proposed CHS Wilton Facility. Each different color represents a 2-decibel loss. The expected levels at the property lines will be well within the 80 dBA daytime limit (Shown in red) defined by the Zoning Regulations and below even the lowest L90 background noise data shown in Figure 1 of 59 dBA (shown in white).

Figure 4 – Exterior Play Area 1 Sound Propagation Chart (simulated with 5 dogs)

For Play Area 1, the CHS building provides a high level of attenuation to the east, and the tall, wooded cliff directly to the west significantly reduces the noise levels to the houses on top of the ridgeline near Irmgard Lane and Mountain Road.

Exterior Play Area 2

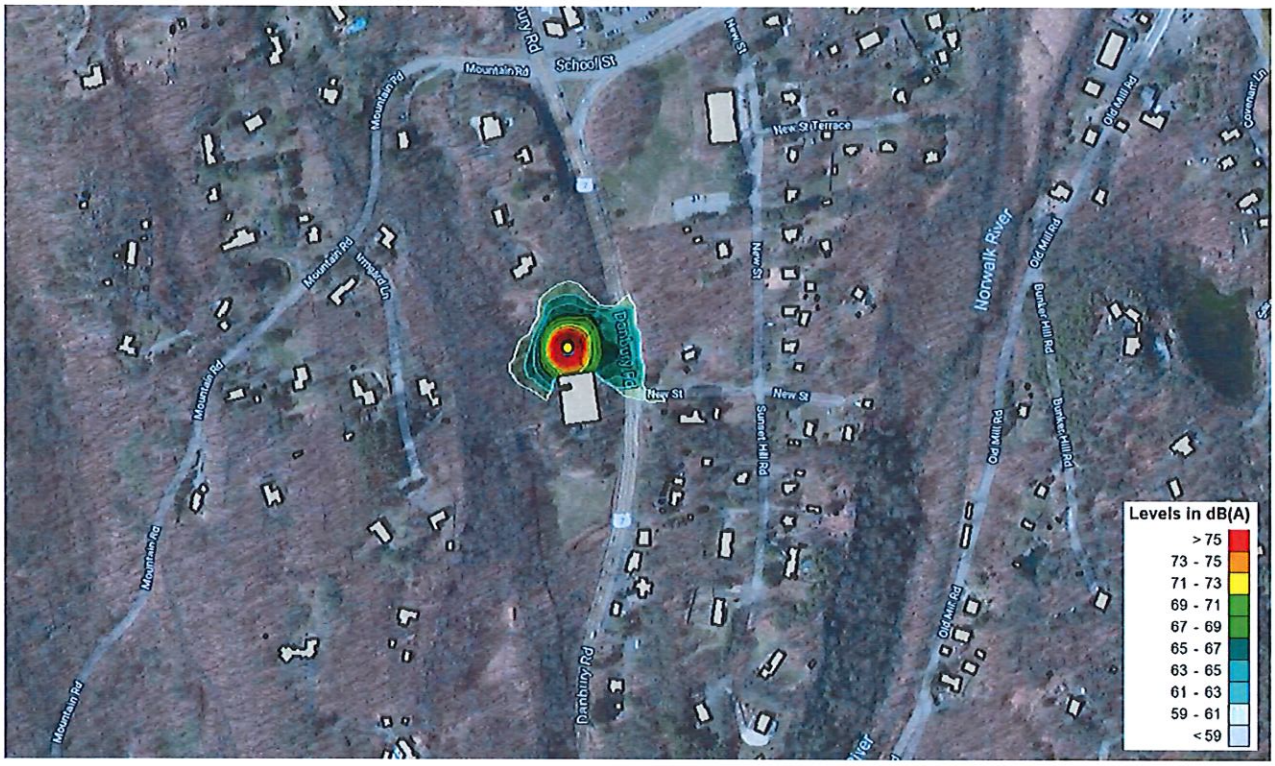

Figure 5 – Exterior Play Area 2 Sound Propagation Chart (simulated with 5 dogs)

Figure 5 shows the propagation of the simulated 5 dogs at the Play Area 2. Like play area 1, propagated noise from Play Area 2 will also be well within the noise limits of the zoning regulations at the property line for daylight hours and below the existing quietest background noise levels measured on site.

On a previous project in Wethersfield, CT, SHA measured noise levels of a doggie daycare facility with roughly 45 dogs outside simultaneously. After exciting the dogs by running near the microphone, we measured 100.1 dBA at a distance of roughly 6 feet. Even with these levels which would never occur at the CHS Wilton facility, the transmitted noise would only slightly exceed background ambient levels for near property lines and would still be within the zoning regulations.

Conclusion

Based on our measurements, analysis and simulations we are confident that the proposed Connecticut Humane Society facility will have very little to no auditory impact on the residents near the property. We look forward to continuing to work with you to answer any questions you may have regarding any aspect of our acoustic study. Please feel free to reach out for clarifications or anything else you might need regarding this matter.

Kind regards,

Kevin Peterson
Senior Acoustical/Audio Consultant
SH Acoustics