



**APPLICATION OF
THE FREDERICK GUNN SCHOOL, INCORPORATED
TO THE WASHINGTON ZONING COMMISSION
FOR A SPECIAL PERMIT**

**CENTER FOR INNOVATION AND ACTIVE CITIZENSHIP
99 GREEN HILL ROAD**

February 24, 2022

Christopher W. Cowell
CFO & Business Manager
cowellc@frederickgunn.org
The Frederick Gunn School, Incorporated
99 Green Hill Road
Washington, CT 06793
(860) 350-0121

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(860) 395-0055

Mary Jo Andrews, Esq.
mandrews@goodwin.com
Shipman & Goodwin LLP
One Constitution Plaza
Hartford, CT 06103-1919
(860) 251-5118



Mary Jo Blain Andrews
mandrews@goodwin.com
Phone: (860) 251-5118

One Constitution Plaza
Hartford, CT 06103-1919

February 24, 2022

VIA HAND DELIVERY

Zoning Commission
Town of Washington
Bryan Memorial Town Hall
Washington Depot, CT 06794

**RE: The Frederick Gunn School, Incorporated -- 99 Green Hill Road
Special Permit Application for Proposed Center for Innovation and Active
Citizenship**

Dear Commission Members:

On behalf of The Frederick Gunn School, we are pleased to submit this application for a Special Permit regarding the proposed Center for Innovation and Active Citizenship ("CIAC"). Attached are the following:

1. Special Permit application form;
2. Letter from The Frederick Gunn School authorizing Shipman & Goodwin LLP to act as the school's agent;
3. Connecticut Department of Energy and Environmental Protection email regarding its approval of domestic sewage flows for the proposed new building, dated January 18, 2022;
4. Mandatory pre-application form pursuant to PA 05-124;
5. Variance approved by the Washington Zoning Board of Appeals on January 20, 2022;
6. Washington Historic District Commission Certificate of Appropriateness, dated January 28, 2022;
7. Letters of support for the project sent to the Zoning Board of Appeals and the Historic District Commission; and

8. Technical data sheets of Radial Emission LED Bollard prepared by Targetti, dated November 17, 2021.

SUBMITTED SEPARATELY

- Architectural Plans prepared by Sasaki Associates, Inc., dated January 24, 2022 or February 21, 2022 (one full-size signed and sealed original set and five full-size copies).
- Civil Plans prepared by Tighe & Bond, dated January 24, 2022 (one full-size signed and sealed original set and five full-size copies).
- Landscape Plans prepared by Sasaki Associates, Inc., dated February 21, 2022 (one full-size signed and sealed original set and five full-size copies).
- Survey prepared by Smith & Company, dated May 18, 2021, revised December 14, 2021 (one full-size signed and sealed original and five full-size copies).
- Stormwater Management Report prepared by Tighe & Bond, dated January 2022 (one original and five copies).
- Application fee checks for \$150 and \$60.
- PDFs of the application materials on flash drive and emailed to Shelley White and Tammy Rill.

We look forward to presenting this application at the public hearing.

Very truly yours,



Mary Jo Andrews

cc: Christopher W. Cowell, The Frederick Gunn School, Incorporated

Town of Washington Zoning Commission

Special Permit Application

A Special Permit is required for specific uses as listed in the Zoning Regulations for each Zoning district.

Address of Proposed Use: 99 Green Hill Road, Washington, CT 06793

Name and Mailing Address of Property Owner:

The Frederick Gunn School, Incorporated, 99 Green Hill Road, Washington, CT 06793

Name and contact information for authorized agent (if applicable – attach letter of authorization):

Mary Jo Andrews, Shipman & Goodwin LLP, One Constitution Plaza, Hartford, CT 06103

mandrews@goodwin.com (860) 251-5118

Application is for (Check One):

New Special Permit – Fee: \$150

Proposed Use: School Use. Demolition of existing 1960s Science Building and construction of new building: The Center for Innovation and Active Citizenship

Zoning Regulation Section: 4.4.10

Zoning District: R-1 (approx. ½ acre of parcel in R-2; not this project) Historic District: X yes no

Attach a written statement with a Description of the Proposed Use. For new buildings include information such as the height and dimensions, for new businesses: type of business, hours of operation, number of employees, square footage of business area, etc. Also attach description of how the proposed use complies with each of the requirements of the specific special permit section listed above.

Attach site plan or survey map showing location of proposed or existing building, location of septic system, distance from each boundary line and from the septic system to the proposed structure, parking spaces, etc.

Attach a floor plan.

*****ALL PLANS/MAPS MUST BE FOLDED TO FIT IN LEGAL SIZE FOLDER*****

Modification of an existing Special Permit – Fee: \$50

Approved Use: _____

Zoning Regulation Section: _____

Date of Approval: _____

Attach a written description of the proposed revision and why it is needed.

- _____ Attach a site plan or survey map showing the location of the proposed revision with distances to property lines, well and septic system
- _____ Attach a revised floor plan, if applicable

*****ALL PLANS/MAPS MUST BE FOLDED TO FIT IN LEGAL SIZE FOLDER*****

Also required for **ALL** applications:

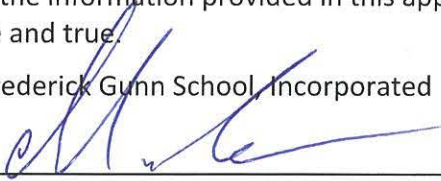
- Health Department Approval: ^{DEEP Approval} ~~Health Department Agent Sign Off~~ Date: January 18, 2022
- Application fee as listed above plus \$60 State Tax – Check payable to Town of Washington
- Letter of Authorization signed by the property owner if he will be represented by an agent
- Signed Mandatory Land Use Pre-Application Form re: Conservation Easements
- NA Proof of Inland Wetlands Commission approval, if applicable
- Proof of Zoning Board of Appeals approval and filing on the Land Records, if applicable
- Proof of Historic District Certificate of Appropriateness, if applicable
- NA Driveway sign-off from the First Selectman, if applicable

Site plans and sketch plans shall meet the standards listed in Section 14 of the Zoning Regulations
 Additional documentation may be required depending on proposed use.

This application must be submitted to the Land Use Office.

The Undersigned hereby certifies that the information provided in this application, including its supporting documentation, is accurate and true.

The Frederick Gunn School, Incorporated

Signature of Property Owner: By:  Date: 1-26-2022
 Christopher W. Cowell, CFO & Business Manager

Telephone Number: (860) 350-0121 Email Address: cowellc@frederickgunn.org

*****UNFOLDED PLANS/MAPS WILL NOT BE ACCEPTED*****

FOR OFFICE USE:

Received by: _____ Date: _____

Amount Paid: _____ Check # _____ Date: _____ Written by: _____

Scanned _____ Building _____ Index _____

Continuation Sheets - Town of Washington Special Permit Application

The Frederick Gunn School – February, 2022

Description of Proposed Use

This application is for a special permit on The Frederick Gunn School's main campus due to the proposed demolition of the existing 1960s era Science Building and the construction of the Center for Innovation and Active Learning ("CIAC"). The primary reason for building the CIAC is the need to replace the outmoded existing Science Building, which is not fully ADA compliant, and which does not have the up-to-date facilities, including laboratories, that are necessary for teaching science, math and related disciplines to today's students. Here are a few features of the proposed CIAC:

- ADA compliance. The CIAC and its associated walkways will be fully ADA compliant. The Science Building was designed and constructed in the 1960s, decades before the ADA was enacted into law.
- Safety. As you will note on the Site Plan, there will be changes to the site circulation; it will be easier and safer for pedestrians. The ADA changes to the site walkways will also improve pedestrian safety. And ADA compliance in general provides for a safer built environment.
- Age of existing Science Building. The Science Building was built more than 50 years ago, at a time when the school had fewer than 200 students -- and they were all male students. The school now has about 315 students, and it is coed.
- Viability as a high quality independent school. The Frederick Gunn School must remain competitive with its peer independent schools if it is to survive and thrive. Virtually all of the schools in its peer group have top-notch science facilities such as what is planned for the CIAC, and it is vital for the school to keep pace and continue to attract the best students.
- Sustainability. As part of its larger sustainability goals, The Frederick Gunn School is interested in reaching as close as possible to Net Zero with the CIAC, reinforcing its commitment to long term sustainability.

The CIAC design deploys:

- Wood roof framing between steel beams, which have lower embodied carbon than all-steel, for carbon sequestration. The steel + light wood roof structure contributes approximately 10% less greenhouse gas emissions into the atmosphere than a conventional steel framed roof with metal decking, resulting in a savings of approximately 31 metric tons of CO2 emissions. The carbon sequestered is equivalent to almost 40 acres of U.S. forests in one year.
- Roof assembly is designed to be standing-seam metal roof with R-50 insulation, reducing heat transfer through the envelope to reduce the use of HVAC equipment compared to code baseline.

- Passive solar shading at east, south and west facades, to reduce solar heat gain.
- Triple glazed curtainwall (U-Factor: 0.16) eliminates need for perimeter radiant heat.
- Specifying steel structural framing to be domestic, high recycled content steel produced with electric arc furnaces. This will lower embodied carbon, and avoid steel made by coal-fired blast furnace.
- Specifying concrete foundation, slabs and shafts with reduced-cement concrete mixes to, again, lower embodied carbon.
- Exterior wall assembly will be composed of wood cladding with R-20 insulation. Specifying mineral wool insulation in lieu of petroleum-based plastic foam.

School Enrollment

It is important to note that the purpose of this project is not to increase the enrollment of the school or the size of the faculty or staff. The school continues to see its strength as a small, high quality independent school in a rural community.

Other Approvals

This project received a Certificate of Appropriateness from the Historic District Commission on January 24, 2022, and a coverage variance from the Zoning Board of Appeals on January 20, 2022.

Height, Dimensions and Square Footage

Maximum height of the building: 40'-0" (measuring from average pre-existing grade)

Mean height of the building: 35'-0" (measuring from average pre-existing grade)

Dimensions of the building: The proposed building will be an irregular shape. The dimensions measured to the maximum overall extents of the building are approximately 103' x 167'-3"

Square footage of the building: 24,854 GSF

Special Permit Standards, Zoning Regulations Section 13.1.C

1. That the proposed use and any building or other structure in connection therewith are consistent with the objectives of the Plan of Conservation and Development for the Town of Washington, and the intent and requirements of the Zoning Regulations as such documents may be amended.

The Frederick Gunn School is a long-time specially permitted school use under Section 4.4.10 of the Town's Zoning Regulations (the school actually predates

zoning), and the proposed CIAC, with its science and math classrooms, laboratories, and faculty offices, is an important school facility. Virtually all of the public and private schools in Town are in the R-1 zone. Clearly, the viability of The Frederick Gunn School and the other independent schools in the Town is consistent with Washington's Plan of Conservation and Development. Here are sample quotations from the POCD supporting this:

Washington must leverage the presence of these private education institutions as a component of its future economic development platform. Linking these schools with their nearby villages would help create additional market support for local shops and businesses. Providing housing opportunities for educational workers would help stabilize the Town's population decline. Working with these schools on sustainable development practices would help assure the preservation of Washington's rural character as these institutions continue to grow.

Coordinate with The [Frederick Gunn School], the churches, the Gunn Memorial Library and Museum, and the Washington Club on any future development plans. Consider these educational, cultural, and social institutions as integral to the overall health of the Town. (Emphasis added)

2. That the location, type, character, size, scale, proportion, appearance, and intensity of the proposed use and any building or other structure in connection therewith shall be in harmony with and conform to the appropriate and orderly development of the Town and the neighborhood and will not hinder or discourage the appropriate development and use of adjacent property or substantially or permanently impair the value thereof.

The Town's Historic District Commission has approved the proposed CIAC building as appropriate to the school's campus and the historic district in which it is located. The school reached out and invited neighbors -- residential, commercial and institutional -- to a meeting to learn about and discuss the CIAC project. While few people attended the meeting, those who did were in favor of the project. The Town's Zoning Board of Appeals and Historic District Commission received letters of support for the CIAC project. (These letters of support are included with this application.) It is also significant to note that there will be no additional staff, faculty or students associated with this project.

3. That the nature and location of the proposed use and any building or other structure in connection therewith shall be such that there will be adequate access to it for fire protection purposes and other emergency services.

The Fire Marshal is currently reviewing the plans for the CIAC project, and we expect to have his response well in advance of the public hearing.

4. That the Town's existing rural street network, which includes state highways and Town streets serving the proposed use and any building or other structure in connection therewith are adequate, including without limitation, in width, grade, alignment, *capacity*, and sight lines to carry prospective traffic; that provision is made for entering and leaving the property in such a manner that no undue hazard to traffic or undue traffic congestion is created; and that adequate off-street parking and loading facilities are provided.

The CIAC project, which is a replacement of an existing building, will not at all impact the existing state highways and town streets serving the school's campus. There will be no increase in the number of students, faculty or staff as a result of this project. No additional traffic will be generated, and there are no new patterns for existing traffic entering or leaving the campus. There is no change to the number of parking spaces on campus, and a loading dock is not necessary for the new building, which is largely classrooms.

5. That the lot on which the use is to be established is of sufficient size and adequate shape, dimension, and topography to permit conduct of the proposed use and any building or other structure in connection therewith in such a manner that will not be detrimental to the neighborhood or adjacent property.

The main campus consists of nearly 22 acres. The building itself is set back approximately 167 feet from the property boundary at its closest point. Only a portion of the building will be visible from a public road. The Town's Historic District Commission voted to grant the CIAC building a Certificate of Appropriateness, evidence that the new building fits in with the historic district that encompasses the campus and the neighborhood.

6. That provision is made for suitable landscaping to protect the neighborhood and adjacent property with a permanent landscaped buffer of evergreens, natural topography, stonewalls, or other appropriate screening material.

The new CIAC building will be screened by natural topography and existing natural features such as several large rock outcroppings, which were saved by design so that the terrain around the new building would fit in with the rest of the rolling, rocky campus. An extensive planting plan is included with this application.

7. That the proposed plans have provided for the conservation of natural features, drainage basins, the protection of the environment of the area, and sustained maintenance of the development.

The project site is largely located on a previously developed site. Although some tree removal is required, the building is sited to reduce earthwork and disturbance of natural features such as several large rock outcroppings.

The plans address drainage in detail. The CIAC building and its natural surroundings will be maintained to the same high standard as the existing campus.

8. That the proposed use and any building or other structure in connection therewith will not create a nuisance such as noise, fumes, odors, bright lights, glare, visual obstructions, vibrations, or other nuisance conditions at or beyond the property line.

Nuisance conditions at or beyond the property line are not anticipated for this project. Exterior lights are bollard style and will all be directed downward -- they will be "dark sky friendly" in keeping with the Zoning Regulations. Exterior and interior lighting will be controlled with an on/off project-wide lighting control system. Interior lights will be on occupancy sensors. Windows will have shades to further limit light leakage.

9. Blasting and/or removal of earth and indigenous rock shall be kept to the minimum necessary to accomplish any proposed improvement.

The building configuration was partially derived due to a desire to remove as little ledge and rock outcropping as possible, which is beneficial from conservation, noise and cost perspectives. The project will not blast more than what is required to establish required bearing conditions for the building and installation of utilities and pathways.



The
Frederick
Gunn
School

99 Green Hill Road
Washington, CT 06793

860-868-7334
GoGunn.org

January 26, 2022

Zoning Commission
Town of Washington
Bryan Memorial Town Hall
Washington Depot, CT 06794

Re: Special Permit Application of The Frederick Gunn School for
Property at 99 Green Hill Road

Dear Commission Members:

This letter authorizes the law firm of Shipman & Goodwin LLP to act as agent on behalf of The Frederick Gunn School in connection with the school's Special Permit application for the Town of Washington Zoning Commission. Attorney Mary Jo Andrews from Shipman & Goodwin LLP will be the primary contact on this matter.

Very truly yours,

Christopher W. Cowell
Chief Financial Officer
and Business Manager

From: Hart, Michael <Michael.Hart@ct.gov>
Sent: Tuesday, January 18, 2022 12:16 PM
To: dbuell@washingtonct.org
Cc: baston@buckandbuck.net; Jones, Lauren <Lauren.Jones@ct.gov>
Subject: RE: The Fredrick Gunn School (formerly The Gunnery)

Good Morning Dennis,

This is to advise that the proposed new science building and associated domestic sewage flows are consistent with the DEEP-approved design flow for the existing onsite sewage treatment and subsurface disposal system. These discharges will therefore be automatically covered under the school's existing DEEP wastewater discharge permit, and DEEP is amenable to the Town of Washington proceeding at this time with any local approval for such proposed work.

Should there be a need to modify any portion of the existing sewerage system for conveyance of domestic sewage to the existing onsite sewage treatment and subsurface disposal system, the school will be able to easily obtain a regulatory approval for such work pursuant to their current DEEP permit.

Please let us know if you have any questions.
Thank you, --Mike

Michael Hart
Supervising Sanitary Engineer
Water Permitting & Enforcement Division
Bureau of Materials Management and Compliance Assurance
Connecticut Department of Energy and Environmental Protection
79 Elm Street, Hartford, CT 06106-5127
P: 860.424.3819 | F: 860.424.4074 | E: michael.hart@ct.gov



www.ct.gov/deep

***Conserving, improving and protecting our natural resources and environment;
Ensuring a clean, affordable, reliable, and sustainable energy supply.***

<http://www.ct.gov/dep/cwp/view.asp?A=2721&Q=325706>

MANDATORY PRE APPLICATION FORM

FOR ALL LAND USE, HEALTH, AND BUILDING APPLICATIONS

Except for interior work in existing buildings and exterior work that does not expand or alter the footprint of an existing building

Effective October 1, 2005 no Land Use, Health, or Building permit application may be filed until the holder(s) of any conservation restriction or preservation restriction on the subject property has been notified per PA 05-124.

Please provide the name of the property owner(s) and street address of the property for which one of the above applications will be submitted AND complete either A or B below.

Property Owner(s): The Frederick Gunn School Inc.

Address of Permit Application: 99 Green Hill Road, Washington, CT 06793

A.) I hereby certify there are NO conservation easements or restrictions nor any preservation restrictions on the above referenced property.

Signature of Property Owner: _____
(not Agent)

Signature of Property Owner: _____
(not Agent)

B.) There ARE conservation easements or restrictions or preservation restrictions on the above referenced property.

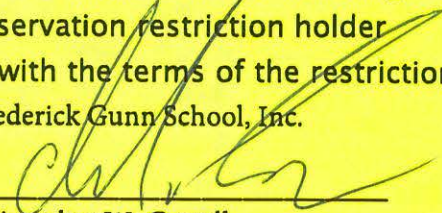
Name/Phone Number of Restriction Holder: Historic District Commission*
(860) 868-0423

Please attach one of the following:

1. Proof that the holder of the conservation or preservation restriction was notified by certified mail/return receipt requested of the property owner's intent to apply for a Land Use, Health, or Building permit in the Town of Washington OR
2. A letter from the conservation or preservation restriction holder verifying that the application is in compliance with the terms of the restriction.

*HDC approved Certificate of Appropriateness at its 1/24/22 meeting.

The Frederick Gunn School, Inc.

By:  _____

Christopher W. Cowell
CFO & Business Manager

**THE FREDERICK GUNN SCHOOL, INC
99 GREEN HILL ROAD**

To be filed on the Town Land Records:

On Thursday, January 20, 2022 the Washington Zoning Board of Appeals took the following action:

MOTION: To Approve ZBA-1134 – Request of The Frederick Gunn School, Inc., 99 Green Hill Rd., for a Variance- Section(s): 11.5.1.C: Maximum Lot Coverage, for an increase in lot coverage for the demolition and reconstruction of a structure, with the following conditions; 1.) That the Applicant receives approval from the Washington Historic District Commission based on the Application and Plans submitted to the Washington Land Use Office and presented at the January 20, 2022 Washington Zoning Board of Appeals meeting. Mr. Horan, Mr. Wildman, Mr. Sarjeant and Chairman Bowman voted to approve, Ms. Rebillard voted against. Approved 4-0-1 vote

The subject property is recorded in the Washington Land Records: Vol: 0248 Pg: 0429

Tammy Rill
Land Use Clerk
January 28, 2022

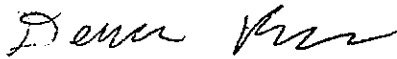
WASHINGTON HISTORIC DISTRICT COMMISSION

2 Bryan Hall Plaza
Washington Depot CT 06794

CERTIFICATE OF APPROPRIATENESS

I hereby certify that the **Washington Historic District Commission** of the Town of Washington Connecticut has found that the construction or other activity at 99 Green Hill Road, Washington CT specified in the application submitted by the Frederick Gunn School to be appropriate. The construction or other activity approved here is to be completed on or before January 24, 2024 or else this Certificate of Appropriateness shall expire and be of no further force or effect.

Dated at Washington, Connecticut this 28th day of January 2022.

By 

Dennis Buell, Clerk
Washington Historic District Commission

Motion: To approve the Certificate of Appropriateness application submitted by the Frederick Gunn School to construct a Center for Innovation and Active Citizenship, and to simultaneously grant a one-year extension to the initial one-year approval. The construction or other activity approved here is to be completed on or before January 24, 2024 or else this Certificate of Appropriateness shall expire and be of no further force or effect. By Ms. Mills, seconded by Ms. Averill. Passed 3-0 with one vote abstained.

Attention: Zoning Board of Appeals

Audra MacLaren <amaclaren@biblio.org>

Mon 1/10/2022 3:17 PM

To: Shelley White <swhite@washingtonct.org>

I am writing in support of The Frederick Gunn School's proposed new building—the Center for Innovation and Active Citizenship. As a close neighbor of the school, we are happy to support their goals to improve their facilities and understand that they are taking care to promote the historic significance of their founder, Frederick Gunn.

Sharing the vision of education and growing lifelong learning with our neighbors, we support the efforts and achievements of the Frederick Gunn School.

We hope the board views this proposal as we do, as a wonderful contribution to our community.

--

Audra MacLaren

Executive Director

860-868-7586

Gunn Memorial Library, Inc.

www.gunnlibrary.org



January 17, 2022

Dear Washington Zoning Board of Appeals Commissioners:

We, at Devereux Glenholme School, are writing to express our support for The Frederick Gunn School's proposal to build the Center for Innovation and Active Citizenship, a sustainably designed replacement to their late-1960s Science Building. We understand that the current Science building is inadequate, inefficient, and undersized for their academic and student life needs—and has been for many years.

We understand that that the new building will host a large number of educational spaces, from high-tech classroom and laboratory spaces for its science, math, and engineering courses to its Center for Citizenship and Just Democracy and Entrepreneurship Program, far outpacing the current facilities. The Frederick Gunn School has gone to great lengths to design a new building that will be sustainable and use far less energy, supporting the school's overall commitment to decrease its environmental impact and to Mr. Gunn's love of the natural world.

As a fellow educational institution in Washington, Devereux Glenholme School comprehends just how important these facilities are in staying competitive in the marketplace, but also the importance of acknowledging student and faculty needs and backing that up with significant investment in infrastructure. To that aim, we view the Center for Innovation and Active Citizenship as a positive addition not only to The Frederick Gunn School campus and community, but also to the Town of Washington.

Please do not hesitate to contact me regarding this matter.

Warm regards,

A handwritten signature in cursive script that reads "Noah P. Noyes".

Noah Noyes, M. Ed. (He, Him) | Executive Director
Devereux Advanced Behavioral Health - Connecticut
81 Sabbaday Lane, Washington, CT 06793
T: (860) 868-7377 x200229 | F: (860) 868-7894
nnoyes@devereux.org | www.theglenholmeschool.org

Dear Zoning Board of Appeals
c/o Ms. Shelley White

I am writing in support of The Frederick Gunn School's proposed new building—the Center for Innovation and Active Citizenship. As a close neighbor of the school, we are happy to support their goals to improve their facilities and understand that they are taking care to promote the historic significance of their founder, Frederick Gunn.

The school is proposing a new building that will house high-tech classroom and laboratory space for its science, math, and engineering studies, its Center for Citizenship and Just Democracy, and its Entrepreneurship Program. Many of these areas of study have grown since, or came into existence long after, the current Science Building was designed in the late-1960s. In addition, the building will better accommodate the student population, as the school's enrollment has increased in the intervening years.

The new building will support the school's ability to stay competitive in a market that features high-quality learning facilities. Furthermore, the building will be sustainably designed to use far less energy, supporting the school's overall commitment to decrease its environmental impact and to Mr. Gunn's love of the natural world.

We hope the board views this proposal as we do, as a wonderful contribution to our community.

Kind Regards,
Mohit Girdhar

MOHIT GIRDHAR | GENERAL MANAGER
AUBERGE RESORTS COLLECTION
118 Woodbury Rd Route 47, Washington, CT 06793

Received: January 19, 2022

Via email to T. Rill

MEGAN BENNETT
Superintendent of Schools
bennettm@region-12.org

NICOLE GRANT
Director of Finance
grantn@region-12.org

DONALD O'LEARY
Director of Facilities
olearyd@region-12.org



TERESA DEBRITO, Ed.D.
Director of Curriculum,
Instruction & Assessment
debritot@region-12.org

ALLYSON O'HARA
Director of Pupil
Personnel Services
oharaa@region-12.org

January 18, 2022

Dear Zoning Board of Appeals Commissioners:

Regional School District 12 would like to share our support for The Frederick Gunn School's proposal to build the Center for Innovation and Active Citizenship. As a neighboring school and an educational brethren, we support the need to replace the current Science building with a structure that will meet the educational needs of their growing population of students.

The Frederick Gunn administration shared that the new building permits larger spaces to host large gatherings, introduces high-tech classroom and laboratory spaces for its science, math, and engineering courses. During conversations with the Frederick Gunn School administration, they shared the efforts to design a new building that will meet environmental considerations that support the Town of Washington's sustainability efforts.

Regional School District 12 thrives when our towns thrive. The Frederick Gunn School remains an important educational partner and a staple of our town's community. It is important that The Frederick Gunn School be allowed to be competitive in the private school market by offering state-of-the-art buildings and facilities for potential and current students to access the science, engineering, and technology that is necessary for the global economy. Please let this letter serve as an endorsement from Regional School District 12 for the 0.66% variance increase of lot coverage.

Respectfully,

A handwritten signature in blue ink that reads "Megan Bennett".

Megan Bennett
Superintendent
Regional School District 12
Washington, CT 06794

THE FIRST CONGREGATIONAL CHURCH

6 Kirby Road
P.O. Box 1285
Washington, CT 06793

Office (860) 868-0569 ext. 11

email: pastor.robyn@firstchurchwashingtonct.org

December 16, 2021

Tom Hollinger, Chairman
Historic District Commission
Town of Washington
P.O. Box 383
Washington Depot, CT 06794

Dear Mr. Hollinger,

I am writing on behalf of the First Congregational Church in support of our neighbor on the Green, The Frederick Gunn School, and their proposed Center for Innovation and Active Citizenship. We applaud their goals to promote the historic significance of its founder, Frederick Gunn.

The school is proposing a new building that will provide classroom and laboratory space for its science, math, and engineering programs, its Center for Citizenship and Just Democracy, and its Entrepreneurship Program. The school and its programs have grown significantly since the current Science Building was designed.

One of our church's core values is respect for the earth and our environment, and the new center will be a carbon-neutral building, designed to use far less energy, supporting the school's overall commitment to sustainability and Mr. Gunn's love of the natural world. We support the school's efforts to be a good steward of our natural community.

We hope the commission views this proposal as we do – an excellent contribution to our community.

Sincerely,

The Rev. Robyn Gray, Ph.D., Pastor
First Congregational Church of Washington



RUMSEY HALL SCHOOL

Dear Zoning Board of Appeals Commissioners:

We, at Rumsey Hall School, are writing to express our full support for The Frederick Gunn School's proposal to build the Center for Innovation and Active Citizenship, a sustainably designed replacement to their late-1960s Science Building. We understand that the current Science building is inadequate, inefficient, and undersized for their academic and student life needs—and has been for many years.

We've learned that the new building will host a large number of educational spaces, from high-tech classroom and laboratory spaces for its science, math, and engineering courses to its Center for Citizenship and Just Democracy and Entrepreneurship Program, far outpacing the current facilities. The Frederick Gunn School has gone to great lengths to design a new building that will be sustainable and use far less energy, supporting the school's overall commitment to decrease its environmental impact and to Mr. Gunn's love of the natural world.

As a fellow educational institution in Washington, Rumsey Hall School comprehends just how important these facilities are in staying competitive in the marketplace, but also the importance of acknowledging student and faculty needs and backing that up with significant investment in infrastructure. To that aim, we view the Center for Innovation and Active Citizenship as a positive addition not only to The Frederick Gunn School campus and community, but also to the Town of Washington.

Sincerely,

Ian L. Craig
Rumsey Hall School
Head of School

Dear Zoning Board of Appeals Commissioners:

We, at Washington Montessori School, are writing to express our full support for The Frederick Gunn School's proposal to build the Center for Innovation and Active Citizenship, a sustainably designed replacement to the current facility. It is our understanding that the current science building continues to be inadequate, inefficient, and undersized for their academic and student life.

In our discussions with Peter Becker, we have learned that the new building will host a large number of educational spaces, from high-tech classroom and laboratory spaces for its science, math, and engineering courses to its Center for Citizenship and Just Democracy and Entrepreneurship Program. My understanding is that the Frederick Gunn School has gone to great lengths to design a building that will be sustainable and use far less energy. Which is in line with the ethos of the school.

As a fellow institution of learning in Washington, WMS understands how important this facility is in staying competitive in the independent school environment, while also making such an important commitment to its faculty and student body. In short, we view the Center for Innovation and Active Citizenship as a positive addition to both FGS and the surrounding community.

Sincerely,

David Newman
Interim Head of School
Washington Montessori School

Received: January 15, 2022
Via email to: Tammy Rill

MR. BO

Radial Emission LED Bollard

Concept: Radial-emission LED bollard specifically designed to light large open spaces. Contact factory for other cap form options.

Materials: Powder coated anodized die-cast aluminum optical head with extruded body. ^AConsult factory for use in marine grade environments.

Optics: Chip on board LED with black optical unit for lighting control. High reflectance anodized aluminum reflector. Transparent polycarbonate lens positioned horizontally under optical head.

Mounting: Available with three different heights - 16in, 32in and 40in nominal for flat head or 17in, 33in and 41in nominal for domed and angled heads. 316L grade stainless steel base and stainless steel anti-theft screws.

Installation: Factory shipped with DSM&T IP68 Quick Disconnect at fixture and mating 4 foot SJOOW 18-6 cable with purple and grey wires for 0-10V.

Driver: Integrated 4/1 driver (Non-dimmable / 0-10V / Reverse Phase / Forward Phase). Optional integral IOTA emergency battery pack or emergency lighting battery pack. Battery will operate fixture at 100% of full output for 90 minutes. Ambient temperature must not go below 0°C and must not exceed 50°C.

Finish: Textured Standard Finishes – Ferrite Grey / Heritage Brown / Bronze RAL 8019 / White / Black / Sandstone Grey

Wattage: 27W (360°) / 19W (180°, 90°+90°) / 14W (90°)

Color Temperature: 2700K / 3000K / 3500K / 4000K

CRI: Ra84, Ra90 available upon request

Distribution: 360° / 180° / 90° / 90°+90°

Delivered Lumens:

	360°	180°	90°+90°	90°
2700K	1,167Lm	873Lm	598Lm	292Lm
3000K	1,217Lm	910Lm	623Lm	305Lm
4000K	1,248Lm	933Lm	639Lm	313Lm

Lumen Maintenance (L90): 50,000hrs

Calculation for LED fixtures are based on measurements that comply with IES LM-80.

Voltage: Universal Voltage 120-277V AC 50/60Hz

BUG: B1-U0-G1

IK Rating: IK10

IP Rating: IP66

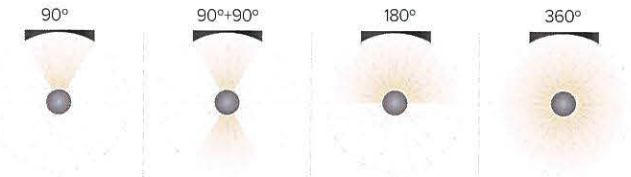
Certifications: cULus Wet Listed

Tested in accordance with LM-79-08

Energy efficient for California installations.

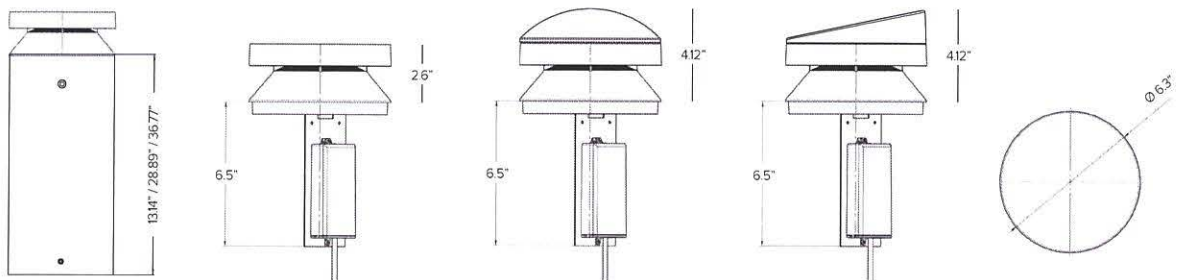
Warranty: 5 year limited warranty

^AConsult factory for use in marine grade environments. Not to be in direct contact with salt for extended periods of time or used with corrosive agents.



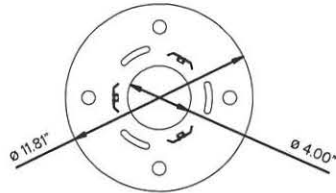
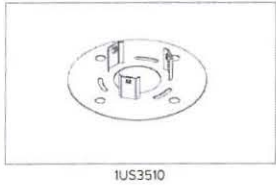
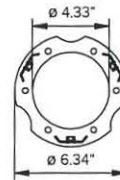
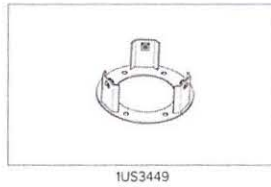
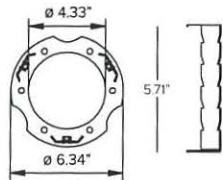
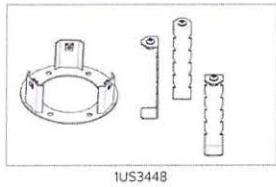
PRODUCT CODE	TOP	DRIVER	HEIGHT	EMISSION	WATTAGE	COLOR TEMP	FINISH	OPTIONAL	+ MOUNTING
MBB — MR. BO Bollard	— Flat	41 — 4/1 Dimming (Non-Dimming / 0-10V / Reverse Phase / Forward Phase)	16 — 16in	90 — 90°	L1 — 14W	27 — 2700K	FE — Ferrite Grey	— — Blank for no option	See page 2
			32 — 32in	99 — 90°+90°	L2 — 19W	30 — 3000K	HB — Heritage Brown	EM ¹ — Integral Emergency IOTA Battery Pack, Consult factory	
			40 — 40in	18 — 180°	35 — 3500K	BZ — Bronze RAL8019	MS ¹ — Photo Cell & PIR Motion Sensor		
A — Angled	41 — 4/1 Dimming (Non-Dimming / 0-10V / Reverse Phase / Forward Phase)	17 — 17in	36 — 360°	L3 — 27W	40 — 4000K	WT — White Textured	*Not compatible with 16in or 17in versions.		
			33 — 33in	BT — Black Textured					
			41 — 41in	SG — Sandstone Grey					

Views

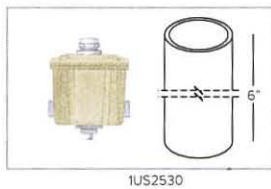


MR. BO

MOUNTING (REQUIRED) – CHOOSE ONE:						
1US3448	Mounting System. Mounting base with ground anchor fixing rods for installation in concrete. AISI 316 stainless steel. Mounting bolts included. Required for use with 1US2530 by NEC.					
1US3449	Mounting System. Plate for surface installation inside the fixture post. AISI 316 stainless steel compatible with dowels to be inserted into 6 holes, \varnothing 0.33" Dia. for use with 5/16" bolts maximum. Anchor bolts not included. Required for use with 1US2530 by NEC.					
Ferrite	Heritage Brown	Bronze RAL 8019	White Textured	Black Textured	Sandstone Grey	Description
1US3510	1US3510HB	1US3510BZ	1US3510WT	1US3510BT	1US3510SG	Mounting System. Plate for surface installation outside the post. AISI 316 stainless steel compatible with dowels to be inserted into 4 holes, \varnothing 0.33" Dia. for use with 5/16" bolts maximum. Anchor bolts not included. Required for use with 1US2530 by NEC.



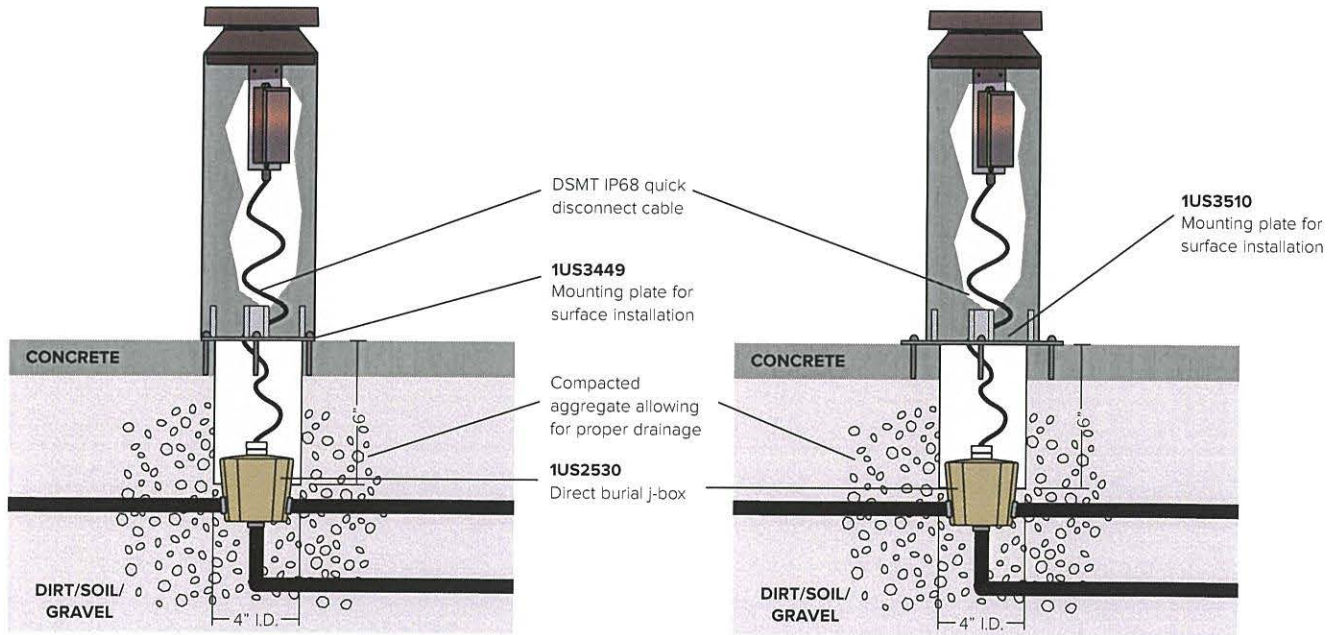
INSTALLATION ACCESSORIES:	
1US2530	Direct burial brass ingrade j-box. Features stainless steel cover screws and strain relief for power cord, (2) 3/4" NPT bottom holes and (2) 3/4" NPT side holes. Includes (4) 3/4" to 1/2" adaptors and (2) 1/2" NPT plugs. PVC sleeve included, 6"H. (REQUIRED by NEC)



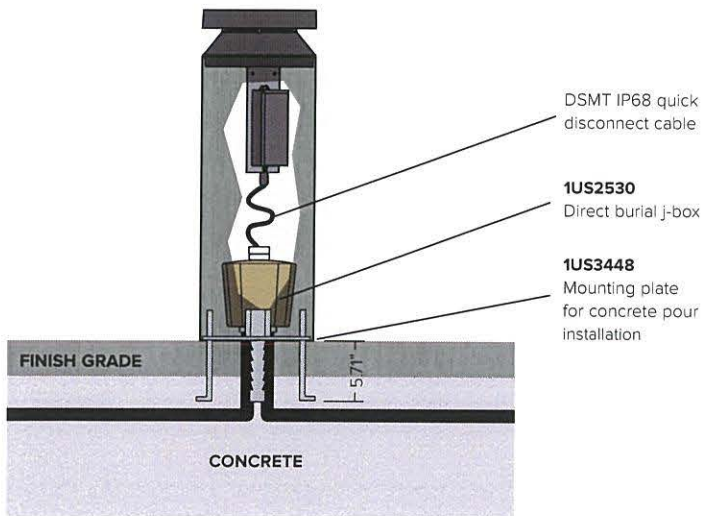
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Installation Diagrams

Surface Installation



Concrete Pour Installation

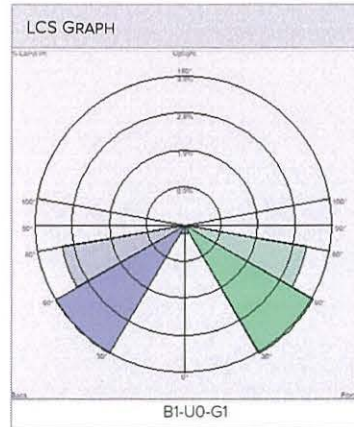
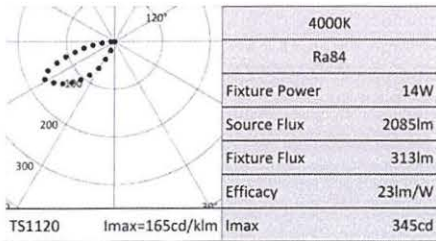
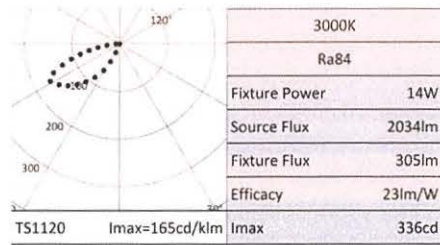
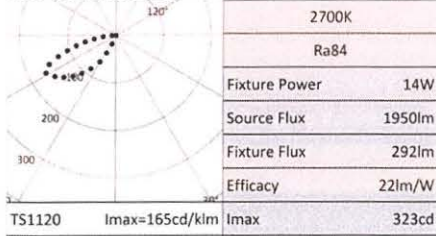


NOTE: Install according to local and NEC building codes. UL listed j-box supplied by others.

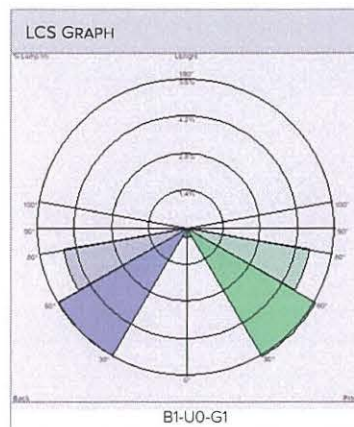
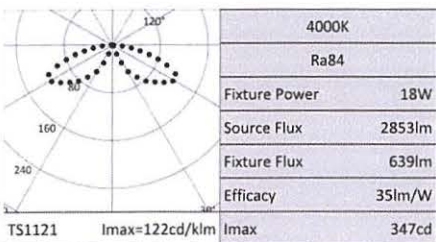
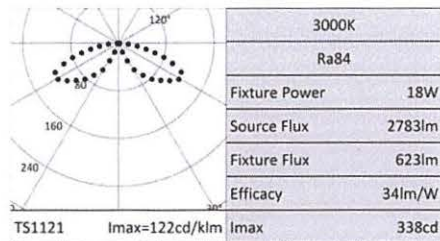
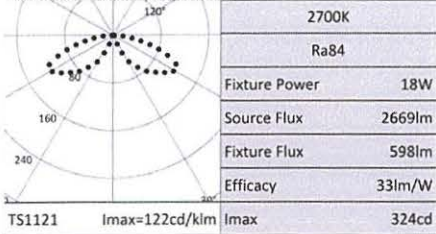
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Photometry

14W 90° EMISSION



19W 90° + 90° EMISSION



MR. BO

Photometry Cont.

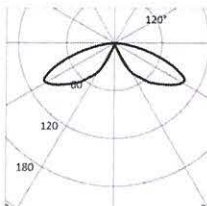
19W 180° EMISSION



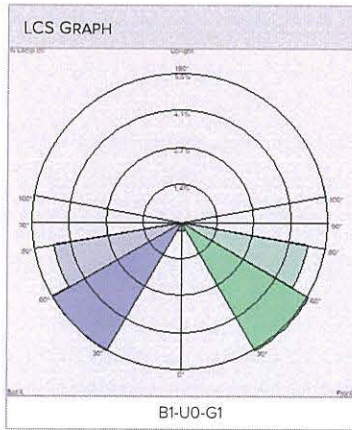
2700K		H(m)	D(m)	E _{max} (lx)	
Ra84				41°	
Fixture Power	18W	1	2.98	76	
Source Flux	2669lm	2	5.95	19	
Fixture Flux	873lm	3	8.93	8	
Efficacy	48lm/W	4	11.91	5	
TS1118	I _{max} =100cd/klm	I _{max}	267cd	5	14.88 3



3000K		H(m)	D(m)	E _{max} (lx)	
Ra84				41°	
Fixture Power	18W	1	2.98	79	
Source Flux	2783lm	2	5.95	20	
Fixture Flux	910lm	3	8.93	9	
Efficacy	50lm/W	4	11.91	5	
TS1118	I _{max} =100cd/klm	I _{max}	278cd	5	14.88 3



4000K		H(m)	D(m)	E _{max} (lx)	
Ra84				41°	
Fixture Power	18W	1	2.98	81	
Source Flux	2853lm	2	5.95	20	
Fixture Flux	933lm	3	8.93	9	
Efficacy	51lm/W	4	11.91	5	
TS1118	I _{max} =100cd/klm	I _{max}	285cd	5	14.88 3



27W 360° EMISSION



2700K		H(m)	D(m)	E _{max} (lx)	
Ra84				41°	
Fixture Power	26W	1	2.98	101	
Source Flux	3570lm	2	5.95	25	
Fixture Flux	1167lm	3	8.93	11	
Efficacy	45lm/W	4	11.91	6	
TS1118	I _{max} =100cd/klm	I _{max}	357cd	5	14.88 4



3000K		H(m)	D(m)	E _{max} (lx)	
Ra84				41°	
Fixture Power	26W	1	2.98	106	
Source Flux	3723lm	2	5.95	26	
Fixture Flux	1217lm	3	8.93	12	
Efficacy	47lm/W	4	11.91	7	
TS1118	I _{max} =100cd/klm	I _{max}	372cd	5	14.88 4



4000K		H(m)	D(m)	E _{max} (lx)	
Ra84				41°	
Fixture Power	26W	1	2.98	108	
Source Flux	3817lm	2	5.95	27	
Fixture Flux	1248lm	3	8.93	12	
Efficacy	48lm/W	4	11.91	7	
TS1118	I _{max} =100cd/klm	I _{max}	381cd	5	14.88 4

