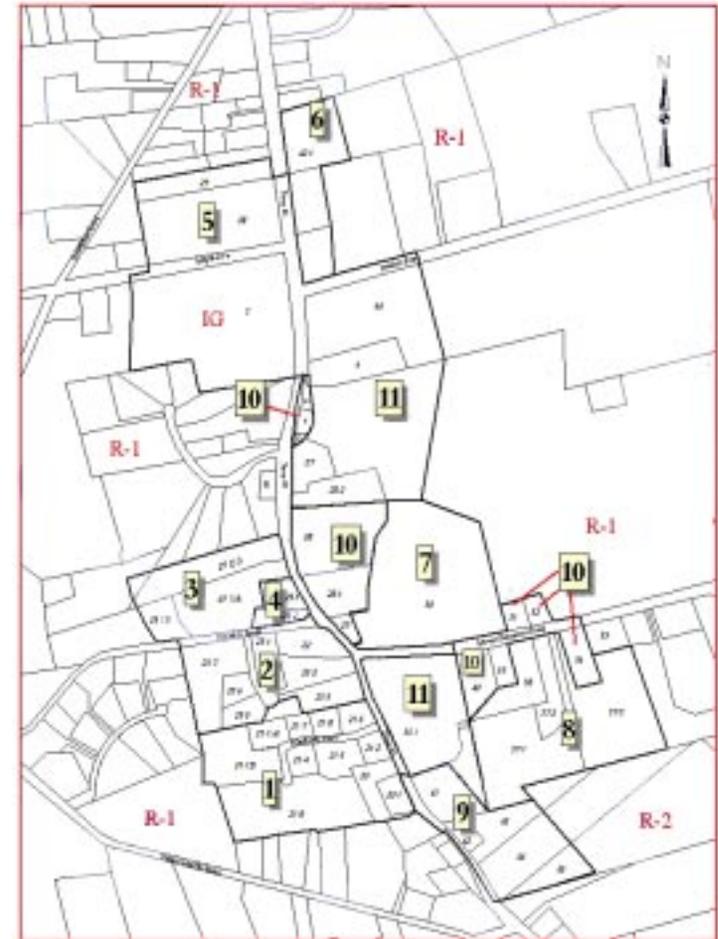
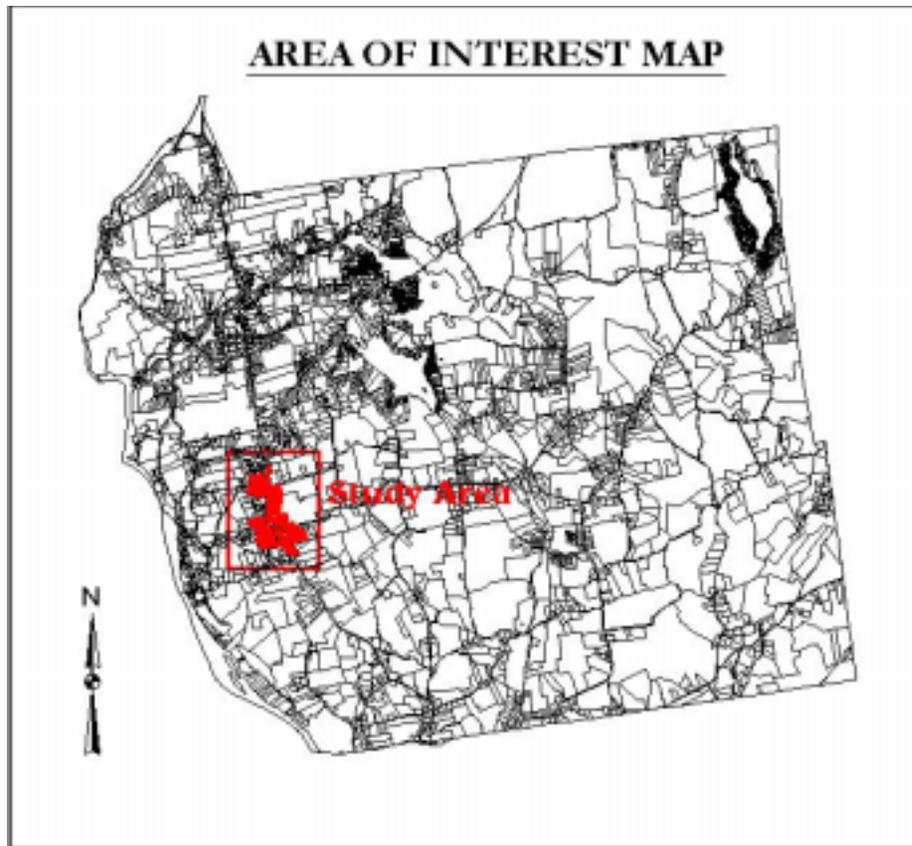


Standards for
construction or substantial rehabilitation
of commercial and industrial buildings
in East Haddam IG Zones



The following standards for new construction or substantial rehabilitation in the new mixed-use zones seek to preserve and blend such construction with the historic character and rural heritage of the town and the area.

Standards for construction or substantial rehabilitation of commercial and industrial buildings in East Haddam IG Zones

The images collected here illustrate points made in the standard on the page where the image appears.

An image's inclusion does not constitute a blanket approval or condemnation of the property or structure(s) nor does it imply anything of the property or structure(s) merits relative to any other standard.

1. An existing old building can be combined with relatively plain new buildings and the whole will blend well as long as the old predominates in the public view and the scale and finish of the new buildings harmonize with the old.



Shagbark Lumber/Ace Hardware complex in IG Zone 7 is currently a good example from most perspectives.



Retail shops with larger professional office addition integrates well in a commercial district, Madison, CT.



Antique shop dominates this residential structure, Madison, CT.



2. Buildings that enhance the character of a community present an obvious, welcoming, human-scale face to the public.



Strip malls like this one at Salem Four Corners are the antithesis of this point. Note the remaining, attractive historic building is vacant.



Marin Environmental Services, Haddam, CT is an excellent example of community-enhancing design.



East Shore Medical Center in Madison, CT looks like a wall of boxes with no clear opening or entrance.



Eastern Savings on the green in Colchester, CT is another excellent example of community-enhancing design.

3. Commercial buildings that are either converted homes or purpose-built to look like homes blend well in a mixed-use zone.



Home with professional office outbuilding, Haddam, CT looks like a traditional New England farm complex.



A nice-looking conversion of an apartment building into professional office suites in Madison, CT



The Savings Institute office off Lebanon green looks like the surrounding residences.

4. Grafting a one-story office addition onto an industrial building is typically less attractive than an integrated building design.



One-story office addition on the Marlborough Barn's new warehouse only emphasizes the unattractive mass of the larger building.



Industrial park in Madison, CT: foreground building integrates stone front office with factory roofline by trim; background office building uses stepped slab and glass design.



Architect-designed industrial structure in Marlborough, CT with integrated office



The smooth, creative main facade of Go Fly A Kite in IG Zone 3 integrates offices into the factory building.



The office of Royal Printing in Madison, CT looks like a lean-to.

5. Individual building size, lines, trim, and proportions should blend with the historic character, architectural heritage, and rural nature of the area.



This extraordinarily attractive, recently built industrial structure fits beautifully in a mixed use area of Middlefield, CT.



Hale-N-Hearty restaurant in a converted dairy barn in IG Zone 4 is another good example.



Shagbark Lumber/Ace Hardware complex in IG Zone 7 is currently a good example from most perspectives.



12,000 square foot barn at Allegra Farms just down Town Street from the East Haddam IG zones sets an example for commercial-scale, rural buildings.

6. Landscaping should relate the building to the land.



Marin Environmental Services, Haddam, CT uses traditional residential foundation and yard style landscape design.



This strip mall in Moodus, CT has no building-related landscaping.



When mature, the evergreen and deciduous plantings will somewhat soften the visual impact of this 40,000 square foot, three-story industrial building in Old Saybrook, CT.



This industrial site in Old Saybrook, CT has no building-related landscaping.

7. Major additions—especially those with differing or higher rooflines—work best when they echo the existing building’s lines, fenestration, and siding.



The larger professional office addition copies features of the pre-existing retail structure, Madison, CT.



The antique shop duplicates many of the lines of the frontage residential structure, Madison, CT.



The professional office outbuilding follows the lines and uses the same materials as the home, Haddam, CT.



This strip mall at Salem Four Corners completely ignores the two-story historic commercial structure it surrounds.

8. Multi-light window styles and windows sized proportionate to traditional single-story/double-hung dimensions are more attractive than blank walls or other size windows.



Large, multi-light windows open the appearance of this wall in the Reef Machine works, Middlefield, CT.



Tiny windows at the top of Marlborough Barn's warehouse office only emphasizes the unrelieved mass of the large building.



New England Propeller in IG Zone 1 uses residential style windows and shutters to good effect.



Windows in the antique shop echo those of the frontage residential structure, Madison, CT

9. Multiple rooflines are better balanced if the buildings under them are of different sizes.



East Shore Medical Center in Madison, CT presents a cookie-cutter appearance of multiple boxes.



Marin Environmental Services, Haddam, CT is an excellent example of integrated multiple roof design.



New larger structure integrates fairly well with pre-existing building, Madison, CT

10. Property lighting should not be mounted on utility poles.



9300 square foot office condominium in Madison, CT uses gas-light style light poles.



Marlborough Barn's warehouse parking lot is lit by unattractive interstate highway-scale fixture.

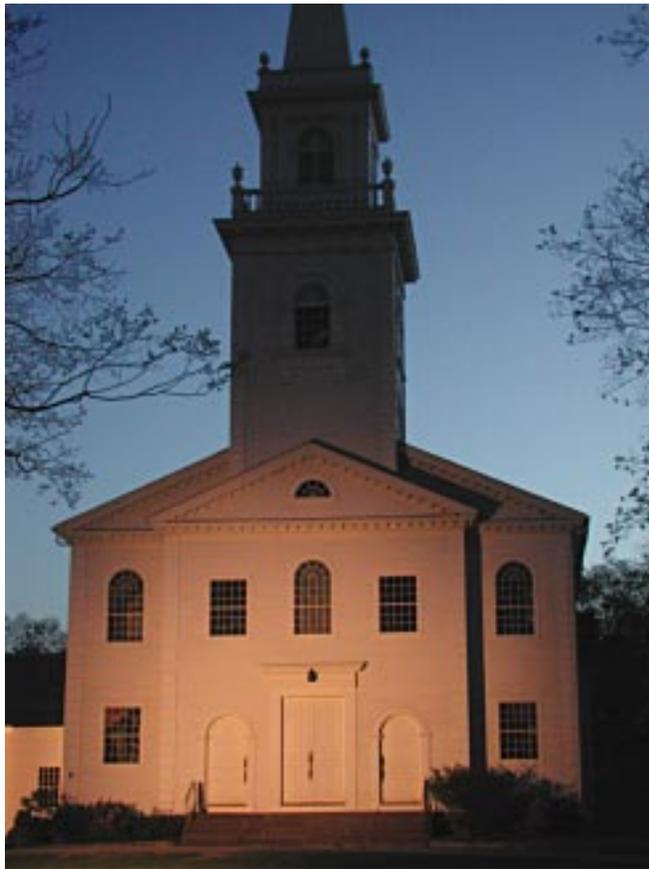


Eastern Savings on the green in Colchester, CT uses residential style entry lights in front.



New England Propeller in IG Zone 1 uses residential style entry lights.

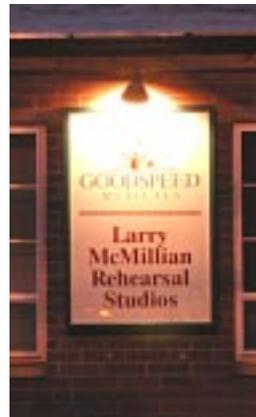
11. Lighting standards shall not exceed 12 feet in parking lots. Pedestrian ways shall be illuminated by low-level, shielded lights. Lighting should be directed so illumination and glare will not be cast on the public view or adjacent property.



Directional lighting illuminates East Haddam's beautiful and historic Congregational Church.



Eastern Savings parking lot light, Colchester, CT



and directional lighting on signs.



low elevation mounting, shielded pedestrian lighting on walkways,



East Haddam's Goodspeed Opera House uses period gas-style lighting fixtures,



12. Service bays, truck ramps, and utilities are better located out of public view.



Rear view of industrial building in Old Saybrook, CT industrial park



Front view of entry bays and propane tank enclosures on commercial building, Tylerville, CT



This view of the main facade of Go Fly A Kite in IG Zone 3 does not reveal loading bays and dumpsters.

13. Structures built into grade or on the far side of a hill's crest reduce visual impact.



Architect-designed industrial building in Marlborough, CT takes advantage of slope to rear to minimize visual impact of frontage.



Go Fly A Kite in IG Zone 3 built slightly below the crest of the slope minimizes the street view of its foundation.



This 12,552 two-story commercial building appears even larger for being placed on the top of the slope at Salem Four Corners, CT.

14. Unless constructed to look like a barn, industrial buildings should not be red; earth tones work better.



Shagbark Lumber/Ace Hardware complex in IG Zone 7 follows the paint color of the original farm and feed operation.



Reef Machine works in Middlefield, CT is based on a group of old commercial buildings.



The barn-red paint on Marlborough Barn's warehouse building only accentuates the blank mass of the large building.



Industrial park in Madison, CT: showing good uses of earth tones; notice how the buildings match the background vegetation in late winter.

15. When viewed from the street, commercial and industrial buildings look best when the parking in front is minimal. The majority of parking should be to the rear or on the sides, preferably screened by planting.



Parking is placed at the rear of the Eastern Savings Bank on Colchester Green.



Parked cars and asphalt dominate the front view of this Dunkin' Donuts in Colchester, CT.



Parking is to the sides of the Peoples Bank on Main Street Colchester, CT



Parking lots are on both sides of this Fleet Bank branch in Norwichtown, CT



The parking lot dominates the appearance of this two-story professional office building in Norwichtown, CT

16. There should be permanent natural buffer areas screening commercial and industrial operations from the residential properties in a mixed use zone. Mature trees, existing understory plants, and stone walls should be the basis of buffering, screening, and landscape plans.

	<p>Unbuffered Mixed-use Industrial Zone in formerly rural area of Bozrah, CT</p>
<p>Goat farm and AGA Gas Separation Plant</p>	
	<p>Active farm surrounded by Budget Furniture warehouse/retail operation (left foreground) and high-traffic TVCCA meals-on-wheels service and catering business behind barn at rear.</p>
<p>Active cropland surrounding TVCCA catering service and Budget Furniture warehouse/retail operation.</p>	<p>These rural uses are unlikely to survive beyond the current owners. Residential property in the zone is being converted to commercial uses.</p>



Left-behind new-growth provides only a thin seasonal buffer between the Federal Express Southeast Connecticut distribution center on the left and the multi-family townhouse development to the right in Yantic Industrial Park.

17. Visible chain link fences are unacceptably forbidding; weaving earth-tone slats through them does not improve appearances.



Self-storage operation Old Saybrook, CT



Unidentified vehicle storage lot somewhere in Connecticut.

18. Vending machines should not be placed outside of a structure. Frontage vending machines should be avoided at all costs.



Commercial uses with frontage vending machines, Tylerville, CT.

19. Utilities should be screened and wires subterranean.



Two recent subdivision developments in East Haddam with buried utility lines

This SNET switch installation in Fitchville, CT is fully screened by trees.

20. Wooden rails and posts should be used instead of M-rail.



**Above: ConnDOT steel M-rail barrier East Haddam-Colchester turnpike;
Right and below: wooden post and rail barrier East Haddam-Colchester
Turnpike and Barberry Lane**



21. Buildings should not be out of scale or orientation to surrounding buildings.



One- and two-story goat farm structures surrounded by AGA gas separation plant with five-story process tower, Bozrah, CT.



The mass of the antique shop overwhelms the residential structure in front, Madison, CT



The 12,552 square foot, two-story commercial building at left dominates the Northeast corner at Salem Four Corners, CT.



Above; the Southwest corner of Salem Four Corners, CT

22. In most IG zones, the maximum footprint of any individual building shall not exceed 10,000 square feet.



9300 square foot two and half-story office condominium, Madison, CT



12,552 square foot two-story commercial building, Salem Four Corners, CT.



40,000 square foot multi-story industrial building, Old Saybrook, CT.



10,000 square foot, one story industrial building completed 2001 in East Haddam Industrial Park (IG Zone 1).

23. Commercial buildings should be placed to the front of lots, industrial buildings to the rear or out of sight.



The Savings Institute office off Lebanon green sits near the front of the lot like the surrounding residences.



Eastern Savings on the green in Colchester, CT is situated only a few steps from the sidewalk.



This 12,552 two-story commercial building appears even larger for being at the back of the parking lot at Salem Four Corners, CT.



The Goodspeed Opera House paint shop (inset) in the East Haddam Industrial Park (IG Zone 2) is invisible from the public way.

24. The most desirable configuration is a rural campus or connected set of buildings of differing but compatible sizes and rooflines.



Above: Home with professional office outbuilding, Haddam, CT



Above: Shagbark Lumber/Ace Hardware complex (IG Zone 7) East Haddam , CT



Below: Industrial building, Middlefield, CT.

Below: Allegra Farms and Carriage Museum, East Haddam, CT



Above: Marin Environmental Services office complex, Haddam, CT



25. Despite its designation as an Industrial General District, the area retains many of the features that characterize East Haddam as an historic, rural community.

25 A. New construction or substantial rehabilitation in the IG zones should blend such construction with the historic character and rural heritage of the town and the area. The visual impression to the passer-by is now largely rural and lightly developed.



25. Despite its designation as an Industrial General District, the area retains many of the features that characterize East Haddam as an historic, rural community.



25 B. Development at the center of the zones is composed of historically rural-use structures such as the former dairy barn now restaurant (above left), the feed and grain store that is now a sizable lumber yard (above center) plus residences below left and right). Unfortunately, some unscreened industrial buildings are highly visible in their midst (above and below center).



25. Despite its designation as an Industrial General District, the area retains many of the features that characterize East Haddam as an historic, rural community.

25 C. The intersection of State Routes 82 and 151 is particularly sensitive to changes in the IG zones. The corner lies at the heart of the zones and is a signature corner for most visitors' and many residents' sense of East Haddam.



25. Despite its designation as an Industrial General District, the area retains many of the features that characterize East Haddam as an historic, rural community.

25 D. The intersection of State Routes 82 and 151 has unique environmental sensitivities. The Rotary pond shelters a rare species of orchids. The brookway that Bridge Street follows can channel a destructive amount of water in a flood. Both would be immediately affected by increased run-off from impervious surfaces.



25. Despite its designation as an Industrial General District, the area retains many of the features that characterize East Haddam as an historic, rural community.



#1

25 E. Industrial construction and operations in the zones are now typically set back from the road (#1, 2, and 3), shielded by plantings (#1 and 4) or bermed (#4) from the public view. Even set back, the exposed buildings (#5 & 6) are discordant.



#2



#3



#4



#5



#6

25. Despite its designation as an Industrial General District, the area retains many of the features that characterize East Haddam as an historic, rural community.

25 F. Trees and shrubs along the two turning, rising, and falling lanes of Town Street, Bridge Street, and Mount Parnassus Road limit sightlines, increasing the feeling of low-density development.



Standards for construction or substantial rehabilitation of commercial and industrial buildings in East Haddam IG Zones