

Submission Date: _____

Project Record Number: _____

Accela Record Number: _____

Address of proposed work: _____

Property PID#: _____ Zoning District: _____

Owner: _____ Phone: _____

Address: _____ E-mail: _____

Agent/Contractor (*if different*): _____ Phone: _____

Address: _____ E-mail: _____

July 31, 2024

Westport HDC
110 Myrtle Avenue, Town Hall
Westport, CT 06880

Subject: Wakeman Town Farm Barn Renovations – HDC Application

Dear Ms. Douglass:

On behalf of Wakman Town Farm and the Town of Westport, LANDTECH will be submitting an HDC Application for renovations to the barn located at 134 Cross Highway (Wakeman Town Farm). The renovations to the barn include a rebuild and expansion of the right wing which will allow for an activity room, half bath and storage. The existing barn to remain will include renovations for a store, sprout house and vestibule.

It is our hope to submit the application by July 19th, 2024 and appear on the August 13th, 2024 Planning and Zoning Commission agenda.

Please contact me on 203-454-2110, ext. 210 or at erojas@landtechconsult.com if you have questions or require clarification.

Very truly yours,
LANDTECH

Emma Rojas

Enclosures
C: Peter Romano
Liz Milwe



WESTPORT
CONNECTICUT

Jennifer S. Tooker, First Selectwoman

April 17, 2024

RE: Wakeman Town Farm Barn Renovation

To Whom It May Concern:

Please be advised that representatives from LandTech are hereby authorized, on behalf of the Town of Westport, to apply for and obtain whichever permits may be necessary from all appropriate town departments for the improvements and renovations of the barn structure located on the Town-owned property known as the 134 Cross Highway (Wakeman Town Farm).

Very truly yours,

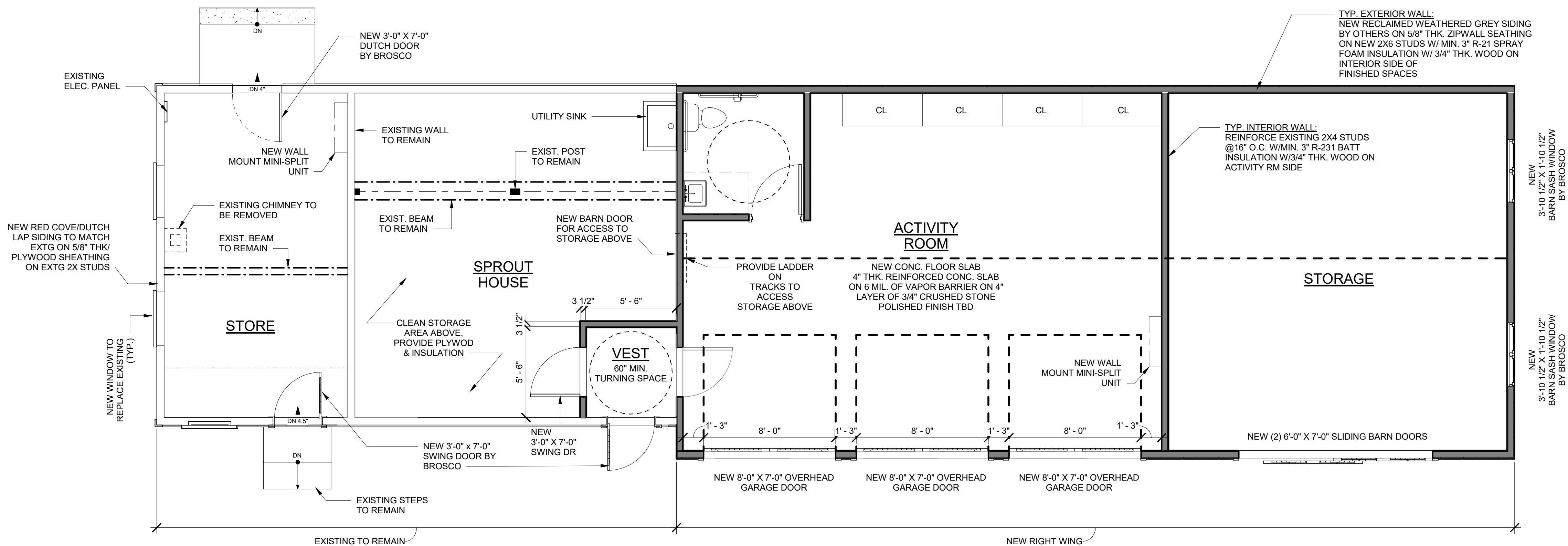
Jennifer S. Tooker
First Selectwoman

Cc: Mary Young, Director, Planning and Zoning Department
Jennifer Fava, Director, Parks & Recreation



WAKEMAN TOWN FARM
134 Cross Highway
Westport CT

PHILIP H. CERRONE ARCHITECT
Fairfield, CT



1 GROUND FLOOR
A-1.0 1/4" = 1'-0"

PARTITION LEGEND	
	EXISTING PARTITION
	TO BE DEMOLISHED
	PROPOSED PARTITION

NOT FOR CONSTRUCTION

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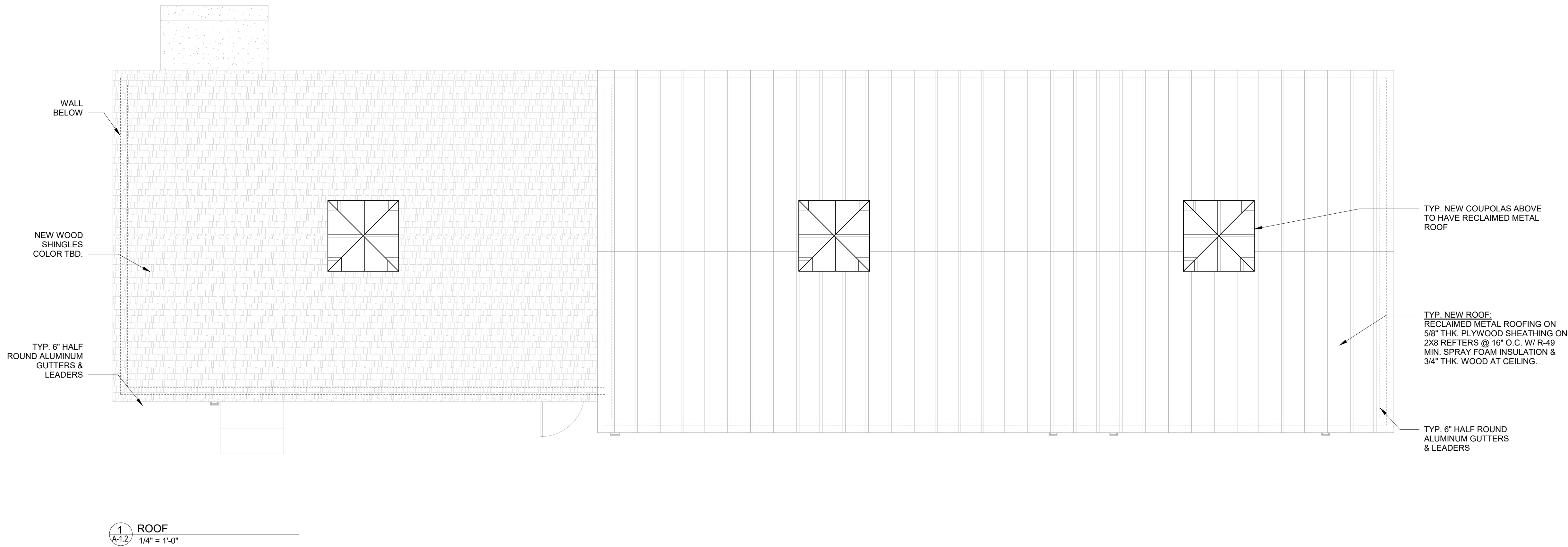
SCALE:	DATE	REVISION NUMBER	DESCRIPTION
1/4" = 1'-0"	DATE		
	05/23/2024		
	DRAWN BY:		
	LW		

PHILIP H. CERRONE III, AIA, NCARB
ARCHITECT
421 Meadow Street
Fairfield, Connecticut 06824
203-353-2066

WAKEMAN TOWN FARMS
134 CROSS HWY
WESTPORT, CT 06880

2023-45
A-1.0

GROUND FLOOR PLAN



1 ROOF
A-1.2 1/4" = 1'-0"

NOT FOR CONSTRUCTION

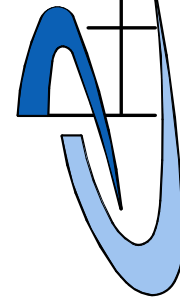
2023-45

A-1.2

WAKEMAN TOWN FARMS

134 CROSS HWY
WESTPORT, CT 06880

ROOF PLAN



PHILIP H. CERRONE III, AIA, NCARB

ARCHITECT

421 Meadow Street
Fairfield, Connecticut 06824
203-353-2066

SCALE
1/4" = 1'-0"

DATE
05/23/2024

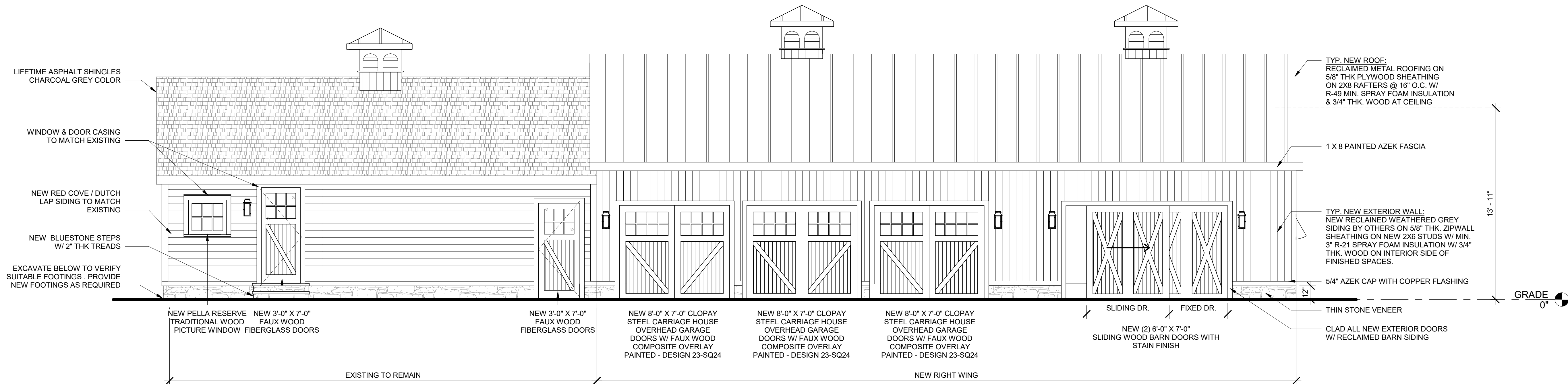
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LW

REVISION
NUMBER

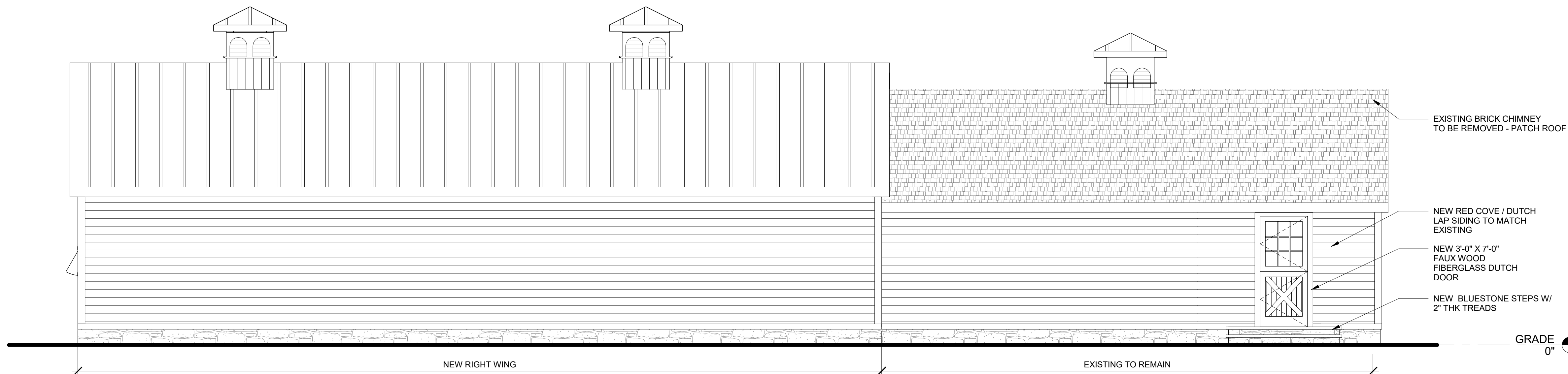
DESCRIPTION

DATE

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1 FRONT ELEVATION (SOUTH)
1/4" = 1'-0"



3 REAR ELEVATION (NORTH)
1/4" = 1'-0"

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DATE
07/20/2024

DESCRIPTION
GENERAL REVISION

REVISION
NUMBER
01

SCALE
1/4" = 1'-0"

DATE
05/23/2024

DRAWN BY:
LW

PHILIP H. CERRONE III, AIA, NCARB
ARCHITECT

421 Meadow Street
Fairfield, Connecticut 06824
203-333-2066

WAKEMAN TOWN FARMS

134 CROSS HWY
WESTPORT, CT 06880

SHEET TITLE

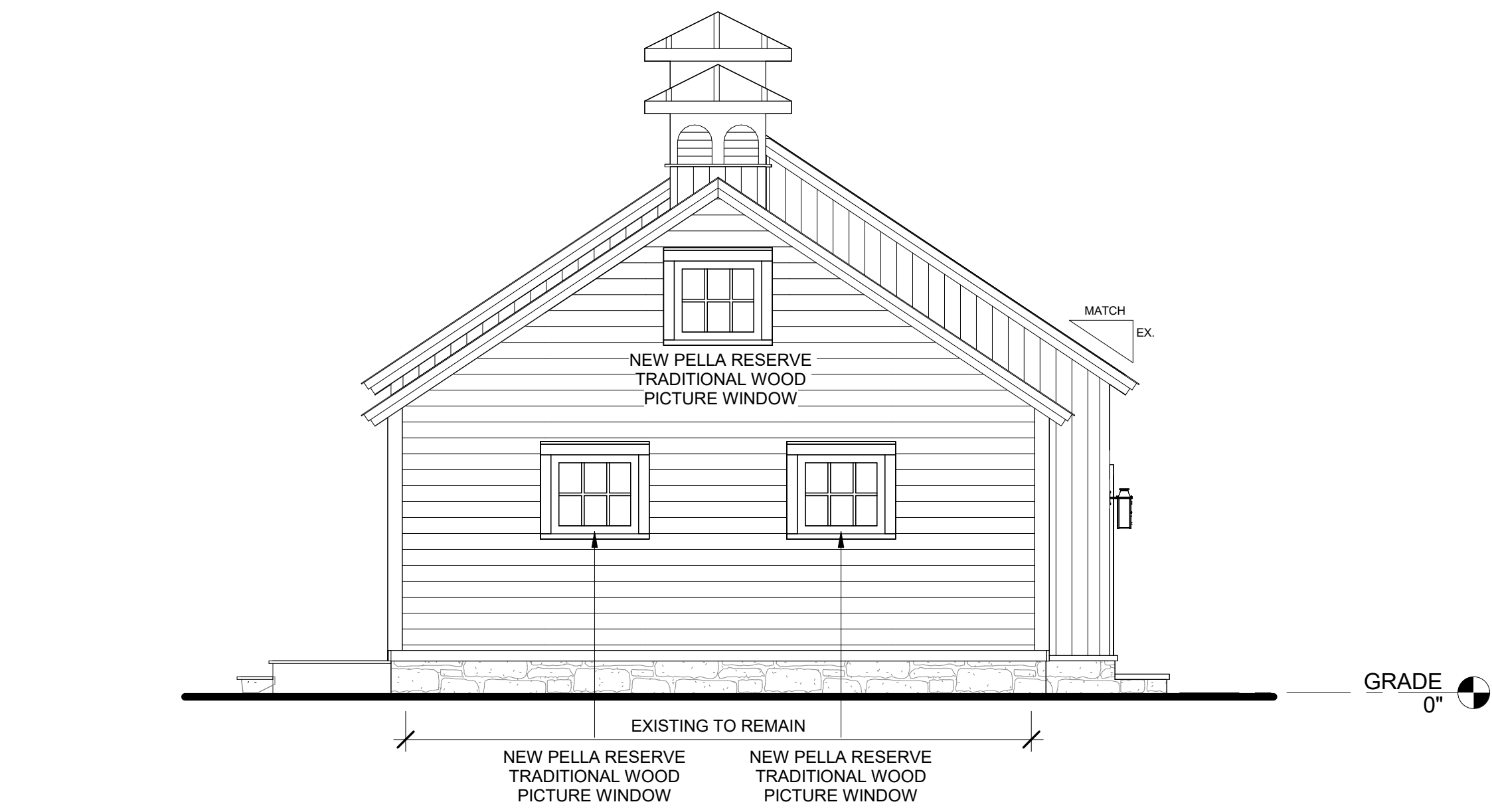
2023-45

DRAWING No.

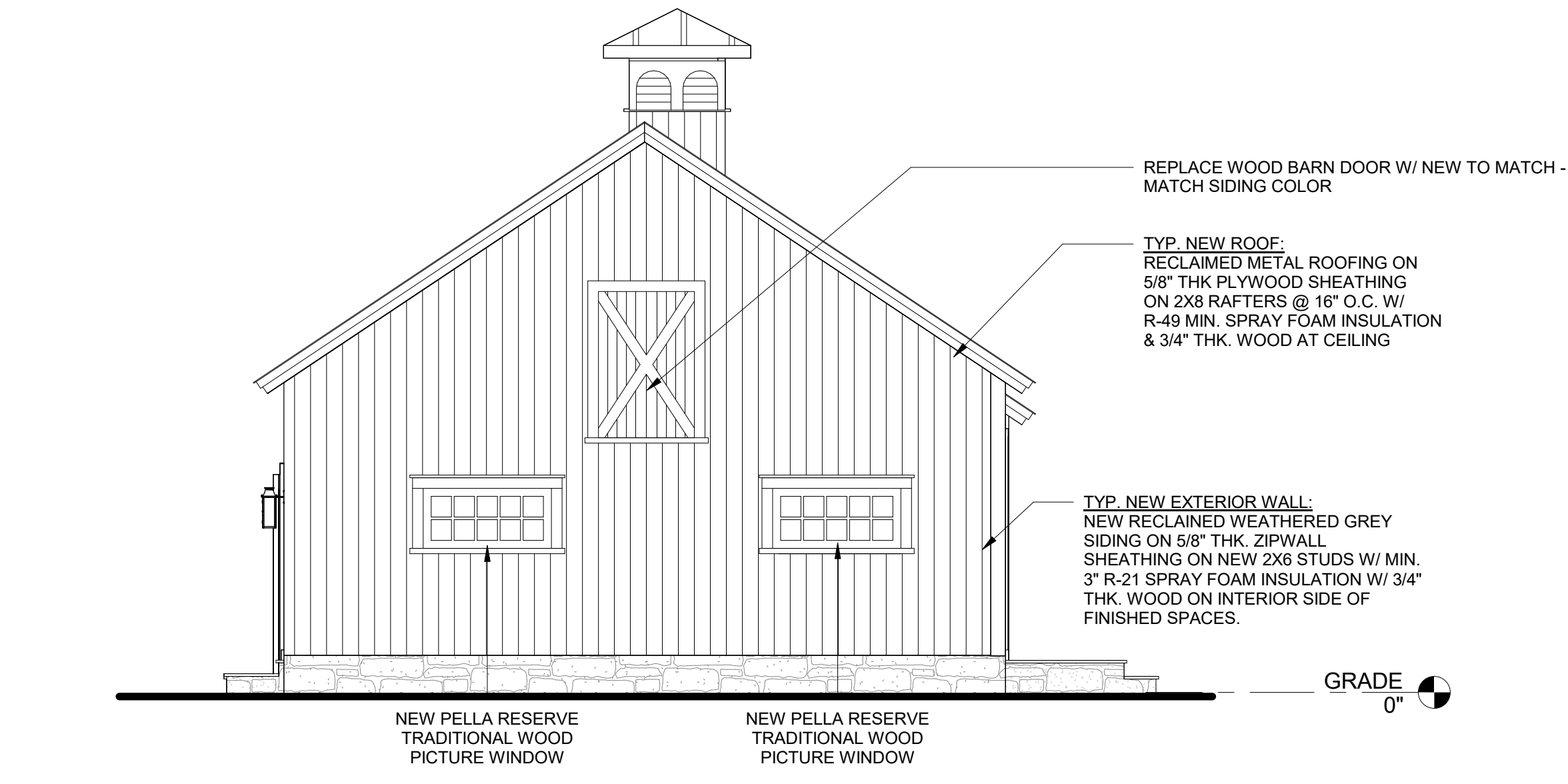
A-2.0

NOT FOR CONSTRUCTION

G:\Wakeman Farms\Drawings\Wakeman Farms Barn Renovation.rvt



2 LEFT ELEVATION (WEST)
A-2.1 1/4" = 1'-0"



1 RIGHT ELEVATION (EAST)
A-2.1 1/4" = 1'-0"

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DATE 07/20/2024

DESCRIPTION GENERAL REVISION

REVISION NUMBER 01

SCALE 1/4" = 1'-0"

DATE 05/23/2024

DRAWN BY: LW

PHILIP H. CERRONE III, AIA, NCARB
ARCHITECT
421 Meadow Street
Fairfield, Connecticut 06424
203-353-2066

WAKEMAN TOWN FARMS
134 CROSS HWY
WESTPORT, CT 06880

DRAWING No.

2023-45

A-2.1

NOT FOR CONSTRUCTION

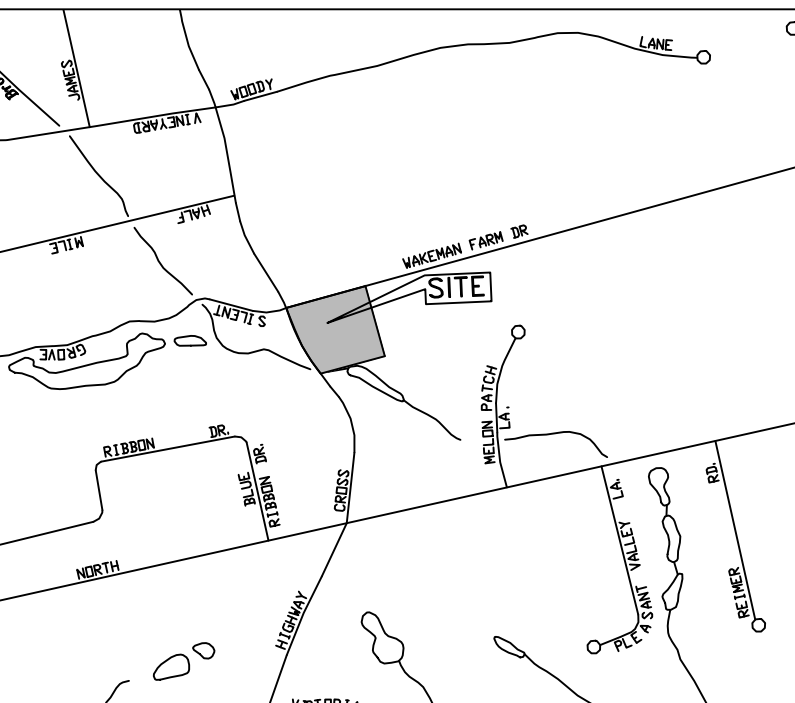
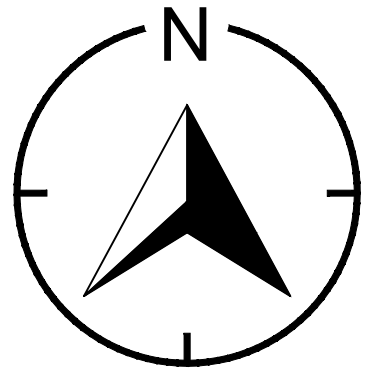
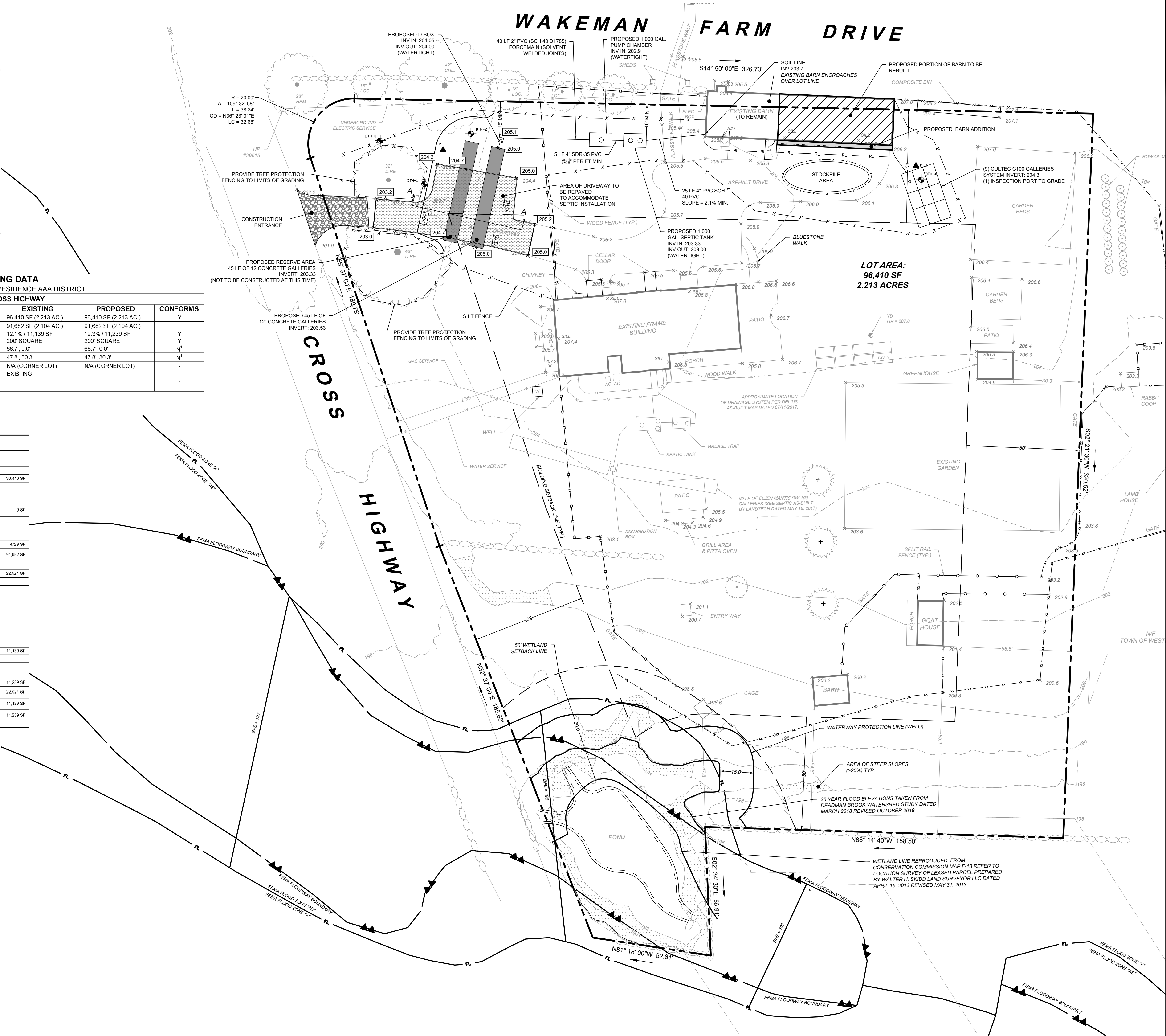
GENERAL NOTES

1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 134 CROSS HIGHWAY TAKEN FROM ZONING LOCATION & TOPOGRAPHIC SURVEY PREPARED BY LANDTECH DATED 6/10/2024.
2. DATUM: NAVD 88
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND PIPING, UTILITIES, AND OTHER FEATURES ARE TAKEN FROM EXISTING AS-BUILT MAPPING AND OTHER SOURCES OF INFORMATION AND ARE APPROXIMATE. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. IN ADDITION, THERE MAY BE OTHER UNDERGROUND PIPING, UTILITIES, AND OTHER FEATURES PRESENT THAT ARE NOT SHOWN. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE PRESENCE OF ANY OF THESE EXISTING ELEMENTS BY WHATEVER MEANS NECESSARY AND PROTECTING THESE ELEMENTS AS REQUIRED OR RELOCATING THEM IF THEY ARE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL "CALL BEFORE YOU DIG," 1-800-922-4455, THREE FULL WORKING DAYS PRIOR TO ANY EXCAVATION WORK ON THE PROPERTY.
5. WETLAND LINE REPRODUCED FROM CONSERVATION COMMISSION MAP F-13. REFER TO LOCATION SURVEY OF LEASED PARCEL PREPARED BY WALTER H. SKIDD LAND SURVEYOR, LLC DATED APRIL 15, 2013 REVISED MAY 31, 2013.
6. SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD HAZARD ZONES "X" & "AE" AS SHOWN ON FEMA FIRM PANEL No. 09001C 0412F, EFFECTIVE 6/19/2010.
7. A NEW BENCHMARK SHALL BE SET PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
8. ALL EROSION AND SEDIMENT CONTROL MEASURES SPECIFIED IN THE PLAN SHALL BE MAINTAINED UNTIL DISTURBED AREAS.

ZONING DATA				
ZONING DISTRICT: RESIDENCE AAA DISTRICT				
134 CROSS HIGHWAY				
DIMENSIONAL	REQUIRED/ALLOWED	EXISTING	PROPOSED	CONFORMS
LOT AREA	87,120 SF (2.0 AC.)	96,410 SF (2.213 AC.)	96,410 SF (2.213 AC.)	Y
BASE LOT AREA		91,682 SF (2.104 AC.)	91,682 SF (2.104 AC.)	
TOTAL COVERAGE	MAX.	25% / 22,921 SF	12.1% / 11,139 SF	Y
SHAPE	MINIMUM	200' SQUARE	200' SQUARE	Y
YARDS	FRONT	50'	68.7', 0.0'	N ¹
	SIDE	50'	47.8', 30.3'	N ¹
	REAR	50'	N/A (CORNER LOT)	-
BUILDING HEIGHT	MAXIMUM	3 STORES	N/A (CORNER LOT)	-
		40'		
NOTES:				
1. EXISTING NON-CONFORMING				

PROPERTY INFORMATION			
OWNER: WAKEMAN TOWN FARMS			
SITE: 134 CROSS HIGHWAY			
ZONE: RESIDENCE AAA DISTRICT			
TOTAL SITE AREA: 2.213 AC.; 96,410 SF			
LOT AREA / COVERAGE CALCULATIONS			
1.	TOTAL LOT AREA (GROSS)	96,410 SF	
2.	ABOVE GROUND UTILITIES (EASEMENTS)	0	
3.	STREETS, ROADS, & ACCESSWAYS	0	
4.	OTHER EXCLUSIVE SURFACE EASEMENTS	0	
5.	TOTAL EASEMENTS & ROADS (SUM OF LINES 2, 3, AND 4)	0 SF	
6.	WETLAND AREAS	3531	
7.	STEEP SLOPES (>25%)	2379	
8.	TOTAL WFT AREAS & STEEP SLOPES (SUM OF LINES 6 & 7)	5910	
9.	WETLANDS / SLOPES REDUCTION (BASE LOT AREA (LINE 1 MINUS LINES 3 AND 9))	4728 SF	
10.	BASE LOT AREA	91,682 SF	
ALLOWABLE LOT COVERAGE			
11.	BASE LOT AREA x 25%	22,921 SF	
EXISTING LOT COVERAGE			
12.	FRAME BUILDING	2004 SF	
	DRIVEWAY	6082 SF	
	PORTION OF BARN	1234 SF	
	SMALL BARN	205 SF	
	GREENHOUSE	198 SF	
	GOAT HOUSE	238 SF	
	PORCHES	501 SF	
	GRILL AREA & PIZZA OVEN	77 SF	
13.	SUM OF LINE 12	11,139 SF	
PROPOSED LOT COVERAGE			
14.	EXISTING LOT COVERAGE	11,139 SF	
	BARN ADDITION	100 SF	
15.	SUM OF LINE 14	11,239 SF	
14.	ALLOWABLE LOT COVERAGE	25%	22,921 SF
15.	EXISTING LOT COVERAGE	12.1%	11,139 SF
16.	PROPOSED LOT COVERAGE	12.3%	11,239 SF
NOTES:			

T:\11 ACTIVE PROJECTS\2024\11 WAKEMAN TOWN FARM - BARN - 134 CROSS HWY - WESTPORT\DRAWINGS\WAKEMAN TOWN FARM SITE PLANS.DWG



LOCATION MAP (NTS)

7/8/2024	REVISED TO SHOW WPLO LINE
REVISION DATE	ISSUE

LANDTECH

SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING
518 RIVERSIDE AVENUE • WESTPORT, CT 06880 • 203-454-2110
HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:

WAKEMAN TOWN FARM

PROJECT LOCATION:

134 CROSS HIGHWAY
WESTPORT CT

PROJECT TITLE:

SITE IMPROVEMENTS FOR A
PROPOSED BARN ADDITION

DRAWING TITLE:

SITE DEVELOPMENT PLAN

PROJECT No. 24084-01

DATE: 6/12/2024	DESIGNED BY: RW	CHECKED BY: AS
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SCALE: 1" = 20'

IN FEET

0 20 40 60

PROJECT STATUS:

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

C-1.0

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; RE-STABILIZATION WILL BE SCHEDULED AS SOON AS POSSIBLE.
2. SILT FENCE WILL BE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES, SOIL STOCKPILE AREAS, AND IN THOSE AREAS SHOWN ON THE PLAN.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE STATE OF CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, 2002.
4. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO LAND DISTURBANCE WHENEVER POSSIBLE.
5. ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED UNTIL STABILIZATION HAS BEEN ACHIEVED.
6. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED, A MINIMUM OF 50 FEET OF SILT FENCE SHALL BE STORED AT THE SITE FOR EMERGENCY USE.
7. ANY EXCAVATIONS THAT MUST BE DEWATERED WILL BE PUMPED INTO A 15'X15' DIRTBAG ON-SITE. THE INLETS OF ALL PUMPS ARE TO BE FLOATED A MINIMUM OF 24 INCHES OFF THE BOTTOM OF THE EXCAVATION. THE CONTRACTOR SHALL KEEP A MINIMUM OF (2) 15'X15' DIRTBAGS ON-SITE THROUGHOUT THE EXCAVATION OF PROPOSED FOUNDATIONS.
8. WATER AND CALCIUM CHLORIDE SHALL BE APPLIED TO UNPAVED ACCESSWAYS TO PREVENT WIND GENERATED SEDIMENTS AND DUST.
9. DEBRIS AND OTHER WASTES RESULTING FROM EQUIPMENT MAINTENANCE AND CONSTRUCTION ACTIVITIES WILL NOT BE DISCARDED ON-SITE.
10. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH INTENT OF THE PLAN.
11. SILT FENCES SHALL HAVE SEDIMENT REMOVED WHEN THE DEPTH OF THE SEDIMENT IS EQUAL TO 1/3 TO 1/2 THE HEIGHT OF THE FENCE. FENCES SHALL BE PROPERLY INSTALLED AND RIPPED FENCE OR BROKEN POSTS REPAIRED AS SOON AS PRACTICAL.
12. ANTI-TRACKING PADS AND GRAVEL CHECK DAMS SHALL BE REPLACED WHEN VOID SPACES ARE FULL OR STRUCTURES ARE BREACHED, AS APPLICABLE.
13. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE SOIL SURFACE STABILIZED WHEN CONSTRUCTION IS COMPLETE AND THE SOIL SURFACES ARE PERMANENTLY STABILIZED. STRUCTURAL COMPONENTS SHALL BE CLEANED OF ALL SEDIMENT UPON COMPLETION OF CONSTRUCTION.
14. THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES INSTALLATION AND MAINTENANCE OF CONTROL MEASURES. INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN. NOTIFYING THE PLANNING AND ZONING COMMISSION OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT PLAN IF AND WHEN THE TITLE OF LAND IS TRANSFERRED.

ROOT PRUNING NOTES

1. ROOT PRUNING SHALL BE DONE WHENEVER THERE WILL BE GRADING, CUTTING OR COMPACTION DISTURBANCE UNDERNEATH THE DRIP LINE OF A TREE. PRIOR TO ANY WORK WITHIN DRIP LINE, CONTRACTORS SHOULD CONTACT LANDSCAPE SERVICES TO COORDINATE WORK. ROOT PRUNING SHALL BE DONE PRIOR TO DISTURBANCE OF THE SITE. NO DISTURBANCE SHALL BE DONE WITHIN A DISTANCE OF 3X THE DIAMETER OF THE TREE, DUE TO STABILITY CONCERNS.
2. BEFORE DISTURBANCE, MEET WITH PROJECT ARBORIST ON SITE TO CONFIRM LOCATION OF ROOT PRUNING. ROOT PRUNING SHALL BE CONDUCTED AT AN AGREED UPON LOCATION. THIS LOCATION WILL BE MARKED ON THE GROUND BETWEEN THE DISTURBANCE AND THE TREE, TYPICALLY 6" CLOSER TO THE TREE THAN EDGE THE DISTURBANCE.
3. ALL ROOTS 3/4" - 1.5" DIAMETERS MUST BE PRUNED. IF 2.5" OR LARGER ROOTS ARE ENCOUNTERED, STOP PRUNING IN THAT AREA AND CONTACT PROJECT ARBORIST. ROOT PRUNING SHALL ONLY BE AS DEEP AS NECESSARY TO ENSURE THE CUTTING OF ALL ROOTS WHICH WOULD BE IMPACTED BY THE DISTURBANCE.
4. ROOT PRUNING SHALL BE DONE WITH A SHARP TOOL, IN SUCH A WAY THAT DOES NOT PULL ON THE ROOTS, BUT LEAVES SMOOTH CUTS. IT IS PREFERABLE TO EXPOSE THE ROOTS PRIOR TO ROOT PRUNING. AFTER PRUNING, FILL THE AREA WITH QUALITY TOPSOIL AND WATER UNTIL THOROUGHLY SOAKED.
5. ONCE EXPOSED, ROOTS MUST BE COVERED WITHIN 8 HOURS. IF ROOTS WILL BE LEFT EXPOSED FOR LONGER THAN 8 HOURS, THEY MUST BE KEPT MOIST. ONE OPTION IS TO PUT MOIST BURLAP OVER THE EXPOSED ROOTS.
6. ROOT PRUNING SHALL BE DONE BY OR UNDER THE SUPERVISION OF A CERTIFIED ARBORIST, AND MEET OR EXCEED ANSI A300 OR APPROVED TREE CARE INDUSTRY STANDARDS.
7. BEFORE DIGGING
 - a) FIRST, CONTACT PROJECT ARBORIST AND ARRANGE A SITE VISIT TO DISCUSS LOGISTICS
 - i) DURING THE SITE VISIT, CONTRACTOR AND PROJECT ARBORISTS WILL DECIDE WHERE THE ROOT PRUNING TRENCH MUST BE DUG
 - ii) THE LOCATION OF THE ROOT PRUNING TRENCH WILL BE MARKED ON THE GROUND
 - b) CONTRACTOR WILL PERFORM ROOT PRUNING UNDER THE SUPERVISION OF AN ARBORIST, OR HAVE AN ARBORIST PERFORM THE PRUNING
 - i) A CERTIFIED ARBORIST MUST BE ONSITE TO PERFORM OR SUPERVISE THE ROOT PRUNING
 - c) IF MAJOR ROOTS WILL BE PRUNED, OR A LARGE PERCENTAGE OF THE ROOTS WILL BE PRUNED, THE TREE MAY REQUIRE OTHER TYPES OF CARE
 - i) FOR MATURE TREES, NO MORE THAN 30% OF ROOTS MAY BE PRUNED.
8. DIGGING PROCESS
 - a) THE PRUNING TRENCH SHOULD BE CLEARED IN A WAY THAT EXPOSES THE ROOTS WHILE LEAVING THEM INTACT.
 - i) USE HAND TOOLS OR AN AIR KNIFE
 - ii) DO NOT USE AN EXCAVATOR, AS THIS WILL PULL ON THE ROOTS AND POSSIBLY DAMAGE THE TRUNK
 - iii) IF A ROOT LARGER THAN 2" IS EXPOSED, LEAVE THIS ROOT INTACT AND CONTACT LANDSCAPE SERVICES
 - b) ONCE THE ROOTS ARE EXPOSED, USE A SHARP TOOL TO CLEANLY CUT ALL ROOTS WHICH ARE BETWEEN 1-2" DIAMETER, TO THE DEPTH OF THE PROPOSED DISTURBANCE
 - i) APPROPRIATE TOOLS INCLUDE SHARP LOPPING SHEARS, HANDSAWS, A SHARPENED AX, A ROOT PRUNER, A STUMP GRINDER, A REGRIDDING SAW (SAWSALL) AND ANY OTHER SHARP TOOL WHICH LEAVES A CLEAN CUT
 - ii) YOU MAY NOT USE A CHAINSAW OR CHAIN TRENCHER TO MAKE THE FINAL CUTS
 - iii) ALL ROOTS SHALL BE LEFT WITH A CLEAN, SMOOTH ENDS AND NO RAGGED EDGES
9. POST PRUNING
 - a) TREE ROOTS MUST BE KEPT MOIST. IF ROOTS ENDS WILL BE LEFT EXPOSED FOR MORE THAN 8 HOURS, COVER THE HOLE WITH MOIST BURLAP.
 - b) FILL THE HOLE WITH HIGH QUALITY TOP SOIL, MULCH THE AREA WITH TRIPLE SHREDDED HARDWOOD TO A DEPTH OF 3", AND WATER WELL.

EXCAVATION/FILL NOTES:

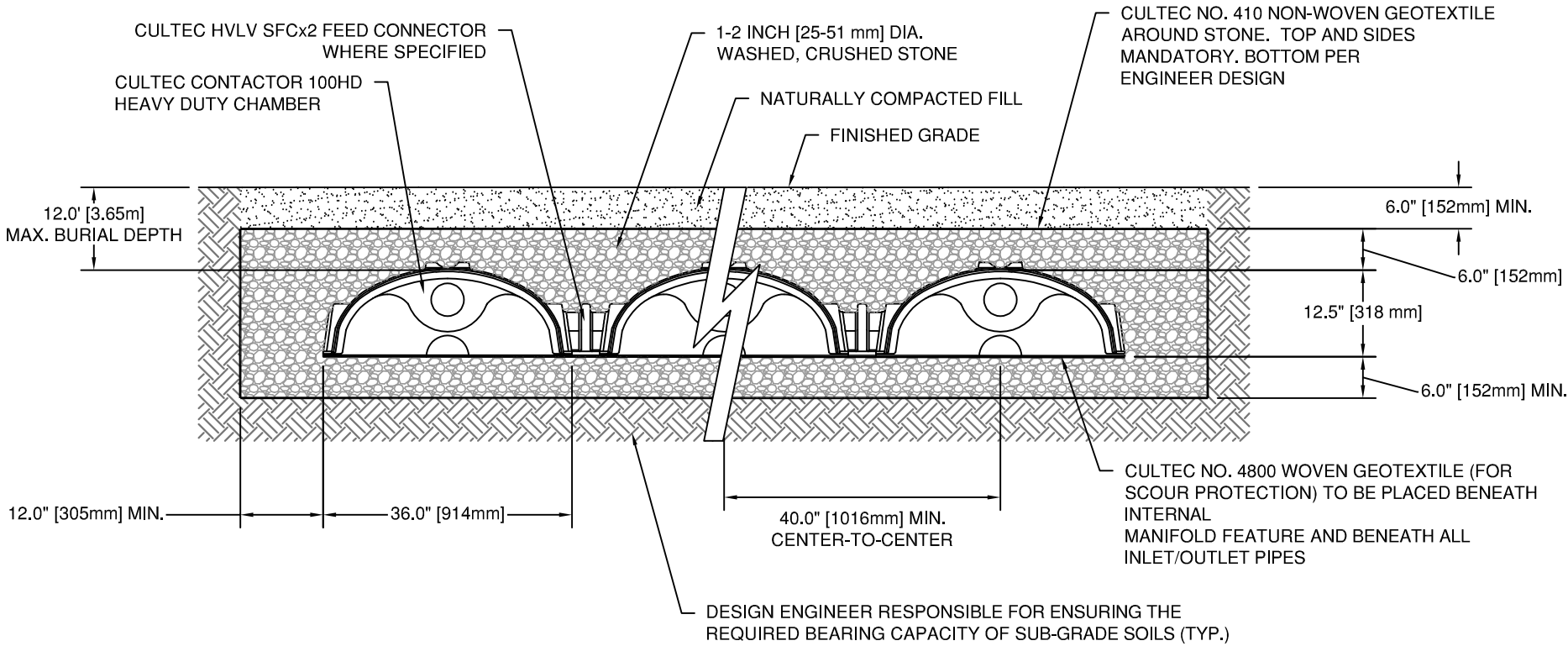
1. NO PROCESSING OF EARTH OF ANY KIND SHALL BE CONDUCTED ON THE SITE EXCEPT FOR MATERIAL THAT IS EXCAVATED DIRECTLY FROM THE PROJECT SITE FOR USE ON THE PROJECT SITE.
2. THERE SHALL BE NO SHARP DECLIVITIES, PITS OR DEPRESSIONS.
3. PROPER SURFACE DRAINAGE SHALL BE PROVIDED AND GROUNDWATER SHALL NOT BE POLLUTED.
4. AFTER EXCAVATION OR FILLING, THE PREMISES SHALL BE CLEARED OF DEBRIS AND TEMPORARY STRUCTURES WITHIN THE TIME PROVIDED IN THE PERMIT.
5. FILL MATERIAL SHALL NOT INCLUDE ORGANIC (FOR EXAMPLE TREE STUMPS, LEAVES, BRUSH OR OTHER MATERIALS THAT DECOMPOSE, ETC.) OR PETROLEUM BASED PRODUCTS OR MATERIALS.
6. MAXIMUM CUT/FILL:
BASE LOT AREA (SQUARE FEET) X 50% OF THE ALLOWABLE TOTAL COVERAGE PERCENTAGE IN RESPECTIVE ZONE X 10' DIVIDED BY 27 CUBIC FEET =

22,921 SF X (0.5 X 25%) X 10' / 27 = 1,061.2 CY

PROPOSED FILL: 100 CY
PROPOSED CUT: 0 CY

TREE PROTECTION NOTES

1. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4") TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
2. A ROOT PROTECTION ZONE WILL BE ESTABLISHED AROUND EACH TREE OR ANY VEGETATION TO BE PRESERVED BASED ON DISCUSSIONS WITH THE NEIGHBOR. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY THE RADIUS EXTENDING OUTWARD FROM THE TRUNK OF THE TREE. THE ROOT PROTECTION ZONE WILL BE ESTABLISHED AROUND EACH TREE OR ANY VEGETATION TO BE PRESERVED. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY THE RADIUS EXTENDING OUTWARD FROM THE TRUNK OF THE TREE A DISTANCE OF ONE (1) LINEAR FOOT FOR EACH DIAMETER INCH AT BREAST HEIGHT OF THE TREE. FOR EXAMPLE, A 10-INCH DIAMETER TREE WILL HAVE A 10-FOOT RADIUS ROOT PROTECTION ZONE.
3. PRIOR TO THE PRE-CONSTRUCTION MEETING, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND SHALL BE INSPECTED BY THE DEVELOPMENT SERVICES LANDSCAPE ARCHITECT. NO WORK SHALL BEGIN WHERE TREE PROTECTION FENCING HAS NOT BEEN INSTALLED. MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING CONSTRUCTION. THE FENCING WILL BE A MINIMUM OF 4 FEET HIGH.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. ROOTS OR BRANCHES IN CONFLICT WITH CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS.
6. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
7. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE IN PLACE.
8. TRENCHING SHALL BE MINIMIZED WITHIN THE DRIP LINE OF A TREE. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
9. EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE WORK DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH, OR WET BURLAP.
10. TREE WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING THE CONSTRUCTION PHASE SHALL BE MITIGATED.
11. TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE WATERING THE ROOT PROTECTION ZONE OR WASHING FOLIAGE.
12. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300 INDUSTRY IDENTIFIED STANDARDS, IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

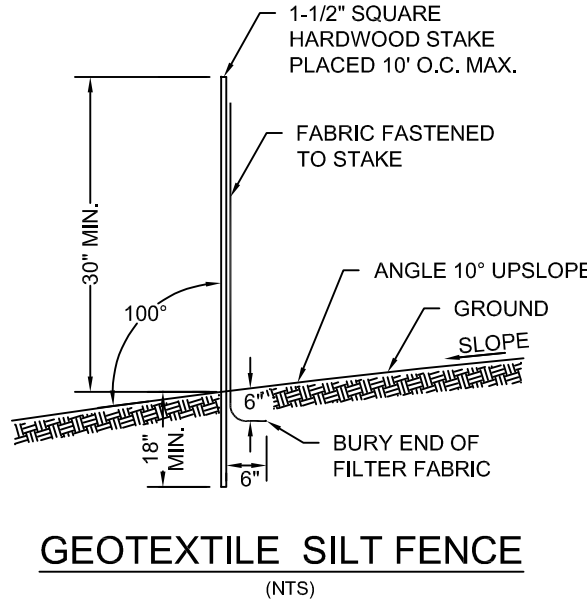


GENERAL NOTES
CONTACTOR 100HD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 3.84 CF/FT (10.82 M³/ft) PER DESIGN UNIT.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
MAXIMUM ALLOWED COVER ON TOP OF UNIT SHALL BE 12.0' [3.66 m]
THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS

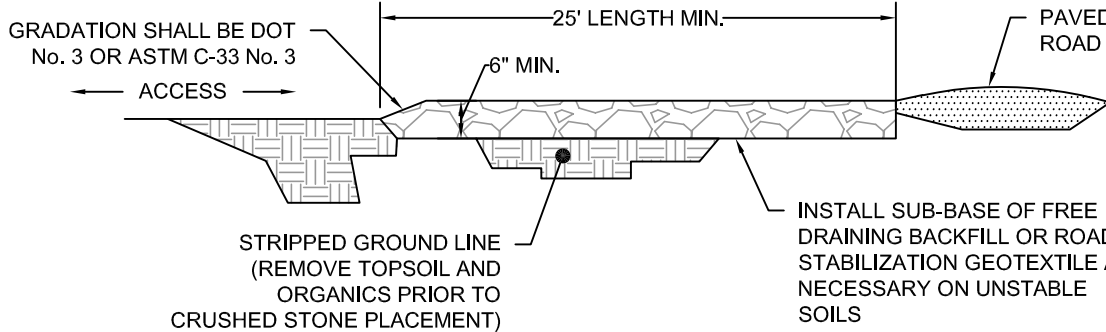
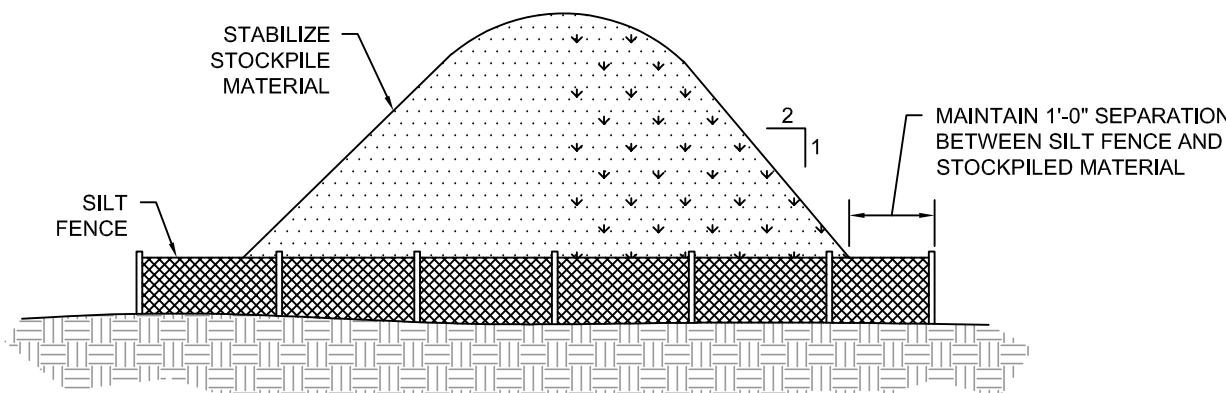
WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED
INSTALLATION INSTRUCTIONS ALL CONTACTOR 100HD HEAVY DUTY
UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART
ALONG THE LENGTH OF THE CHAMBER. ALL CONTACTOR 100 CHAMBERS
MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL,
STATE AND FEDERAL REGULATIONS.

CULTEC CONTACTOR 100HD HEAVY DUTY (NON-TRAFFIC APP.) TYPICAL CROSS SECTION

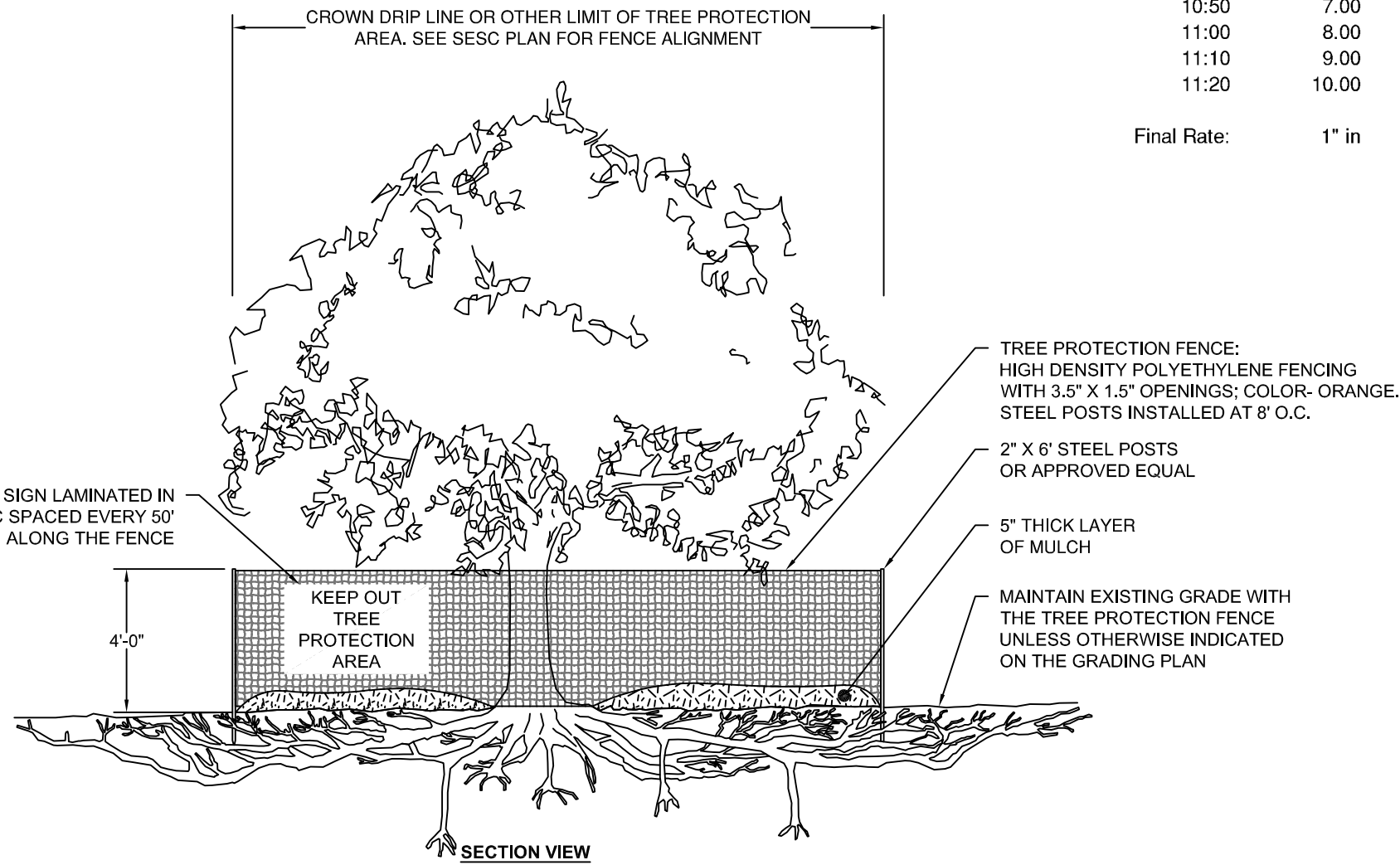
(NTS)



GEOTEXTILE SILT FENCE
(NTS)



CONSTRUCTION ENTRANCE
(NTS)



- NOTES:
1. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
 2. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

TREE PROTECTION DETAIL
(NTS)

TEST HOLE DATA

SOIL TEST CONDUCTED ON MARCH 14, 2024

TEST HOLE 1

0 - 10" TOPSOIL
10- 68" ORANGE BROWN SANDY LOAM
ROOTS TO 45"
MOTTLING @ 30", GROUNDWATER @ 68", NO LEDGE
RESTRICTIVE LAYER @ 30"

TEST HOLE 2

0 - 11" TOPSOIL
11- 48" ORANGE BROWN SANDY LOAM
48- 72" GREY SANDY LOAM
ROOTS TO 45"
MOTTLING @ 26", GROUNDWATER @ 64", NO LEDGE
RESTRICTIVE LAYER @ 26"

TEST HOLE 3

0 - 11" TOPSOIL
11- 40" ORANGE BROWN SANDY LOAM
48- 73" GRAY SANDY LOAM
ROOTS TO 26"
MOTTLING @ 26", GROUNDWATER @ 71", NO LEDGE
RESTRICTIVE LAYER @ 26"

TEST HOLE 4

0 - 12" TOPSOIL
12- 36" ORANGE BROWN SANDY LOAM
36- 67" GREY SANDY LOAM
ROOTS TO 21"
MOTTLING @ 36", GROUNDWATER @ 64", NO LEDGE
RESTRICTIVE LAYER @ 36"

PERCOLATION TEST DATA

Perc Hole	1	Date:	3/14/2024	
Depth:	25 in.	Presoak:	2 hr	
Time	Depth (in.)	Drop (in.)	Interval (min.)	Rate (min./in.)
10:15	1.00			
10:25	3.50	2.50	00:10	4.00
10:35	5.00	1.50	00:10	6.67
10:45	6.50	1.50	00:10	6.67
10:55	8.50	2.00	00:10	5.00
11:05	10.00	1.50	00:10	6.67
11:15	11.00	1.00	00:10	10.00
Final Rate:	1" in	10.00	minutes	

PERCOLATION TEST DATA

Perc Hole	2	Date:		3/14/2024
Depth:	30 in.	Presoak: 2 hr		
Time	Depth (in.)	Drop (in.)	Interval (min.)	Rate (min./in.)
10:20	2.00			
10:30	4.00	2.00	00:10	5.00
10:40	5.50	1.50	00:10	6.67
10:50	7.00	1.50	00:10	6.67
11:00	8.00	1.00	00:10	10.00
11:10	9.00	1.00	00:10	10.00
11:20	10.00	1.00	00:10	10.00
Final Rate:	1" in	10.00	minutes	

7/8/2024

REVISED TO SHOW WPLO LINE

REVISION DATE

ISSUE

LANDTECH

SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING

518 RIVERSIDE AVENUE • WESTPORT, CT 06880 • 203-454-2110

HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:

WAKEMAN TOWN FARM

PROJECT LOCATION:

134 CROSS HIGHWAY
WESTPORT CT

PROJECT TITLE:

SITE IMPROVEMENTS FOR A
PROPOSED BARN ADDITION

DRAWING TITLE:

NOTES AND DETAILS

PROJECT No. 24084-01

DATE: 6/12/2024 DESIGNED BY: RW CHECKED BY: AS

SCALE:

N.T.S.

PROJECT STATUS:

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

C-2.0

GENERAL SEPTIC NOTES

- THE PROPOSED SEPTIC SYSTEM IS TO BE CONSTRUCTED TO CONFORM TO THE LATEST REVISION OF THE STATE OF CONNECTICUT PUBLIC HEALTH CODE.
- IT IS THE RESPONSIBILITY OF THE INSTALLER TO CALL "CALL BEFORE YOU DIG," 1-800-922-4455, TWO FULL WORKING DAYS PRIOR TO ANY EXCAVATION WORK ON THE PROPERTY.
- IT IS THE RESPONSIBILITY OF THE INSTALLER TO KEEP THE LOCAL HEALTH DEPARTMENT AND THE ENGINEER OF RECORD INFORMED OF CONSTRUCTION PROGRESS; NO DEVIATIONS FROM THE APPROVED DESIGN PLAN SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ENGINEER AND SANITARIAN. ENGINEER AND SANITARIAN WILL BE CONTACTED IF SOIL CONDITIONS OTHER THAN THOSE SHOWN ON PLAN ARE ENCOUNTERED AND WORK WILL BE HALTED PENDING REVIEW OF THOSE CONDITIONS.
- THE INSTALLATION OF THE SEPTIC SYSTEM SHALL BE UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER.
- ELEVATIONS SHOWN REFER TO THE INVERT (FLOW LINE) OF THE PROPOSED LEACHING SYSTEM UNLESS NOTED OTHERWISE.
- UTILIZATION OF EXISTING SEPTIC TANK WILL BE BASED UPON THE INTEGRITY OF THE TANK AND BAFFLES DETERMINED PRIOR TO LEACHING SYSTEM CONSTRUCTION.
- PROVIDE A 1,000 GALLON, TWO COMPARTMENT SEPTIC TANK MADE OF CONCRETE WITH A MINIMUM 4,000 PSI CONCRETE PER ASTM STANDARDS. SEPTIC TANK ACCESS SHALL BE OUTFITTED WITH 24" DIAMETER RISERS TO FINISHED GRADE WHERE SOIL COVER OVER THE TANK EXCEEDS 12 INCHES. SEAL ALL JOINTS WATERTIGHT. ALL TANK INLET AND OUTLET PIPING SHALL BE SEALED WITH A POLYETHYLENE GASKET, "POLYLOK" OR EQUIVALENT. TANK TO BE WATERTIGHT.
- ALL RISER ASSEMBLIES UTILIZED SHALL BE EQUIPPED WITH SECONDARY SAFETY LIDS OR DEVICES EVEN IF THE RISER COVER WEIGHS MORE THAN 50 LBS. SECONDARY SAFETY DEVICES SHALL BE IN ACCORDANCE WITH THE STATE OF CONNECTICUT PUBLIC HEALTH CODE, LATEST REVISION.
- SEPTIC TANK BAFFLES SHALL CONFORM TO TECHNICAL STANDARDS OF THE PUBLIC HEALTH CODE.
- SEPTIC TANK SHALL HAVE AN APPROVED NON-BYPASS EFFLUENT FILTER AT THE OUTLET.
- ALL PIPING BETWEEN BARN AND SEPTIC TANK SHALL BE FOUR INCHES IN DIAMETER WITH A MINIMUM SLOPE OF 1/4" PER FOOT OR SIX INCHES IN DIAMETER WITH A MINIMUM SLOPE OF 1/8" PER FOOT. PIPE SHALL BE LAID WITH TIGHT JOINTS AND IN A STRAIGHT LINE WITH UNIFORM GRADES. ACCESSIBLE MANHOLES OR SURFACE CLEANOUTS SHALL BE PROVIDED AT ONE OR MORE CUMULATIVE CHANGES OF DIRECTION EXCEEDING 45 DEGREES OR WHERE BUILDING SEWER EXCEEDS 75 FEET IN LENGTH. MATERIALS TO BE ALLOWED BY TECHNICAL STANDARDS.
- ALL PIPE USED BETWEEN SEPTIC TANK AND LEACHING AREA SHALL BE 4" SDR-35 PVC PIPE WITH WATERTIGHT JOINTS OR EQUIVALENT ALLOWED BY TECHNICAL STANDARDS. PIPE SHALL BE SET ON A MINIMUM SLOPE OF 1/8" PER FOOT.
- DISTRIBUTION BOXES ARE TO BE SET ON A STABLE FOOTING OF 12" MINIMUM DEPTH OF 1" CRUSHED STONE.
- ALL FILTER FABRIC SHALL BE 1.5 OZ./YD. (ASTM D-5261), PERMEABILITY OF 1.0/SEC. (AS TM D-4491) AND A TRAPEZOID TEAR OF 15 LBS. (ASTM D-4533) OR EQUIVALENT.
- NO FOOTING DRAINS OR OTHER GROUNDWATER DRAINS SHALL BE INSTALLED WITHIN 25' OF PROPOSED SEPTIC SYSTEM OR WITHIN 50 FEET OF SEPTIC SYSTEM IF DRAIN IS DOWN GRADIENT.
- PRIOR TO CONSTRUCTION ACTIVITIES THE LEACHING SYSTEM AREAS SHALL BE ROPED OFF OR OTHERWISE DELINEATED SO AS TO KEEP CONSTRUCTION TRAFFIC OFF THE SEPTIC AREA.
- STRIP AND STOCKPILE TOPSOIL AND REMOVE BOULDERS PRIOR TO PLACING FILL. ALL TOPSOIL MUST BE REMOVED IN FILL SYSTEMS.
- GRAVEL FILL TO BE DUMPED AT THE EDGE OF PREPARED LEACHING AREA AND PUSHED ONTO HARROWED SURFACE WITH TRACK MACHINE IN 12" (MAX) LIFTS. GRAVEL TO BE COMPACTED TO 90-95% STANDARDS PROCTOR DENSITY - ASTM D-698. THE ENGINEER OF RECORD AND THE HEALTH DEPARTMENT MUST APPROVE THE SELECT GRAVEL PRIOR TO ITS PLACEMENT.
- SELECT FILL SHALL BE COMPRISED OF CLEAN SAND, OR SAND AND GRAVEL, FREE FROM ORGANIC MATTER AND FOREIGN SUBSTANCES. SELECT FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
 - THE SELECT FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN THE 3 INCH SIEVE.
 - UP TO 45% OF THE DRY WEIGHT OF THE REPRESENTATIVE SAMPLE MAY BE RETAINED ON THE #4 SIEVE.
 - THE MATERIAL THAT PASSES THE #4 SIEVE IS TO BE REWEIGHED AND A SECOND SIEVE ANALYSIS COMPLETED.
 - THE REMAINING SAMPLE SHALL MEET THE FOLLOWING GRADATION CRITERIA.

SIEVE SIZE	PERCENT PASSING	
	WET SIEVE	DRY SIEVE
#4	100	100
#10	70-100	70-100
#40	10-50*	10-75
#100	0-20	0-5
#200	0-5	0-2.5

*PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 SIEVE DOES NOT EXCEED 5%.
- NON-SELECT FILL SHALL BE A CLEAN LOAM OR BETTER FREE OF ORGANIC MATTER.
- THIS SYSTEM IS NOT DESIGNED FOR BACKWASH FROM A WATER SOFTENING SYSTEM OR THE OUTFLOW FROM A GARBAGE DISPOSAL OR TUB (BATHTUB, WHIRLPOOL, JACUZZI, ETC.) IN EXCESS OF 100 GALLONS.
- MEASUREMENTS FOR AS-BUILT DRAWING TO BE COMPLETED BY PROFESSIONAL ENGINEER PRIOR TO BACKFILLING.
- FINAL GRADING TO BE COMPLETED IMMEDIATELY AFTER INSPECTION AND COMPLETION OF MEASUREMENTS FOR AS-BUILT DRAWING.
- THERE ARE NO WELLS WITHIN 75' OF PROPOSED SEPTIC SYSTEM.
- THIS DESIGN CONFORMS TO APPLICABLE CODES AND ACCEPTED PRACTICE. NO OTHER WARRANTY IS EXPRESSED OR IMPLIED.
- LAND-TECH CONSULTANTS, INC., ASSUMES NO RESPONSIBILITY FOR SEPTIC SYSTEM SITE PREPARATION, LOCATION OR INVERT ELEVATIONS IN COMPLIANCE WITH THE APPROVED PLAN, UNLESS IT SUPERVISES EACH PHASE OF SYSTEM INSTALLATION.
- BASED ON A VISUAL INSPECTION OF NEIGHBORING PROPERTIES AND A REVIEW OF AVAILABLE RECORDS, NO PART OF THE PROPOSED SEPTIC SYSTEM IS WITHIN THE REQUIRED SEPARATION DISTANCE FROM A WATER SUPPLY WELL, OR CLOSED LOOP GEOTHERMAL SYSTEM BOREHOLE/TRENCH AS DEFINED IN TABLE 1 OF THE "TECHNICAL STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS", LATEST REVISION.

SEPTIC SYSTEM DESIGN CALCULATIONS

646.1 SF OF SUPERMARKET USE (STORE / SPROUT HOUSE)
20 PERSON ACTIVITY ROOM
646.1 SF X 0.1 GPD/SF + 20 PERSON * 15 GPD/ PERSON = 365 GPD
PERCOLATION RATE = 1 INCH 0 - 10.0 MINUTES USED FOR DESIGN (OBSERVED)
PERCOLATION RATE OF 1" IN LESS THAN 10.0 MINUTES)
SQUARE FEET OF LEACHING AREA REQUIRED = 365 DESIGN FLOW / 1.5
APPLICATION RATE = 243.3 SF (TABLE 8)
1000 GAL. SEPTIC TANK REQUIRED

PROPOSED SEPTIC SYSTEM LEACHING FIELD
45 LF OF 12" CONCRETE LEACHING GALLERIES
45 LF X 5.9 SFI/LF = 354 SF OF LEACHING AREA PROVIDED
1000 GAL. SEPTIC TANK PROVIDED

PROPOSED RESERVE AREA
45 LF OF 12" CONCRETE LEACHING GALLERIES
45 LF X 5.9 SFI/LF = 265.5 SF OF LEACHING AREA PROVIDED

MLSS CALCULATION - PRIMARY

HYDRAULIC FACTOR (HF)
HYDRAULIC GRADIENT AT BOTH ENDS OF SYSTEM:
(204.7 - 202.0) / 66 = 4.1%; (204.4 - 202.5) / 66 = 2.9%
AVG. HYDRAULIC GRADIENT = (4.1 + 2.9) / 2 = 3.5%
HYDRAULIC GRADIENT = 3.1-4%

AVERAGE DEPTH OF TEST HOLES WITHIN THE SYSTEM:
DTH-1 = 30", DTH-2 = 26"
(30 + 26) / 2 = 28"
DEPTH OF DOWNGRADIENT TEST HOLE = DTH-3 = 26"
AVERAGE DEPTH OF RESTRICTIVE LAYER = (28 + 26) / 2 = 27"
HF = 34

FLOW FACTOR (FF):
DESIGN FLOW 402 GPD
FF = 1.22

PERCOLATION FACTOR (PF):
PERCOLATION RATE = 1" IN 10.1 - 20.0 MINUTES
PF = 1.0

MLSS = HF X FF X PF
MLSS = 34 X 1.22 X 1.0
MLSS = 41.5 FEET

PRIMARY LEACHING SYSTEM SPREAD = 45 FEET

INVERT ELEVATIONS

BUILDING SEWER AT FOUNDATION = 203.7 MIN.

SEPTIC TANK
INLET = 203.33
OUTLET = 203.0

PUMP CHAMBER
INLET 202.90

DISTRIBUTION BOX
INLET = 204.05
OUTLET = 204.00

LEACHING SYSTEM INVERT = 203.95
LEACHING SYSTEM BOTTOM = 203.53

1,000 GALLON PUMP CHAMBER
VOLUME & DOSING CALCULATIONS

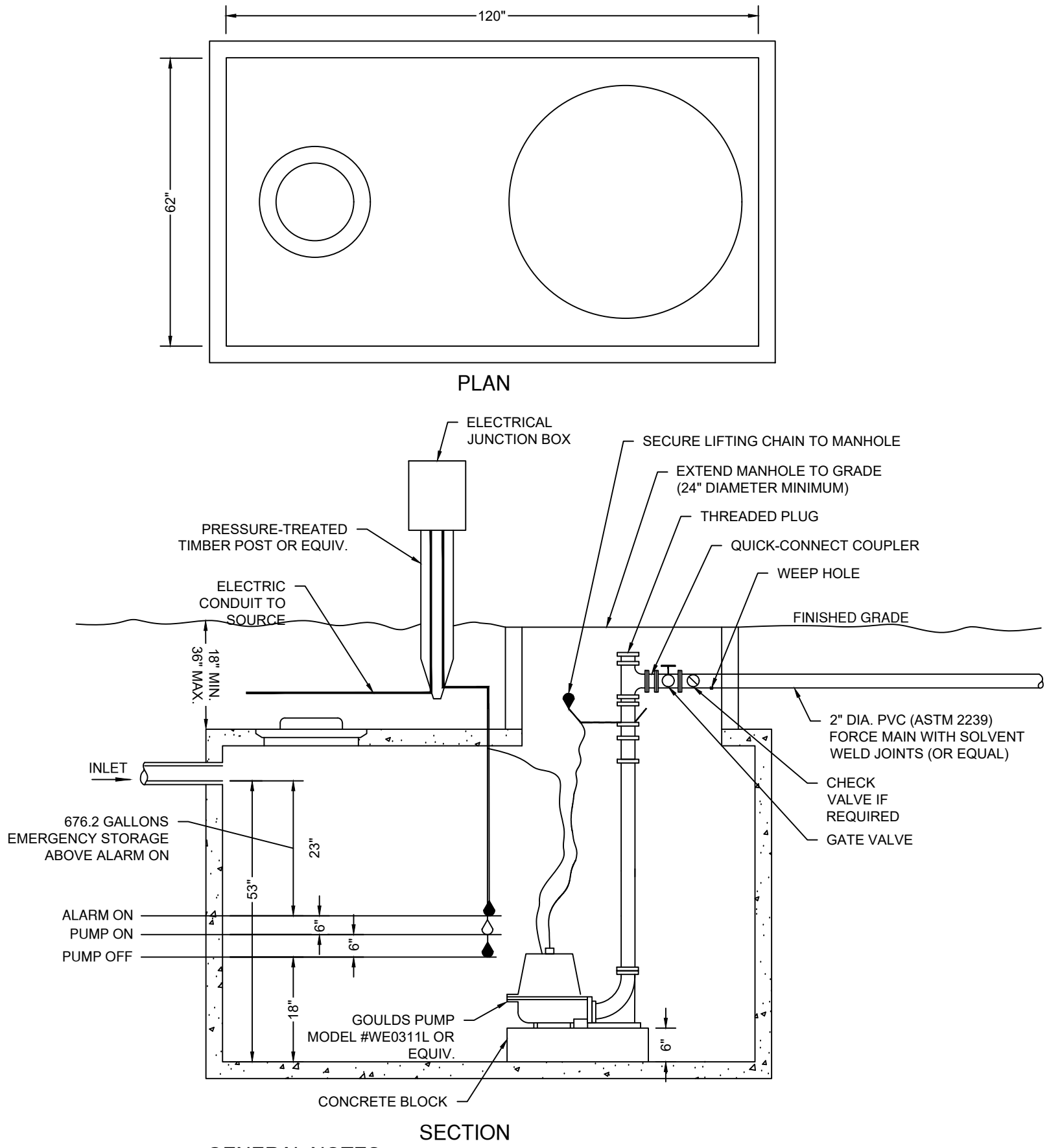
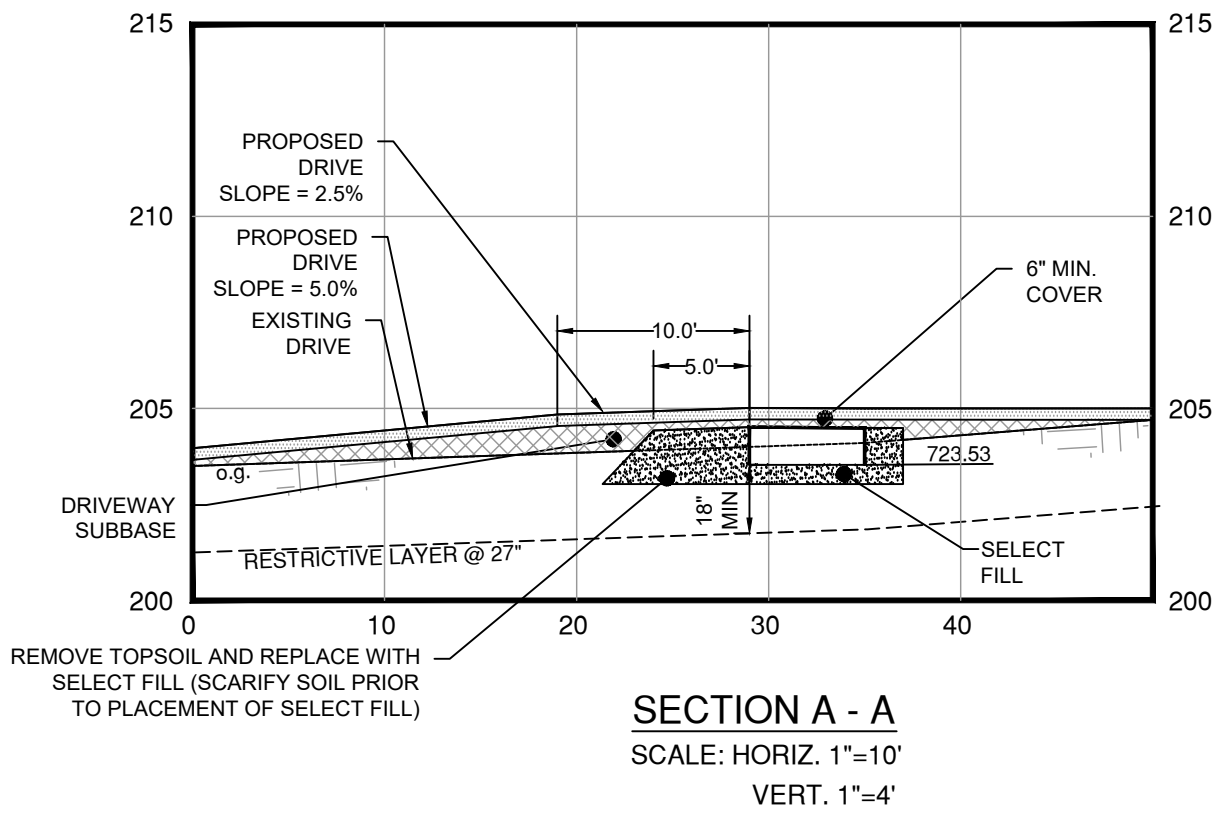
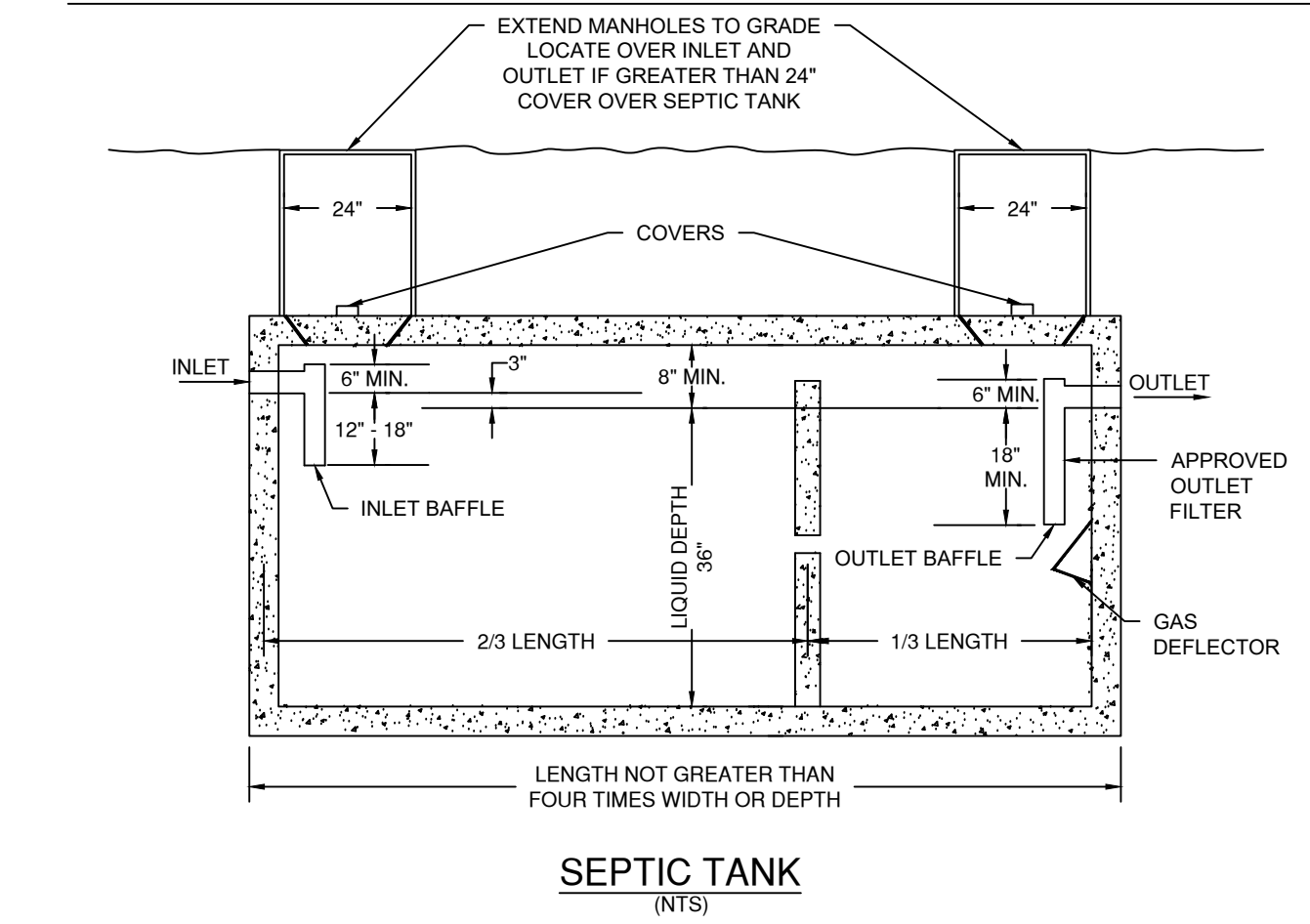
1,250 GALLON PRECAST CONCRETE PUMP CHAMBER AS
MANUFACTURED BY EASTERN PRECAST CORP.

DESIGN FLOW = 243.3 GPD

PUMP CHAMBER VOLUME:
VOLUME OF 1" OF STORAGE = 20.4 GAL./INCH (PER MANUFACTURER)

PUMP DOSING VOLUME:
SYSTEM LIQUID STORAGE CAPACITY = 16.6 GAL./LF (12" GALLERIES)
45 LF X 16.6 GAL./LF = 747 GAL.
20% INTERNAL STORAGE CAPACITY
747 GAL. X 20% = 149.4 GAL.
149.4 GAL. / 20.4 GAL./INCH = 7.3"
SET DIFFERENTIAL BETWEEN "PUMP ON" AND "PUMP OFF" FLOATS AT 6" PROVIDING
122.4 GALLONS PER PUMP CYCLE
243.3 GPD / 122.4 GAL./CYCLE = 1.99 CYCLES/DAY

EMERGENCY STORAGE VOLUME:
DESIGN FLOW VOLUME = 243.3 GAL.
243.3 GAL. / 20.4 GAL./INCH = 11.93"
SET EMERGENCY "ALARM ON" FLOAT AT 23" BELOW INLET INVERT
ELEVATION PROVIDING 469.2 GALLONS ABOVE ALARM LEVEL.

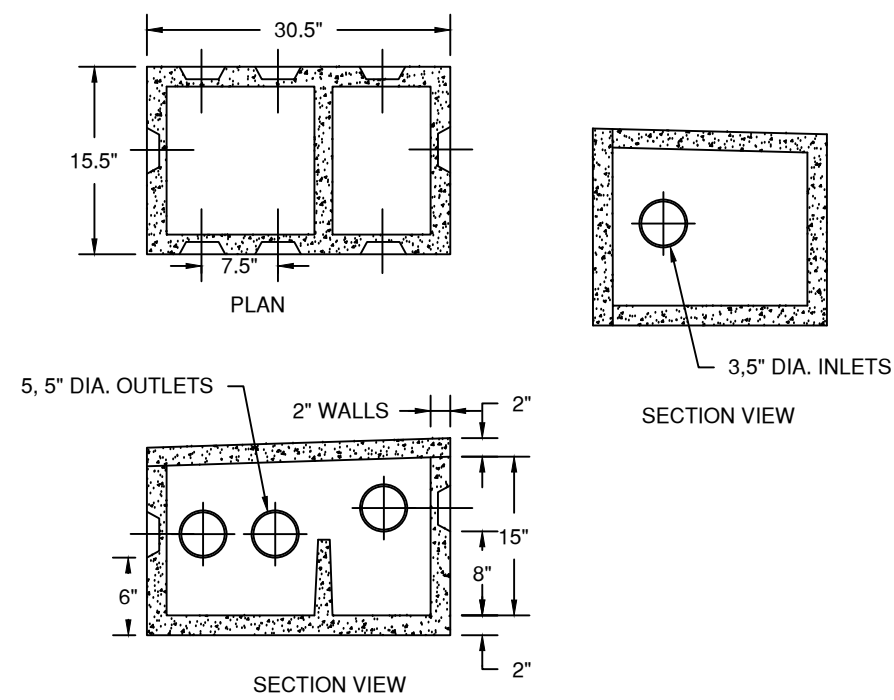


GENERAL NOTES:

- SET FLOATS TO PUMP 128.8 GALLONS PER CYCLE.
- PUMP CHAMBER SHALL BE PRECAST CONCRETE AS MANUFACTURED BY CONNECTICUT PRECAST CORP. OR APPROVED EQUAL.
- CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IF ALTERNATE MANUFACTURER IS USED TO ADJUST FLOAT HEIGHTS ACCORDINGLY PRIOR TO INSTALLATION.

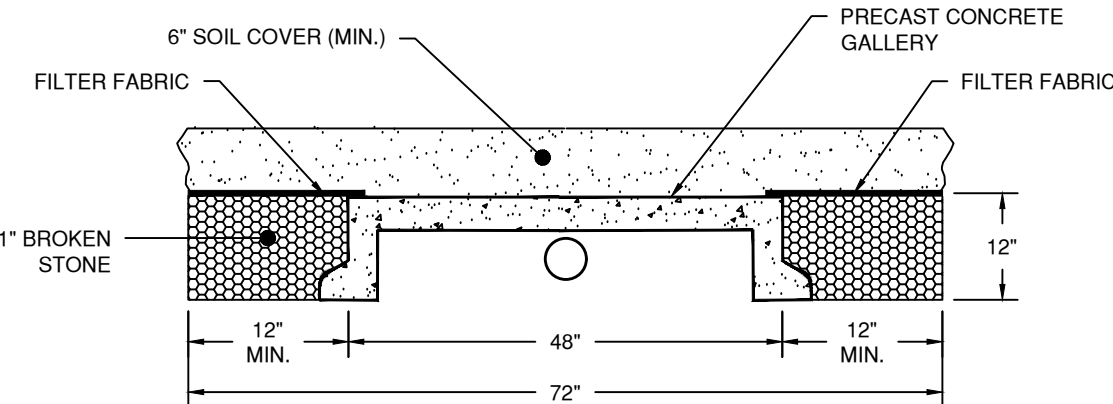
1,000 GALLON PUMP CHAMBER

(NTS)



DISTRIBUTION BOX WITH BAFFLE

(NTS)



12"x48" PRECAST CONCRETE GALLERY TYPICAL CROSS SECTION

(NTS)

7/8/2024	REVISED TO SHOW WPLO LINE
REVISION DATE	ISSUE

LANDTECH
SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING
518 RIVERSIDE AVENUE • WESTPORT, CT 06880 • 203-454-2110
HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:

WAKEMAN TOWN FARM

PROJECT LOCATION:

**134 CROSS HIGHWAY
WESTPORT CT**

PROJECT TITLE:

**SITE IMPROVEMENTS FOR A
PROPOSED BARN ADDITION**


DRAWING TITLE:

NOTES AND DETAILS

PROJECT No.		24084-01
DATE: 6/12/2024	DESIGNED BY: RW	CHECKED BY: AS
SCALE:		

PROJECT STATUS:

**DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION**



C-3.0









Sent from my iPhone

PELLA® RESERVE™ TRADITIONAL



**ALUMINUM-
CLAD WOOD
WINDOWS
& PATIO
DOORS**

EXQUISITELY
DESIGNED
WINDOWS AND
DOORS WITH
UNPARALLELED
HISTORICAL
DETAILING.



EVERY DETAIL MATTERS

Created for those who refuse to settle for anything less than extraordinary, Pella Reserve – Traditional products provide unparalleled historical detailing. From authentic hardware and a disappearing screen to sash lugs that allow tilting, we've thought of every detail.



WHY CHOOSE PELLA® RESERVE™ — TRADITIONAL?

Revel in the authenticity and bring your design vision to life. Exuding the tenets of traditional designs, Pella Reserve – Traditional products provide historical elements with uncompromised attention to detail.

HISTORIC PUTTY PROFILE

Further your aesthetic with the putty profile, recreated with historically accurate angles — providing meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimensions for a richer and more dramatic aesthetic for your project.

THROUGH-STILE CONSTRUCTION

Essential to the tradition of window making, butt joinery and through-stile construction create authentic proportions and emulate historic window design.

INTEGRAL LIGHT TECHNOLOGY®

Pella's Integral Light Technology helps capture the look of true-divided-light without sacrificing energy efficiency.

AUTHENTIC HARDWARE

Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic, traditional style. Add charm to patio doors with premium hardware created in collaboration with Baldwin®.

AVAILABLE IN THESE WINDOW AND PATIO DOOR STYLES:



ACHIEVE YOUR VISION
WITHOUT CONCESSIONS

TAILOR-MADE SOLUTIONS

Partner with Pella. From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project.

AUTHENTIC LOOK OF
TRUE DIVIDED LIGHT

Our Integral Light Technology® grilles help capture the look of true-divided-light without sacrificing energy performance, giving you a more authentic look.

INTEGRATED ROLSCREEN®

The Integrated Rolscreen retractable screen provides a cleaner, more polished look. The Integrated Rolscreen is a double- and single-hung screen that appears when you open the window, and rolls away, out of sight, when you close it.

PUTTY GLAZE PROFILE

Our putty profile with historically accurate angles provides a realistic shadow. Pella® Reserve™ products offer the industry's deepest sash dimension for a richer, deeper and more dramatic aesthetic for your project.

THROUGH-STILE CONSTRUCTION

Essential to the authenticity of traditional window making, historical accuracy is achieved with butt joinery and through-stile construction on the exterior cladding.



EXTRUDED ALUMINUM EXTERIORS

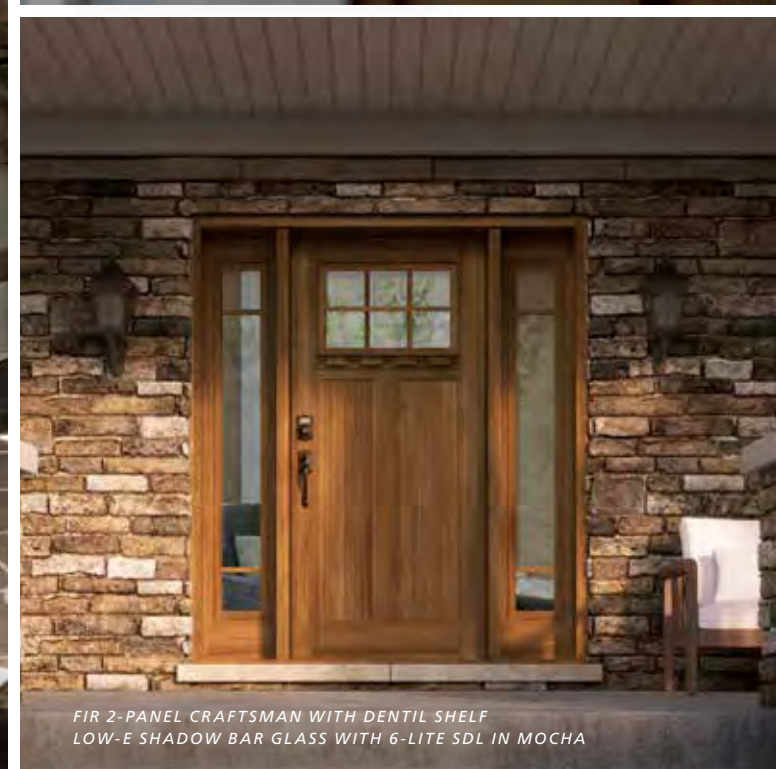
Pella Reserve products are available with extruded aluminum-clad exteriors for exceptional durability. Create a custom exterior color to meet your design needs or choose from our wide variety of color options.



FIR 2-PANEL CRAFTSMAN LOW-E SHADOW BAR GLASS WITH 6-LITE SDL IN MOCHA



FIR 2-PANEL CRAFTSMAN WITH DENTIL SHELF LOW-E SHADOW BAR GLASS WITH 3-LITE SDL IN HAZELNUT



FIR 2-PANEL CRAFTSMAN WITH DENTIL SHELF LOW-E SHADOW BAR GLASS WITH 6-LITE SDL IN MOCHA

CRAFTSMAN

Make this classic door yours with your choice of complementing decorative or privacy glass, or clear glass with optional grille patterns.

GLASS PRIVACY RATING

1 2 3 4 5 6 7 8 9 10



CLEAR

OBSCURE



Impact-rated glass option available



ROYSTON

CAMING	Patina
SIDELITE	•
PRIVACY RATING	7



HARLOW

CAMING	Patina
SIDELITE	•
PRIVACY RATING	8



LEXINGTON



CAMING	Patina
SIDELITE	•
PRIVACY RATING	5



HARRIS



CAMING	Patina
SIDELITE	•
PRIVACY RATING	8



VAPOR

SIDELITE	•
PRIVACY RATING	6



2-LITE



SIDELITE	•
PRIVACY RATING	0



3-LITE



SIDELITE	•
PRIVACY RATING	0



4-LITE



SIDELITE	•
PRIVACY RATING	0



6-LITE



SIDELITE	•
PRIVACY RATING	0



CLEAR GLASS WITH LOW-E



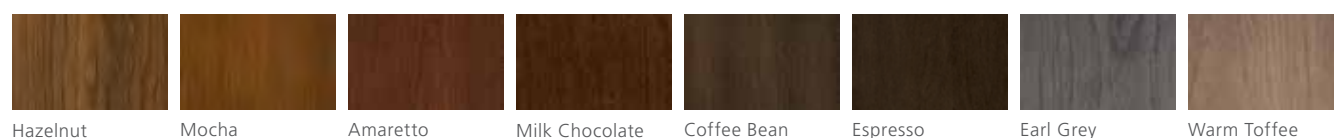
SIDELITE	•
PRIVACY RATING	0

PAINT & STAIN COLORS

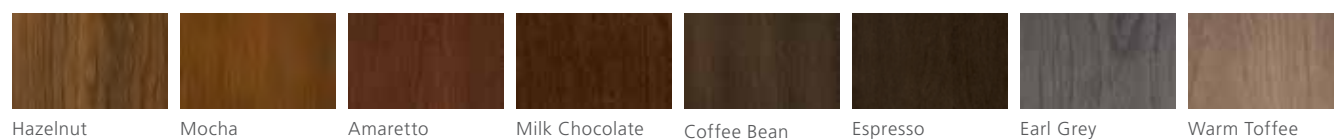
PAINT COLORS



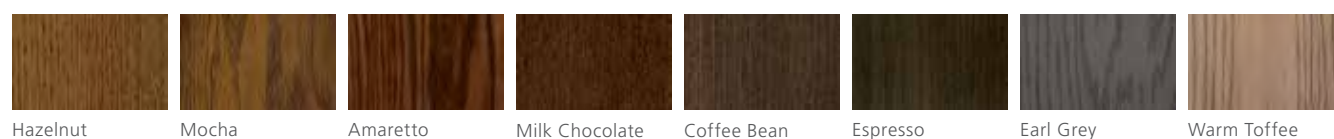
RUSTIC CHERRY WOODGRAIN STAIN



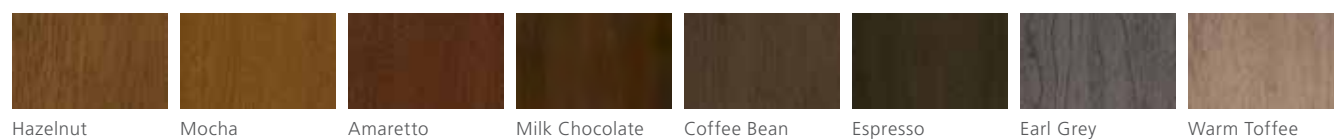
TRADITIONAL CHERRY WOODGRAIN STAIN



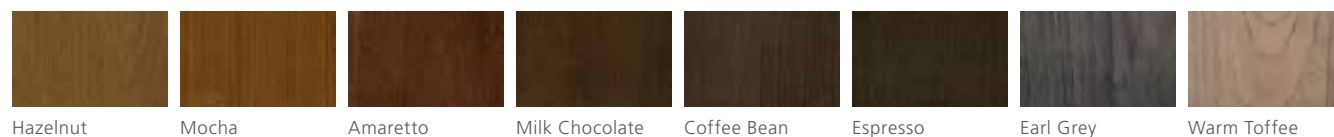
OAK WOODGRAIN STAIN



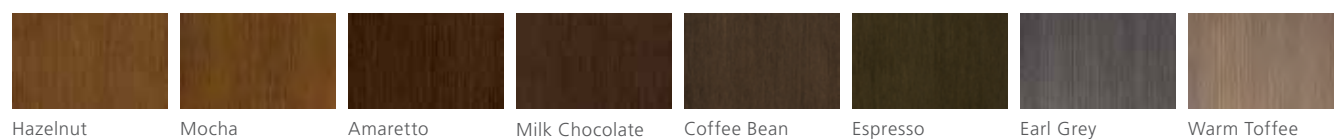
MAHOGANY WOODGRAIN STAIN



KNOTTY ALDER WOODGRAIN STAIN



FIR WOODGRAIN STAIN



Actual colors may vary from samples shown due to printing process and/or differing monitor calibrations.

CARRIAGE HOUSE 4-LAYER CONSTRUCTION

- 4-layer, faux-wood doors with Intellicore® polyurethane insulation. 18.4 R-value.
- Multiple door designs and window options. Many custom designs also available. See your Clopay Dealer for more information.
- Insulated glass options include clear, frosted, seeded, rain and obscure. See page 28 for specialty glass options.
- Attractive beveled edge, clip-in window grilles are removable for easy cleaning.
- Replaceable vinyl bottom weatherseal in a corrosion-resistant retainer helps seal out the elements.
- 10-ball nylon rollers for quiet operation.
- Heavy-duty 14 gauge steel hinges for long-lasting performance.
- Clopay's Safe-T-Bracket® prevents serious injury that could occur if the bottom bracket were removed with the garage door closed and under tension.
- Comes complete with spade lift handles and step plates. See page 29 for details.

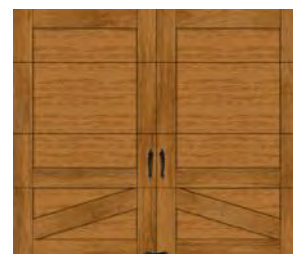
All doors designs shown in Medium Finish with Clear Cypress overlay.



Design 11



Design 23



Design 35



4 LAYER CONSTRUCTION

1 COMPOSITE OVERLAY

2 STEEL WITH ULTRA-GRAIN® PAINT FINISH (SHOWN) OR SOLID COLOR STEEL

3 2" INTELLICORE® POLYURETHANE INSULATION

4 STEEL



2" POLYURETHANE INSULATION

R-VALUE
18.4

STEEL
PAINT SYSTEM
**LIMITED
5 YR
WARRANTY**

COMPOSITE OVERLAY
DELAMINATION
**LIMITED
5 YR
WARRANTY**

HARDWARE
**LIMITED
5 YR
WARRANTY**

COLORS



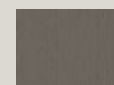
Ultra-Grain®
Cypress
Medium Finish



Ultra-Grain®
Cypress
Walnut Finish



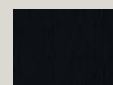
Ultra-Grain®
Cypress
Slate Finish



Bronze Finish*



Charcoal Finish*



Black Finish*



White Finish*



Primed
(No Finish)

*Bronze, Charcoal, Black and White Finish available only on Mahogany overlays.

Two-tone doors are available. To see all available options go to: dis.clopay.com. Steel surfaces have woodgrain texture.

Doors can be ordered primed for those homeowners wishing to custom paint their doors. Note: Primed solid steel base is a brown color. Door stain color will vary slightly within a door due to finishing process. Due to the printing process, above colors may vary. To request a color sample, visit www.clopaydoor.com/requestcolorsamples.



Color Blast® finish offers more than 1,500 Sherwin-Williams® color options to complement your home. Clopay's durable two-part paint system has been thoroughly tested and is backed by a five-year warranty.



Design 12



Design 13



Design 21



Design 22



Design 31



Design 32



Design 33



Design 34



Design 36



Design 37



Design 38

WINDOW/TOP SECTIONS



REC11



REC13



SQ23



ARCH3



ARCH13



ARCH1



REC14



SQ24



ARCH4



ARCH14



TOP11



TOP12



TOP13



ARCH1

Window grilles are Clear Cypress texture. Windows not available on Designs 31, 32, 33, 34, 35, 36, 37 and 38.

Standard windows available on the following widths only: 6'2", 8'0", 9'0", 10'0", 10'2", 12'0", 12'2", 13'6", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 18'0", 18'2", 20'0", 20'2".

Impact windows available on the following widths only: 8'0", 9'0", 10'0", 12'2", 16'2", 18'2". To view additional designs, windows and top sections available, please visit www.clopaydoor.com.

MATERIAL DESIGN OPTIONS

STEEL BASE DOOR MATERIALS

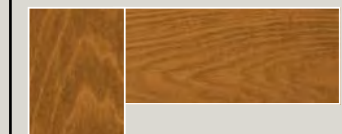


Ultra-Grain® Finish Clear Cypress
or Solid Color Steel (N)

COMPOSITE OVERLAY MATERIALS



Mahogany (M)



Clear Cypress (C)

Composite cladding is not present
on Carriage House 4-Layer doors.



**Town of Westport
Planning and Zoning Commission**

Town Hall, 110 Myrtle Avenue

Westport, CT 06880

Tel: 203-341-1030 | Fax: 203-454-6145 | PandZ@westportct.gov

www.westportct.gov

Public Meeting: July 15, 2024

Decision: July 15, 2024

July 16, 2024

Honorable Jennifer Tooker, First Selectwoman
110 Myrtle Avenue
Westport, CT 06880

RE: 134 Cross Highway (aka 70 North Ave.), PZ-24-00356, Request for a Report pursuant to CGS §8-24, Municipal Improvement, for barn renovations at Wakeman Town

Dear First Selectwoman Tooker:

This is to certify that at a meeting of the Westport Planning and Zoning Commission held on July 15, 2024, it was moved by Mr. Lebowitz and seconded by Mr. Cammeyer to adopt the following resolution:

RESOLUTION #PZ-24-00356

WHEREAS THE PLANNING AND ZONING COMMISSION met on July 15, 2024, in response to your request for a report pursuant to CGS §8-24, Municipal Improvement, and the Commission offers the following findings and recommendations:

Background

1. 134 Cross Highway is Town-owned property in the Residence AAA zone and is the location of non-profit Wakeman Town Farm Sustainability Center that operates from the John S. Wakeman historic 1908 farmhouse.
2. Wakeman Town Farm is on a 2.2-acre portion of the larger 100+-acre Town-owned property at 70-88 North Avenue (Staples High School/Bedford Middle School).

3. 134 Cross Highway is a Local Historic Property. There are multiple structures on site including the Farmhouse, the Barn, the Goat House, the Greenhouse, and Chicken Coops.
4. Wakeman Town Farm was previously leased to the Green Village Initiative, but the lease was terminated in 2011. The Farm has been run by a committee appointed by the First Selectwoman, under the purview of the Parks and Recreation Department, since 2011.
5. The P&Z Commission identified in a prior resolution of approval the WTF is a "Community Cultural [Special Permit] use," allowed pursuant to §11-2..2.7.
6. The Wakeman Town Farm website describes the Farm's Mission is to serve as a model facility to educate the community with local healthy food production, responsible land stewardship, sustainable practices and community service orientation. Youth and Adult programs are offered. "Tim's Kitchen" is advertised as an event rental. A summer cooking camp operates daily during the Summer, and a farmstand operates on Saturday mornings during the Summer.

Proposal

7. The First Selectwoman forwarded a request from LANDTECH for renovations to the existing barn. The applicant's project narrative dated 6/20/24 describes:

"The renovations to the barn include a rebuild and expansion of the right wing which will allow for an activity room, half bath and storage. The existing barn to remain will include renovations for a store, sprout house and vestibule. The project is being funded by private donations to Wakeman Town Farm, ARPA funds and a town loan allocated to the Farm by First Selectwoman Jennifer Tooker."
8. The Site Improvements for a Proposed Barn Addition, plan prepared by LANDTECH, dated 6/12/24, additionally shows a new septic, reserve area, and drainage galleries to be installed.

Department Comments

9. The application was referred to Town Departments and the Aspetuck Health District for comments
10. The Historic District Commission (HDC) Administrator in comments dated 6/26/24 identified the HDC, at their 6/13/23 meeting, issued a Certificate of Appropriateness (CoA) for the barn renovations; however, the current plans are inconsistent with the approved plans requiring a new approval for a new CoA.
11. The Engineering Division staff, in comments dated 6/28/24, identified the proposed activity does not have any adverse engineering impacts with respect to drainage, grading, or other public safety considerations.
12. The Conservation Department staff, in comments dated 6/24/24, described the project is eligible for an administrative conservation department permit. The Conservation Director additionally recommended if/when a regulatory approval is sought from the Planning and Zoning Commission a condition be added to any approval requiring a site monitor be retained to provide scheduled reports noting areas of concern, erosion, or required maintenance of sediment and erosion controls onsite.
13. The Aspetuck Health District Director, in comments dated 6/24/24, stated:

*"It has been demonstrated that there is a feasible location for a septic system that can properly dispose of the wastewater that will be generated by the installation of ½ bathroom and vegetable processing in the renovated barn. Additional information, such as the location of the water line location that will provide potable water to the barn, will be needed prior to the issuance of approvals for actual construction. As such, **the Health District has no objection to the approval of the 8-24 request.***

It should be noted that the site plan for this property shows a grill and pizza oven area/patio partially covering a portion of the Eljen Mantis septic leaching fields serving the main house. There is no record of the Health District ever having reviewed or approving this structure, which could lead to premature septic system failure."
14. The Fire Marshal, in comments dated 6/24/24, identified he has no objections.

15. Planning and Zoning staff, in a report dated 7/1/24 recommended the Planning and Zoning Commission make findings confirming whether the existing and proposed uses may be considered allowable Accessory uses to the "Community Cultural Use," for which prior Special Permit approval was granted to Wakeman Town Farm by the Commission pursuant to §11-2.2.7 of the Zoning Regulations.

Findings

16. The Planning and Zoning Commission finds the proposed retail store referenced in the applicant's Project Narrative is an allowable Accessory use, analogous to a museum shop. Museums, like a "Community Cultural Use," are allowed in residential districts pursuant to §11-2.2.7.
17. The Commission also finds Tim's Kitchen" may continue to be offered for rent for individual or group special events, but shall not be rented to "commercial for profit entities."

Meeting Process

18. Neighboring property owners within 250-feet of the subject site, were notified of the application, procedures for accessing all available information including participation at the public meeting, with a notice letter sent in envelopes marked "**Urgent Notice Letter,**" with receipt evidenced by a Certificate of Mailing.
19. Consistent with State law, a remote public meeting of the Planning and Zoning Commission was held. The meeting was live streamed on the Town's website and/or shown live on television on Optimum Government Access Channel 79 and Frontier Channel 6020.

NOW THEREFORE BE IT RESOLVED that a **POSITIVE REPORT** is issued for **Wakeman Town Farm, 134 Cross Highway (aka 70 North Ave.):** Appl. #PZ-24-00356, Request from LANDTECH to the Planning and Zoning Commission for a report pursuant to Connecticut General Statutes §8-24, Municipal Improvement, on a referral from the First Selectwoman, regarding renovations and expansion to the existing barn, on property owned by the Town of Westport, in the Residence AAA zone, Parcel ID #F13023000.

Reasons

1. The proposed improvements will facilitate the expanding needs of this Community Facility;
2. The improvements in part will be paid for by American Rescue Plan Act (ARPA) funds; and
3. The request is consistent with the 2017 *Plan of Conservation and Development* that states:
 - *“Make efficient use of existing sites. The Town will need to make effective use of the sites is has and it may make more sense to encourage or allow intensification of facilities on existing sites to meet future needs.” Pg. 115*
 - *Wakeman Town Farm is a Local Historic Property. The Town Plan encourages the ongoing efforts of public and private owners to sensitively preserve and maintain historic structures and sites (purchase, maintain, use, etc.). Pg. 29*

Recommendations

1. The expanded programming planned may increase the parking demand. Combined with the existing need to provide more parking in closer proximity to the facility, the Commission recommends the applicant add parking adjacent to Wakeman Town Farm as discussed at the Public Meeting. The feasibility and location should be coordinated with the Parks and Recreation, Police, and Conservation Departments, prior to seeking variances from the Zoning Board of Appeals as this will add to on-site Coverage.
2. To secure all necessary approvals, the applicant should:
 - A. Re-submit an application to the Historic District Commission to obtain a new Certificate of Appropriateness;
 - B. Submit an application to the Architectural Review Board for their review;
 - C. Obtain an after-the-fact approval from the Aspetuck Health District for the existing grill and pizza oven described in their 6/24/24 comments.

- F. Seek Special Permit/Site Plan approval subsequent to obtaining the necessary variances.
- G. Obtain a Zoning Permit from the Planning and Zoning Department.
- 3. The Board of Finance should review and approve fundings the improvements if they have not already.
- 4. The RTM should review and approve funding the improvements if they have not already.

VOTE:

AYES	-7-	{Lebowitz, Cohn, Cammeyer, Calise, Bolton, Wistreich, Laskin}
NAYS	-0-	
ABSTENTIONS	-0-	

Very truly yours,



Paul Lebowitz,
Chairman, Planning & Zoning Commission

cc: Liz Milwe, Co-Chair, Wakeman Town Farm Committee
 Bill Constantino, Co-Chair, Wakeman Town Farm Committee
 Peter Romano, LANDTECH, consultant to the Wakeman Town Farm Committee
 Phil Cerrone, III, consultant to the Wakeman Town Farm Committee
 Ira Bloom, Town Attorney
 Peter Howard, Building Official
 Steve Smith, Assistant Building Official
 Mark Cooper, Aspetuck Health District Director
 Terry Dunn, Fire Marshal
 Foti Koskinas, Westport Police Chief
 Alan D'Amura, Staff Corporal, WPD
 Rick Giunta, Acting Parks and Recreation Director
 Donna Douglass, HDC Administrator
 Matt Mandell, Chairman, RTM P&Z Committee
 Jeff Wieser, RTM Moderator

From: [Ward French](#)
To: [Emma Rojas](#)
Cc: [Peter Romano](#); [Douglass, Donna](#)
Subject: Re: Wakeman Town Farm - Barn Renovations
Date: Wednesday, July 17, 2024 2:04:38 PM

CAUTION: This email originated from outside of the Town of Westport's email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Emma,
I believe it is appropriate to defer comment to the HDC only in this instance.
Thank you.
Ward

Sent from my iPhone

On Jul 17, 2024, at 1:50 PM, Emma Rojas <ERojas@landtechconsult.com> wrote:

Good afternoon Mr. French,

I hope your summer is off to a good start.

Our 8-24 application for the barn renovations at Wakeman Town Farm has been issued a positive report. We will be on the August 13th agenda for Historic District Commission but I am wondering if you would also like to review the project at the Architectural Review Board or defer to HDC?

Please let me know so we can make sure to meet any deadlines.

Thank you,
Emma

Emma Rojas
Executive Assistant

LANDTECH

518 Riverside Avenue
Westport, CT 06880
203.454.2110 ext. 210 office
erojas@landtechconsult.com

www.landtechconsult.com
facebook.com/landtechconsult

RESOURCES INVENTORY AND STRUCTURES

3

STATE OF CONNECTICUT
CONNECTICUT HISTORICAL COMMISSION
59 SOUTH PROSPECT STREET, HARTFORD, CONNECTICUT 06106
(203) 566-3005

FOR OFFICE USE ONLY

Town No.:	Site No.: 121
UTM	
QUAD:	
DISTRICT	IF NR, SPECIFY
<input type="checkbox"/> S <input type="checkbox"/> NR	<input type="checkbox"/> Actual <input type="checkbox"/> Potential

IDENTIFICATION

1. BUILDING NAME (Common)	(Historic)
Wakeman Farmhouse	Meeker-Wakeman Farmhouse
2. TOWN CITY	VILLAGE
Westport	Fairfield
3. STREET AND NUMBER (and/or location)	
134 Cross Highway	5442-1/ 16-1
4. OWNER(S)	
Town of Westport (Life Estate Subject to)	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private
5. USE (Present)	(Historic)
Residence	Residence
6. ACCESSIBILITY TO PUBLIC:	EXTERIOR VISIBLE FROM PUBLIC ROAD
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	INTERIOR ACCESSIBLE
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

DESCRIPTION

7. STYLE OF BUILDING	DATE OF CONSTRUCTION
Picturesque Vernacular	late - 19th Century
8. MATERIAL(S) (Indicate use or location when appropriate)	
<input checked="" type="checkbox"/> Clapboard <input type="checkbox"/> Asbestos Siding <input type="checkbox"/> Brick <input type="checkbox"/> Other (Specify)	
<input type="checkbox"/> Wood Shingle <input type="checkbox"/> Asphalt Siding <input type="checkbox"/> Fieldstone	
<input type="checkbox"/> Board & Batten <input type="checkbox"/> Stucco <input type="checkbox"/> Cobblestone	
<input type="checkbox"/> Aluminum Siding <input type="checkbox"/> Concrete Type: <input type="checkbox"/> Cut stone Type:	
9. STRUCTURAL SYSTEM	
<input checked="" type="checkbox"/> Wood frame <input type="checkbox"/> Post and beam <input type="checkbox"/> balloon	
<input type="checkbox"/> Load bearing masonry <input type="checkbox"/> Structural iron or steel	
<input type="checkbox"/> Other (Specify)	
10. ROOF (Type)	
<input checked="" type="checkbox"/> Gable <input type="checkbox"/> Flat <input type="checkbox"/> Mansard <input type="checkbox"/> Monitor <input type="checkbox"/> sawtooth	
<input type="checkbox"/> Gambrel <input type="checkbox"/> Shed <input type="checkbox"/> Hip <input type="checkbox"/> Round <input type="checkbox"/> Other (Specify)	
(Material)	
<input type="checkbox"/> Wood Shingle <input type="checkbox"/> Roll Asphalt <input type="checkbox"/> Tin <input type="checkbox"/> Slate	
<input checked="" type="checkbox"/> Asphalt shingle <input type="checkbox"/> Built up <input type="checkbox"/> Tile <input type="checkbox"/> Other (Specify)	
NUMBER OF STORIES	APPROXIMATE DIMENSIONS
2	34 x 23 + rear ells
11. CONDITION (Structural)	(Exterior)
<input checked="" type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated	<input checked="" type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated
12. INTEGRITY (Location)	WHEN ? (Alterations)
<input type="checkbox"/> On original site <input checked="" type="checkbox"/> Moved ca. 1900	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
13. RELATED BUILDINGS OR LANDSCAPE FEATURES	
<input checked="" type="checkbox"/> Barn chicken Shed <input type="checkbox"/> Garage <input checked="" type="checkbox"/> Other landscape features or buildings (Specify)	
House, Garage & Work Shop	Wellhouse
<input type="checkbox"/> Carriage house <input type="checkbox"/> Shop <input type="checkbox"/> Garden	
14. SURROUNDING ENVIRONMENT	
<input type="checkbox"/> Open land <input type="checkbox"/> Wood-land <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Scattered buildings visible from site	
<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Rural <input type="checkbox"/> High building density	
15. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS	
Located on a working farm. Broad lawn to front of house with agricultural buildings to south and east.	


(OVER)

DESCRIPTION (Continued)	17. OTHER NOTABLE FEATURES OF BUILDING OR SITE (interior and/or exterior)	
	<p>The nucleus of the picturesque vernacular house is a late-19th century carriage barn which explains the half-size windows flanking the broad central cross gable with coupled 2-over-2 sash. The facade, which also features coupled windows, is sheltered by a verandah with turned posts and a projecting gabled to define the central entrance bay. The west chimney is interior, while that on the east end is exterior, laid up in rubble-coursed fieldstone. Each gable end is sheathed with imbricated shingles half way down the height of the windows. The house is extremely well preserved and was converted from a barn about 1900.</p>	

18. ARCHITECT	BUILDER
---------------	---------

SIGNIFICANCE	19. HISTORICAL OR ARCHITECTURAL IMPORTANCE	
	<p>The picturesque vernacular house was built about 1900 from a carriage barn that originally stood on the north side of Cross Highway, across from its present location. The farm was owned by Joseph Meeker and then his son Augustus Meeker, who moved the barn and converted it. It replaces an earlier house that burned. In 1908 John Wakeman purchased the farm from Mary Meeker (25:491). Wakeman moved from his farm in the Compo Hill area and ran a dairy and onion farm on acreage that was located on both sides of Cross Highway. The non-extant onion barns were on the north side. The Wakemans gave up onion cultivation by 1920, and the cows were sold off after World War II. The family then expanded its poultry operations, and about 1960 they moved from chicken farming to growing vegetables. After John Wakeman's death, the farm passed to his son Isaac, the current occupant, in 1928. The ca. 1920 chicken houses and equipment sheds survive, but the onion barns have been removed.</p>	

SOURCES	<p>Wakeman, Isaac. Interview, 4/88. Wesport Land records. Adams Manuscript.</p>	
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COMPILED BY	PHOTOGRAPHER		DATE	
	Mary E. McCahon		May, 1988	
	VIEW	NEGATIVE ON FILE		
	north	CHC 6:17		
	NAME		DATE	
	Mary E. McCahon, Architectural Historian		June, 1988	
ORGANIZATION				
Westport Historic District Commission				
ADDRESS				
Town Hall Westport, Conn. 06880				

20. SUBSEQUENT FIELD EVALUATIONS

21. THREATS TO BUILDING OR SITE				
<input checked="" type="checkbox"/> None known	<input type="checkbox"/> Highways	<input type="checkbox"/> Vandalism	<input type="checkbox"/> Developers	<input type="checkbox"/> Other _____
<input type="checkbox"/> Renewal	<input type="checkbox"/> Private	<input type="checkbox"/> Deterioration	<input type="checkbox"/> Zoning	<input type="checkbox"/> Explanation _____

STATE OF CONNECTICUT

CONNECTICUT HISTORICAL COMMISSION

59 South Prospect Street, Hartford, CT 06106

HISTORIC RESOURCES INVENTORY FORM

For Buildings and Structures

CONTINUATION SHEET

Item number: _____

PAL, Pawtucket, RI 02860

June 2000

Address: 134 Cross Highway

Name: Joseph Meeker/ John Wakeman
Farm

NR District:

Local District:

Neg No.: 2:32, 33

HRS ID No.: 0222



Historic Barns of Connecticut

A CONNECTICUT TRUST FOR HISTORIC PRESERVATION PROJECT

Wakeman's Farm

Current Name

Wakeman's Farm

Historic Name

134 Cross Highway, Westport

House #, Street, Town

GARAGE | Frame 1200 S.F.

Dimensions



Use & Accessibility

Visible from Public Road ☒ Yes ☐ No

Interior Accessible ☐ Yes ☒ No

Accessibility Notes

agriculture

animals, not listed
apple
carriage barn
corn crib
dairy
equestrian
garage
gentleman
mill
museum
onion
potato

H	C		H	C
<input checked="" type="radio"/>	<input type="radio"/>	poultry	<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input type="radio"/>	re-use	<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input type="radio"/>	residence	<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input type="radio"/>	retail	<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input type="radio"/>	shed	<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input type="radio"/>	sheep	<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input type="radio"/>	storage	<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input type="radio"/>	tobacco	<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input type="radio"/>	unknown	<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input type="radio"/>	vegetables	<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input type="radio"/>	vineyard	<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input type="radio"/>	workspace	<input type="radio"/>	<input checked="" type="radio"/>

Environment

environment features

- ☐ Active Agriculture
☒ **High Density**
☐ Open Land
☐ Rural
☒ **Woodland**

- ☐ Commercial
☐ Industrial
☒ **Residential**
☐ Scattered Buildings

related features

- ☐ Barn
☐ Cupola
☐ Garden
☐ Shop
☒ **Stone Walls**
☐ Carriage House
☐ Garage
☐ Shed
☐ Silo

Relationship to Surroundings

The Wakeman Farm property sits immediately to the south of the intersection of Silent Grove Road with Cross Highway. The barn is parallel to Silent Grove Road South. The barn sits to the immediate east of the house. The house is set well back from Cross Highway, and several large trees are located in the front yard. An asphalt driveway passes along the east side of the house, which widens out into a parking area stretching the length of the barn building. The house and barn are surrounded by a grassy lawn with scattered trees and bushes. Silent Grove Road South is bordered by a decorative stone wall along both sides from the intersection of Cross Highway to a point just north of the barn. The road continues south east to a new and expanded school complex, complete with large tracts of land occupied by baseball diamond and soccer fields. A catchbasin containing pond is located to the south of the barn behind the back of the Wakeman Farm property. Cross Highway is lined by many dwellings, most of which appear to be recent development, intermixed with scattered small woodlands.

threats

- ☐ Deterioration
☐ None Known
☐ Vandalism
☐ Developers
☐ Private
☐ Zoning
☐ Highway
☐ Renewal

Threat Details

Type & Materials

materials

- ☐ Aluminum Siding ☐ Asbestos Siding ☐ Asphalt Siding
☐ Board & Batten ☐ Brick ☒ Clapboard
☐ Cobblestone ☐ Concrete ☐ Concrete Block
☐ Cut Stone ☐ Fieldstone ☐ Flush-board
☒ Horizontal Siding ☐ Metal Panels ☐ Plywood
☐ Stucco ☐ Vertical Siding ☐ Vinyl Siding
☐ Wood Shingle
☐

typology

- ☐ Carriage House ☐ Chicken Coop
☐ Connected ☐ Corn Crib
☐ English ☐ English Bank
☐ English/New England Hybrid ☐ Gambrel
☐ Gambrel Bank ☐ Ground-Level Stable
☐ Mill ☐ Multi-tiered
☐ New England ☐ New England Bank
☐ Other Shed ☐ Pole
☐ Polygonal/Round ☐ Prefab
☐ Tobacco Shed ☐ Unknown
☒ Wagon Shed

roof materials

- ☒ Asphalt Shingle
☐ Built Up
☐ Metal
☐ Rolled
☐ Slate
☐ Tile
☐ Tin
☐ Wood Shingle
☐

roof type

- ☐ Dutch Gambrel ☐ Flat
☒ Gable ☐ Gambrel
☐ Gothic ☐ Hip
☐ Mansard ☐ Monitor
☐ Octagonal ☐ Round
☐ Saltbox ☐ Sawtooth
☐ Shed
☐

structural system

- ☐ Balloon Frame
☐ Load-bearing Masonry
☐ Pole Barn
☐ Post & Beam Frame
☐ Structural Steel or Iron
☐ Wood Frame
☐

layout system

- ☐ Scribe Rule
☐ Square Rule
☐ Transition
☐

Integrity & Provenance

20th century

Construction Date

Builder

Architect

designations

- ☐ Local Historic District ☐ National Historic Landmark ☐ National Register
☐ State Historic Resource Inventory ☐ State Register ☐ Village District

Importance

Architectural description:

This is a long 1 ½-story wagon-shed with an adjoining addition. This barn is situated perpendicular to Cross Highway, which passes the site at a northeast to southwest angle. Silent Grove Road South, a new road, is parallel to this barn and passes along its northeast side. The Wakeman Farm property sits immediately to the south of the intersection of Silent Grove Road with Cross Highway. The primary façade of the barn is the southwest eave-side.

The wagon-shed portion of this barn stretches five bays in length. The primary façade of this barn is the southwest eave-side. The main entries on this side consist of a door in each bay. The northern three bays each have a hinged pair of wooden doors of wooden construction. The southern two bays each have one over-width sliding door of wood plank construction, mounted on an overhead track. No window openings are apparent on this side. The southeast gable-end contains two horizontal ten-pane windows with trim, one near the south corner and the other roughly-centered. A vertical rectangular hay door of wood plank construction is centered within the gable-attic on this end. The northeast eave-side is blank. The northwest gable-end adjoins the addition.

The addition is a 1 ½-story eave-entry structure which adjoins the main barn gable-end to gable-end. This building has a slightly higher roof profile than the original barn, and may serve as a residence. The northwest eave-side contains a single louvered vent at the south end. A very small enclosed porch projects to the northwest from this side near the north corner. This projection contains tall window opening on the northwest face. The northeast gable-end contains two square window, symmetrically placed, with trim on the first story. The gable-attic is blank. The southeast eave-side contains the main entry to this addition. It consists of a modern pass-through door in the northern half, with a double-hung window with trim directly to the north. A small louvered vent is located just to the south of the door, up high near the eave. A larger window opening is located on this wall to the south, near where the addition joins the main barn.

The external of the main barn is faced with horizontal wooden siding. The addition is faced with horizontal wooden clapboard siding. The roof structures are separate on both the main barn and addition, but each are covered with gray asphalt shingles.

Historical significance:

Distinguished by the long shed or gable roof and the row of large openings along the eave side, the typical wagon shed was often built as a separate structure or as a wing connected to the farmhouse or the barn. These open-bay structures protect farm vehicles and equipment from the weather and provide shelter for doing small repairs and maintenance.

Survey Information

06/21/2011	N. Nietering & T. Levine, reviewed by CT Trust	203-562-6312 barns@cttrust.org
Date Compiled	Compiled By	Compiler Phone/Email

<p>Field notes</p>	<p>Sources Photographs by Sal Porio & Larry Untermeyer.</p> <p>Sexton, James, PhD; Survey Narrative of the Connecticut Barn, Connecticut Trust for Historic Preservation, Hamden, CT, 2005, http://www.connecticutbarns.org/history.</p> <p>Visser, Thomas D., Field Guide to New England Barns and Farm Buildings, University Press of New England, 1997, 213 pages.</p> <p>Map of Westport, CT, retrieved on June 20, 2011 from website www.bing.com.</p> <p>Westport Assessor's Office - Vision Appraisal Online - http://data.visionappraisal.com/WestportCT</p> <p>Local Historic Property - Wakeman Farmhouse</p>
---------------------------	--