



Town of Brookfield  
100 Pocono Road, Brookfield, CT 06804  
Ph: 203-775-7613    [purchasing@brookfieldct.gov](mailto:purchasing@brookfieldct.gov)

**Still River Greenway Trail Extension Study  
T-22-11 - Addendum #1**

Issue Date: April 21<sup>st</sup>, 2022

Proposal Due Date: 11:00AM April 29<sup>th</sup>, 2022 (unchanged)

**1. Easements**

**Q:** What are the known easements on properties within the scope of work that are approved and available as options to route the trail.

**A:** There are three easements:

- a. 857 Federal Rd (see Appendix A)
- b. 871 Federal Rd (see Appendix B)
- c. 20 Station Rd – a 15 foot wide sewer utility easement that runs north/south from 840 Federal Rd to 20 Station Rd

**2. Streetscape Preliminary Plans**

**Q:** Could you please provide me with preliminary plans for streetscape phases 4, 5, and 6?

**A:** See Appendix C, D, and E

**3. Proposal Documentation**

**Q:** What documents are required as part of this submission? Strictly the items on pages 9 and 10 (Bid Form), or does the Town want qualifications/resumes/experience, etc. as well?

**A:** Proposal should include any material that will help the Town identify the firm best qualified for the study – brochures, key personnel, resumes, similar projects completed, testimonials, references etc, as well as the bid forms and appendices at the end of the RFP

**4. Copies of Bids**

**Q:** How many copies of the bids would the Town like to be submitted? Would the Town also like an electronic version of the bid to be submitted on a USB?

**A:** Just one hard copy will suffice – an electronic version will not be needed

End of Addendum #1

Julian Capadose, Purchasing Manager  
[purchasing@brookfieldct.gov](mailto:purchasing@brookfieldct.gov)  
203-775-7323



# APPENDIX A

## TOWN OF BROOKFIELD

BROOKFIELD, CT 06804

November 22, 2021

A.R. Building Company  
Att: Jason Kambitsis, Sr. VP  
310 Seven Fields Blvd.  
Seven Fields, PA 16046

**Re: 857-857A Federal Road, #Z-21-106 – Site Plan Modification**

Dear Mr. Kambitsis,

On November 18, 2021, the Zoning Commission approved with stipulations the following motion regarding the above referenced Site Plan Modification application:

*“...to approve 857-857A Federal Road #Z-21-106, site plan modification to a previous approval with a modification that the Applicant will provide an easement for the future Still River Greenway on the east side of the property, acceptable to both the Streetscape 4 design rules from the Town of Brookfield and the Applicant”*

**The approved plans are:** Site Plan Modification Application #Z-21-106

- Stormwater Management Report prepared by BL Companies dated 10/13/21 revised 10/26/21
- Traffic Study prepared by BL Companies dated November 2021
- Map set titled “Modification to Site Plan Application Land Development Plans for Proposed Residential Development – 857 Federal Road” prepared by BL Companies dated November 13, 2021
- Floor Plans – Schematic Design prepared by Rothschild Doyno Collaborative dated 11/10/21 – sheets A101 & A200
- Architectural Plans – Building A and Building B prepared by Rothschild Doyno Collaborative received in Land Use 11/15/21

A copy of the Site Plan Modification approval form is enclosed for your records. Please note that this approval is for Zoning only, and does not guarantee the approvals of Water Pollution Control Authority (WPCA), Fire Marshal, Health Department, Building Department or any other pertinent Department/Commission approvals. Please contact the Land Use Office if you have any questions.

Very truly yours,

Erik Kukk, Chairman,  
Brookfield Zoning Commission

**GRANT OF CONSERVATION RESTRICTION**

This is a grant of Conservation Restriction by **RIVERVIEW, LLC**, a Connecticut limited liability company with an office and place of business at 78 Obtuse Road South in the Town of Brookfield, County of Fairfield, and State of Connecticut, (hereinafter referred to as the "Grantor") to the **TOWN OF BROOKFIELD**, a municipal corporation situated in the County of Fairfield, State of Connecticut (hereinafter referred to as the "Grantee").

The property which is the subject of this grant is a portion of the Grantor's property located off of Federal Road known as 871 Federal Road in the Town of Brookfield, County of Fairfield, and State of Connecticut and depicted as "**CONSERVATION EASEMENT 45,657+- S.F. 1.05+- Ac**", "**CONSERVATION EASEMENT 13,432+- S.F. 0.31+- Ac**" and "**CONSERVATION EASEMENT 32,965+- S.F. 0.75+- Ac**", all as shown on that certain map entitled, "EASEMENT MAP SHOWING CONSERVATION EASEMENT AREAS TO BE CONVEYED TO TOWN OF BROOKFIELD ACROSS PROPERTY OF RIVERVIEW, LLC 871 FEDERAL ROAD BROOKFIELD, CONNECTICUT" for Riverview, LLC, dated 1-28-10, Scale: 1" = 40', prepared by CCA LLC (the "Map"), which Map is on file in the Town Clerk's office, Town of Brookfield, as Map No. B30 reference thereto being had for a more specific description of said parcel.

That portion of the Grantor's property which will be subject to the Conservation Restriction as noted on the aforementioned Map (hereinafter the "Protected Property") is valuable, in the belief of the parties hereto, as open, natural land, undisturbed by development. The Grantor wishes through this grant to ensure that the Protected Property will be preserved, and the Grantee is willing to undertake the enforcement of such preservation.

In consideration of the facts herein recited, the Grantor does hereby give, grant, bargain, and convey unto the Grantee, its successors and assigns forever, a permanent conservation easement or a "Conservation Restriction" as set forth in the Connecticut General Statutes, Section 47-42a through 47-42c, over the Protected Property, for the purpose of retaining the land, water areas and wetlands covered thereby predominantly in their natural, scenic or open condition (or in agricultural, farming, forest or open space use) pursuant to and subject to the following provisions:

A. Restrictions:

The Grantor, on behalf of itself and its successors and assigns, makes the following covenants to the Grantee, its successors and assigns, which shall run with and bind the Protected Property in perpetuity, except as expressly reserved herein, or as may be approved in writing by the Grantee, or the Brookfield Conservation Commission, or such other agency as may be designated by the Grantee to monitor compliance with this Conservation Restriction:

1. There shall be no structures, fixtures, buildings or accessory uses constructed, erected or placed upon said Protected Area, nor any trees, foliage, or vegetation removed or cleared;
2. There shall not be conducted on or in the Protected Property any filling, excavating, mining or drilling, removal of topsoil, sand, gravel, rock, minerals or other materials nor any building of roads or change in the topography of land in any manner;

State  
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Jean M. Locke  
TOWN CLERK OF BROOKFIELD

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Conveyance Tax Received  
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Jean M. Locke  
TOWN CLERK OF BROOKFIELD

3. There shall be no dumping of ashes, trash, garbage, sawdust or other unsightly or offensive materials on the Protected Property; and

4. There shall be no spraying with pesticides or insecticides, grazing of domestic animals, or disturbance or change in the natural habitat in any manner.

B. Reservations:

The Grantor reserves to itself and its successors and assigns, the following rights in the Protected Property:

1. The right to continue the use of the Protected Property and the right to enter thereon for all purposes not inconsistent with this Conservation Restriction;

2. The right to cut, gather, and remove dead trees, brush and underbrush; and to provide screening by planting of additional trees, provided such trees shall be limited to varieties consistent with existing native habitat.

C. Interpretation And Enforcement:

1. The grant of this Conservation Restriction shall not change the character of private ownership of the Protected Property. The grant of this Conservation Restriction shall in no way grant anyone the right to enter the Protected Property for any purpose except as is expressly reserved or provided for herein.

2. The Grantee may enter the Protected Property at all reasonable times for the purpose of inspecting the Protected Property to determine compliance with the terms hereof.

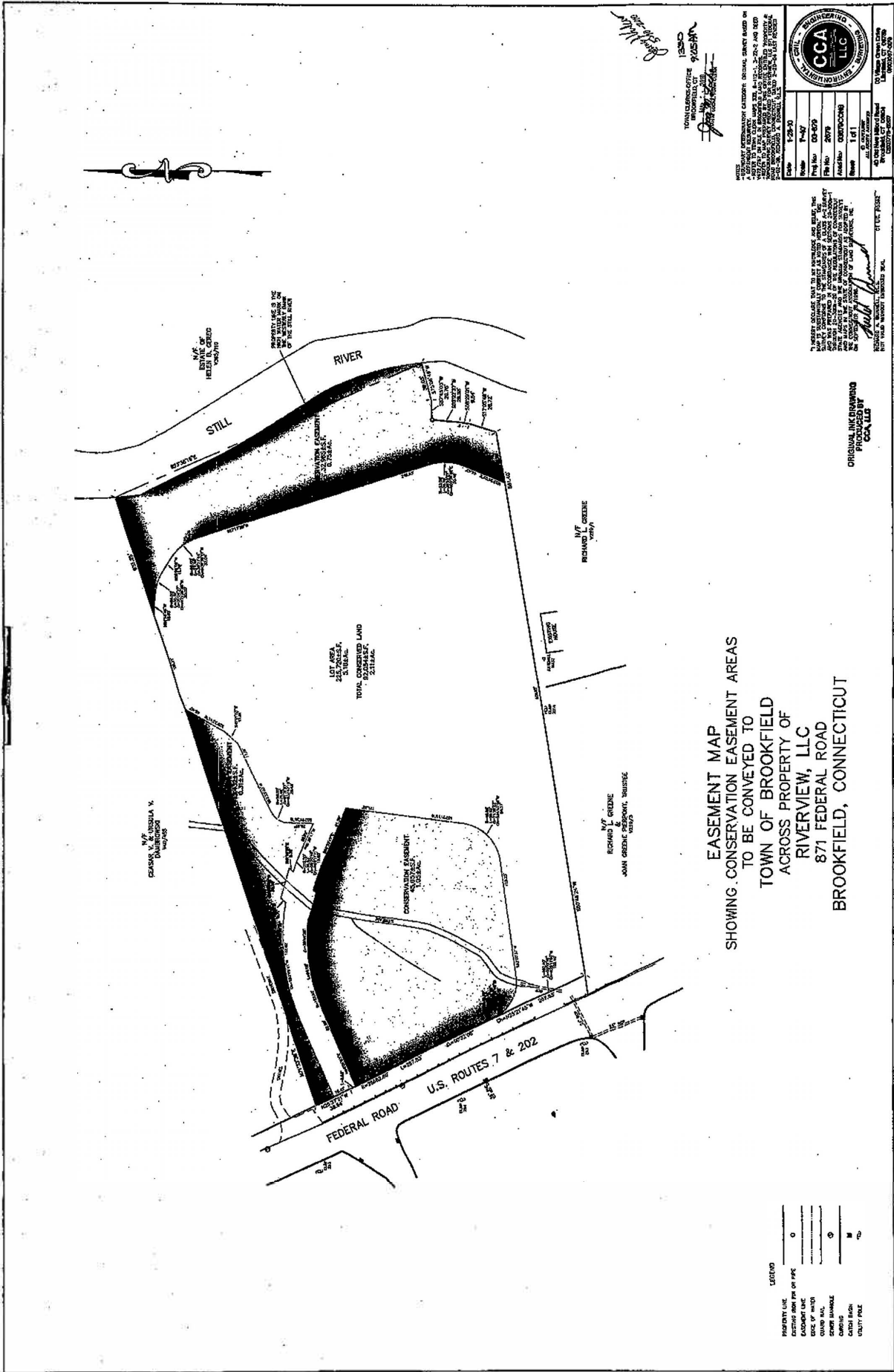
3. The Grantor, for itself and its successors and assigns, agrees to pay any real estate taxes or assessments levied by competent authorities on the Protected Property and to maintain the Protected Property.

4. The Grantor agrees that it will undertake and assume responsibility for basic maintenance of the Protected Property in accordance with the terms of this Conservation Restriction in perpetuity.

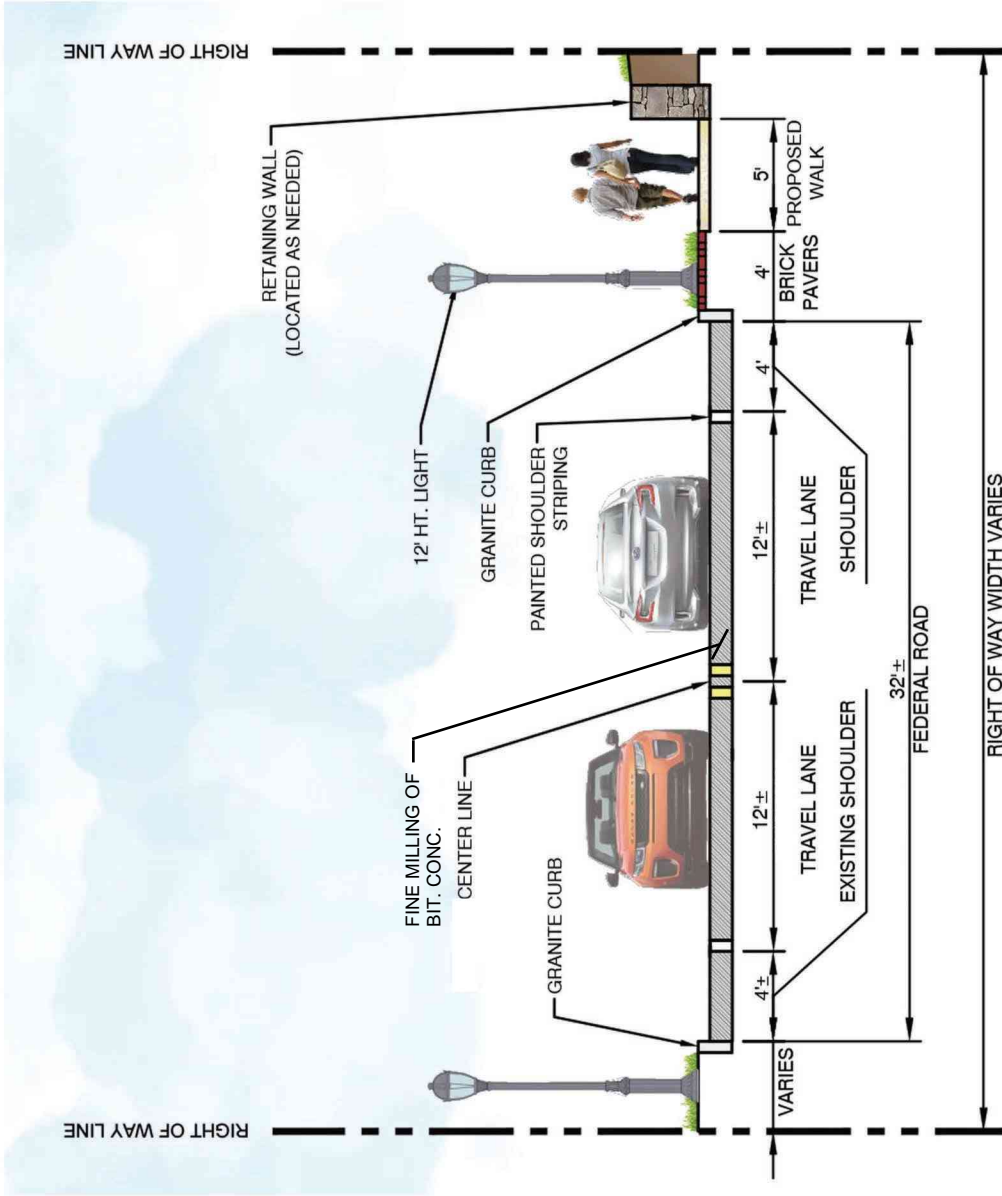
5. In the event any party shall violate or attempt to violate this Conservation Restriction, it shall be lawful for either party hereto, or for any party now or hereafter owning any portion of the Protected Property, to prosecute any proceedings at law or in equity against the party violating or attempting to violate this Conservation Restriction, including but not limited to the right to seek a temporary or permanent injunction against such violation or breach, and the right to require restoration of the Protected Property to its condition prior to such breach or violation. In the event of such violation or breach, the party bringing the enforcement action shall be entitled to recover all costs incurred in said action, including but not limited to reasonable attorneys fees. Any delay in the enforcement of these covenants and restrictions shall not constitute a waiver of the right of enforcement. All rights and remedies provided herein for violation of this Conservation Restriction shall be in addition to such other rights and remedies as are provided by law to the Grantee in the event of a violation of any permit to conduct a regulated wetlands activity which has been or hereafter may be issued for the



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# APPENDIX C



**TYPICAL SECTION**  
N.T.S.

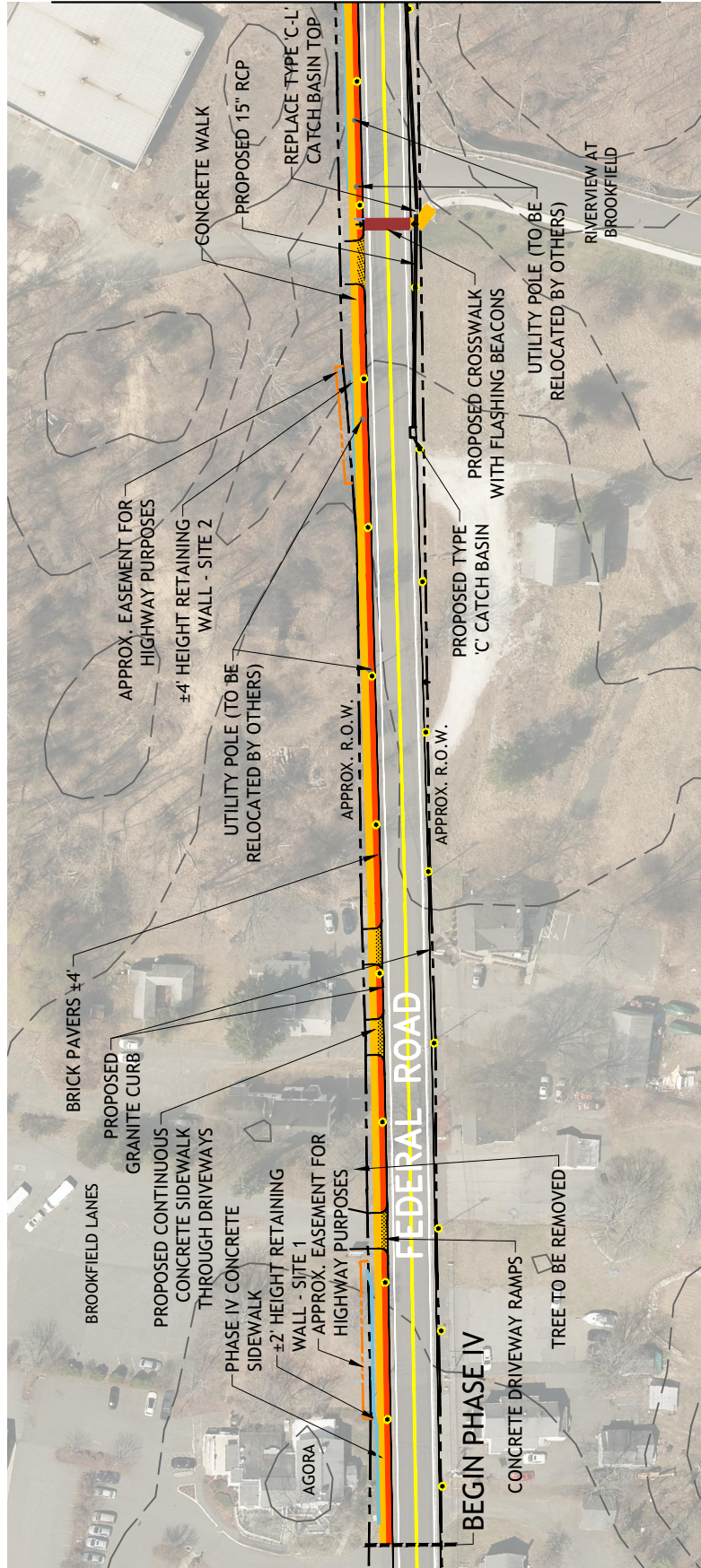
<b>FREEMAN</b> CONSULTING ENGINEERS 100 CORPORATE DRIVE, SUITE 200 BURLINGTON, MA 01803 TEL: 978.251.1111 WWW.FREEMAN-CON.COM	PROJECT NO. PROJECT NAME PROJECT LOCATION PROJECT DATE	DRAWN BY CHECKED BY DATE	TITLE TYPICAL SECTION SHEET NUMBER 1
	BROOKFIELD STREETSCAPE PHASE IV ROUTE 202 (FEDERAL ROAD) BROOKFIELD, CONNECTICUT		

# APPENDIX C



## LEGEND

- RIGHT OF WAY
- - - APPROXIMATE EASEMENT FOR HIGHWAY PURPOSES
- CONCRETE WALK - PROPOSED (5" THICK)
- CONCRETE DRIVEWAY APRON (6" THICK)
- PROPOSED GRANITE CURB
- LIMIT OF ROAD MILL AND OVERLAY
- PROPOSED CROSSWALK
- PROPOSED BRICK PAVERS
- PROPOSED ORNAMENTAL LIGHT (TOWN STANDARD)
- PROPOSED BUS SHELTER (8'x4')
- FLASHING BEACON
- PROPOSED RETAINING WALL



## CONCEPT PLAN

N. T.S.

### BROOKFIELD STREETSCAPE PHASE IV ROUTE 202 (FEDERAL ROAD) BROOKFIELD, CONNECTICUT

DESIGNED BY	DATE	NO.	DESCRIPTION	REVISIONS
CHECKED BY	DATE	NO.	DESCRIPTION	REVISIONS
APPROVED BY	DATE	NO.	DESCRIPTION	REVISIONS
SCALE	PROJECT NO.	DATE	JOB FILE NUMBER: Plan IV (C2)	
1" = 150'	2020-0211	06/09/2020		
TITLE			CONCEPT PLAN	
SHEET NUMBER			2	

STATE OF CONNECTICUT  
DEPARTMENT OF TRANSPORTATION  
CONSTRUCTION DIVISION  
100 WATER STREET, SUITE 1000, HARTFORD, CT 06103  
TEL: 860-417-3200 FAX: 860-417-3201  
WWW.STATE.CT.US













DATE: 06/09/2020  
SCALE: 1" = 150'  
PROJECT NO.: 2020-0211  
JOB FILE NUMBER: Plan IV (C2)

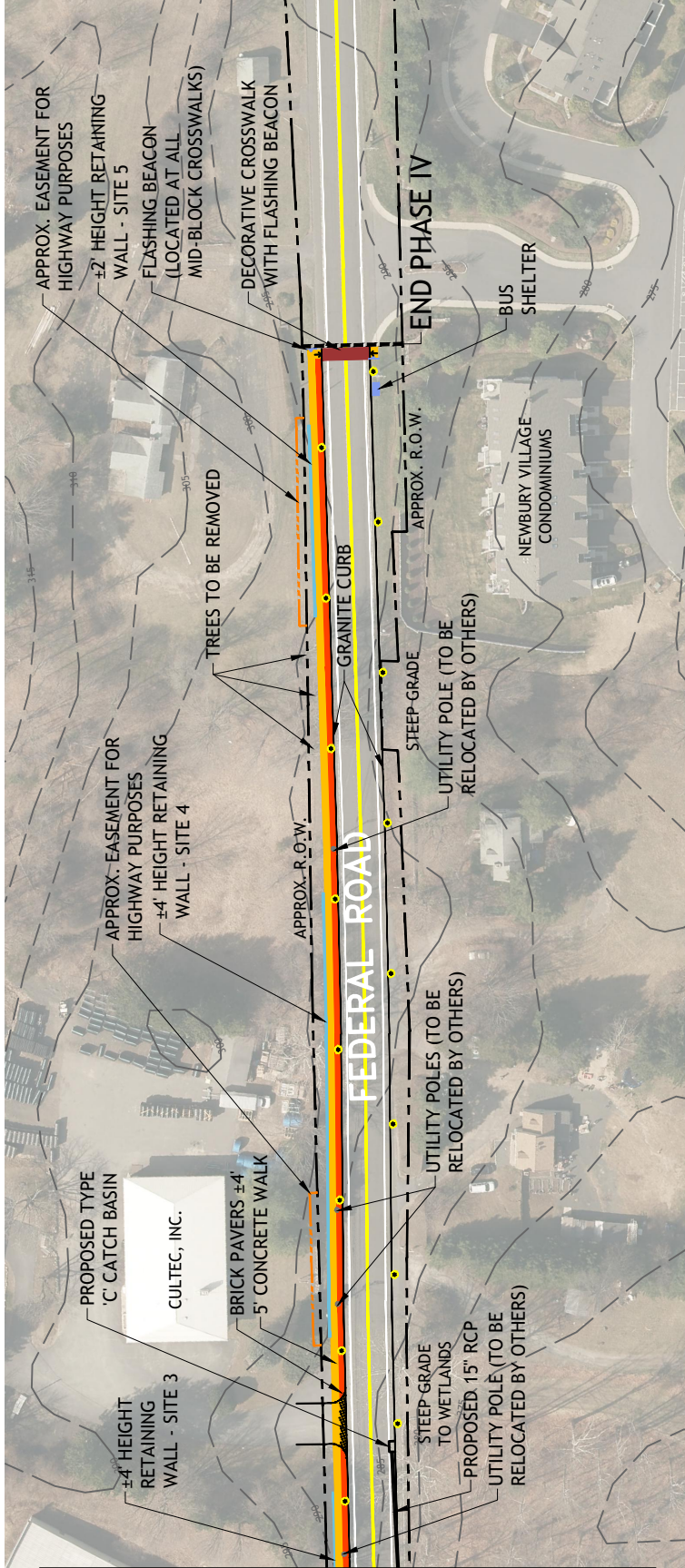


# APPENDIX C



## LEGEND

-  RIGHT OF WAY
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-  CONCRETE WALK - PROPOSED (5' THICK)
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-  PROPOSED CROSSWALK
-  PROPOSED BRICK PAVERS
-  PROPOSED ORNAMENTAL LIGHT (TOWN STANDARD)
-  PROPOSED BUS SHELTER (8x4)
-  FLASHING BEACON
-  PROPOSED RETAINING WALL



## CONCEPT PLAN

N.T.S.

**BROOKFIELD STREETSCAPE PHASE IV  
ROUTE 202 (FEDERAL ROAD)  
BROOKFIELD, CONNECTICUT**

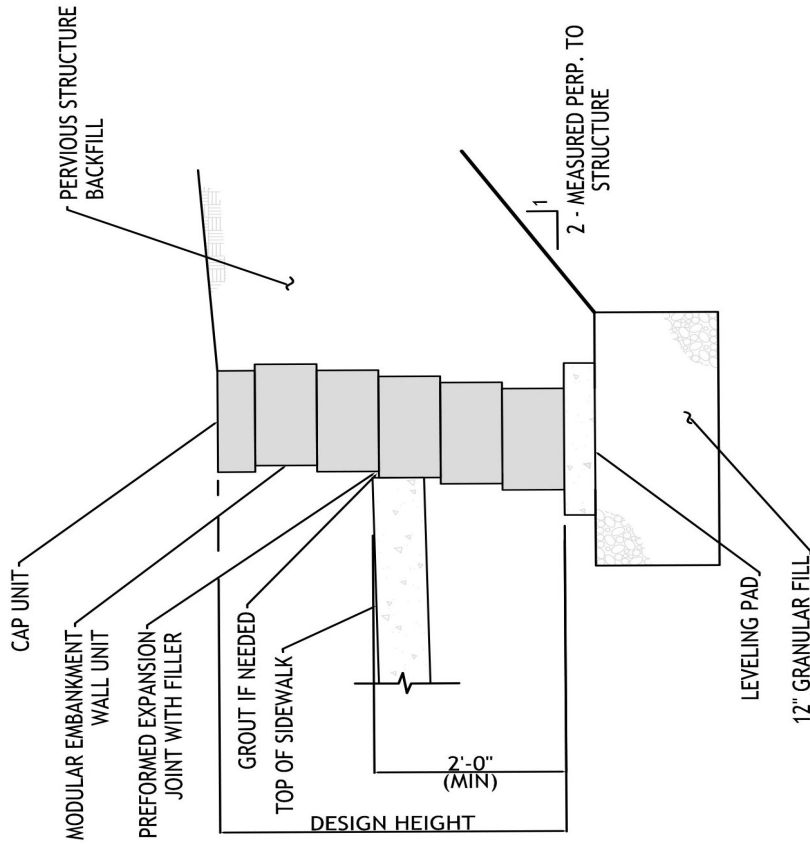
DESIGNED	DATE	BY	SCALE	PROJECT NO.	DATE	NO.	DESCRIPTION	REVISIONS
APPROVED								
AS NOTED	AS NOTED	AS NOTED	AS NOTED	AS NOTED	AS NOTED	AS NOTED	AS NOTED	AS NOTED
DATE	06/09/2020			2020-0211				
SHEET NUMBER	3							
TITLE	CONCEPT PLAN							

DATE: 06/09/2020  
 TIME OF RECORDING: 10:00 AM  
 PROJECT NO.: 2020-0211  
 SHEET NO.: 3  
 PROJECT TITLE: BROOKFIELD STREETSCAPE PHASE IV  
 CLIENT: FREEMAN COMPANIES, LLC  
 ADDRESS: 100 WASHINGTON ST, SUITE 200, BROOKFIELD, CT 06007  
 PHONE: 860.865.1234  
 EMAIL: INFO@FREEMANCOMPANIES.COM  
 WWW.FREEMANCOMPANIES.COM

# APPENDIX C



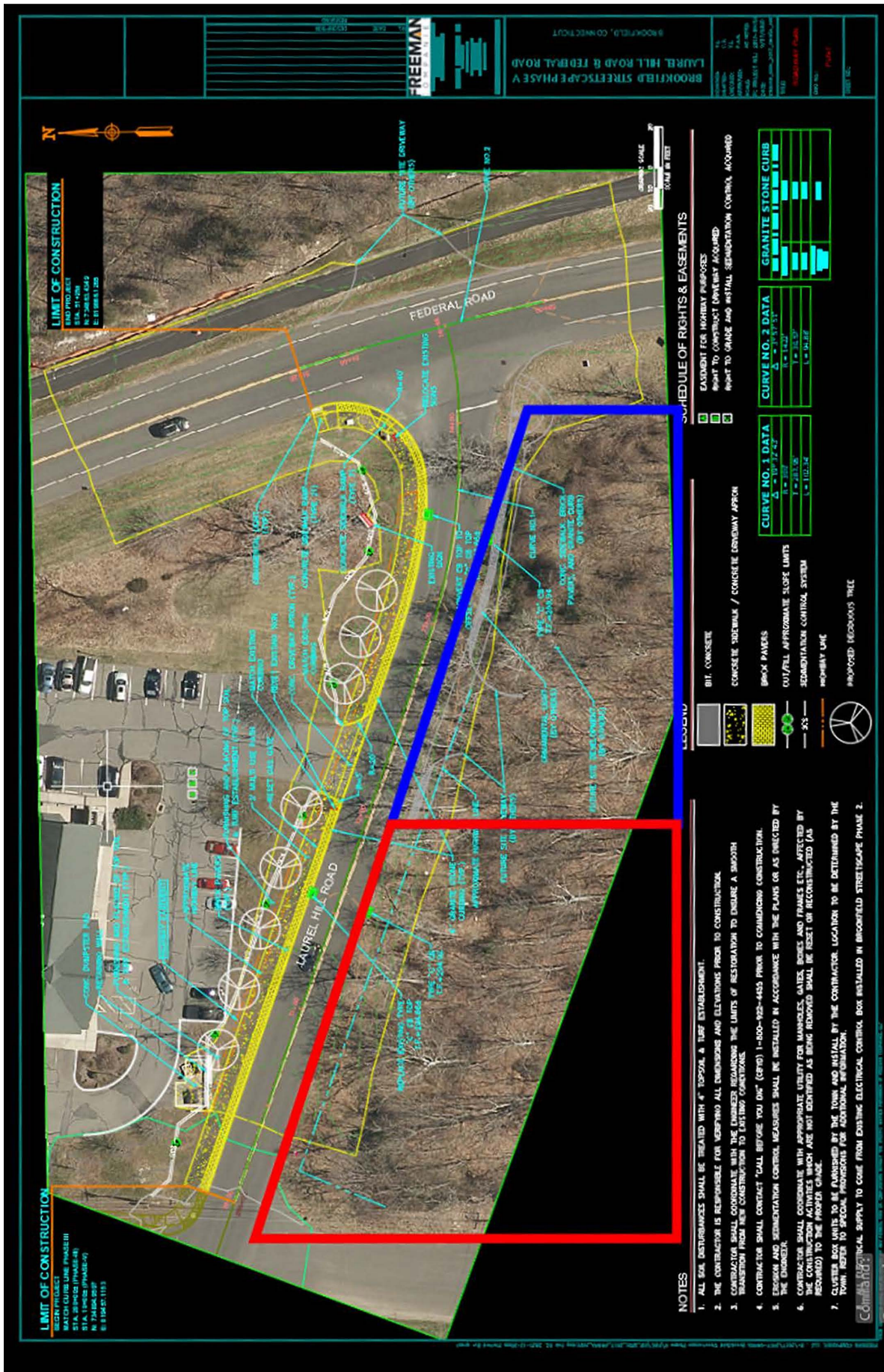
**FLASHING BEACON**  
N.T.S.

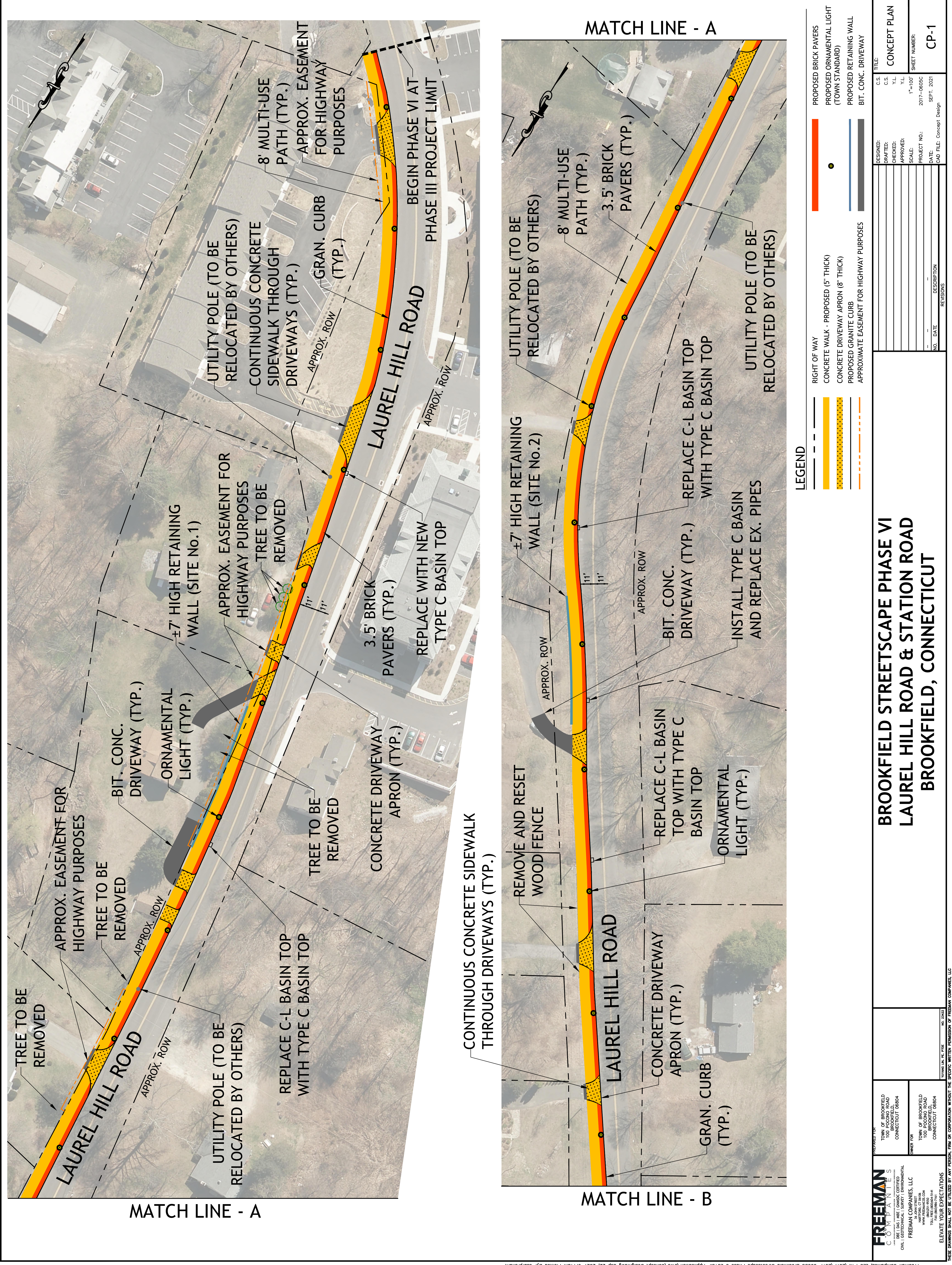


**RETAINING WALL**  
N.T.S.

<b>FREEMAN COMPANIES</b> <small>INCORPORATED IN THE STATE OF CONNECTICUT</small> 1000 FARM ROAD, SUITE 100 FARMINGTON, CT 06030 TEL: 860.634.1100 FAX: 860.634.1101 WWW.FREEMANCOMPANIES.COM	PROJECT NO. 2022-001	SHEET NUMBER 4
	DATE 08/09/2022	DRAWN BY P. J. MCGEE
PROJECT TITLE BROOKFIELD STREETSCAPE PHASE IV ROUTE 202 (FEDERAL ROAD) BROOKFIELD, CONNECTICUT	CLIENT TOWN OF BROOKFIELD	DESIGNER FREEMAN COMPANIES
PROJECT NO. 2022-001	DATE 08/09/2022	DRAWN BY P. J. MCGEE
PROJECT TITLE BROOKFIELD STREETSCAPE PHASE IV ROUTE 202 (FEDERAL ROAD) BROOKFIELD, CONNECTICUT	CLIENT TOWN OF BROOKFIELD	DESIGNER FREEMAN COMPANIES

# APPENDIX D





MATCH LINE - A

MATCH LINE - B

LEGEND

- RIGHT OF WAY
- CONCRETE WALK - PROPOSED (5" THICK)
- CONCRETE DRIVEWAY APRON (8" THICK)
- PROPOSED GRANITE CURB
- APPROXIMATE EASEMENT FOR HIGHWAY PURPOSES
- PROPOSED BRICK PAVERS
- PROPOSED ORNAMENTAL LIGHT (TOWN STANDARD)
- PROPOSED RETAINING WALL
- BIT. CONC. DRIVEWAY

**FREEMAN**  
 CIVIL & ENVIRONMENTAL ENGINEERS  
 30 MAIN STREET  
 BROOKFIELD, CONNECTICUT 06804  
 TEL: 860.379.1234  
 WWW.FREEMANCOE.COM

PROPOSED FOR:  
 TOWN OF BROOKFIELD  
 100 POCANO ROAD  
 BROOKFIELD, CONNECTICUT 06804

NO. DATE DESCRIPTION REVISIONS

DESIGNED: \_\_\_\_\_  
 DRAFTED: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_  
 APPROVED: \_\_\_\_\_

PROJECT NO.: 2017-0606C  
 SCALE: 1"=100'  
 SHEET NUMBER: CP-1

TITLE: CONCEPT PLAN

C.S. \_\_\_\_\_  
 C.S. \_\_\_\_\_  
 Y.L. \_\_\_\_\_  
 Y.L. \_\_\_\_\_

DATE: SEPT. 2021  
 CAD FILE: Concept Design

**BROOKFIELD STREETScape PHASE VI  
 LAUREL HILL ROAD & STATION ROAD  
 BROOKFIELD, CONNECTICUT**

PROPOSED FOR:  
 TOWN OF BROOKFIELD  
 100 POCANO ROAD  
 BROOKFIELD, CONNECTICUT 06804

NO. DATE DESCRIPTION REVISIONS

DESIGNED: \_\_\_\_\_  
 DRAFTED: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_  
 APPROVED: \_\_\_\_\_

PROJECT NO.: 2017-0606C  
 SCALE: 1"=100'  
 SHEET NUMBER: CP-1

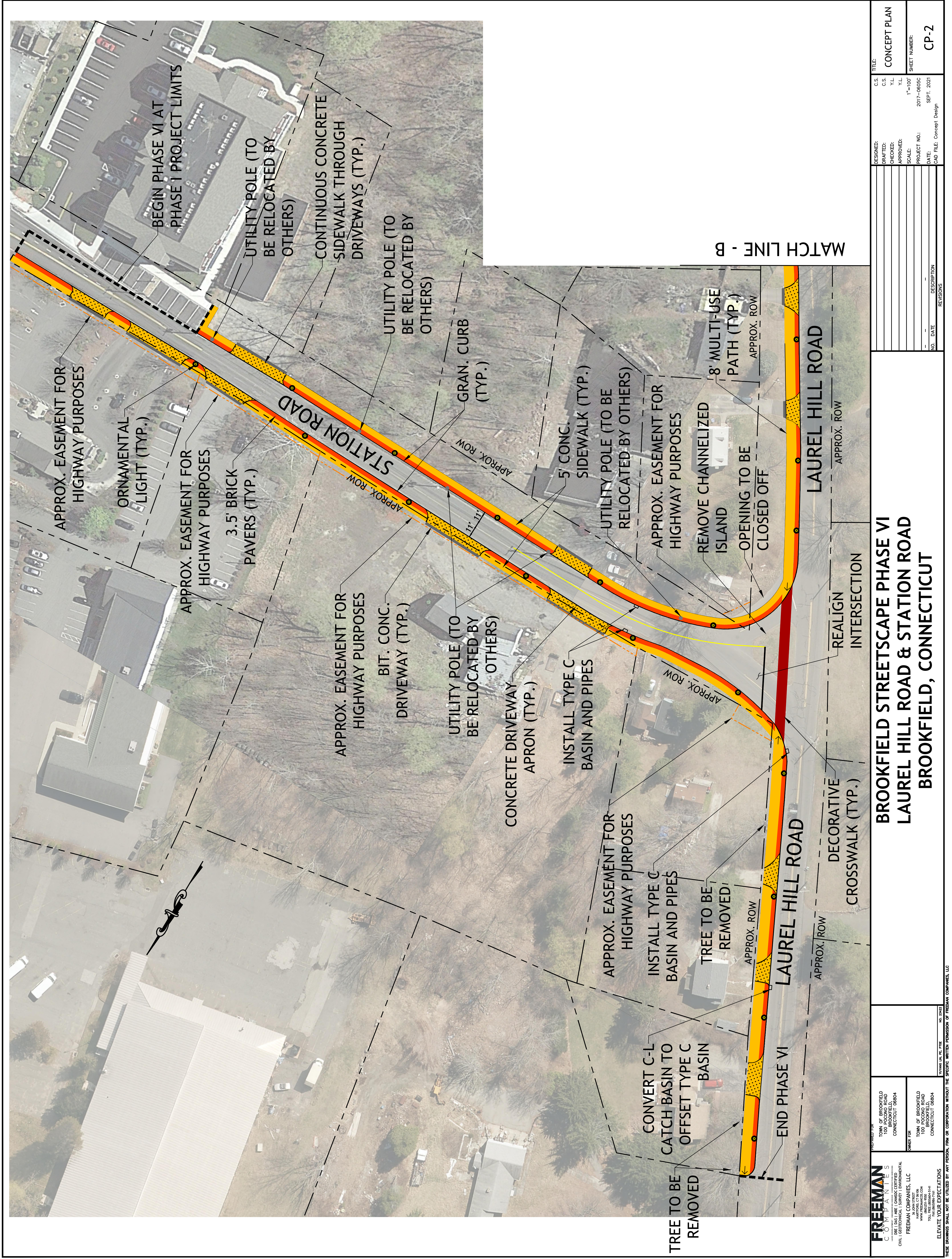
TITLE: CONCEPT PLAN

C.S. \_\_\_\_\_  
 C.S. \_\_\_\_\_  
 Y.L. \_\_\_\_\_  
 Y.L. \_\_\_\_\_

DATE: SEPT. 2021  
 CAD FILE: Concept Design

THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF FREEMAN COMPANIES, LLC

APPENDIX E



DESIGNED:	C.S.	TITLE:	CONCEPT PLAN
DRAFTED:	Y.L.	C.S.	
CHECKED:	Y.L.	Y.L.	
APPROVED:	Y.L.	SCALE:	1"=100'
		PROJECT NO.:	2017-0650
		DATE:	SEPT. 2021
		NO. DATE	DESCRIPTION
		NO.	REVISIONS

**BROOKFIELD STREETScape PHASE VI**  
**LAUREL HILL ROAD & STATION ROAD**  
**BROOKFIELD, CONNECTICUT**

**FREEMAN**  
 CIVIL ENGINEERING & SURVEYING  
 100 BUCKINGHAM ROAD  
 BROOKFIELD, CT 06804

PROJECT FOR:  
 TOWN OF BROOKFIELD  
 100 BUCKINGHAM ROAD  
 BROOKFIELD, CT 06804

DATE: 09/20/21  
 NO. 23422

ELEVATE YOUR EXPECTATIONS  
 THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF FREEMAN COMPANIES, LLC

Freeman Companies, LLC - R:\2017\2017-0650 Brookfield Streetscape Phase VI L01CP Application\DWG\Concept Design\Design Sep 29, 2021-1:30pm Plotted By: carmprent