

121 Upper Pattagansett Rd East Lyme, CT



Pattagansett Art Center

Property Owners
Jennifer Firmenich and Damien Firmenich

Received

OCT 9 2024

Town of East Lyme
Land Use

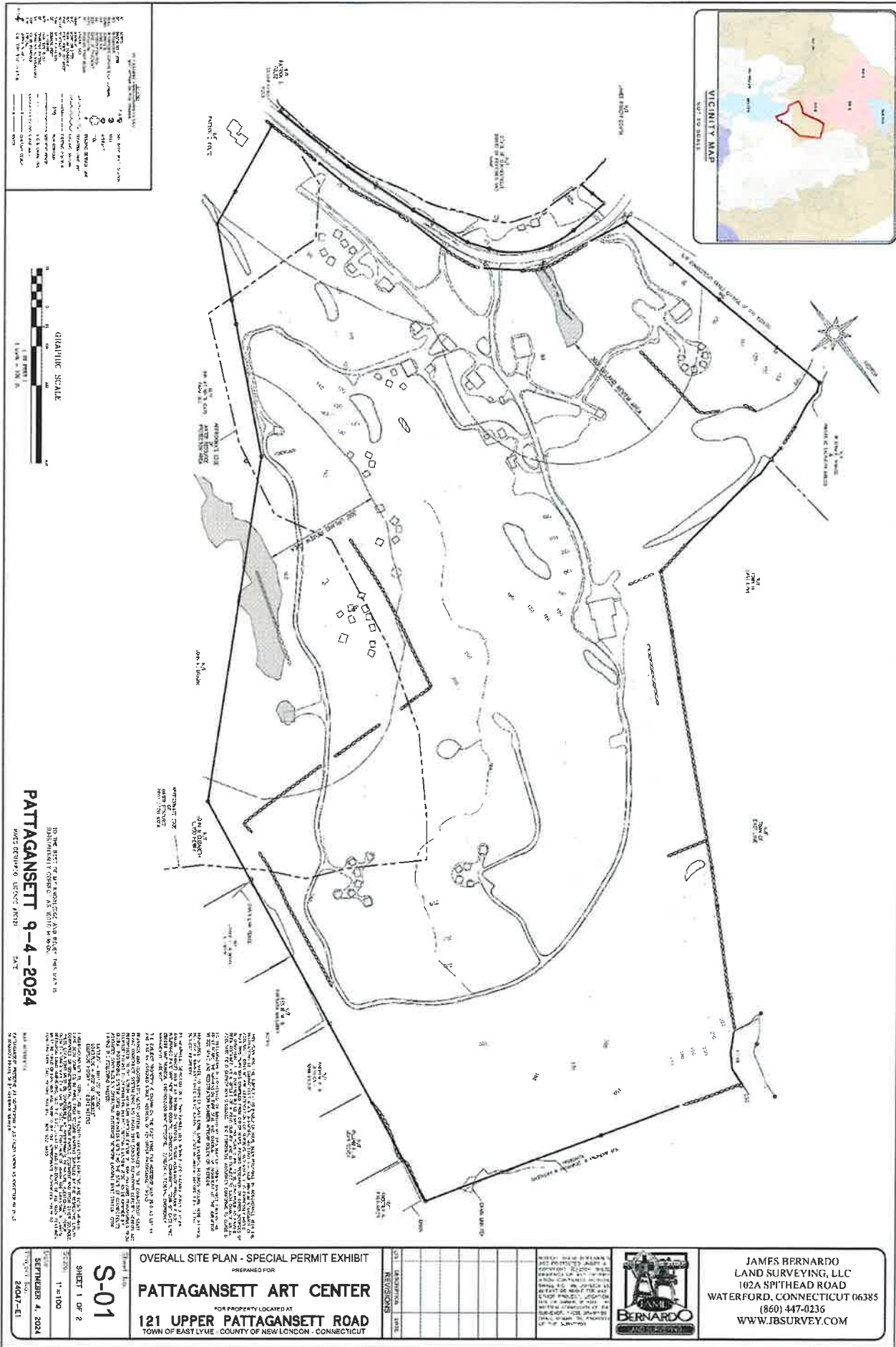


Site Plan Application Contents

Pattagansett Art Center Application based on preservation and renovation

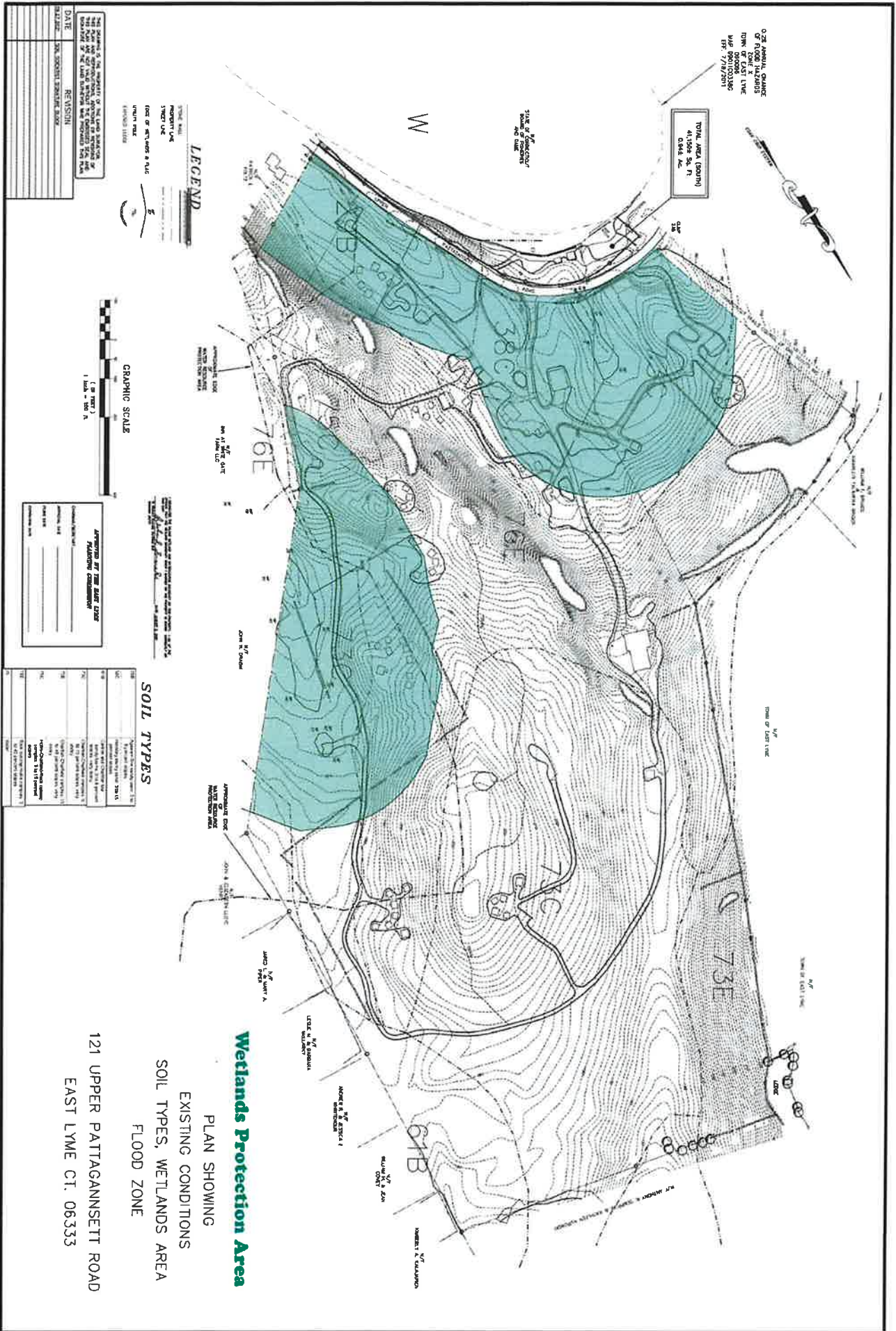
1. Site Map (surveyor)
2. Topographical Map
3. Wetlands Map
4. Site Prior Use
5. Proposed Building Use
6. Written Description of Proposed Use Program Narratives
7. Drainage
 - a. Rain Gardens
8. Water Supply
9. Sewerage Disposal
10. Pollinator Pathways
11. Contacts (Property Owners and Non-profit Partners)
12. Letters of Support
 - a. Pattagansett Lake Association
 - b. Garde Arts Center

Site Map 64 Acres on Lake Pattagansett



D:\OneDrive\Caliber Projects\24\404 Pattagansett Art Center\947\main\241 DWG

Wetlands



Site Prior Use

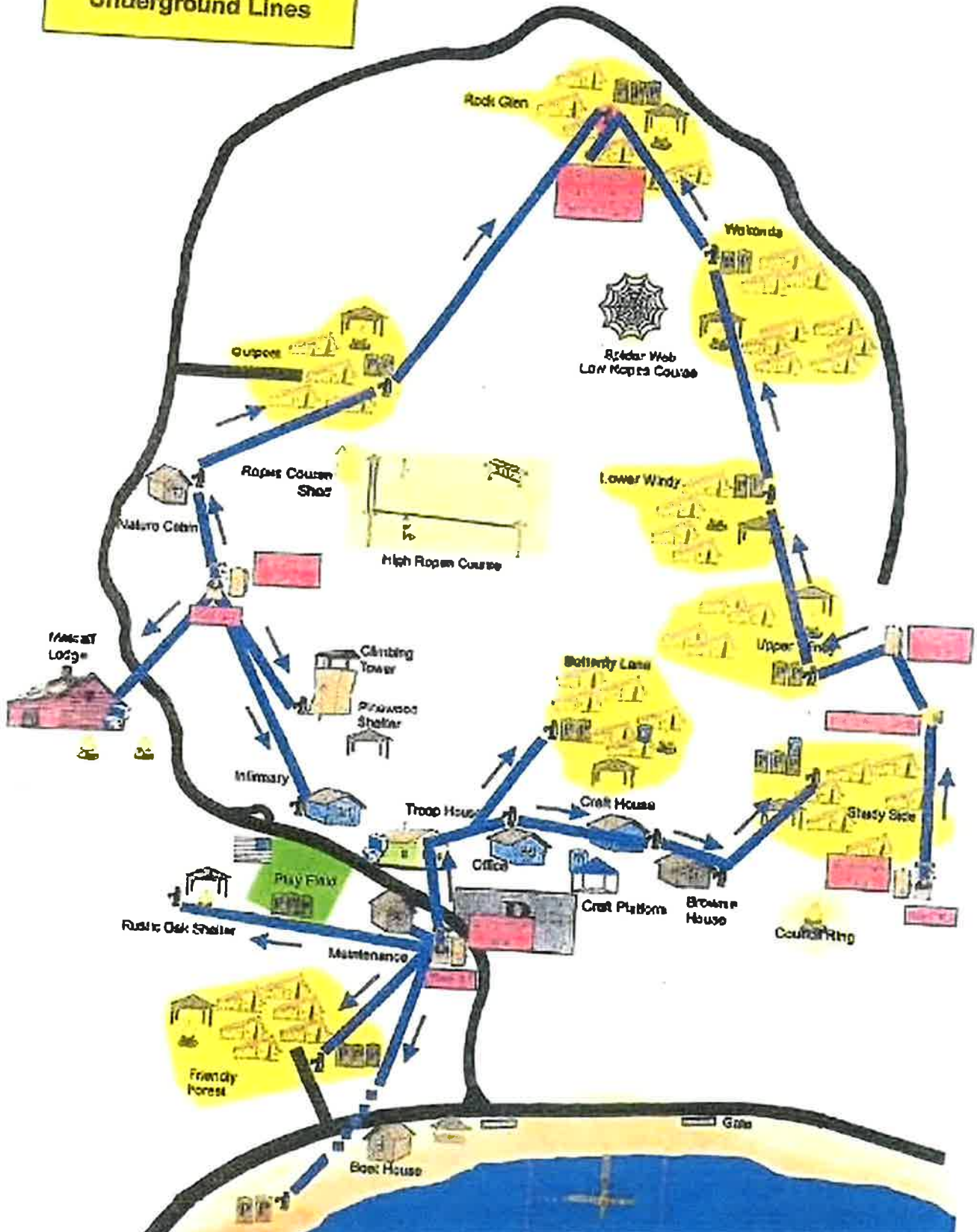
Girl Scouts of the Americas

Camp Pattagansett 87 Acres East Lyme, CT

Water Lines

—————
Overground Lines

■■■■■
Underground Lines



Site Prior Use

Girl Scouts of the Americas

Camp Pattagansett Building Inventory

Metcalf Lodge

Dimensions: 60X40+53X40 (Wood Structure)

Features: 3 common rooms, 3 kitchens, 2 bathrooms, 2 storage rooms and 1 fireplace upstairs. In the basement is a furnace room, storage room oil fired hot air furnace, and water heater . A oil storage tank is also located in the basement.

Appliances: 3 electric ranges, 3 refrigerators, 3 kitchen sinks, 1 shower, 6 toilets, and 6 bathroom sinks.

Contents: 18-8 foot folding tables, 75 metal folding chairs and 60 sleeping mats

Nature Cabin

Dimensions: 15X18 (Wood Construction)

Features 2 rooms and materials to support nature projects.

Infirmary

Dimensions: 16X20+10X16 (Wood Construction)

Features: treatment area, sickbay area, isolation room, and bathroom.

Appliances: Electric hot water heater, kitchen sink, refrigerator, toilet, and bathroom sink.

Contents; 4 cots with sleeping mats, medical bench, metal locker and medical supplies.

Caretakers House

Dimensions: 24X40 with 16 ½ X 19 ½ deck

Features: 3 bedrooms, living room, kitchen/dining area, bathroom.

Appliances: Oil hot air heater, electric water heater, electric range, refrigerator, dishwasher, kitchen sink, shower, toilet, bathroom sink and air conditioner

Adjacent to house is a metal storage shed, dimensions 5X10.

Office

Dimensions: 20X34 (Wood Construction)

Features: 1 room, fireplace.

Appliances: Electric hot water heaters, 3 door commercial refrigerator (2004) 2 standard refrigerators and a commercial sink.

Site Prior Use

Girl Scouts of the Americas

Craft House/ Trading Post

Dimensions: 16 ½ X 22 ½ + 8X9
(Wooden Construction)

Features 2 room, used for arts and crafts, contains arts and crafts supplies.

Brownie House/Troop Equipment Shed

Dimensions: 18 ½ X 24 ½ + 8X16
(Wooden Construction)

Features: common room, storage room, kitchen, fireplace

Appliances: Refrigerator and kitchen sink

Boat House

Dimensions: 18X18 (Wood Construction)

Features: 1 room, used to store canoes, funyaks, paddle boats, personnel flotation devises, paddles and other waterfront supplies.

Maintenance Facility

Dimensions: 27X50 (Wood Construction)

Features: 2 rooms with electric space heaters, and 2 overhead garage doors.

Contents: Contains all maintenance tools to support the camps. Lawn tractors, PUG, table saws, compressors, electric jack hammers, refrigerator and many small tools. A separate inventory list is available for this building.

Unit Shelters

Dimensions: 14X20 (Wooden Construction)

6- Kitchen Shelters

1- Picnic Shelter

Tent Platforms:

Dimensions: 14X16

42 singles

Contain 4 cots and mattresses and 1 tent per platform

1 double

Contains 8 cots and mattresses with 2 tents

Climbing Tower:

(Wood Construction)

Pavilion

Dimensions: 25X40 (Wood Construction)

Site Prior Use

Girl Scouts of the Americas

Pattagansett' Memories

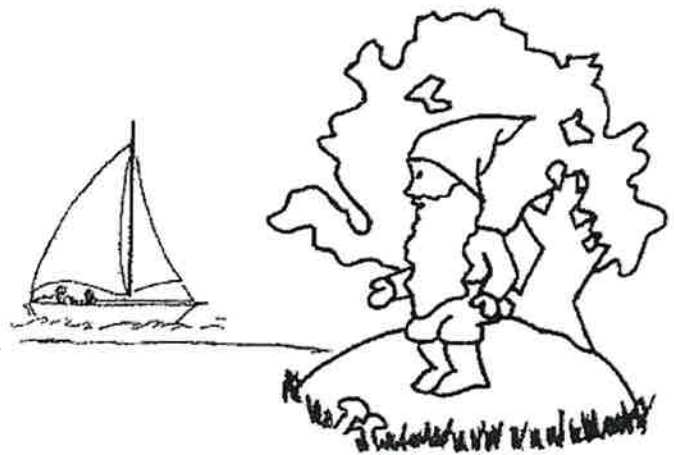
*Boats sailing gently on the lake,
Girls' voices calling as they cross to swim,
Night sounds: crickets, katydids, locusts,
Early morning bird calls
And squirrels frisking over the tree branches,
Rain pitter-pattering on the tent fly,
Sun sparkling through the oak trees,
Smoke curling up from the evening campfire,
Taps mournfully fills the air.
Peace descends on my camp.*

I loved it' once.

I miss it' now!

Jane Schmidt

CAMP PATTAGANSETT 1936 - 1986



Proposed Used Program Narratives Pattagansett Art Center

THE PROPERTY TITLE OWNERS WILL KEEP THE SAME FOOTPRINT AND WORK IN COLLABORATION WITH THE NOSTALGIC AND HISTORIAL COMMUNITY ELEMENTS OF THE SITE WITH THE LAND IN A PROTECTIVE TRUST WHILE THE SITE IS IN OPERATION WITH THE NONPROFIT PATTAGANSETT ART CENTER.

Mission

Pattagansett Art Center (PAC) is an Artist-run creative community-centered land project rooted in the practice of wellness and environmentally sustainable models created through the Arts.

We accomplish our mission through intentional collaboration with diverse groups of artists, makers, cultural practitioners, creatives and the greater community.

Land ownership

The property is leased by PAC (a forming 501 c 3 non profit organization) from the property owners *Damien Firmenich and Jennifer Firmenich*. This property is in the process of forming into a protected land trust with limited permissions for use to PAC's stewardship, programs and members.

Currently zoned Ru40, Pattagansett Art Center's operations will be similar to a club that fits into the current zoning.

Members

Pattagansett Art Center is an Arts Club defined by a membership structure where community members who have a particular interest in the Arts can engage in activities on a 64 acre site in East Lyme CT. Our programming will be offered to a tiered level of members and to non-members who seek to explore interest in our programming through a day membership pass.

Members include those who have a particular interest in the deeper development of their Arts Practice rooted in wellness and environmental sustainability with mediums including: drawing, painting, printmaking, sculpture, textiles, photography, writing, music and interdisciplinary work. The Artwork at PAC will have a special interest in environmental sustainability and wellness.

Business Norms

PAC programming will operate as a 501 c 3 organization with a community of professional Board of Directors and qualified professional staffing. Staffing is arranged into leadership structures of three interacting lead committees including facilities, administration, and programs. The executive team, who oversee the lead committees, and staffing, report directly to the Board of Directors and follow appropriate Articles of Incorporation, organizational bylaws, financial policies as well as other organizational, legal and regulatory policies. The executive team ensures the programming is aligned with the vision, mission and goals of PAC.

Our programming will primarily take place from Spring into Fall with limited winter programs and seasonal offerings.

PAC organization will offer programming on site at 121 Upper Pattagansett Rd as well as off site through community partnerships.

Programs

Capacity of a maximum amount of 150 participants is based on the prior Girl Scout Camp capacity for overnight usage.

Arts Courses & Education

Professional Mid and Established career Artists, and Cultural Practitioners will lead hands-on workshops, critiques, and lectures related to studio and professional practices. Our educational focus will have programs to include artists from a variety of backgrounds such as youth, adults, seniors, veterans, artists living with disabilities, and a range of culturally diverse communities to engage in diverse contemporary practices. PAC educational programming integrates wellness through the creation of interactive environments that promote a sense of personal and collective calmness, safety, dignity, and empowerment along with environmentally sustainable practices.

Volunteer/Internships/Docent/Apprentice

PAC will be supported by a structured volunteer, internships, docent, and apprentice program.

PAC volunteers will provide ongoing programmatic and organizational support. PAC will also partner with government programs, local groups, corporations, and businesses to host volunteer events, clean ups and other site engagement opportunities.

PAC will host interns within a structured training framework for high performing high school students interested in pursuing higher education in the field, students in higher education pursuing baccalaureate, masters, doctoral and postdoctoral, curatorial and archival professionals, social practice professionals, environmental artists and wellness practitioners to gain valuable professional experience in their fields. PAC will partner with credentialed institutions for reciprocal relationships for our internship programs.

Our docent program will feature tours of our collections, resident artists in practice, studios, programming and developing archives throughout the facilities.

Similar to traditional artistic studies, onsite PAC established master practitioners will offer mentorships to novice individuals interested in pursuing a greater knowledge base in their field. The apprentice will receive formal training under the guidance and supervision of the master.

Residencies

PAC will host emerging, mid-career and established master artists in the conception, creation, and public exhibition of work including participatory community engagement sessions. Residencies will be on site where each Artist will create work. Some of the residency programs will be catered towards installations and work that will remain part of the PAC permanent collection or performances and exhibitions open to for community engagement. Resident Artists will be available for club members' engagement.

Resident Artists will create work in the studios and workstations onsite and sometimes through offsite community programs. Artistic mediums include sculpture, ceramics, artistic woodworking, drawing, painting, printmaking, textiles and fiber arts, writing, and conceptual performance.

Partner Organization Members

We will host retreats for professional development, educational, demonstrational Arts, Wellness and Sustainability. These creative think tank sessions are a space for professionals and leaders in the industries to engage in contemporary conversation with forward thought. Retreats may be hosted by PAC or by member groups whose programming vision fits into our mission, vision and goals.

Events/Exhibitions/Performances

PAC will have a variety of exhibition and performance spaces on site.

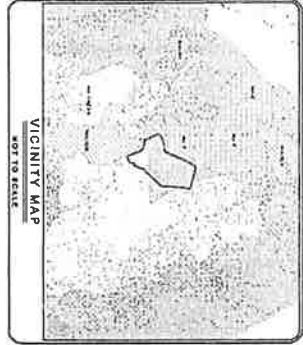
1. PAC will have an open field area which will host artisans, markets, and performances.
2. Sculpture gardens of our permanent collection will develop around the 64 acre property. Tours will be available for public engagement of members and through special arrangement of day passes to groups.
3. Existing structures will host gallery exhibitions with touring exhibits, permanent collections, open calls, and curations from our staff and guest curators.

PAC Associated Retail

PAC will have a small amount of merchandise available as well as interactive arts and wellness products aligned with the mission vision and goals of the programming.

The merchandise will be directly related to the programming in the club.

Contact info@pattagansettartcenter.org with questions



| M. JAMES BERNARDO, L.L.C. | |
|---------------------------|---------------------------|
| 1. Surveyed by | M. James Bernardo, L.L.C. |
| 2. Date of Survey | SEPTEMBER 4, 2024 |
| 3. Date of Plan | SEPTEMBER 4, 2024 |
| 4. Date of Revision | |
| 5. Date of Final Plan | |
| 6. Date of Final Survey | |
| 7. Date of Final Plan | |
| 8. Date of Final Survey | |
| 9. Date of Final Plan | |
| 10. Date of Final Survey | |
| 11. Date of Final Plan | |
| 12. Date of Final Survey | |
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| 14. Date of Final Survey | |
| 15. Date of Final Plan | |
| 16. Date of Final Survey | |
| 17. Date of Final Plan | |
| 18. Date of Final Survey | |
| 19. Date of Final Plan | |
| 20. Date of Final Survey | |



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

M. JAMES BERNARDO, L.L.C.

DATE: 9-4-2024

1. THE DATA ON WHICH THIS PLAN IS BASED WAS OBTAINED BY ME OR BY OTHERS WHOSE ACCURACY I BELIEVE TO BE REASONABLE.
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OVERALL SITE PLAN - SPECIAL PERMIT EXHIBIT
 PREPARED FOR
PATTAGANSETT ART CENTER
 FOR PROPERTY LOCATED AT
121 UPPER PATTAGANSETT ROAD
 TOWN OF EAST LYME - COUNTY OF NEW LONDON - CONNECTICUT

S-01
 SHEET 1 OF 2

SCALE: 1" = 100'

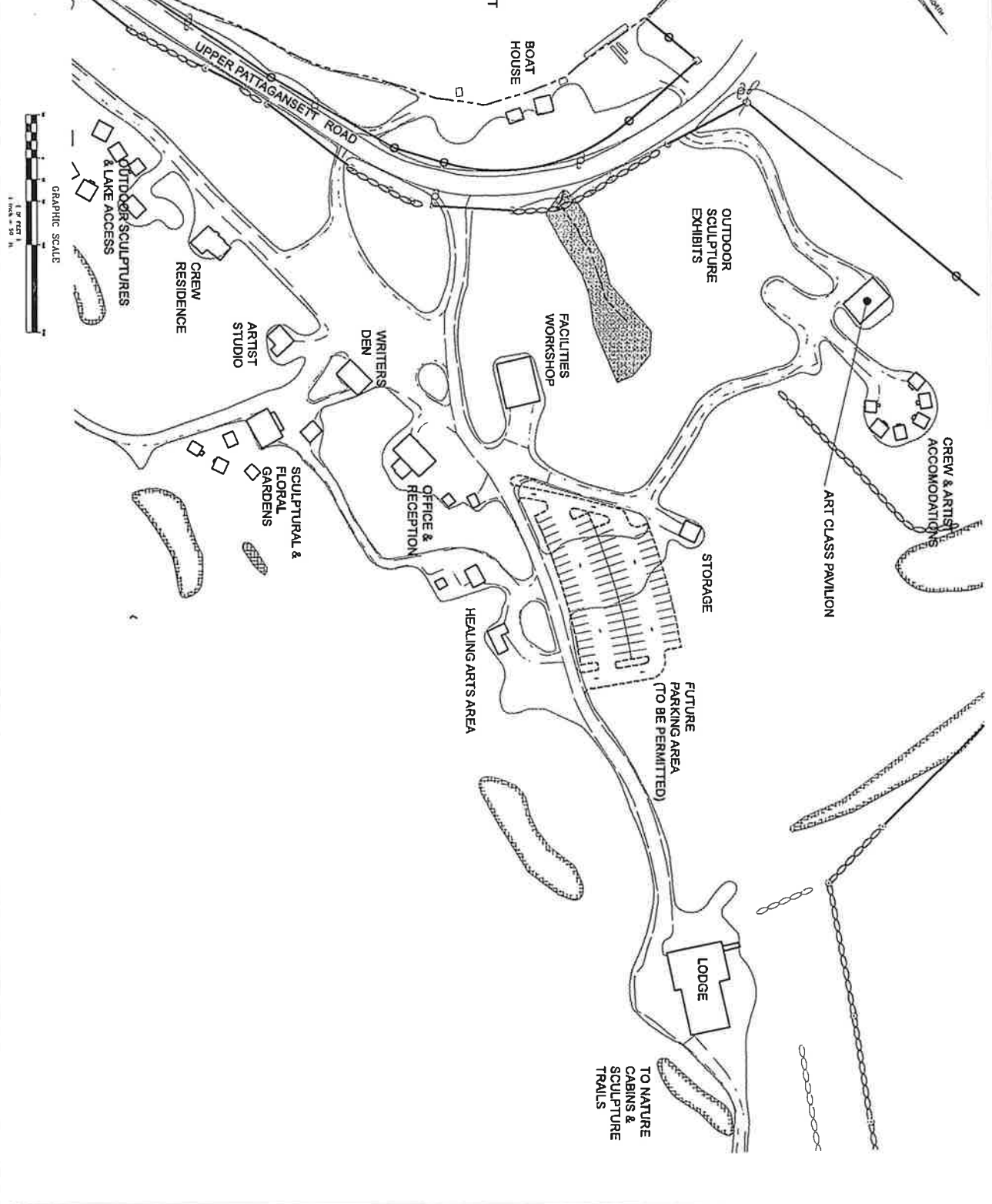
DATE: SEPTEMBER 4, 2024


PROJECT NO: 2024-61

| NO. | REVISIONS | DATE |
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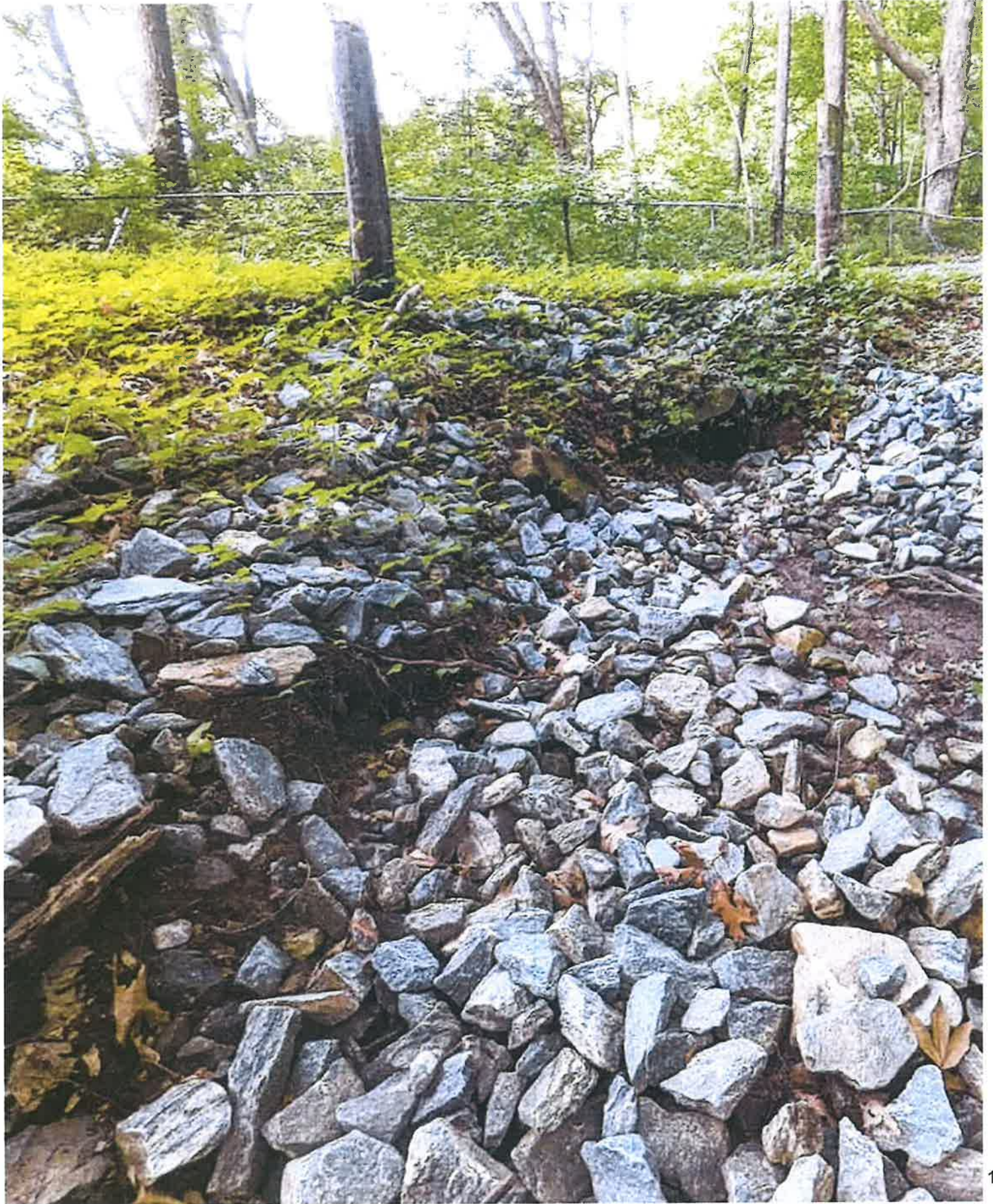
THESE DOCUMENTS ARE HEREBY REFERENCED BY REFERENCE TO THE ATTACHED DRAWINGS AND SPECIFICATIONS WHICH CONTAIN HEREIN ALL THE INFORMATION NECESSARY TO CONSTRUCT AND OPERATE THE PROJECT LOCATED AT THE ABOVE ADDRESS. THESE DOCUMENTS SHALL BE THE PROPERTY OF THE SURVEYOR.

JAMES BERNARDO
 LAND SURVEYING, LLC
 102A SPITHEAD ROAD
 WATERFORD, CONNECTICUT 06385
 (860) 447-0236
 WWW.JBSURVEY.COM

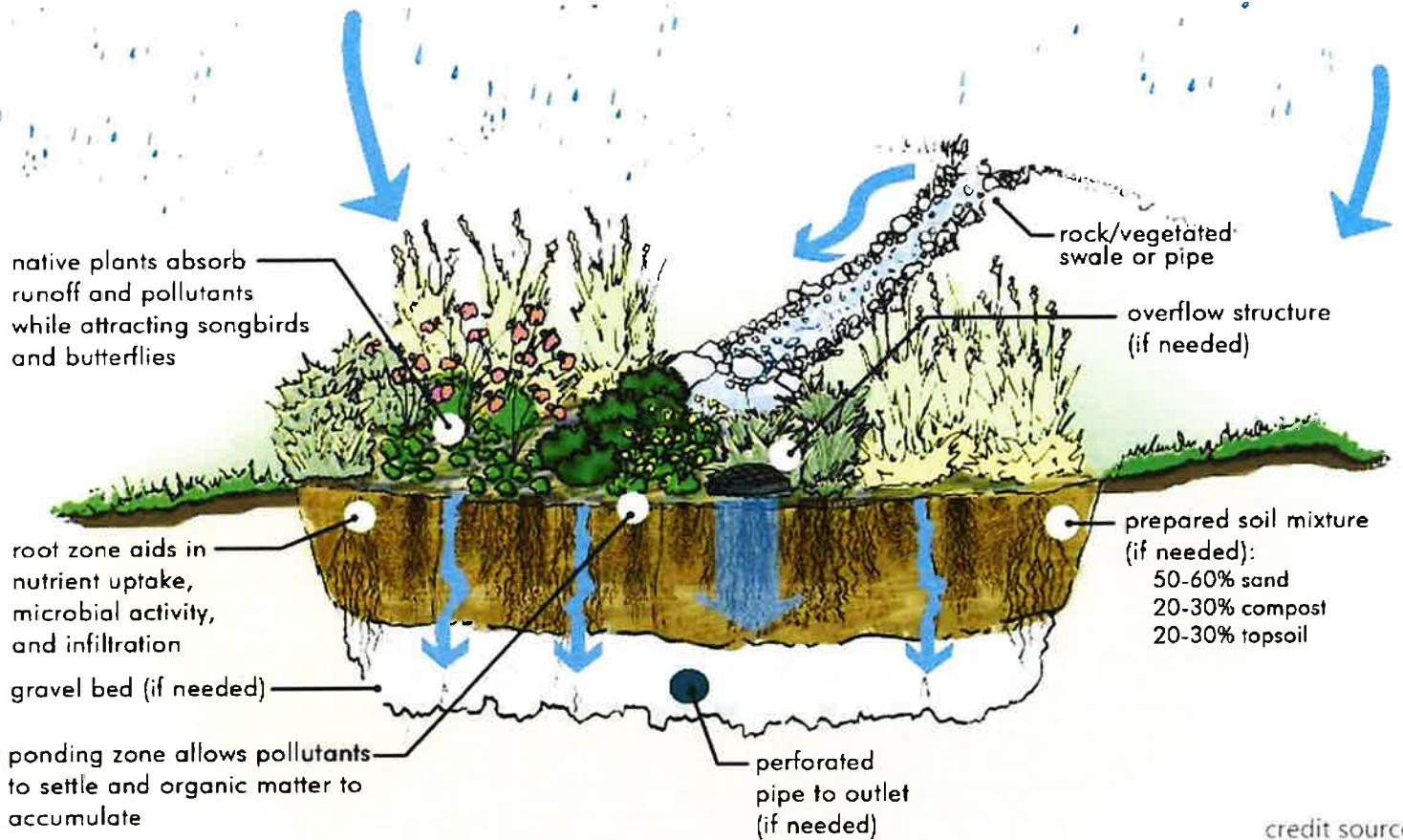


| <p>Scale: 1" = 50'</p> <p>Date: SEPTEMBER 4, 2024</p> <p>Project No: 2307-EL</p> | <p>Sheet No. S-02</p> <p>SHEET 2 OF 2</p> | <p>OVERALL SITE PLAN - SPECIAL PERMIT EXHIBIT</p> <p>PREPARED FOR</p> <p>PATTAGANSETT ART CENTER</p> <p>FOR PROPERTY LOCATED AT</p> <p>121 UPPER PATTAGANSETT ROAD</p> <p>TOWN OF EAST LYME - COUNTY OF NEW LONDON - CONNECTICUT</p> | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td>REVISIONS</td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | NO. | DESCRIPTION | DATE | | REVISIONS | | | | | | | | <p>NOTE: THESE DIMENSIONS AND PROJECTIONS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND PROJECTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND PROJECTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND PROJECTIONS.</p> |  <p>Bernardo LAND SURVEYING, LLC</p> | <p>JAMES BERNARDO LAND SURVEYING, LLC 102A SPITHEAD ROAD WATERFORD, CONNECTICUT 06385 (860) 447-0236 WWW.JBSURVEY.COM</p> |
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| NO. | DESCRIPTION | DATE | | | | | | | | | | | | | | | | |
| | REVISIONS | | | | | | | | | | | | | | | | | |
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Drainage



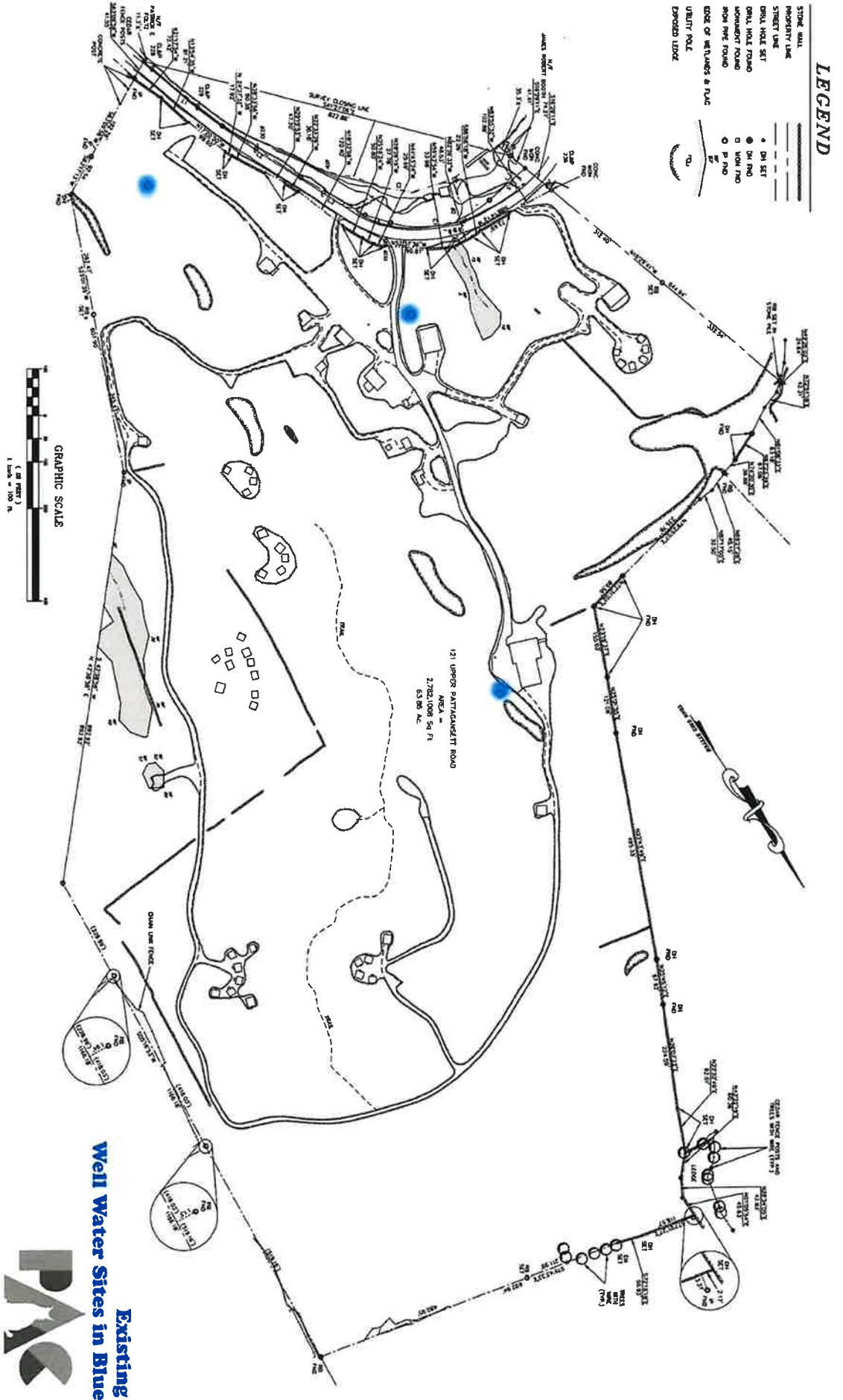
Drainage/Rain Gardens



credit source:
sustainableroguevalley.org



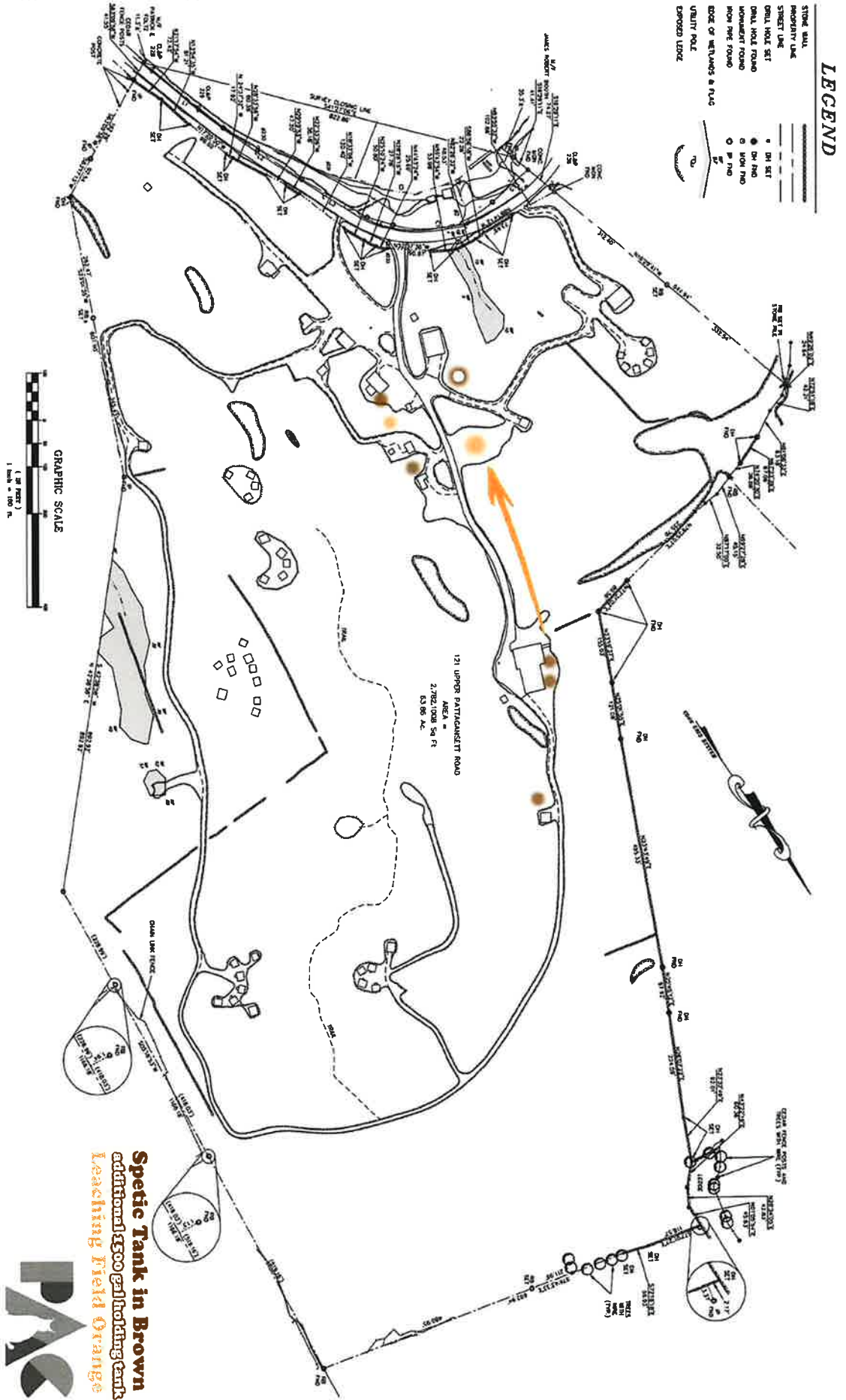
Water Supply



Existing Well Water Sites in Blue

PAC

Sewage/Septic Disposal



Septic Tank in Brown
additional 1500 gal holding tank
Leaching Field Orange



Pollinator Pathways Landscapes

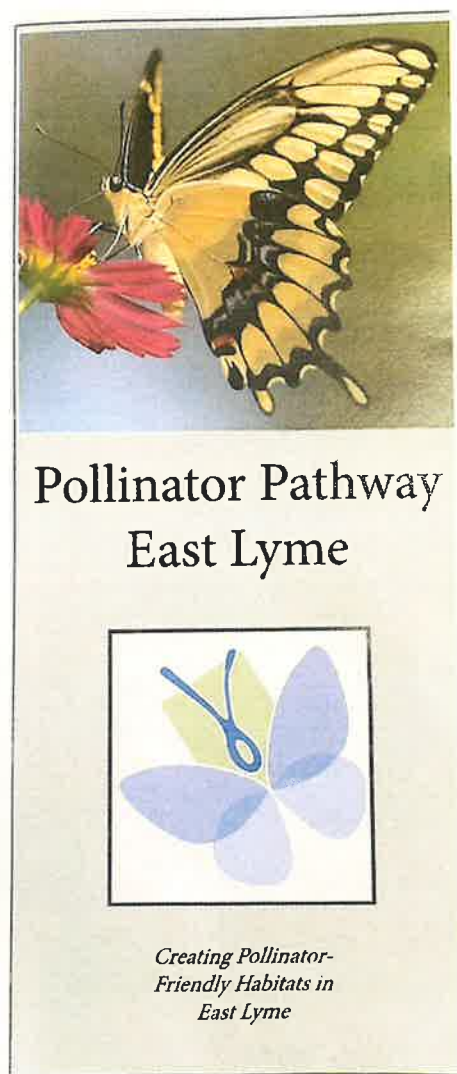
Building Collaborations for native plant and invasive species with:

Pollinator Pathways EL

Wild Ones

Eastern CT Conservation District

Pattagansett Lake Association



Erosion Study in progress



PATTAGANSETT LAKE ASSOCIATION

A 501c3 DEDICATED TO THE PRESERVATION OF A LOVED LAKE

Contacts

Jeffrey McNamara
legal

Jen Firmenich
Property deed holder

Damien Firmenich
Property deed holder

William Potvin
Steward/Facilities/Programs - Pattagansett Art Center

Kristine Holohan
Administration/Development/Programs - Pattagansett Art Center

Jim Bernardo
Land Surveyor

Pattagansett Art Center
www.PattagansettArtCenter.org

Pattagansett Lake Association
P.O. Box 433
East Lyme, CT 06333

August 27, 2024

Anne Thurlow
Chairman, Zoning Commission
East Lyme, CT

Dear Ms. Thurlow:

As president of the Pattagansett Lake Association, I am writing on behalf of our board of directors and 68 members in regard to the pending hearing the Pattagansett Art Center has with the zoning commission. The Art Center has asked for a letter of support from us to their application to the town and we would like to support them.

Lake association members met with the directors of the art center and asked them to provide a presentation of their plans for the property at our annual meeting which they did a few weeks ago. Their intentions and plans were well received by the membership. Their presentation described minimal changes to be made to the property beyond a general cleanup of the grounds, which have been in some decay for several years, and only restoration and upgrades to the existing buildings on the property. No significant new construction is planned. The planned activities they described indicated any traffic produced by the site would be minimal and at about the same level as when the Girl Scouts were active there.

With this understanding, our membership is delighted to see this type of use of the property, we strongly support their plans as they have described them and they will be a welcome addition to our community.

Please contact me if you would like to discuss this.

Regards,

Mick Byrne
President
Pattagansett Lake Association
860-694-8182

A non-profit regional center for the performing arts, cinema, and education generously supported by gifts from the community, founded in 1985, and built in 1926.



Winner of the 2022 Outstanding Historic Theatre Award
(League of Historic American Theatres)



Executive Director

Steve Sigel

Board of Trustees

Dr. Lynda B. Smith
(President)
Clinical Psychologist

RADM John B. Padgett, III
(Vice President)
USN (Ret)

Linda Mariani
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Mariani Reck Lane LLC

Mark Woods
(Treasurer)
MeBT Bank

Karen J. Ricciardi
(Secretary)
Ricciardi & Associates

Anthony Cronin
Charter Oak Federal
Credit Union (Ret)

Anthony Davidowitz
Attorney/Consultant

John Devine
Speedcraft Volkswagen

Dr. Amy Donahue
US Coast Guard Academy

Tolu Fayanjuola
General Dynamics/Electric Boat

David Gellar
Quinn & Hary Marketing

Don Gibson
Pfizer (Ret)

Connie Howard
US Properties

Ken Kitchings
Old Lyme Inn/Side Door Jazz Club

Paul Mayer
DATTCO, Inc.

Stephanie McKeon
Joshua's Worldwide

Phil Michalowski
City Planning Consultant

Mark R. Oefinger
Town of Groton (Ret)

Gregory Roth
Educator

Patricia (Pat) Todd
Blu-Prints Unlimited, Inc.

August 8, 2024

William Mulholland
East Lyme Zoning Department
108 Pennsylvania Ave.
Niantic, CT 06357

Dear William,

The Garde Arts Center is honored to be the fiduciary, office provider, and partner with the newly emerging institution, Pattagansett Art Center. We have embraced and encouraged their unique creative venture: developing an artistic haven rooted in wellness, environmentalism, contemporary art, and community-building.

We look forward to their evolution, especially as they fulfill their mission at the former Girl Scouts Camp off of Pattagansett Lake. PAC's thoughtful incorporation of the camp's former traditions exemplifies their respectful and thoughtful understanding of and commitment to this region. They will be a welcome colleague and a wonderful addition to the rich fabric of cultural institutions in Southeastern CT.

We see their work as a natural complement to the Garde Arts Center's mission, especially as it provides an opportunity for both our institutions to share programs and venues to deepen the impact on the many communities we serve.

With their current administrative residency in our downtown New London offices, we hope to assist PAC in developing their business foundation, exploring partnerships, and piloting educational programs.

Please do not hesitate to contact us with any questions you may have about our experiences with Pattagansett Art Center and its growing presence in our community.

Sincerely,

Steve Sigel
Executive Director
Garde Arts Center