



## President's Message



It's been a pleasure to serve as your BAEC President over the past twelve months, and I'm hoping you will allow me to serve a second term in 2012. This year has been full of challenges for both the members and the association, and there's sure to be more in the coming year as we climb our way back to the recovery of the housing market and the Connecticut economy.

As president, I'm calling the annual meeting of the membership to order on Friday, December 2, at 6:00 p.m. The purpose of the meeting is three-fold: to vote upon and swear in our 2012 board of officers and directors, celebrate our 2011 award winners, and enjoy an evening of good food, drink and excellent camaraderie. We'll be gathering at The Spa at Norwich Inn for cocktails at 6:00 p.m. and the dinner and program at 7:00 p.m. Friends, families and co-workers are welcome to join us.

The BAEC nominating committee has developed a slate of officers and directors for your approval, and nominations may be made from the floor. Once a final slate has been accepted and voted upon, our Home Builders Association of Connecticut President, Liz Verna of Verna Development, will deliver the oath of office.

It's important for you to attend and cast your vote, as the board of directors represents you, the BAEC's shareholders. We appreciate and need your input on how we may make the association best serve your needs in today's economy.

Here's our proposed slate of officers and directors: We thank those of you who are willing to commit your time and attention towards the workings of this association.

### 2012 Board of Directors

#### Officers:

- **President:** Chad Whitcomb, CGP, The Greensulators
- **Vice President:** Jim Williams, T.F. Buxton LTD
- **Associate Vice President:** Dave Hammerstrom, Chelsea Groton Bank
- **Secretary:** Andy Gil, CGP, Mystic River Building
- **Treasurer:** Matt Nick, Kostin Ruffkess & Co. LLC
- **Immediate Past President:** Denise Nott, CGR, CAPS, Nutmeg Building & Remodeling
- **Past President Serving the Board:** Norton C. Wheeler III, GMB, CAPS, CGP, Mystic River Building Co., Inc

#### Builder Board Members:

- Everett Hyde, Shelter LLC
- Robert Maynard, R M Maynard Home Improvement
- Lenny Patera, The Hampton Remodeling Co. LLC
- David Preka, Advanced Improvements LLC
- Dino Tudisca, Exterior Solutions LLC
- Michael Stricker, Stricker Contracting LLC
- Gary Wolinski, Overhead Door Company of Norwich

#### Associate Board Members:

- Tim Applegate, New London County Landscaping
- Gail Grillo, Marvel Home Decorating
- Mark Spinnato, Bouvier Insurance
- Ed Windhom Jr., United Builders Supply

#### Legal Counsel:

Thomas Londregan, Esq., Conway, Londregan, Sheehan & Monaco P.C.

Over the years, we find that there are always a distinctive few who joined our association not with the intent of just receiving from it but with the desire to give of their time and expertise. We are grateful to those of you who go the extra mile and make the many things we accomplish possible. Our members have nominated the following individuals for their contributions to the industry and the association. Please join us on December 2nd to congratulate them!

#### Builder of the Year

Andy Gil, Mystic River Building Co., Inc.

#### Remodeler of the Year

Dino Tudisca, Exterior Solutions

#### Associate of the Year

Karl Knerr, Norwich Lumber Co.

#### Distinguished Service Award

Gary Wolinski, Overhead Door Co of Norwich  
Jim Williams, T.F. Buxton Ltd.

#### C.B. Bruninga Housing Hall of Fame

Erik Kudlis, Erik's Design Build Associates

#### Industry Appreciation Awards

James Mosher, Norwich Bulletin  
Lee Howard, The Day

Thanks goes to Gary Wolinski of Overhead Door Co. and Dave Camasi of Norwich Lumber for stepping forward to sponsor this event. More help is needed to make this a special evening, so please join them by putting your company in the spotlight. Sponsorships ranging from \$50 to \$500 are still available.

I look forward to seeing you all on December 2. Don't forget to register for this event no later than Monday, November 28, 2011. The Spa needs adequate notice to prepare for our evening together.

Warm Regards,

Chad Whitcomb, BAEC President  
President/BPI Building Analyst I, CGP  
The Greensulators



## Welcome! Returning Members

**Lorne Goralnik of Lyon Billard Lumber Co.**  
 955 Washington Street  
 East Hampton, CT 06424  
 Ph 860-347-3966, F 860-347-7610, C 860-729-5654  
 lorneg@lyon-billard.com  
 www.lyon-billard.com  
 Sponsored by **Ev Hyde of Shelter**

**William Pieniadz of P & H Construction**  
 PO Box 164, 410 Maple Ave.  
 Uncasville, CT 06382  
 Ph 860-848-2372 F 860-848-8721 C 860-608-9890  
 wjpieniadz@pandhconstruction.com  
 www.pandhconstruction.com  
 Sponsored by **Paul Stone of Lombardi Inside Out LLC**

## Support our BAEC Killingly High School Student Chapter!

Members of our BAEC Student Chapter at Killingly High School are setting out to prove they are serious about building their futures in the homebuilding business. Once again they'll be competing with other high schools and colleges across the nation at the Student Chapter Competition at the IBS Show in February.

They are looking for builder members to participate in an informal, preliminary, construction presentation at 6:00 pm on Thursday, December 1st at Killingly High. They need input from building industry professionals on their competition materials. Please RSVP to Bonnie Beland, at [bbeland@killinglyschools.org](mailto:bbeland@killinglyschools.org) if you are able to participate.

The students are doing all sorts of fundraisers to pay for their IBS journey and stay. Join **Amity Construction, Exterior Solutions, Hampton Remodeling, and the Mystic River Building** and by placing your logo on their team uniforms for \$100.

**A special thank you to the students and instructor Bonnie Beland for helping us ready the House of the Year for visitors to our open house on November 5. We were scrambling and your help was sincerely appreciated!!**

# Take Advantage of BAEC Marketing Opportunities



## THE 2012 BAEC MEMBERSHIP DIRECTORY IS UNDER CONSTRUCTION

The BAEC 2012 Membership Directory is now under construction. Make sure your company information is up to date and consider placing an ad in the directory. It'll be around all year long on many member dashboards, seats and desktops.

The BAEC Membership Directory reaches all of our members each year and helps to facilitate members doing business with members! Reserve your advertising space no later than **12 / 2 / 11!** Contact the office at 860.859.3518.



Our home show is the ultimate social networking experience. Don't miss this amazing opportunity to market your products and services to a wide audience at the Mohegan Sun Casino, January 7 and 8, 2012.

Contact Jay Appleman of Red Stone Promotions at 1-800-294-7469 or log onto [www.baechomeshow.com](http://www.baechomeshow.com) for exhibitor information.

Teach a seminar to consumers during the show weekend! Contact the BAEC office to select a time. Hurry! It's first-come first-served on time slots.



## BAEC WEBSITE

Our [www.baec.net](http://www.baec.net) website averages about 4,000 unique visits each month. Sponsor our home page or place your banner on a particular consumer or member page that links to your website. We also invite our members to submit informative articles as a resource for consumers. Call the BAEC office for sponsorship rates.

National Association of Home Builders

Put your membership to work now.  
 Money-saving discounts that benefit your business, your employees, and your family  
[www.nahb.org/MA](http://www.nahb.org/MA)



## Education and Training



### It's School Vacation!

The BAEC program planning committee, led by Jim Williams of T.F. Buxton, is busily working to put together a 2012 programming schedule that builds on the very popular meeting on building codes, sponsored by Ring's End and Marvin Windows, that we held on October 26.

If you have training needs and suggestions, share them with Jim at jim\_tfbuxton@hotmail.com, or contact the BAEC office! We are committed to helping our members by bringing you timely and accurate information at little to no cost. If you are passionate about your profession and your education, consider joining Jim's committee to assist in the planning process.

The NAHB webinar series is very comprehensive. If you cannot visit the site at the scheduled webinar times, search the webinar archives for courses you can take at your leisure.

And, when you're settled in and reading by the fire this winter, consider some selections from BuilderBooks.com. As the official bookstore for the National Association of Home Builders, BuilderBooks offers award-winning publications, software, brochures, and more, with many available in both English and Spanish. Topics include Construction Management, Estimating, Green Building, Home Buyers/Owners materials, Codes & Regulations, and many more subjects for entrepreneurs who wish to build their business.

### Happy Holidays Everyone!!



Registration is open for the  
2012 NAHB International  
Builders' Show®

IT'S IBS TIME. 

IBS Time is now! Register now for the building industry's biggest event. Make plans today to join your colleagues for four days of non-stop business and networking February 8-11 in Orlando. With more than 50,000 attendees, 1,000 industry suppliers and nearly 200 education sessions, you'll get a year's worth of value in just 96 hours.

2012 NAHB INTERNATIONAL BUILDERS' SHOW® • FEBRUARY 8-11 • ORLANDO



### Affordable Million Dollar Details & Sneak Peek Into 2012 Cost Saving Detail

Wednesday, 11/30/11  
2:00pm - 3:00pm  
BAEC Member Fee: 24.95

#### Webinar Description:

In today's challenging environment, builders need an edge that differentiates them from the competition - a far better strategy than competing on price alone. In this session, a panel of experts offer tips and practical examples of how to make your homes greener, deliver more home technology and offer greater architectural design, all within a reasonable budget.

#### Learning Outcomes:

- ♣ Learn how to create expensive-looking details within a budget
- ♣ Explore proven methods for offering basic, economical home technology
- ♣ Acquire field-tested tips for ways to offer greener homes without adding too much to the buyer's bottom line
- ♣ Gain proven strategies for designing and building homes that compete on value rather than price alone

Contact Jaclyn Toole, Assoc. AIA at 800-368-5242 x8469 or via email at jtoole@nahb.org

This webinar counts as one hour of continuing education credit for NAHB professional designations.

### Taking the Strange Out of Meeting Strangers

Wednesday, 12/7/11  
2:00 pm - 3:00 PM  
BAEC Member Fee: 24.95

#### Webinar Description:

78% of business transactions involve some form of networking. But what if it's just not something you want to do, know how to do, or are comfortable doing? This webinar will teach you how to develop your 30-second elevator pitch, break into the crowd, and focus on quality, not quantity. Make networking a fun rather than stressful experience by using the techniques you'll learn to grow your network and your business.

#### Learning Outcomes:

- ♣ Become comfortable in networking situations
- ♣ Make networking enjoyable and productive
- ♣ Identify contacts that are meaningful for you and your business

Carmel Nayman at 800-368-5242 x8410 or by email at cnayman@nahb.org

This webinar counts as one hour of continuing education credit for NAHB professional designations.

For more information on these webinars or to register, log on to NAHB.org.

## BAEC Open House Welcomes Many!

The BAEC House of the Year opened its doors to the Realtors on November 3rd and then to the public on November 5 & 6 for its Open House and Home Show in a Home. Griswold's First Selectman Phil Anthony, Building Official Peter Zvinglias and State Representative Steven Mikutel joined us for the ribbon cutting ceremony sponsored by Tony Sheridan and the Chamber of Commerce of Eastern CT.

About 300 people passed through the open house to admire the home to learn about its energy-saving features. BAEC's builder, Andy Gil, and Nort Wheeler of Mystic River Building Co., Paul Stone of Lombardi LLC and Chad Whitcomb of the Greensulators gave tours throughout the weekend and answered questions about the innovative heating and cooling system and design features used to minimize the cost of maintaining the home. Jennifer Gil collected donations for our charity, the Cystic Fibrosis Foundation.

Thank you to the Norwich Bulletin and New London Day for their great coverage of our event. Be sure to check us out in the New York Times on Sunday, November 27!



Energy Star rated home that is 56% more efficient than code!



**Sustainable Is Attainable!**

- Chocolate finished Oak Craft Made kitchen cabinetry with luxurious Island to accommodate seating for four
- Wire shelving installed throughout with shoe rack installed in master
- Stainless Steel G.E. appliances, with deep thick gauge stainless sink
- Bamboo flooring and stairs in kitchen, living, hallways, bedrooms.
- Engineered cork flooring in study
- Oil rubbed bronze Lighting with Ceiling fans in all three bedrooms, living room and study.
- Recessed lighting In Master, Kitchen, Study, Living room and Halls.
- Oil rubbed bronze Moen fixtures in baths and Kitchen
- Schlage Oil rubbed bronze handle sets through out
- Second Floor Washer/Dryer hook up
- 3 Bedrooms and 2 Full Bathrooms
- CAT6 and Cable home run to basement in all bedrooms/Living room and Study.
- High Performance cellulose insulation with R-34 walls and R-60 attic
- Triple Glaze vinyl tilt in vinyl window with grids
- State of the art Mitsubishi Hyper Heat heating and air conditioning system
- State of the art 80 gallon air source heat pump water heating system
- Full basement with Framed and insulated walls
- Energy Star rated home that is 56% more efficient than code.
- Oversized 14 x 28' insulated and sheet rocked garage with insulated door and opener
- Maintenance free Azek covered front porch with paver walk way
- Landscaped yard with mulch and plantings, ample loam with lawn planted
- Subsurface gutter drain and footing drain system installed
- Underground utilities including 200 Amp service
- Crushed stone driveway with large turnaround

### Thanks to Our House of the Year Contributors

Adelman Sand & Gravel  
 Aiudi Concrete  
 Boise Cascade LLC  
 Boundaries LLC  
 Camaro Signs  
 Chelsea Groton Bank  
 Chowanec Well Drilling  
 CJ Septic Services  
 Coastal Home Inspection  
 Conway, Londregan, Sheehan & Monaco P.C.  
 Cyclone Home Systems

D & M Custom Homes  
 Erik's Design/Build Associates  
 Falco Siding  
 Foundation Sealers LLC  
 John C. George Co. Inc.  
 The Granite Group  
 The Greensulators, Inc.  
 Home Designs By Bruno  
 Huber Engineered Woods  
 The Kitchen Guy  
 Lombardi Gravel & Excavation  
 Lombardi Realty LLC

Major Electric Supply of CT  
 Marvel Home Decorating  
 McCarthy Home Services  
 Mercury Excelum Inc.  
 Moen  
 Mystic River Building Co. LLC  
 Nardone Construction  
 Neal's Wood Flooring  
 New London County  
 Landscaping  
 Northeast Utilities  
 Norwich Lumber Co.

Overhead Door Co. of Norwich  
 Pam's Paper & Painting  
 Ploughman Heating & Cooling  
 Progress Lighting  
 RM Maynard Home Improvement  
 Sirois Drywall  
 Smith Insurance  
 Standard Electric  
 TB Framing  
 Tewksbury Electric  
 Willi Winnelson  
 ZeroDraft of CT

**A special thanks to Builder, Andy Gil and his family for countless volunteer hours spent on this project and to the many sponsors who made sizable contributions of labor and material...**



Major Electric  
 Progress Lighting  
 Tewksbury Electric



Norwich Lumber Co.,  
 Huber, & Cascade Boise

RM Maynard Home  
 Improvement

Overhead Door  
 Co of Norwich

Adelman's Sand and Gravel

New London Landscaping



Connecticut  
 Appliance &  
 Fireplace  
 Distributors



Moen



Ploughman Heating &  
 Cooling



The Granite Group



The Kitchen Guy

# HOBBI AWARDS 2011

Five hundred and sixty industry professionals attended the prestigious Connecticut HOBIs or Home Building Industry Awards held Tuesday, November 15 at the Aqua Turf Country Club in Southington, CT! A slideshow by Joanne Carroll showcased the best products and services offered by our members in many categories under new home construction, land development, remodeling, commercial construction, sales and marketing and financing.

The Builders Association of Eastern Connecticut (BAEC) is pleased to announce the 2011 Winners from our area:

## BEST CUSTOM HOME 3000-4000 sq ft Coastal Construction Management, LLC

This classic New England shingle-style home, designed by architect, Peter Springsteel, featuring superb craftsmanship and attention to detail, sits on the Pawcatuck River, in Westerly, Rhode Island, and includes 3910 square feet of living space on two floors with a two-car attached garage. It boasts unique construction elements such as eyebrow entry, sloped roofs, curved walls and challenging dormers with intricate shingle detail. This home features reclaimed white oak flooring, barreled ceilings, radiant floor warming, and geothermal heating and cooling. The Smallbone kitchen was



handcrafted in France and hand-painted in place. Every room showcases heavy millwork and built-in cabinetry, as well as furniture and artifacts, collected by the homeowners from various countries, and incorporated into the construction and stonework. The owners built this home to welcome their children and future generations of their family.

## BEST NEW/OLD HOME BROM Builders

The award-winning custom home was designed and built to blend into a surrounding historic district in Norwich, Ct. 2011 is the third consecutive year BROM has received a HOBBI award.

"Critical to the homeowners was the desire for it to blend in with other period homes in the area," said Rico Mastronunzio, part owner of BROM Builders and project manager for the planning, design and build out of the Greek Revival period home.

The original 1950s home – lost to fire caused by lightning in early 2010 -- was part of a pre-zoned in-fill cul de sac containing three homes. The cul de sac is embedded in the historic district near the Norwich Free Academy campus. Nearby are mostly 18<sup>th</sup> and 19<sup>th</sup> century historic homes in Victorian, Italianate, Greek Revival, and Early American Colonial architectures. "Classic external features of the home were extremely important, and so too were interior details," Rico Mastronunzio said.

"All of the design and planning required budget balancing, of course, staying close to nearby existing home values, and still being able to include fitting, elegant interior details along with some of the latest design and technology features found in today's new homes."



The resulting new home is a two-story, 3,270 square foot Greek Revival design with 3 bedrooms, 2.5 baths, and with 650 sq. ft. of bonus space above an oversize two-car garage.

## BEST COMMERCIAL REHAB/ADAPTIVE RE-USE Nutmeg Building & Remodeling

The company's challenge was to update the existing lounge for City Sports Grille in Groton, which had multiple levels of flooring with limited access. The goal was to entice bowlers and locals to come to the Sport Grill to stay, eat and watch sports on one of the many televisions including a big screen.



Nutmeg brought the 1964 building's dated systems up to current codes with no disruption of the daily activities of the bowling center. They installed new doors with the crash bars, custom hurricane glass windows, wood flooring, and finished a new bar.

Congratulations also goes to:

**Franklin Construction**, for **BEST MARKETED COMMUNITY OVERALL** for New London Harbor Towers and **BEST MARKETING EVENT** For March Fourth Art Show at New London Harbor Towers,

**Connecticut Appliance & Fireplace Distributors** for **BEST WEBSITE OVERALL**,

**Liberty Bank** for **BEST CONSTRUCTION/PERMANENT CUSTOM HOME LOAN**, and

**Wells Fargo Home Mortgage** for **BEST END LOAN PACKAGE FOR A COMMUNITY** and **BEST HOME RENOVATION LOAN**.

# BUILDING BRIEFS

## Small Business Resources

A package of economic development and jobs growth initiatives passed both chambers of the General Assembly on October 26 with nearly unanimous bipartisan support and was signed into law by the governor on October 27.

Part of the bill is the Small Business Express Program (EXP), which provides loans and grants to Connecticut's small business to spur job creation and growth. Assistance focuses on access to capital through a revolving loan fund and incentive loan and grants to create jobs

Small businesses employing not more than 50 employees are eligible. Priority will be given to Connecticut's economic based businesses, as defined in Connecticut General Statutes 32-222, including but not limited to: precision manufacturing, business services, green and sustainable technology, bioscience and information technology sectors.

For further information about this program and other business resources, visit the Connecticut Department of Economic and Community Development at [ct.gov/decd](http://ct.gov/decd) or contact Michelle at 860-270-8052 or via email.

## OPM, State To Revitalize HOMEConnecticut

The state Office of Policy Management (OPM) has confirmed that it would be revitalizing the HOMEConnecticut Program, with \$1 million left in funds from 2008.

According to OPM's Community Development Director Dimple Desai, five municipalities have already received approval for grants since Gov. Malloy took office: Old Saybrook, Sharon, Torrington, East Lyme and New London. Four other towns have also recently shown interest.

"Both demographically and economically the market is demanding more, dense, smaller units," Partnership for Strong Communities Policy Director David Fink said. "Builders are building smaller so it's easier to afford the down payment, heating cost and transportation costs."

Towns that choose to create more affordable housing through HOMEConnecticut can create an Incentive Housing Zone by

meeting two requirements. Twenty percent of the units in the zone must be affordable for those at 80% of the area median income, and the housing must meet density requirements of six single-family, 10 townhouses or duplexes, or 20 multifamily units per acre.

Towns can then qualify for a planning grant and incentives of up to \$2,000 for each unit allowed to be built in an IHZ, and up to \$2,000 for every multifamily unit building permit issued or up to \$5,000 for every single-family building permit issued. Towns may use the incentive money for any purpose.

The program remains in its beginning stages, however. Harry Smith of the Office of Planning and Development in New London said the city adopted an IHZ totaling 73 acres in different areas of the city, but no plans for construction exist yet.

## Malloy Announces Small Cities Grant Funding For 28 Communities

Governor Dannel P. Malloy has announced the state has awarded Small Cities grants totaling \$12,342,000 to 28 Connecticut towns.

The U.S. Department of Housing and Urban Development's Small Cities Community Development Block Grant Program provides grants to eligible municipalities for economic development, affordable housing, community facilities and other revitalization projects. The federal program is administered by Connecticut's Department of Economic and Community Development.

In our region, grants are being awarded to:

### **Killingly — \$300,000**

Killingly plans to continue its housing rehabilitation program and rehab 10 units of low- and moderate-income housing.

### **Ledyard — \$300,000**

The town will use its funding to undertake a Housing Rehabilitation Loan Program to help low- and moderate-income homeowners rehabilitate their homes. A total of nineteen (19) housing units are anticipated to be rehabilitated. Upgrades would include roof replacement, heating systems, window replacement, lead

paint removal, electrical and code upgrades, and energy and weatherization improvements.

### **Sprague — \$700,000**

Sprague plans to renovate Shetucket Village Senior Housing in downtown Baltic. Improvements include ADA and other upgrades, and the expansion of one unit to make it handicapped accessible.

### **Stonington — \$542,000**

The housing authority plans to renovate the Edythe K. Richmond Senior Housing complex through site improvements to Fisk Drive, as well as roof repairs and handicap accessibility and bathroom improvements in some units.

### **Windham — \$300,000**

Windham's funding will continue its housing rehabilitation program. The town anticipates approximately 10 units of low- and moderate-income units will be renovated.

Check with these towns to see if you can submit a proposal for any these community projects. Killingly has already issued a Request for Proposals due on November 26.

