



APPLICATION FOR INLAND WETLAND/WATERCOURSE PERMIT MODIFICATION SUPPLEMENTAL NARRATIVE

DETAILED DESCRIPTION OF PROPOSED ACTIVITY

Waterford Woods, LLC is proposing to construct Phase 2 of a residential multi-family development on two (2) parcels of land located at 384 & 394 Willetts Avenue Extension totaling 26.64 acres. The second phase of the development will consist of the construction of three (3) apartment buildings with a total of 106 additional units.

WATERFORD APPROVALS

- Conservation Commission Inland Wetland Permit C-20-19, approved 1/28/21
 - Approval of regulated activities associated with a proposed multi-family development consisting of 98 units in 3 apartment buildings with incidental site improvements.
- Planning & Zoning Commission Application PL-21-1, approved 3/9/21
 - Site plan approval associated with a proposed multi-family development consisting of 98 units in 3 apartment buildings with incidental site improvements.
- Conservation Commission Inland Wetland Permit C-21-06, approved 7/8/21
 - Approval for installation of a gravity sewer main.
- Conservation Commission for Inland Wetland Permit C-21-12, approved 11/18/21
 - Phase 1 site plan modification for addition of Clubhouse
- Planning & Zoning Commission Application PL-21-12, approved 12/14/21
 - Phase 1 site plan modification for additional of Clubhouse

DETAILED DESCRIPTION OF PROPOSED MODIFICATIONS

The proposed site modifications consist of Phase 2 of Waterford Woods with the addition of Building D at the north end of the property and Buildings E and F at the southwest corner of the property. Phase 2 will continue to use the Phase 1 access driveway approved with the original development with minor widening of the exit lane to allow for separate right and left turn movements. The Phase 2 site modifications will include:

- Clearing and grubbing.
- Construction of Buildings D, E and F with an additional 106 residential units.
- Extension of the 24' wide main access drives to serve parking facilities adjacent to the new buildings.
- Outdoor recreation areas including community spaces.
- Additional paved parking spaces adjacent to the new buildings. Reconfiguration of parking spaces sitewide consistent with recently adopted Zoning Regulations to minimize impervious surfaces.
- Concrete pedestrian sidewalks connecting the apartment buildings to the adjacent parking areas and amenities.



- Drainage improvements including a stormwater collection network, subsurface infiltration, and detention ponds.
- Extension of private water, sewer, electric, gas and telecom mains.
- Landscaping including a mixture of street trees, shrubs, foundation plantings and planting beds
- Building and street lighting.
- Erosion and sedimentation control measures.

PURPOSE OF PROPOSED ACTIVITY

The purpose of the proposed activity is to meet the increasing housing needs of the surrounding community within the existing development footprint.

DESCRIPTION OF REGULATED AREA & ACTIVITIES

Inland wetlands and watercourses are located along the west and southern boundaries of the site and were field delineated by James Sipperly, Certified Soil Scientist. In total, 9.19 acres, or approximately 35% of the 26.63-acre Site lies within delineated inland wetland areas.

The western and southern portion of the Site are within a mapped FEMA Special Flood Hazard Area (SFHA) Zone A, which indicates that no base flood elevations (BFE) were determined. In general, the limits of the SFHA Zone A align with the wetlands and parallel existing contours. A portion of the Zone A is perpendicular to existing contours and passes over an elevated peninsula at the southwest corner of the site where the Buildings E and F are proposed. A portion of the designated Zone A area has been removed per FEMA Letter of Map Amendment (LOMA) 22-01-0111A. No structures are proposed within the remaining Zone A area on the Site.

Wetlands, watercourses, and FEMA SFHA Zone A are delineated on maps prepared by Franklin Surveys for the subject parcels and submitted as part of the original approved application.

No work, including clearing, grubbing, filling, grading, or excavation, is proposed within the delineated inland wetlands or watercourses on the subject Site. A portion of work related to modifications will occur within the 100' Upland Review Area as shown on the site modification plans enclosed this application. The total area of activity within the 100' upland review area associated with the Phase 2 site modifications is approximately 0.20 acres. Impacts associated with the proposed modifications are described below.

- Clearing and grubbing
- Stripping and stockpiling of topsoil
- Excavation and construction of a portion of Building E
- Rough and finish grading
- Landscaping

LIST ALTERNATIVES CONSIDERED

1. NO PHASE 2 DEVELOPMENT

As stated above, the purpose of the proposed activity is to better meet the increasing housing needs of the surrounding community. The proposed Phase 2 development complies with

Zoning Regulations and Plan of Conservation and Development. The potential alternative of “no development” would not be a feasible or prudent alternative.

2. REDUCED DEVELOPMENT

Per Section 18.3.2, the maximum density in the C-MF district is 8-dwelling units per acre of land, which would allow for 213 dwelling units on the 26.63-acre site. The proposed development with modifications will consist of 204 units, which is below the maximum density. Per Section 18.3.3, maximum lot coverage for buildings is 25%. The addition of the Buildings D, E, and F will increase coverage to 7.3%. The new apartment buildings are necessary to meet rising housing demands and have been situated on the site to use driveways and parking associated with Phase 1. Phase 2 will have minimal impact to surrounding properties and no direct impact on regulated areas. Reduction would not meet the purpose of the project and is not a feasible or prudent alternative.

3. DEVELOPMENT RECONFIGURATION

The development has been designed to accommodate the physical constraints of the subject property, including property dimensions, topography, and wetland areas to the west and south. The Phase 2 buildings, driveways and parking have been situated to have direct access to Phase 1 driveway and parking areas with minimal expansion. As sited, the development minimizes infrastructure (impervious surfaces) within the 100’ upland review areas as part of the development and minimizes clearing. Reconfiguration of the development is not a feasible or prudent alternative.

ENVIRONMENTAL IMPACT

The disturbance and proposed work within the 100’ upland review area has been minimized to the greatest extent possible and there are no prudent or feasible alternatives. The site has been designed to minimize the impact on the environment as follows:

- Areas of new impervious surfaces have been minimized to the greatest extent possible. Impervious area total 5.619 acres (21%) of the total site, which is on the low end of the 18% to 30% impervious cover referenced in Section 3.1.2.3 of the Jordan Brook Watershed Management Plan (JBWMP) for “intermediate” level uses such as multi-family.
- Site drainage will be collected, treated, infiltrated, and detained, thereby minimizing impact on stormwater quality, and slightly reducing peak flow rates as compared to existing conditions. Base level and secondary controls are incorporated into the design to improve water quality as recommended by the JBWMP. Groundwater recharge is also encouraged through disconnection of impervious surfaces and the use of water quality swales to promote treatment and infiltration.
- Clearing and grubbing is minimized to maintain native vegetation on site. In general, a 50’ natural wooded buffer has been maintained along the inland wetlands as recommended by the JBWMP. Where clearing of the mature tree vegetation is proposed within 50’ of the inland wetlands, native shrubs are proposed, and conservation seed mix will be placed as recommended in the JBWMP.
- Landscaping and plantings are proposed throughout the development to encourage stormwater recharge and match with the surrounding landscape.



There will be no adverse environmental impact from the project. Any potential impact of the project is related to short-duration construction activities. The potential environmental impact of these temporary disturbances will be mitigated through the proper installation and maintenance of erosion and sedimentation controls.

APPLICANT CERTIFICATIONS

- No portion of the property is located within 500-feet of the boundary of an adjoining municipality.
- No Traffic attributable to the completed project on the site will use streets within the adjoining municipality to enter or exit the site.
- No sewer or drainage from the project site will flow through and impact the sewage or drainage system within the adjoining municipality.
- No water run-off from the improved site will impact streets or other municipal or private property within the adjoining municipality.