



## APPLICATION FOR INLAND WETLAND/WATERCOURSE PERMIT SUPPLEMENTAL NARRATIVE

### DETAILED DESCRIPTION OF PROPOSED ACTIVITY

Sig Con Associates, LLC is proposing to construct a residential multi-family development on two undeveloped parcels of land on the south side of Willetts Avenue Extension totaling 26.64 acres.

- 0.48-acre parcel located at 384 Willetts Avenue Extension identified as Map 140, Lot 9190 on the Town of Waterford Tax Assessor Mapping
- 26.16-acre parcel located at 394 Willetts Avenue Extension identified as Map 140, Lot 9192 on the Town of Waterford Tax Assessor Mapping

The combined parcels are hereinafter referred to as the Site.

The Site is in the Commercial Multi-Family District (C-MF). Per Section 16.1.2 of the Zoning Regulations multi-family developments are listed as a permitted use within the district, which requires a Site Plan approval per Section 18.1.a.

The multi-family development will consist of the construction of three (3) apartment buildings with a total of 98 units with a mix of 58 one-bedroom and 40 two-bedroom dwelling units. Main access to the development will be provided from the north via Willetts Avenue Extension. Additional site work will include:

- Clearing and grubbing;
- Demolition and removal of the existing outbuilding on 384 Willetts Avenue Extension;
- Excavation and disposal of construction and demolition debris stockpiled throughout the Site;
- Construction of a new curb cut to the north on Willetts Avenue Extension;
- 28' main access drive with 24' wide internal access drives including a looped connection to improve vehicular circulation and emergency access throughout the development;
- Paved parking situated in close proximity to the apartment buildings and site amenities with a total of 167 spaces including 6 handicapped accessible.
- Concrete pedestrian sidewalks connecting the apartment buildings with interior amenities and the existing public sidewalk along the south shoulder of Willetts Avenue Extension;
- Outdoor recreation areas including a mix of active recreation, passive recreation, and community spaces.
- Drainage improvements including a stormwater collection network, grass-lined treatment swales, subsurface infiltration systems, and detention ponds;
- Connection to water, sewer, electric, gas and telecom services in Willetts Avenue Extension;
- 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 provide a multi-family development in a centralized location while minimizing disturbance to the meet housing needs of the surrounding Waterford community.

## **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 26.64-acre Site lies within delineated inland wetland areas. The western and southern portion of the Site are also within a mapped FEMA Special Flood Hazard Area Zone A. In general, the limits of the SFHA Zone A align with the wetlands.

Wetlands, watercourses and FEMA SFHA Zone A are delineated on a map included with the application entitled “Property & Topographic Plan of Nos. 384 and 394 Willetts Avenue Extension, Waterford, Connecticut”, dated August 12, 2020, scale 1” = 50’, Sheets no. 1 and 2 of 2, prepared for Sig Con Associates, LLC by Franklin Surveys.

No work, including clearing, grubbing, filling, grading, or excavation, is proposed within the delineated inland wetlands, watercourses, or FEMA SFHA Zone A on the subject Site.

A portion of work related to development will occur within the 100’ Upland Review Area as shown on the site plan set enclosed this application. The total area of activity within the 100’ upland review area is approximately 1.61 acres, and consists of the following work:

- Permanent Disturbance associated with the development (1.27 acres)
  - Clearing and grubbing
  - Stripping and stockpiling of topsoil
  - Excavation and construction of a portion of 2 multi-family buildings (B & C);
  - Construction of paved access drives, parking areas and sidewalks
  - Installation of drainage system, including treatment, infiltration and detention
  - Rough and finish grading
  - Landscaping
- Temporary Disturbance associated with Site cleanup and upland restoration
  - Minor clearing activities to remove vegetation in and around stockpiles of construction and demolition debris associated with previous uses.
  - Excavation and removal of stockpiles of construction and demolition debris.
  - Minor regrading of disturbed areas to match original grade and provide smooth transitions to surrounding land.
  - Overseeding with conservation seed mix.

## **LIST ALTERNATIVES CONSIDERED**

---

### **1. NO DEVELOPMENT**

As stated above, the purpose of the proposed activity is to provide housing to meet the needs of the surrounding Waterford community. The proposed multi-family development is a

permitted used within the C-MF district and meets the requirements of zone, therefore 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 26.64-acre site. The proposed development consists of 98 units, which is only 42% of the maximum density. Per Section 18.3.3, maximum lot coverage for buildings is 25%. The proposed 98-unit development will result in 3.2% lot coverage. Further 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 while also situating the proposed buildings, access drives and parking areas within areas of historical land disturbance. As sited, the development minimizes infrastructure (impervious surfaces) within the 100' upland review areas as part of the development and minimizes clearing. Relocation of the development on the site is not a feasible or prudent activity that would result in a reduction in disturbance within the 100' upland review area.

# **ENVIRONMENTAL IMPACT**

---

As stated above, 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 totals 11.5% of the total site, which is substantially lower than 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 subsurface infiltration units after treatment.
- Clearing and grubbing is minimized to maintain native vegetation on site. Where clearing of the mature tree vegetation is proposed within 50' of the delineated inland wetlands, native shrubs are proposed and conservation seed mix will be placed to provide a minimum 50' upland protection zone 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.