



DEPARTMENT OF PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Mark Wujtewicz, Planner

DATE: November 14, 2023

TITLE: Staff Report: Site Plan
Civic Triangle Universal Access and Duck Pond Improvements
174 Boston Post Road
35, 49 Rope Ferry Road
PL-23-14

EXECUTIVE SUMMARY

This application for site plan approval is for a portion of the improvements included in the Waterford Community Park Civic Triangle Master Design Plan CGS §8-24 application PL-21-15 previously approved by the Planning and Zoning Commission on December 14, 2021.

The work as proposed on the site plan is consistent with those improvements identified within a portion of the area on the previously approved Community Park Civic Triangle Master Design Plan CGS §8-24 application PL-21-15. The improvements adjacent to the civic triangle pond including elevated and at grade pedestrian walkways, accessibility improvements, streetscape, landscaping and various amenities such as picnic tables and benches. The Waterford Conservation Commission approved inland wetland permit #C-22-10 with conditions for regulated inland wetland activities associated with the project. A report of Conservation Commission action is included in the record.

BACKGROUND

Pertinent Regulations

CGS 8-24 – Municipal Improvements

Section 10.1 – Purpose and Designation as a Village District

Section 10.11 – Site Plan Approval

Permitted Use within the District:

Section 10.2.5 – Parks and Playgrounds

DISCUSSION

The work as proposed on the site plan is to implement the construction of the boardwalk and paths around the perimeter of the pond and to adjacent public areas providing for universal accessibility to park amenities. Minor modifications to the parking lots for the Library and the Park are included in order to provide for accessible parking immediately adjacent to walking path entrances at those locations. Benches, picnic tables, lighting and other public use amenities are also located in strategic areas along the walkways and throughout the area identified on the site plan. Streetscape improvements along Rope Ferry Road include rebuilding of the stone wall, installation of street trees adjacent to the stone wall in addition to other landscape elements and plantings identified on the site plan.

Various elements incorporated into the plan are designed to improve the overall water quality and enhance stormwater management through the implementation of low impact development design including the reconstruction of the sediment forebay to the pond, the use of stone drainage strip and level spreader.

The proposal has been reviewed by the Waterford Conservation Commission which had issued Wetland Permit #C-22-10 with conditions on October 13, 2022. This permit was issued for regulated activities associated with the sediment removal from the exiting pond and enhancement of existing and temporary disturbed wetland areas. A report of Conservation Commission action is included.

RECOMMENDED ACTION

Based on the information provided, staff recommends the Planning and Zoning Commission find that:

Findings:

1. The parcels in this application are located within the CT (Civic Triangle) Zoning District as identified on the most recently adopted Zone District Map.
2. The Waterford Conservation Commission issued Inland Wetland Permit# C-22-10 for regulated inland wetland activities.
3. The Waterford Conservation Commission has submitted to the Planning and Zoning Commission a final report in accordance with CGS §8-3(g).
4. The project is for improvements to a public park and playground which are permitted uses within the CT Zone District in accordance with Section 10.2.5 of the Town of Waterford Zoning Regulations.
5. The project is proposed as a Site Plan in accordance with Sections 10.11 and 22 of the Town of Waterford Zoning Regulations.
6. The improvements identified on the Site Plan are consistent with improvements included in the Civic Triangle Park Master Plan – October 2021 as approved by the Planning and Zoning Commission through application PL-21-15.

and that the Commission approve the proposal with the following modifications and conditions:

1. All work identified on the site plan as approved by the Commission shall be within the Limit of Work as shown on the site plan. No other work or improvements as appear on the Civic Triangle Park Master Design Plan approved by this Commission through Application #PL-21-15 shall be implemented until such time that a new site plan application is submitted and approved by the Planning and Zoning Commission.
2. All conditions of approval for Inland Wetland Permit #C-22-10 shall be incorporated into this decision as if fully set forth herein.

Proposed Motion

To approve with conditions, the site improvements for the Civic Triangle Community Park Site Plan Application #PL-23-14, with conditions 1 and 2 and adopt the findings 1 thru 6 of the staff report.