

Town of Waterford, Connecticut
Planning and Zoning Commission
Application for Special Permit/Design Review Approval
Application
of
The Williams School
122 Bloomingdale Road
Assessors Map 74 – Lot 5295
Attachment A
Property Owners Adjoining the Subject Land Parcel

Property Owners Adjoining the Subject Land Parcel			
Assessors Map No. - Lot No.	Record Owner	Property Address	Mailing Address
64-425	Southern New England Conference Association	152 Bloomingdale Road	152 Bloomingdale Road Waterford, Connecticut 06385
74-405	Cynthia E. Whitmer	118 Bloomingdale Road	118 Bloomingdale Road Waterford, Connecticut 06385
74-406	John & Karla Umland	120 Bloomingdale Road	120 Bloomingdale Road Waterford, Connecticut 06385
74-409	Williams Memorial Institute	128 Bloomingdale Road	182 Mohegan Avenue New London, Connecticut 06320
74-410	David Z. Beaulieu	132 Bloomingdale Road	132 Bloomingdale Road Waterford, Connecticut 06385
74-414	Paul E. Hamler, Jr.	138 Bloomingdale Road	138 Bloomingdale Road Waterford, Connecticut 06385
74-415	Charlene R. Hughes Trustee	140 Bloomingdale Road	140 Bloomingdale Road Waterford, Connecticut 06385
74-417	Peter Neilan	142 Bloomingdale Road	142 Bloomingdale Road Waterford, Connecticut 06385
74-490	Raymond S. Jr. & Lurleen Carlson	110R Bloomingdale Road	110R Bloomingdale Road Waterford, Connecticut 06385
84-6453	Williams Memorial Institute	64 Pilgrim Road	182 Mohegan Avenue New London, Connecticut 06320
86-490	Jeremy Klusek & Susanne Labella	96 Bloomingdale Road	96 Bloomingdale Road Waterford, Connecticut 06385

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Attachment B
Statement of Use

Statement of Use

The Williams School has submitted an application to the Town of Waterford Planning and Zoning Commission seeking Special Permit/Design Review approval to construct tennis and pickleball courts at its Athletic Complex located at 122 Bloomingdale Road.

The site improvements associated with the planned courts facility include court fencing and gates, court lighting, electrical, communication, and water utility services, storm drainage system, and existing parking area signage and pavement markings improvements.

The site work associated with the project includes erosion and sediment control, site preparation, clearing and grubbing, topsoil removal and stockpiling, mass earthwork, trench excavation, grading, cast-in-place post-tensioned concrete slab, cast-in-place concrete, fencing, lighting, utility service, drainage, signage, pavement markings, and landscape construction.

The court lighting will be LED fixtures meeting current standards for outdoor sports lighting regarding uplight, glare, targeted lighting, and color temperature. All court lighting will be controlled manually.

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Attachment C

Consistency with Adopted Plan of Preservation, Conservation and Development

Consistency with Adopted Plan of Preservation, Conservation and Development

The proposal is consistent with Sections 24, 32, and 66 of the Plan of Preservation, Conservation and Development as it enhances land used for recreational uses, adds to facilities that can be used by the community, and enhances general quality of life.

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Attachment D
CTDEEP Natural Diversity Database Map

Natural Diversity Data Base Areas

WATERFORD, CT

December 2024

-  State and Federal Listed Species
-  Critical Habitat
-  Town Boundary

NOTE: This map shows known locations of State and Federal Listed Species and Critical Habitats. Information on listed species is collected and compiled by the Natural Diversity Data Base (NDDB) from a variety of data sources. Exact locations of species have been buffered to produce the generalized locations.

This map is intended for use as a preliminary screening tool for conducting a Natural Diversity Data Base Review Request. To use the map, locate the project boundaries and any additional affected areas. If the project is within a hatched area there may be a potential conflict with a listed species. For more information, use DEEP ezFile <https://efilings.deep.ct.gov/DEEPPortal/> to submit a Request for Natural Diversity Data Base State Listed Species Review or Site Assessment. More detailed instructions are provided along with the request form on our website.

<https://portal.ct.gov/deep-nddbrequest>

Use the CTECO Interactive Map Viewers at <http://cteco.uconn.edu> to more precisely search for and locate a site and to view aerial imagery with NDDB Areas.

QUESTIONS: Department of Energy and Environmental Protection (DEEP)
79 Elm St, Hartford, CT 06106
email: deep.nddbrequest@ct.gov
Phone: (860) 424-3011



Connecticut
Department of Energy &
Environmental Protection

