



DEPARTMENT OF PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Rob Brule, First Selectman

FROM: Abby Y. Piersall, AICP, Director of Planning and Development

DATE: November 23, 2021

TITLE: Waterford Community Park

The Town Center Ad Hoc Committee voted on November 10, 2021 to recommend that the Board of Selectmen adopt the Master Plan for the Waterford Community Park dated October, 2021, and that the Board authorize the First Selectman to enter into a contract modification with Kent + Frost, LLC to continue design work in support of implementation.

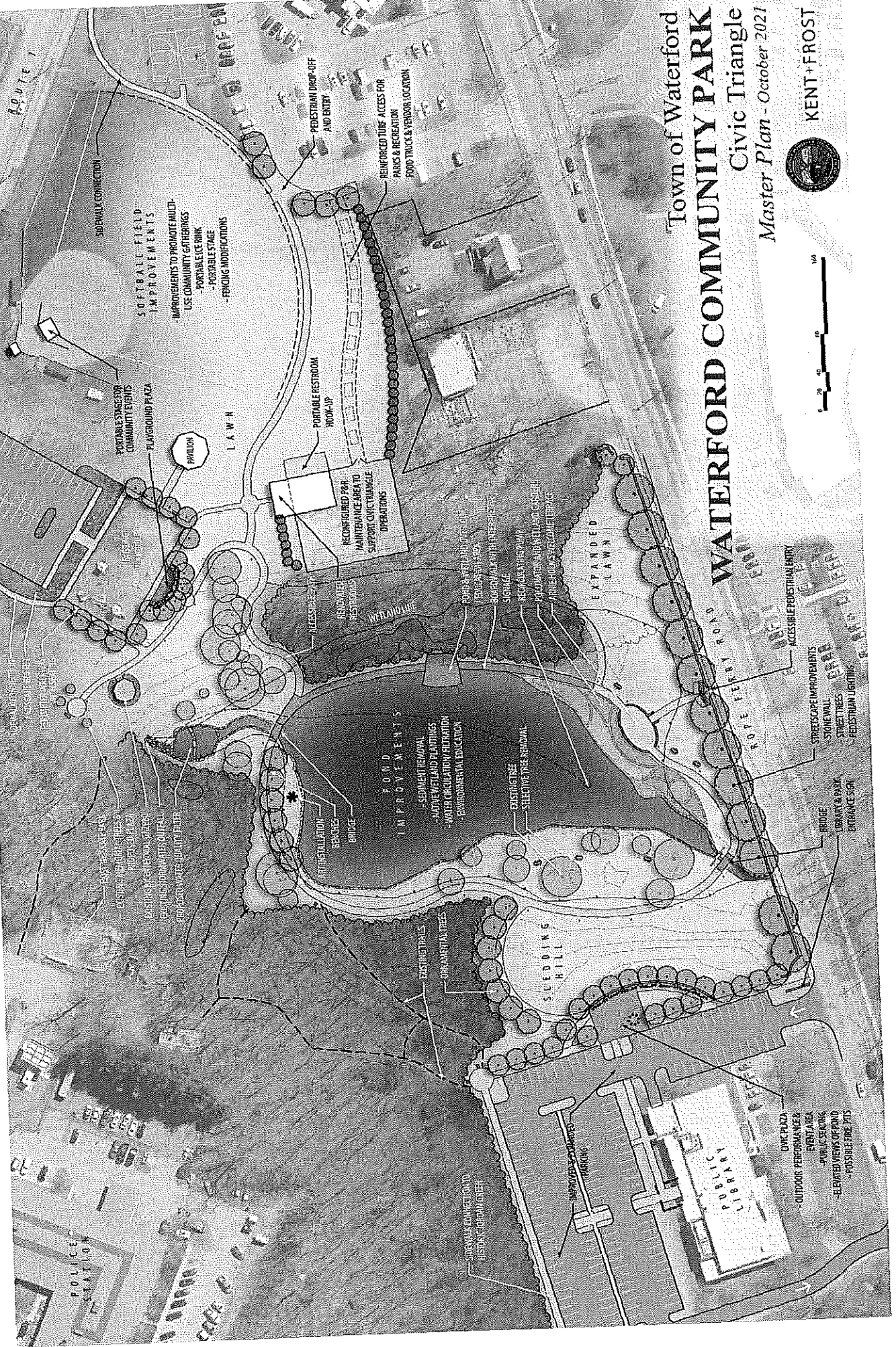
Kent + Frost, LLC was contracted in July of 2021 to develop a master plan and opinion of probable costs for an accessible and connected system of trails and park amenities in the Town Center. Planning work concluded on November 10, 2021 and the project is progressing to design and permitting work. The project has been divided into 6 phases. The first three phases would potentially take place during FY23, and the final three phases would potentially take place in FY24, depending on funding requested through the Town's Capital budget. Phases 1-3 include the necessary restoration for the pond, which involves dredging and installing a water quality pump and filtration system. Construction of an accessible path and boardwalk circling the pond and connecting the Community Center, playground, and restrooms to the pond loop are included in the FY23 request. The FY 23 request also includes design work for all phases to ensure that the Town is prepared to apply for future grants with "shovel-ready" projects. Phases 4-6 include improvements to the playground, Library Parking lot, and an outdoor plaza at the Library that overlooks the park. Work shown on the master plan in the area of the softball fields and Recreation and Parks facility are intended for future years.

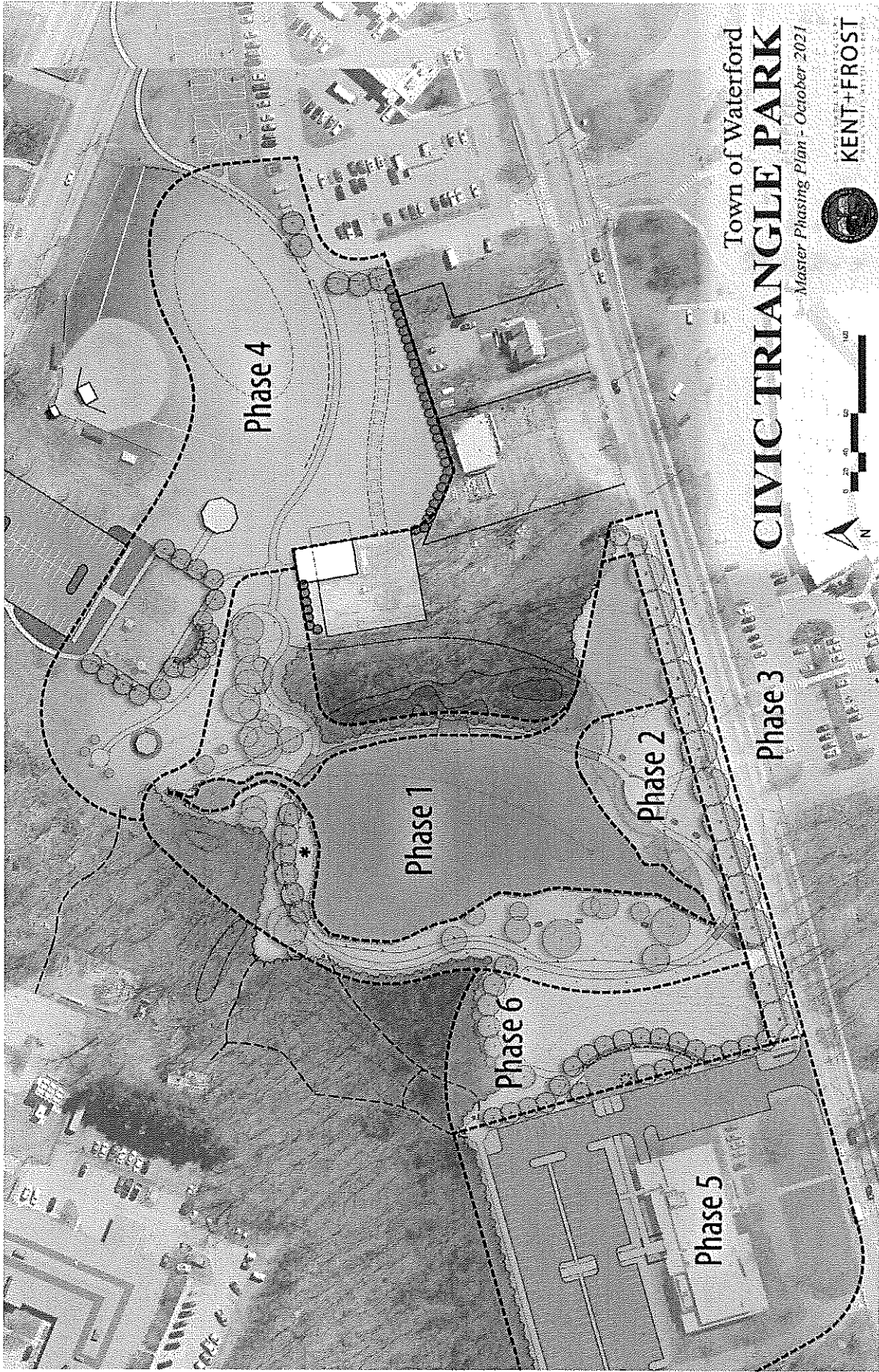
A total of \$167,180 remains of the original \$200,000 appropriated in Capital funds for this project. \$17,820 remains in line 20511-57857 and \$150,000 remains in line 31122-57857.

Attachments

1. Waterford Community Park Master Plan, October 2021
2. Phasing Plan
3. Project Renderings
4. Opinion of Probable Cost and Capital Funding Request Summary
5. Minutes of the November 10, 2021 Town Center Ad Hoc Committee

KENT + FROST





Town of Waterford

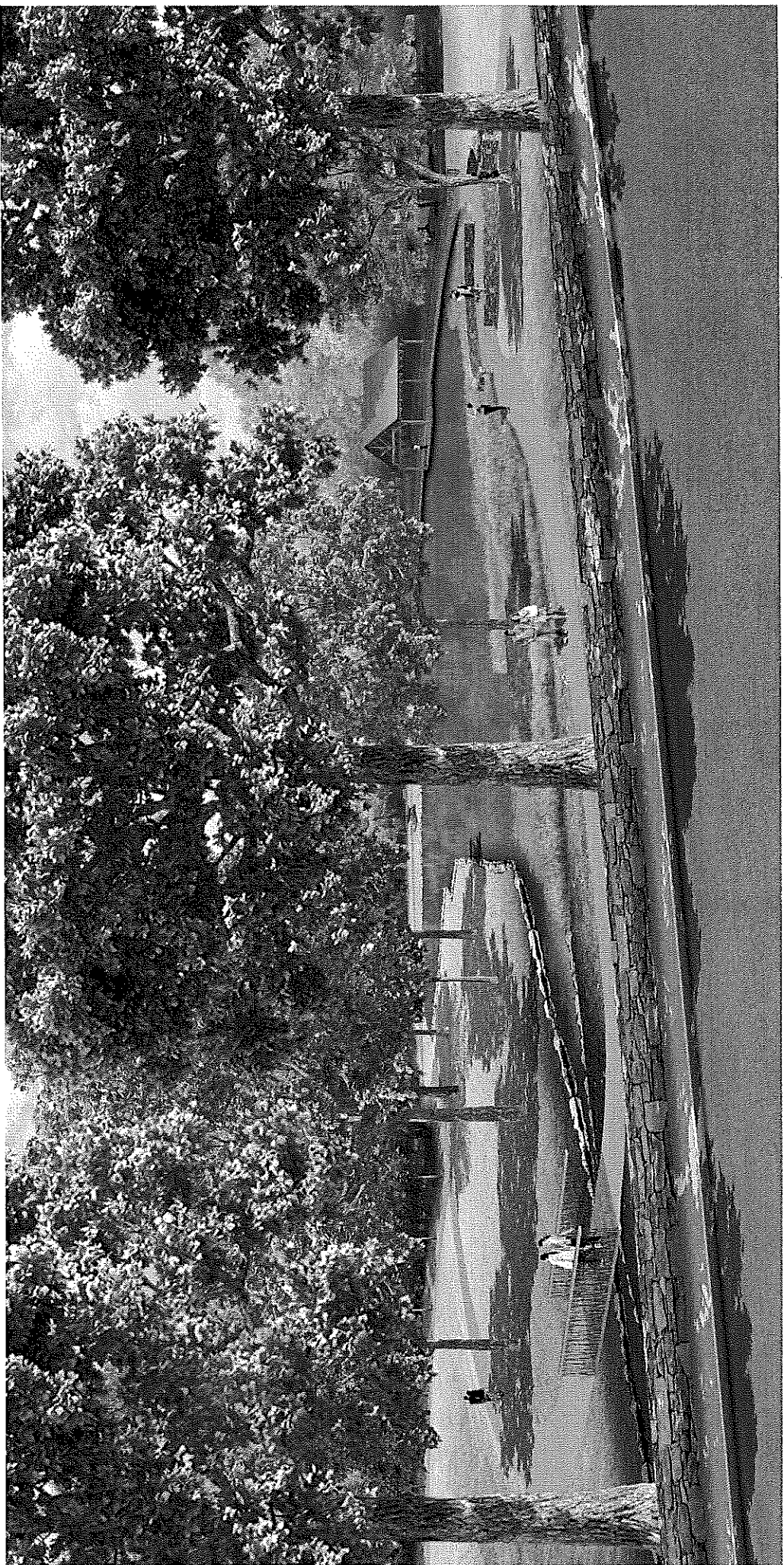
CIVIC TRIANGLE PARK

Master Phasing Plan - October 2021



KENT+FROST





Waterford Civic Triangle

Kent + Frost
Landscape Architecture

Opinion of Probable Costs - All Phases
11/4/2021

Phase	Section	Cost	Design Fee	Construction Costs
1	Dredging	\$246,209	\$26,957	\$219,252
2	Pond Loop	\$1,394,934	\$151,624	\$1,243,310
3	Rope Ferry Streetscape	\$504,556	\$54,843	\$449,713
4	Playground	\$361,946	\$39,342	\$322,604
5	Library Parking Lot Expansion	\$597,831	\$64,515	\$533,316
6	Library Civic Plaza	\$348,603	\$38,169	\$310,434
Project Total		\$3,454,078	\$375,450	\$3,078,628

Alternate	Section	Cost		
1	Library Parking Lot Replacement	\$984,529	\$106,245	\$878,284

Capital Request Summary			
	Cost of Dredge, All Design Work for phases 1-6	\$594,702	
Balance of Current Civic Triangle Funds (Appropriated)		\$167,820	
FY23 Current Year Capital	Cost of Dredge, All Design Work for phases 1-6, less current funding	\$426,882	
FY23 CNR	Pond Loop and Rope Ferry Streetscape Construction	\$1,693,023	
FY24 CNR	Playground, Library Parking Lot Expansion, and Library Civic Plaza	\$1,166,353	
		<i>Note: The Library Lot could be expanded OR fully reconstructed. The FY24 Request includes the expansion. Should full reconstruction be supported, the proposed FY24 CNR request would increase to cover additional design costs and construction estimates associated with full reconstruction.</i>	

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[Signature]
TOWN CLERK

MINUTES

WATERFORD TOWN CENTER DEVELOPMENT AD-HOC COMMITTEE

November 10, 2021

6:00 PM

Remote Access

Members Present: Miriam Furey-Wagner, Library Board of Trustees; Traci Santos, Recreation and Parks Commission; Jennifer Bracciale, Representative Town Meeting
Members Absent: Melissa Chiappone, Recreation and Parks Commission
Staff Present: Abby Piersall, Planning Director;
Others Present: Chad Frost, Architectural Consultant Kent+Frost;

1. CALL TO ORDER
The meeting commenced at 6:00.
2. REVIEW OF AND RECOMMENDATION TO ADOPT FINAL MASTER PLAN
Chad Frost reviewed updates and changes that have been made to the master plan.
 - a. Recommendation to Board of Selectmen
MOTION: Motion made by T. Santos, seconded by J. Bracciale, to approve the plan as currently submitted and forward it to the Board of Selectmen for their December 7, 2021 meeting.
VOTE: 3-0
 - b. Recommendation to Planning and Zoning Commission
MOTION: Motion made by M. Furey-Wagner, seconded by J. Bracciale, to recommend that the Planning & Zoning Commission adopt the Master Plan as a component of Waterford's Plan of Conservation and Development, and that the Commission recommend implementation of the plan relative to Connecticut General Statute Section 8-24 for Municipal Improvement.
VOTE: 3-0
3. RECOMMENDATION TO PROCEED TO DESIGN AND PERMITTING
Committee members discussed the design and permitting process. A. Piersall stated that the committee can recommend that the Board of Selectmen authorize the first Selectman to enter into contract negotiations for the scope of work for funds in hand now, and include the rest in the Capital Plan.
4. ADJOURNMENT
MOTION: Motion made by T. Santos, seconded by M. Furey-Wagner, to adjourn the meeting at 6:11.
VOTE: 3-0

