



APPLICATION FOR INLAND WETLAND/WATERCOURSE PERMIT MODIFICATION SUPPLEMENTAL NARRATIVE

DETAILED DESCRIPTION OF PROPOSED ACTIVITY

Waterford Woods, LLC is proposing to construct a residential multi-family development on two (2) parcels of land located at 384 & 394 Willetts Avenue Extension totaling 26.64 acres. 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.

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.

DETAILED DESCRIPTION OF PROPOSED MODIFICATIONS

The approved development did not include a Clubhouse or pool amenity for the residents. Outdoor recreational amenities were proposed including a dog park, grill and gathering areas, and areas for passive and active recreation.

The proposed site modifications consist of the addition of a Clubhouse building to the southwest of Building C. Main access will be provided via extension of the approved driveway. The site modifications will include:

- Clearing and grubbing.
- Clubhouse to serve the future residents with indoor fitness, lounge, game, and office areas.
- Exterior pool and lounge patio adjacent to the Clubhouse
- Extension of the 24' wide main access drive including a looped connection to improve vehicular circulation and emergency access at the rear of the development.
- Outdoor recreation areas including a dog park and community spaces.
- 8 new paved parking spaces in front of the Clubhouse, including 1 handicapped accessible.
- Concrete pedestrian sidewalks connecting the Clubhouse building to the adjacent parking area.
- Drainage improvements including a stormwater collection network, grass-lined treatment swales, 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 provide a Clubhouse and recreational amenity to the multi-family development to better meet the needs of future residents of Waterford Woods.

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. However, 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 Clubhouse is proposed. A detailed evaluation was performed to determine the BFE on the site in accordance with *Managing Floodplain Development in Approximate Zone A Areas*, published by FEMA in April 1995. See enclosed FEMA Zone A BFE Determination Summary.

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 modifications is approximately 1.53 acres. Impacts associated with the proposed modifications are described below.

- Permanent Disturbance associated with the development (+1.21 acres)
 - Clearing and grubbing
 - Stripping and stockpiling of topsoil
 - Excavation and construction of a portion of Clubhouse
 - Construction of pool and lounge patio associated with Clubhouse
 - Construction of paved access drive extension, parking areas and sidewalks
 - Installation of drainage system, including treatment, infiltration, and detention
 - Rough and finish grading
 - Landscaping
- Temporary Disturbance associated with upland restoration (+0.32 acres)
 - Restoration of gravity sewer corridor.

LIST ALTERNATIVES CONSIDERED

1. NO CLUBHOUSE

As stated above, the purpose of the proposed activity is to provide a Clubhouse and recreational amenity to better meet the needs of future residents of Waterford Woods. 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 still 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 addition of the Clubhouse to the development will slightly increase coverage to 3.6% lot coverage. The Clubhouse is a necessary development amenity and has been situated on the site to serve the future residents with 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 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. 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 totals 15% of the total site, which is 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 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.