

September 20, 2021

Waterford Apartment Community

969 Hartford Turnpike

Statement of Use:

1. The nature and extent of the proposed use or occupancy.

The property is ±35.5 Acres of vacant land with wetlands along the south and southeast side of the property. It is located within a C-MF (Commercial Multi-family) zoning district. The proposed use is a Multi Family Development per section 18 of the zoning regulations as an apartment community of 284 units located in 7 buildings. The use is permitted under section 16.1.2 of the zoning regulations.

2. The number of persons to occupy or visit the premises on daily basis, including the parking and loading requirements for the use.

There are 284 units proposed in 7 buildings split into 55% studio/1 bedroom, 36% 2-bedroom, and 9% 3-bedroom units. The required parking is 490 spaces based on zoning regulation section 20.3.B for Multifamily dwellings. The parking provided is 500 spaces.

3. An estimate of the amount and type of vehicular traffic to be generated on a daily basis and at peak hours.

Traffic will enter & exit the site from Hartford Turnpike (CT Route 85) across from Cross Road. It is estimated that the new apartments will generate approximately 105 new vehicle trips (30 enter and 75 exit) during the weekday morning peak hour and approximately 125 new vehicle trips (75 enter and 50 exit) during the weekday afternoon peak hour. For more information, refer to the traffic report included with the submission materials (excluded for Conservation Commission application).

4. Size of existing and proposed buildings in square feet and proposed use of existing buildings.

There are no existing buildings on the site. The 7 proposed buildings cover 7.8% of the lot area. There are no direct wetland or watercourse impacts proposed, but there is grading required within the 100' upland review area. The buildings will be served by public sewer and water.