

**DEPARTMENT OF PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Mark Wujtewicz, Planner

DATE: August 27, 2024

TITLE: Staff Report: The Williams School Athletic Complex
Athletic Teams and Facilities Building
122 Bloomingdale Road
Site Plan
Application PL-24-13

EXECUTIVE SUMMARY

The project as proposed is to construct a two story 2,400 square foot footprint athletic teams and facilities building located at the Williams School Athletic Complex at 122 Bloomingdale Road. The property consists of approximately 23 acres with existing athletic fields, a maintenance building, pavilion and associated parking. The proposed building will be served by the existing on-site water supply well and subsurface sewage disposal system. Site improvements associated with the building include access driveway, grading, stormwater management and landscaping. The building and attached patio area will be utilized by the Williams School in support of the athletic facilities on the site. While the property is located within the R-20 and R-40 Zone Districts, the proposed development for this application occurs within the R-20 Zone District.

Prior planning and Zoning Commission approvals granted for the site included initial site plan approval on March 12, 2001(#01-101) for the development of the property install athletic fields, tennis courts, maintenance building and associated parking. A modified site plan approval granted on February 10, 2014 (PL-14-2) to construct a pavilion building. A modified site plan approval granted on April 9, 2018 to relocate the previously approved pavilion building and construct tennis courts in the area of the pavilion building.

The application has been reviewed and approved by the Waterford Conservation Commission through the issuance of Inland Wetland Permit #C-24-03. A copy of the Conservation Commission Action has been submitted into the record.

BACKGROUND

Pertinent Regulations

CGS 8-3(g)

Section 4 – Medium Density Residential (R-20)

Section 4.1.4 – Public or private parks and playgrounds, subject to the approval of a site plan under the provisions of Section 22 of these regulations

Section 5 – Low Density Residential (R-40)

Section 5.1.4 – Public or private parks and playgrounds, subject to the approval of a site plan under the provisions of Section 22 of these regulations

Section 22 – Site Plans

Section 22b – Design Review of Site and Building Requirements

This application was received by the Commission on August 13, 2024.

Action on this application must be no later than October 7, 2024.

DISCUSSION

In order for the Commission to approve a site plan it must find that the plan is consistent with the Town of Waterford Zoning Regulations. The Commission must act on the plan initially submitted for review and can find that the site plan is either compliant with the Zoning Regulations or it may approve the plan with modifications that are required to be implemented on the plan prior to filing on the land records.

Activity associated with the construction of the proposed facility will impact approximately 8,000 square feet of upland within the upland review area. As a result, an application for Inland Wetland Permit #C-24-03 was submitted to the Waterford Conservation Commission. Inland Wetland Permit #C-24-03 was approved with conditions by the Conservation Commission to conduct authorized regulated activities associated with excavation, grading and construction within the upland review area, and discharge of treated stormwater runoff to an area upgradient of inland wetlands and watercourses. In accordance with CGS §8-3(g) a report of the Conservation Commission action was submitted into the record.

The applicant submitted Stormwater Drainage Calculations into the record. Modification of existing onsite stormwater drainage structures and the design and installation of new stormwater drainage structures and basin are consistent with the Stormwater Analysis submitted into the record by the design engineer. The proposed stormwater mitigation is designed to meet the criteria of the Connecticut 2004 Stormwater Quality Manual.

Paved access to the building will be accommodated by extending an existing paved drive to the building. There is no designated parking proposed for the building. The paved area proposed on the north side of the building accommodates the building access to the lower level garage and storage area for facilities equipment and trash pickup from the dumpster. The applicant proposes that a portion of the building will be for storage of equipment, therefore, there are no areas designated for outdoor storage.

The site is served by an onsite septic and well. The Ledge Light Health District is currently reviewing the application for compliance with the public health code.

RECOMMENDED ACTION

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

Findings:

1. The application is for a use subject to a Site Plan approval, pursuant to Section 4.1.4 of the Waterford Zoning Regulations.
2. The application meets the criteria for site plan approval, pursuant to Section 22 of the Waterford Zoning Regulations, subject to modifications listed.
3. The Waterford Conservation Commission issued Inland Wetland Permit# C-24-03 for regulated inland wetland activities.
4. The Waterford Conservation Commission issued a report of its action on application #C-24-03 in accordance with CGS §8.3(g).
5. This application has been reviewed by the Town of Waterford Design Review Board in accordance with Section 22b of the Waterford Zoning Regulations and which Board submits a positive report to the Planning and Zoning Commission.

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

1. Approval from the Ledge Light Health District prior to filing the final plans on the land records.
2. There shall be no outdoor storage of equipment. This shall be noted on the site plan prior to filing on the land records
3. All conditions of approval for Inland Wetland Permit #C-24-03 shall be incorporated into this decision as if fully set forth herein.

Proposed Motion

To approve with modifications and conditions, the Site Plan for the Williams School Athletic Teams and Facilities Building application #PL-24-13 at 122 Bloomingdale Road, with modifications and conditions 1 thru 3 and to adopt the findings 1 thru 5 of the staff report.