

CLA Engineers, Inc.

Civil • Structural • Survey

317 MAIN STREET • NORWICH, CT 06360 • (860) 886-1936 • (860) 886-9165 FAX

October 2, 2023

Town of Waterford
Planning & Zoning
15 Rope Ferry Road
Waterford, CT 06385

RE: Site Plan Application
Woodspring Suites
295 & 313 Willetts Avenue
16 & 18 Boston Post Road

A preliminary application is being submitted for a hotel on the above referenced properties. The project consists of four lots, which will be combined into one lot as part of the approval process. The property is zoned C-G, and hotels are an allowed use with Special Permit approval.

The proposed hotel will contain 122 efficiency rooms. There will not be any conference rooms. Just a small workout room, vending machine area and laundry room for the guests. The remaining areas will be for staff: a training room, and staff laundry room.

Parking has been provided in accordance with the Zoning Regulations: one space per room and one space per employee, as shown on sheet 2 of the site development plans. There are three loading spaces provided, in accordance with the Zoning Regulations. However, the developers do not anticipate the need for three loading spaces, therefore it is anticipated that buses may park there at times. There is only one enclosed dumpster proposed, as the developer prefers to have the dumpster emptied several times a week, verses multiple dumpsters being emptied once a week.

The facility will have access from Boston Post Road, as well as Willetts Avenue. The main entrance will be on Boston Post Road, they will advertise the property address as 16 Boston Post Road. Therefore, when costumers enter the address into their GPS, it will take them to the Boston Post Road entrance. There will only be a sign for the hotel at the Boston Post Road entrance, no sign at the Willetts Avenue entrance. The plans and drainage report have been submitted to DOT for their review and approval as well. A Traffic Report has been provided by Chappell Engineering Associates.

The Zoning regulations define the building height as "The vertical distance from the average finished grade within 10 feet of the walls of the building to the highest point

of flat or mansard roofs including the top of a parapet or to the mean level between the eaves and ridge for gable, hip, or gambrel roofs.” The average finish grade surrounding the building will be elevation 94.3.

Compliance with Zoning Regulations

As previously discussed, the proposed use, a hotel, is in compliance with the Zoning Regulations and is allowed with special permit approval.

23.5.1 Compliance with the Adopted Plan of Preservation, Conservation and Development: The proposed use of the subject site is consistent with the purpose and intent of the Town of Waterford’s adopted Plan of Preservation, Conservation and Development. The hotel is specially permitted within the zoning district, C-G. Hotels are an allowed use in this zoning district with a Special Permit approval.

As the site has been previously developed and disturbed, there are few natural resources to protect. The soils on the site has been thoroughly re-graded for the previous development and much of the site area has impervious surfaces.

There are wetlands on the site and an application has been submitted to the Inland Wetlands Commission for review and approval. The stormwater management system designed for the project will protect the water quality of the area. The property is not within the Coastal Management Area.

The Business Development Plan, in the Plan of Preservation, Conservation and Development document, calls for commercial development for this property.

23.5.2 Orderly Development: The location, type, character and size of the use of the proposed building, will be in harmony with the appropriate and orderly development of the town and the neighborhood and will not hinder or discourage the appropriate development and use of adjacent property. The building plans and the site development plans have been designed to enhance the neighborhood. The site presently has unsightly, abandoned buildings, the proposed development will be a substantial improvement over what is there today. The building and landscape plans will be reviewed by the Design Review Board prior to approvals.

23.5.3 Property Values: The proposed use will not depreciate adjacent property values and the size and height of the proposed building and the extent of all proposed site improvements shall both be such as to harmonize with the existing character of the neighborhood in which such use is to be established. The project will stop the depreciation of adjacent property values, due to the existing abandoned buildings on the site, that are in disrepair. Extensive landscape plans have been provided by BETA Inc. and are signed and stamped by a Landscape Architect. Elevation renderings have been provided of the proposed building and will be an improvement over the abandoned buildings that are presently on the property.

23.5.4 Public Safety: Adequate access has been provided for the purpose of fire protection, police protection, and other emergency equipment. Thru access will be

provided from Boston Post Road to Willett Avenue. The proposed watermain for the project will extend from the watermain in Willett Avenue.

23.5.5 Traffic Considerations: The streets serving the proposed use are adequate to carry all prospective traffic; adequate provision is made for entering and leaving the subject site in such a manner that no undue hazard to traffic or undue traffic congestion shall be created. The facility will have access from Boston Post Road, as well as Willetts Avenue. The main entrance will be on Boston Post Road, they will advertise the property address as 16 Boston Post Road. The plans and drainage report have been submitted to DOT for their review and approval as well. A Traffic Report is being provided by Chappell Engineering Associates.

23.5.6 Landscaping and Buffers: The site plans propose to be suitably landscaped to protect the neighborhood and adjacent property. Fully developed landscape plans have been provided by BETA Inc. and are signed and stamped by a Landscape Architect.

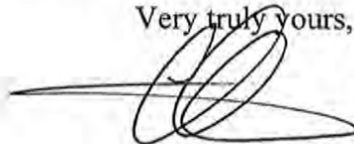
23.5.7 There are existing water, sewer, and electric lines within Boston Post Road and Willetts Avenue. A new domestic/fire water line is proposed on sheet 5 of the site development plans, and connects to the watermain in Willetts Avenue, as requested by the Utility department. There is also new underground electrical service, telephone, and cable conduits proposed on sheet 5. A new sewer service from Willetts Avenue is shown on sheet 5.

23.5.8 Compliance with Zoning Regulations: In addition to meeting the other conditions described herein, the proposed use and the arrangement of all proposed buildings, structures, facilities and other site improvements comply with all applicable provisions of the Zoning Regulations.

23.5.9 Community Character, Health, and Welfare Design: The site has been designed to have a positive effect upon the community character and health, safety and welfare of the residents and visitors of the Town. The site presently consists of abandoned, unsightly buildings that are in disrepair. The project will have a positive effect upon the community character. There are a number of multi-family projects going on along Willetts Avenue. The hotel will be a transition from these multi-family developments on Willetts Avenue to the commercial district on Boston Post Road.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Ellen M. Bartlett', with a long horizontal line extending to the left.

Ellen M. Bartlett, PE, CPSWQ
LEED Accredited Professional