



DEPARTMENT OF PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Mark Wujtewicz, Planner

DATE: October 24, 2023

TITLE: Staff Report: Site Plan
Civic Triangle Universal Access and Duck Pond Improvements
174, 184 Boston Post Road
15, 35, 49 Rope Ferry Road
PL-23-14

EXECUTIVE SUMMARY

The project as proposed is to implement site improvements including the installation of universally accessible pathways, pickleball courts, a shade pavilion and water quality improvements within the Civic Triangle Park area. This application for site plan approval is for a portion of the improvements included in the Waterford Community Park Civic Triangle Master Design Plan CGS §8-24 application PL-23-13 previously reviewed by the Commission.

The improvements as proposed are consistent with the permitted use as identified in Section 10.2.5 – Parks and Playgrounds of the Zoning Regulations as a public park and playground. The Waterford Conservation Commission approved inland wetland permit #C-22-10 with conditions for regulated inland wetland activities associated with the project. A report of Conservation Commission action is included in the record.

BACKGROUND

Pertinent Regulations

CGS 8-24 – Municipal Improvements

Section 10.1 – Purpose and Designation as a Village District

Section 10.11 – Site Plan Approval

Permitted Use within the District:

Section 10.2.5 – Parks and Playgrounds

DISCUSSION

The work as proposed in the site plan is to implement the universal access, pond improvements, construction of two pickleball court facilities and a shade pavilion near the pickleball courts. These proposed improvements are included in the Community Park Civic Triangle Master Plan dated October 2023 as revised through a CGS §8-24 Planning and Zoning Commission application #PL-23-13.

The construction of the boardwalk and paths around the perimeter of the pond and to adjacent public areas provides for universal accessibility to park amenities and recreational facilities. Landscaping associated with the improvements include creating a vegetated buffer along the rear property lines of adjacent parcels to the proposed pickleball courts.

Various elements incorporated into the plan are designed to improve the overall water quality and enhance stormwater management through the implementation of low impact development design including the reconstruction of the sediment forebay to the pond, the use of stone drainage strip and level spreader.

The proposal has been reviewed by the Waterford Conservation Commission which had issued Wetland Permit #C-22-10 with conditions on October 13, 2022. This permit was issued for regulated activities associated with the sediment removal from the exiting pond, enhancement of existing and temporary disturbed wetland areas. A report of Conservation Commission action is included.

RECOMMENDED ACTION

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

Findings:

1. The parcels in this application are located within the CT (Civic Triangle) Zoning District as identified on the most recently adopted Zone District Map.
2. The Waterford Conservation Commission issued Inland Wetland Permit# C-22-10 for regulated inland wetland activities.
3. The Waterford Conservation Commission has submitted to the Planning and Zoning Commission a final report in accordance with CGS §8-3(g).
4. The project is for improvements to a public park and playground which are permitted uses within the CT Zone District in accordance with Section 10.2.5 of the Town of Waterford Zoning Regulations.
5. The project is proposed as a Site Plan in accordance with Sections 10.11 and 22 of the Town of Waterford Zoning Regulations
6. With modifications as specified within the staff report, the site plan conforms to Section 22 of the Town of Waterford Zoning Regulations.

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

1. The Limit of Work identified on the site plan shall be adjusted so as not to encroach on the adjacent privately owned parcels.
2. All conditions of approval for Inland Wetland Permit #C-22-10 shall be incorporated into this decision as if fully set forth herein.

Proposed Motion

To approve with conditions, the site improvements for the Civic Triangle Community Park' Site Plan Application #PL-23-14, with conditions 1 and 2 and adopt the findings 1 thru 6 of the staff report.