

H+H Engineering Associates, LLC
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Via E-mail

April 10, 2023

Town of Waterford

Planning & Zoning Commission
15 Rope Ferry Road
Waterford, CT 06385

Attn: Mark Wujtewicz, Planner

RE: Site Plan & Special Permit
Application #PL-23-5
Pickleball Court Private Clubhouse
358 & 360 Mago Point Way
Waterford, CT 06385

Dear Mr. Wujtewicz:

H+H Engineering Associates, LLC (H+H) is in receipt of the following review comments regarding Application #PL-23-5 for a new Pickleball Court and Private Clubhouse located at 358 & 360 Mago Point Way in Waterford, CT 06385:

1. Utility Commission comments dated 3/20/2023.
2. Police Department comments dated 3/17/2023.
3. Environmental Planner comments dated 3/15/2023.
4. Public Works comments dated 3/22/2023.
5. Planning Department comments dated 4/3/2023.

Below please find the original review comments, followed by our response in italics:

Utility Commission:

1. How many seats are proposed for food service?

Response:

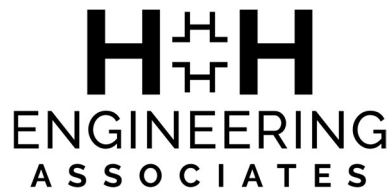
A total of 8 seats will be provided for food service as shown on the Site Development Plan. The plan has been updated accordingly.

2. Will the food trucks be self-contained, or will there be a connection to the municipal systems (water or sewer)?

Response:

The food trucks will be self-contained; no connection to the municipal system is proposed.

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3. Is this venue open to the general public, or is there some restriction for access (private club etc.)?

Response:

The food truck will be available to the public. The Pickleball court and clubhouse will be limited to private members.

Police Department:

1. No comment

Response:

No response necessary.

Environmental Planner:

1. Reduction in impervious surface area from existing condition meets the 40 percent goal of section 25.6.8.

Response:

No response necessary.

2. Site O&M plan should include maintenance protocols for the permeable pavers to maintain permeability.

Response:

A Stormwater Management System Maintenance Plan has been added to Sheet SDP-1.

Public Works:

Sheet SD-1

1. If indeed the Apparent Street line is correct (No physical evidence?), then grant the Town an easement for the road, hydrant, and any other public utilities within that area.

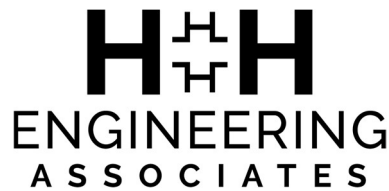
Response:

A class A-2/T-2 existing conditions survey, dated December 15, 2022, was prepared by James Bernardo Surveying, LLC. Enclosed herewith please find a copy of the existing conditions survey. The applicant is amendable to working with the Utility Commission if necessary.

2. Just to the right of the existing catch basin is the note "ditch." This is a paved swale, so note it.

Response:

The location of the swale is identified with a line with arrows, identified as "Swale" on the Cover.



3. The catch basin at the intersection need to be protected. (E/S)

Response:

Inlet protection has been added to the catch basin at the intersection of Mago Point Way and Millstone Road.

Sheet SDP-1

1. Proposed plan narrows the right of way to 30'. That would restrict on street parking on the opposite side of the street. (What is the Town's plan or the right of way with is this area?).

Response:

The applicant is not proposing to narrow the right-of-way. The improvements located within the right-of-way are consistent with those requirements of Section 14a.5 of the Town of Waterford Zoning Regulations for streetscape improvements on the south side of Mago Point Way. No changes to the northern half of Mago Point Way are proposed with the proposed development.

2. The 5 on street parking spaces don't match the narrative.

Response:

The on-street parking spaces are provided in accordance with Section 14.a.5.3(a) of the Zoning Regulations and are in addition to the required off-street parking requirements. As explained in Zoning Note #7, the minimum required number of off-street parking spaces is 6 spaces. A total of 4 off-street parking spaces are provided on the subject parcel, and 2 shared spaces are provided within 1,200 ft. of the subject property.

3. The 5 on street parking spaces, a portion of each are on private property. If this is approved, provide a permanent easement.

Response:

The applicant will provide quit-claim deed in favor of the Town of Waterford for those portions of the parking spaces located on private property.

4. The concrete walk is on private property. Provide a permanent easement if this remains.

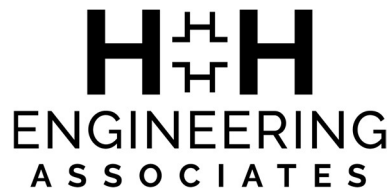
Response:

The applicant will provide an easement in favor of the Town of Waterford for those portions of the sidewalk located on private property.

5. Remove existing light pole (LP) from sidewalk if the width remains 8'.

Response:

The existing light poles have been removed from the sidewalk.



6. Concrete sidewalk width should be reduced to 5' from 8'.

Response:

The sidewalk width of 8' is proposed in accordance with Section 14.a.5.3(b) of the Zoning Regulations.

7. Remove painted crosswalk markings.

Response:

The painted crosswalk has been removed from the plan set.

8. If on street parking remains in the proposed configuration with bump outs, determine if the gutter flow will reach existing basins.

Response:

The proposed grading has been adjusted and a new swale has been identified on the plan to match the existing swale.

9. Remove pavers from Town right of way. Surface should be asphalt.

Response:

The proposed pavers have been adjusted to terminate at the property line.

10. If the bump outs are allowed, all shall be constructed of granite (Note on plan states one location, not all are granite).

Response:

Additional call-outs have been added accordingly.

11. Van accessible parking area is not clear in markings and cross slope. Provide more information or detail on plan.

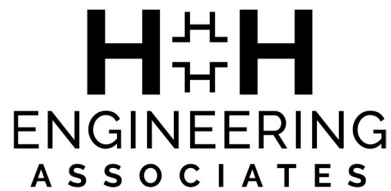
Response:

The call-out for the accessible space states, "(1) new van accessible parking space with new bollard mounted sign (typ.)." Additionally, directly above the accessible pavement parking is text that states, "Van." Lastly, spot grades are proposed at each corner of the accessible parking spaces and striped aisle which has been designed to provide no more than a 2% slope across the parking space and striped aisle.

12. East side of site, extend sidewalk to corner. As detailed, it ends and directed pedestrians to use the road. Why is the stop bar at this location?

Response:

To avoid conflicts with existing town improvements (hydrants, signs) the proposed sidewalk is shown to terminate in the location shown on the plan. Additionally, the terminus of the proposed walkway coincides with the existing painted stop bar within Mago Point Way.



13. West side of site, all improvements shall end at the property line, not just short of it.

Response:

The proposed improvements terminate at the abutting parking lot which encroaches onto the subject site.

14. The long length of sidewalk is hard against the proposed parking. Is curbing going to be installed or is it a monolithic curb/sidewalk?

Response:

The concrete sidewalk will have a monolithic concrete curb. The concrete sidewalk call-out note has been updated to state, "New 8'(W) concrete walk with monolithic concrete curb (typ.)". Additionally, the concrete sidewalk detail has been revised accordingly.

Sheet LA-1

1. Remove planters from the right of way.

Response:

After consulting with the Town Planner, the planters are proposed to remain.

2. There is no lawn area between proposed parking spaces and sidewalk. Several areas.

Response:

The call-outs for "lawn" within the on-street parking spaces has been removed.

3. At the intersection with Millstone Road, the plan notes the area to be lawn. This is in conflict with the other plan sheets. Remove note.

Response:

The call-out located within the existing roadway pavement width has been removed accordingly.

General Comments

1. All traffic control markings within the right of way shall be epoxy.

Response:

Construction Note #12 has been updated accordingly.

Planning Department:

1. Shared parking is permitted within the MPD district provided there is a community parking agreement through the establishment of an easement. Please provide status of parking easements that are described in Site Plan Zoning Note 7.B.b.

Response:

After consulting with the Town Planner, it is understood that a shared parking agreement is not required, however, the approved site plans for the shared parking locations, 361

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Mago Point Way (The Smokehouse/Office) and 363 Mago Point Way (The Café), shall be submitted for the record.

2. Zoning Note 7.B.a references four off-site parking spaces being provided. Four on-site parking spaces are shown on the plan.

Response:

Zoning Note 7.B.a has been revised to state, "A total of 4 off-street parking spaces are provided on the 360 Mago Point Way property."

3. The public sidewalk shown on the site plan should be within an easement. Note DPW Comment

Response:

The applicant will provide an easement in favor of the Town of Waterford for those portions of the sidewalk located on private property.

4. Survey plan should be included in plan set provided.

Response:

Enclosed herewith, please find a copy of the Class A-2/T-2 existing conditions survey, dated December 15, 2022, prepared by James Bernardo Surveying, LLC

5. Note should be added to the site plan stating that there will be no dry access to the building during a 100-year storm event.

Response:

Site Note #7 has been added accordingly.

6. Crosswalk width to be 6' wide.

Response:

Crosswalks have been eliminated at the request of the Department of Public Works.

7. Application requires review by the Design Review Board. The DRB will review the application for consistency with the Mago Point Design Guidelines. Provide more detail relative to design elements proposed including building/architectural renderings, landscaping, lighting, etc.

Response:

Conceptual color renderings will be submitted for the record.

8. Lighting to be full cut off and dark skies compliant.

Response:

Site Note #3 has been updated accordingly. Additionally, a cutsheet of the selected building mounted light fixture and low-voltage landscape lighting is enclosed herewith.

9. Demonstrate that the parallel spaces located on site and within the Right of Way of Mago Point Way can accommodate vehicles entering and exiting spaces.

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Response:

Parallel spaces are shown to be 22' (L) x 8' (W) with 5' entering and exiting radii. The Town of Waterford Zoning Regulations do not specify a minimum width or length of parallel parking spaces; however, an adjacent municipality (City of Groton) requires parallel spaces to be 22'(L) x 8'(W). Also, the 8' width is consistent with Section 14a.5.3.a of the Zoning Regulations which requires an 11' (w) travel lane and an 8' (w) on-street parking space.

10. Location of trash receptacles and appropriate screening.

Response:

The location of the waste receptacles and an enclosure have been added accordingly. Additionally, a detail of the waste receptacle enclosure has been added to Sheet DT-1. Lastly, Site Note #5 has been updated to state, "Roll-away waste and recycling receptacles will be provided for the Site. Waste Collection shall be limited to Monday-Friday 7:00 A.M. - 6:00 P.M."

If you have any questions, please feel free to contact me at 860-980-8008 (office) or 413-579-4488 (mobile).

Sincerely,

H+H Engineering Associates, LLC



Seamus Moran, P.E.
Principal

4/10/2023

Date