



SITE PLAN/DESIGN REVIEW APPLICATION SUPPLEMENT

5. STATEMENT OF USE

EXISTING SITE DESCRIPTION

The subject Site consists of two (2) parcels of land located at 61 & 61A Myrock Avenue, identified as Lots 5002 and 5005 on Assessor Map 140 with a combined area of 27.62 acres. The Site is commercially developed with the former Atlantic Broadband building located along a portion of the easterly boundary of the property. Access to the existing commercial building and parking is provided through an existing driveway connecting to the south end of Myrock Avenue.

The land to the south of the commercial pad consists of wooded and wetland areas extending to the railroad corridor, with visible evidence of historical landfilling in the upland areas. The land to the west and north of the commercial pad extending to Willetts Avenue Extension consists of shrub and brush growth over historically disturbed areas, with visible evidence of stripping, stockpiling, and landfilling.

PROPOSED MULTI-FAMILY DEVELOPMENT

Sig Con Associates is proposing to construct a residential multi-family development consisting of six (6) apartment buildings with a total of 216 units with a mix of 144 one-bedroom and 72 two-bedroom dwelling units and other site amenities. The multi-family residential development will be constructed to the west and north of the existing commercial development pad, with main access provided through the adjacent Waterford Woods development to Willetts Avenue Extension. The existing commercial development will remain with a continued use of office space.

The Site is in the Commercial Multi-Family District (C-MF). Per Section 16.1.2 of the Zoning Regulations multi-family developments are listed as a permitted use within the district, which requires a Site Plan approval per Section 18.1.a. The existing commercial building will continue to be used as office space, which Section 16.1.2 states is a permitted use per Section 8.1.3. The following approvals have been obtained from the Town of Waterford.

- Conservation Commission Inland Wetland Permit C-21-06, approved 7/8/21.
 - Approval of regulated activities associated with a proposed installation of private gravity sewer connecting multi-family development with existing public sewer main.
- Planning & Zoning Commission Application PL-22-11, approved 8/9/22.
 - Approval of zone change for Site from General Commercial District (C-G) to Multi-Family Residential District (C-MF) to allow a new multi-family development within an existing mixed-use area.
- Conservation Commission, decision of no regulated activity rendered on 4/27/23.

PROPOSED SITE MODIFICATIONS

The Waterford Central site development consists of Buildings G through L with interior driveway connection to Waterford Woods driveway and utilization of the existing intersection with Willetts Avenue Extension. The full site development will include:



- Clearing and grubbing of brush
- Construction of Buildings G, H, I, J, K, and L with an additional 216 residential units.
- Construction of 24' wide internal access drives with looped intersection to the existing driveway network serving the adjacent Waterford Woods development on 394 Willetts Avenue Extension.
- Maintenance and emergency access connection to the existing commercial building and driveway with a locked gate to prohibit through access to Myrock Avenue.
- Outdoor recreation areas including community spaces.
- Parking situated near the apartment buildings and site amenities with a total of 325 spaces, including 8 handicapped accessible.
- Minor road widening with additional northbound lane at intersection of Willetts Avenue with Boston Post Road.
- Concrete pedestrian sidewalks connecting the apartment buildings to the adjacent parking areas and amenities.
- Drainage improvements including a stormwater collection network, treatment, recharge, and attenuation.
- Extension of private water, sewer, electric, gas and telecom mains.
- Landscaping including a mixture of street trees, shrubs, foundation plantings and planting beds
- Front and side yard screening and buffers.
- Building and street lighting.
- Erosion and sedimentation control measures.

PARKING REQUIREMENTS

The parking table summary for the Waterford Central development is provided below. The proposed site meets the minimum zoning requirements.

WATERFORD CENTRAL PARKING PER SECTION 20.3				
DWELLING UNIT	STANDARD	QTY UNITS	REQUIRED	PROVIDED
MF 1-BEDROOM	1.5 PER UNIT	144	216	
MF 2-BEDROOM	1.5 PER UNIT	72	108	
		216 UNITS	324 SPACES	326 SPACES
PARKING ALLOCATION (MULTI-FAMILY)				
STANDARD SPACE				283 SPACES
GARAGE UNIT				35 SPACES
ACCESSIBLE	301-400 SPACES	325	8 (2 VAN)	8 (2 VAN)
EXISTING COMMERCIAL USE PARKING PER SECTION 20.3				
TYPE	STANDARD	UNIT	REQUIRED	PROVIDED
OFFICES (20.3)	1 PER 250 SF	10,700 SF	43	50
PARKING ALLOCATION (COMMERCIAL)				
STANDARD SPACE				
ACCESSIBLE	26-50 SPACES	50	2 (1)	2 (1)



TRAFFIC STATEMENT

A Traffic Impact and Access Study was prepared by Joseph Balskus, PE, PTOE of VHB, dated March 17, 2023, for the full Waterford Central Apartment development.

Site generated vehicle trips are estimated based on land use data published by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition. The proposed 216-unit multi-family development is most appropriately defined as Land Use Code 221 for “Multifamily Housing (Mid-Rise)” containing 3-10 floors, in a General Urban/Suburban setting. Based on ITE Land Use Code 221, the subject development is estimated to generate an additional:

- 90 vehicle trips (22 entering, 68 exiting) during the weekday A.M. peak hour
- 113 vehicle trips (71 entering, 42 exiting) during the weekday P.M. peak hour

The study concluded that the study area roadways and intersection can accommodate the additional traffic generated by the development with proposed improvements at the signalized intersection of Willetts Avenue at Boston Post Road. The addition of a northbound left-turn lane will improve operations of Willetts Avenue with shortened queue lengths.

The traffic study and proposed improvements will be reviewed by CTDOT and OSTA as part of subsequent State approvals following local review and approval.

6. STATEMENT OF DESIGN COMPATIBILITY

The Waterford Central development will assist in meeting the housing needs of the Town of Waterford and surrounding communities. Use of this parcel as a multi-family development is consistent with the designation of the Willetts Avenue at New London Town Line designation as a potential “Mixed-Use Focal Point.” With the addition of 216-units the total unit density of 7.8 remains below the maximum allowed within the Residential Multi-Family (C-MF) Zone and is consistent with the “Higher Density Multi-Family Residential” designation in the 2012 Plan of Preservation, Conservation and Development (hereinafter POCD). A portion of the units will be designated as affordable, further contributing to the diversity of housing stock in the Town.

Waterford Central will expand the housing opportunities, unit styles, and unit sizes available to Waterford residents and contribute to the long-term success of the development.

- BUILDING FEATURES
 - Buildings blend with the previously approved architecture for Buildings E and F of the adjacent Waterford Woods development.
 - Varying rooflines, finishes, textures, colors, and other architectural features blend into the surrounding area along Willetts Avenue.
- SITE FEATURES
 - Minimized disturbance of the significant natural resources and mature vegetation.
 - Extensive internal tree planting and landscaping program to complement the mature vegetation surround the development.
 - Native perimeter plantings to enhance the buffer separation from maintained areas to uplands and wetlands.



Waterford Central Apartments will be compatible with the neighborhood, character of Waterford, and Zoning Regulations.

7. CONSISTENCY WITH ADOPTED POCD

Waterford Central Apartments meet the 2012 Plan of Preservation, Conservation and Development as follows:

- The site design minimizes impact to the upland review areas and proposes no work within delineated wetlands and watercourses to preserve, protect, and enhance natural resources. All existing mature vegetation and tree lines will be maintained with no work within the 100' upland review area.
- Stormwater quality measures, including installation of rain gardens, vegetated treatment basins, minimizing impervious surfaces, minimal slopes over landscaped surfaces to promote infiltration, installation of catch basins with 2' sumps, and disconnection of impervious areas are proposed to protect water quality.
- Open space will be provided on site greater than the minimum required 20% for Zone C-MF.
- Maintain and enhance the overall character and ambiance of Waterford as described above in the Statement of Design Compatibility; and
- Meets the goal of providing a variety of housing types and densities to meeting the current housing needs of current and future residents within an area designated as "Higher Density Multi-Family Residential."

9. ADDITIONAL INFORMATION

9.d ENVIRONMENTAL IMPACTS

Inland wetlands and watercourses are located along the southern boundaries of the site and were field delineated by James Sipperly, Certified Soil Scientist. In total, 5.43 acres, or approximately 20% of the 27.62-acre Site lies within delineated inland wetland areas.

Wetlands and watercourses are delineated on maps prepared by Franklin Surveys for the subject parcels and submitted as part of the original approved application.

No work, including clearing, grubbing, filling, grading, or excavation, is proposed within the delineated inland wetlands or watercourses, or within the 100' upland review area. The total site has been designed to minimize the impact on the environment as follows:

- Areas of new impervious surfaces have been minimized to the greatest extent possible. Impervious area totals 23% of the total site, which is on the low end of the 18% to 30% impervious cover referenced in Section 3.1.2.3 of the Jordan Brook Watershed Management Plan (JBWMP) for "intermediate" level uses such as multi-family. It should be noted that the impervious area includes the existing commercial development.
- Site drainage will be collected, treated, infiltrated, and detained, thereby minimizing impact on stormwater quality, and slightly reducing peak flow rates as compared to existing conditions.



Base level and secondary controls are incorporated into the design to improve water quality as recommended by the JBWMP. Groundwater recharge is also encouraged through disconnection of impervious surfaces and the use of water quality swales to promote treatment and infiltration.

- Clearing and grubbing is minimized to maintain native vegetation on site. No mature vegetation will be cleared within 100'+ of the inland wetlands as recommended by the JBWMP. The site will be restored with conservation and minimal maintenance grasses to the greatest extent possible to reduce runoff and minimize the use of water and fertilizers.
- Landscaping and plantings are proposed throughout the development to encourage stormwater recharge and match with the surrounding landscape.

There will be no adverse environmental impact from the project. Any potential impact of the project is related to short-duration construction activities. The potential environmental impact of these temporary disturbances will be mitigated through the proper installation and maintenance of erosion and sedimentation controls.

9.e FLOODPLAIN IMPACTS

No work is proposed for Waterford Central within a mapped FEMA Special Flood Hazard Area (SFHA). A FEMA SFHA Zone A is depicted on maps prepared by Franklin Surveys and shown on the Site Plan Set.

14. SUPPORTING DOCUMENTATION

The following documents are included as part of the application package:

- a. Signed Application Forms
 - Application for Inland Wetlands / Watercourses Permit (Declaratory Ruling)
 - Application for Site Plan / Design Review
- b. C.O.N.C.O.R.D Business Inquiry for Sig Con Associates, LLC
- c. Site Plan/Design Review Application Supplement
 - Statement of Use
 - Statement of Design Compatibility
 - Consistency with Adopted POCD
 - Additional Information
 - Supporting Documentation List
- d. CT DEEP NDDDB map for the Town of Waterford, dated December 2022
- e. Abutter Map and List
- f. Traffic Impact and Access Study dated 3/17/23, prepared by VHB.
- g. Stormwater Management Report, revision dated 5/2/23 prepared by Yantic River Consultants, LLC.
- h. Waterford Central Site Development Plans, revision dated 5/2/23 prepared by Yantic River Consultants, LLC.
- i. Waterford Central Building Elevations.