

June 18, 2021

MEMORANDUM

INFORMAL DISCUSSION MEETING OF 06-24-21

To: Conservation Commission/Inland Wetlands and Watercourses Agency

From: Tom Mocko, Environmental Planner

Re: **Proposed Pickleball Courts Installation at the Riverfront Community Center** located at **300 Welles Street** – a 64-foot by 136-foot paved play surface (to facilitate 4 individual playing courts) with enclosure fencing and stormwater runoff mitigation measures – Reserved Land and Flood Zone – Daniel A. Pennington, Town Engineer – Lisa Zerio, Director of Parks & Recreation

LOCATION:



PROPOSAL: To add another recreational component to the Riverfront Park southwest of the Community Center. There are no direct activities proposed within a wetland or watercourse; about one-half of the hard, impervious surface of the rectangular pickleball courts area lies within the river's upland review area that extends 150 feet easterly from the wetlands along the river. The resulting runoff will be directed into a proposed stone infiltration trench and water quality basin for mitigation; the water quality basin also provides compensatory flood storage since some filling is proposed within the higher elevations of the 100-year Flood Zone.

REVIEW: Following this memorandum is a joint memorandum explaining the project further co-authored by the Town Engineer and the Director of Parks and

Recreation. Within your packet are the plans; the site plan identifies the Flood Zone's limits (elevation 27.8 feet), the extent of the upland review area, the various physical components of the proposal, and the proposed erosion and sediment control measures.

Most of the project occurs in an open field. The combined water quality and compensatory flood storage basin is proposed closer to the edge of the escarpment leading down to the river; this area is brushy/weedy and would be cleared. A nearby 36-inch diameter maple tree would be protected and preserved.

The proposed activity within the wetlands' upland review area **can be approved** by the issuance of a wetlands permit **from either staff** (administrative permit) **or the Wetlands Agency**. What is the Agency's preference?

The Conservation Commission should provide a recommendation to the Town Plan & Zoning Commission regarding the issuance of a Section 4.11 Flood Zone Special Permit for the project. If we proceed with a staff-issued administrative wetlands permit, then can the Conservation Commission provide a recommendation on the flood zone permit at the conclusion of the Commission's informal review?

Outdoor lighting is not currently proposed, but electrical conduit will be initially installed at this time, if, in the future, outdoor lighting is more seriously contemplated.

The project's features have been staked-out on the land for observation by commissioners.

TM:gfm

June 4, 2021

MEMORANDUM

To: Thomas Mocko, Environmental Planner
Conservation Commission

From: Daniel A. Pennington, Town Engineer / Manager of Physical Services *DAP*
Lisa Zerio, Direction of Parks and Recreation *LZ*

Re: Request for Informal Conservation Commission Review
Proposed Pickleball Court Installation at the
Riverfront Community Center, 300 Welles Street
PW-2109

The Town Council approved Capital Improvement Plan (CIP) for fiscal year 2022 includes funding necessary for construction of four Pickleball Courts on the Riverfront Community Center parcel. Pickleball is a rapidly growing sport nationwide and within the Hartford region. Several other area Communities have installed courts to satisfy local demand with positive results. Pickleball is a paddleball sport (similar to a racket sport) that combines elements of badminton, table tennis, and tennis. Two or four players use solid paddles made of wood or composite materials to hit a perforated polymer ball, much like a wiffle ball, with 26-40 round holes, over a net. The sport shares features of other racket sports. The dimensions and layout are similar to that of a badminton court, and the net and rules are somewhat similar to tennis, with several modifications. User groups typically encompass all age levels. Location of the courts on property of the Community Center will make for convenient access without the need to construct additional paved parking and access area. In addition, the proposed location would not preclude any future expansion of the Community Center building or associated parking need and Apple Fest vendor impacts are minimized. Apple Fest Organizers further indicate that the fenced enclosure can be incorporated into usable space for specific festival purposes.

The current proposal does not include site lighting for nighttime use, however accommodation for such in the form of underground conduit and fence configuration will be incorporated into the design. Potential future lighting installation would be subject to a separate proposal with review by all relevant local Regulatory Commissions.

The proposed project involves the construction of a 136 foot by 64-foot bituminous play surface with associated excavation and gravel base installation. Drainage improvements include a PVC underdrain surrounding the bituminous play surface, a stone infiltration trench, and a water quality basin as shown on the attached plans. The stone infiltration trench, together with the water quality basin, have been designed to treat the water quality volume associated with the proposed paved surface.

The total area of disturbance associated with this project is approximately 0.5 acres, of which approximately 0.3 acres is located within the 150 foot upland review area associated with the

Connecticut River. There is no direct wetland impact associated with the proposed project however a portion of the project area approximately 0.2 acres in size is being constructed within the 100 year flood zone of the Connecticut River. The grading for the water quality basin has also been designed to offset the fill associated with the bituminous playing surface such that there will be no net fill or loss of flood storage with the flood zone as a result of this project.

Additional copies of the plans can be provided at your request. Please let me know if you have any questions or need any additional information.