

June 28, 2021

MEMORANDUM

To: Rebecca Augur; Director of Planning and Land Use Services

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

Re: Flood Zone Special Permit
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.