

MEMORANDUM

OFFICE OF COMMUNITY DEVELOPMENT

**SECTION 4.11 FLOOD ZONE SPECIAL PERMIT & SECTION 12.9 MINOR CHANGE
CONSTRUCTION OF PICKLEBALL COURTS IN FLOOD ZONE
300 WELLES STREET
MEETING DATE : JULY 20, 2021**

PUBLIC HEARING #1
07-20-21 AGENDA

To:
Town Plan and Zoning
Commission

From:
Office of Community
Development Staff

Memo Date:
July 16, 2021

Zoning District:
Reserved Land

Applicant / Owner:
Town of Glastonbury

EXECUTIVE SUMMARY

- The Town of Glastonbury is proposing to construct 4 pickleball courts in the field to the west of the Community Center at 300 Welles Street.
- Approximately .2 acres of the project is located within the FEMA 100– year flood zone of the Connecticut River.
- The project is designed such that there will be no net fill or loss of flood storage associated.
- At their meeting of June 24, 2021, the Conservation Commission forwarded a favorable recommendation for the project to the Town Plan and Zoning Commission concerning a Flood Zone Special Permit.

REVIEW

Included for Commission review are the following:

- Town of Glastonbury staff memoranda
- A project narrative
- Site plans
- Environmental and flood impact statement





Aerial view of 300 Welles Street

ADJACENT USES

The site has residential and office use to the north, undeveloped land to the east, Town athletic fields and boat launch to the south, and the Connecticut River to the west.

SITE DESCRIPTION [See plan set sheet entitled “Plan Depicting Pickleball Courts Located at Riverfront Community Center 300 Welles Street”]

The subject site is a 25-acre Town owned parcel located on the west side of Welles Street in the Reserved Land and Flood Zones. The lot contains the Riverfront Community Center (RCC), a natural gas fueling facility for town vehicles, a playground and basketball courts. Access to the site is through a curb-cut off Welles Street on the east side of the lot. The western side of the site is located in the 150-foot upland review area of the Connecticut River. The majority of the site is located in the FEMA 100-year flood zone with elevations at or below the Base Flood Elevation (BFE) of 28 feet.

PROPOSAL [See plan set sheets entitled “Plan Depicting Pickleball Courts Located at Riverfront Community Center 300 Welles Street” & “Details Depicting Pickleball Courts Located at Riverfront Community Center 300 Welles Street” and Memorandum entitled “Flood Zone Special Permit Proposed Pickleball Court Installation at the Riverfront Community Center, 300 Welles Street PW-2109”]

The Town proposes to construct a 135—foot long by 64-foot wide bituminous play surface that will contain 4 Pickleball courts. The play area will be enclosed by a 8-foot tall chain link fence. The courts will be located in the field area to the west of the Riverfront Community Center.

PARKING [See plan set sheet “Plan Depicting Pickleball Courts Located at Riverfront Community Center 300 Welles Street” and memorandum entitled “Flood Zone Special Permit Proposed Pickleball Court Installation at the Riverfront Community Center, 300 Welles Street PW-2109”]

The proposed pickleball courts will use the existing parking at the RCC. The Building-Zone Regulations do not specify a parking requirement for pickleball courts. However they could be considered a non-profit recreational use which is listed in Section 9.11p. This section lists several uses for which the TPZ has the authority to determine which of the parking requirements in Section 9.11, if any apply. Tennis courts, which are similar to pickleball courts, are listed in Section 9.11.m as requiring 2 spaces for each court. Using this parking requirement the proposed project would require 8 parking spaces. There are 147 parking spaces at the RCC. Community Centers are also listed under Section 9.11.p as a use for which the TPZ has the authority to determine the number of parking spaces required. Town records do not state which requirement was used to calculate the required number of parking spaces for the RCC. In this situation the TPZ could determine the 147 existing spaces would be adequate to accommodate the RCC and the pickleball courts or could require additional parking.

DRAINAGE [See plan set sheet “Plan Depicting Pickleball Courts Located at Riverfront Community Center 300 Welles Street” and memorandum entitled “Flood Zone Special Permit Proposed Pickleball Court Installation at the Riverfront Community Center, 300 Welles Street PW-2109”]

As stated in the Town Engineer’s memorandum, drainage improvements for the Pickleball courts include a PVC underdrain surrounding the bituminous play surface, a stone infiltration trench, and a water quality basin. These feature will treat the water quality volume associated with the proposed paved surface.

WETLANDS [See plan set sheet “Plan Depicting Pickleball Courts Located at Riverfront Community Center 300 Welles Street” and memorandum entitled “Flood Zone Special Permit Proposed Pickleball Court Installation at the Riverfront Community Center, 300 Welles Street PW-2109”]

There will be no direct impact to wetlands as a result of the proposed project. Approximately 0.3 acres of the project is within the 150-upland review area of the Connecticut River. The Environmental Planner issued a Staff-Administered Wetlands Permit on July 6, 2021.

COMPENSATORY FLOODWATER STORAGE (See plan set sheet entitled “Site Redevelopment Plan” and “FEMA ZONE AE CUT/FILL LIMITS”)

A significant portion of the site is located in the Federal Emergency Management Agency (FEMA) 100-year Flood Zone. Approximately 0.3 acres of the project is located below the Base Flood Elevation (BFE) of 28 feet. Per Section 4.11.6.a.5—Compensatory Storage, new construction cannot reduce the flood-water carrying capacity of the floodplain. The Town Engineer has, in accordance with Section 4.11.5.c.3 of the Town of Glastonbury Building-Zone Regulations, submitted an environmental and flood impact statement certifying that the proposed activity will not have a significant adverse impact upon the environment or on the flood storage capacity or flow.

ZONING ANALYSIS AND CONSISTENCY WITH THE PLAN OF CONSERVATION AND DEVELOPMENT

The Town Engineer has, in accordance with Section 4.11.5.c.3 of the Town of Glastonbury Building-Zone Regulations, submitted an environmental and flood impact statement certifying that the proposed activity will not have a significant adverse impact upon the environment or on the flood storage capacity or flow.

The project is consistent with the following policies of the 2018—2028 Plan of Conservation and Development:

- **Town-wide Policies:**
 - **Stormwater Management**
 - Promote use of innovative techniques, Low Impact Development (LID) and Best Management Practices to benefit surface water and groundwater quality and overall ecological integrity.
 - Ensure that all new developments adhere to Town policies regarding the State of Connecticut General Permit for the Discharge of Stormwater from Small Municipal Separate Storm Sewer Systems (MS4 General Permit)

Pertinent staff correspondence and draft motions are attached.

APPLICANT/OWNER: TOWN OF GLASTONBURY
P.O. BOX 623
GLASTONBURY, CT 06033

FOR: 300 WELLES STREET
PICKLEBALL COURTS

MOVED, that the Town Plan & Zoning Commission approve the application of the Town of Glastonbury for a Section 4.11 Flood Zone Special Permit and a Section 12.9 Minor Change for the construction of 4 pickleball courts including a 64 – foot x 136 – foot bituminous concrete surface, associated grading & drainage improvements – 300 Welles Street – Reserved Land and Flood Zones, in accordance with the following plans:

To Be Quoted

And

1. In compliance with:
 - a. The conditions set forth by the Conservation Commission, in their recommendation for approval to the Town Plan and Zoning Commission at their Regular Meeting of June 24, 2021
 - b. The administratively-approved-wetlands-permit issued by the Environmental Planner on July 6, 2021.
2. All construction shall be performed in accordance with the following:
 - a. 2002 Connecticut Guidelines for Soil Erosion and Sedimentation Control, as amended
 - b. The Connecticut Stormwater Quality Manual, as amended
 - c. All stormwater discharge permits required by the Connecticut Department of Energy and Environmental Protection (DEEP) pursuant to CGS 22a-430 and 22a-430b
 - d. Section 19 of the Town of Glastonbury Building-Zone Regulations, as amended, the Town of Glastonbury Subdivision and Resubdivision Regulations, as amended, and any additional mitigation measures to protect and/or improve water quality as deemed necessary by the Town.
3. Each property owner shall comply with the long-term maintenance plan and schedule depicted on the approved plans to ensure the performance and pollutant removal efficiency of all privately-owned stormwater management systems.
4. The applicant is hereby notified of their potential obligation to obtain authorization under the DEEP's General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities ("construction general permit") for any project that disturbs one or more acres of land, either individually or collectively, as part of a larger common plan, and results in a point source discharge to the surface waters of the state either directly or through a stormwater conveyance system. The applicant shall provide a copy of the Storm

Water Pollution Control Plan required by the construction general permit to the Town upon request.

APPROVED: TOWN PLAN & ZONING COMMISSION
JULY 20, 2021

ROBERT J. ZANLUNGO JR., CHAIRMAN

July 6, 2021

MEMORANDUM

To: Lisa Zerio, Director of Parks & Recreation

From: Thomas Mocko, Environmental Planner

RE: Approved Wetlands Regulated Activity at 300 Welles Street

Dear Ms. Zerio:

Pursuant to Section 12 of Glastonbury's Inland Wetlands and Watercourses Regulations, you are hereby **approved to conduct your activities of constructing a pickleball court facility within the wetlands' uplands review area at 300 Welles Street, as represented by the plans date June 14, 2021** submitted to our office. This approval is contingent upon **your responsibility**:

1. **To publish this approval on the Town website or (one time) in a newspaper** that circulates in Glastonbury within 10 days of the date of this approval letter to you;
2. **to await a 15-day appeal period** (15 days from the date of website or newspaper publication) before beginning any work within the upland review area;
3. **to incorporate mitigation measures** that appear on the submitted site plan during construction; and
4. **to return to the CC/IWWA** with the details of any future plans to provide outdoor lighting of the courts for their review and approval.

Attached for your consideration and potential use is a draft public notice advertisement that needs to be published once by you in a newspaper that circulates in Glastonbury.

Please call (860) 652-7511 to advise us when the notice is to appear and in what newspaper, or if you have any questions.

Sincerely,



Tom Mocko
Environmental Planner

cc: Richard J. Johnson, Town Manager
Daniel Pennington, Town Engineer
Rebecca Augur, Director of Planning & Land Use Services

**PUBLIC NOTICE
TOWN OF GLASTONBURY, CT**

On July 6, 2021, the duly authorized agent of the Glastonbury Inland Wetlands & Watercourses Agency approved the construction of a pickleball court facility within the wetlands' uplands review area at 300 Welles Street (Riverfront Community Center).

Lisa Zerio, Director of Parks & Recreation

MEMORANDUM

To: Town Plan & Zoning Commission

From: Thomas Mocko, Environmental Planner

T M

Date: June 25, 2021

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

During its Regular Meeting of June 24, 2021, the Conservation Commission recommended to the Town Plan and Zoning Commission approval of a Flood Zone Special Permit for the Pickleball Courts Installation at the Riverfront Community Center, located at 300 Welles Street, as stated in the following motion:

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of a Flood Zone Special Permit for the Proposed Pickleball Courts Installation at the Riverfront Community Center, located at 300 Welles Street.

TM:gfm

cc: Daniel A. Pennington, Town Engineer/Manager of Physical Services
Lisa Zerio, Director of Parks & Recreation
Peter R. Carey, Building Official



Town of Glastonbury
Health Department

Memo

July 14, 2021

To: Jonathan E. Mullen, AICP, Planner

Fr: Wendy S. Mis, Director of Health

Re: Pickle ball courts
300 Welles Street

W.S.M.

This office has reviewed plans from Town of Glastonbury Engineering dated 6/14/21. The plan provides details for the construction of four pickle ball courts on a bituminous concrete surface and associated grading and drainage improvements.

Approval with respect to CT Public Health Code is forwarded for Commission consideration.



GLASTONBURY POLICE DEPARTMENT

2108 MAIN STREET, GLASTONBURY, CT 06033 (860)633-8301/FAX (860)652-4290

MEMORANDUM

To: Town Plan and Zoning Commission


From: Marshall S. Porter, Chief of Police

Date: July 13, 2021

Subject: 300 Welles Street- Flood Zone Special Permit- Pickleball Courts

Members of the Police Department have reviewed the site development plan for a Section 4.11 Flood Zone Special Permit as submitted for the installation of 4 pickleball courts including a 64-foot x 136-foot bituminous concrete surface, associated grading and drainage improvements- 300 Welles Street-Flood Zone and Reserved Land. Town of Glastonbury -Owner.

The police department has no objection to this proposal.



Marshall S. Porter
Chief of Police

JPH:jph



TOWN OF GLASTONBURY
FIRE MARSHAL'S OFFICE
SITE PLAN/SUBDIVISION REVIEW

PROJECT: **Town of Glastonbury -Pickleball Courts** LOCATION: **300 Welles Street**

 x NEW CONSTRUCTION CHANGE OF USE SUBDIVISION COMMERCIAL

OCCUPANCY CLASSIFICATION: FILE # **21-0027**

PROPOSED FIRE PROTECTION:
ENGINEER'S PLAN: **06-14-2021** INITIAL PLAN REVISED PLAN

ENGINEER:

ADDRESS: PHONE:

DATE PLANS RECEIVED: **7-12-21** DATE PLANS REVIEWED: **7-12-21**

COMMENTS:
No Comments

REVIEWED BY
Deputy Chief Chris Siwy –Fire Marshal

PAGE 1 OF 1

cc: Applicant
 File