

MEMORANDUM

**FORMAL ACTION: AGENDA ITEM 1
MEETING OF FEBRUARY 23, 2023**

To: **Conservation Commission**/Inland Wetlands and Watercourses Agency

From: Suzanne Simone, Environmental Planner 

Date: February 23, 2023

Re: Recommendation to the Town Plan and Zoning Commission for a Section 4.11 Flood Zone Special Permit **Town of Glastonbury** concerning **proposed lighting** at the approved pickleball courts at Riverfront Community Center, **300 Welles Street** – Reserve Land and Flood Zone- Daniel A. Pennington, Town Engineer

Review Documents:

Manufacturer Lighting Spec Sheet

Project Narrative, February 23, 2023

Conservation Commission TPZ Recommendation, June 24, 2023

Administrative Wetlands Permit, July 6, 2023

Proposal

The applicant seeks a favorable recommendation from the Conservation Commission to the TPZ for the installation of lights at the to-be-constructed pickleball courts at Riverfront Community Center, 300 Welles Street.

Review

Site Description

The project area is located in an existing lawn area, in between two established walking paths oriented parallel to the Connecticut River. No activities are proposed directly within a wetland area. The property is not encumbered by a conservation easement. The corners of the pickleball court are marked with two stakes (one with a 10-foot offset and one with a 15-foot offset) with pink flagging.

The pickleball court plan received a Conservation Commission recommendation at their June 24 2021 meeting. After the Conservation Commission's review, an administrative wetlands permit was issued on July 6, 2021, valid for five years and stipulates that the lighting plan is to be submitted to the Commission for review. A second administrative wetlands permit can be issued for the lighting, after the Commission completes their review.

State-Listed Species

The property is identified as an area of interest in the December 2022 map of the Natural Diversity Database. The applicant must submit a request for review to the CT DEEP NDDDB.

Lighting Plan

The proposed lighting fixtures will be timer operated, with a manual override and a maximum lighting schedule until 10 p.m. The manufacturer's information states the fixtures are Dark Sky Friendly, which conforms with the Conservation Commission Guidance Document.