

**TOWN OF COLCHESTER
PLANNING AND ZONING DEPARTMENT**

TO: Planning and Zoning Commission
FROM: Stacey Kilgus, Land Use Assistant
DATE: September 7, 2022
RE: Update - Niantic Bay Group LLC-Special Permit (2022-007)

Introduction

The applicant, Niantic Bay Group LLC, is requesting a special permit for a proposed 20-unit multi-family residential project on approximately 6 acres in the Town Center. A small portion of the road at the intersection with Wall St is within the Aquifer Protection Zone, however no units will be constructed in the APZ. The site topography consists of lightly wooded area with some open meadow areas to the north. The northern corner of the parcel is located in a wetlands upland review area. An administrative approval from the Town's wetlands agent was issued upon review of the proposed activities.

Proposed Activity

The applicant's agent is John Doran, Niantic Bay Group LLC. The applicant is proposing to construct 20 units on approximately 6 acres, on a private road off Wall Street. The proposed house design includes rear deck or patio and garage. The houses and driveways are similar in design. Each single-family home will have exclusive use of a plot of land, and the remaining land, including the private roadway, drainage system (including detention basin) and green space will be under common ownership. A homeowner's association will be established to coordinate maintenance and management. A proposed detention basin in the center of the development will create green space for active and passive recreation as well as control storm water runoff from roofs and roadways. The site will be serviced by the Town's public water and sewer system.

The applicant's engineer, Gregg Fedus, Fedus Engineering, reviewed the drainage design prepared for "The Park at Rutka Lane" revised 7/13/2006 and determined the stormwater system as originally designed will perform in the manner intended as the road construction has not changed and the driveway impervious areas and roof sizes are less than the original design.

Traffic and Access

A sight line analysis was prepared by Traffic Engineering Consultant Robert V. Baltramaitis, P.E. dated November 14, 2017. A spot speed study was also previously conducted. Based on the findings, the sight lines in each direction are adequate for the design speed of the roadway. The Town Engineer concurred with the findings. The Zoning Board of Appeals approved variance for sightline from 500' to 380' based on these studies in their meeting on November 21, 2017. In a letter to the applicant dated August 30, 2022, Scott F. Hesketh, P.E. of F.A. Hesketh & Associates, Inc. concluded that, based on a recent automated traffic count and capacity analysis, the local

roadway network has sufficient capacity to accommodate the anticipated increase in traffic. Additionally, Mr. Hesketh concurs with the sight line variance granted in 2017 from 500' to 380'.

Staff Review

Town staff has reviewed the plans and documents supporting the application. Comments from staff have been addressed, including the Town Engineer, Sewer & Water, Public Works, Fire, and Zoning. The Town Engineer had two minor outstanding issues that were discussed with the applicant's engineer. He is comfortable with the approval of the application with conditions for these items. The Sewer & Water Department supervisor is also comfortable with approval of the application with a condition that the Sewer & Water Commission moves forward with the connections to the existing water and sewer system.

Draft Motion

Motion to approve the Special Permit Application (2022-007) from Niantic Bay Group LLC for the development of a 20-unit multi-family housing development on approximately 6 acres on Wall St near "0 Rutka Ln" (MBL#s 10-00/003, 004, 005, 006 and 007) in the Town Center and Aquifer Protection Zone.

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