

**TOWN OF EAST HARTFORD
PLANNING & ZONING COMMISSION
APPLICATION FORM**

DATE: 9/26/17

Official Receipt Date:

9/26/17

1. APPLICATION TYPE: (CHECK ALL THAT APPLY)

***COMPLETE SECTION ON PAGE 2 OR 3**

- | | |
|---|--|
| <input type="checkbox"/> SITE PLAN APPLICATION | <input type="checkbox"/> NATURAL RESOURCES REMOVAL AND FILLING |
| <input type="checkbox"/> SITE PLAN MODIFICATION | <input type="checkbox"/> SPECIAL USE PERMIT* |
| <input type="checkbox"/> FLOOD HAZARD – MAJOR* | <input type="checkbox"/> ZONING MAP CHANGE* |
| <input checked="" type="checkbox"/> FLOOD HAZARD – MINOR* | <input type="checkbox"/> TEXT AMENDMENT* |

☒ SOIL EROSION AND SEDIMENTATION - Cumulative disturbed area (sq. ft.): 28,000+/- SF

2. SITE AND PROJECT INFORMATION

PROPERTY ADDRESS: See Attached ZONE: R-1

ASSESSORS MAP AND LOT: See Attached PARCEL SIZE (ACRES OR SQ. FT.): 31+/- acres

PROJECT NAME: South Meadows Multi-Use Recreational Trail Phase II

PROJECT DESCRIPTION (ATTACH ADDITIONAL SHEETS IF NEEDED):

Construction of recreational walking trail - includes 2,300 LF of an 8' wide natural trail, informational and directional signage, and concrete pads for benches. See attached General Narrative for additional information.

3. PROPERTY OWNER INFORMATION

☐ CHECK IF PRIMARY CONTACT

OWNER OF RECORD: See Attached

OWNER ADDRESS: _____

OWNER PHONE: _____ OWNER EMAIL: _____

OWNER SIGNATURE: _____ PRINT NAME: _____

The undersigned owner hereby authorizes: (1) this application, and (2) the Planning and Zoning Commission and Town of East Hartford staff the right to enter upon the property for the purposes of inspection associated with this application.

4. APPLICANT INFORMATION

☐ CHECK IF PRIMARY CONTACT

☐ CHECK IF APPLICANT IS SAME AS PROPERTY OWNER

APPLICANT: Goodwin College, Inc.

APPLICANT ADDRESS: One Riverside Drive, East Hartford, CT 06118

APPLICANT PHONE: 860-727-6756

APPLICANT EMAIL: BHarrell@Goodwin.edu

APPLICANT SIGNATURE: [Signature]

PRINT NAME: Bryant Harrell

5. DESIGN PROFESSIONAL INFORMATION

☒ CHECK IF PRIMARY CONTACT

FIRM: Zuvic, Carr and Associates

PHONE: 860-899-1924

CONTACT PERSON: Judy Schuler, P.E.

EMAIL: judy.schuler@zuvic.com

- COMPLETE ONLY THE SECTIONS THAT APPLY TO YOUR APPLICATION TYPE -

A. SPECIAL USE PERMIT

(ATTACH ADDITIONAL SHEETS IF NEEDED)

1) Applicable Section of the Zoning Regulations: _____

2) Describe how the proposed Special Use Permit relates to the Plan of Conservation and Development:

3) Describe how the proposed Special Use Permit will benefit the Town of East Hartford:

B. FLOOD HAZARD ZONE – MAJOR DEVELOPMENT OR MINOR DEVELOPMENT

1) Name of associated watercourse: Connecticut River

2) Total amount of land (in sq. ft.) to be affected within the:

a. Flood Hazard Zone: 28,000+/-SF

b. Floodway: 28,000+/- SF

c. Floodway fringe: 0 SF

3) Enumerate methods of compliance with Sections 601.10, 601.11, and 601.12 of the Zoning Regulations:

Section 601.10 - (a) Proposed natural trail will generally match the existing natural grades and grading will be kept to a minimum to provide a level walking surface. There will be no adverse affects to flood storage capacity or changes in site hydrology due to the project improvements. (b) Benches will be removed during the flood season. (c) The existing natural surface of the trail will be maintained. (d) No utilities are proposed in the project.
Section 601.11 - Benches will be removed during flood season. Proposed concrete pads will be constructed to match existing grades.
Section 601.12 - Proposed grades shall match existing grades. There will be no adverse impacts to floodway functions and storm drainage due to project improvements.

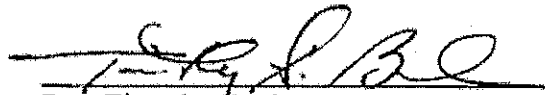
TOWN OF EAST HARTFORD
INLAND WETLANDS/ENVIRONMENT COMMISSION
PROPERTY OWNER'S CONSENT
SOUTH MEADOWS MULTI USE RECREATIONAL TRAIL

PROPERTY: South Meadows Parcel Number: See Attached List of Parcels

Owner: Town of East Hartford

This is to certify and advise that the undersigned owns or represents the owner of the above-referenced property and is aware of and hereby gives consent to the application of Goodwin College, Inc. to the Inland Wetlands/Environment Commission for the Town owned property located on the parcels identified on the attached list for the land use approvals necessary for the construction of the multi-use recreational trail in the South Meadows, East Hartford, Connecticut as shown on the map submitted with its applications.

TOWN OF EAST HARTFORD



By: Timothy Bockus

Its: Director, Department of Public Works

Date: 3/16/17

General Narrative
Planning & Zoning Application
South Meadows Multi-Use Recreational Trail Phase II
East Hartford, CT

September 26, 2017

The purpose of this application is to permit the construction of an 8' wide natural trail, 2,300 feet in length, across a number of properties in East Hartford located along the east side of the Connecticut River. The East Hartford trail is part of a larger project, known as the South Meadows Multi-Use Recreational Trail Phase II (Phase II) project, which begins in East Hartford and continues through Wethersfield and into Glastonbury. A total of 7,320 feet of continuous trail for public access is proposed in the Phase II project. Ultimately, this trail will link up with the Putnam Memorial Bridge to the south and the existing trail along the Connecticut River to the north. Concrete pads for benches and informational and directional signage are proposed along the trail. Attached are details for the types of signs and benches proposed.

The proposed East Hartford trail will be constructed over 13 properties on land totaling approximately 31 acres. The proposed trail alignment will generally follow the path of an existing natural trail on the properties, except in the areas where endangered plant species or Federally Defined Wetlands are in close proximity to the trail. At these locations, the trail will be realigned to maintain a minimum separation distance from the endangered plant species and Federally Defined Wetlands as recommended by the Consulting Botanist/Plant Community Ecologist and Certified Professional Wetlands Scientist. The intent is that the trail be installed without removal of large trees (over 6" caliper) and that no clearing of vegetation beyond that required to provide the trail will be done. Generally, minor surface grading will be required to provide a level walking surface, and some clearing of vegetation, tree limbs, etc. will be required to provide a safe walking trail. The walking trail will generally follow the existing grade and will not change any drainage patterns on the properties involved. The endangered sedge and Federal Wetlands will be protected by temporary fencing during construction and Goodwin College has retained a Botanist/Plant Community Ecologist to monitor construction progress to insure that there are no impacts to the endangered sedge plants within the construction corridor.

The entire trail is located within the Flood Zone AE and within the Town Inland Wetlands. Construction will not occur during the normal flood season, and caution will be taken during construction to monitor flood conditions. A Construction Flood Contingency Plan is included in the Site Plans. Construction will also be timed to avoid work during the eagle breeding season. A complete description of the proposed erosion and sedimentation control measures and operation and maintenance schedule for the project is also included in the Site Plans.

Planning & Zoning Commission Application
Property Address and Owner Information
South Meadow Multi-Use Recreation Trail Phase II
East Hartford, CT
September 26, 2017

Applicant and Owner: Goodwin College Inc.

Contact: Bryant Harrell, Vice President

Phone: 860-727-6756

Email: BHarrell@Goodwin.edu

Map-Lot	Property Address	Owner Name	Owner Address	Owner Town	Owner State	Owner Zip
8-2	46 SOUTH MEADOW LN	GOODWIN COLLEGE INC	ONE RIVERSIDE DR	EAST HARTFORD	CT	06118
7-26	58 SOUTH MEADOW LN	GOODWIN COLLEGE INC	ONE RIVERSIDE DR	EAST HARTFORD	CT	06118
7-25	70 SOUTH MEADOW LN	GOODWIN COLLEGE INC	ONE RIVERSIDE DR	EAST HARTFORD	CT	06118
7-21	118 SOUTH MEADOW LN	GOODWIN COLLEGE INC	ONE RIVERSIDE DR	EAST HARTFORD	CT	06118
7-13	130 SOUTH MEADOW LN	GOODWIN COLLEGE INC	ONE RIVERSIDE DR	EAST HARTFORD	CT	06118
7-11	138 SOUTH MEADOW LN	GOODWIN COLLEGE INC	ONE RIVERSIDE DR	EAST HARTFORD	CT	06118

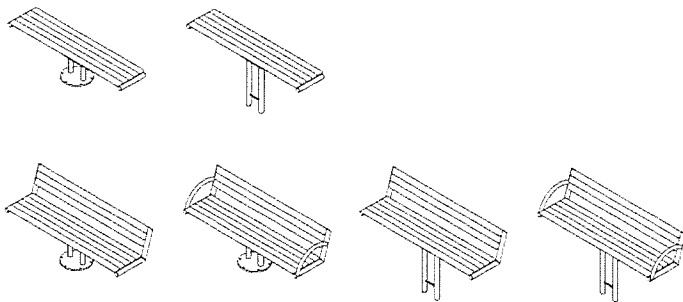
Owner: Town of East Hartford

Contact: Tom Bockus, Director of Public Works

Phone: 860-291-7361

Email: Tbockus@easthartfordct.gov

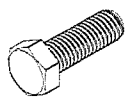
Map-Lot	Property Address	Owner Name	Owner Address	Owner Town	Owner State	Owner Zip
8-1	50 SOUTH MEADOW LN	TOWN OF EAST HARTFORD	740 MAIN STREET	EAST HARTFORD	CT	06108
7-27	54 SOUTH MEADOW LN	TOWN OF EAST HARTFORD	740 MAIN STREET	EAST HARTFORD	CT	06108
7-23	66 SOUTH MEADOW LN	TOWN OF EAST HARTFORD	740 MAIN STREET	EAST HARTFORD	CT	06108
7-20A	31 SOUTH MEADOW LN	TOWN OF EAST HARTFORD	740 MAIN STREET	EAST HARTFORD	CT	06108
7-20	114 SOUTH MEADOW LN	TOWN OF EAST HARTFORD	740 MAIN STREET	EAST HARTFORD	CT	06108
7-14	126 SOUTH MEADOW LN	TOWN OF EAST HARTFORD	740 MAIN STREET	EAST HARTFORD	CT	06108
7-12	134 SOUTH MEADOW LN	TOWN OF EAST HARTFORD	740 MAIN STREET	EAST HARTFORD	CT	06108



Bench options

Included components

- Assembled bench
- For surface mount option: (6) each 1/2-13 x 1-1/2" hex head cap screw, drop-in anchor for 1/2-13 screw and 1/2" flat washer. Setting tool for drop-in anchor included.



6x – hex head
cap screw
(surface mount only)



6x – flat washer
(surface mount only)



6x – drop-in anchor
(surface mount only)



1x – setting tool
(surface mount only)

Tools Required

- Safety glasses
- Hammer drill with 5/8" dia masonry drill bit (for surface mount)
- Hammer (for surface mount)
- 3/4" wrench (for surface mount)

ASSEMBLE WITH CARE! Pangard II® Polyester Powdercoat is a strong, long-lasting finish. To protect this finish during assembly, place unwrapped powdercoated parts on packaging foam or other non-marring surface. Do not place or slide powdercoated parts on concrete or other hard or textured surface – this will damage the finish causing rust to occur. Use touch-up paint on any gouges in the finish caused by assembly tools.

PROCEDURE FOR INSTALLATION:

1. Prepare proper footing or slab as required.

Note: Landscape Forms is not responsible for footing or slab installation.

FOR SURFACE MOUNTED BENCH:

Note: DO NOT DRAG bench across concrete or other rough surfaces. This could damage the powdercoat on the bottom of the base plate.

2. Place unit in desired position and mark anchor locations through holes provided in base plate.
3. Move unit and drill holes according to Fig. 1.
4. Clear the holes of dust and debris using compressed air.
5. Install drop-in anchors flush with surface of concrete.
6. Expand anchor with setting tool. Anchor is properly expanded when shoulder of setting tool is flush with top of anchor.
7. Place unit in desired position and install the washers and hex bolts. Tighten to 55-60 ft-lbs.
8. Periodically check fasteners and tighten if required.

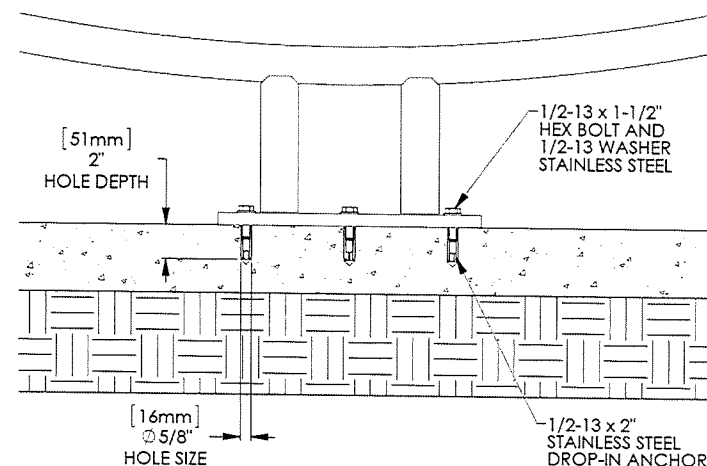
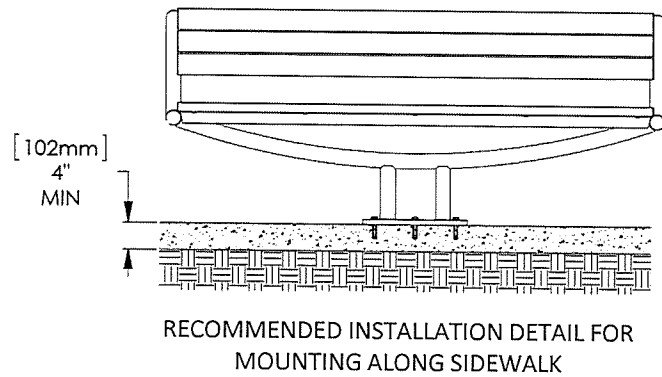
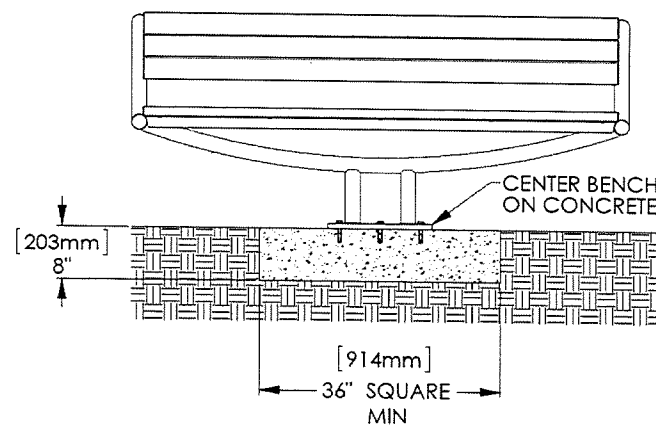


Fig. 1 – Anchor Detail

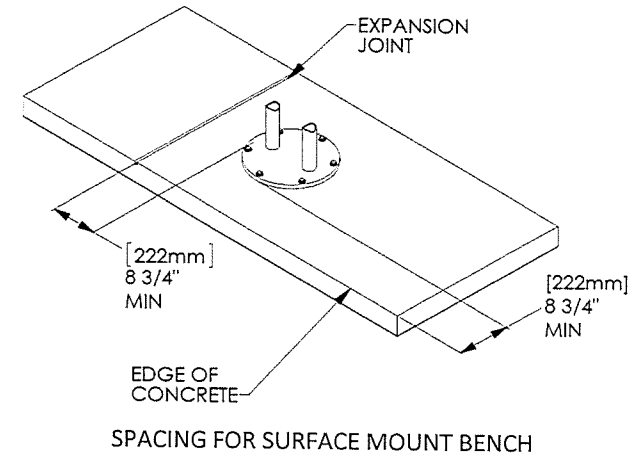
NOTE: CONCRETE SHOULD BE STEEL REINFORCED, CONCRETE: $f'_c = 3000$ p.s.i.



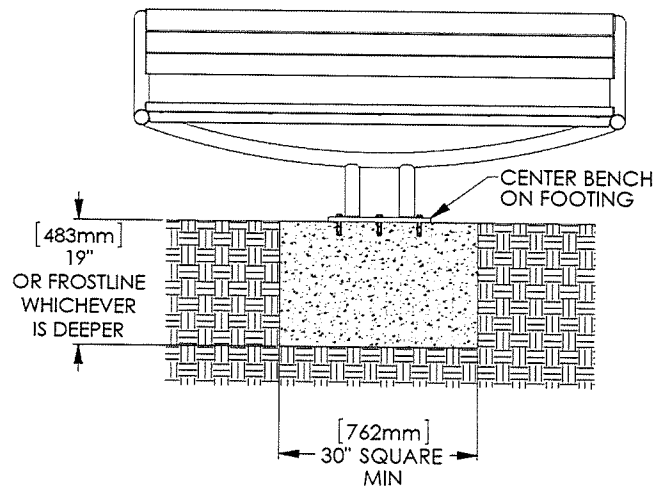
RECOMMENDED INSTALLATION DETAIL FOR
MOUNTING ALONG SIDEWALK



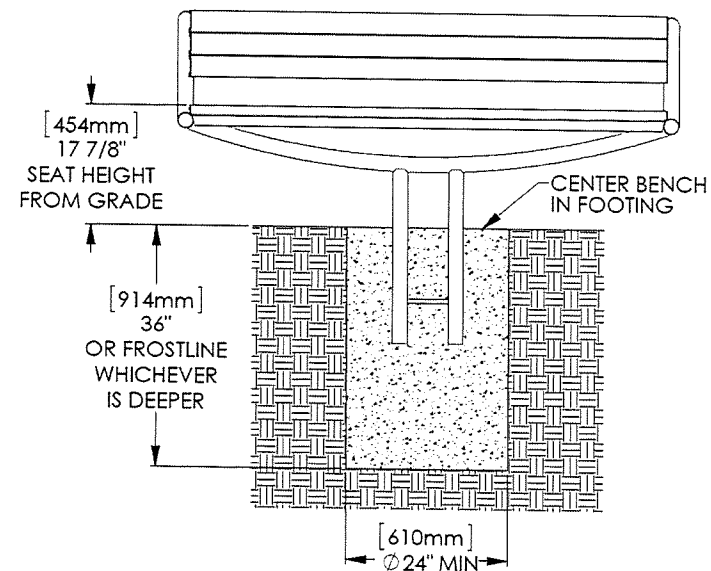
RECOMMENDED INSTALLATION DETAIL FOR
MOUNTING TO NEW SLAB



SPACING FOR SURFACE MOUNT BENCH



RECOMMENDED CAISSON FOOTING FOR
SURFACE MOUNT BENCH



RECOMMENDED CAISSON FOOTING
FOR EMBEDDED BENCH

Signage - Walking Trail Directional markers



SIGNAGE PROPOSAL
Goodwin College
Walking Trail
Directional markers

Note:

Directional Trail marker signs

-3" sq. Alum tube cut to 45 deg. angle at top
Cut tube to 72", 48" above ground. Welded
3/16" plate at top, 18-1/2" x 16-1/2". Paint
to match PMS 424C.

-1/4" Dibond panel, 15-1/2" x 17-1/2", full coverage
digital print with Luster Laminate applied.
parint. D/F
tape and silicone to alum. plate.

-Direct burial in concrete.

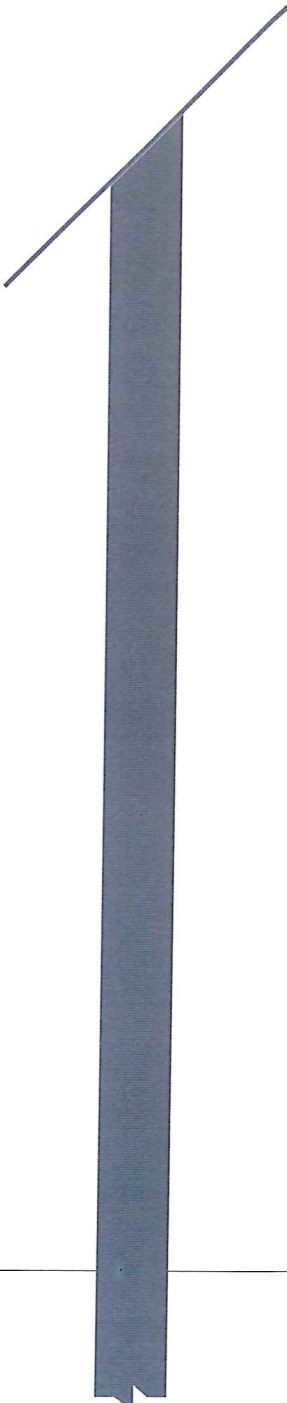
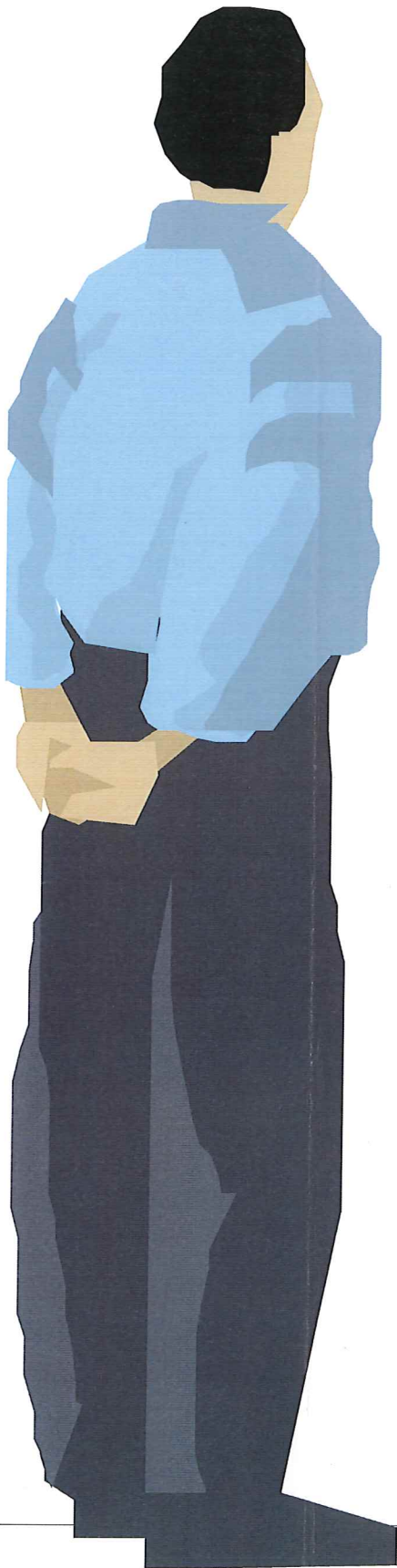
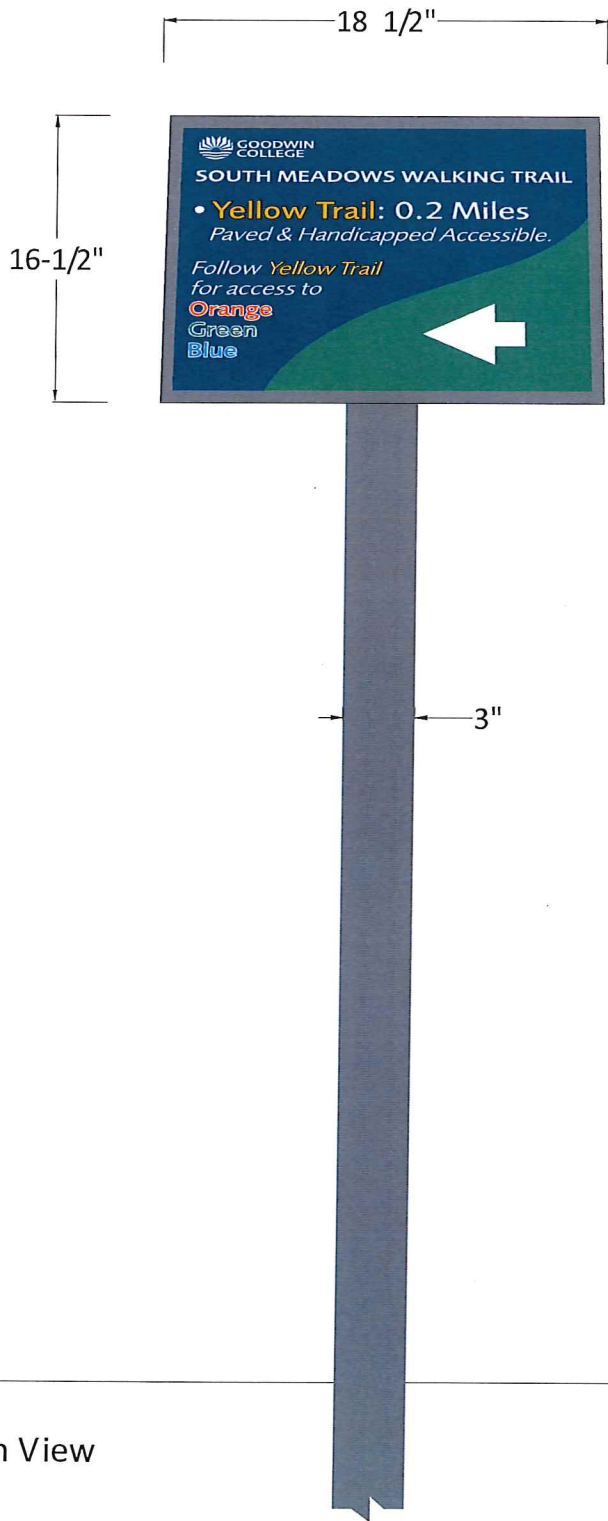
Adams|Ahern

Adams|Ahern Sign Solutions, Inc.
30 Arbor Street | Hartford, CT 06106

Architectural Graphics, Wayfinding
Signage Design and Manufacturing

Date: Rev. 1: December 9, 2016
Scale: 1-1/2" = 1' - 0"
Title: Design Development

Page:



Elevation View

Profile View