



Incorporated 1787

To: Members of the Planning and Zoning Commission
From: Samantha Nestor, First Selectwoman
Subject: Pickleball Courts
Date: April 7, 2023

I submit on behalf of the Board of Selectmen a referral for a report seeking the Planning and Zoning Commission's concurrence under Connecticut General Statutes Section 8-24 for improvements associated with the implementation of Pickleball Courts. The project includes improvements in the Town Center:

- The Parks and Recreation Commission and Department searched for locations where the pickleball courts could be constructed. Various parcels were studied and were deemed potentially inappropriate due to either the future planning needs of WPS (Playground area at the Board of Education Administration building property) or the proximity to wetlands or flood plains (Bisceglie-Scribner Park)
- Other areas were deemed to not have parking capability and needed too much groundwork to clear (Property between Hurlbutt core building and the Norfield Church)
- The proposed location is the grass area at the Onion Barn that has adequate parking in place and is located in a central proximity to the Town Hall, School fields, the Parks and Recreation Department and the Senior Center
- The Onion Barn has a flat grass area currently which is surrounded by split rail fence and is not used for any specific purpose. This area fits the exact dimensions needed for two courts to be constructed
- A section of the blacktop parking lot where the food pantry once stood will be removed and grass will be planted to remediate any run off from the upper parking lot
- Weston Parks and Recreation will maintain the courts and two portable aluminum bench seating areas will be provided for the facility
- The Town will provide screening to limit the visibility of the courts from the road
- The project area is surrounded by the Onion Barn, gravel parking, woodland, and a paved municipal parking lot
- The proposed site development includes the construction of a new 66' x 66' double pickleball court in an area that currently exists as lawn
- The courts will be surrounded by a chain link perimeter fence with wind screen mesh
- To facilitate the pickleball courts a portion of the gravel parking lot will need to be removed and the emergency gravel access drive will need to be relocated
- Evergreen screening trees are proposed to screen the courts from Weston Road

This project will provide a fun recreation area for the entire town and is adjacent to new sidewalks that connect the school and town campus.

The Board of Selectmen seeks a positive CGS Section 8-24 referral from the Planning & Zoning Commission.



McChord Engineering Associates, Inc.
Civil Engineers and Land Planners

1 Grumman Hill Road
Wilton, CT 06897
(203) 834-0569

March 29, 2023

Parks & Recreation Department
Jarvis House
47 Norfield Road
Weston, CT 06883

Re: Engineering Summary
Proposed Pickleball Courts
56 Norfield Road, Weston, CT

Dear Mr. Ungar:

This office has been commissioned by the Town of Weston to prepare an engineering summary for the proposed development associated with new pickleball courts at 56 Norfield Road. The following is an engineering summary of the existing conditions and proposed development.

The pickleball courts are proposed on town property behind the historic onion barn. The project area is surrounded by the onion barn, gravel parking, woodland, and a paved municipal parking lot. There is an emergency gravel access drive that connects the two parking lots. Topography on the site consists of gradual slopes that drain west towards Weston Road. There are existing stormwater management systems that control runoff from the site.

The proposed site development includes the construction of a new 66' x 66' pickleball courts in an area that currently exists as lawn. The courts will be surrounded by a chain link perimeter fence with wind screen mesh. To facilitate the pickleball courts a portion of the gravel parking lot will need to be removed and the emergency gravel access drive will need to be relocated. An existing decommissioned utility pole will be removed as it will be impacted by construction. Evergreen screening trees are proposed to screen the courts from Weston Road.

The proposed site development associated with the pickleball courts maintains existing drainage patterns on site. Runoff from the existing parking lots and lawn are captured by catch basins and routed to an underground detention system that overflows to the town storm sewer system in Weston Road. A portion of the existing parking lot east of the pickleball courts will be removed to compensate for the impervious area being created. A perimeter drain will be installed to capture runoff from the pickleball courts and surrounding area. The runoff will be conveyed to the existing underground detention system. Refer to the "Site Development Plan, Proposed Pickleball Court" prepared by this office dated March 29, 2023, for additional information. An Impervious Area Summary is attached to this letter showing that there is no increase in impervious area as a result of the proposed development.

Proposed Pickleball Courts
March 29, 2023
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Soil and erosion controls, including silt fence, will be employed to protect any downgradient properties, downgradient drainage systems and the existing gravel parking lot during construction. These controls will remain in place until the site is stabilized and permanent vegetative cover has been established. Any excess material excavated from the property will be trucked away in order to minimize the amount of stockpiled material on-site.

It is the opinion of this office that the proposed site development associated with the pickleball courts will have no adverse impacts to adjacent property owners or any downstream drainage systems.

Sincerely,

A handwritten signature in blue ink, appearing to read "Harry Rocheville, Jr.", written over the typed name and title.

Harry M. Rocheville, Jr., P.E.
Project Manager

Attachments

Impervious Area Summary

Proposed Pickleball Courts

56 Norfield Road, Weston, CT

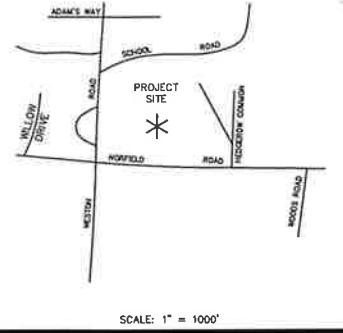
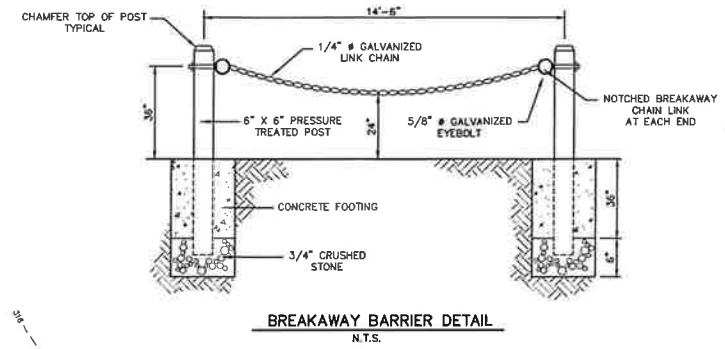
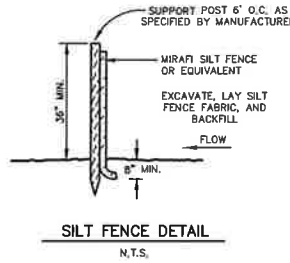
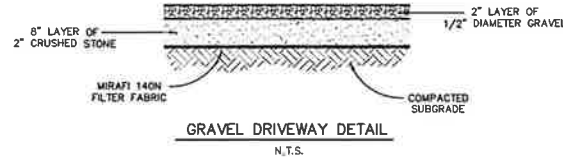
Impervious Area Created	Area (ft²)
Proposed Pickleball Courts	4,355
Relocated Emergency Access Drive	655
Total	5,010

Impervious Area Removed	Area (ft²)
Paved Parking Lot	4,390
Gravel Parking Lot	440
Existing Emergency Access Drive	325
Total	5,155

Net Decrease in Impervious Area	145
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NOTES:

- EXISTING UTILITIES, STRUCTURES, TOPOGRAPHY AND PROPERTY LINE INFORMATION SHOWN HEREON ARE TAKEN FROM THE WESTON GIS SERVICE.
- LOCATIONS OF EXISTING UNDERGROUND STRUCTURES AND UTILITIES INDICATED HEREON ARE TAKEN FROM DESIGN DRAWINGS, FIELD OBSERVATIONS, AND OTHER SOURCES OF INFORMATION AND ARE NOT TO BE CONSIDERED AS AN ACCURATE "AS-BUILT" SURVEY. THE CONTRACTOR SHALL EXCAVATE TEST HOLES, CONTACT "CALL BEFORE YOU DIG", AND PERFORM WHATEVER ADDITIONAL VERIFICATION NECESSARY TO VERIFY THE EXISTING INFORMATION. THE PROJECT ENGINEER SHALL BE PROMPTLY NOTIFIED OF ANY APPARENT CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED WORK.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE SITE GRADING, STORMWATER MANAGEMENT, PARKING LOT MODIFICATIONS, AND SOIL EROSION CONTROLS ASSOCIATED WITH THE NEW PICKLEBALL COURT.
- THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN, IF PROPERLY INSTALLED AND MAINTAINED, SHALL CONTROL THE STORMWATER RUNOFF FROM THE SITE IN CONFORMANCE WITH THE WESTON DRAINAGE POLICY.
- ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF WESTON STANDARD DETAILS AND SPECIFICATIONS. IN THE ABSENCE OF LOCAL STANDARDS, THE WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CONNECTICUT DEPARTMENT OF TRANSPORTATION SPECIFICATION FORM B16, LATEST REVISION.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO THE COMMENCEMENT OF THE WORK.
- PICKLEBALL COURT AND FENCE SPECIFICATIONS SHALL BE COORDINATED WITH HANDING TENNIS COURT CONSTRUCTION.
- COORDINATE REMOVAL OF EXISTING UTILITY POLE WITH EVERSOURCE.



Orientation

No.	Date	Revisions or Submissions
1	3-29-23	ISSUED FOR MUNICIPAL APPROVAL



THIS DRAWING AND DETAILS ON IT, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE ENGINEER AND MAY BE USED FOR THIS SPECIFIC PROJECT AND SHALL NOT BE LOANED, COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

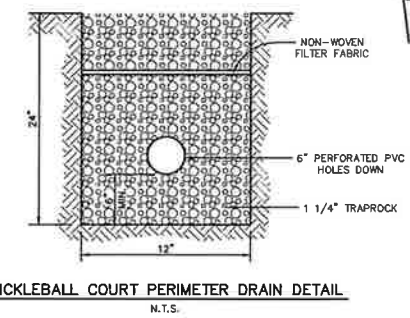
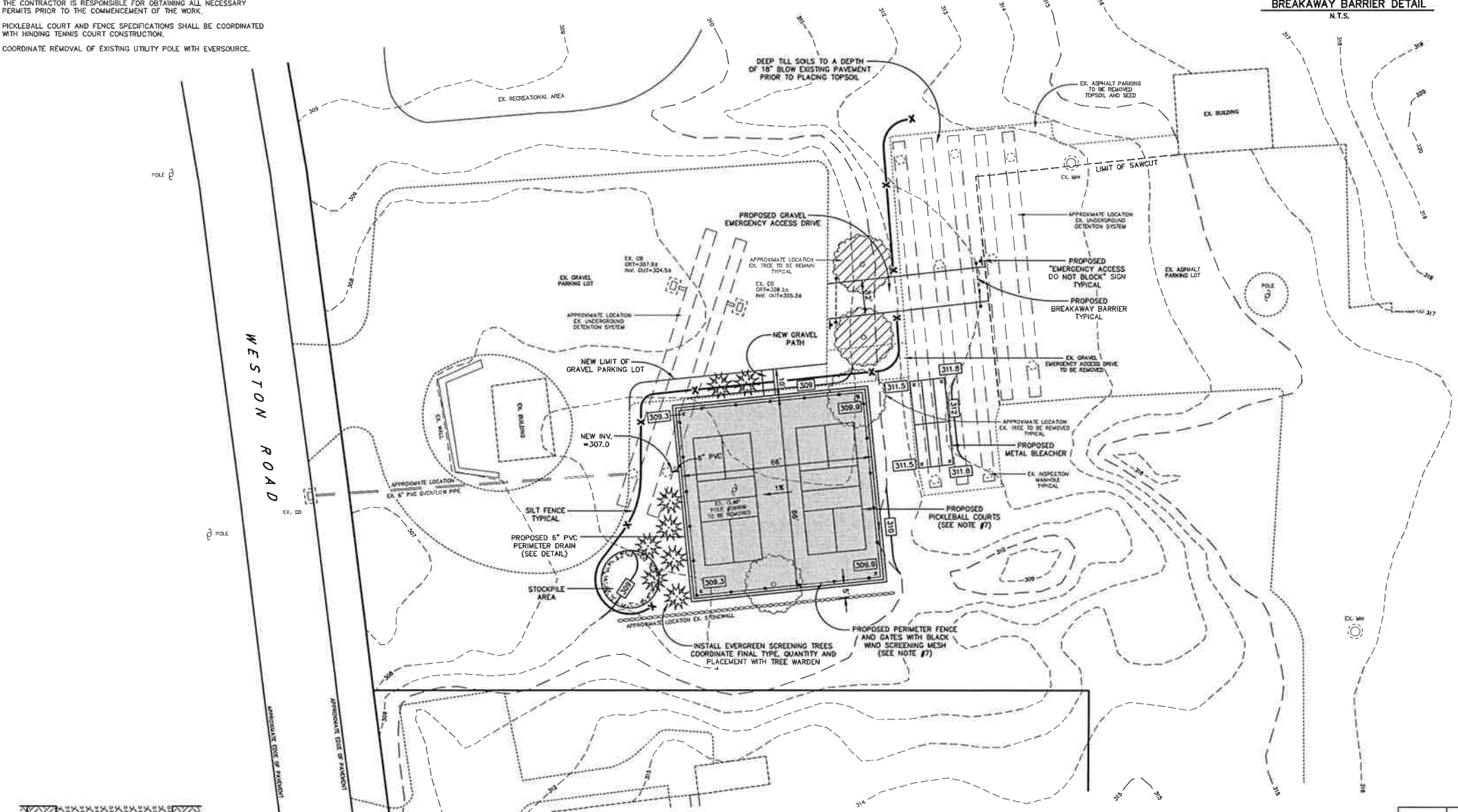
McChord Engineering Associates, Inc.
Civil Engineers and Land Planners
1 Grumman Hill Road
Wilton, CT 06897 (203) 834-0569

PLAN PREPARED FOR
TOWN OF WESTON
WESTON, CONNECTICUT

SITE DEVELOPMENT PLAN
PROPOSED PICKLEBALL COURT
56 NORFIELD ROAD
WESTON, CONNECTICUT

JOB NO.: 2284A-1 DATE: MARCH 29, 2023
DRAWN BY: DRS CHECKED BY: TSN, HMR
SCALE: 1" = 20'

SIGNATURE: _____ DRAWING NO.: SE1
SHEET 1 OF 1



LEGEND

EXISTING	ITEM	PROPOSED
☉	CATCH BASIN	☉
⊙	MANHOLE	⊙
⊖	DRAIN	⊖
---	SANITARY SEWER	---
---	STORM SEWER	---
---	WATER SERVICE	WS
---	CONTOUR	---
• 337.9	SPOT ELEVATION	• 337.9
N.A.	SILT FENCE	-X-
N.A.	DOUBLE SILT FENCE	-XX-
⊙	TREE TO REMAIN	N.A.
⊙	POLE	N.A.