



**DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION**  
**REPORT: Site Plan Review of Goodwin Park Irrigation & Pump House**  
for consideration July 27, 2021

**STAFF REPORT**

**TO:** Planning & Zoning Commission  
**PREPARED BY:** Paul Ashworth, Senior Planner  
[paul.ashworth@hartford.gov](mailto:paul.ashworth@hartford.gov)

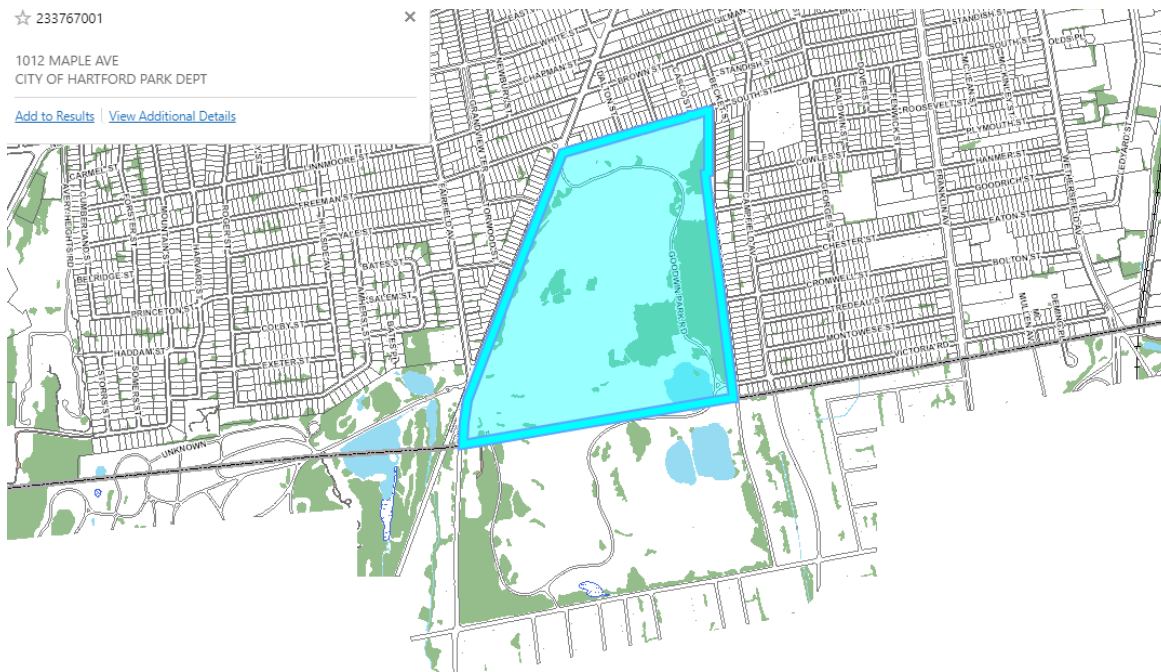
**PROJECT:** Goodwin Park Irrigation & Pump House  
1130 Maple Avenue (1012 Maple Ave per Assessor)  
PARCEL ID: 233-767-001  
P&Z-COMM-2021-0437

**ZONE:** OS, Open Space District

**TYPE:** Site Plan per Section 3.3.3.(2)(a) of the Zoning Regulations, Last Amended June 5, 2020

**APPLICANT:** Frank Dellaripa, City Engineer, City of Hartford

**OWNER:** City of Hartford Parks Dept.



**Overhead View – Hartford GIS 2021**

### **BACKGROUND INFORMATION**

Application is for site plan review of a new irrigation system, including removal/abandonment of the existing system and construction of a new pump house at the Goodwin Park Golf Course. Proposed scope also includes disconnecting from the MDC potable water system and switching to onsite water sources.

Subject construction will disturb a regulated inland wetland as reviewed by this commission previously under P&Z-COMM-2021-0442.

### **KEY APPLICATION TIMELINES**

- Application Submission Date: July 6, 2021
- Date Application Accepted as Complete: July 6, 2021
- Application Date of Receipt: July 13, 2021 (sooner of either: date of next regularly scheduled meeting, or 35 days after acceptance of complete application)
- Public Hearing is scheduled to open on Tuesday, July 27, 2021; Open Hearing Deadline: September 16, 2021.
- Close Hearing Deadline (if opens July 27, 2021): (35 days after opening) Tuesday, August 31, 2021
- CT General Statutes Sec.8-7D allow that the applicant may consent to one or more extensions of time, provided the total extension of all time periods shall not be for longer than 65 days\*.

### **LEGAL STANDARD**

Standard for Application Type:

The Commission reviews site plans in accordance with Zoning Regulations section 1.3.3. Site plans may be modified, conditioned, or denied only if they fail to satisfy the zoning regulations, inland wetland regulations, or subdivision regulations. The Commission may deviate from the minimum requirements for building siting, height, street facades, accessory structures dimensions, tree installation, landscape installation, buffers, fencing, lighting, parking, signage, and street design by up to 15% upon certain findings.

### **STANDARD SPECIFIC TO THE USE**

#### **Sec.3.3.3.D. Parks**

- (1) General. The following is applicable to all parks:
  - (b) Refer to 6.0 Sitework & Landscape for lighting, outdoor furnishings, fencing, stormwater, and landscape requirements.
- (2) Site Design Components, Landscape Furnishing, & Art
  - (a) The commission shall review and approve, through the site plan review process of 1.3.3., the design of any and all pieces of furniture (including but not limited to benches, chairs, and tables), trash receptacles, drinking water fountains, lighting fixtures, buildings, structures, historic and monument sites, playground equipment... [etc]
- (4) Park Buildings. A limited number of buildings may be located in a park per the following:

- (a) Buildings visible from the street shall utilize the requirements of 4.10 Civic Building Type.
- (d) Buildings shall occupy no more than 10 percent of a park site.

### **FINDING OF FACTS**

#### **Proposed Pump House**

- Footprint 11' 6" by 20' or 230 square feet
- Height of structure is approximately 13' from grade to the peak of the roof.
- Exterior materials shall be grey brick to match the nearby existing lake house.
- Not visible from outside the park due to existing trees.

#### **Irrigation System**

- Existing system to be abandoned in place.
- Proposed system will cover roughly the same area.
- Will draw from onsite wells using the Goodwin park pond as storage as described in the IWWC staff report for the same project.



**Pump Station Perspective**  
Scale: NTS

Figure 1. Pump House Rendering – BETA 2021



Exterior Finish:  
 Shall be Grey Brick Stucco to appear similar to existing nearby building.  
 Roof shall be a prefabricated wood truss system (hip) complete.



**Pump Station Example  
 from Manufacturer**  
 Scale: NTS

**Existing Building Near  
 Proposed Pump House**  
 Scale: NTS

Figure 2. Material examples – BETA 2021



Photo 1. Perspective from approximate pump house location looking east toward Goodwin Park Road and Hubbard Road – Hartford Staff 2021





Photo 2. Perspective from approximate pump house location looking north toward the parking area  
– Hartford Staff 2021



Figure 3. Approximate location of new pump house, not to scale – Hartford GIS 2021

### **COMMENTS RECEIVED (DEPARTMENTS, AGENCIES, NRZs, PUBLIC)**

Since this project is a City Project, initiated by the Department of Public Works, staff does not anticipate receiving any comments. The City of Wethersfield was notified of the subject application on July 21, 2021. No comments were received as of this writing.

### **ANALYSIS**

As established in the Inland Wetlands and Waterways Commission (IWWC) review, the existing irrigation system has exceeded its practical life cycle and replacement is warranted. The existing system will for the most part be abandoned in place and the new system will be installed using a *slice and furrow* method which will minimally disturb the surface soil. The Zoning Regulations do not specifically address irrigation systems or their installation methods. The plan set provided does satisfactorily address Sec.6.16 of the Regulations regarding erosion control. The erosion control methods should be maintained pursuant to the requirements of the IWWC review.

The pump house proposed in conjunction with the new irrigation system will house the new booster pump system. The proposed pump house structure meets the minimum requirements of the Zoning Regulations. Per Sec.3.3.3.D.(4), the proposed structure is approximately 230 square feet and will have a de minimis impact on the total building coverage of the park; the building is not visible from the street; and, the proposed pump house is a necessary accessory structure related to the permitted golf course use.

The pump house design is found to be generally appropriate to its context. The exterior will be clad in grey brick similar to the nearby community pond house (see Figure 1 and Figure 2 above). The proposed hip roof and light grey shingles also match the nearby pond house and are considered acceptable.

Staff recommends approval of the site plan under the same conditions previously outlined by the IWWC as follows:

- Soil erosion and sedimentation controls must be installed properly prior to commencing construction activities, shall be inspected and maintained in good operating condition throughout the project, shall only be removed once the site has been permanently stabilized, and shall be supplemented with additional measures if found to be inadequate, to the satisfaction of the Inland Wetland Agent and/or City Engineer.
- Prior to removing vegetation, necessary permit(s) shall be obtained from the City Forester.
- Final plans must be signed and sealed by the State of Connecticut licensed professional who was responsible for their preparation.

### **STAFF RECOMMENDATION**

Staff recommends approval of this application.

**A draft resolution follows.**

**ATTACHMENTS**

1. Zoning Application
2. Project Narrative
3. Project Plan Set dated 11/25/2020

**REVIEWED AND EDITED BY,**

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Aimee Chambers, Director



**CITY OF HARTFORD**  
**PLANNING & ZONING COMMISSION RESOLUTION**  
**1130 MAPLE AVENUE – GOODWIN PARK GOLF COURSE**  
**SITE PLAN REVIEW FOR IRRIGATION AND PUMP HOUSE**

- Whereas,** The City of Hartford Planning & Zoning Commission reviewed the application and attached documents regarding the request for site plan approval for improvements to the Goodwin Park Golf Course; and
- Whereas,** Proposed improvements include the installation of a new irrigation system and pump house in support of the previously approved golf course; and
- Whereas,** Section 3.3.3.(2)(a) of the City of Hartford Zoning Regulations requires that all new buildings within parks be reviewed by the Planning & Zoning Commission; and
- Whereas,** The subject construction was approved with conditions by the Inland Wetlands & Waterways Commission (IWWC) under project number P&Z-COMM-2021-0462; and
- Whereas,** The proposed pump house is approximately 230 square feet and will have a di minimis impact on the total building coverage of the park; and
- Whereas,** The materials and design of the proposed pump house is similar to other park structures, such as the nearby pond house; and
- Whereas,** The proposed pump house is not visible from outside the park; and
- Whereas,** The proposed construction meets the minimum requirements of the Zoning Regulations; and

Now therefore Be It

- Resolved,** The City of Hartford Planning & Zoning Commission hereby **denies/approves** the request for site plan approval for improvements to the Goodwin Park Golf Course as shown on the 26-page plan set titled Goodwin Park Irrigation & Booster Pump Improvements by BETA, Inc subject to the following conditions as recommended by the Inland Wetlands & Waterways Commission:



1. Soil erosion and sedimentation controls must be installed properly prior to commencing construction activities, shall be inspected and maintained in good operating condition throughout the project, shall only be removed once the site has been permanently stabilized, and shall be supplemented with additional measures if found to be inadequate, to the satisfaction of the Inland Wetland Agent and/or City Engineer.
2. Prior to removing vegetation, necessary permit(s) shall be obtained from the City Forester.
3. Final plans must be signed and sealed by the State of Connecticut licensed professional who was responsible for their preparation.

Be It Further,

**Resolved,**      This 27<sup>th</sup> day of July, 2021.

## Attachment 1 – Zoning Application

# DDS- Planning & Zoning: Plan Review Application



Submission date: 6 July 2021, 10:08AM

Receipt number: 316

### Application Type

Check all that apply:

Site Plan Review

### Property Information

Property Address: 1130 Maple Ave, Hartford, CT 06114, USA [Map](#)  
(41.726358565118254, -72.69052505493164)

Zoning District: Open space district

Parcel ID: 233767001

Property Owner: CITY OF HARTFORD PARK DEPT

Address of Property Owner: 550 Main St Hartford CT

Email:

### Applicant

Name of Applicant: City of Hartford, DPW Frank Dellaripa, PE

File Date: 07/06/2021

Address: 50 Jennings Road, Hartford, CT 06120 No coordinates found

Phone: 860-757-9975

Email: Frank.dellaripa@hartford.gov

Upload any supporting materials below.

[Project Narrative.pdf](#)

[6982 Goodwin Park Irrigation.pdf](#)

## Signatures

Signature of Applicant



[Link to signature](#)

Printed Name of Applicant:

Frank Dellaripa

Date:

07/06/2021

Signature of Property Owner:



[Link to signature](#)

Printed Name of Property Owner:

Frank Dellaripa

Date:

07/06/2021

# PROJECT NARRATIVE

## OVERVIEW

The Goodwin Park Golf Course (GPGC) is owned and maintained by the City of Hartford, Connecticut. GPGC is fully irrigated and consumes an average of 35,000 gallons per day (GPD) of potable water provided by Metropolitan District (MDC) at an average cost of \$81,000 per year.

The City of Hartford, Department of Public Works (Hartford DPW) is proposing to replace the potable water from the MDC system with water from two (2) existing deep bedrock wells. The water from the wells would be pumped into the existing large pond from the well pumps and then used to irrigate the course by a new booster pump system which will be housed in a prefabricated building. The booster pump will directly feed the irrigation system. Pump controls and lake level automation will be used to control the equipment and record water used for State of Connecticut, DEEP permit compliance reporting. All the work and construction activities to install and construct the booster pump system and related components will be performed within the City of Hartford boundary.

## IRRIGATION SYSTEM

The existing irrigation system is over 30 years old and has exceeded its practical life cycle. To reduce costly repairs and inefficiencies the City is planning to install a new irrigation system for all 27 holes. Once installed, the old system would be mostly abandoned in place. The new system will provide a more effective and economical way to manage the water usage at the course.

The installation of the new irrigation system is primarily performed by furrowing a narrow trench by which plastic piping and electrical control wiring can be placed. Once the main feeder lines are installed, spray heads and valves are cut in select locations. The trench is backfilled with existing material and the surface is quickly restored to the same elevation as before and reseeded with grass. No mass earth excavation, backfill, or filling will be conducted for the installation of the irrigation system.

The Contractor will be required to comply with all contract provisions and plans including limitations on work hours, noise, erosion control, and safety. It is expected that the irrigation work will be completed in the fall of this year (2021).



**Attachment 3 – Project Plan Set dated 11/25/2020**