

August 26, 2022

Brian Pudlik
Associate Planner Town of West Hartford
50 South Main Street
West Hartford, CT 06107

Re: Special Use Permit Application – Conversion of Existing Natural Grass Multisport & Baseball Field to Synthetic Turf at
Northwest Catholic High School
29 Wampanoag Drive
West Hartford, CT 06117

Dear Mr. Pudlik:

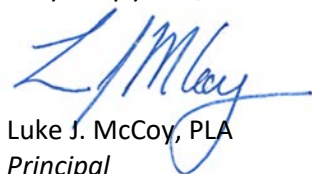
On behalf of Northwest Catholic High School, Kaestle Boos Associates, inc. is pleased to submit the enclosed Special Use Permit application and supporting documentation for the proposed conversion of the schools existing natural grass multisport and baseball field to a synthetic turf multisport and baseball field. The existing grass field, currently utilized by the school and community for football, soccer, lacrosse, and baseball, will continue to be used in the same manor. The conversion from natural grass to synthetic turf will provide a safer and better performing surface for the athletes, while also reducing the schools need for irrigation and maintenance.

In addition to the renovations to the existing field Northwest Catholic High School intends to replace the dugouts, bull pens, batting cages, storage, and baseball bleachers with new accessible and code compliant facilities. The existing walkways will be renovated to provide accessible access to and around the proposed improvements for spectators and facility users.

The school wishes to start construction this fall upon completion of a successful permitting process. Construction is expected to be completed in time to allow for use of the facility for the spring athletics season.

We look forward to the anticipated acceptance of the application and scheduling of the required public hearing at the September 7th meeting and the public hearing at the October 3rd meeting. Please do not hesitate to contact our office with any questions of concerns regarding the enclosed application and supporting documentation.

Very truly yours,



Luke J. McCoy, PLA
Principal
Email: lmccoy@kba-architects.com
Phone: (860) 259-1750

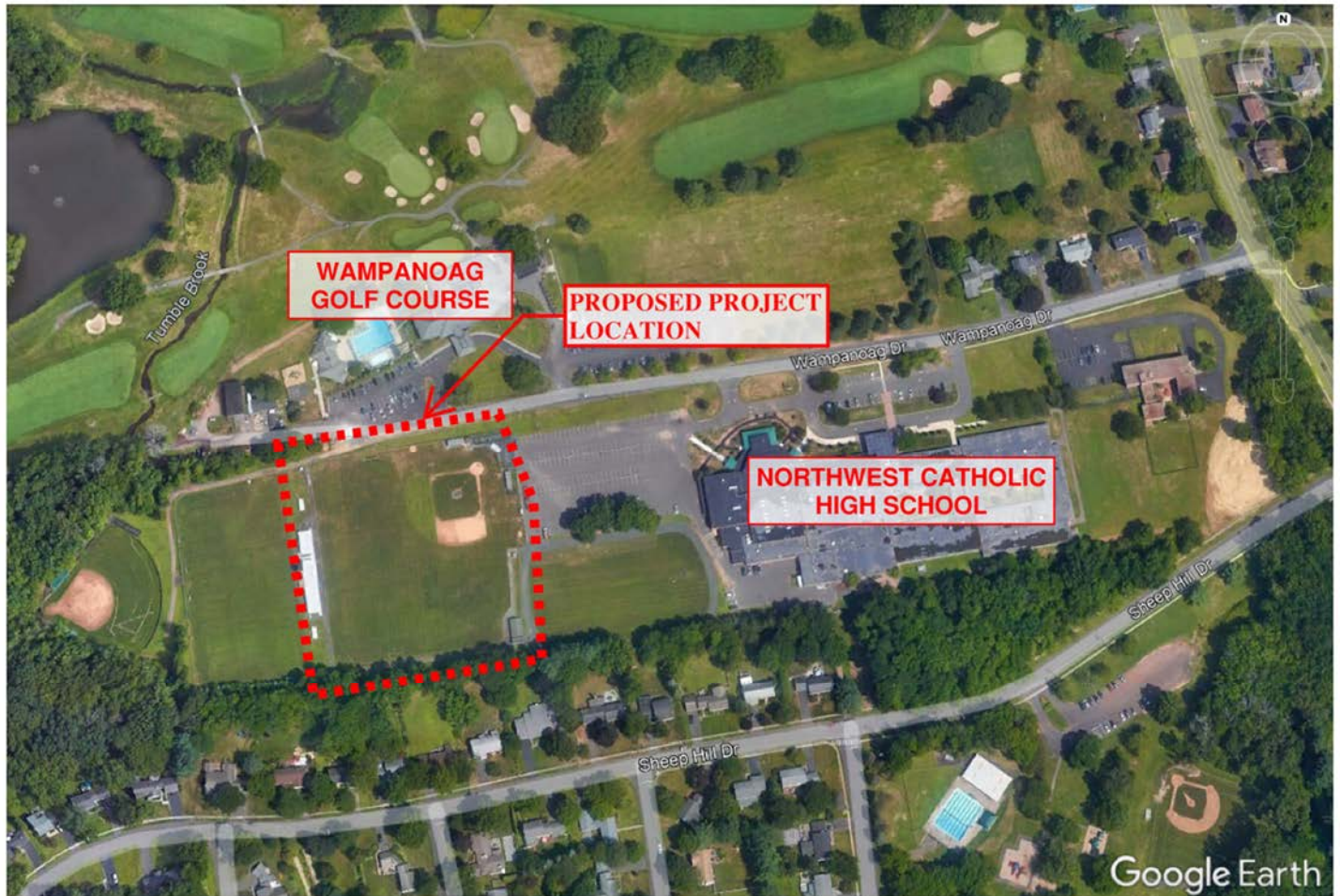
KAESTLE BOOS ASSOCIATES, INC.
416 Slater Road
New Britain, CT 06053

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Statement of Use

Special Use Permit Application

Drawing Set (12 sheets) (2 sets at 24x36 & 11 sets at 11x17)



August 26, 2022

STATEMENT OF USE

Re: Special Use Permit Application – Conversion of Existing Natural Grass Multisport & Baseball Field to Synthetic Turf at
Northwest Catholic High School
29 Wampanoag Drive
West Hartford, CT 06117

Northwest Catholic High School (the ‘School’) is proposing renovations and improvements to its existing multisport and baseball field. The existing field is utilized by the School’s athletic program, as well as community sports organizations, including soccer, football, lacrosse, and field hockey. The School proposes to convert the existing irrigated natural grass field to a synthetic turf surfaced field. The change in surfacing will allow for minimal cancellations, reduced maintenance requirements, increased player safety, and elimination of the existing irrigation. The proposed field will maintain the same sports programs and will allow the athletic programs to minimize their cancellations in the early spring and late fall when natural turf is typically either too wet or too frozen to use. There are no new athletic programs proposed at this time with the new field.

The fields are sized to meet the regulations for high school and adult sports organizations, with the ability to be temporarily lined for smaller youth activities. The synthetic turf surfacing system being proposed will consist of a synthetic turf carpet infilled with a mixture of sand and acrylic coated SBR rubber. The proposed infill mixture is similar to the infill recently approved for the new field at St. Josephs College. The synthetic turf surfacing will be installed over a resilient underlayment pad and stone drainage base. The proposed field is recommended to be groomed after every 100 hours of use to redistribute the infill materials and raise the grass fibers. The grooming process is far less intensive than the current natural grass maintenance requirements which include irrigation, mowing, fertilization, herbicides and pesticides. The new synthetic turf surface is warranted by the manufacturer for 8 years, with a life expectancy of 10-15 years. The resilient underlayment pad is warranted by the manufacturer for 16 years, which a life expectancy of 2 – 3 turf surfacing cycles.

The proposed renovations and improvements also include replacement of the existing walkways, baseball dugouts, bull pens, batting cages, and bleachers with code compliant and ADA accessible facilities for athletes and spectators. The perimeter fencing, field fencing, and baseball backstop will be replaced with new black vinyl coated chain link fencing, as well as ball safety netting will be added along the 1st and 3rd baseline of baseball and behind endlines of the field.

The current application does not include new athletic field lighting or renovations to the existing scoreboards and multisport field bleachers and press box. Shall the School wish to incorporate field lighting at the facility or make changes to the existing scoreboards, bleachers, or press box they understand a separate application will need to be filed for approval.

The school wishes to start construction this fall upon completion of a successful permitting process. Construction is expected to be completed in time to allow for use of the facility for the spring 2023 athletics season.