

May 24, 2024

Mr. Todd Dumais
Town Planner
Department of Community Development | Planning & Zoning Division
50 South Main Street, Room 214
West Hartford, CT 06107

**RE: IWWA and Special Permit Application Narrative
The Hartford Golf Club – Pool Facility Improvements
West Hartford, CT 06117
Langan Project No.: 140284901**

Dear Mr. Dumais:

The Hartford Golf Club is renovating its existing pool facility and installing a new swimming pool with associated hardscape, site lighting, and plantings. Minor utility work is also occurring, primarily the relocation of a water and sanitary line that currently cross directly beneath the existing pools. A small lifeguard shack addition will be constructed adjacent to the visitor check-in area.

A portion of this work is located within the 150' wetland buffer. Proposed work within the buffer includes a partial pool installation, concrete flatwork, a new stone veneer retaining wall, and the restoration of an existing asphalt driveway. All work occurs within a previously developed footprint and is on the opposite side of the site's entrance driveway from the wetland. There is no direct disturbance proposed to wetlands.

Low impact development strategies like permeable pavers are incorporated into the design to encourage groundwater recharge and reduce overland flow. The remainder of on-site drainage is captured via yard drains and a closed pipe system, which discharges into an existing catch basin to remain. Throughout the duration of construction, soil erosion and sedimentation control measures will be implemented in accordance with the Connecticut Erosion and Sediment Control Guidelines and the Connecticut Stormwater Standards.

Proposed site lighting utilizes a combination of pole-mounted, building-mounted, and recessed canopy fixtures; light bollards; and railing-mounted fixtures. All fixtures are 3000K full cut-off LEDs and areas are illuminated per Illuminating Engineering Society of North America (IESNA) recommendations. Disturbed areas will be replanted with native or adapted vegetation including evergreens, flowering shrubs, perennials, and native grasses.

Should you have any questions, please do not hesitate to ask.

Sincerely,

Langan Engineering and Environmental Services, LLC



Joseph Aveni, PLA, ASLA
Project Landscape Architect

