

Apostolic Christian Church Fellowship Center

Project Info	
Project Name:	FELLOWSHIP CENTER
Client Name:	Apostolic Christian Church
Address:	14 Middle Butcher Road
City:	Ellington
State/Province:	CT
Zip/Postal Code:	06029



Scale: 1/20" = 1 ft

March 22, 2022

Town of Ellington
55 Main Street
Ellington, CT 06029

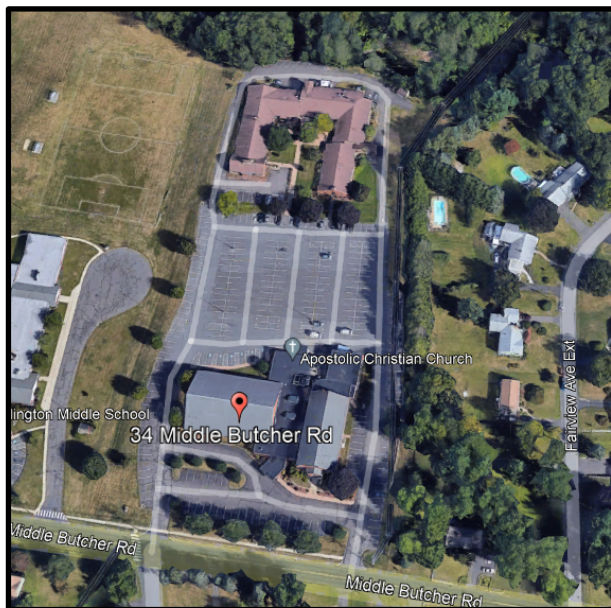
RE: **Development Narrative**
Fellowship Hall – Apostolic Christian Church
34 Middle Butcher Road

Dear Commission Members:

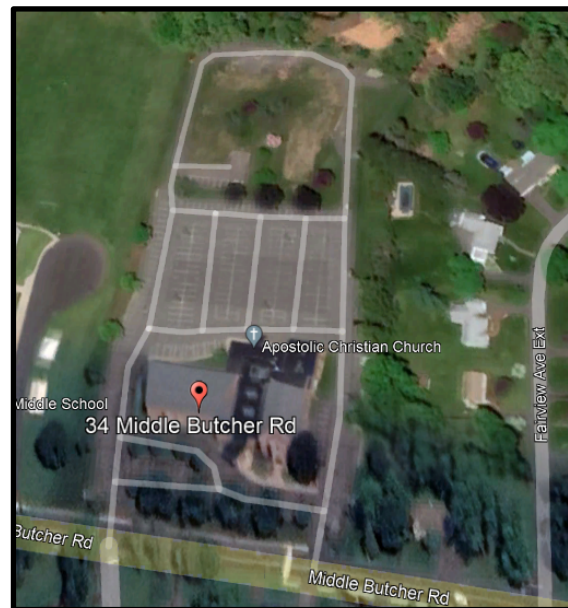
Attached please find the application and associated plan set for the above proposed site plan. Following is a development narrative that provides detail additional to the application and plans.

The site is located at 34 Middle Butcher Road, bordered by the road on the south, Ellington Middle School on the west, private residences to the east and Turkey Brook to the north. The church building is located near the road, with parking lots in front and behind the building. At the rear of the site, there was formally a housing complex that the church utilized for some of their members, which was serviced by utilities directly from the road, that wrapped around the west side of the church building. The housing and associated paved areas have been demolished and that area is now grass. Google Earth photos from 2018 and 2021 are shown below for context.

2018 Aerial



2021 Aerial



The site is zoned R-Residential and consists of approximately 16 acres, two (2) of which will be disturbed to construct a new 16,000 square foot fellowship hall, with associated patio/gathering areas, drives, parking, utilities, and other amenities.

A new fellowship hall is being placed in the location of the previous housing building. It will primarily be used by church members for the following:

- Expand on the church's ability to host member's wedding (and other) ceremonies.
- Expand on the church's ability to expand their community programs (clothing distribution, meals on wheels, etc.)
- Expand the church's abilities for their members to congregate and have fellowship after church.

Wetlands

Wetlands were flagged by MBI, Inc. and his wetlands delineation report is attached to this narrative. The site was designed to achieve the programmatic requirements in a way that minimized impacts to the functions and values of the wetlands. The project proposes a disturbance of approximately 16,600 sf of upland review area. The majority of the upland review area that is to be disturbed consists of previously developed portions of the site, in the location of the historic residential structure. The proposed disturbance stops at the top of the embankment to Turkey Brook.

The only direct disturbance of wetlands consists of the repair of the three (3) existing outlet discharge pipes, which are all located within the limit of wetlands. They are all damaged and/or causing erosion to the brook so the work within the wetlands is being proposed specifically to enhance and protect Turkey Brook. We anticipate approximately 200 sf of direct wetlands disturbance.

The work within the wetlands will mainly consist of the following:

- Removal of existing damaged pipe.
- Placement of new culvert ends to the existing pipe.
- Placement of rip rap outlet protection to dissipate the energy from the outlet discharge, thereby reducing erosion into Turkey Brook.

We anticipate that the work will be done by hand, where feasible, and with a backhoe or a small crane to place the culvert ends (and possibly the rip rap), so that machinery does not need to access the existing undisturbed slope.

Lot Layout and Use

Specific features of the site design include the following:

- Drop-off area in the front of the facility for the bride/groom, as well as elderly and handicap people.
- Drop-off area on the east side for food drop. Typically, the lunch fellowship after church is a potluck and members drop off the food. The drop area is situated at a loading dock for efficient drop/pick-up.
- Dumpster location near the drop turn-around.
- Site walking trails that connect to an existing trail system to the river area to the north.
- Outdoor patio/gathering/grilling areas on the east and west side of the facility.
- Landforms, landscaping, and amenities to beautify the site.

- A terraced system of small retaining walls on the southwest side that can be used for outdoor gathering, teen devotionals, etc.
- Rear access to the basement to facilitate the ability for drop-off/pick-up of bulky items that can be distributed to the community.

The project is in conformance with all applicable bulk and dimensional requirements of the zoning regulations.

Alternatives

The program being proposed is the minimum required to meet the needs of the congregation. Alternatives that have been contemplated with this development include the following:

- No Build – this was not an option as it does not meet the needs of the congregation.
- No repair to the outlet pipes – this was done at the request of the Town Engineer.

Utilities

Public water, sanitary, natural gas and primary power are available in Middle Butcher Road and will be served as follows:

- Water – there is an existing 4" ductile iron pipe lateral connection from the ROW that wraps around the west side of the building. The pipe has been preserved and is capped. New domestic service will connect to this existing lateral.
- Fire Protection – a new 4" dedicated fire protection lateral will be run from the existing water main to the building.
- Sanitary Sewer – there is an existing sewer lateral connection from the ROW that wraps around the west side of the building. The pipe and an SMH has been preserved. New services will connect to this existing SMH, and grease removal (from the kitchen) will be provided either with an exterior grease trap.
- A new natural gas lateral is being brought to the building from the existing main in Middle Butcher Road.
- Power/Communications – we anticipate these will be pulled off existing utility poles that are in a CL&P easement on the eastern portion of the property.

Stormwater

This portion of the property is situated within one (1) subwatershed, that discharges north to Turkey Brook via three (3) existing discharge pipes. The existing imperviousness is being reduced; therefore, peak flows are being maintained. Four (3) new dry wells are being implemented as part of the stormwater management system, that will capture and infiltrate all stormwater discharge generated from the new construction. The larger rain events will overflow out of the dry wells through the existing discharge locations.

The three (3) discharge outlets were observed, and each noted to be damaged and/or causing erosion. A specific solution has been designed for each of the outlets that includes items such as new culvert ends, reconstruction of pipe, and outlet rip rap protection.

Site stormwater runoff is proposed to be managed as follows:

- Short-Term Protection of Resources: During construction erosion and sediment control devices will be utilized to prevent sediment-laden water from entering the wetlands area. Erosion control has been

designed per the 2002 CT DEEP Guidelines for Soil Erosion and Sediment Control and include construction entrances, silt fence, hay bales, temporary sediment traps, and concrete washout provisions. Perimeter erosion controls will not be removed until the site is stabilized.

- Long-Term Water Quality: The largest contributor to water quality impairment is the discharge of pollutants associated with vehicular exhaust, such as sediment, pathogens, hydrocarbons, metals, and synthetic organic chemicals. All new bituminous pavement areas, subject to vehicular flow, will be designed such that stormwater runoff routes through dry wells, which will promote pollutant removal through infiltration.

A Stormwater Management Report has been prepared with describes the stormwater and erosion control design in greater detail. That has been provided to the Town Staff.

Traffic

The new program will decrease traffic from the previous use on this portion of the site as housing, for the following reasons:

- The new building will be utilized by members who are already accessing the site, and not by the public.
- The use of the new building will not be simultaneous with the regular church hours.
- The historic residential use created greater trip generation as it was an additional use to the church.

We look forward to working with the Commission to ensure a successful project that meets required town regulations.

Sincerely,



Will Walter, PE, LEED AP
Alfred Benesch & Company

Attachments

Wetlands Delineation Report

artistic conception



ACC Fellowship Center









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