



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov

espanol.hud.gov

Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

This is a suggested format that may be used by Responsible Entities to document completion of an Environmental Assessment.

Project Information

Project Name: 163 Spruce St. Parking Lot

Responsible Entity: Town of Manchester, 41 Center Street, P.O. Box 191, Manchester, CT 06040-0191

Grant Recipient (if different than Responsible Entity):

State/Local Identifier:

Preparer: David Laiuppa, Environmental Planner/Wetlands Agent

Certifying Officer Name and Title: Steve Stephanou, Town Manager

Grant Recipient (if different than Responsible Entity):

Consultant (if applicable):

Direct Comments to: dlaiuppa@manchesterct.gov

Project Location: 163 Spruce Street

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

A new parking lot and related improvements to be installed at 163 Spruce Street within a CDBG eligible census tract. The purpose of this project is to serve the surrounding neighborhoods by providing off-street parking for the many community events held at the East Side Community Center and Nathan Hale School sites.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The proposed parking lot could benefit Manchester residents by providing parking and safe access to adjacent community resources and events, such as the community garden and events held at the East Side Neighborhood Resource Center and the Nathan Hale School. As the East Side neighborhood is classified as a “food desert” due to its lack of access to healthy, affordable produce and food items, both the Spruce Street Farmers Market and Community Garden offer supplemental nutrition programs that not only increase access to affordable food items, but also provides the opportunity for residents to grow their own food themselves.

Most of the neighborhoods surrounding the proposed project area are low/moderate income block groups. A majority of residents who participate in the Spruce Street Community Garden are residents of the surrounding neighborhoods and utilize the program as a means to supplement food access. The proposed project would allow for greater program attendance and supplemental nutrition outreach.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The proposed project would construct a 15-stall public parking lot and connecting sidewalks to the East Side Resource Center at 163 Spruce Street. The new parking lot would serve the surrounding neighborhoods by providing off-street parking for the many community events held at the East Side Community Center and Nathan Hale school sites.

The proposed parking lot would allow further access to the market for countless Manchester residents, allowing these residents to utilize the market’s supplemental nutrition programs, support local farmers, food vendors and artisans, and support the growth of a more equitable food justice system in Manchester. A majority of the residents who participate in the Spruce Street Community Garden are residents of the surrounding neighborhoods and utilize the program as a means to supplement food access. It is expected that the project will enhance and bring more residents from the surrounding neighborhoods to the community resources and events located in this area.

Funding Information

Grant Number	HUD Program	Funding Amount
B-24-MC-09-0020	CDBG	\$132,000

Estimated Total HUD Funded Amount: \$132,000.00

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$132,000.00

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	No designated Airport Clear Zones
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	No Coastal Barrier Resources
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	No Special Flood Hazard Area
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	N/A to proposed activities
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Not a Coastal Management Area
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Pre-demolition memo from TRC dated March 8, 2016 identified the following: <ul style="list-style-type: none"> • Chemical storage – none

		<ul style="list-style-type: none"> • Hazardous materials – none observed • Potable water – municipal • Wastewater & sanitary – municipal • Stormwater – discharge to catch basins • Waste disposal – domestic refuse • Chemical stains / stressed vegetation – none observed • Asbestos – shingle exterior siding • PCB electrical components – none observed • Lead-based paint – detected on many surfaces of the house • Air emissions sources – none observed • Drains, sumps – none observed • Odors – none observed • Water or dry wells – none observed • Ponds or lagoons – none observed <p>163 Spruce was demolished in 2017. See attached map record.</p> <p>Asbestos and lead was properly handled and disposed of as part of the demolition project.</p> <p>No applicable records of contamination and/or toxic substances found. Sources reviewed include: DEEP “List of Contaminated or Potentially Contaminated Sites”; Brownfields records; Land Use Restriction records.</p>
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>State and Federal Listed Species map</p>
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>No applicable records found</p>
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Site not situated in prime farmland soils. Soils were previously disturbed by development.</p>

Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	FIRM Hartford County, CT Panel 09003C0394F, Effective Date Sept. 26, 2008
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	See letter from Historic Preservation Office dated x/xx/2024 attached. 11/7/2024
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Unacceptable noise exposure not anticipated from this project. During the construction phase of the project there will be a temporary increase in noise levels. These temporary construction impacts will be restricted by the most recent version of the Town of Manchester's "Public Improvement Standards".
Radon	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed project does not involve a structure that is or is intended to be occupied for at least four (4) hours a day.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424€; 40 CFR Part 149	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Not within an EPA Region 1 Sole Source Aquifer
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	U.S. Fish & Wildlife Service National Inventory Map, watercourse piped under property, project will have no impact
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Only designated Wild and Scenic Rivers in CT are the Farmington River in New Hartford and Canton and the Eight Mile River in East Haddam, Lyme and Salem
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The scope of the proposed project will not negatively impact the living conditions of Environmental Justice populations.

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and

described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	1	The proposed project will create a new municipal parking lot to provide public parking for neighborhood resources and events. This will allow the Town to maintain needed public parking in the area without limiting the redevelopment of a nearby municipal parcel that includes a vacant structure, which is compatible with goals of the Town’s 10-year Plan of Conservation and Development (POCD) which recommend the adaptive reuse of vacant parcels and structures. It also meets the requirements of the zoning regulations, and the scale is compatible with the surrounding neighborhood.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	Soils at the project location are classified as Manchester-Urban land complex, 0 to 3 percent slopes with a drainage class of “excessively drained” and depth to water table of more than 80 inches (source: USGS Web Soils Survey). The soils are sufficiently permeable. The site is relatively flat, and risk of erosion is minimal. Natural drainage is in the southwesterly direction, with any runoff that does not infiltrate following the curbline entering the municipal storm system.
Hazards and Nuisances including Site Safety and Noise	2	The proposed project will not be affected by any known natural or man-made hazards or nuisances, and the project itself is not a noise-generating facility.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	2	Project is not anticipated to provide employment or impact to the income patterns of the served populations.

Demographic Character Changes, Displacement	2	Project will not alter the demographics – change will be from a vacant lot to a parking lot.
Environmental Justice	1	Anticipated accessibility to nearby services (i.e. farmer’s market & community gardens) at this location may provide a minor beneficial impact to environmental justice populations.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	The proposed project will have no effect on schools or student population. The new parking lot will provide public parking for nearby neighborhood facilities and other events, including the Spruce Street community garden and farmers’ market.
Commercial Facilities	2	The proposed project is not commercial and is not related to any commercial use. No impact on existing commercial enterprises is anticipated.
Health Care and Social Services	2	The proposed project will not increase or decrease health care or social services.
Solid Waste Disposal / Recycling	2	The proposed project will not have an impact on waste disposal or recycling.
Waste Water / Sanitary Sewers	2	The proposed project will not impact wastewater or sanitary sewers.
Water Supply	2	The proposed project will not impact water supply.
Public Safety - Police, Fire and Emergency Medical	2	The proposed project will not impact public safety services.
Parks, Open Space and Recreation	3	The proposed project may be considered to have a minor negative impact to open space because a portion of the existing vacant lot will become paved surfaces. Any loss of usable open space in this location should be considered minimal because, under current conditions, this unpaved area is utilized as parking for farm trucks to unload and for parking for the nearby farmers’ market and other associated events.
Transportation and Accessibility	1	The proposed project is a parking lot and may provide increased access to transportation services. Accessibility to area programs and events will be improved.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	The proposed project will not have any impacts on unique features or water resources.
Vegetation, Wildlife	2	The proposed project will not have any impacts on vegetation or wildlife.
Other Factors		

Environmental Assessment Factor	Impact Code	Impact Evaluation
CLIMATE AND ENERGY		
Climate Change Impacts	2	The proposed project will not have an impact on climate change.
Energy Efficiency	2	The proposed project will not have an impact on energy efficiency.

Additional Studies Performed: N/A

Field Inspection (Date and completed by): August 2024 – Engineering inspection staff

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

- DEEP Natural Diversity Database
- DEEP “List of Contaminated or Potentially Contaminated Sites”
- Manchester, CT Brownfield Site database
- Manchester, CT Land Use Restriction database
- USDA Soils mapping
- FEMA floodplain mapping
- CT State Historic Preservation Office
- USFWS wetland mapping
- EPA Region 1 – sole source aquifer mapping
- US Census
- Manchester Plan of Conservation and Development

List of Permits Obtained: N/A

Public Outreach [24 CFR 50.23 & 58.43]:

This project was approved as part of the 2024-2025 Annual Action Plan. The project appeared as part of the Town Manager's Recommended Action Plan, which was published twice in the Journal Inquirer. Additionally, the public was provided an opportunity to comment on the Recommended Plan at the June 2024 Board of Directors' meeting.

The 163 Spruce St. parking lot project was then included in the Board of Directors' Proposed Action Plan, which was advertised twice in the Journal Inquirer and a public hearing was held at the July Board of Directors' meeting before the plan was approved.

Cumulative Impact Analysis [24 CFR 58.32]:

The proposed project would not contribute to a significant cumulative impact under the National Environmental Policy Act. This project is consistent with zoning and with neighborhood enhancements planned for the near future. Proposed future enhancements include but are not limited to:

- A new pedestrian walkway connecting 163 Spruce Street and 160 Spruce Street (municipally cultural resource).
- Expanded sidewalk & pedestrian lighting along Spruce St. frontage area.
- A raised speed table with textured pavement to allow for safe pedestrian crossings between the east and west sides of Spruce Street.

Identification of funding sources for specific neighborhood improvements are still underway.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

There are no reasonable alternatives within the direct vicinity of this site. The lot in question, 163., is located within a dense neighborhood where there is very limited vacant space. This is a town-owned lot not being used for any specific purpose.

No Action Alternative [24 CFR 58.40(e)]:

The no action alternative would not construct a parking lot on the town-owned vacant parcel. This would result in a net loss of parking for neighborhood programs and events. Future neighborhood improvements are planned as part of the sale of a former elementary school for private development. This includes redevelopment of an existing parking lot into a pocket park, thereby losing those parking spaces. The proposed new parking lot would help prevent the loss of parking spaces and related negative impacts on area residents (parking on people's lawns, blocking driveways, etc.) and an overall decrease in accessibility to events.

Summary of Findings and Conclusions:

The Town of Manchester is proposing construction of a new parking lot on a vacant town-owned parcel. The parcel was formally occupied by a residential structure that was demolished in 2017.

Construction of this lot will provide immediate improved accessibility to neighborhood resources, such as the East Side Neighborhood Resource Center and its adjacent community gardens, as well as events such as the farmers' market. The project is within an LMA and is an area of focus for the use of CDBG funds. The lot will provide more equitable access to fresh and healthy foods for lower-income residents.

The project will have no significant negative environmental impacts but will have a slight beneficial impact on transportation and accessibility, environmental justice and conformance with plans/compatible land use and zoning. This project will support efforts to implement the Town's Plan of Conservation and Development through the adaptive re-use of a vacant parcel, particularly due to its location in a dense neighborhood.

Based on the review of all environmental factors outlined within the environmental assessment, this project will not have significant environmental impacts.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
Noise Abatement and Control	Conformance to Manchester's <i>Public Improvement Standards</i>
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	Conformance with Manchester's Plan of Conservation and Development (POCD) & Manchester's Zoning Regulations
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	Conformance to Manchester's <i>Public Improvement Standards</i> . Inclusion of a biofiltration swale in the project design.
Parks, Open Space and Recreation	Plans to redevelop the existing public parking lot ½ block to the north into a pocket park will mitigate the negative impact from the loss of open space to create this proposed parking lot.

Determination:

Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27]

The project will not result in a significant impact on the quality of the human environment.

Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature: David Laiuppa Date: 8/30/24

Name/Title/Organization: David Laiuppa / Environmental Planner / Town of Manchester, CT

Certifying Officer Signature: [Signature] Date: 9-7-24

Name/Title: Steve Stephano / Town Manager

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

APPROVED AS TO FORM

Timothy P. O'Neil

TIMOTHY P. O'NEIL
Administrative Staff Attorney
Manchester Town Attorney's Office

**TOWN OF MANCHESTER
PLANNING DEPARTMENT**

TO: File
FROM: David Laiuppa, Environmental Planner/Wetlands Agent
DATE: August 26, 2024
RE: Environmental Review for Historic Designations

As part of the U.S. Department of Housing and Urban Development's environmental requirements, a review must be conducted. Among items that must be reviewed are the impacts to historic properties. Please review the National Historic Preservation Act of 1966, Section 106; the Preservation of Historic and Archaeological Data Act of 1974; Executive Order 11593, Protection and Enhancement of the Cultural Environment.

Please determine if the enclosed project application will impact Manchester's Historic Properties.

Project: 163 Spruce Street

- A. Historic Designation: Historic
- B. Determination of Impact: No Impact




David Laiuppa
Signature

8/26/24
Date

Natural Diversity Data Base Areas

MANCHESTER, CT

June 2024

-  State and Federal Listed Species
-  Critical Habitat
-  Town Boundary

NOTE: This map shows known locations of State and Federal Listed Species and Critical Habitats. Information on listed species is collected and compiled by the Natural Diversity Data Base (NDDDB) from a variety of data sources. Exact locations of species have been buffered to produce the generalized locations.

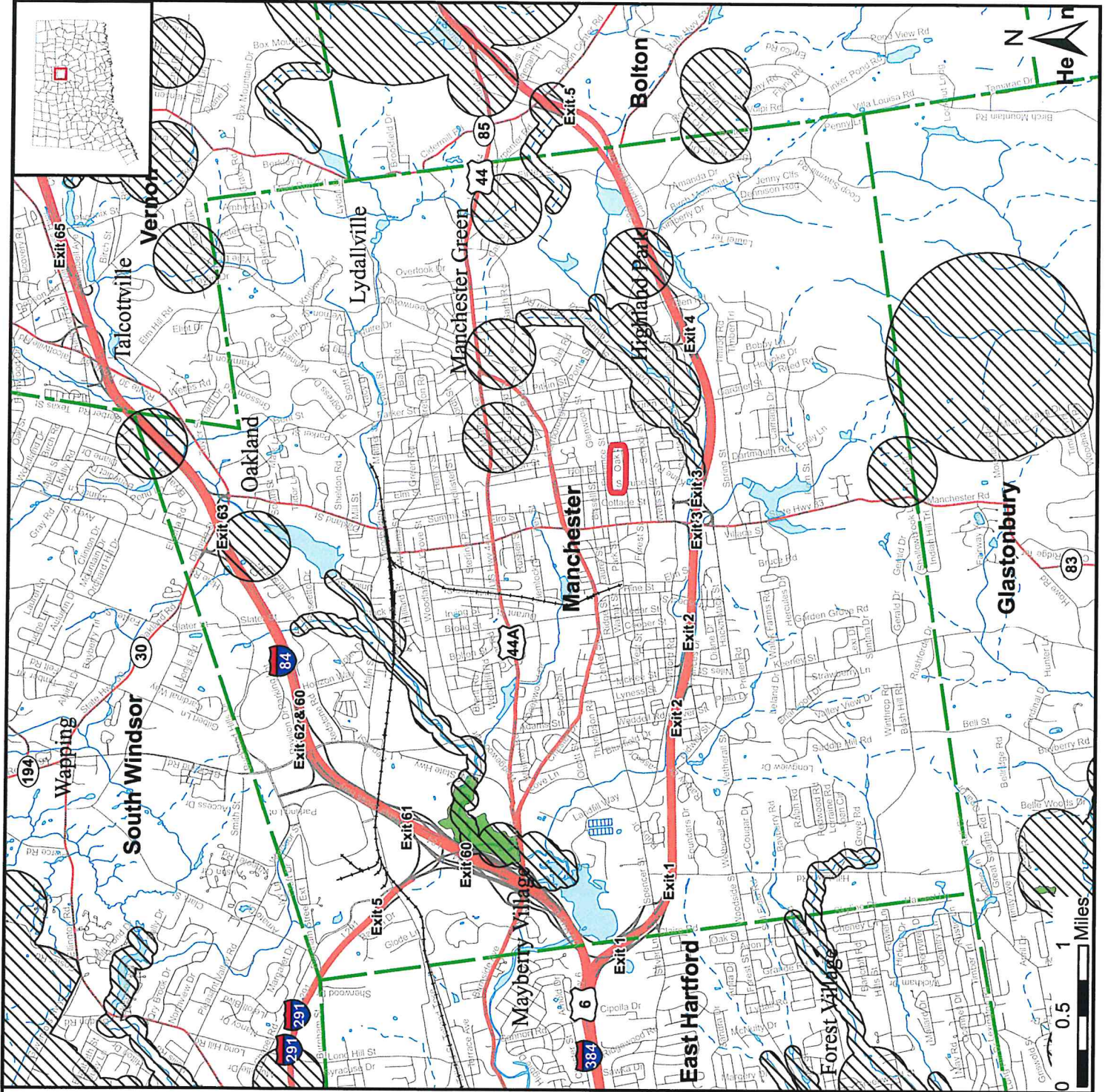
This map is intended for use as a preliminary screening tool for conducting a Natural Diversity Data Base Review Request. To use the map, locate the project boundaries and any additional affected areas. If the project is within a hatched area there may be a potential conflict with a listed species. For more information, use DEEP ezFile <https://filings.deep.ct.gov/DEEPPortal/> to submit a Request for Natural Diversity Data Base State Listed Species Review or Site Assessment. More detailed instructions are provided along with the request form on our website.
<https://portal.ct.gov/deep-nddbrequest>

Use the CTECO Interactive Map Viewers at <http://cteco.uconn.edu> to more precisely search for and locate a site and to view aerial imagery with NDDDB Areas.

QUESTIONS: Department of Energy and Environmental Protection (DEEP)
79 Elm St, Hartford, CT 06106
email: deep.nddbrequest@ct.gov
Phone: (860) 424-3011



Connecticut
Department of Energy &
Environmental Protection



National Flood Hazard Layer FIRMette

72°31'13"W 41°46'28"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway 	
<p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee, See Notes, Zone X Area with Flood Risk due to Levee Zone D 	
<p>OTHER AREAS</p> <ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRS Area of Undetermined Flood Hazard Zone D 	
<p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall 	
<p>OTHER FEATURES</p> <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature 	
<p>MAP PANELS</p> <ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped 	

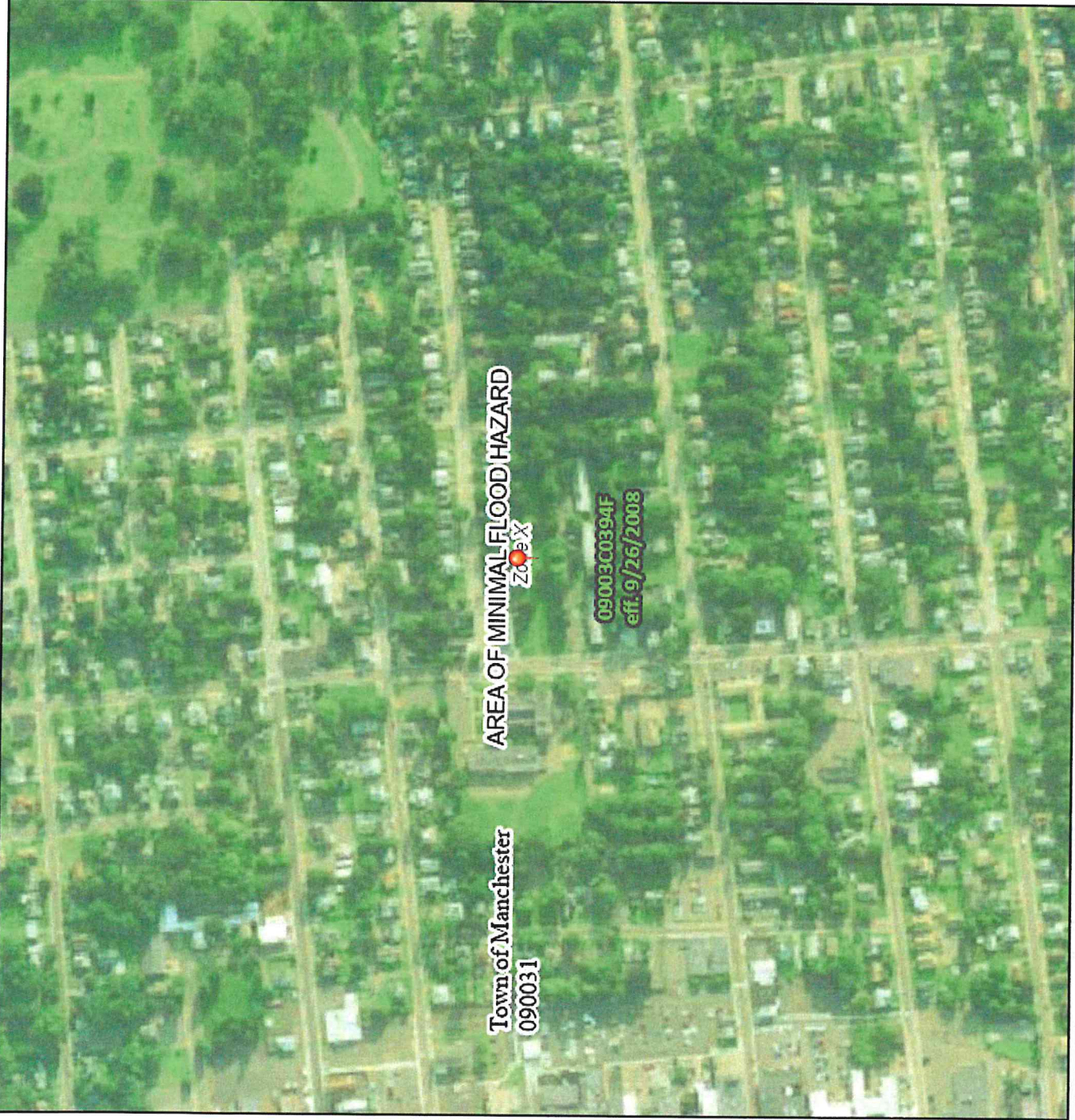


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/26/2024 at 3:22 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



72°30'36"W 41°46'17"N

0 250 500 1,000 1,500 2,000 Feet 1:6,000











Basemap Imagery Source: USGS National Map 2023

CONNECTICUT INLAND WETLAND SOILS MANCHESTER, CONNECTICUT

LEGEND

Poorly Drained and Very Poorly Drained soils - Poorly drained soils are those soils that are saturated with water for long periods of time during the growing season. They are usually found in low-lying areas, such as floodplains, swamps, and wetlands. Many of these soils are on the floodplains of the Connecticut River and its tributaries. In these areas, the water table is at or above the surface of the ground most of the growing season. Most of our marsh and bog soils are in these areas.

Alluvial and Fluviatile soils over clay subsoils are typically very poorly drained. These soils are found in the floodplains of the Connecticut River and its tributaries. They are usually found in low-lying areas, such as floodplains, swamps, and wetlands. Many of these soils are on the floodplains of the Connecticut River and its tributaries. In these areas, the water table is at or above the surface of the ground most of the growing season. Most of our marsh and bog soils are in these areas.

-  Open Water
-  River, Brook, Stream
-  Town Boundary
-  State Boundary
-  County Boundary
-  Interstate Highway
-  State Route Highway
-  Highway Ramp
-  Local Road
-  Railroad

EXPLANATION

This map is prepared as a guide to assist in the identification of wetlands. It is not intended to be used as a legal document. The information on this map was derived from a variety of sources, including aerial photography, ground surveys, and other data. The map is not intended to be used as a legal document. The information on this map was derived from a variety of sources, including aerial photography, ground surveys, and other data. The map is not intended to be used as a legal document. The information on this map was derived from a variety of sources, including aerial photography, ground surveys, and other data.

DATA SOURCES

The data used in this map were obtained from the following sources: Aerial photography, ground surveys, and other data. The data used in this map were obtained from the following sources: Aerial photography, ground surveys, and other data. The data used in this map were obtained from the following sources: Aerial photography, ground surveys, and other data.

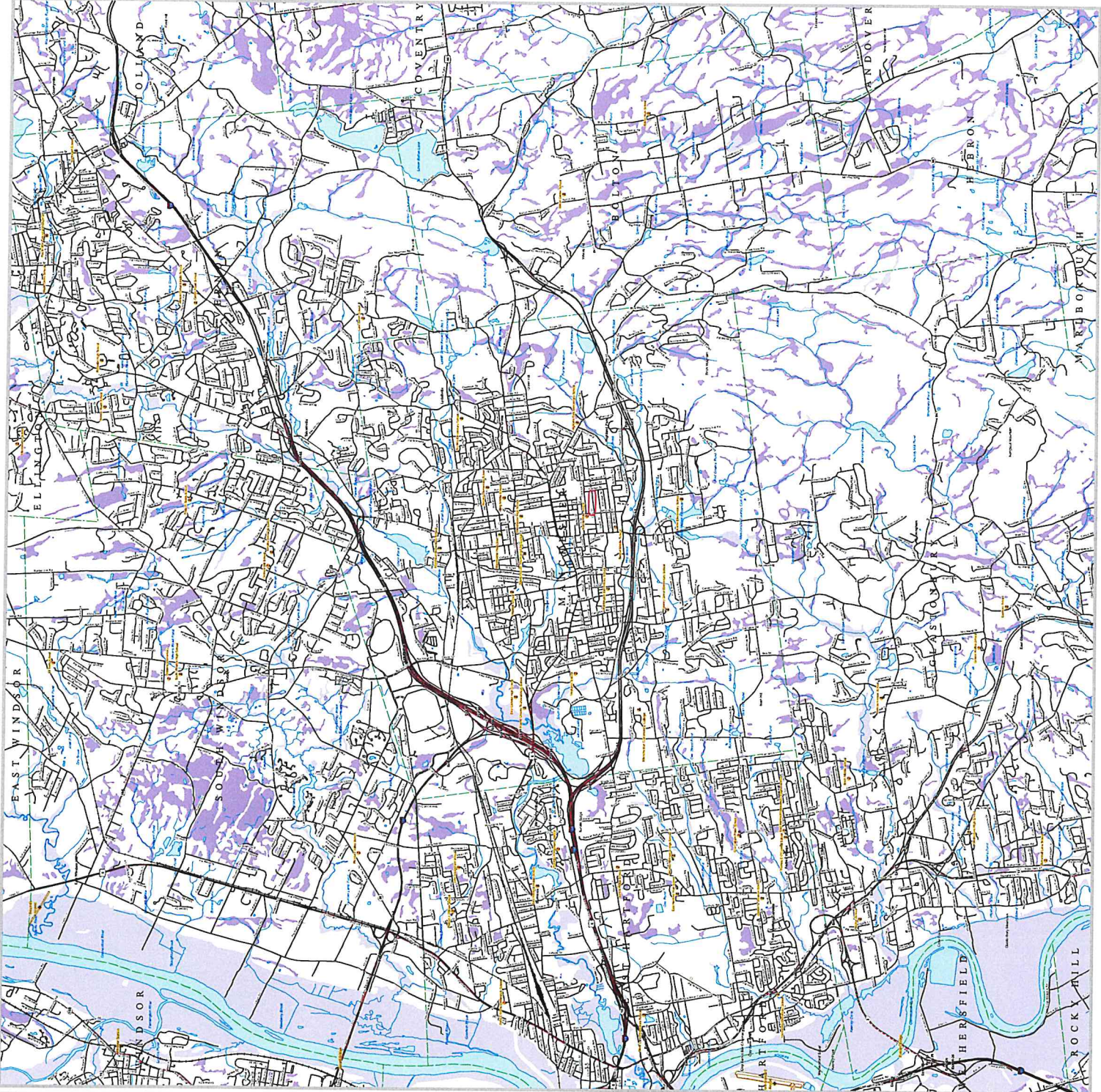


STATE OF CONNECTICUT
DEPARTMENT OF AGRICULTURE
AND FORESTRY
1600 MAIN STREET
HARTFORD, CT 06103-1127

U.S. Department of Agriculture
NATIONAL RESOURCE INVENTORY
NRCIS

Map prepared by CTRDP
CONNECTICUT TECHNICAL CENTER
1600 MAIN STREET
HARTFORD, CT 06103-1127

SCALE: 1:50,000 (Scale may vary slightly in different parts of the map)





State of Connecticut



Town of Manchester

494 Main Street P.O. Box 191 Manchester, CT 06040 Phone: (860) 647-3052 Fax: 860-647-3144

Application for Building Permit

RECEIPT

Application No: **B-16-1113**

Date Received: **8/19/2016**

Job Location: **163 SPRUCE ST**

Contractor's Name: **LUDLOW ASSOCIATES LLC**

Phone:

Contractor's Address: **PO BOX 64**

City: **PEQUABUCK**

State: **CT**

Zip Code: **06781-0064**

State Lic. No: **HIC.0674444**

(Home)Owner's Name: **TOWN OF MANCHESTER**

Phone:

(Home)Owner's Address: **41 CENTER ST**

MANCHESTER, CT 06040

Work Description: **Demolition of structure.**

(Fee paid by Petty Cash - to be reimbursed by Public Works through VRR)

Total Value Of Work To Be Performed: **20000.00**

Structure Size:	0.00	0.00	0.00
	Width	Depth	Area

I hereby swear and attest that I will require proof of workers' compensation insurance for every contractor, subcontractor, or other worker before he/she engages in work on the above property in accordance with the Workers' Compensation Act (Chapter 568).

I understand that pursuant to 31-275 C.G.S., officers of a corporation and partners in a partnership may elect to be excluded from coverage by filing a waiver with the appropriate District Office; and that a sole proprietor of a business is not required to have coverage unless he files his intent to accept coverage.

I hereby certify that I am the owner of the property which is the subject of this application or the authorized agent of the property owner and have been authorized to make this application. I understand that when a permit is issued, it is a permit to proceed and grants no right to violate the Connecticut State Building Code or any other code, ordinance or statute, regardless of what might be shown or omitted on the submitted plans and specifications. All information contained within is true and accurate to the best of my knowledge and belief.

All permits approved are subject to inspections performed by a representative of this office. Requests for inspections must be made at least 24 hours in advance.

Signed: **LUDLOW ASSOCIATES LLC,
Thomas Catucci**

8/19/2016

(860) 585-7143

Applicant

Date

Telephone No.

Estimated Construction Costs / Permit Fees

Total Project Cost :	\$20,000.00	Payment Date	Amount Paid	Check No
Total Permit Fee:	\$5.20	8/19/2016	5.20	CASH JG
Total Permit Fee Paid:	\$5.20			

THIS IS NOT A PERMIT



State of Connecticut

TOWN OF MANCHESTER

494 Main Street P.O. Box 191 Manchester, CT 06040 Phone: (860) 647-3052 Fax: 860-647-3144



Permit No. B-16-1113

PERMIT TO BUILD

FEE PAID: \$5.20

DATE ISSUED: 2/13/2017

This certifies that LUDLOW ASSOCIATES LLC, Thomas Catucci

has permission to erect, alter, or demolish a building on: 163

SPRUCE ST

No. of Units: 0

as follows: **Demolition of structure.**

(Fee paid by Petty Cash - to be reimbursed by Public Works through VRR)

provided that the person accepting this permit shall in every respect conform to the terms of the application therefore on file in this office, and to the provisions of ordinances relating to the Inspection, Alteration and Construction of Buildings in the Town of Manchester.

NOTE: The recipient of this permit accepts this permit on the condition that, as owner or as agent of the owner, he/she agrees to comply with all Building & Zoning Regulations of the Town of Manchester & the State Statutes of the State of Connecticut regarding the use, occupancy & type of building to be constructed, added to, demolished, or altered. The recipient also agrees that this building is to be located the proper distance from all street lines, side yard lines & required distances from all other zones & is located in a zone in which the building & its use is allowed. Additional conditions listed below:

Plan Review Comments:

COO Comments:

Restrictions:

2/13/2017

Date

Chief Building Official

