

November 11, 2024

Megan Pilla, PLA, ASLA, AICP
Principal Development Planner
Planning & Zoning Department
Town of Manchester
41 Center Street
Manchester, Connecticut 06045

RE: Proposed Zone Change – Planned Residential Development Zone
708 Hilliard Street
Manchester, Connecticut 06045
Sky View Apartments

Dear Ms. Pilla,

Please find enclosed an application for a Zone change for the property located at 708 Hilliard Street, Manchester, Connecticut. The 7.69-acre parcel is currently in the Industrial (IND) and Rural Residence (RR) Zones and seeks to change the zone of the property to a Planned Residential Development Zone. The project proposes two apartment buildings, each three stories in size, with a total of 53 multifamily housing units split between the two buildings. The proposed development provides 106 parking spaces (2 per unit), and will be accessed from West Middle Turnpike via a twenty-four-foot-wide driveway. The proposed development features multiple stormwater basins, and both buildings will be connected to existing gas, electric, water and sewer infrastructure within West Middle Turnpike.

The proposed development will not have a negative impact on the town water supply, drainage or sanitary sewer systems. The estimated development flows have been sent to Town officials to verify capacity within the existing sanitary sewer and water systems and preliminary conversations have indicated such capacities exist. The proposed stormwater onsite is to be treated via the three proposed stormwater basins. These will increase stormwater quality and reduce peak stormwater runoff flows. The conservation measures to be utilized in the development of the site to minimize erosion and sedimentation include silt fence, anti-tracking pads (Construction entrance), erosion control blankets, sediment traps and the preservation of significant portions of the property as natural/wooded area. The natural/wooded area being preserved includes 1000' on multiple sides of the proposed buildings.

In accordance with the Town of Manchester Zoning Regulations, the development of the planned residential project will preserve significant natural features of the site, including trees, slopes and a minimum 100' natural/wooded buffer on multiple sides of the proposed buildings. There is a significant housing shortage across the Town and State, and the proposed development will provide housing for a moderate cost - making it easier for young professionals, families, and seniors to find suitable living arrangements within the community. The large recreation and landscaped areas foster a sense of community and encourage social interaction among residents. The project team is in strong belief the development will be a welcoming addition to the Town.

Included as part of this application is a Schematic Design: Site Layout (Preliminary Plan), architectural floor plans and rendering, and a traffic impact assessment.

Please feel free to contact us if you have any further questions. We look forward to working with you on this Application.