


**TOWN OF MANCHESTER
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**

TO: Maria Cruz, Town Clerk

FROM: Megan Pilla, Principal Development Planner 

DATE: January 8, 2025

RE: Zone Change (PRD-0003-2024)
708 Hilliard Street & 76R Wedgewood Drive

Ramil, LLC submitted a Planning and Zoning Commission application (PRD-0003-2024) requesting a zone change from Rural Residence, Industrial, and Residence A zones to Planned Residential Development zone at 708 Hilliard Street and 76R Wedgewood Drive.

Enclosed, please find a copy of the application narrative submitted by Ramil, LLC; a copy of the zoning location survey submitted by the applicant, entitled “ZONING LOCATION SURVEY PREPARED FOR RAMIL LLC 708 HILLIARD STREET MANCHESTER, CONNECTICUT,” prepared by All Seasons Land Surveying, dated August 9, 2024, revised January 3, 2025; a copy of the preliminary site plan, entitled “SKY VIEW APARTMENTS 708 HILLIARD STREET MBL: 4667-1073,” prepared by Civil 1, dated September 3, 2024, revised January 3, 2025, sheet 1 of 1; and 2 copies of the legal notice for the January 22, 2025 Planning and Zoning Commission meeting at which this application will be discussed.

Please date stamp this memo, as well as one copy of the enclosed legal notice, and return them to the planning department for our records.

mp/kw

Encls.

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,

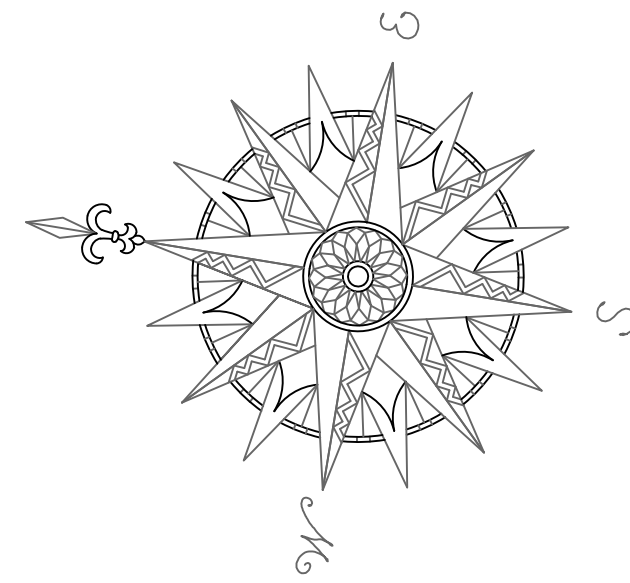
Please find enclosed an application for a Zone change for the property located at 708 Hilliard Street, Manchester, Connecticut. The 7.69-acre parcel is currently in the Industrial (IND) and Rural Residence (RR) Zones and seeks to change the zone of the property to a Planned Residential Development Zone. 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.



NOTES:

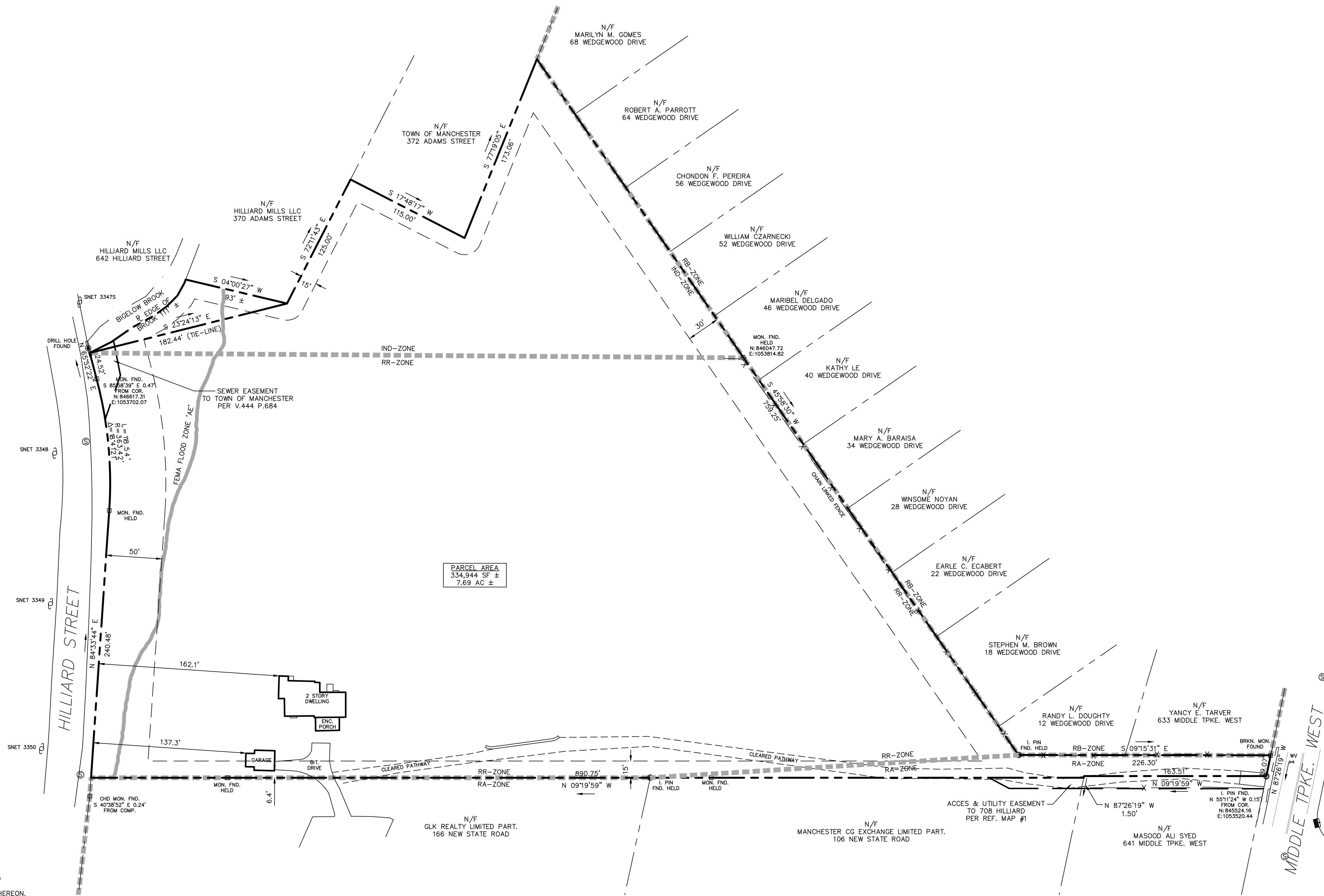
1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20, AS REVISED.
2. THE TYPE OF SURVEY PERFORMED IS A LIMITED PROPERTY/BOUNDARY ZONING LOCATION SURVEY.
3. THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY.
4. THIS MAP CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
5. BEARINGS ON THIS MAP ARE BASED ON THE HORIZONTAL DATUM: TOWN OF MANCHESTER CONTROL NETWORK (NAD 83).
6. ELEVATIONS ON THIS MAP ARE BASED ON VERTICAL DATUM: TOWN OF MANCHESTER CONTROL NETWORK (NAVD 88).
7. THE UNDERGROUND UTILITIES SHOWN ON THIS MAP HAVE BEEN LOCATED BOTH FROM FIELD SURVEY INFORMATION AND FROM EXISTING DRAWINGS NOTED HEREON. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES ON THIS MAP, EITHER CURRENT OR ABANDONED ALTHOUGH EVERY ATTEMPT WAS MADE TO ACCURATELY DEPICT ALL UNDERGROUND UTILITIES. THERE IS NO GUARANTEE TO THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP.
8. THE PURPOSE OF THIS SURVEY IS TO SHOW EXISTING ZONING BOUNDARIES.
9. TOWN CONTROL POINTS UTILIZED IN THIS SURVEY 770 - N:848940.087 E:1053627.383 E:99.58 AND 772 - N:845532.187 E:1053234.682 E:118.55.
10. A PORTION OF THE SUBJECT PROPERTY IS IN A FLOOD ZONE AE AS DEPICTED AS PER FEMA FLOOD MAP 0903030391F DATED 9/26/08.

MAP REFERENCES:

1. "PLAN PREPARED FOR RAYMOND F. DAMATO HILLIARD STREET, MANCHESTER, CT." SCALE:1"=40' FEB. 14, 1999 M.L.R. #1102
2. "COMPIATION PLAN PREPARED FOR RAMIL LLC 708 HILLIARD STREET A/K/A/ 635 MIDDLE TURNPIKE WEST AND 76 WEDGEWOOD DRIVE MANCHESTER, CONNECTICUT" SCALE:1"=40' FEB. 2024 M.L.R. #2668
3. "PROPERTY OF HERBERT D. & ELEANOR P. DEVOE HILLIARD STREET MANCHESTER, CONN." SCALE:1"=50' JULY 30, 1956 M.L.R. 5-88
4. "MAP OF WOODRIDGE ADDITION NO. 4 MANCHESTER, CONN. ALEXANDER JARVIS OWNER & DEVELOPER" SCALE:1"=50' NOV. 21, 1949 M.L.R. 4-54
5. "PLAN FOR HFC SUBDIVISION 649 MIDDLE TURNPIKE WEST MANCHESTER CONNECTICUT" SCALE:1"=20' JULY 2000 M.L.R. #1310



LOCATION MAP
NTS



PARCEL AREA
334,944 SF ±
7.69 AC ±

MANCHESTER ZONING TABLE (R-R DISTRICT)		
STANDARDS	REQUIRED	EXISTING
MAX. BUILDING DENSITY	1.3 HOUSES PER AC.	1 HOUSE
MAX. BLDG. HEIGHT	35'	20' ±
MAX. BLDG. AREA	30 %	0.7 %
MIN. LOT AREA	30,000 SF	334,944 SF ±
SETBACKS:		
FRONT YARD	50'	137.1'
SIDE YARD	15'	6.2'
REAR YARD	30'	> 30'
MIN. LOT FRONTAGE	150'	402.61'
MIN. BLDG. LINE	150'	380.10'
MIN. FLOOR AREA	1,100 SF	4,199 SF
MIN. GROUND FLOOR AREA	750 SF	1,889 SF

LEGEND

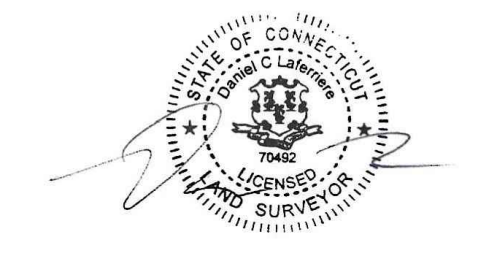
	PROPERTY LINE
	BUILDING SETBACK LINE
	EXISTING CONTOUR
	WATER VALVE
	EXISTING FENCE
	CATCH BASIN
	SANITARY SEWER MANHOLE
	UTILITY POLE
	MONUMENT
	DRILL HOLE
	IRON PIN
	ZONE BOUNDARY LINE

ZONING LOCATION SURVEY
PREPARED FOR
RAMIL LLC
708 HILLIARD STREET
MANCHESTER, CONNECTICUT
COPYRIGHT © 2024
SCALE: 1" = 50'
AUGUST 9, 2024
REVISED: OCTOBER 16, 2024 - TOWN OF MANCHESTER DATUM
JANUARY 3, 2025 - REVISE RA ZONE LINE
PROJ. NO.: 0903

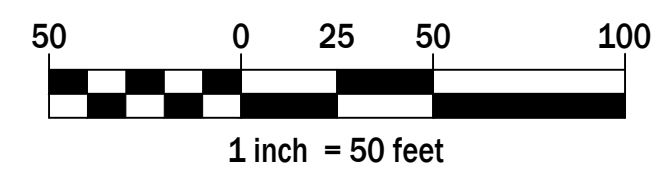


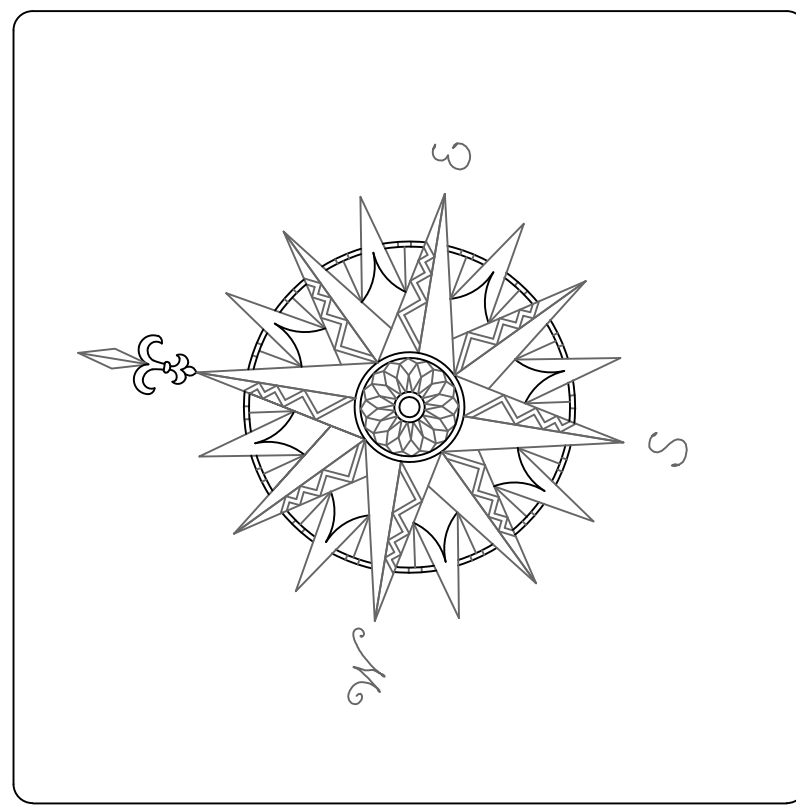
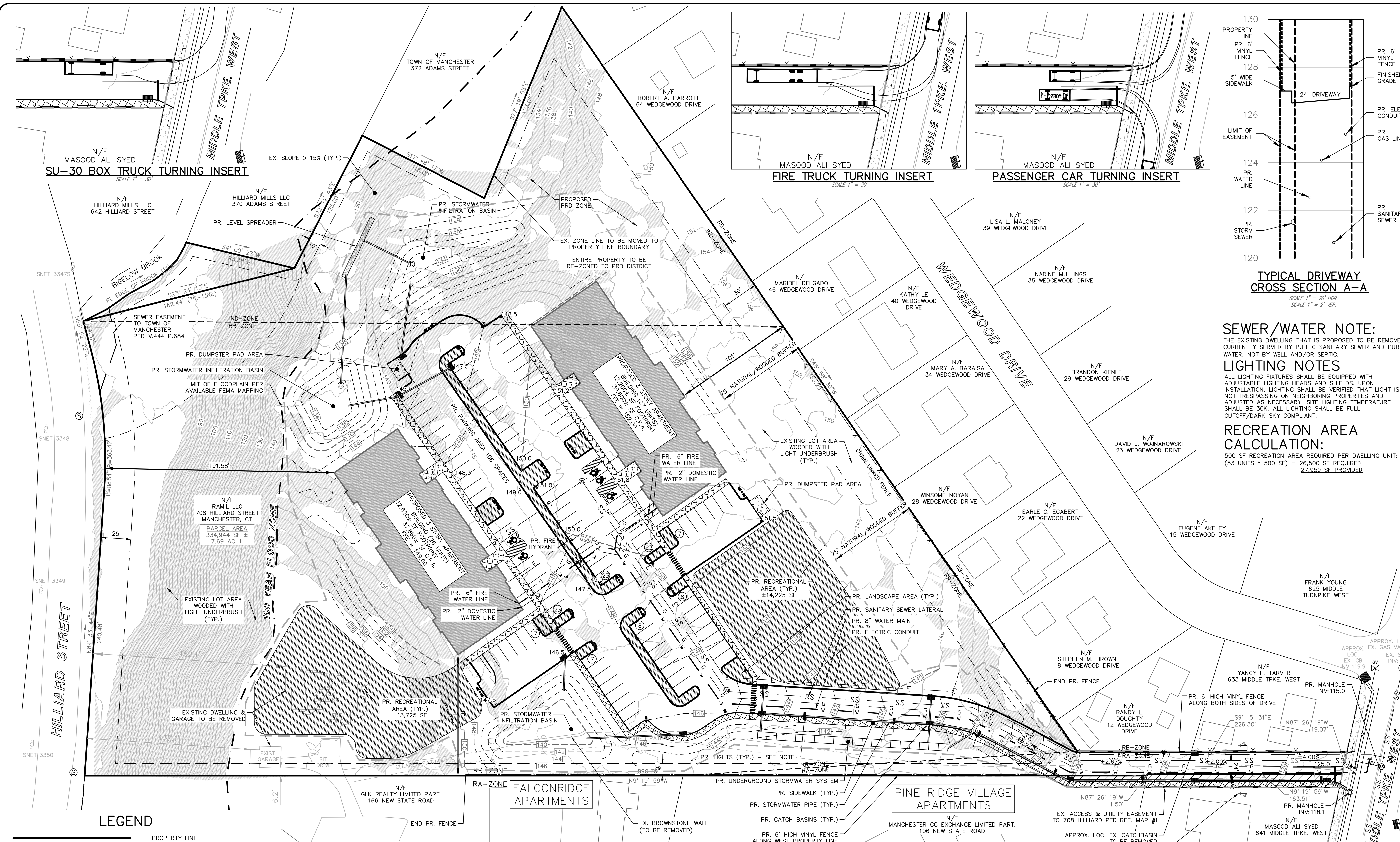
LAND SURVEYING - LAND PLANNING
44 Fair Street Wallingford, CT 06492
1 John Street Millerton, NY 12546
Phone: (860) 274-5053
dan@allseasonslandsurveying.com
allseasonslandsurveying.com

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND SURVEY ARE SUBSTANTIALLY CORRECT AS NOTED HEREON.
THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERSIGNED LAND SURVEYOR.

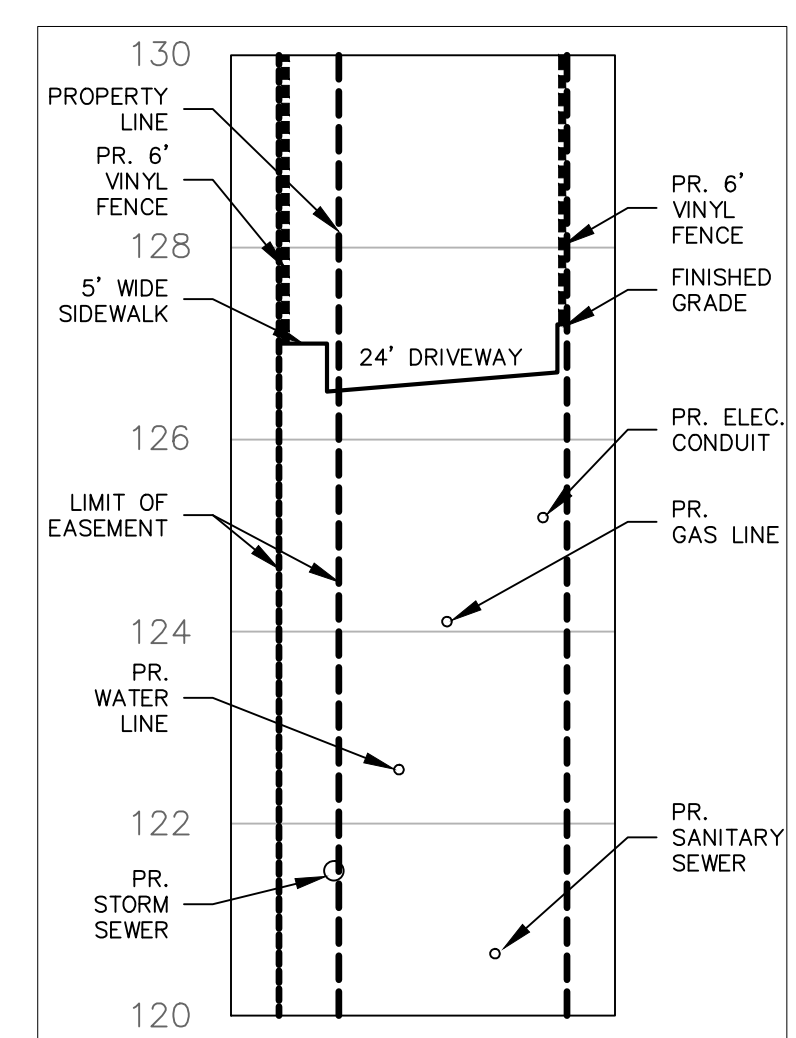


DANIEL C. LAFERRIERE
LICENSED LAND SURVEYOR, REG# 70492





NO.	REVISION	DATE
1	REVISED PER PRE-APP MEETING	31 OCT 24
2	REVISED PER INITIAL COMMENTS	19 NOV 24
3	REVISED PER COMMENTS	23 DEC 24
4	REVISED ZONE BOUNDARIES	03 JAN 25

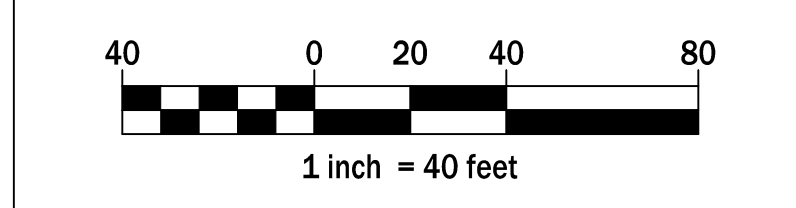


TYPICAL DRIVEWAY CROSS SECTION A-A
SCALE 1" = 20' HOR.
SCALE 1" = 2' VER.

SEWER/WATER NOTE:
THE EXISTING DWELLING THAT IS PROPOSED TO BE REMOVED IS CURRENTLY SERVED BY PUBLIC SANITARY SEWER AND PUBLIC WATER, NOT BY WELL AND/OR SEPTIC.

LIGHTING NOTES
ALL LIGHTING FIXTURES SHALL BE EQUIPPED WITH ADJUSTABLE LIGHTING HEADS AND SHIELDS. UPON INSTALLATION, LIGHTING SHALL BE VERIFIED THAT LIGHT IS NOT TRESPASSING ON NEIGHBORING PROPERTIES AND ADJUSTED AS NECESSARY. SITE LIGHTING TEMPERATURE SHALL BE 30K. ALL LIGHTING SHALL BE FULL CUTOFF/DARK SKY COMPLIANT.

RECREATION AREA CALCULATION:
500 SF RECREATION AREA REQUIRED PER DWELLING UNIT:
(53 UNITS * 500 SF) = 26,500 SF REQUIRED
27,950 SF PROVIDED



OWNER/APPLICANT:
RAMIL, LLC
84 MELHA AVENUE
SPRINGFIELD, MA 01104

SCHEMATIC DESIGN:
SITE LAYOUT
(PRELIMINARY PLAN)

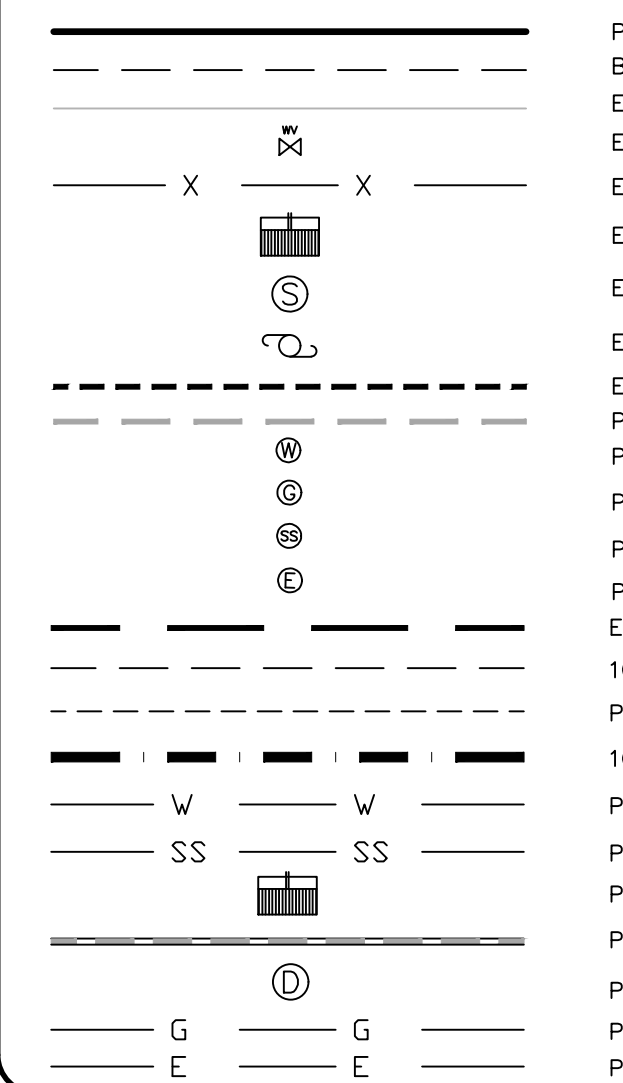
SKY VIEW APARTMENTS
708 HILLIARD STREET
MBL: 4667-1073

MANCHESTER CONNECTICUT

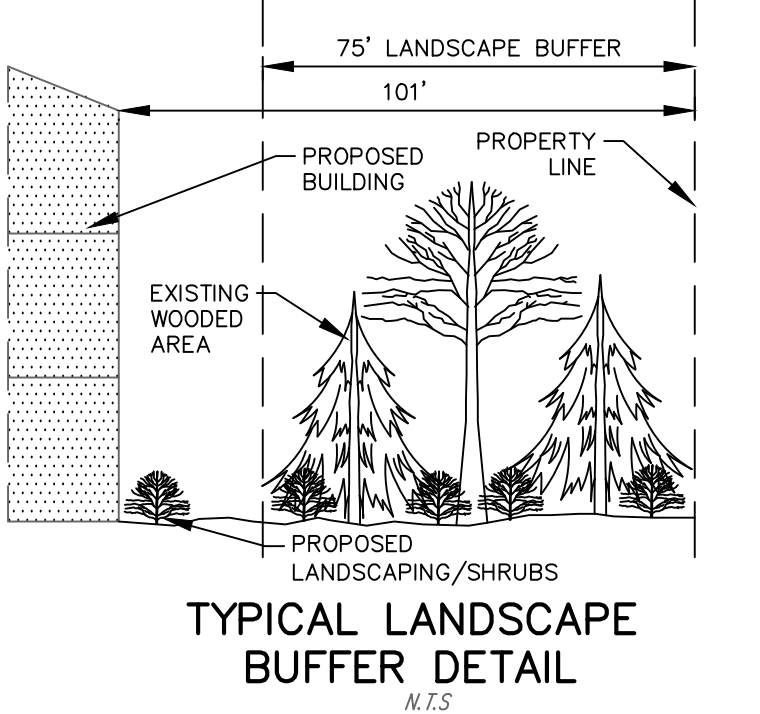
CIVIL C1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266-0778 CONNECTICUT

STATE OF CONNECTICUT
REGISTERED PROFESSIONAL ENGINEER
SCALE: 1" = 40'
DATE: 3 SEP 24
PROJ. NO.: 4235
CADD FILE NAME: 4235 SCHEM
DRAWING NO.:
1 OF 1

LEGEND



PROPERTY LINE
BUILDING SETBACK LINE
EXISTING CONTOUR
EXISTING WATER VALVE
EXISTING FENCE
EXISTING CATCH BASIN
EXISTING SANITARY SEWER MANHOLE
EXISTING UTILITY POLE
EXISTING ZONE BOUNDARY LINE
PROPOSED LIMITS OF CLEARING
PROPOSED WATER MANHOLE
PROPOSED GAS MANHOLE
PROPOSED SANITARY SEWER MANHOLE
PROPOSED ELECTRICAL MANHOLE
EXISTING EASEMENT BOUNDARY LINE
100' WETLAND REGULATED AREA
PROPOSED CONTOUR
100 YEAR FLOOD ZONE
PROPOSED WATER LINE
PROPOSED SANITARY SEWER
PROPOSED STORM SEWER CATCH BASIN
PROPOSED STORM SEWER PIPE
PROPOSED STORM SEWER MANHOLE
PROPOSED GAS LINE
PROPOSED ELECTRICAL LINE



Slopes Table

Slope	Color	Area (SF)	Area (AC)
>15.00%	[Color]	101,507	2.33

PRELIMINARY EARTHWORK ANALYSIS

TOTAL CUT: 5,992 CU. YARDS
TOTAL FILL: 8,389 CU. YARDS
NET FILL: 2,388 CU. YARDS

PARKING CALCULATION:
1 PARKING SPACE PER 1 BEDROOM UNIT: (37 UNITS * 1) = 37 SPACES REQUIRED
2 PARKING SPACES PER 2 BEDROOM UNIT: (16 UNITS * 2) = 32 SPACES REQUIRED
1 VISITOR PARKING SPACE PER 4 UNITS: (53 UNITS/4) = 14 SPACES REQUIRED
83 SPACES REQUIRED - 106 SPACES PROVIDED
5 HANDICAP (1 VAN) REQUIRED PER ADA - 4 HANDICAP AND 1 VAN PROVIDED

GENERAL NOTES:

- THIS PLAN SHALL BE CONSIDERED A PRELIMINARY SCHEMATIC PLAN. THE NATURE, DIMENSIONS, SIZE, AND LOCATION ARE SUBJECT TO CHANGE WITH FINAL DESIGN.
- APPROVAL OF UTILITY LAYOUT IS FOR CONCEPT ONLY. DETAILED ENGINEERING PLANS (I.E. FINAL PLAN OF DEVELOPMENT) SHALL BE APPROVED PRIOR TO ACCEPTANCE OF ANY APPLICATIONS FOR WATER/SEWER PERMITS, MAKING REQUEST FOR ANY BUILDING PERMITS, OR CONSTRUCTION OF ANY UTILITIES. REVIEW OF SAID PLANS MAY RESULT IN RELOCATION OF UTILITIES, LANDSCAPING, ADDITIONAL VALVES, HYDRANTS AND/OR SANITARY MANHOLES AND OTHER CHANGES REQUIRED BY THE TOWN.
- PER USGS SOILS MAPPINGS, THERE ARE NO B/D HYDROLOGIC TYPE SOILS ON THIS PROPERTY WHICH WOULD BE INDICATIVE OF WETLANDS, THEREFORE THERE ARE NO WETLANDS ON SITE PER USGS SOILS MAPPINGS. A SOIL SCIENTIST WILL NEED TO FLAG WETLANDS PRIOR TO CREATION OF SITE PLANS.
- ALL EXISTING WATER AND SANITARY SEWER SERVICES TO THE SUBJECT PARCEL SHALL BE ABANDONED AT THE MAIN PER WATER AND SEWER DEPARTMENT REQUIREMENTS.

DWELLING UNIT DENSITY CALCULATION:

THE TOTAL NUMBER OF MULTI-FAMILY DWELLING UNITS SHALL NOT EXCEED TEN (10) PER ACRE OF THE MULTI-FAMILY DWELLING SITE EXCLUDING WETLANDS AND SLOPES GREATER THAN 15%
PROPERTY AREA = 334,944 SF OR 7.69 AC
WETLANDS AREA ON PROPERTY = 0 SF OR 0.00 AC
AREA OF SLOPES GREATER THAN 15% ON PROPERTY = 101,507 SF OR 2.33 AC
NET AREA = 334,944 SF - 101,507 SF = 233,437 SF OR 5.36 AC
MAXIMUM UNITS = 5.36 ACRES * 10 UNITS/ACRE = 53 UNITS

PINE RIDGE VILLAGE APARTMENTS
N/F MANCHESTER CG EXCHANGE LIMITED PART.
106 NEW STATE ROAD

MANCHESTER ZONING TABLE (PRD DISTRICT - MULTI-FAMILY)

STANDARDS	REQUIRED	EXISTING	PROVIDED
MAX. BLDG. HEIGHT	3 STORIES / 40'	20' ±	<40'
MIN. LOT AREA	4,500 SF / PER UNIT	334,944 SF ±	334,944 SF ±
SETBACKS:			
FRONT YARD	25'	137.1'	101.0'
SIDE YARD	10'	6.2*	101.0'
REAR YARD	30'	> 30'	191.58'
MIN. LOT FRONTAGE	40' PER UNIT	402.61'	402.61'
MAX. FLOOR AREA	30 %	0.69%	23.13%
MIN. FLOOR AREA	850 SF	4,199 SF	>850 SF
MAX. BUILDING AREA	35 %	0.72%	23.07%
MAXIMUM UNITS	53**	1	53**

* EXISTING NON-COMFORMITY
** PER UNIT DENSITY CALCULATION

**TOWN OF MANCHESTER
LEGAL NOTICE**

The Planning and Zoning Commission will hold a public hearing on January 22, 2025 at 7:00 P.M., both virtually and in person in the Lincoln Center Hearing Room, 494 Main Street, Manchester, Connecticut, to hear and consider the following petition:

RAMIL, LLC – PRD Zone Change & Preliminary Site Development Plan (PRD-0003-2024) – Planned Residential Development (PRD) Zone Change and Preliminary Site Plan for 53 multi-family units in two buildings on 7.69 acres at 708 Hilliard Street and 76R Wedgewood Drive, Rural Residence, Industrial, and Residence A zones.

At this hearing interested persons may be heard, either in person or virtually via Zoom, and written communications received. This meeting will be shown live on Cox Channel 16 and streamed live at <http://www.channel16.org/CablecastPublicSite/watch/1?channel=1>. Individuals who wish to speak at or attend the virtual meeting must complete a Request to Attend Virtually form, available at <https://manct.us/meeting>, by 4:00 p.m. on the day of the meeting. These individuals will need to join the Zoom meeting and will be allowed to speak when directed by the Chairperson. Zoom meeting information will be sent to individuals who complete a Request to Attend Virtually form. Only individuals who complete a Request to Attend Virtually form will be allowed to join the Zoom meeting. A physical location and electronic equipment will be provided for the public to use if a written request is received at least 24 hours in advance, via email to pzccomments@manchesterct.gov, or by mail to the Planning Department, 494 Main Street, P.O. Box 191, Manchester, CT 06045-0191.

Individuals may also submit comments in writing to the Planning and Economic Development Department via email to pzccomments@manchesterct.gov, or by mail to the Planning Department, 494 Main Street, P.O. Box 191, Manchester, CT 06045-0191. All written comments received by 4:00 p.m. on the day of the meeting will be presented and recorded as part of the hearing.

A copy of the proposed zoning district change may be reviewed online at <https://www.manchesterct.gov/Government/Departments/Planning-and-Economic-Development>; by contacting the Town Clerk's office at townclerkdept@manchesterct.gov or (860) 647-3037 to request a PDF by email; or in the Planning and Economic Development Department, 494 Main Street, during business hours (8:00 a.m. to 4:30 p.m. on Mondays, Wednesdays, and Thursdays; 8:00 a.m. to 7:00 p.m. on Tuesdays; and 8 a.m. to 1:00 p.m. on Fridays). Information about this application will be available online at <https://Manchesterct.gov/pzc> by the Friday before the hearing.

Planning and Zoning Commission
Eric Prause, Chair

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Planning and Zoning Commission
Eric Prause, Chair