


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

**TO:** Maria Cruz, Town Clerk

**FROM:** Megan Pilla, Principal Development Planner 

**DATE:** July 2, 2024

**RE:** Zone Change (ZC-0001-2024)  
25 East Center Street and 443 & 463 Main Street

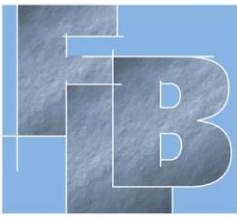
DWRE East Center, LLC submitted a Planning and Zoning Commission application (ZC-0001-2024) requesting a zone change from Residence B to Business III for two small portions of the site at 25 East Center Street and 443 & 463 Main Street.

Enclosed, please find a copy of the application narrative submitted by DWRE East Center, LLC; a copy of the zone change map submitted by the applicant, entitled "RENOVATION AND ALTERATION DAVID WESLEY REAL ESTATE 25 EAST CENTER STREET MANCHESTER, CT," prepared by FLB Architecture & Planning, Inc., dated January 16, 2024, sheet SP-1; and 2 copies of the legal notice for the July 15, 2024 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.



**ARCHITECTURE &  
PLANNING, INC.**

**FLB Architecture & Planning, Inc.**

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**Fax: 860-568-5129**

**112 Spencer St, Suite 1B**

**email: [flb@flbarch.com](mailto:flb@flbarch.com)**

**Manchester, CT 06040**

**[www.flbarch.com](http://www.flbarch.com)**

TO: Planning and Zoning Commission  
Town of Manchester

FROM: Alan F. Lamson, AIA

DATE: June 24, 2024

RE: Zone Change Application  
443 Main St, 463 Main St, 25 East Center St  
Narrative

The applicant has assembled these three parcels for future development. The zoning designation on the parcels are dictated by action of the Commission back in 1938. At that time the Commission determined the depth of zones along the streets of Town by an established distance off the street line regardless of the configuration of adjacent parcels.

For Business 3 zones in this particular location, the limit of the Business III zone was 100 feet from the street line (Zoning Regulations, Article I, Section 3.03.01) although the GIS mapping of the Town seems to show the depth of the Business III zone on these three parcels as approximately 125 feet deep.

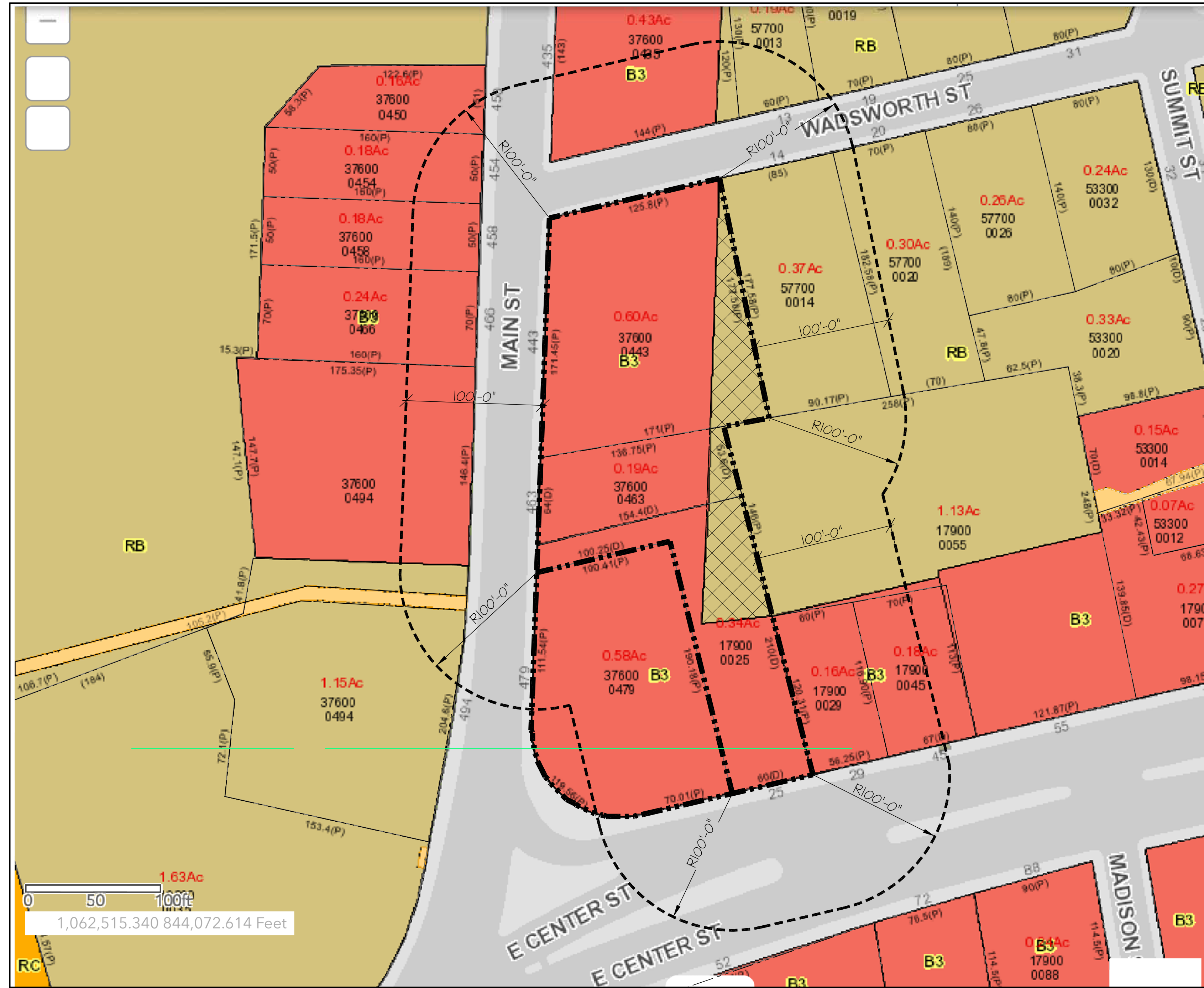
The impact on these parcels is that the rear portions of each parcel are zoned residential although in most cases it is currently being used for business use or accessory use to a business use (parking). This will make reuse of the properties more difficult.

The intent of this application is to apply the zoning designation to each of the three parcels over their entire area to facilitate economic growth in the midtown area of Manchester.

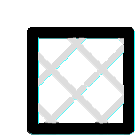


The Plan of Conservation and Development indicates this area as an urban growth area which is consistent with the requested zone change.

x

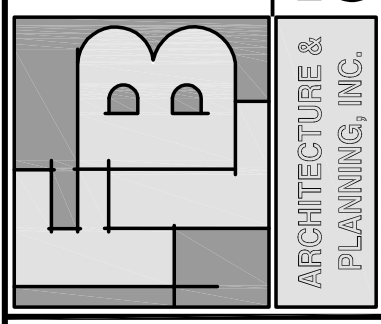
cc: x



1,062,515.340 844,072.614 Feet

 PROPOSED CHANGE TO B-3 AND DESIGN OVERLAY ZONES  
 EXISTING B-3 ZONE  
 EXISTING RB ZONE  
 AREA OF ZONE CHANGE: 0.19 ACRES

ABUTTERS LIST						
Property Address	Owner		Mailing Address			
No. Street	Last Name	First Name	Address	Town	State	Zip
29 East Center Street	29 East Center LLC		95 South Farms Dr	Manchester	CT	06040
45 East Center Street	45 East Center LLC		95 South Farms Dr	Manchester	CT	06040
55 East Center Street	L&M Partners LLC		P.O. Box 23	Redding Ridge	CT	06876
13 Wadsworth Street	Kauffman	Paul	33 Homestead St	Manchester	CT	06042
14 Wadsworth Street	River East Properties LLC		59 Two Mile Rd	Farmington	CT	06032
19 Wadsworth Street	Owusu	Kofi	19-21 Wadsworth St	Manchester	CT	06040
20 Wadsworth Street	Dai	Thanh	136 Beacon Hill St	East Hartford	CT	06108
435 Main Street	K Brothers LLC		2138 Silas Deane Hwy	Rocky Hill	CT	06067
450 Main Street	Manchester Area Conference of Churches, Inc.		466 Main Street	Manchester	CT	06040
454 Main Street	Manchester Area Conference of Churches, Inc.		466 Main Street	Manchester	CT	06040
458 Main Street	Manchester Area Conference of Churches, Inc.		466 Main Street	Manchester	CT	06040
466 Main Street	Manchester Area Conference of Churches, Inc.		466 Main Street	Manchester	CT	06040
479 Main Street	Town of Manchester		41 Center Street	Manchester	CT	06040
494 Main Street	Town of Manchester		41 Center Street	Manchester	CT	06040



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 E-MAIL: flb@flbarch.com WEB: www.flbarch.com

SHEET TITLE: ZONE CHANGE MAP  
 JOB NAME: RENOVATION AND ALTERATION  
 DAVID WESLEY REAL ESTATE  
 25 EAST CENTER STREET  
 MANCHESTER, CT

SCALE: 1"=50'  
 JOB NO: 23235.20  
 DRAWN: RYA  
 CHECKED: AFL  
 DATE: 01/16/24

SP-1

**TOWN OF MANCHESTER  
LEGAL NOTICE**

The Planning and Zoning Commission will hold a public hearing on July 15, 2024 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 petitions:

**LUZERN ASSOCIATES LLC – Inland Wetland Permit (IWP-0008-2024); Special Exception (PSE-0004-2024)** – Inland wetland permit and special exception under Art. II, Sec. 16.15.02 (a), (b), and (c) for construction of a 144,074 sq. ft. distribution center/warehouse at 71 and 81 Commerce Road, Industrial zone.

**DWRE EAST CENTER, LLC – Zone Change (ZC-0001-2024)** – Change of zone from Residence B to Business III for two small portions of the site at 25 East Center Street and 443 & 463 Main Street, Business III and Residence B 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 Chairman. 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 [pzcomments@manchesterct.gov](mailto:pzcomments@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 [pzcomments@manchesterct.gov](mailto:pzcomments@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](mailto: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 regular business hours, 8:30 – 4:30, Monday through Friday. 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  
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