


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

TO: Maria Cruz, Town Clerk

FROM: Megan Pilla, Principal Development Planner 

DATE: November 1, 2024

RE: Zone Change (ZC-0002-2024)
333 & 345 Bidwell Street

iCare Health Management, LLC submitted a Planning and Zoning Commission application (ZC-0002-2024) requesting a zone change from Rural Residence to Residence C zone at 333 and 345 Bidwell Street.

Enclosed, please find a copy of the application narrative submitted by iCare Health Management, LLC; a copy of the zone change map submitted by the applicant, entitled "PLAN PREPARED FOR iCARE HEALTH MANAGEMENT LLC 333-341, 345 BIDWELL STREET MANCHESTER, CT," prepared by Bushnell Associates LLC, dated January 16, 2020, sheet 1 of 5; and 2 copies of the legal notice for the November 18, 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.

Description of Project

The applicant, iCare Health Management, LLC (“iCare”), is a Connecticut company that provides management services to its affiliated nursing homes and other health care entities. iCare’s central office is located at 341 Bidwell Street, which is part of a three-building campus in an RR zone. The other two buildings on the campus are operating nursing homes known as Touchpoints at Manchester (formerly known as Bidwell Care Center) and Westside Care Center, with addresses of 333 Bidwell Street and 345-349 Bidwell Street, respectively. iCare’s office building is a former nursing home that is located on the same parcel as the Touchpoints nursing home. The Westside building is located on a separate adjoining parcel. The nursing home’s use and the supporting office use are legal nonconforming uses.

The proposed project does not involve any proposed change to any current uses, nor does the proposed project seek to create any new structures or expand any existing structures. Rather, the project merely seeks to address an oddity in the current parcel configuration – namely, the location of a nursing home and a separate office building on the same legal parcel. For the long-term stability of the parcel, the project seeks to subdivide 333-341 Bidwell Street and to make 341 Bidwell Street a conforming office use in a new RC zone rather than a legal conforming office use in an RR zone. The application includes a request to change the zone to RC for the entire campus. iCare will make any minor site improvements necessary to create a conformity for the new parcel, including a reconfiguration of parking. The status of 333 Bidwell Street and 345-349 Bidwell Street as legal nonconforming uses will not be affected.

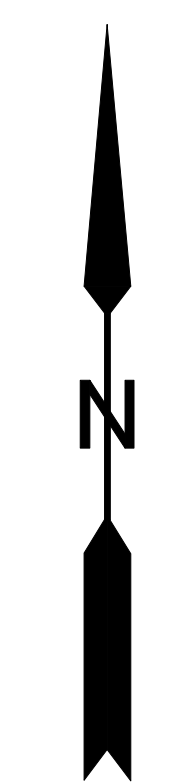
SURVEY NOTES:
 1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES' MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON AUGUST 29, 2019. IT IS A COMPILATION PLAN CONFORMING TO HORIZONTAL ACCURACY CLASS D AND IS NOT A FIELD SURVEY. THIS MAP WAS PREPARED FROM RECORD RESEARCH, OTHER MAPS, AND OTHER SOURCES. IT IS NOT TO BE CONSTRUED AS A PROPERTY BOUNDARY OR LIMITED PROPERTY BOUNDARY SURVEY AND IS SUBJECT TO SUCH FACTS AS SAID SURVEYS MAY DISCLOSE. THE INTENT OF THIS MAP IS TO DEPICT THE APPROXIMATE PROPERTY BOUNDARY LOCATIONS WITHIN 500FT. OF THE SITES LOCATED 333, 341 & 345 BIDWELL STREET.

2. THE BOUNDARY LINES DEPICTED ON THIS MAP WERE TAKEN FROM TOWN OF MANCHESTER GIS DATA.

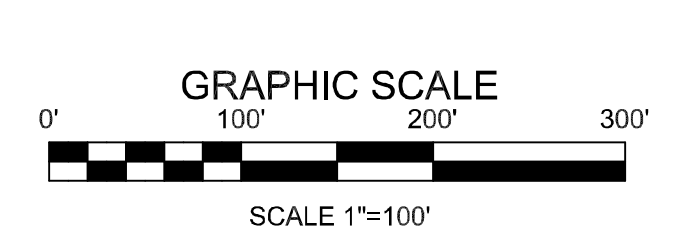
3. THE BUILDING LOCATION, BOUNDARY DIMENSIONS AND ACREAGE INFORMATION SHOWN FOR THE PROPERTIES LOCATED AT 333, 341 & 345 BIDWELL STREET WAS TAKEN FROM MAP REFERENCE 1.

4. THE PROPERTIES LOCATED AT 333, 341 & 345 BIDWELL STREET ARE CURRENTLY LOCATED IN A RR (RURAL RESIDENTIAL) ZONE.

MAP REFERENCES:
 1. ALTA/ACSM LAND TITLE SURVEY HEALTH CARE AND RETIREMENT CORPORATION OF AMERICA SITE NO. 3 CARROCGIO - COVILL & ASSOCIATES, INC. CONSULTING ENGINEERS AND SURVEYORS 40 OLD NEW MILFORD ROAD BROOKFIELD, CT 06804 WEST STREET LITCHFIELD, CT, 06759 BY: G.O.P. SCALE: 1"=30' SHEET 1 OF 2 DATE: 12/19/90 PROJECT NO. 90-948 DRAWING NO. 1213 REVISED 4/13/92



UTILITIES SHOWN ON THIS MAP WERE DERIVED FROM FIELD LOCATIONS AND EXISTING MAPPING CONTRACTOR TO VERIFY LOCATIONS AND DEPTH IN THE FIELD PRIOR THE START OF ANY CONSTRUCTION. "CALL BEFORE YOU DIG (1-800-922-4455)."



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ANDREW F. BUSHNELL P.E. L.S. 24591
 THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE.

PLAN PREPARED FOR			
ICARE HEALTH MANAGEMENT LLC			
333-341, 345 BIDWELL STREET		MANCHESTER, CT.	
ZONE CHANGE MAP			
SCALE: 1"=100'	DATE: 1/16/2020	FILE NO. 2019-10	SHEET: 1 OF 5
BUSHNELL ASSOCIATES LLC.			
CIVIL ENGINEERING AND LAND SURVEYING			
563 WOODBRIDGE STREET		MANCHESTER, CT. 06042	
860-643-7875			
REVISIONS:			

**TOWN OF MANCHESTER
LEGAL NOTICE**

The Planning and Zoning Commission will hold a public hearing on November 18, 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:

ICARE HEALTH MANAGEMENT, LLC – Resubdivision (SUB-0002-2024); Zone Change (ZC-0002-2024) – Resubdivision of 333 Bidwell Street and zone change from Rural Residence to Residence C zone at 333 & 345 Bidwell Street.

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 regular 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

**TOWN OF MANCHESTER
LEGAL NOTICE**

The Planning and Zoning Commission will hold a public hearing on November 18, 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:

ICARE HEALTH MANAGEMENT, LLC – Resubdivision (SUB-0002-2024); Zone Change (ZC-0002-2024) – Resubdivision of 333 Bidwell Street and zone change from Rural Residence to Residence C zone at 333 & 345 Bidwell Street.

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 regular 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