

**TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION**

February 21, 2023  
7:00 P.M.

Lincoln Center Hearing Room, 494 Main Street  
Or virtually, via Zoom

**AGENDA**

This meeting will be held both in person and virtually, via Zoom. The 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 [pzccomments@manchesterct.gov](mailto:pzccomments@manchesterct.gov), or by mail to the Planning Department, 494 Main Street, P.O. Box 191, Manchester, CT 06045-0191.

*PUBLIC HEARING:*

1. **HARI KUPPURAJ** (*Continued from February 6, 2023*) – Zone change for a 2.64-acre site from Rural Residence to Planned Residential Development zone at 30 Bidwell Street.
  - PRD Zone Change – Preliminary Site Plan (PRD-0006-2022)

*BUSINESS:*

1. **HARI KUPPURAJ** – Zone change for a 2.64-acre site from Rural Residence to Planned Residential Development zone at 30 Bidwell Street.
  - PRD Zone Change – Preliminary Site Plan (PRD-0006-2022)
2. **165 ADAMS ST LLC** – To install a walk-in cooler on a concrete pad on the north side of the existing building at 165 Adams Street.
  - Special Exception Modification (PSE-0042-2023)
3. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION** – For minor updates to the Planning and Zoning Commission's Rules of Procedure.
  - Updates to Rules of Procedure (OTHR-0016-2023)
4. **LARRY SHIPMAN** – Pre-application discussion for possible subdivision and zone change at 699 Middle Turnpike East.
  - Pre-Application Review (PAR-0001-2023)

5. **DESEGREGATE CT PRESENTATION**

6. **ADMINISTRATIVE REPORTS**

- Upcoming Training Opportunities
- [DEEP Dam Safety Permit, Union Pond Dam](#)


7. **APPROVAL OF MINUTES**

- [February 6, 2023](#) – Public Hearing/Business Meeting

8. **RECEIPT OF NEW APPLICATIONS**

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

**TO:** Planning & Zoning Commission

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

**DATE:** February 16, 2023

**RE:** Hari Kuppuraj – 30 Bidwell Street  
PRD Zone Change – Preliminary Site Plan (PRD-0006-2022)

*(Continued from February 6, 2023 meeting)*

***Introduction***

The applicant is requesting approval of a preliminary site development plan and a zone change from Rural Residence to Planned Residential Development (PRD) zone at 30 Bidwell Street.

***Project Description***

The 2.64-acre undeveloped parcel at 30 Bidwell Street is bounded by Bidwell Street to the east, I-384 to the south, and the cul-de-sac at Wilfred Road to the west. The adjacent parcel to the north is a multi-family residential development zoned Residence M, which is a medium density residential zone that was superseded by the PRD zone in the zoning regulations. The parcel to the southeast at 34 Bidwell Street is a single-family lot in the Rural Residence zone, and the adjacent parcels to the west include two-family homes with frontage on Wilfred Road and a Town-owned park with playground equipment and a half basketball court. The parcel across Bidwell Street is owned by CT Light & Power Co.

The applicant is proposing a 26-unit multi-family housing development consisting of four (4) buildings with six (6) to seven (7) residential units in each building. A new access drive would be created off of Bidwell Street leading to a parking lot with a total of 61 parking spaces, with ADA accessible spaces located in front of the buildings that would have ADA-accessible units. Concrete sidewalks are shown in front of each building, providing pedestrian access to the individual units. Additional concrete sidewalk would provide walking trails around the back of each building and access to the two (2) proposed recreation areas. Mailboxes and a dumpster enclosure are shown located near the center of the development.

The attached architectural plans show two (2) possible options for the front building elevation, with the main difference being the design of the roof line. In response to staff's request for clarification, the applicant states that this project will use the first option, which shows asymmetrical slanted roofs. The second option (labeled "Optional" on the drawings) is not

intended to be used. Staff request that this option be removed from the final plans if the application is approved.

The proposed residences are 2-story, 2-bedroom units, each with a private front entrance and a covered back porch on the ground floor. The exception is buildings with ADA-accessible units, which would have a larger ground floor accessible apartment on the first floor with a separate traditional unit above it on the second floor.

### Open Space

Multi-family residential developments in the PRD zone are required to provide usable outdoor recreation area for residents at a ratio of 500 sq. ft. per dwelling unit. With 26 units proposed, a minimum of 13,000 sq. ft. of recreation area is required.

The proposed site plan shows a large (12,273 sq. ft.) recreation area on the southern end of the site, and a smaller (2,616 sq. ft.) area in the northwest corner of the site behind one of the proposed buildings. Both of these areas are accessible to pedestrians via the proposed concrete sidewalk network.

Staff asked the applicant to consider a connection between the Town-owned park at the end of Wilfred Road and the recreation area within the proposed development. The applicant has indicated that they prefer not to provide this connection.

Specific uses and layout of the recreation areas are not required for approval of a preliminary site plan. Additional details will be required when a detailed site plan is submitted.

### Traffic, Access & Parking

A single access drive is proposed off of Bidwell Street; residents of the development would enter and exit at this location. A paved connection to Wilfred Road is not proposed.

The 61 proposed parking spaces exceed the minimum requirement for a 26-unit development in the PRD zone.

A traffic impact statement provided by Freeman Companies indicates that the proposed development would generate approximately 154 vehicle trips to and from the site during each weekday, with an average of 11 trips during the morning peak hour and 8 during the afternoon peak hour. The report concludes that the development is not anticipated to have a significant impact on traffic in the surrounding roadway network.

### Utilities

The site does not currently have utility connections, but as proposed the development would be served by Town water and sanitary sewer via new connections to the main lines under Bidwell

Street. The sanitary sewer main will be extended up Bidwell Street to reach the site. The water line will also connect to the main at Wilfred Road, creating a looped system.

Based on the anticipated utility demands provided in a utility impact statement by Freeman Companies, it is expected that the increase in demand can be accommodated by the existing mains.

Electric and gas services will also be installed off of Bidwell Street.

### Stormwater

The proposed stormwater management system includes catch basins in the paved parking lot, which will be connected by a subsurface pipe network discharging to an underground detention system (highlighted in blue on sheet C1.02 of the attached plan set). Stormwater will pass through a hydrodynamic separator for filtration before entering the detention chamber, and will leave the site via a new pipe under Bidwell Street which will connect to the existing stormwater system to the north.

The applicant originally proposed a series of rain gardens for on-site infiltration of stormwater instead of the underground detention system. However, staff advised against this due to the proximity of the proposed rain gardens to underground utility lines. It would not be feasible to provide sufficient depth for stormwater storage due to the depth of the utility lines, and planted rain gardens would likely be negatively impacted by winter salting due to the proximity to the pavement.

### ***PRD Zone Change & Preliminary Site Plan***

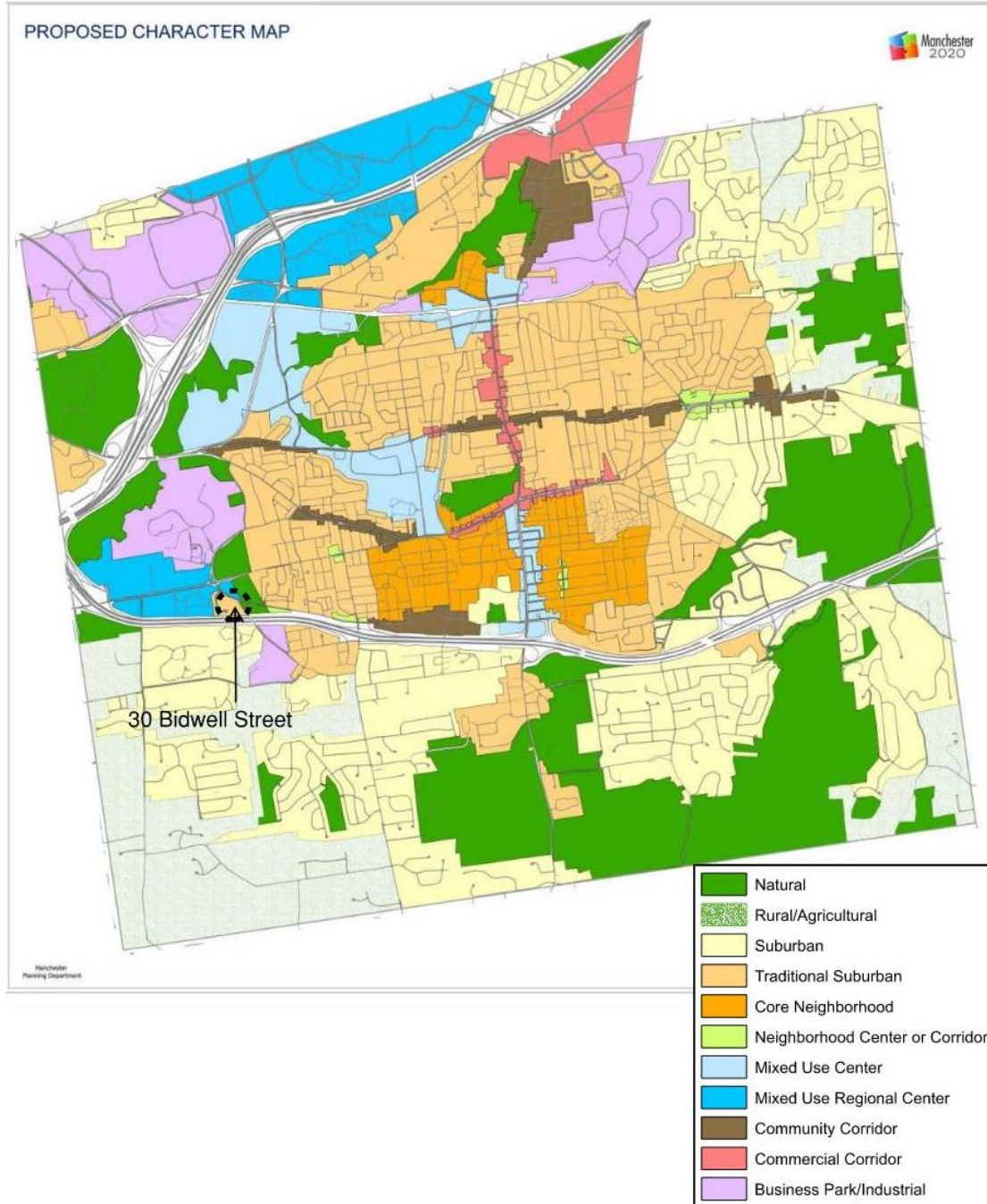
The applicant has elected to pursue approval for the zone change and preliminary site plan only at this time. Submission and approval of a detailed site plan will be required before construction can begin. The applicant is aware that, in accordance with Article II, Section 7.06 of the zoning regulations, the zoning of the parcel will revert to its former zone if an approved preliminary site plan expires.

### ***For the Commission's Consideration***

In order to approve a proposed zone change, the Commission must find that it is in line with the recommendations of the current Plan of Conservation and Development (POCD). The Proposed Character Map in the current POCD (pictured below) identifies this location as part of the *Traditional Suburban* character area, which is described as follows:

*“Traditional Suburban – Mixed-use but primarily residential neighborhoods consisting of single family and duplex housing, with some multifamily buildings. Streets are typically in a grid pattern and are shaded by street trees. Most streets have sidewalks and most housing is within walking distance of public transit, a neighborhood school and a*

neighborhood center or corridor. Structures are typically one or two stories. Net residential densities range from 3 to 10 units per acre.”



***Staff Review***

The public hearing for this application was continued from the February 6, 2023 meeting to allow time for staff to review submitted plan revisions. Additional comments were provided to the applicant and an update on the status of those comments will be provided at the February 21, 2023 meeting.

mp

\\TOWNFILE2\Users\Planning\PZC\2023\02 - February 21\Packet\PRD-0006-2022 (30 Bidwell) - Memo.docx











**Attach.**

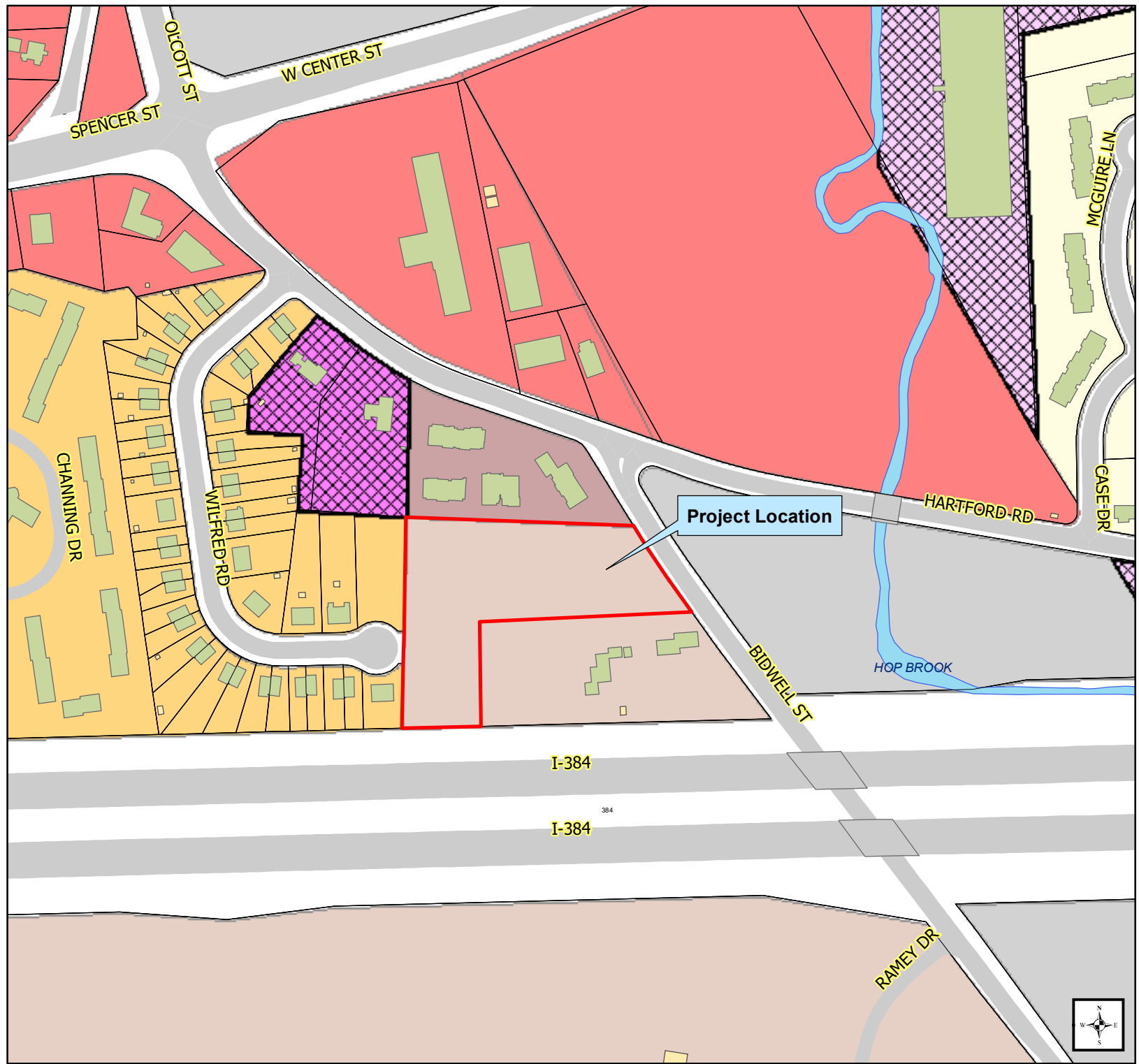
Town of  
Manchester, CT



Geographic Information  
Systems

**30 Bidwell Street**

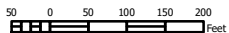
-  Manchester Town Boundary
-  B2 - Business II
-  GB - General Business
-  IND - Industrial
-  NB - Neighborhood Business
-  RA - Residence A
-  RC - Residence C
-  RM - Residence M
-  RR - Rural Residence
-  Design Overlay Zone



**DISCLAIMER:**  
The Town of Manchester, CT assumes no legal responsibility for the information contained in this map. This map is provided "AS IS" without warranty of any kind.

**NOTES:**  
Planimetric and topographic information were compiled by stereophotogrammetric methods from photography dated April 24, 1999 in accordance with ASPR accuracy standards for 1"=40' large scale Class I maps. Real property compiled from recorded deeds, subdivision plans and other public records. Utility networks compiled from record plans, as-builts and/or field survey data. Aerial photography dated April 24, 1999.

1 inch = 250 feet



Date: 1/31/2023

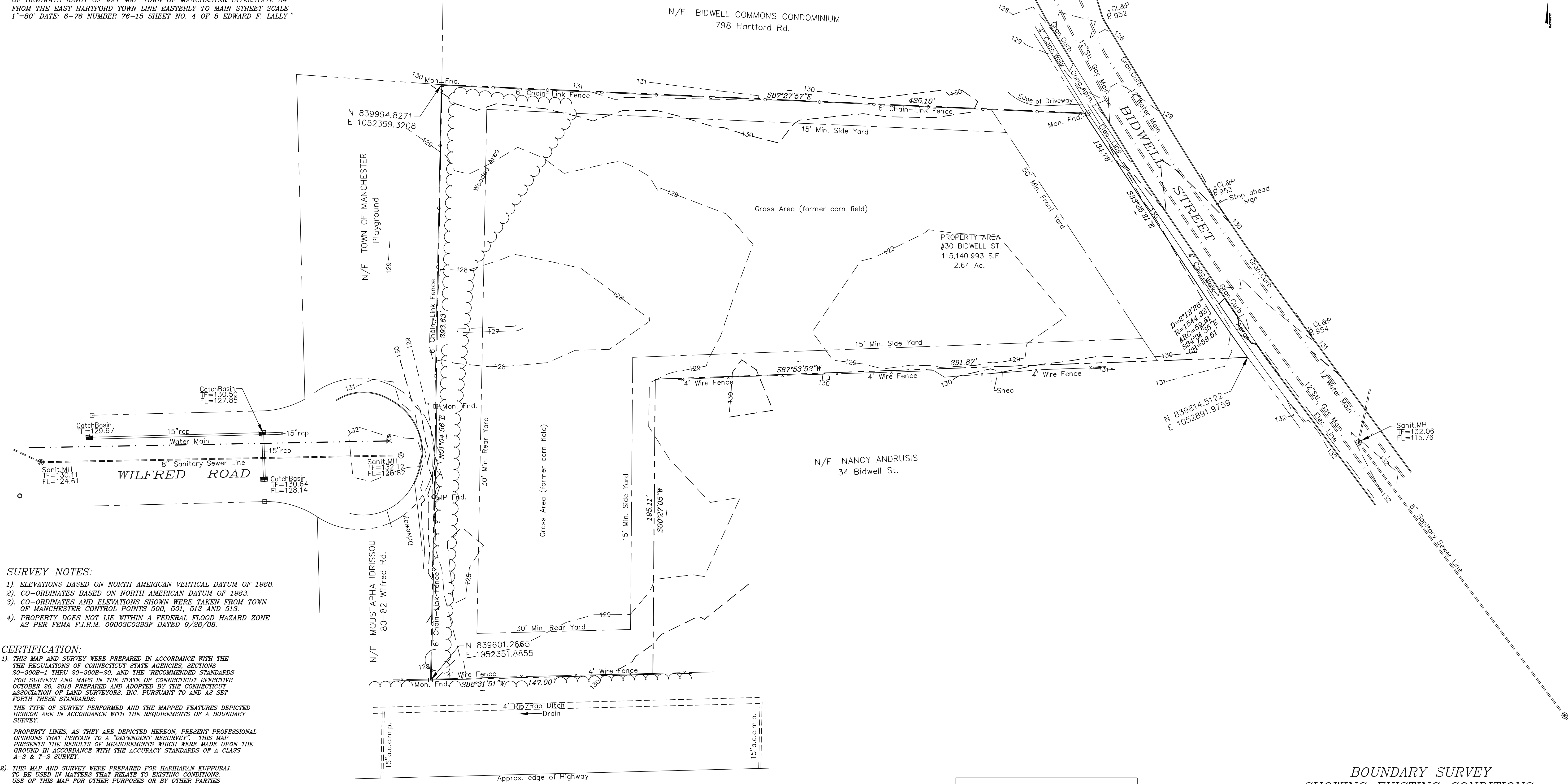




**MAP REFERENCE:**

- 1) MAP ENTITLED, "SUBDIVISION PLAN OF SOUTHVIEW MANOR PROPERTY OF ALEXANDER JARVIS HARTFORD ROAD MANCHESTER, CONN. PLOT PLAN SCALE 1"=40' DATE: 7-16-73 REVISED 7-23-73 KENNETH R. BOUD L.S."
- 2) MAP ENTITLED, "ENGINEERING DEPARTMENT MAP P-20 BIDWELL ST. MANCHESTER, CONN. SHEET 5 OF 5"
- 3) MAP ENTITLED, "BIDWELL COMMONS CONDOMINIUM PREPARED FOR BENSON ENTERPRISES, INC. MANCHESTER, CONN. DATE: 6-14-85 REVISED THRU 3-9-87 SCALE 1"=20' JOHN L. HEAGLE L.S."
- 4) MAP ENTITLED, "CONNECTICUT DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAYS RIGHT OF WAY MAP TOWN OF MANCHESTER INTERSTATE 84 FROM THE EAST HARTFORD TOWN LINE EASTERLY TO MAIN STREET SCALE 1"=80' DATE: 6-76 NUMBER 76-15 SHEET NO. 4 OF 8 EDWARD F. LALLY."

**Existing Conditions**



**SURVEY NOTES:**

- 1) ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
- 2) CO-ORDINATES BASED ON NORTH AMERICAN DATUM OF 1983.
- 3) CO-ORDINATES AND ELEVATIONS SHOWN WERE TAKEN FROM TOWN OF MANCHESTER CONTROL POINTS 500, 501, 512 AND 513.
- 4) PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD ZONE AS PER FEMA F.I.R.M. 09003C0393F DATED 9/26/08.

**CERTIFICATION:**

- 1) THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, AND THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE OCTOBER 26, 2019 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. PURSUANT TO AND AS SET FORTH THESE STANDARDS.  
THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF A BOUNDARY SURVEY.  
PROPERTY LINES, AS THEY ARE DEPICTED HEREON, PRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO A "DEPENDENT RESURVEY". THIS MAP PRESENTS THE RESULTS OF MEASUREMENTS WHICH WERE MADE UPON THE GROUND IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS A-2 & T-2 SURVEY.
- 2) THIS MAP AND SURVEY WERE PREPARED FOR HARIHARAN KUPPURAJ. TO BE USED IN MATTERS THAT RELATE TO EXISTING CONDITIONS. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT AUTHORIZED OR VALID.
- 3) NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PETER D. FLYNN CT.L.L.S. #8792 DATE  
KENNETH R. CYR CT.L.L.S. #70116

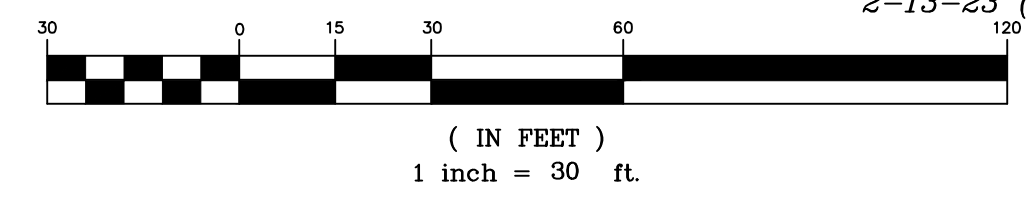
FLYNN & CYR LAND SURVEYING, LLC  
1204 FARMINGTON AVE. 860-828-7886  
BERLIN, CONNECTICUT 06037

INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE ALL UTILITIES MARKED.  
THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CANNOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS, WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

REGULATIONS FOR RR ZONE (Rural Residence)		
ITEM	REQUIRED	EXISTING
MIN. LOT AREA	30,000 S.F.	115,140 S.F.
MIN. FRONTAGE	150'	194'
MIN. FRONT YARD	50'	50'
MIN. SIDE YARD	15'	15'
MIN. REAR YARD	30'	30'
MAX. BLDG. HEIGHT	35'	0'
MAX. COVERAGE	30%	0%

BOUNDARY SURVEY  
SHOWING EXISTING CONDITIONS  
PROPERTY OF  
HARIHARAN KUPPURAJ  
#30 BIDWELL STREET  
MANCHESTER, CONNECTICUT  
SCALE 1"=30' JULY 1, 2022

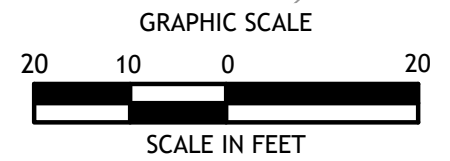
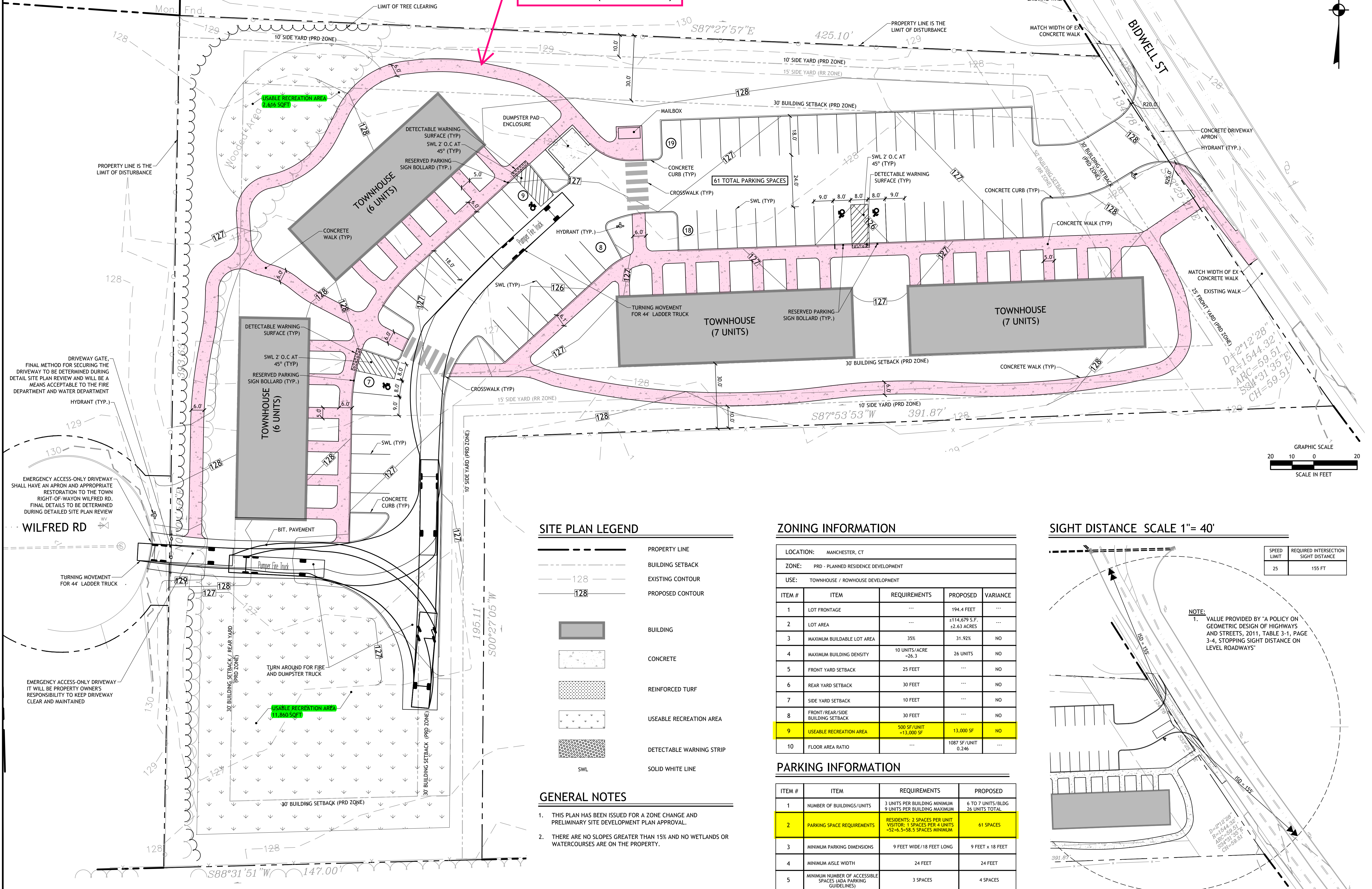
GRAPHIC SCALE  
1"=30' (Ver. Datum)  
2-13-23 (Hor. Datum)  
Rev: 10-25-22 (cb's)  
1-19-23 (Hor. Datum)  
2-13-23 (Ver. Datum)



INTERSTATE 384

# Proposed Site Plan

Pink = pedestrian circulation (sidewalks)



### SITE PLAN LEGEND

	PROPERTY LINE
	BUILDING SETBACK
	EXISTING CONTOUR
	PROPOSED CONTOUR
	BUILDING
	CONCRETE
	REINFORCED TURF
	USEABLE RECREATION AREA
	DETECTABLE WARNING STRIP
	SOLID WHITE LINE
	SWL

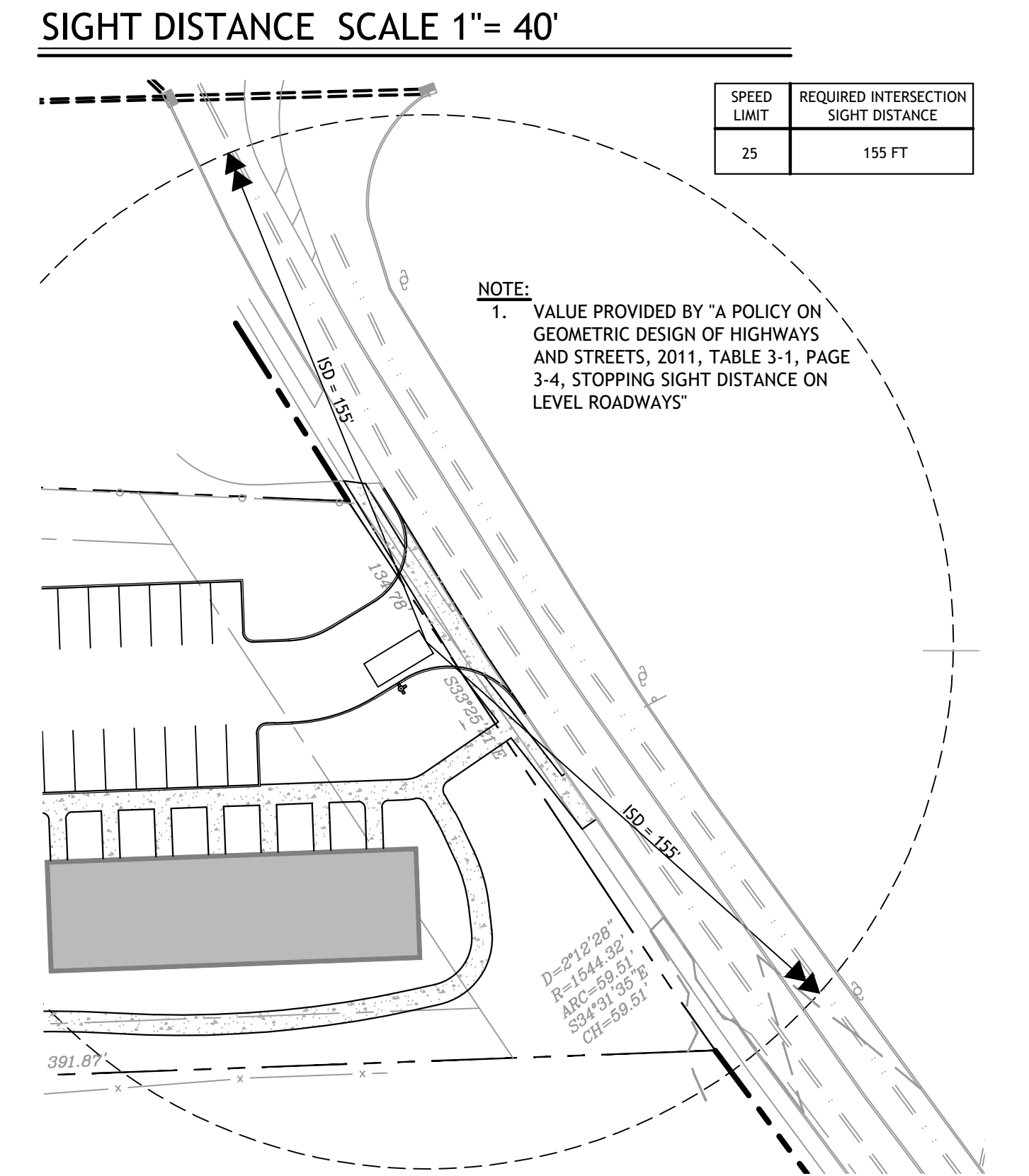
- ### GENERAL NOTES
- THIS PLAN HAS BEEN ISSUED FOR A ZONE CHANGE AND PRELIMINARY SITE DEVELOPMENT PLAN APPROVAL.
  - THERE ARE NO SLOPES GREATER THAN 15% AND NO WETLANDS OR WATERCOURSES ARE ON THE PROPERTY.

### ZONING INFORMATION

LOCATION:	MANCHESTER, CT			
ZONE:	PRD - PLANNED RESIDENCE DEVELOPMENT			
USE:	TOWNHOUSE / ROWHOUSE DEVELOPMENT			
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIENCE
1	LOT FRONTAGE	---	194.4 FEET	---
2	LOT AREA	---	±114,679 S.F. ±2.63 ACRES	---
3	MAXIMUM BUILDABLE LOT AREA	35%	31.92%	NO
4	MAXIMUM BUILDING DENSITY	10 UNITS/ACRE ±26.3	26 UNITS	NO
5	FRONT YARD SETBACK	25 FEET	---	NO
6	REAR YARD SETBACK	30 FEET	---	NO
7	SIDE YARD SETBACK	10 FEET	---	NO
8	FRONT/REAR/SIDE BUILDING SETBACK	30 FEET	---	NO
9	USEABLE RECREATION AREA	500 SF/UNIT ±13,000 SF	13,000 SF	NO
10	FLOOR AREA RATIO	---	1087 SF/UNIT 0.246	---

### PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED
1	NUMBER OF BUILDINGS/UNITS	3 UNITS PER BUILDING MINIMUM 9 UNITS PER BUILDING MAXIMUM	6 TO 7 UNITS/BLDG 26 UNITS TOTAL
2	PARKING SPACE REQUIREMENTS	RESIDENTS: 2 SPACES PER UNIT VISITOR: 1 SPACES PER 4 UNITS ±52 ±4.5-58.5 SPACES MINIMUM	61 SPACES
3	MINIMUM PARKING DIMENSIONS	9 FEET WIDE/18 FEET LONG	9 FEET x 18 FEET
4	MINIMUM AISLE WIDTH	24 FEET	24 FEET
5	MINIMUM NUMBER OF ACCESSIBLE SPACES (ADA PARKING GUIDELINES)	3 SPACES	4 SPACES



PREPARED FOR:  
TRIVIK BUILDERS  
77 CHAPONS WAY  
SOUTH WINDSOR, CT 06074  
(860) 208-9902

NO.	DATE	DESCRIPTION	REVISIONS
3	02/10/2023	RESPONSE TO TOWN COMMENTS	
2	02/03/2023	RESPONSE TO TOWN COMMENTS	
1	01/25/2023	RESPONSE TO TOWN COMMENTS	

DRE | DAS | MBE | GNWSDC CERTIFIED  
CIVIL ENGINEERS | LAND SURVEYORS  
ENVIRONMENTAL SCIENTISTS

FREEMAN COMPANIES, LLC  
36 JOHN STREET  
HARTFORD, CT 06106  
WWW.FREEMANCO.COM  
(860)251-9950  
FAX:(860)986-7141

ELEVATE YOUR EXPECTATIONS

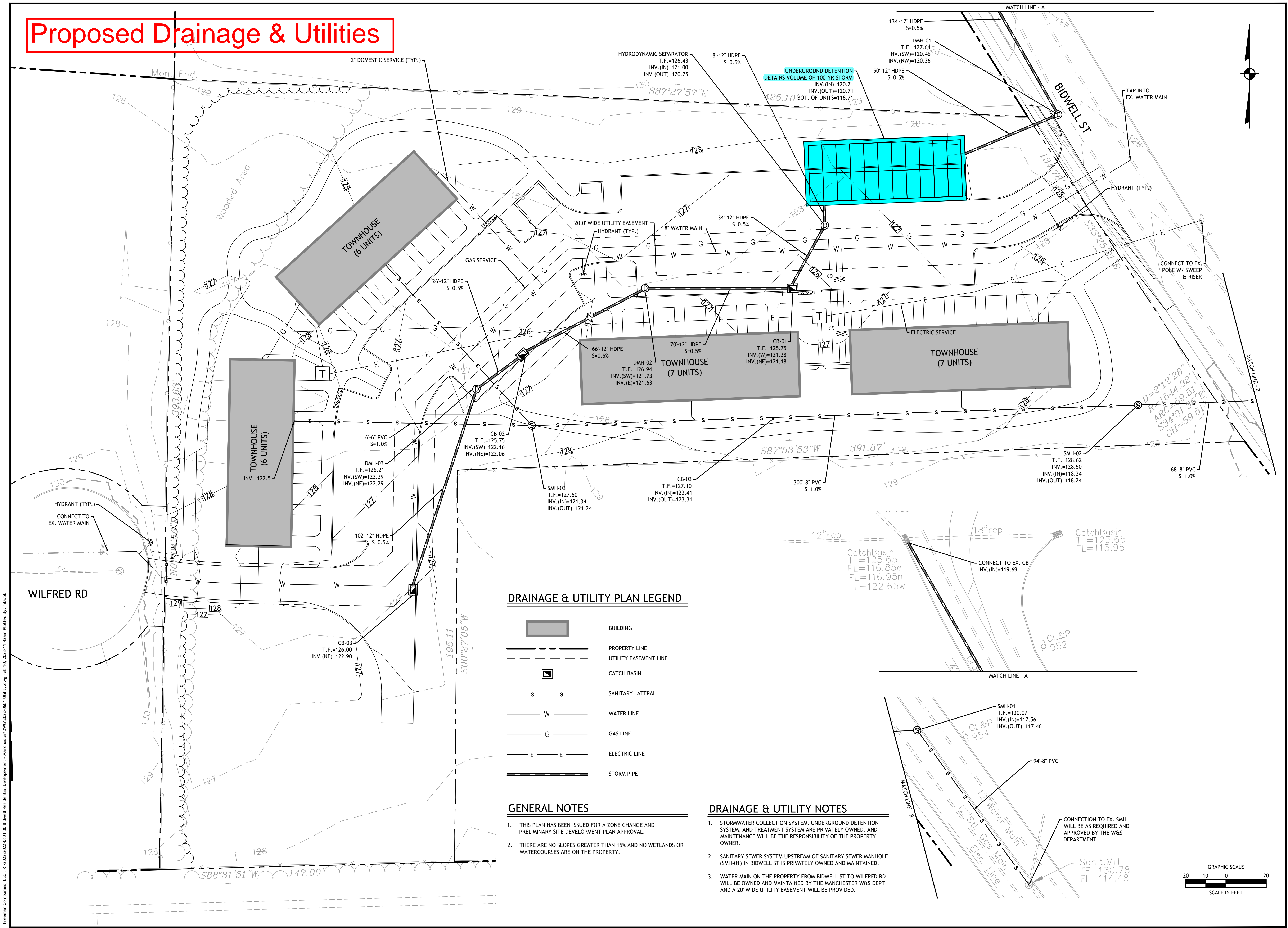
BIDWELL TOWNHOMES  
#30 BIDWELL STREET,  
MANCHESTER, CONNECTICUT

DESIGNED: M.G.S  
DRAFTED: M.G.S  
CHECKED: P.A.R  
APPROVED: P.A.R  
SCALE: 1" = 20'  
FC PROJECT NO.: 2022-0601  
DATE: 07/01/2022  
CAD FILE: 2022-0601 Layout.dwg  
TITLE: SITE PLAN  
SHEET NUMBER: C1.01

Freeman Companies, LLC - R:\2022\2022-0601 - 30 Bidwell Residential Development - Manchester\DWG\2022-0601 Layout.dwg Feb 10, 2023 - 11:34am Plotted By: mlowak

THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF FREEMAN COMPANIES, LLC

# Proposed Drainage & Utilities



## DRAINAGE & UTILITY PLAN LEGEND

	BUILDING
	PROPERTY LINE
	UTILITY EASEMENT LINE
	CATCH BASIN
	SANITARY LATERAL
	WATER LINE
	GAS LINE
	ELECTRIC LINE
	STORM PIPE

## GENERAL NOTES

- THIS PLAN HAS BEEN ISSUED FOR A ZONE CHANGE AND PRELIMINARY SITE DEVELOPMENT PLAN APPROVAL.
- THERE ARE NO SLOPES GREATER THAN 15% AND NO WETLANDS OR WATERCOURSES ARE ON THE PROPERTY.

## DRAINAGE & UTILITY NOTES

- STORMWATER COLLECTION SYSTEM, UNDERGROUND DETENTION SYSTEM, AND TREATMENT SYSTEM ARE PRIVATELY OWNED, AND MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- SANITARY SEWER SYSTEM UPSTREAM OF SANITARY SEWER MANHOLE (SMH-01) IN BIDWELL ST IS PRIVATELY OWNED AND MAINTAINED.
- WATER MAIN ON THE PROPERTY FROM BIDWELL ST TO WILFRED RD WILL BE OWNED AND MAINTAINED BY THE MANCHESTER W&S DEPT AND A 20' WIDE UTILITY EASEMENT WILL BE PROVIDED.

PREPARED FOR:  
TRIVIK BUILDERS  
77 CHAPONS WAY,  
SOUTH WINDSOR, CT 06074  
(860) 208-9902

NO.	DATE	DESCRIPTION	REVISIONS
3	02/10/2023	RESPONSE TO TOWN COMMENTS	
2	02/03/2023	RESPONSE TO TOWN COMMENTS	
1	01/25/2023	RESPONSE TO TOWN COMMENTS	

**FREEMAN COMPANIES, LLC**  
DBE | DAS | MBE | GWSCS CERTIFIED  
CIVIL ENGINEERS | LAND SURVEYORS  
ENVIRONMENTAL SCIENTISTS

FREEMAN COMPANIES, LLC  
36 JOHN STREET  
HARTFORD, CT 06106  
WWW.FREEMANCO.COM  
(860)251-9950  
FAX: (860)986-7141

ELEVATE YOUR EXPECTATIONS

**BIDWELL TOWNHOMES  
#30 BIDWELL STREET,  
MANCHESTER, CONNECTICUT**

DESIGNED: M.K.  
DRAFTED: M.K.  
CHECKED: P.A.R.  
APPROVED: P.A.R.  
SCALE: 1" = 20'  
FC PROJECT NO.: 2022-0601  
DATE: 07/01/2022  
CAD FILE: 2022-0601 Utility.dwg

**TITLE: DRAINAGE & UTILITY PLAN**

SHEET NUMBER:  
**C1.02**

Freeman Companies, LLC - R:\2022\2022-0601-30 Bidwell Residential Development - Manchester\DWG\2022-0601 Utility.dwg Feb 10, 2023 11:41am Plotted By: minkw

THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF FREEMAN COMPANIES, LLC

# Proposed Architectural Drawings for 6-unit Buildings

## PROPOSED TOWNHOUSE PROJECT

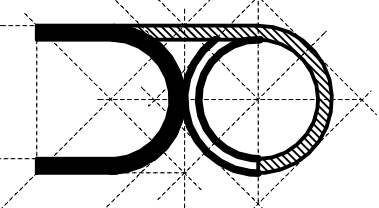
# " BIDWELL COMMONS "

6 UNIT BUILDING

30 BIDWELL STREET  
MANCHESTER, CONNECTICUT 06040

BUILDER / DEVELOPER  
TRIVIK BUILDERS LLC

YOUNG DESIGNS  
UNLIMITED LLC  
RESIDENTIAL DESIGN / SPACE DESIGN  
P.O. BOX 99  
SCOTLAND, CONNECTICUT 06244-0099  
CELL#: (860) 508 3509



NOTE: THE BUILDING CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS PLACEMENT AND LOCATION BEFORE BEGINNING CONSTRUCTION. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL NATIONAL STATE AND LOCAL BUILDING CODES.  
NOTE: THE BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE BUILDING OF THE BUILDING. THE BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE PLANS AND SHALL BE THE SOLE RESPONSIBILITY OF THE BUILDING CONTRACTOR.

DRAWING INDEX	
COVER SHEET / BUILDING DATA	CI
FRONT & REAR ELEVATIONS	A1
OPTIONAL FRONT ELEVATION & RIGHT - LEFT ELEVATIONS	A2
FOUNDATION PLAN	A3
FIRST FLOOR PLAN	A4
SECOND FLOOR PLAN	A5
DETAILED FOUNDATION - FIRST - SECOND FLOOR	A6
ROOF PLAN	A7
CROSS SECTIONS & GENERAL NOTES	A8
DETAILS - SCHEDULES	A9

BUILDING DATA	
AREA	AREA OF CONSTRUCTION
FIRST FLOOR - EACH UNIT	504 SQ.FT.
SECOND FLOOR - EACH UNIT	583 SQ.FT.
TOTAL SQUARE FOOTAGE	1087 SQ.FT.
6-UNIT TOTAL SQUARE FOOTAGE	6522 SQ.FT.
7-UNIT TOTAL SQUARE FOOTAGE	7609 SQ.FT.
CONSTRUCTION CLASS	R2
USE GROUP	A2
ZONE	PRD

COVER SHEET & DATA INFO.

DATE: SEPT 21, 2022  
SCALE: AS NOTED  
DRAWN BY: B. YOUNG  
DATA REF. 8121  
REVISIONS:      DATE:

### LIST OF ABBREVIATIONS

±	AND	LB.	POUNDS
•	AT	PSF	POUNDS PER SQUARE FOOT
APPROX.	APPROXIMATE (LY)	PSI	POUNDS PER SQUARE INCH
FT.	FOOT/FEET	P.T.	PRESSURE TREATED
F.F.L.	FINISHED FLOOR LEVEL	REBAR	REINFORCED STEEL
H	HEIGHT	REQ'D	REQUIRED
IN.	INCHES	SQ.FT.	SQUARE FOOT/FEET
LVL	LAMINATED-VENEER LUMBER	T & G	TONGUE AND GROOVE
MAX.	MAXIMUM	TYP.	TYPICAL
MIN.	MINIMUM	W	WIDTH
#	NUMBER	W/	WITH
O.C.	ON CENTER	W.W.M.	WELDED WIRE MESH

### DESIGN LOADS

FIRST FLOOR	ATTIC
LIVE LOAD 40#/SF	LIVE LOAD 20#/SF
DEAD LOAD 10#/SF	DEAD LOAD 10#/SF
	ROOF
	LIVE LOAD 35#/SF
	DEAD LOAD 10#/SF

### BUILDING CODE DATA

- 2018 STATE BUILDING CODE
- 2015 INTERNATIONAL RESIDENTIAL BUILDING CODE
- 2009 ICC/ANSI A117-1
- 2015 INTERNATIONAL MECHANICAL CODE
- INTERNATIONAL ENERGY CONSERVATION CODE/2015
- 2015 NATIONAL PLUMBING CODE
- 2017 NATIONAL ELECTRICAL CODE
- 2001 WFCM FOR 110 MPH. WIND DESIGN

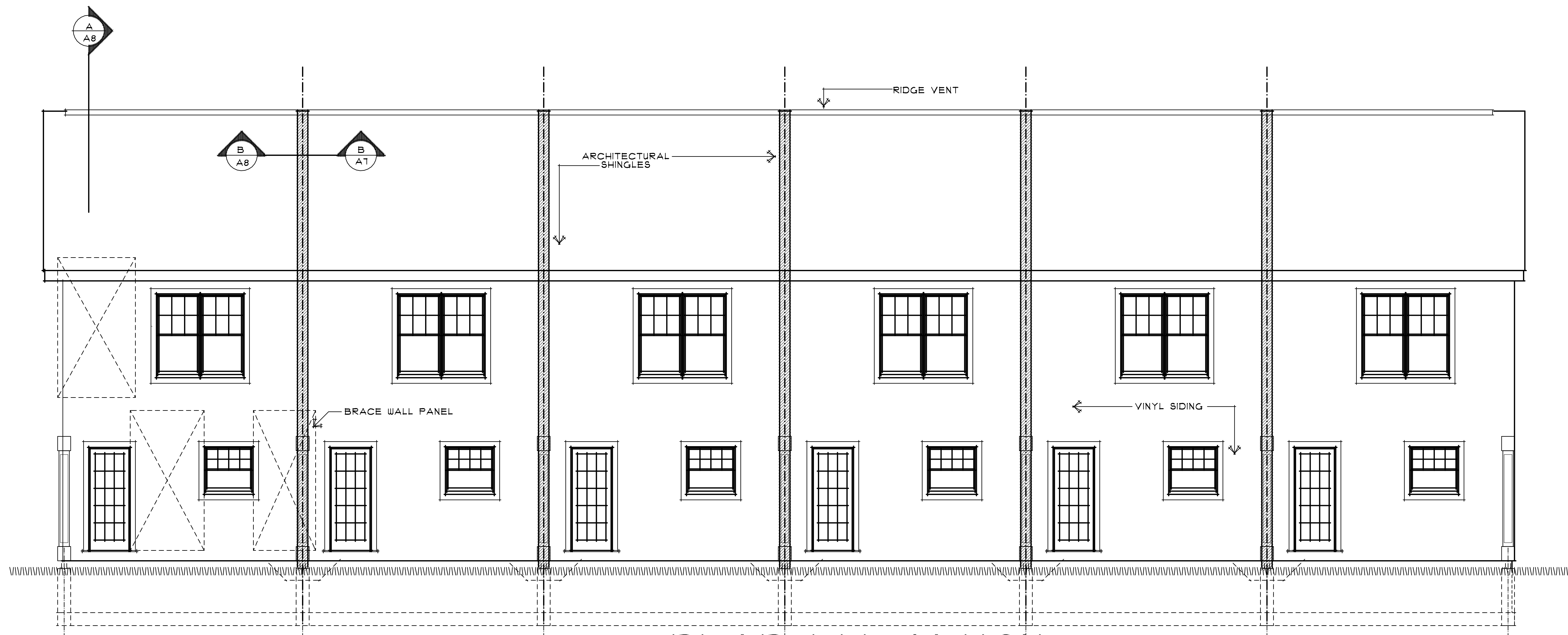
TABLE R301.2(1)  
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WIND DESIGN TEMP	ICE BARRIERS UNDERLATHING REQUIRED	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP	CLIMATE ZONE
	SPEED (MPH)	TERRESTRIAL		WEATHERING	FREEZING DEPTH	TERRITORY						
30 psf	125		B	SEVERE	42' DEPTH	MODERATE TO HEAVY	1 DEG F	YES	TBD LOCALLY	1500 OR LESS	50 DEG F	5A

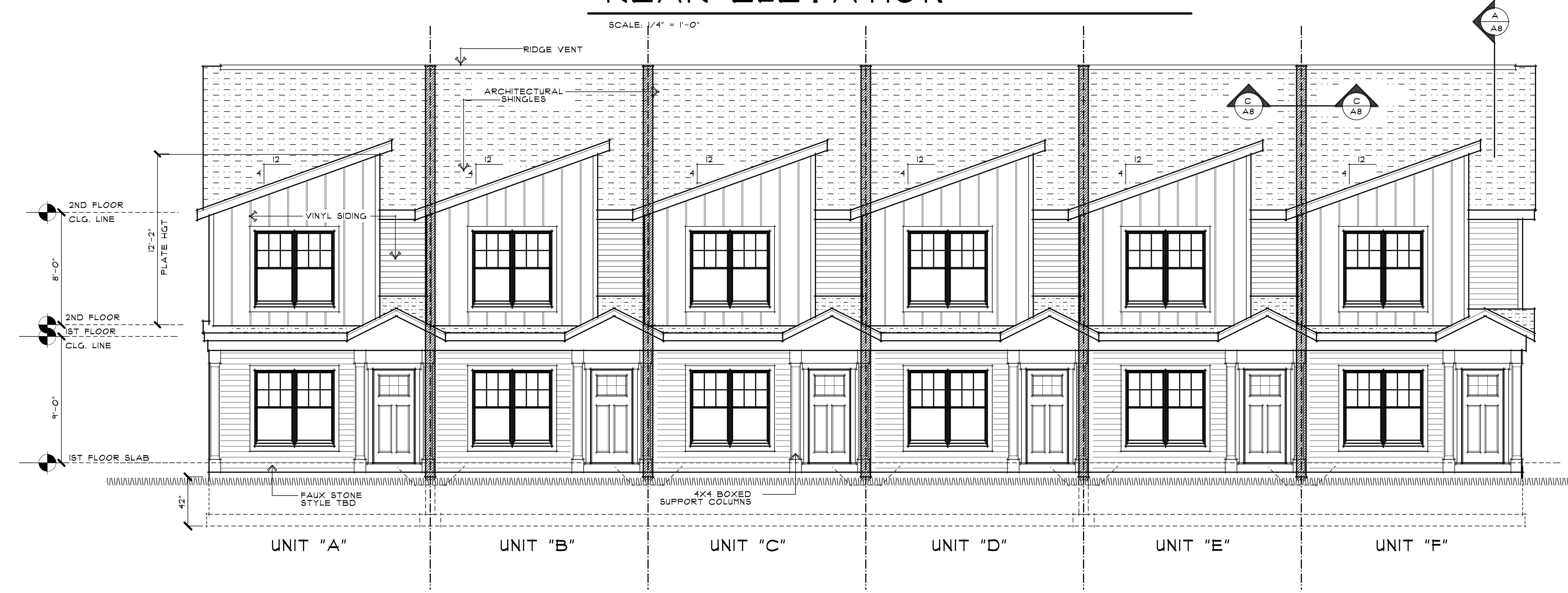
Proposed Townhouses  
at  
30 Bidwell Street  
Manchester, CT

FIRST FLOOR 504 SQ.FT.  
SECOND FLOOR 583 SQ.FT.  
TOTAL EACH UNIT 1087 SQ.FT.

SHEET NO.  
**CI**



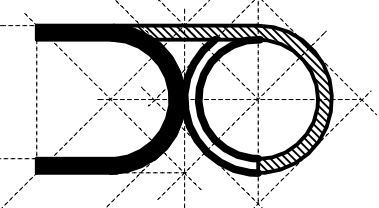
REAR ELEVATION



FRONT ELEVATIONS

SCALE: 1/4" = 1'-0"

YOUNG DESIGNS  
UNLIMITED LLC  
RESIDENTIAL DESIGN / SPACE DESIGN  
P.O. BOX 99  
SCOTLAND, CONNECTICUT 06244-0099  
CELL#: (860) 508 3509



NOTE: THE BUILDING CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND MATERIALS AGAINST THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS BEFORE BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES.  
NOTE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE BUILDING OF ALL PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE PLANS AND SHALL BE THE SOLE RESPONSIBILITY OF THE BUILDING CONTRACTOR.

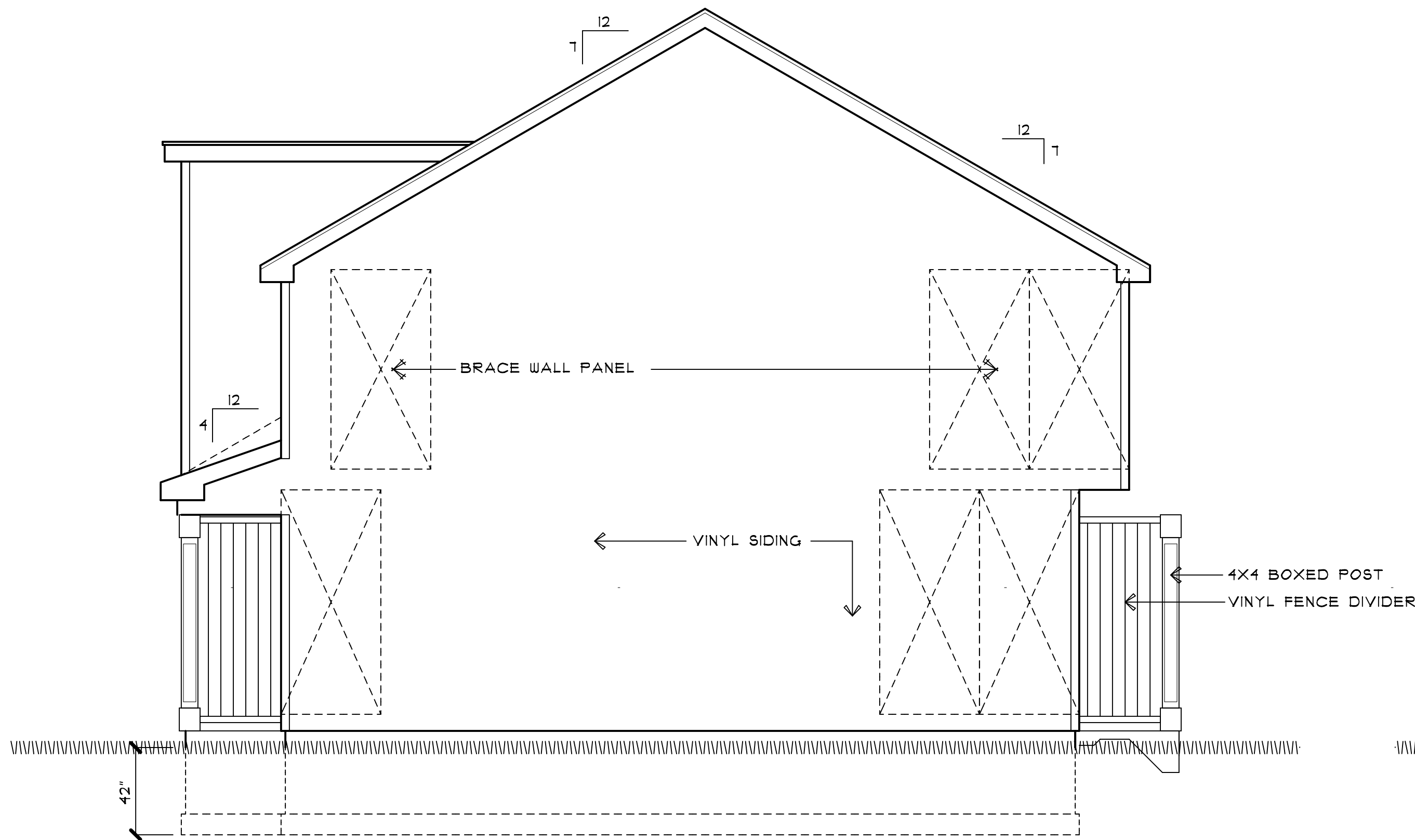
FRONT & REAR ELEVATIONS

DATE: SEPT 21, 2022  
SCALE: AS NOTED  
DRAWN BY: B. YOUNG  
DATA REF: 8121  
REVISIONS: DATE:

Proposed Townhouses  
at  
30 Bidwell Street  
Manchester, CT

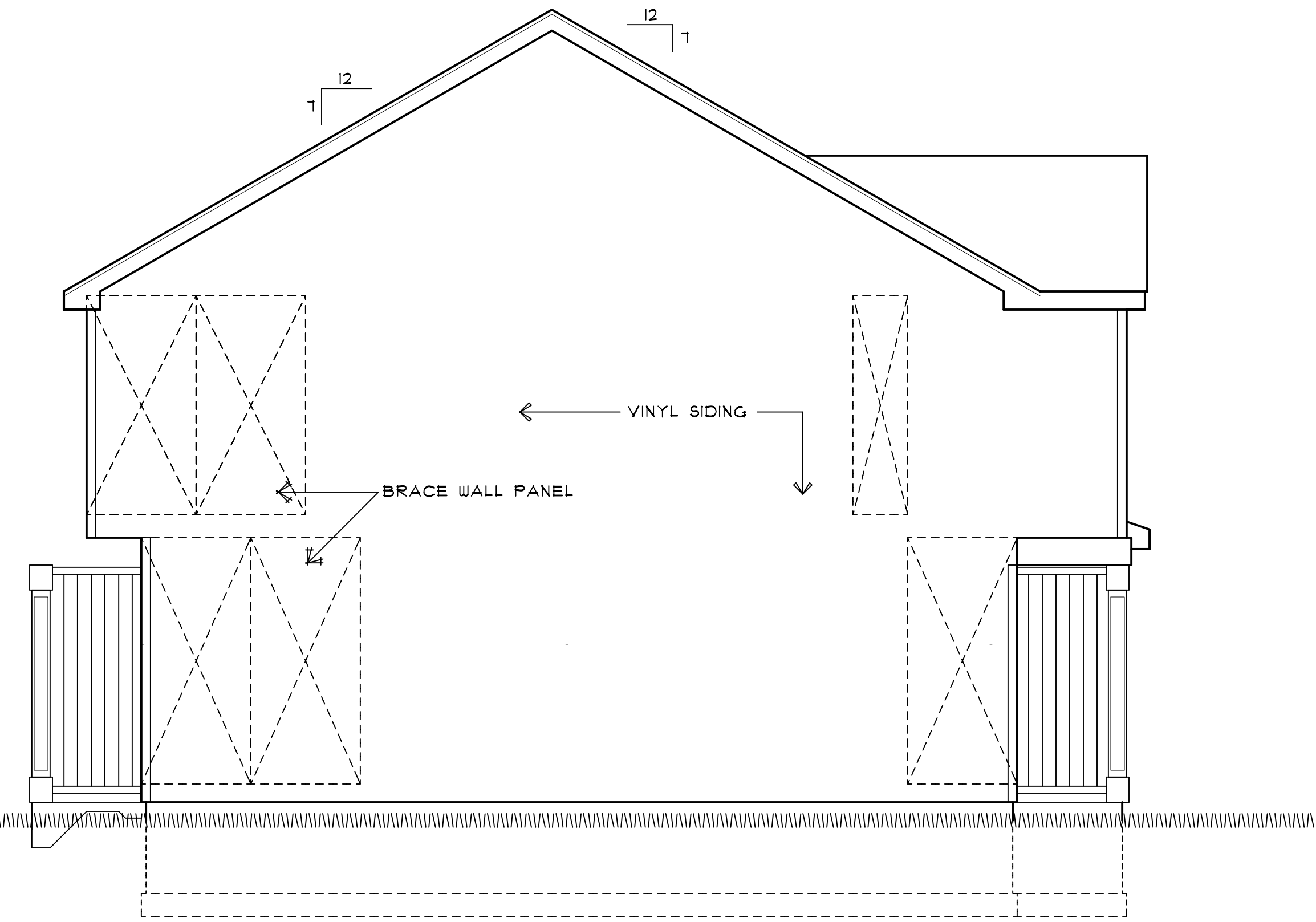
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SECOND FLOOR 583 SQ.FT.  
TOTAL EACH UNIT 1087 SQ.FT.

SHEET NO.  
AI



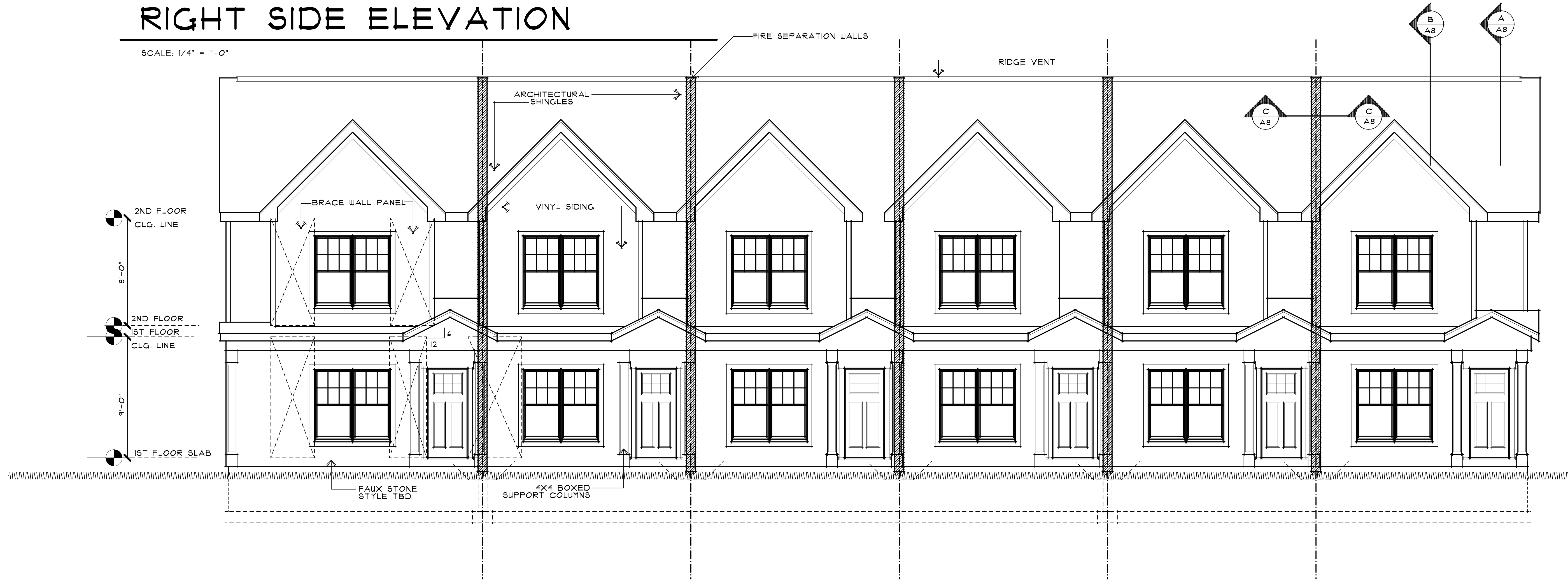
**RIGHT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"



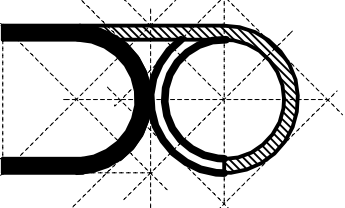
**LEFT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"



**OPTIONAL FRONT ELEVATION**

SCALE: 1/8" = 1'-0"



NOTE: THE BUILDING CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND MATERIALS AGAINST THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS BEFORE BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES.  
NOTE: ALL WORK IS TO BE COMPLETED BY THE BUILDING CONTRACTOR. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND THE CONTRACTOR'S RESPONSIBILITY IS TO CONSTRUCT THE BUILDING ACCORDING TO THE CONTRACT DOCUMENTS.

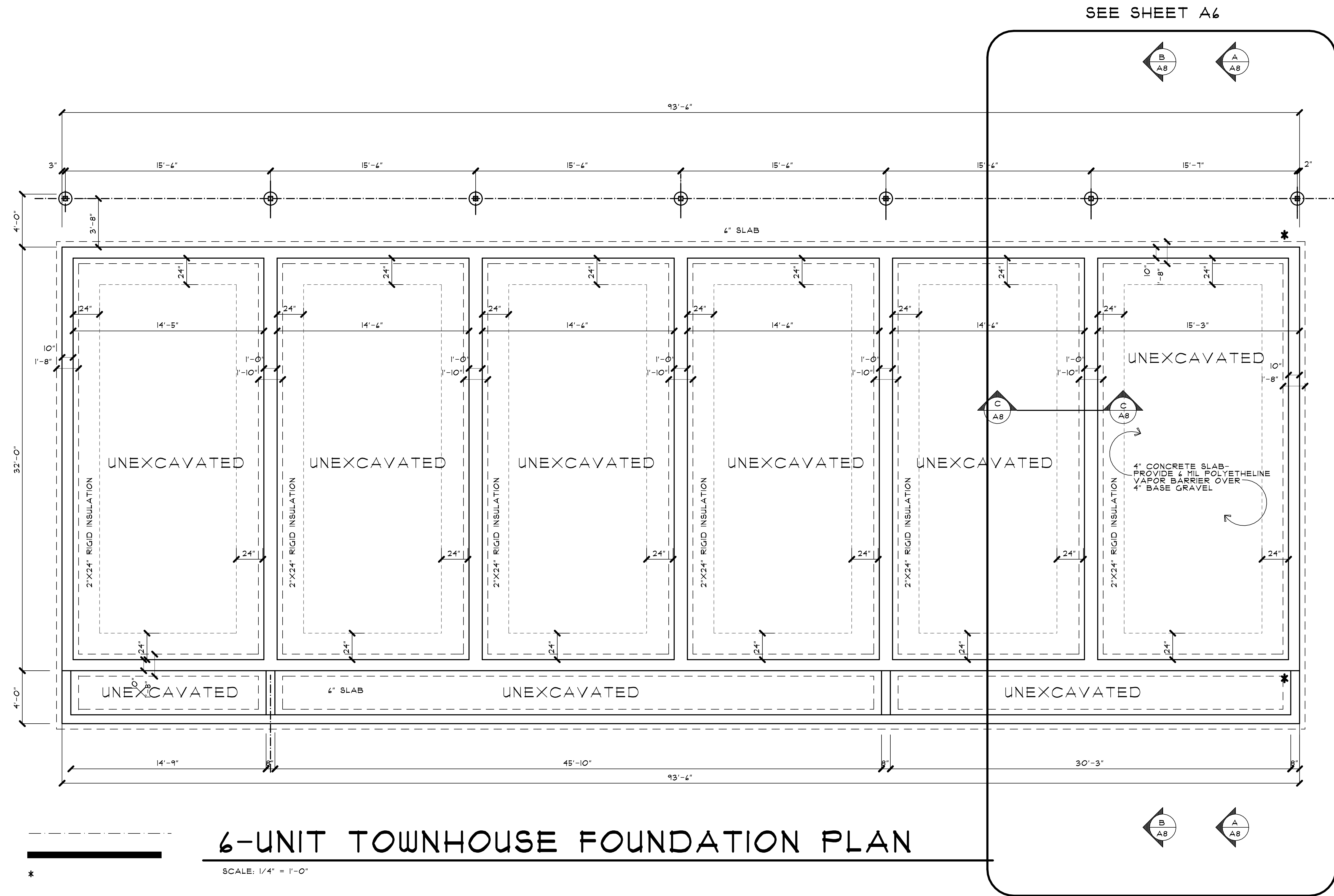
RIGHT & LEFT ELEVATIONS

DATE: SEPT 21, 2022  
SCALE: AS NOTED  
DRAWN BY: B. YOUNG  
DATA REF: 8121  
REVISIONS: DATE:

Proposed Townhouses  
at  
30 Bidwell Street  
Manchester, CT

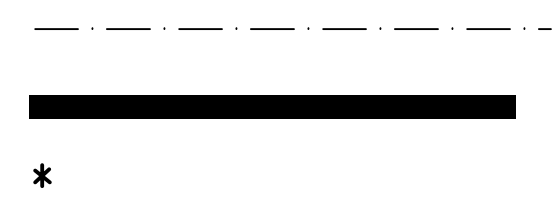
FIRST FLOOR 504 SQ.FT.  
SECOND FLOOR 583 SQ.FT.  
TOTAL EACH UNIT 1087 SQ.FT.

SHEET NO.  
**A2**



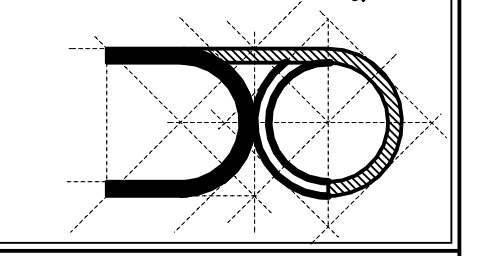
SEE SHEET A6

Brace Wall Line  
 Brace Wall Panel  
 800lb Tie-down



# 6-UNIT TOWNHOUSE FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



NOTE: THE BUILDING CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS PLACEMENT AND SPACING BEFORE BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES.  
 NOTE: THE BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND SPACING BEFORE BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES.

## FOUNDATION PLAN

DATE: SEPT 21, 2022  
 SCALE: AS NOTED  
 DRAWN BY: B. YOUNG  
 DATA REF: 8121  
 REVISIONS:      DATE:

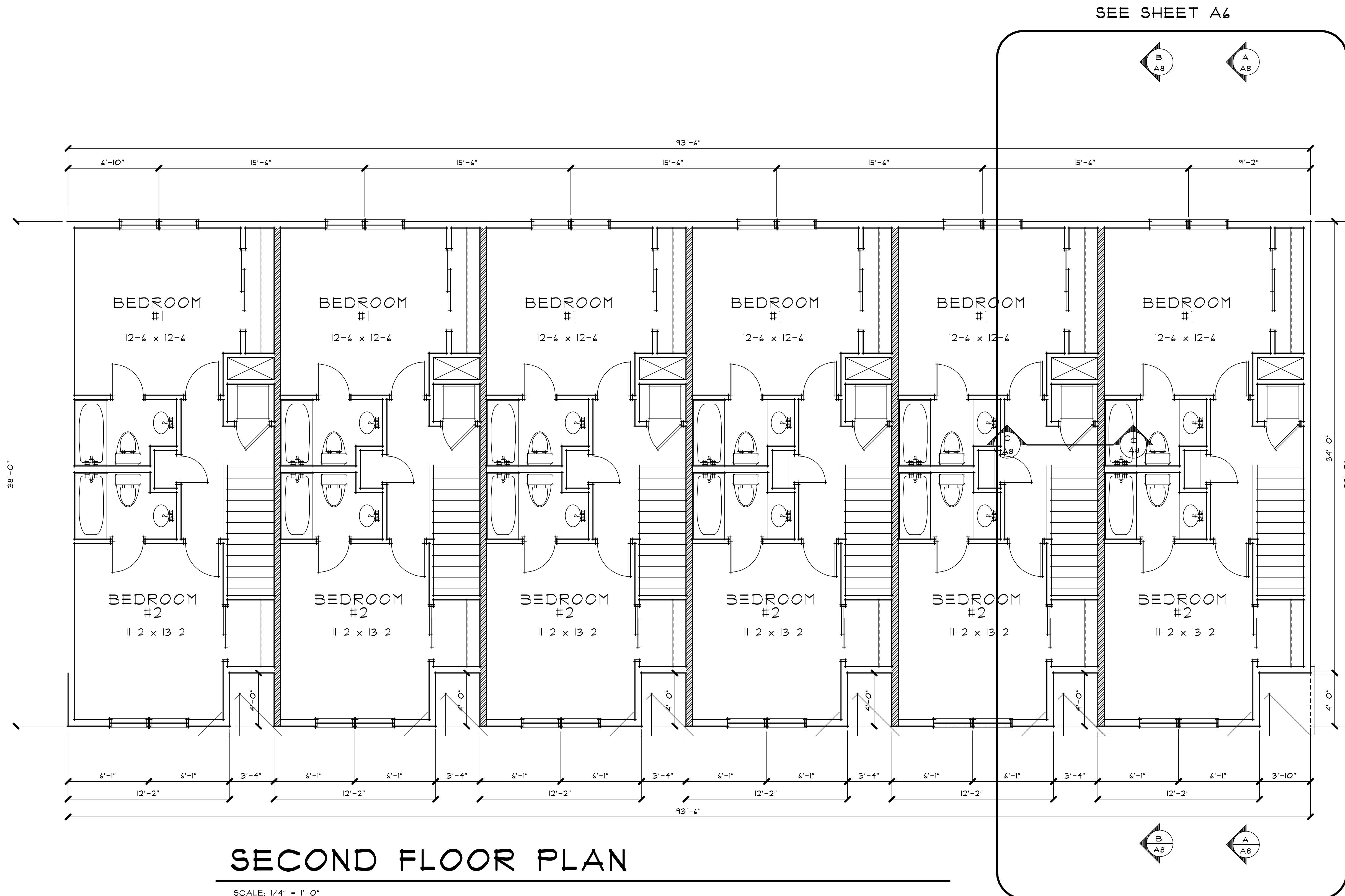
Proposed Townhouses  
 at  
 30 Bidwell Street  
 Manchester, CT

FIRST FLOOR	504 SQ.FT.
SECOND FLOOR	583 SQ.FT.
TOTAL EACH UNIT	1087 SQ.FT.

SHEET NO.  
**A3**



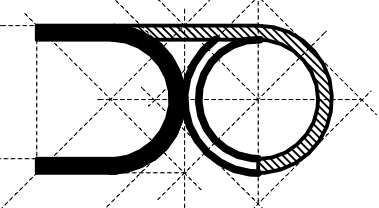




# SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

SEE SHEET A6



NOTE: THE BUILDING CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS, PLACEMENT, AND SPACING BEFORE BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES.

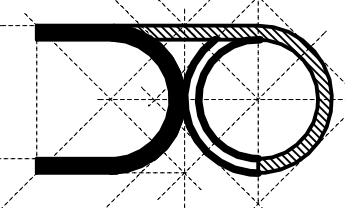
## SECOND FLOOR PLAN

DATE: SEPT 21, 2022  
 SCALE: AS NOTED  
 DRAWN BY: *B. YOUNG*  
 DATA REF: 8121  
 REVISIONS: \_\_\_\_\_ DATE: \_\_\_\_\_

*Proposed Townhouses*  
*at*  
*30 Bidwell Street*  
*Manchester, CT*

FIRST FLOOR	504 SQ.FT.
SECOND FLOOR	583 SQ.FT.
TOTAL EACH UNIT	1087 SQ.FT.

SHEET NO.  
**A5**



NOTE: THE BUILDING CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO BEGINNING CONSTRUCTION. ALL DIMENSIONS AND CONDITIONS ARE BASED ON THE INFORMATION PROVIDED TO THE DESIGNER AND ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO BEGINNING CONSTRUCTION. THE BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO BEGINNING CONSTRUCTION.

FLOOR PLAN 1  
SECOND FLOOR PLAN

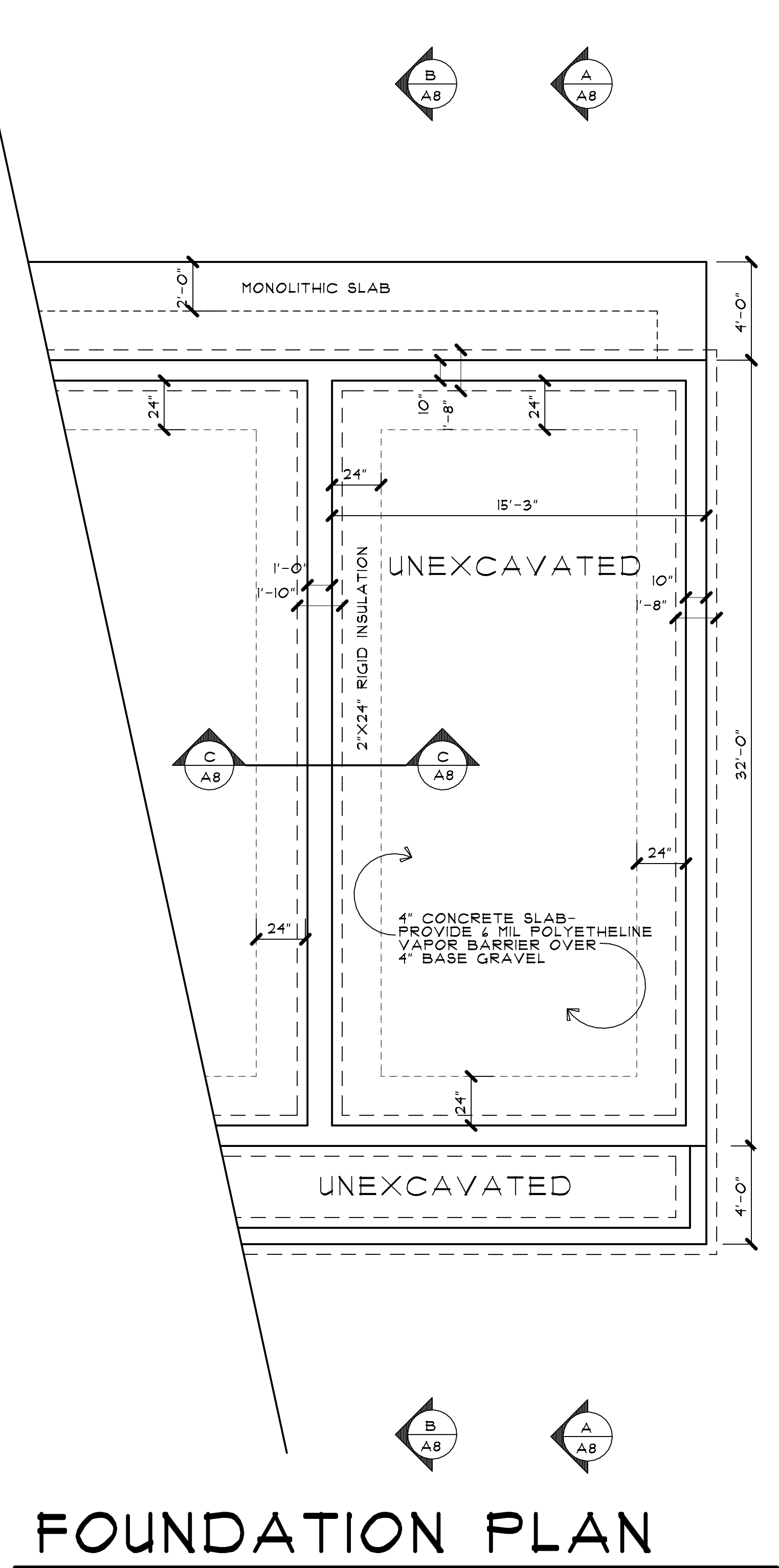
DATE: SEPT 21, 2022  
SCALE: AS NOTED  
DRAWN BY: B. YOUNG  
DATA REF. 8121  
REVISIONS: DATE:

Proposed Townhouses  
at  
30 Bidwell Street  
Manchester, CT

FIRST FLOOR 504 SQ.FT.  
SECOND FLOOR 583 SQ.FT.  
TOTAL EACH UNIT 1087 SQ.FT.

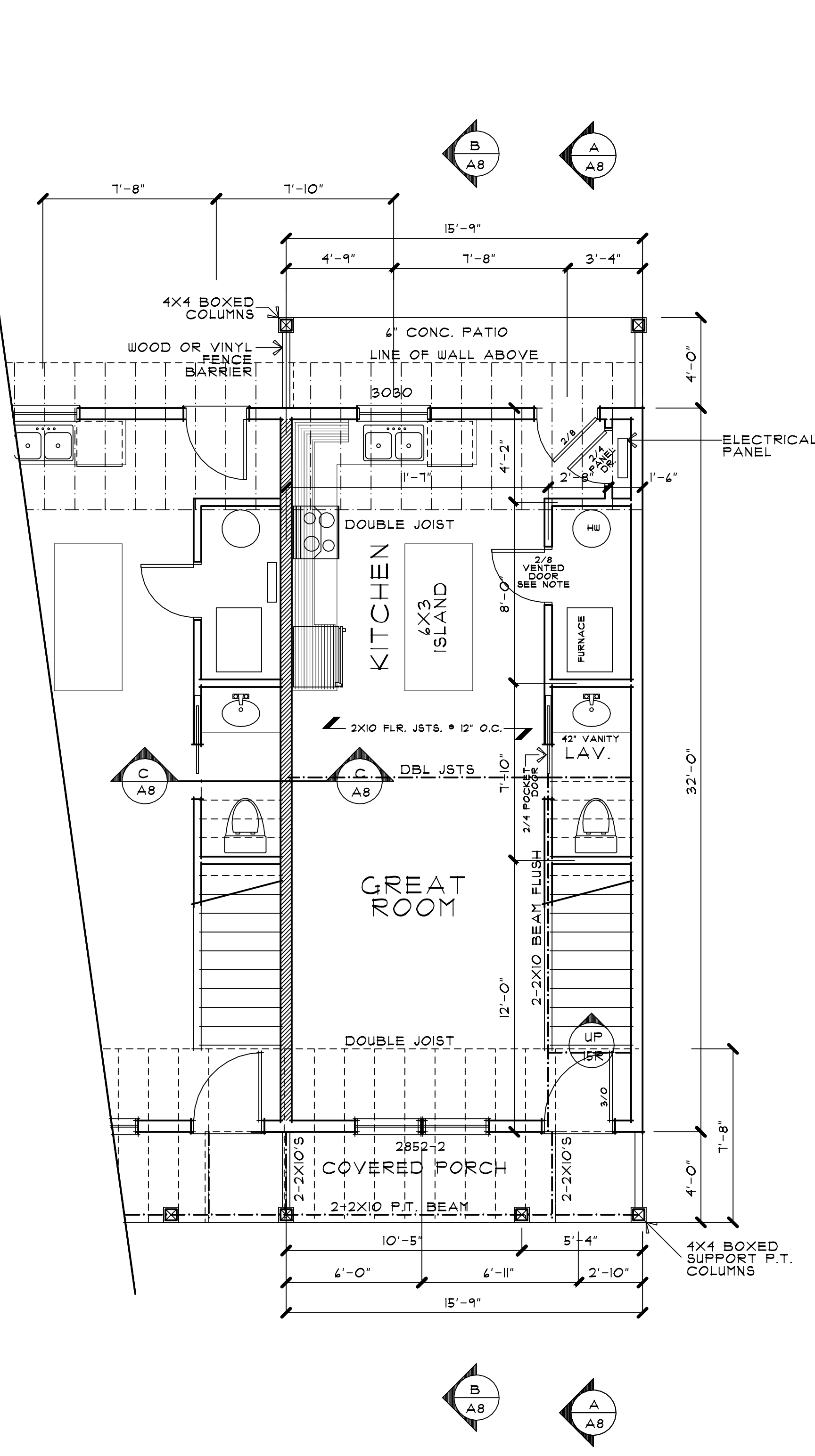
SHEET NO.

A6



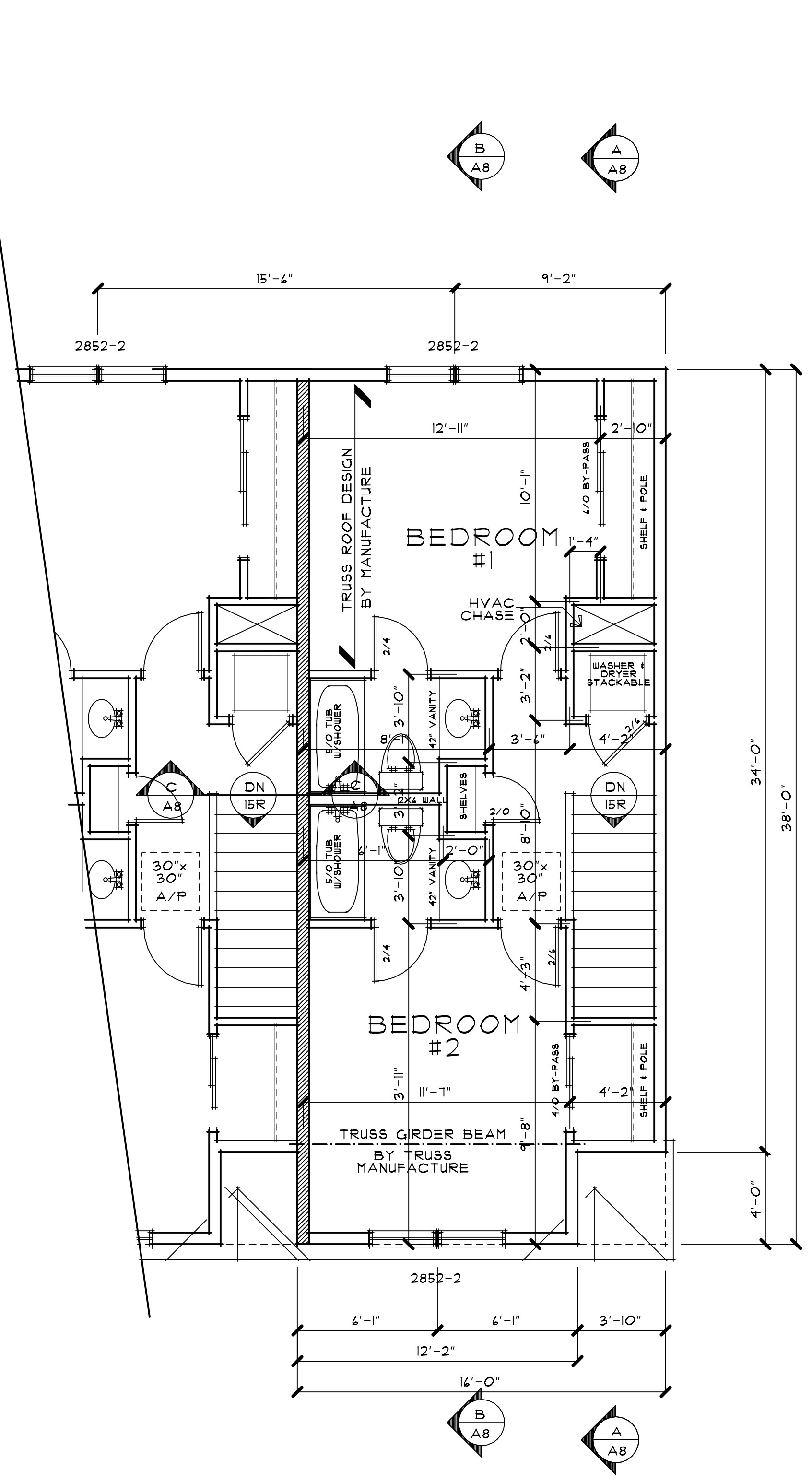
FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



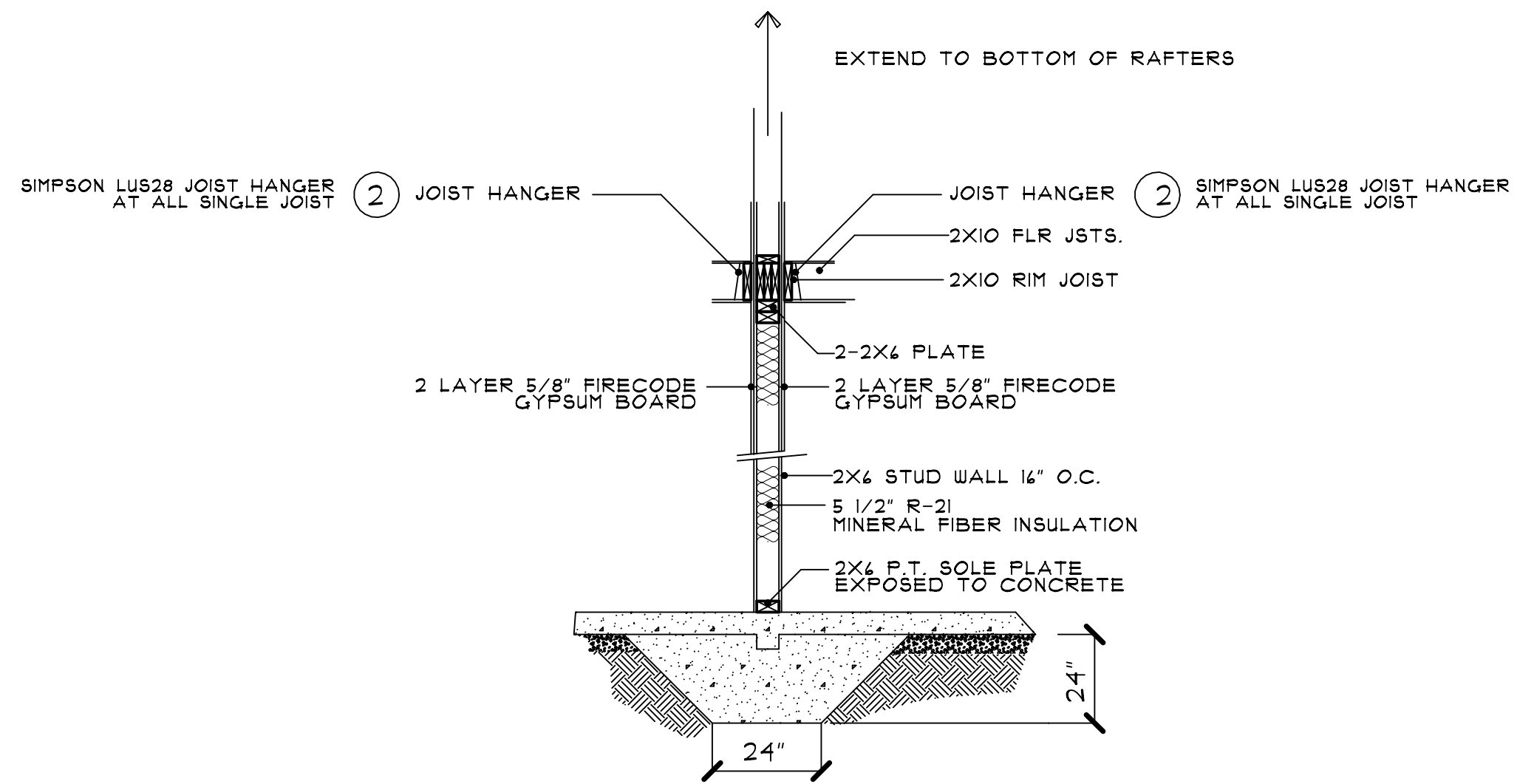
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

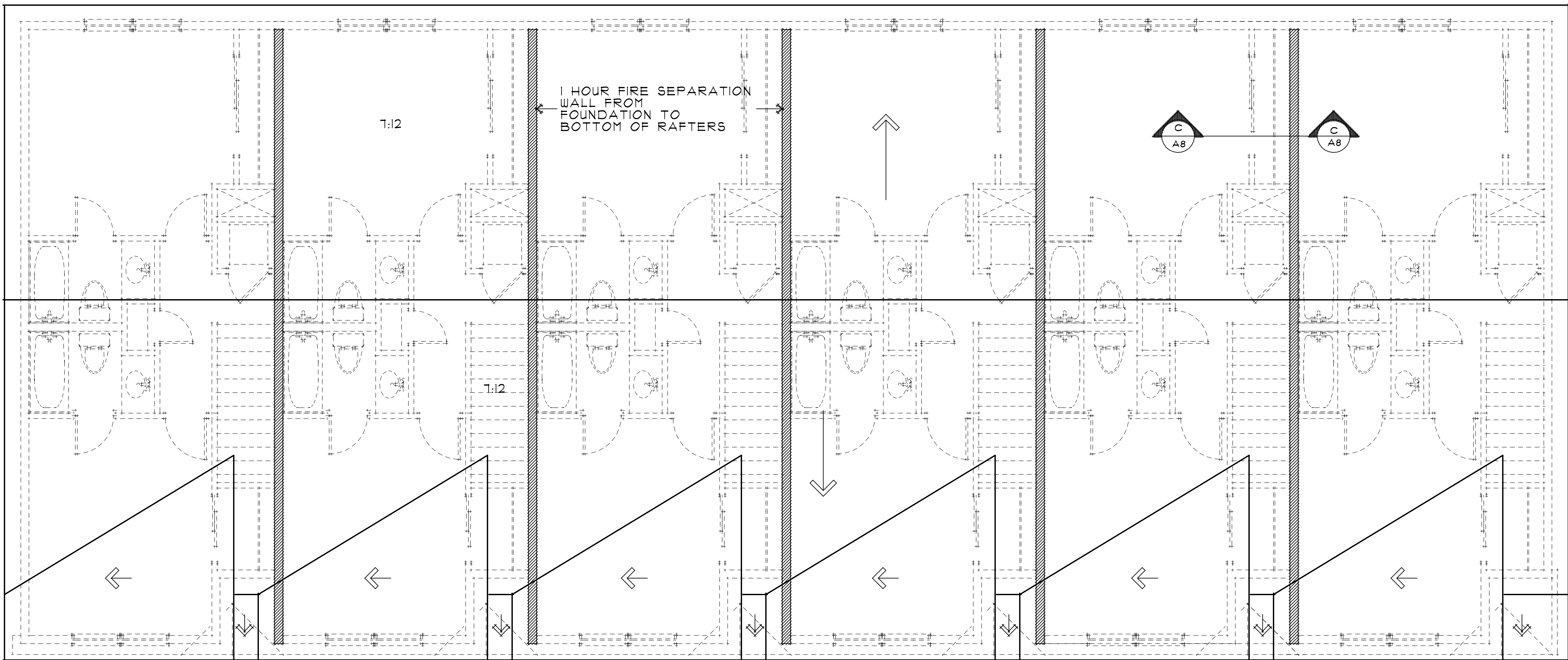
DESIGN No. U305  
Fire-Resistance Ratings - ANSI/UL 263

BASE LAYER 5/8" TYPE "X" GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO FLOOR JOIST 16" O.C. WITH 1 7/8" TYPE W OR S DRYWALL SCREW 12" O.C.

FACE LAYER 5/8" TYPE "X" GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIES RIGHT ANGLES TO JOISTS WITH 1 7/8" TYPE G DRYWALL SCREWS 12" O.C. AT JOISTS AND INTERMEDIATE JOINTS AND 1 1/2" TYPE G DRYWALL SCREWS 12" O.C PLACED ON EITHER SIDE OF END JOINTS. JOINTS OFFSET 24" FROM BASE.

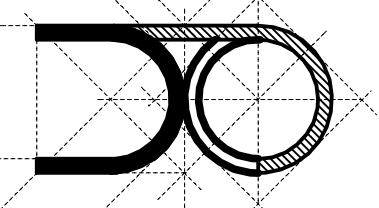
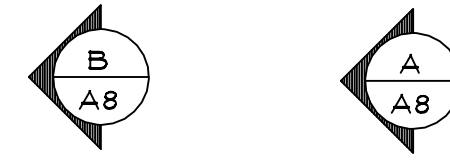


**C CROSS SECTION**  
 SCALE: 1/4" = 1'-0"



**ROOF PLAN**

SCALE: 1/4" = 1'-0"



NOTE: THE BUILDING CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND LOCATIONS AGAINST THE FIELD BEFORE BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES.  
 NOTE: ALL CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE BUILDING CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES.

ROOF PLAN  
 DETAIL

DATE: SEPT 21, 2022  
 SCALE: AS NOTED  
 DRAWN BY: B. YOUNG  
 DATA REF: 8121  
 REVISIONS: \_\_\_\_\_ DATE: \_\_\_\_\_

Proposed Townhouses  
 at  
 30 Bidwell Street  
 Manchester, CT

FIRST FLOOR	504 SQ.FT.
SECOND FLOOR	583 SQ.FT.
TOTAL EACH UNIT	1087 SQ.FT.

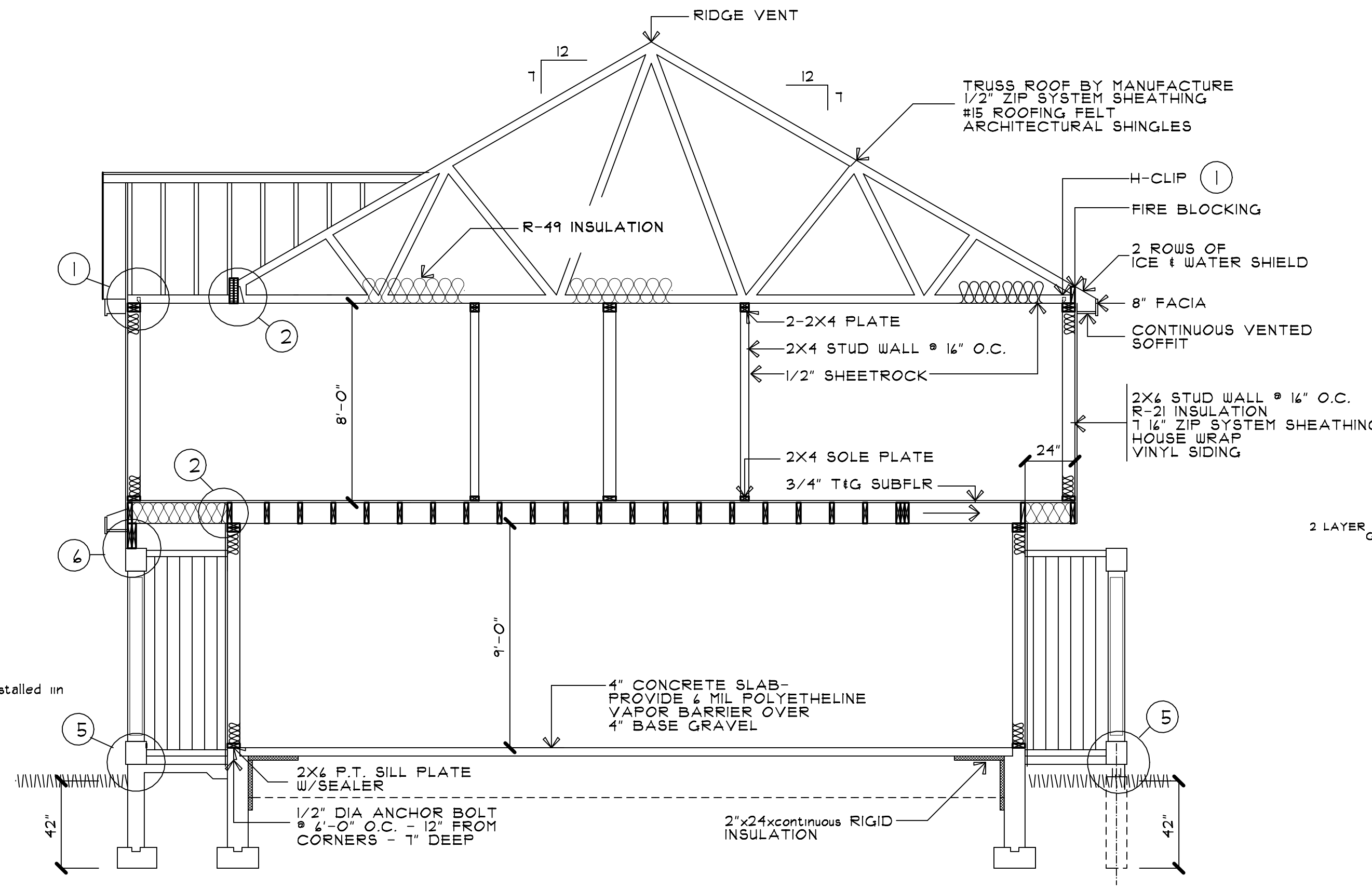
SHEET NO.

**A1**

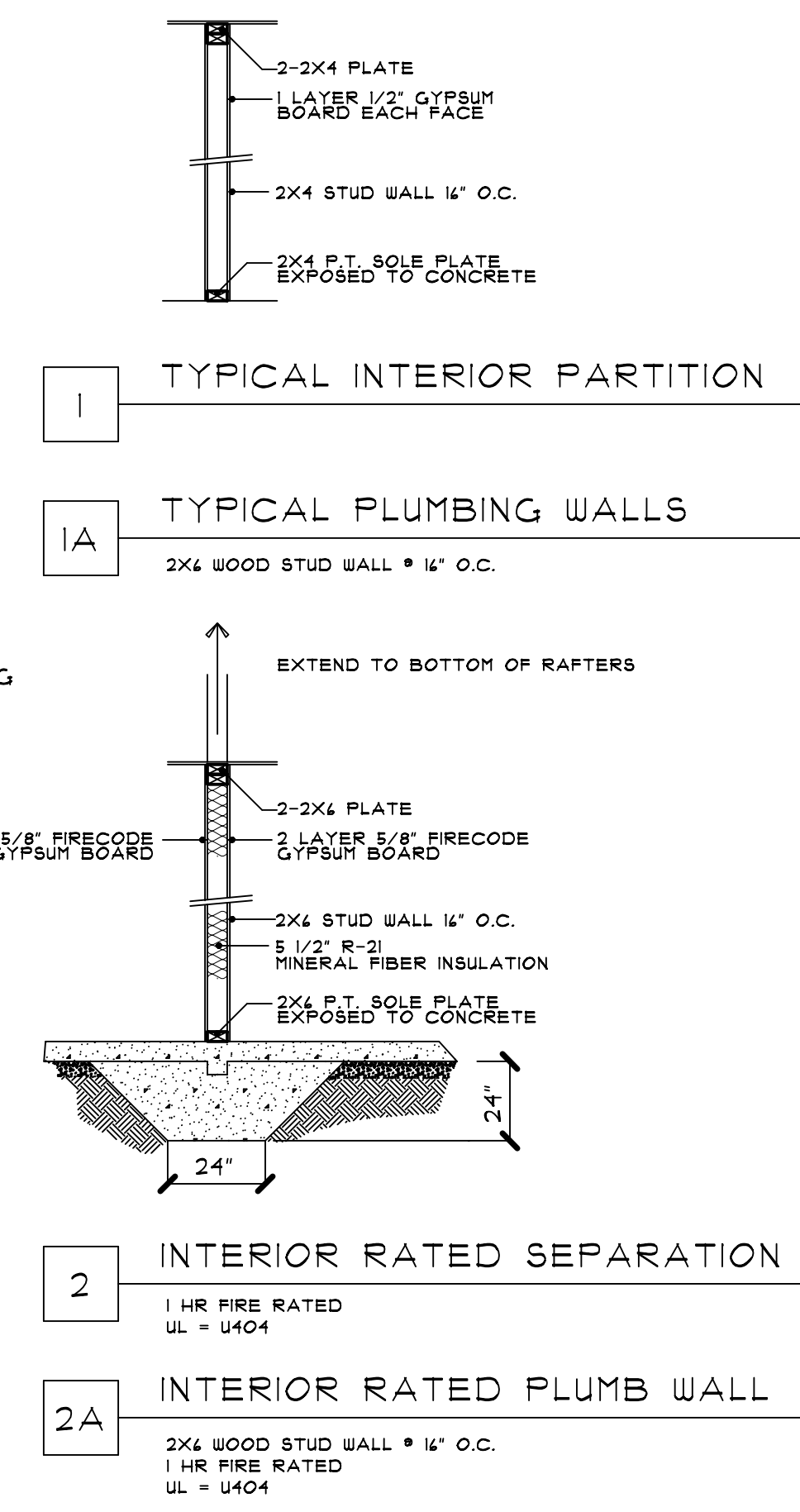
# Governing Building Codes

All construction shall comply with the: 2015 International Residential Code

- All products listed by ICC/N.E.R. number(s) shall be installed per the report and manufacturer's written instructions. Product substitution(s) for product(s) listed shall also have an ICC approved evaluation report(s) or be approved.
- Exterior wall bottom sill plate, shall be pressure treated or equal, and shall bear/extend minimum 4 inches above finished grade.
- Miscellaneous site structures, pools, spas, fences, site walls, retaining walls, and gas storage tanks require separate permits.
- All exits to be operable from the inside without the use of a key or special knowledge.
- Doors leading into house from garage shall be self-closing.
- Exterior wall penetrations by pipes, ducts or conduits shall be caulked.
- Provide roof attic ventilation per (R804.1)
- Lumber shall bear an approval grading stamp. (R502.1)
- Fire blocking shall comply with (R402.8) and be maximum 10ft. O.C. horizontal or vertical.
- Floor-ceiling assemblies with a concealed space in excess of 1000 square feet shall have draft stops installed that divide the concealed space into approximately equal areas. Draft-stopping material shall comply with (R502.12)
- Walls and soffits of enclosed usable space under interior stairways shall be protected on the enclosed side by minimum 1/2" gypsum board. (R311.2.2)
- Gypsum board applied to a ceiling shall be 1/2" when framing members are 16" o.c. or 5/8" when framing members are 24" o.c. or use labeled sag-resistant gypsum ceiling board. Table R102.3.5 (d).
- Shower area walls shall be finished with smooth, hard non-absorbent surface, such as ceramic tile, to a height of not less than 12 inches above the drain inlet. When gypsum wallboard is used as a base for tile or wall panels, water-resistant gypsum wallboard shall be used. Water-resistant gypsum shall not be used over a vapor retarder, in areas of high humidity or on ceilings where the frame spacings exceeds 12 inches on center for 1/2" gypsum, and 16" on center for 5/8" gypsum. (R102.4.2)
- Showers and tub-shower combinations shall be provided with control valves of the pressure balance or thermostatic mixing valve type.
- R314.1 Smoke Detection and notifications. All smoke detectors shall be listed and labeled in accordance with UL 217 and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 12
- R315.1 Carbon monoxide alarms. For new construction, an approved carbon monoxide alarm shall be installed outside of each separated sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.
- Section 402.1 Insulation and fenestration criteria. The building thermal envelope shall meet the requirements of Table 402.1(i) based on the climate zone specified in Chapter 3.
- 2012 IECC Section 402.4.2.1. Blower Door Testing.
- Section R403.2.3 Building Cavities - Mandatory. Framing cavities cannot be used as ducts or plenums.
- Domestic dishwashing machines connected to a disposer shall have the discharge installed as high as possible, not lower than 2" above the flood rim of the sink.
- Register, diffusers and grilles shall be mechanically fastened to rigid supports or structural members on at least two opposite sides in addition to being connected to the ductwork they serve.
- The clothes dryer shall be provided with a 4-inch diameter exhaust to the exterior and shall not exceed a total length of 25 feet, unless an engineered duct system is provided. Provide IC-rated recessed light fixtures installed in insulated ceilings.
- Fixtures located in damp or wet locations shall be "listed" to be suitable for such location.
- Provide GFCI protection for receptacles at within 4ft. of all lavatories, sinks and basins.
- Provide GFCI protected receptacles at all exterior, bathroom and garage locations.
- Provide a wall mounted GFCI protected receptacle outlet within 36" of a bathroom or powder room lavatory.
- All circuits supplying receptacle outlets in all 15 and 20amp branch circuits shall be AFCI protected.
- Receptacle outlets shall be installed so that no point along the floor line in a wall space is more than 4ft., measured horizontally, from an outlets in that space, including any wall space 2 feet or more in width.
- Bathroom receptacle outlets shall be supplied by at least one 20-ampere branch circuit. Such circuits shall have no other outlets.
- Provide a separate 20-ampere branch circuit to the laundry.
- Provide a minimum of two 20-amp small appliance branch circuits for kitchen/dining/breakfast.
- The two or more 20-ampere small appliance branch circuits shall have no other outlets, except the receptacle installed solely for electric supply to an electrical clock on the kitchen/ding/breakfast areas or receptacle for supplemental equipment and lighting for gas-fired ranges, ovens or counter-mounted units.
- Receptacle outlets for ranges and clothes dryers shall be a 3-pole with a ground type. Four-wire, grounded-type flexible cords will be required for connection of ranges and clothes dryers. The bonding jumper shall not be connected between the neutral terminal and the frame of the appliance.
- Provide a concrete encased grounding electrode of not less than 20 feet of #4 bare copper (200 ampere service).
- Provide bonding to the water piping, gas and metal building systems. (minimum #4 for 200-amp service).
- All metal piping systems, metal parts of electrical equipment, and pump motors associated with the hydro massage tub shall be bonded together using a copper bonding jumper, insulated, covered, or bare, not smaller than No.8 solid. Metal parts of listed equipment incorporating an approved system of double insulation and proving a means for grounding internal, non-accessible, non-current-carrying metal parts shall not be bonded.
- ALL EXPOSED LUMBER TO BE PRESSURE TREATED GRADED SPECIES.
- ALL BUILDING LUMBER TO BE DOUGLAS FIR LARCH NO. 2 OR BETTER
- ROOF POSTS TO BE PLACED AS NECESSARY TO SUPPORT LENGTHY MEMBERS.
- Headers: all exterior openings to be 2-2x10's unless otherwise noted.  
Interior headers to be 2-2x8's unless otherwise noted
- IRC N102.4.1.2 (R303.4) Mechanical Ventilation. The building shall be provided with ventilation that meets the requirements of IRC section N1501.
- All cantilevers need to be blocked.
- Ice barrier is required to extend from the lowest edges of all roof surfaces to a point of least 24" inside the exterior wall line of the building per IRC R05.2.1 measured horizontally.
- Radon mitigation prep is required. Section AF104
- Per R311.7.8, continuous handrail is required on at least one side of the basement, first floor and second floor also P.T. Wood deck stairs.
- R302.3 Two-family dwelling. Dwelling units in two-family dwellings shall be separated from each other by wall or floor-ceiling assemblies having not less than 1-hour fire-resistance rating where tested in accordance with ASTM E119 or UL263. Fire-resistance-rated floor-ceiling and wall assemblies shall extend to and be tight against the exterior wall and wall assemblies shall extend from the foundation to underside of the roof sheathing.
- Comply with R302.4 of the 2014 Connecticut State Building Code.
- Building must comply with Table 302.1
- Membrane Penetrations per Section R302.4.2 shall comply.



**B** CROSS SECTION  
SCALE: 1/4" = 1'-0"



**A** CROSS SECTION  
SCALE: 1/4" = 1'-0"

METAL TIE DOWN SCHEDULE	
1	SIMPSON H25A HURRICANE TIE AT EACH RAFTER UNLESS OTHERWISE NOTED
2	SIMPSON LUS28 JOIST HANGER AT ALL SINGLE JOIST
3	SIMPSON LUS28-2 JOIST HANGER TYPICAL AT ALL DOUBLE JOIST
4	SIMPSON A35 CLIP AT EACH RAFTER
5	SIMPSON ABU4 POST BASE AT POST
6	SIMPSON AC4 POST CAP TYP AT POST
7	SIMPSON ACE4(MIN) CORNER POST CAP
8	SIMPSON HDU4-SDS2.5 HOLD-DOWNS

**YOUNG DESIGNS UNLIMITED LLC**  
RESIDENTIAL DESIGN / SPACE DESIGN  
P.O. BOX 99  
SCOTLAND, CONNECTICUT 06244-0099  
CELL#: (860) 508 3509

**CROSS SECTIONS & GENERAL NOTES**

DATE: SEPT 21, 2022  
SCALE: AS NOTED  
DRAWN BY: B. YOUNG  
DATA REF: 8121  
REVISIONS: \_\_\_\_\_ DATE: \_\_\_\_\_

Proposed Townhouses at 30 Bidwell Street Manchester, CT

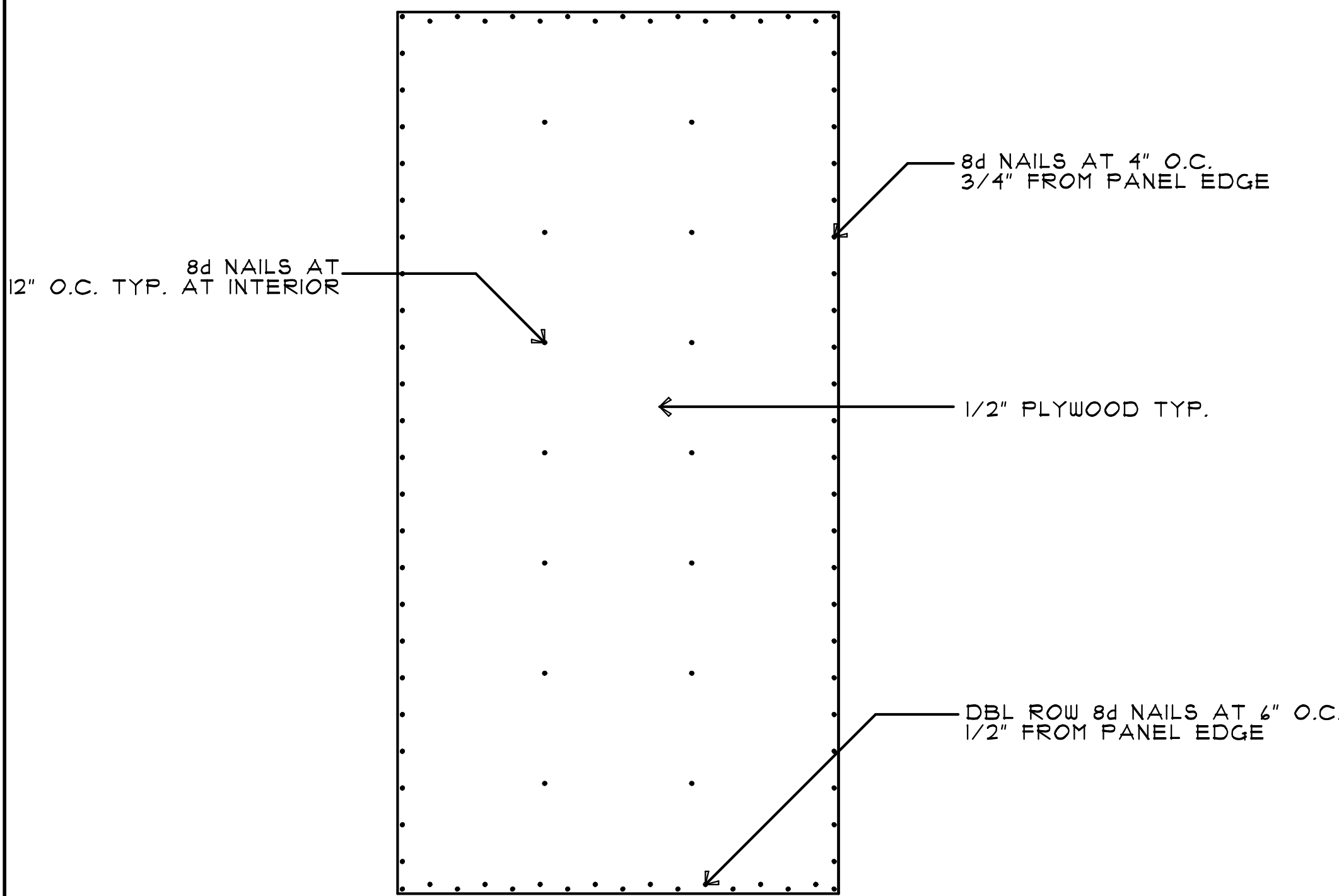
FIRST FLOOR	504 SQ.FT.
SECOND FLOOR	583 SQ.FT.
TOTAL EACH UNIT	1087 SQ.FT.

SHEET NO. **A8**

TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

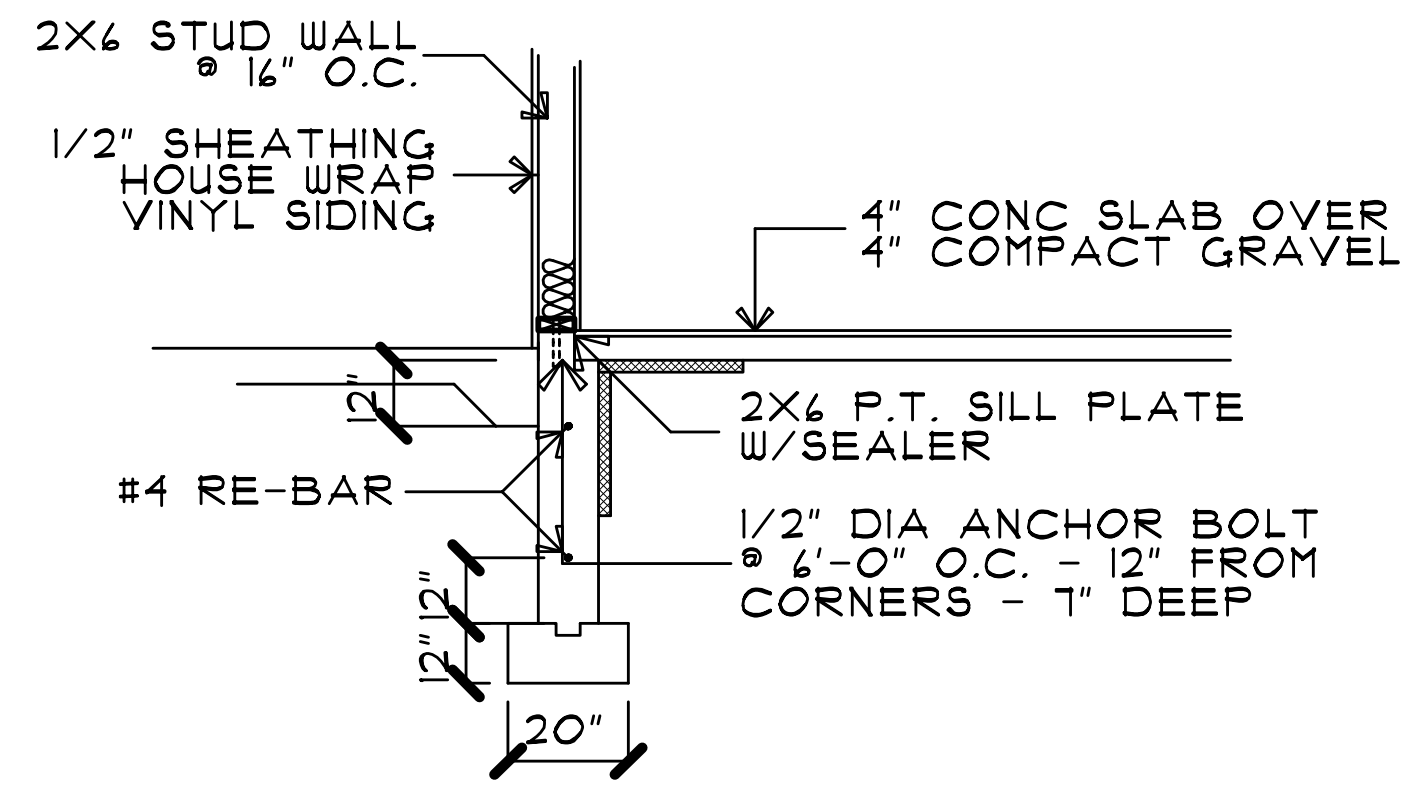
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS <sup>a, b, c</sup>	SPACING OF FASTENERS
1	Blocking between joists or rafters to top plate, toe nail	3-8d (2 1/2" x 0.113")	---
2	Ceiling joists to plate, toe nail	3-8d (2 1/2" x 0.113")	---
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d	---
4	Collar tie rafter, face nail or 1 1/4" x 20 gage ridge strap	3-10d (3" x 0.128")	---
5	Rafter to plate, toe nail	2-16d (3 1/2" x 0.135")	---
6	Roof rafters to ridge, valley or hip rafters, toe nail, face nail	4-16d (3 1/2" x 0.135")	---
7	Build-up corner studs	10d (3" x 0.128")	24" o.c.
8	Build-up header, two pieces with 1/2" spacer	16d (3 1/2" x 0.135")	18" o.c. along each edge
9	Continued header, two pieces	16d (3 1/2" x 0.135")	18" o.c. along each edge
10	Continued header to stud, toe nail	4-8d (2 1/2" x 0.113")	---
11	Double studs, face nail	10d (3" x 0.128")	24" o.c.
12	Double top plates, face nail	10d (3" x 0.128")	24" o.c.
13	Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d (3 1/2" x 0.135")	---
14	Sole plate to joist or blocking, face nail	16d (3 1/2" x 0.135")	18" o.c.
15	Sole plate to joist or blocking at braced wall panels	3-16d (3 1/2" x 0.135")	18" o.c.
16	Stud to sole plate, toe nail	3-8d (2 1/2" x 0.113") or 2-16d (3 1/2" x 0.135")	---
17	Top or sole plate to stud, end nail	2-16d (3 1/2" x 0.135")	---
18	Top plates, laps at corners and intersections, face nail	2-10d (3" x 0.128")	---
19	1" brace to each stud and plate, face nail	2-8d (2 1/2" x 0.113") 2 staples 13/4"	---
20	1" x 6" sheathing to each bearing, face nail	2-8d (2 1/2" x 0.113") 2 staples 13/4"	---
21	1" x 6" sheathing to each bearing, face nail	2-8d (2 1/2" x 0.113") 3 staples 13/4"	---
22	Wider than 1" x 6" sheathing to each bearing, face nail	3-8d (2 1/2" x 0.113") 4 staples 13/4"	---
23	Joist to sill or girder, toe nail	3-8d (2 1/2" x 0.113")	---
24	1" x 6" subfloor or less to each joist, face nail	2-8d (2 1/2" x 0.113") 2 staples 13/4"	---
25	2" subfloor to joist or girder, blind and face nail	2-16d (3 1/2" x 0.135")	---
26	Rim joist to top plate, toe nail (roof applications also)	8d (2 1/2" x 0.113")	8" o.c.
27	2" planks (plans beam - floor & roof)	2-16d (3 1/2" x 0.135")	at each bearing
28	Build-up girders and beams, 2-inch lumber layers	10d (3" x 0.128")	Nail each layer as follows: 3/2" o.c. at top and bottom and staggered Two nails at ends, and at each splice
29	Ledger strip supporting joists or rafters	3-16d (3 1/2" x 0.135")	At each joist or rafter

ITEM	DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENERS <sup>b, c, e</sup>	SPACING OF FASTENERS	
			Edges (inches)	Intermediate supports, e (inches)
Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing				
30	3/8" - 1/2"	6d common (2" x 0.113") nail (subfloor wall)	6	12g
31	1/2" - 1"	8d common (2 1/2" x 0.131") nail (roof)	6	12g
32	1 1/8" - 1 1/4"	10d common (3" x 0.148") nail or 8d (2 1/2" x 0.113") deformed nail	6	12g
Other wall sheathing (h)				
33	1/2" structural cellulose fiberboard sheathing	1 1/2" galvanized roofing nail, 7/16" crown or 1" crown staple 18 ga., 1 1/4" long	3	6
34	25/32" structural cellulose fiberboard sheathing	1 3/4" galvanized roofing nail, 7/16" crown or 1" crown staple 18 ga., 1 1/2" long	3	6
35	1/2" gypsum sheathing (d)	1 1/2" galvanized roofing nail, staple galvanized, 7/16" crown or 1" crown staple 18 ga., 1 1/2" long	7	7
36	5/8" gypsum sheathing	1 1/2" long, 1 1/4" screws, Type W or S 1 3/4" galvanized roofing nail, staple galvanized, 7/16" crown or 1" crown staple 18 ga., 1 1/2" long	7	7
Wood structural panels, combination subfloor underlayment to framing				
37	3/4" and less	6d deformed (2" x 0.120") nail or 8d common (2 1/2" x 0.131") nail	6	12
38	7/8" - 1"	8d common (2 1/2" x 0.131") nail or 8d deformed (2 1/2" x 0.120") nail	6	12
39	1 1/8" - 1 1/4"	10d common (3" x 0.148") nail or 8d deformed (2 1/2" x 0.120") nail	6	12



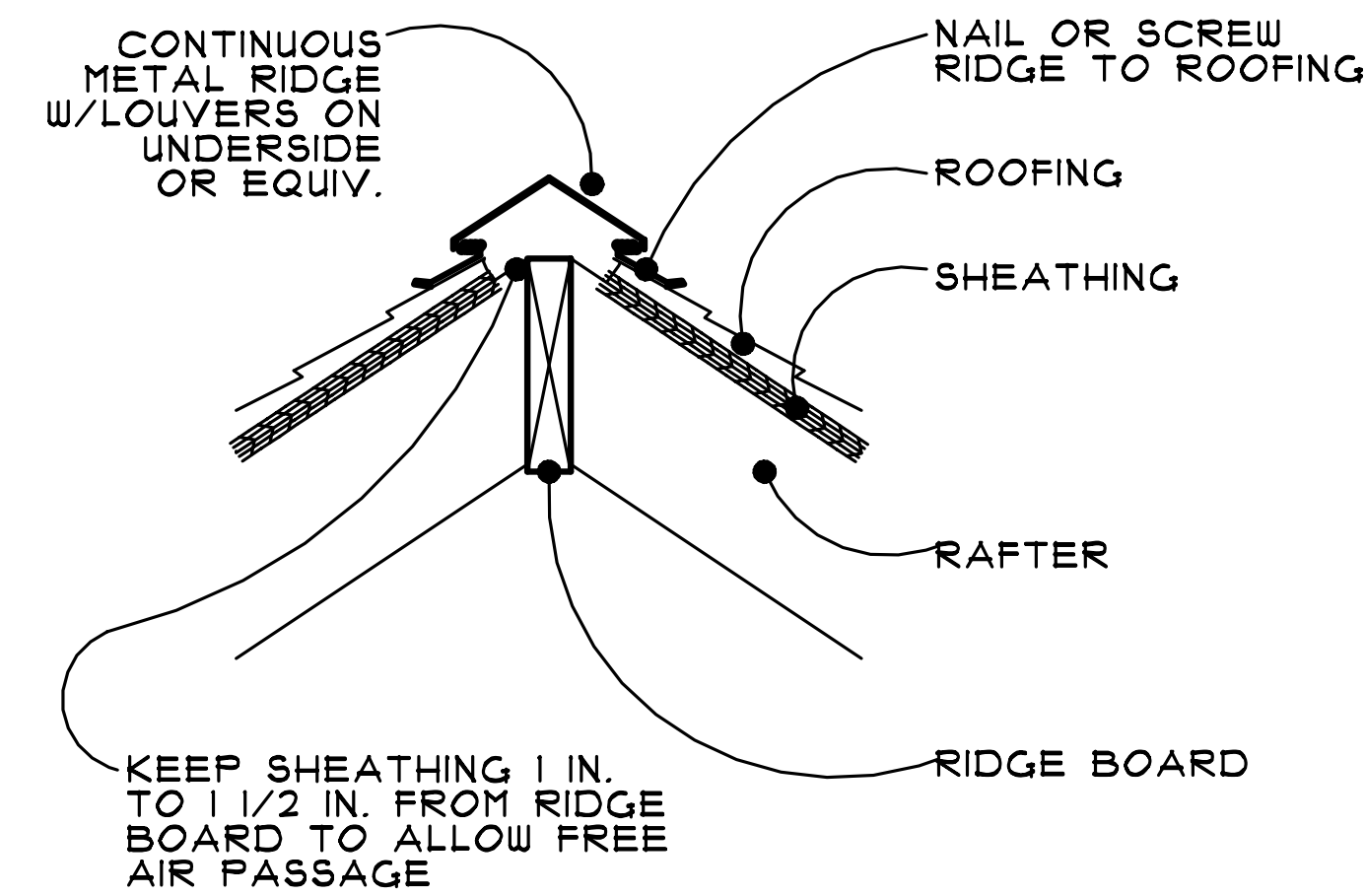
TYPICAL SHEAR WALL NAILING DETAIL

NOT TO SCALE



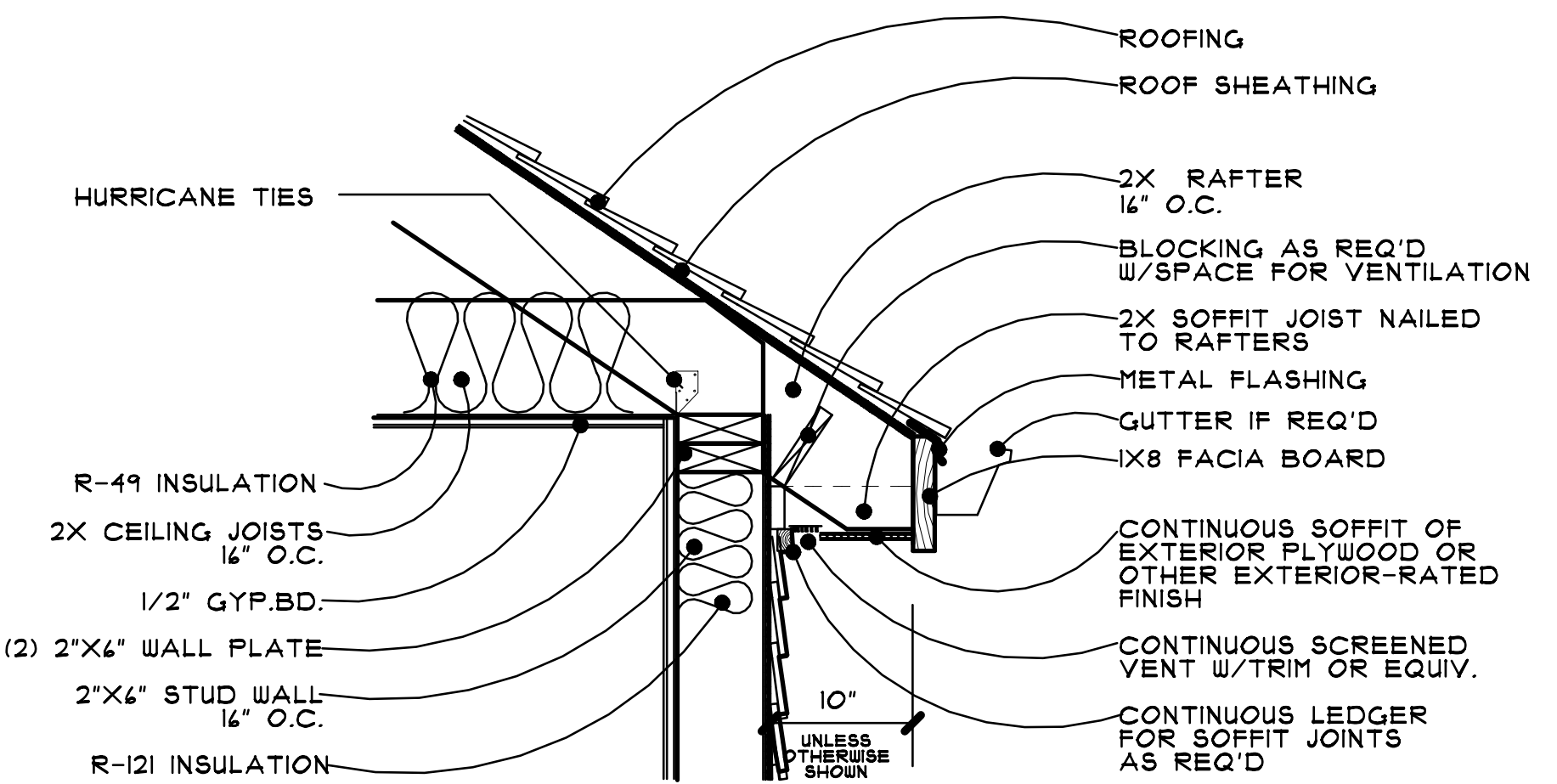
**A FOUNDATION WALL DETAIL**

NOT TO SCALE



**A RIDGE VENT**

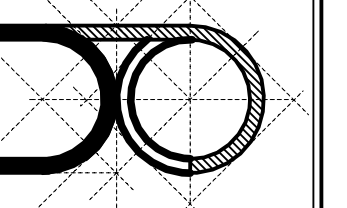
N.T.S.



**A SOFFITED EAVE**

N.T.S.

YOUNG DESIGNS  
UNLIMITED LLC  
RESIDENTIAL DESIGN / SPACE DESIGN  
P.O. BOX 99  
SCOTLAND, CONNECTICUT 06244-0099  
CELL: (860) 508 3509



NOTE: THE BUILDING CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE PROJECT BEFORE BEGINNING CONSTRUCTION. ALL DIMENSIONS AND CONDITIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL NATIONAL, STATE AND LOCAL BUILDING CODES.  
NOTE: THE BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ADJACENT PROPERTIES.

DETAILS & schedule

DATE: SEPT 21, 2022  
SCALE: AS NOTED  
DRAWN BY: B. YOUNG  
DATA REF: 8121  
REVISIONS: \_\_\_\_\_ DATE: \_\_\_\_\_

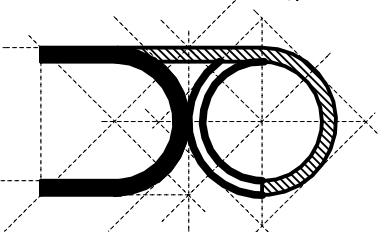
Proposed Townhouses  
at  
30 Bidwell Street  
Manchester, CT

FIRST FLOOR 504 SQ.FT.  
SECOND FLOOR 583 SQ.FT.  
TOTAL EACH UNIT 1087 SQ.FT.

SHEET NO.  
**A9**

**Proposed Architectural Drawings for Buildings with ADA accessible units**

PROPOSED TOWNHOUSE PROJECT  
 " BIDWELL COMMONS "  
 ADA UNIT IN 6 UNIT BUILDING  
 30 BIDWELL STREET  
 MANCHESTER, CONNECTICUT 06040  
 BUILDER / DEVELOPER  
 TRIVIK BUILDERS LLC

YOUNG DESIGNS  
 UNLIMITED LLC  
 RESIDENTIAL DESIGN / SPACE DESIGN  
  
 P.O. BOX 99  
 SCOTLAND, CONNECTICUT 06234-0099  
 CELL#: 860.908.3809

NOTE: THE BUILDING CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AT THE TIME OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. IT IS THE RESPONSIBILITY OF THE BUILDER TO REVIEW COMPLETENESS OF ALL DIMENSIONS AND CONDITIONS OF THE WORK AT THE TIME OF CONSTRUCTION AND TO REPORT ANY CHANGES TO THE ARCHITECT IMMEDIATELY. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL PERMANENT AND TEMPORARY STRUCTURES AND EQUIPMENT TO BE INSTALLED IN THE BUILDING.

DRAWING INDEX	
COVER SHEET / BUILDING DATA	CI
FRONT & REAR ELEVATIONS	A1
OPTIONAL FRONT ELEVATION & RIGHT - LEFT ELEVATIONS	A2
FOUNDATION PLAN	A3
FIRST FLOOR PLAN	A4
SECOND FLOOR PLAN	A5
DETAILED FOUNDATION - FIRST - SECOND FLOOR	A6
ROOF PLAN	A7
CROSS SECTIONS & GENERAL NOTES	A8
DETAILS - SCHEDULES	A9

BUILDING DATA	
AREA	AREA OF CONSTRUCTION
FIRST FLOOR - EACH UNIT	504 SQ.FT.
SECOND FLOOR - EACH UNIT	583 SQ.FT.
TOTAL SQUARE FOOTAGE	1087 SQ.FT.
4-UNIT TOTAL SQUARE FOOTAGE	4522 SQ.FT.
1-UNIT TOTAL SQUARE FOOTAGE	1409 SQ.FT.
CONSTRUCTION CLASS	R2
USE GROUP	A2
ZONE	PRD

COVER SHEET#  
 DATA INFO

DATE: SEPT. 21, 2022  
 SCALE: AS NOTED  
 DRAWN BY: B. YOUNG  
 DATA REF: 8721ADA  
 REVISIONS: \_\_\_\_\_ DATE: \_\_\_\_\_

**LIST OF ABBREVIATIONS**

I	AND	LB.	POUNDS
*	AT	PSF	POUNDS PER SQUARE FOOT
APPROX.	APPROXIMATE (LY)	PSI	POUNDS PER SQUARE INCH
FT.	FOOT/FEET	P.T.	PRESSURE TREATED
F.F.L.	FINISHED FLOOR LEVEL	REBAR	REINFORCED STEEL
H	HEIGHT	REQ'D	REQUIRED
IN.	INCHES	SQ.FT.	SQUARE FOOT/FEET
LVL	LAMINATED-VENEER LUMBER	T & G	TONGUE AND GROOVE
MAX.	MAXIMUM	TYP.	TYPICAL
MIN.	MINIMUM	W	WIDTH
#	NUMBER	W/	WITH
O.C.	ON CENTER	W.W.M.	WELDED WIRE MESH

**DESIGN LOADS**

FIRST FLOOR		ATTIC	
LIVE LOAD	40#/SF	LIVE LOAD	20#/SF
DEAD LOAD	10#/SF	DEAD LOAD	10#/SF
		ROOF	
		LIVE LOAD	35#/SF
		DEAD LOAD	10#/SF

**BUILDING CODE DATA**

- 2018 STATE BUILDING CODE
- 2015 INTERNATIONAL RESIDENTIAL BUILDING CODE
- 2009 ICC/ANSI A117-1
- 2015 INTERNATIONAL MECHANICAL CODE
- INTERNATIONAL ENERGY CONSERVATION CODE/2015
- 2015 NATIONAL PLUMBING CODE
- 2017 NATIONAL ELECTRICAL CODE
- 2001 WFCM FOR 110 MPH. WIND DESIGN

TABLE R301.2(1)  
 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WIND BARRIER REQUIRED	FLOOR JOIST	WIND PRESSING INDEX	MEAN ANNUAL TEMP	CLIMATE ZONE
	SPEED 300	TEMPERATURE		WEATHERING	FROST-LINE DEPTH	TERRACE					
30 psf	125		B	SEVERE	42" DEPTH	MODERATE TO HEAVY	1 DEG F	YES	TBD LOCALLY	50 DEG F	5A

Proposed Townhouses  
 for ADA Unit  
 30 Bidwell Street  
 Manchester, CT

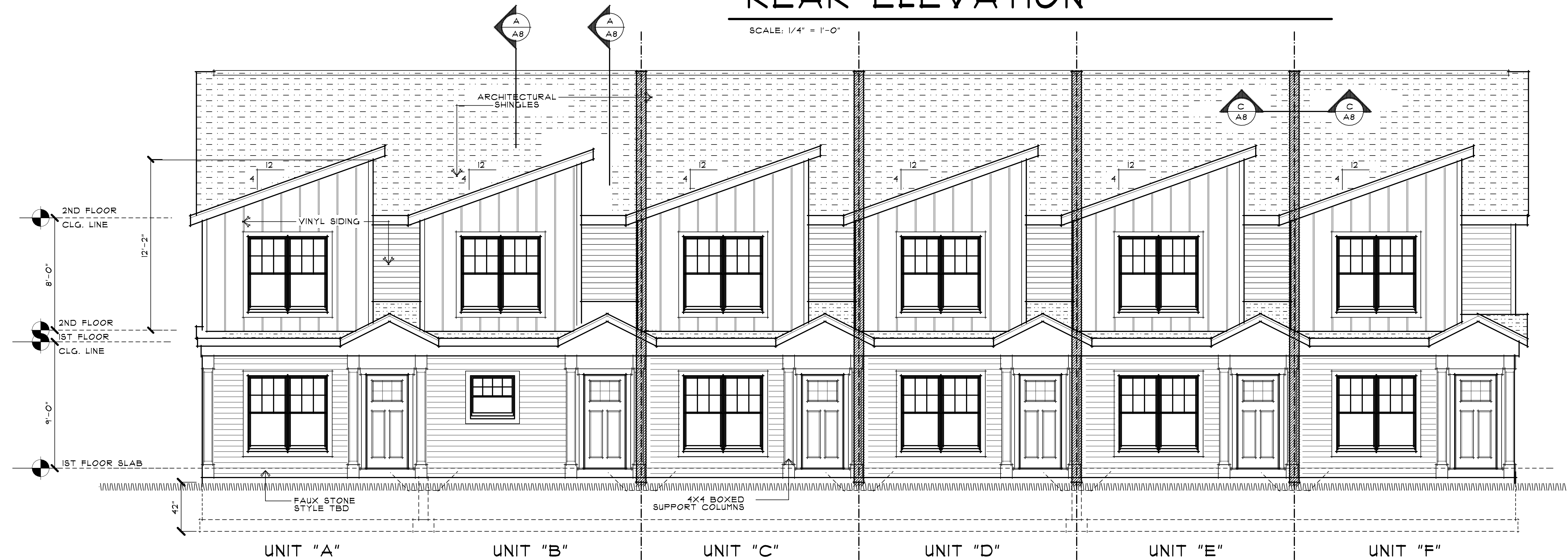
FIRST FLOOR ADA UNIT 492 SQ.FT.  
 SECOND FLOOR UNIT 1041 SQ.FT.

SHEET NO.  
**CI**



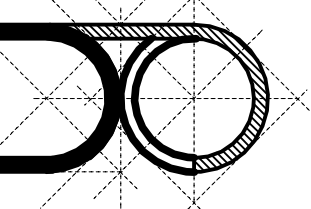
**REAR ELEVATION**

SCALE: 1/4" = 1'-0"



**FRONT ELEVATIONS**

SCALE: 1/4" = 1'-0"



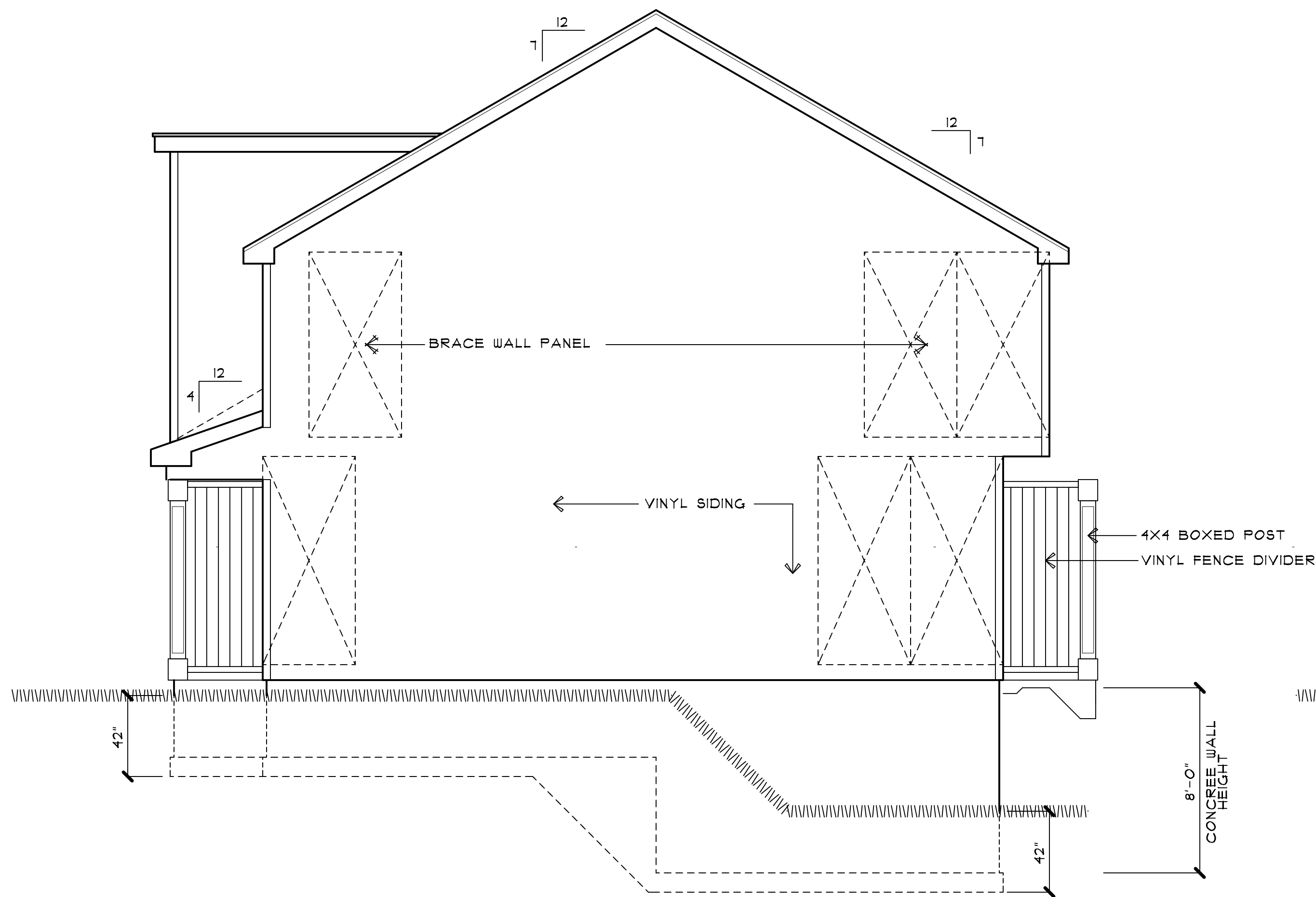
NOTE:  
THE BUILDING CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND MATERIALS TO BE USED IN THE CONSTRUCTION OF ALL MATERIALS AND LOCAL BUILDING CODES.  
IT IS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR TO VERIFY COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS AND PERMITS.  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND THE LOCAL HEALTH DEPARTMENT.  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND THE LOCAL HEALTH DEPARTMENT.

FRONT & REAR ELEVATIONS

DATE: SEPT. 21, 2022  
SCALE: AS NOTED  
DRAWN BY: B. YOUNG  
DATA REF: 8721ADA  
REVISIONS: \_\_\_\_\_ DATE: \_\_\_\_\_

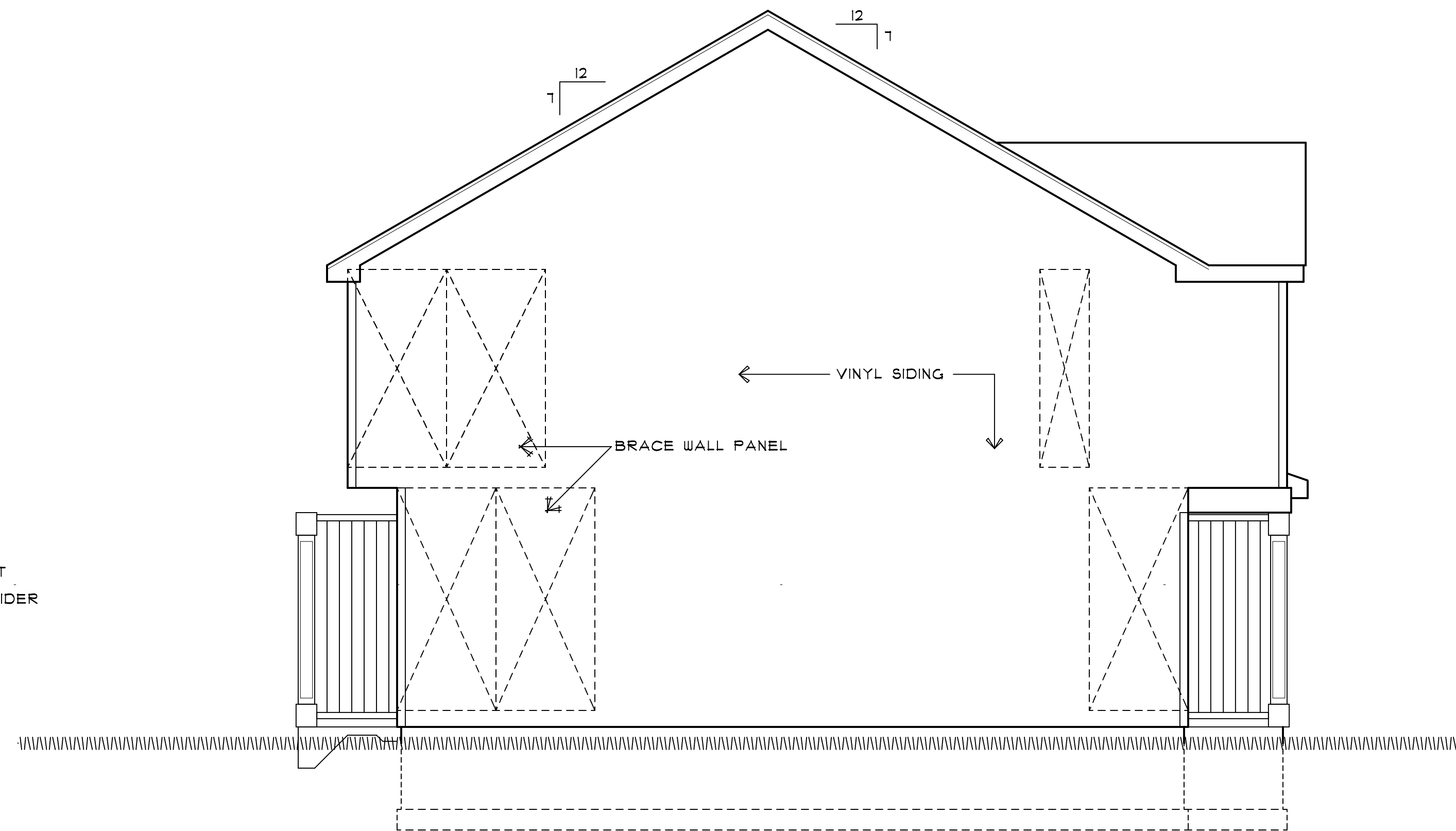
Proposed Townhouses  
for ADA Unit  
30 Bidwell Street  
Manchester, CT

FIRST FLOOR ADA UNIT 492 SQ.FT.  
SECOND FLOOR UNIT 1041 SQ.FT.



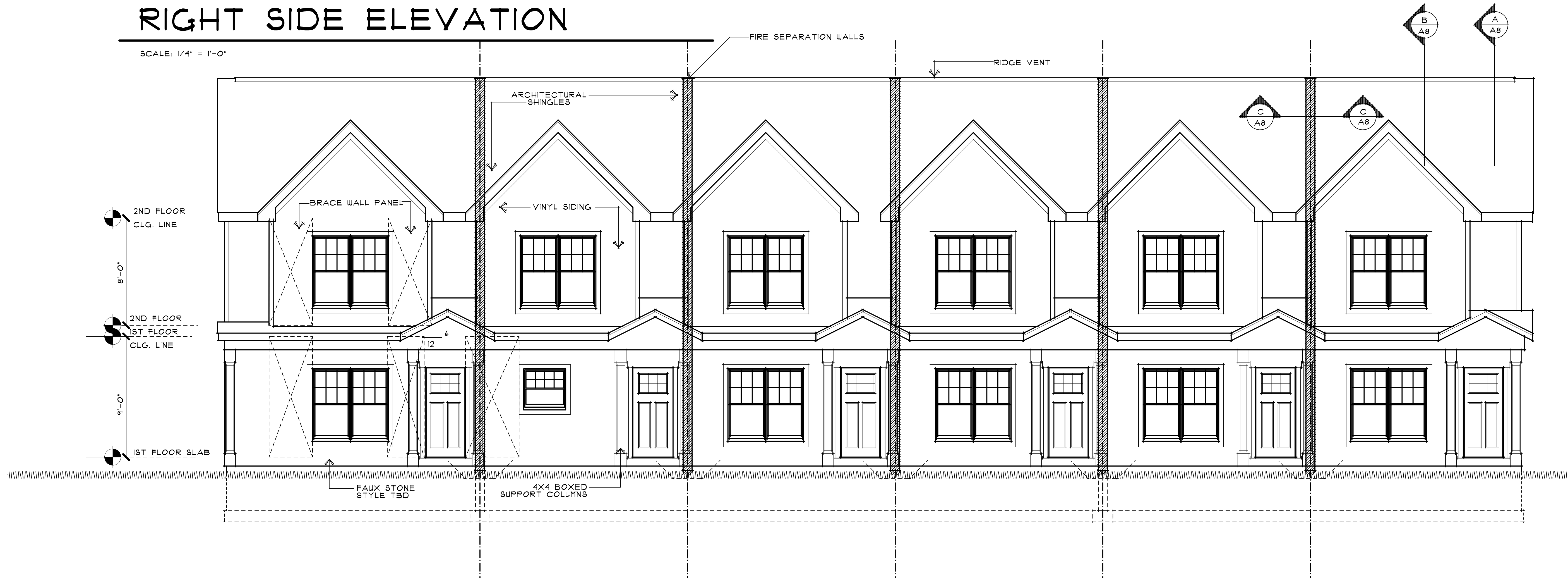
**RIGHT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"



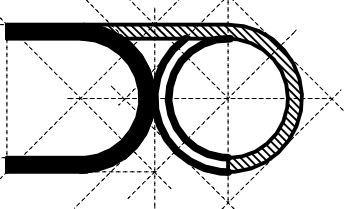
**LEFT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"



**OPTIONAL FRONT ELEVATION**

SCALE: 1/8" = 1'-0"



NOTE: THE BUILDING CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS, MATERIALS, AND FINISHES TO BE USED IN THE CONSTRUCTION OF ALL EXTERIOR WALLS AND ROOFS TO BE IN COMPLIANCE WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.  
IT IS THE RESPONSIBILITY OF THE BUILDER TO REVIEW COMPLETENESS AND ACCURACY OF ALL DIMENSIONS AND FINISHES AND TO MAKE ANY CHANGES TO THE DRAWINGS AND PLANS BEFORE CONSTRUCTION. THE BUILDER SHALL BE THE SOLE RESPONSIBILITY OF THE BUILDING CONTRACTOR.

RIGHT & LEFT  
OPT. ELEVATION

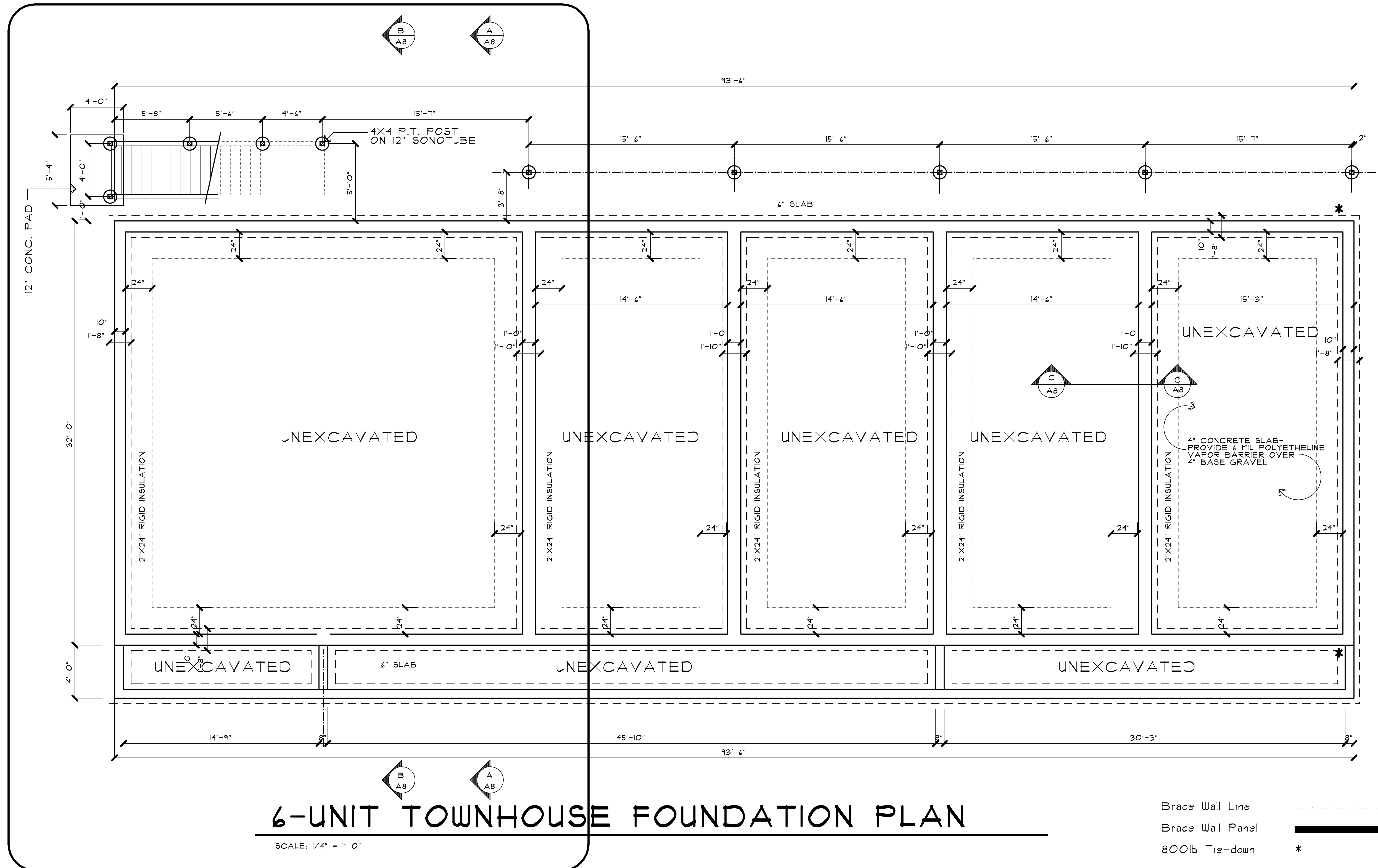
DATE: SEPT. 21, 2022  
SCALE: AS NOTED  
DRAWN BY: B. YOUNG  
DATA REF: 8721ADA  
REVISIONS: \_\_\_\_\_ DATE: \_\_\_\_\_

Proposed Townhouses  
for ADA Unit  
30 Bidwell Street  
Manchester, CT

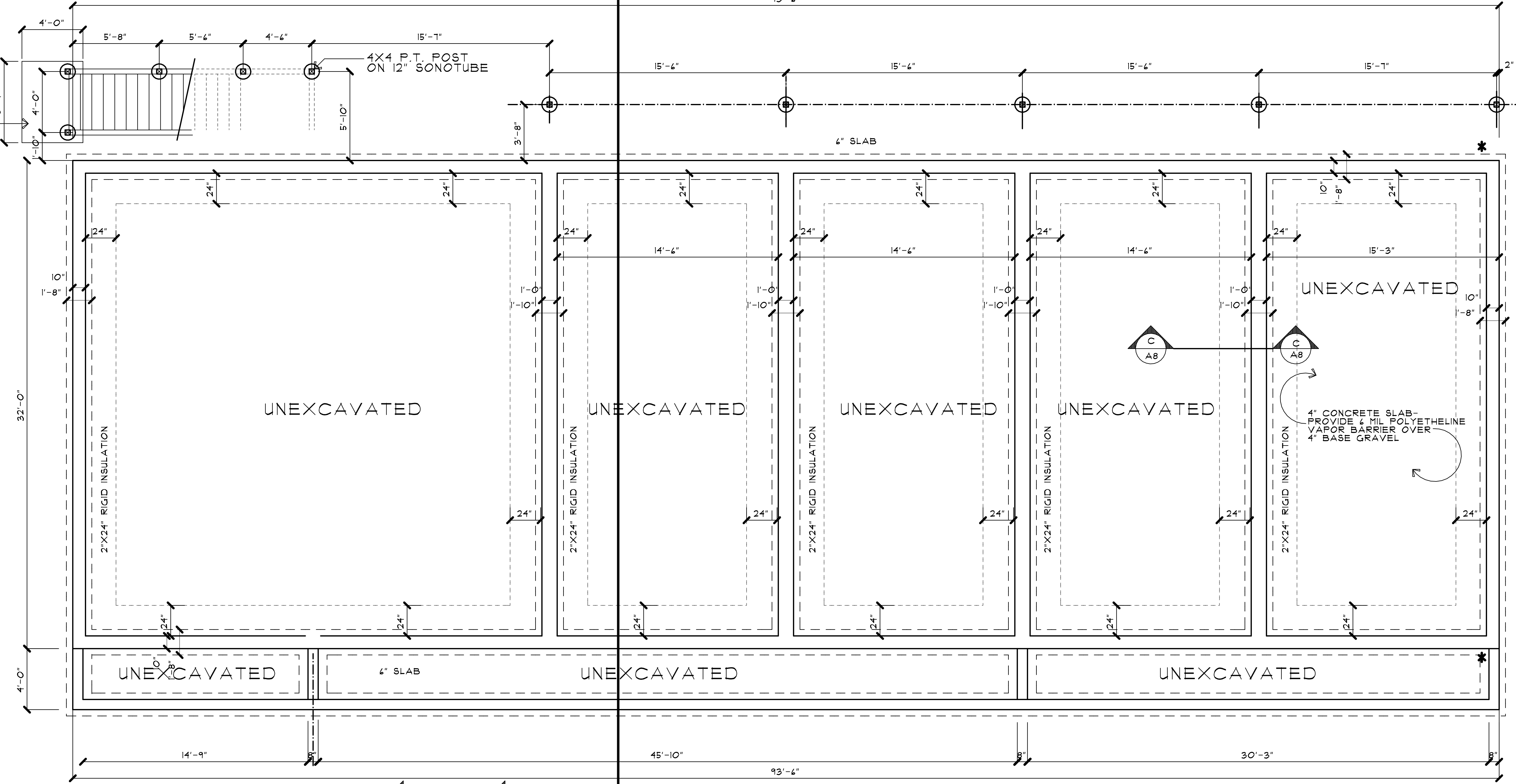
FIRST FLOOR ADA UNIT 492 SQ.FT.  
SECOND FLOOR UNIT 1041 SQ.FT.

SHEET NO.  
**A2**





12" CONC. PAD



**6-UNIT TOWNHOUSE FOUNDATION PLAN**

SCALE: 1/4" = 1'-0"

Brace Wall Line: - - - - -

Brace Wall Panel:

800lb Tie-down: \*

NOTE: THE BUILDING CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS, PLACEMENT, AND BRACING BEFORE BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPLIANCE WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.

NOTE: IT IS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR TO VERIFY COMPLETENESS AND ACCURACY OF ALL DIMENSIONS AND BRACING BEFORE CONSTRUCTION. ANY CHANGES TO THE FOUNDATION PLAN SHALL BE THE SOLE RESPONSIBILITY OF THE BUILDING CONTRACTOR.

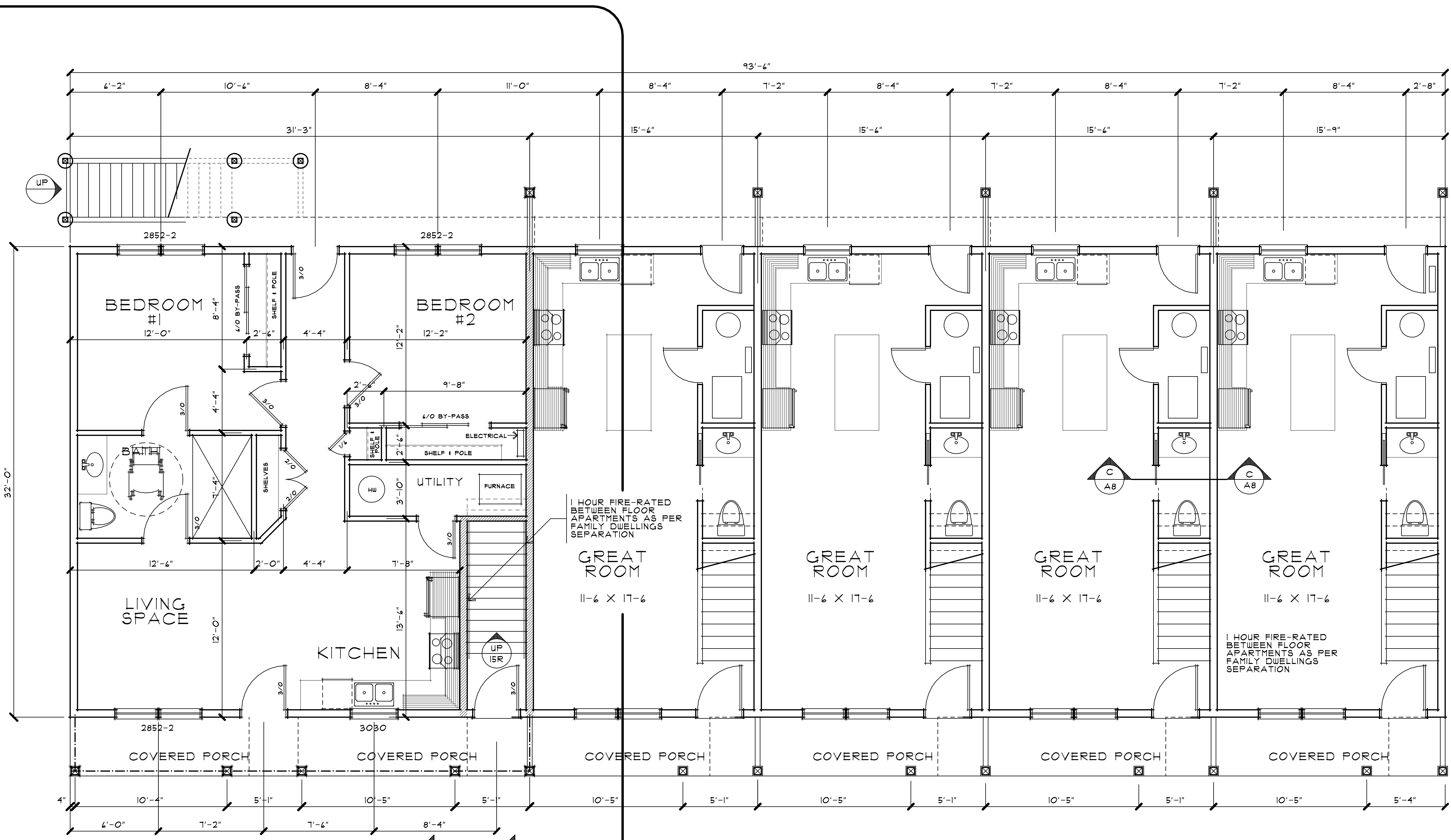
FOUNDATION PLAN

DATE: SEPT. 21, 2022  
SCALE: AS NOTED  
DRAWN BY: B. YOUNG  
DATA REF: 8721ADA  
REVISIONS:      DATE:

Proposed Townhouses  
for ADA Unit  
30 Bidwell Street  
Manchester, CT

FIRST FLOOR ADA UNIT 492 SQ.FT.  
SECOND FLOOR UNIT 1041 SQ.FT.

SHEET NO.  
**A3**



# FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" Area=992 ft<sup>2</sup>

NOTE: THE BUILDING CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS, PLACEMENT AND SPACING OF ALL BUILDING MATERIALS, AND THE LOCATION OF ALL UTILITIES AND LOCAL BUILDING CODES.  
 IT IS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR TO VERIFY THE ACCURACY OF ALL DIMENSIONS AND SPACING OF ALL UTILITIES AND LOCAL BUILDING CODES.  
 IT IS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR TO VERIFY THE ACCURACY OF ALL DIMENSIONS AND SPACING OF ALL UTILITIES AND LOCAL BUILDING CODES.

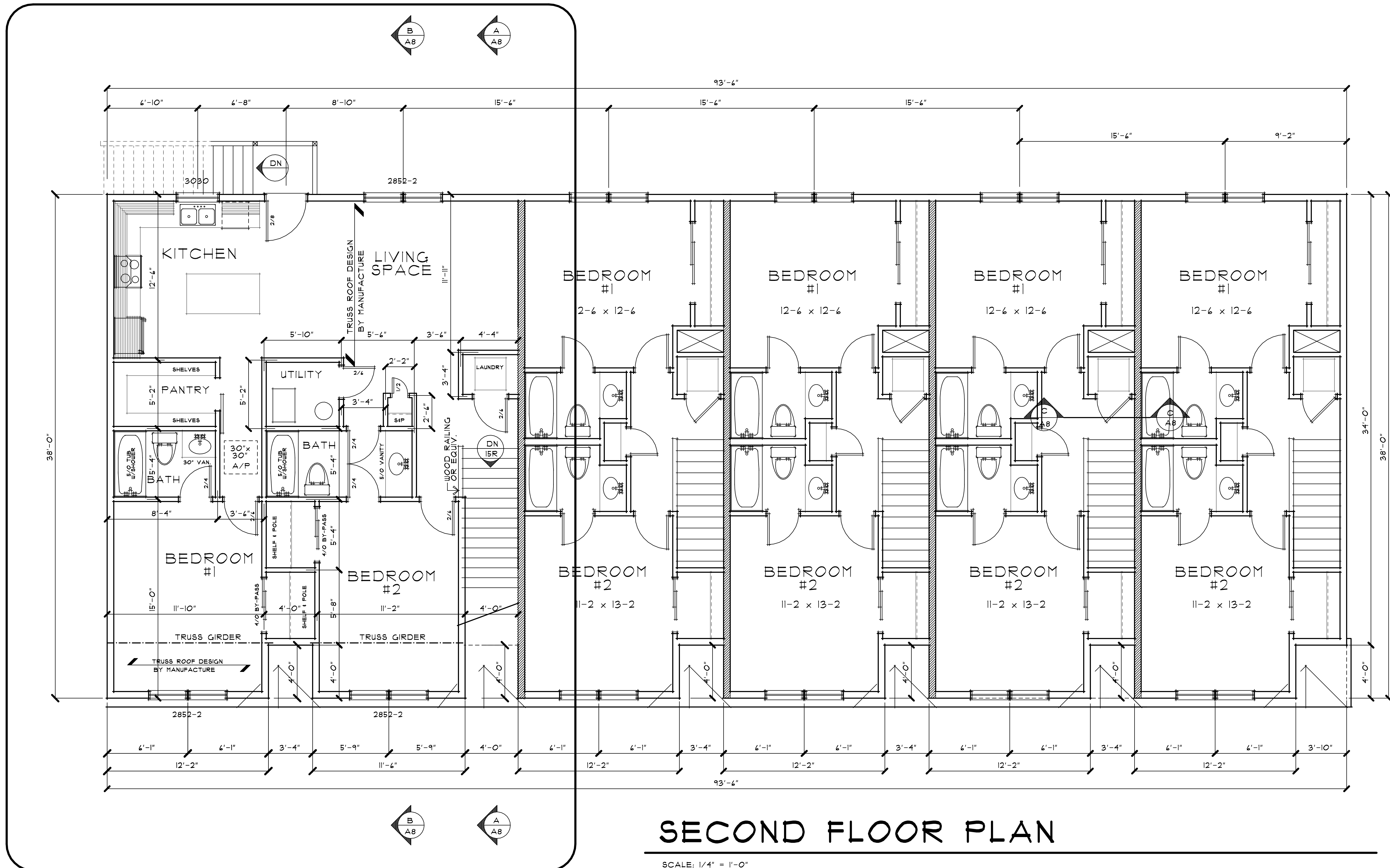
FIRST FLOOR PLAN

DATE: SEPT. 21, 2022  
 SCALE: AS NOTED  
 DRAWN BY: B. YOUNG  
 DATA REF: 8721ADA  
 REVISIONS: \_\_\_\_\_ DATE: \_\_\_\_\_

Proposed Townhouses  
 for ADA Unit  
 30 Bidwell Street  
 Manchester, CT

FIRST FLOOR ADA UNIT 492 SQ.FT.  
 SECOND FLOOR UNIT 1441 SQ.FT.

SHEET NO.  
**A4**



# SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTE: THE BUILDING CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS, PLACEMENT AND FINISHES BEFORE BEGINNING CONSTRUCTION AND BE RESPONSIBLE FOR ANY CHANGES THAT MAY BE REQUIRED TO THE FINAL PLANS.  
 NOTE: IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY COMPLETENESS AND ACCURACY OF ALL DIMENSIONS AND FINISHES BEFORE BEGINNING CONSTRUCTION OF ALL NATIONAL, STATE AND LOCAL BUILDING CODES.  
 IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY COMPLETENESS AND ACCURACY OF ALL DIMENSIONS AND FINISHES BEFORE BEGINNING CONSTRUCTION OF ALL NATIONAL, STATE AND LOCAL BUILDING CODES.

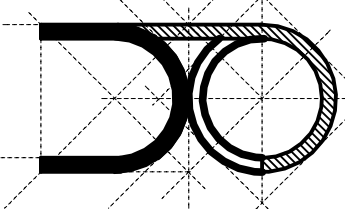
SECOND FLOOR PLAN

DATE: SEPT. 21, 2022  
 SCALE: AS NOTED  
 DRAWN BY: B. YOUNG  
 DATA REF: 8721ADA  
 REVISIONS:      DATE:

Proposed Townhouses  
 for ADA Unit  
 30 Bidwell Street  
 Manchester, CT

FIRST FLOOR ADA UNIT    492 SQ.FT.  
 SECOND FLOOR UNIT      1441 SQ.FT.

SHEET NO.  
**A5**



NOTE:  
THE BUILDING CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS  
PLACEMENT AND BEARING LOCATIONS BEFORE BEGINNING CONSTRUCTION  
OF ALL NATIONAL, STATE AND LOCAL BUILDING CODES.  
NOTE:  
IT IS THE RESPONSIBILITY OF THE BUILDER TO REVIEW COMPLETENESS  
AND ACCURACY OF ALL DIMENSIONS AND PLACEMENT OF ALL WALLS  
AND CEILING AND CHANGES TO THE ORIGINAL PLANS AND TO HOLD  
THE SOLE RESPONSIBILITY OF THE BUILDING CONTRACTOR.

FOUNDATION &  
FIRST - SECOND  
FLOOR PLAN

DATE: SEPT. 21, 2022  
SCALE: AS NOTED  
DRAWN BY: *B. YOUNG*  
DATA REF: 87121ADA

REVISIONS: \_\_\_\_\_ DATE: \_\_\_\_\_  
\_\_\_\_\_ DATE: \_\_\_\_\_  
\_\_\_\_\_ DATE: \_\_\_\_\_

*Proposed Townhouses  
for ADA Unit  
30 Bidwell Street  
Manchester, CT*

FIRST FLOOR ADA UNIT    492 SQ.FT.  
SECOND FLOOR UNIT        1041 SQ.FT.

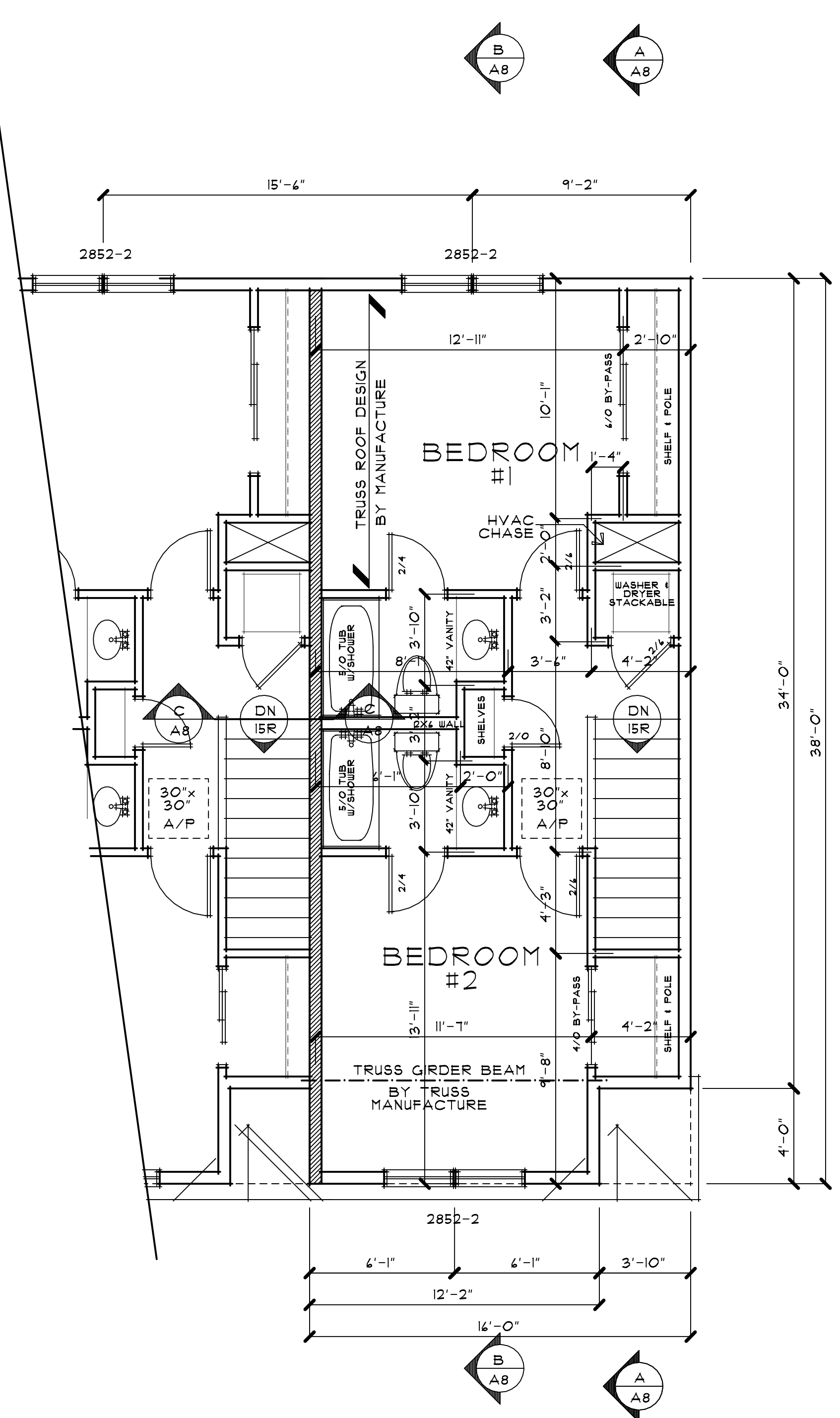
SHEET NO.

**A6**

DESIGN No. U305  
Fire-Resistance Ratings - ANSI/UL 263

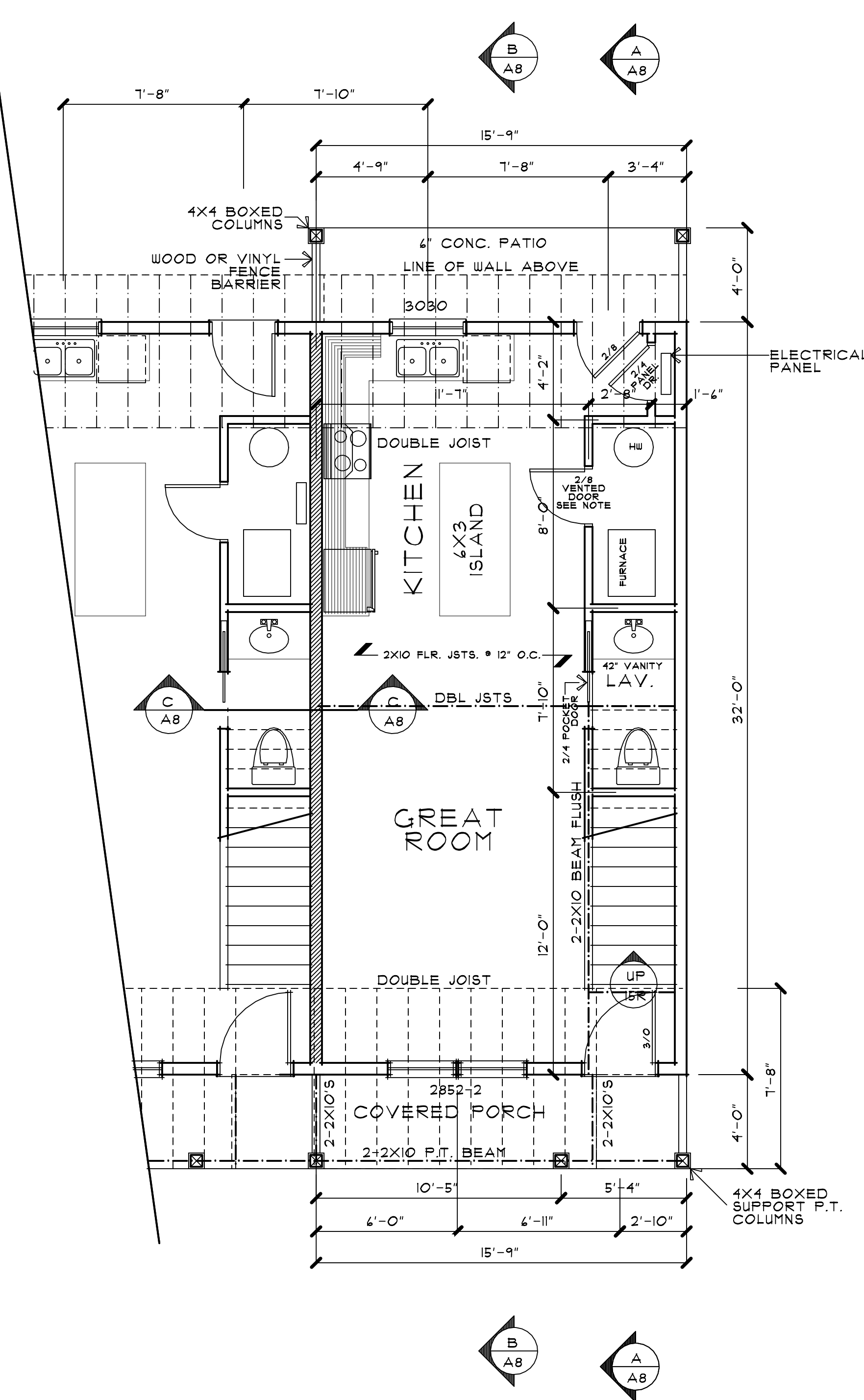
BASE LAYER 5/8" TYPE "X" GYPSUM WALLBOARD APPLIED  
AT RIGHT ANGLES TO FLOOR JOIST 16" O.C. WITH 1 7/8" TYPE  
W OR S DRYWALL SCREW 7" O.C.

FACE LAYER 5/8" TYPE "X" GYPSUM WALLBOARD OR  
GYPSUM VENEER BASE APPLIES RIGHT ANGLES TO JOISTS  
WITH 1 7/8" TYPE G DRYWALL SCREWS 12" O.C. AT JOISTS AND  
INTERMEDIATE JOINTS AND 1 1/2" TYPE G DRYWALL SCREWS 12" O.C.  
PLACED ON EITHER SIDE OF END JOINTS. JOINTS OFFSET 24" FROM  
BASE.



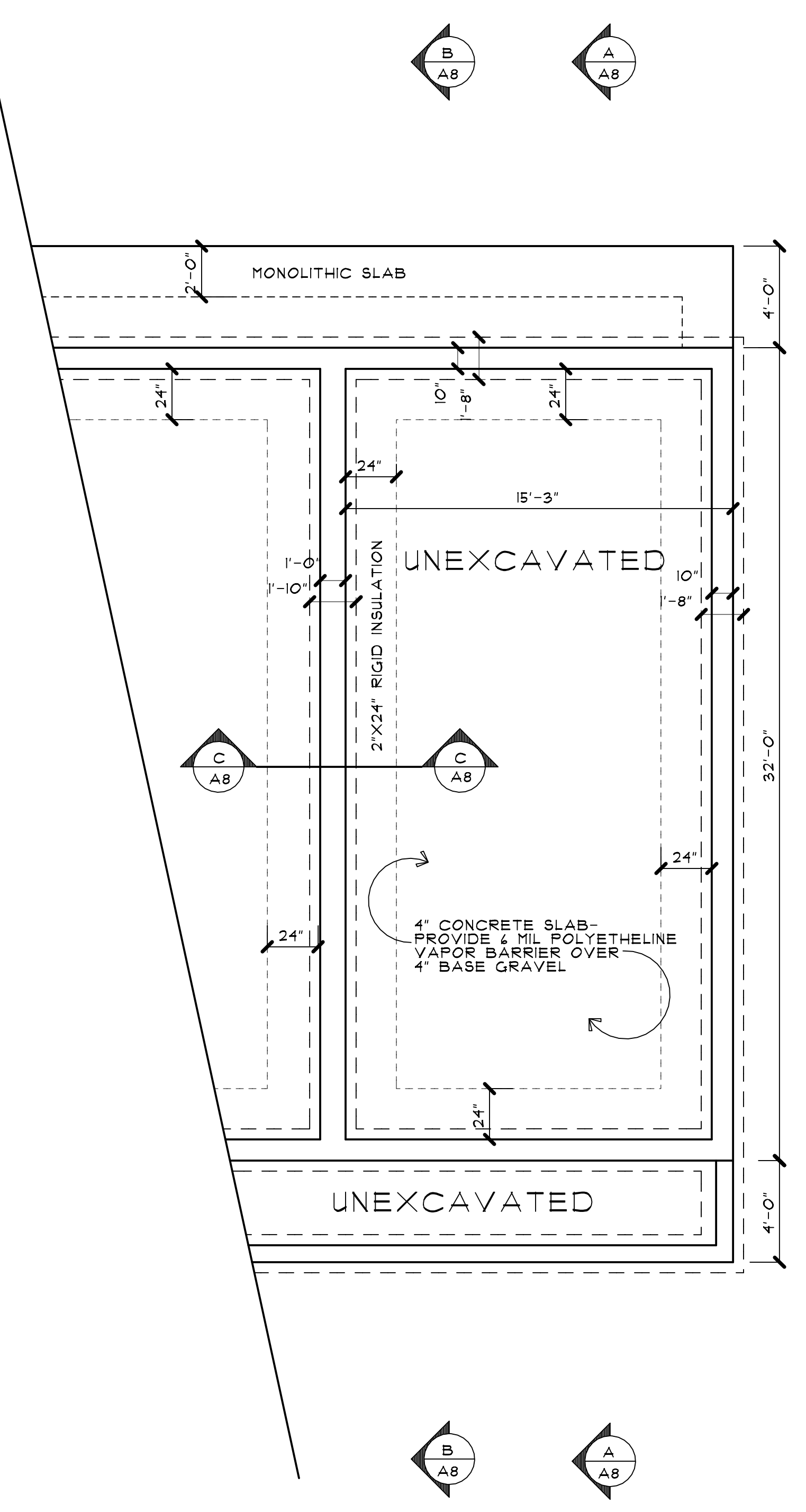
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



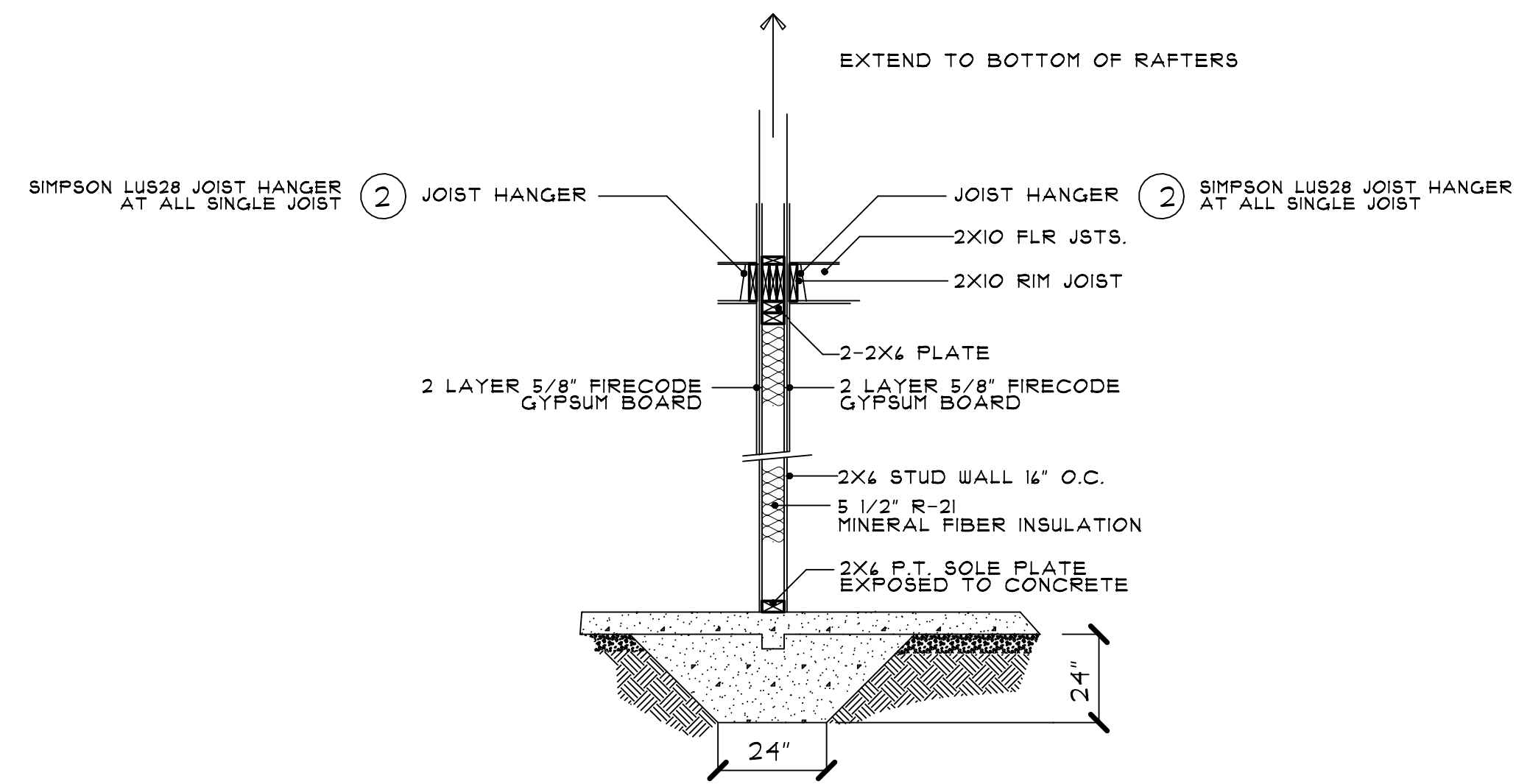
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

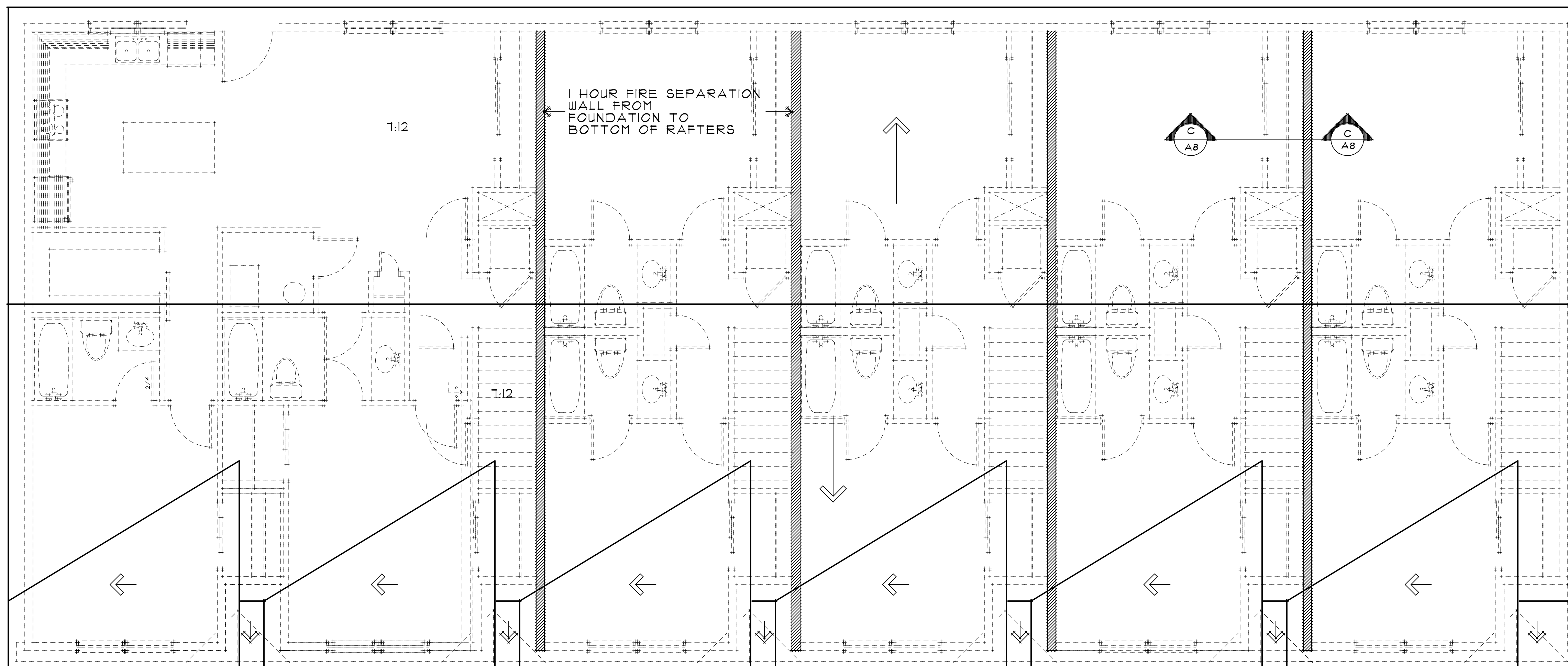


FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



**C CROSS SECTION**  
SCALE: 1/4" = 1'-0"



**ROOF PLAN**  
SCALE: 1/4" = 1'-0"

NOTE: THE BUILDING CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS, PLACEMENT AND SPACING OF ALL STRUCTURAL MEMBERS, INCLUDING ALL REINFORCING BARS AND ALL ANCHORS, BEFORE ANY CONCRETE IS PLACED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES. IT IS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR TO VERIFY THE ACCURACY OF ALL DIMENSIONS AND SPACING OF ALL STRUCTURAL MEMBERS, INCLUDING ALL REINFORCING BARS AND ALL ANCHORS, BEFORE ANY CONCRETE IS PLACED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES.

ROOF PLAN #  
DETAIL

DATE: SEPT. 21, 2022  
SCALE: AS NOTED  
DRAWN BY: B. YOUNG  
DATA REF: 8121ADA  
REVISIONS: DATE:

Proposed Townhouses  
for ADA Unit  
30 Bidwell Street  
Manchester, CT

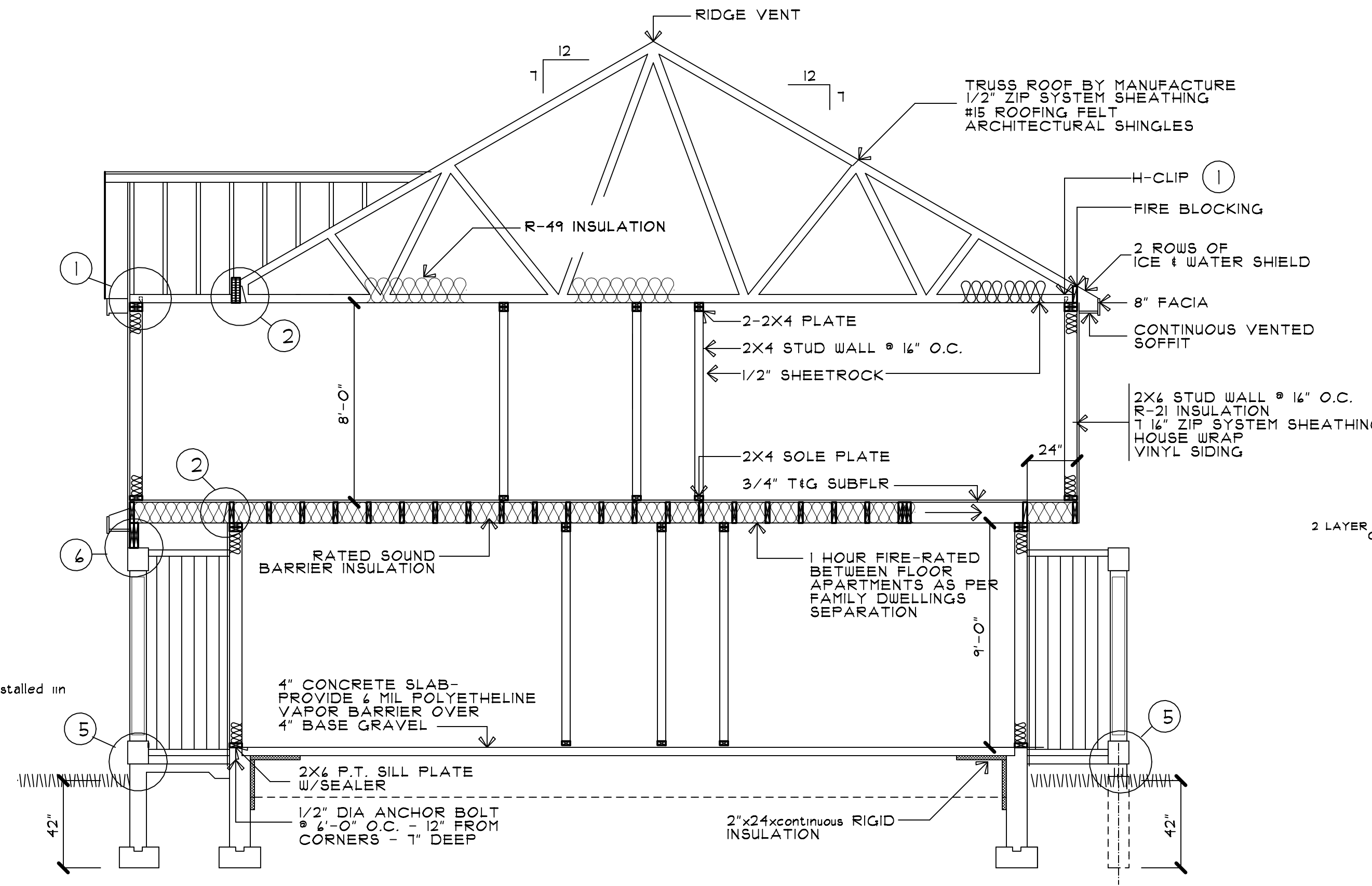
FIRST FLOOR ADA UNIT 492 SQ.FT.  
SECOND FLOOR UNIT 1041 SQ.FT.

SHEET NO.  
**A1**

# Governing Building Codes

All construction shall comply with the: 2015 International Residential Code

- All products listed by ICC/N.E.R. number(s) shall be installed per the report and manufacturer's written instructions. Product substitution(s) for product(s) listed shall also have an ICC approved evaluation report(s) or be approved.
- Exterior wall bottom sill plate, shall be pressure treated or equal, and shall bear/extend minimum 4 inches above finished grade.
- Miscellaneous site structures, pools, spas, fences, site walls, retaining walls, and gas storage tanks require separate permits.
- All exits to be operable from the inside without the use of a key or special knowledge.
- Doors leading into house from garage shall be self-closing.
- Exterior wall penetrations by pipes, ducts or conduits shall be caulked.
- Provide roof attic ventilation per (R804.1)
- Lumber shall bear an approval grading stamp. (R502.1)
- Fire blocking shall comply with (R402.8) and be maximum 10ft. O.C. horizontal or vertical.
- Floor-ceiling assemblies with a concealed space in excess of 1000 square feet shall have draft stops installed that divide the concealed space into approximately equal areas. Draft-stopping material shall comply with (R502.12)
- Walls and soffits of enclosed usable space under interior stairways shall be protected on the enclosed side by minimum 1/2" gypsum board. (R311.2.2)
- Gypsum board applied to a ceiling shall be 1/2" when framing members are 16" o.c. or 5/8" when framing members are 24" o.c. or use labeled sag-resistant gypsum ceiling board. Table R102.3.5 (d).
- Showers area walls shall be finished with smooth, hard non-absorbent surface, such as ceramic tile, to a height of not less than 72 inches above the drain inlet. When gypsum wallboard is used as a base for tile or wall panels, water-resistant gypsum wallboard shall be used. Water-resistant gypsum board shall not be used over a vapor retarder, in areas of high humidity or on ceilings where the frame spacings exceeds 12 inches on center for 1/2" gypsum, and 16" on center for 5/8" gypsum. (R102.4.2)
- Showers and tub-shower combinations shall be provided with control valves of the pressure balance or thermostatic mixing valve type.
- R314.1 Smoke Detection and notifications. All smoke detectors shall be listed and labeled in accordance with UL 217 and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72
- R315.1 Carbon monoxide alarms. For new construction, an approved carbon monoxide alarm shall be installed outside of each separated sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.
- Section 402.1 Insulation and fenestration criteria. The building thermal envelope shall meet the requirements of Table 402.1(1) based on the climate zone specified in Chapter 3.
- 2012 IECC Section 402.4.2.1. Blower Door Testing.
- Section R403.2.3 Buidng Cavities - Mandatory. Framing cavities cannot be used as ducts or plenums.
- Domestic dishwashing machines connected to a disposer shall have the discharge installed as high as possible, not lower than 2" above the flood rim of the sink.
- Register, diffusers and grilles shall be mechanically fastened to rigid supports or structural members on at least two opposite sides in addition to being connected to the ductwork they serve.
- The clothes dryer shall be provided with a 4-inch diameter exhaust to the exterior and shall not exceed a total length of 25 feet, unless an engineered duct system is provided. Provide IC-rated recessed light fixtures installed in insulated ceilings.
- Fixtures located in damp or wet locations shall be "listed" to be suitable for such location.
- Provide GFCI protection for receptacles at within 4ft. of all lavatories, sinks and basins.
- Provide GFCI protected receptacles at all exterior, bathroom and garage locations.
- Provide a wall-mounted GFCI protected receptacle outlet within 36" of a bathroom or powder room lavatory.
- All circuits supplying receptacle outlets in all 15 and 20amp branch circuits shall be AFCI protected.
- Receptacle outlets shall be installed so that no point along the floor line in a wall space is more than 4ft., measured horizontally, from an outlets in that space, including any wall space 2 feet or more in width.
- Bathroom receptacle outlets shall be supplied by at least one 20-ampere branch circuit. Such circuits shall have no other outlets.
- Provide a separate 20-ampere branch circuit to the laundry.
- Provide a minimum of two 20-amp small appliance branch circuits for kitchen/dining/breakfast.
- The two or more 20-ampere small appliance branch circuits shall have no other outlets, except the receptacle installed solely for electric supply to an electrical clock on the kitchen/ding/breakfast areas or receptacle for supplemental equipment and lighting for gas-fired ranges, ovens or counter-mounted units.
- Receptacle outlets for ranges and clothes dryers shall be a 3-pole with a ground type. Four-wire, grounded-type flexible cords will be required for connection of ranges and clothes dryers. The bonding jumper shall not be connected between the neutral terminal and the frame of the appliance.
- Provide a concrete encased grounding electrode of not less than 20 feet of #4 bare copper (220 ampere service).
- Provide bonding to the water piping, gas and metal building systems. (minimum #4 for 200-amp service).
- All metal piping systems, metal parts of electrical equipment, and pump motors associated with the hydro massage tub shall be bonded together using a copper bonding jumper, insulated, covered, or bare, not smaller than No.8 solid. Metal parts of listed equipment incorporating an approved system of double insulation and proving a means for grounding interal non-accessible, non-current-carrying metal parts shall not be bonded.
- ALL EXPOSED LUMBER TO BE PRESSURE TREATED GRADED SPECIES.
- ALL BUILDING LUMBER TO BE DOUGLAS FIR LARCH NO. 2 OR BETTER
- ROOF POSTS TO BE PLACED AS NECESSARY TO SUPPORT LENGTHY MEMBERS.
- Headers: all exterior openings to be 2-2x10's unless otherwise noted. Interior headers to be 2-2x8's unless otherwise noted
- IRC N1102.4.1.2 (R303.4) Mechanical Ventilation. The building shall be provided with ventilation that meets the requirements of IRC section M1507.
- All cantilevers need to be blocked.
- Ice barrier is required to extend from the lowest edges of all roof surfaces to a point of least 24" inside the exterior wall line of the building per IRC R05.2.1.1 measured horizontally.
- Radon mitigation prep is required. Section AF104
- Per R311.7.8, continuous handrail is required on at least one side of the basement, first floor and second floor also P.T. Wood deck stairs.
- R302.3 Two-family dwelling. Dwelling units in two-family dwellings shall be separated from each other by wall or floor-ceiling assemblies having not less than 1-hour fire-resistance rating where tested in accordance with ASTM E119 or UL263. Fire-resistance-rated floor-ceiling and wall assemblies shall extend to and be tight against the exterior wall and wall assemblies shall extend from the foundation to underside of the roof sheathing.
- Comply with R302.4 of the 2016 Connecticut State Building Code.
- Building must comply with Table 302.1
- Membrane Penetrations per Section R302.4.2 shall comply.

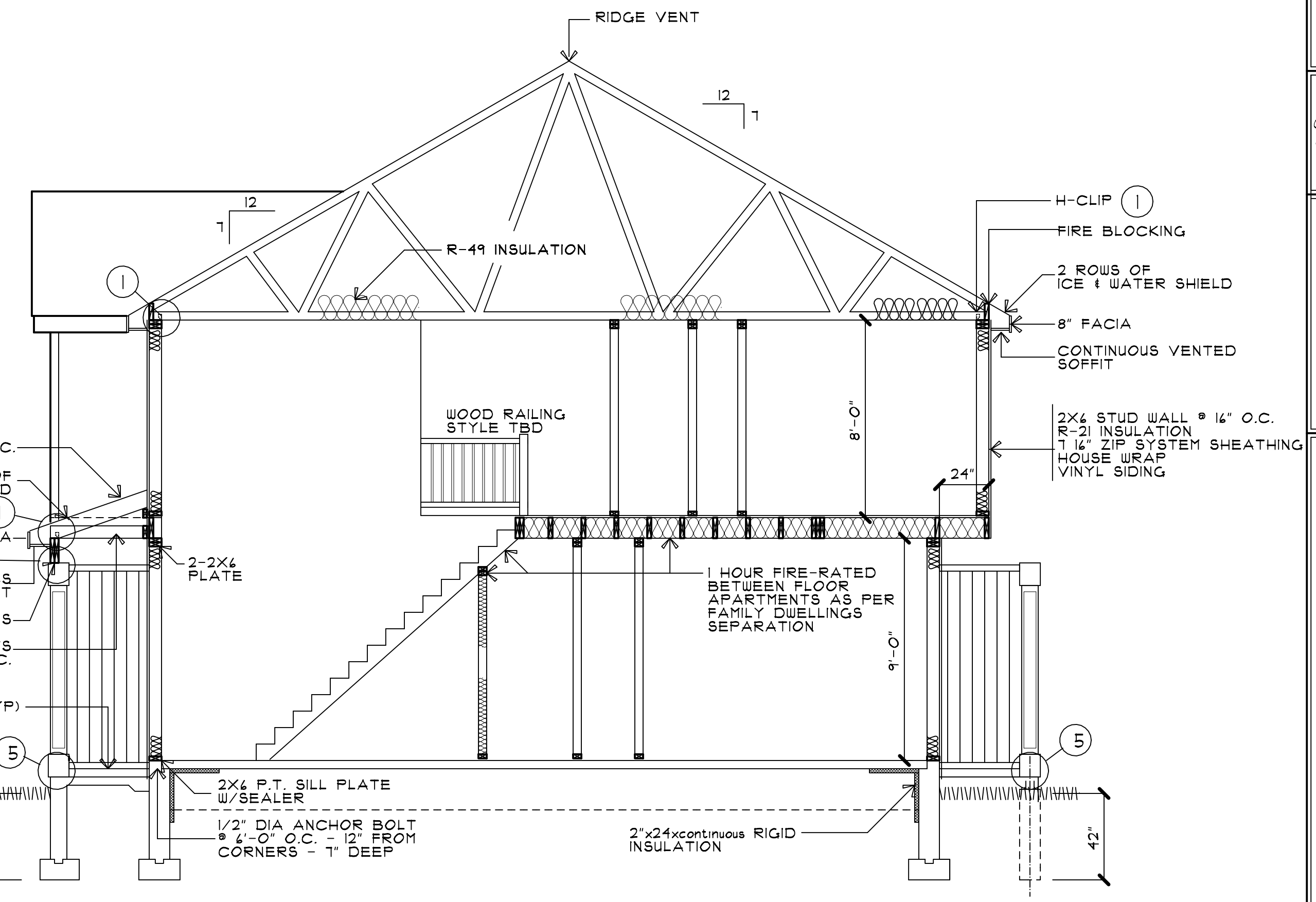


**B** CROSS SECTION  
SCALE: 1/4" = 1'-0"

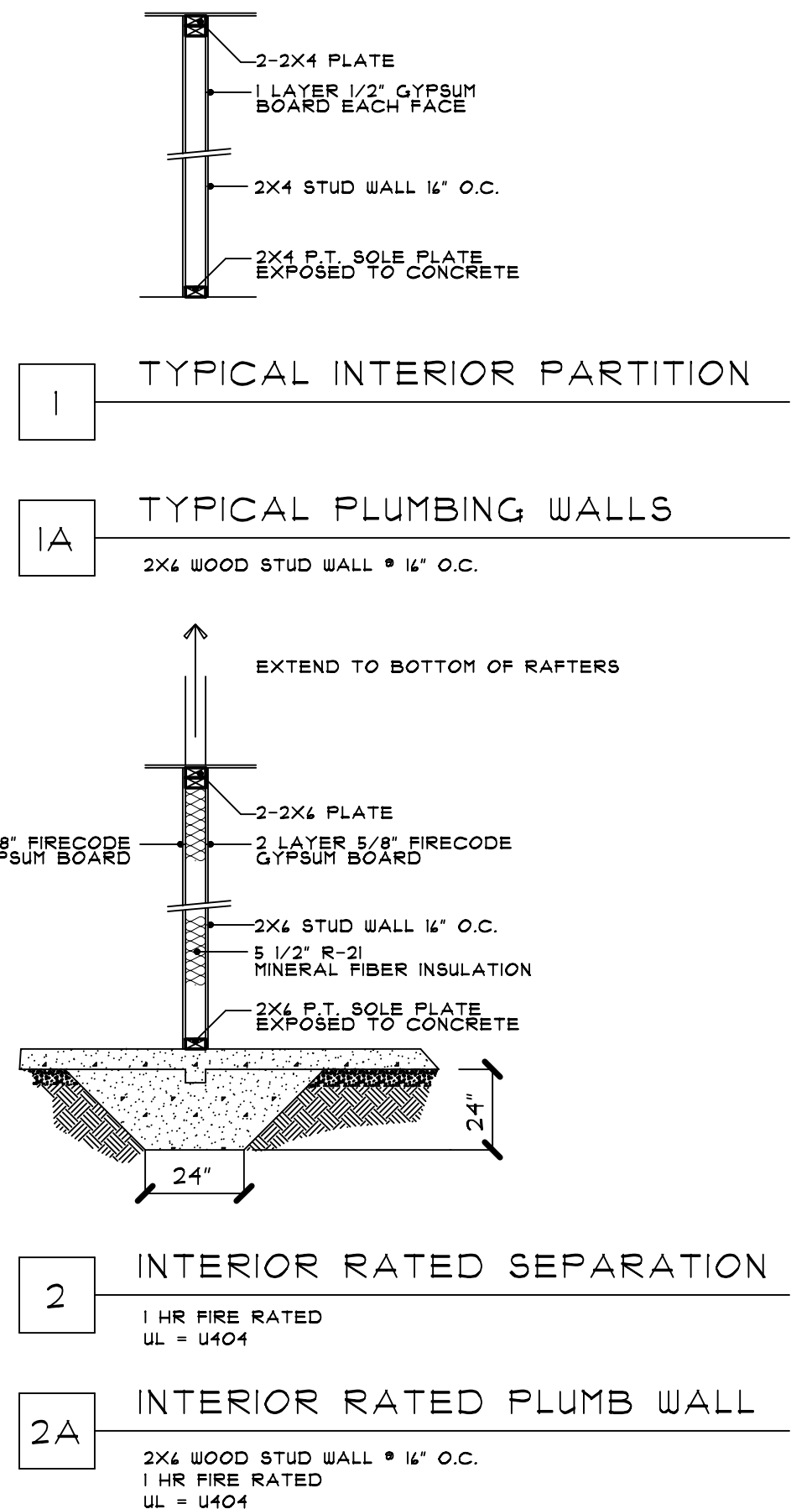
DESIGN No. U305  
Fire-Resistance Ratings - ANSI/UL 263  
1 HOUR FIRE RATED CEILING BETWEEN 1ST FLOOR AND 2ND FLOOR APARTMENT AS PER TWO FAMILY DWELLING SEPERATION.  
BASE LAYER 5/8" TYPE "X" GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO FLOOR JOIST 16" O.C. WITH 1 1/8" TYPE W OR S DRYWALL SCREW 1" O.C.  
FACE LAYER 5/8" TYPE "X" GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIES RIGHT ANGLES TO JOISTS WITH 1 1/8" TYPE G DRYWALL SCREWS 12" O.C. AT JOISTS AND INTERMEDIATE JOINTS AND 1 1/2" TYPE G DRYWALL SCREWS 12" O.C PLACED ON EITHER SIDE OF END JOINTS. JOINTS OFFSET 24" FROM BASE.

**METAL TIE DOWN SCHEDULE**

1	SIMPSON H25A HURRICANE TIE AT EACH RAFTER UNLESS OTHERWISE NOTED
2	SIMPSON LUS28 JOIST HANGER AT ALL SINGLE JOIST
3	SIMPSON LUS28-2 JOIST HANGER TYPICAL AT ALL DOUBLE JOIST
4	SIMPSON A35 CLIP AT EACH RAFTER
5	SIMPSON ABU4 POST BASE AT POST
6	SIMPSON AC4 POST CAP TYP AT POST
7	SIMPSON ACE4(MIN) CORNER POST CAP
8	SIMPSON HDU4-SDS2.5 HOLDOWNS



**A** CROSS SECTION  
SCALE: 1/4" = 1'-0"



YOUNG DESIGNS  
UNLIMITED LLC  
RESIDENTIAL DESIGN / SPACE DESIGN  
P.O. BOX 99  
SCOTLAND, CONNECTICUT 06244-0099  
CELL#: (860) 9283804

NOTE: THE BUILDING CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS, MATERIALS, AND METHODS OF CONSTRUCTION FOR COMPLIANCE WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.  
NOTE: IT IS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR TO REVIEW COMPLETENESS OF ALL INFORMATION AND CONDITIONS OF THE CONTRACT AND THE SOLE RESPONSIBILITY OF THE BUILDING CONTRACTOR.

CROSS SECTIONS & GENERAL NOTES

DATE: SEPT. 21, 2022  
SCALE: AS NOTED  
DRAWN BY: B. YOUNG  
DATA REF: 8721ADA  
REVISIONS: \_\_\_\_\_ DATE: \_\_\_\_\_

Proposed Townhouses  
for ADA Unit  
30 Bidwell Street  
Manchester, CT

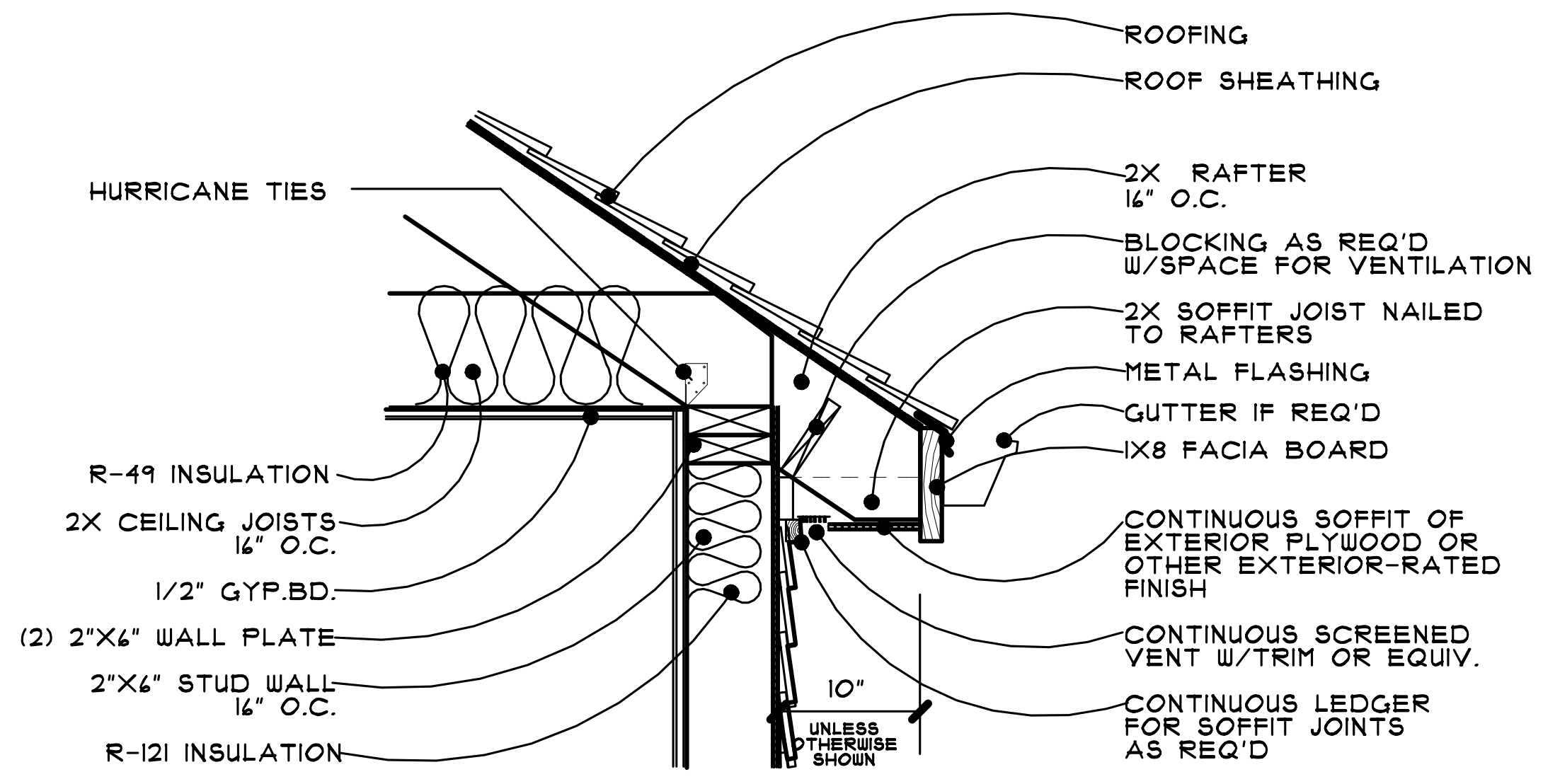
FIRST FLOOR ADA UNIT 492 SQ.FT.  
SECOND FLOOR UNIT 1441 SQ.FT.

SHEET NO.  
**A8**

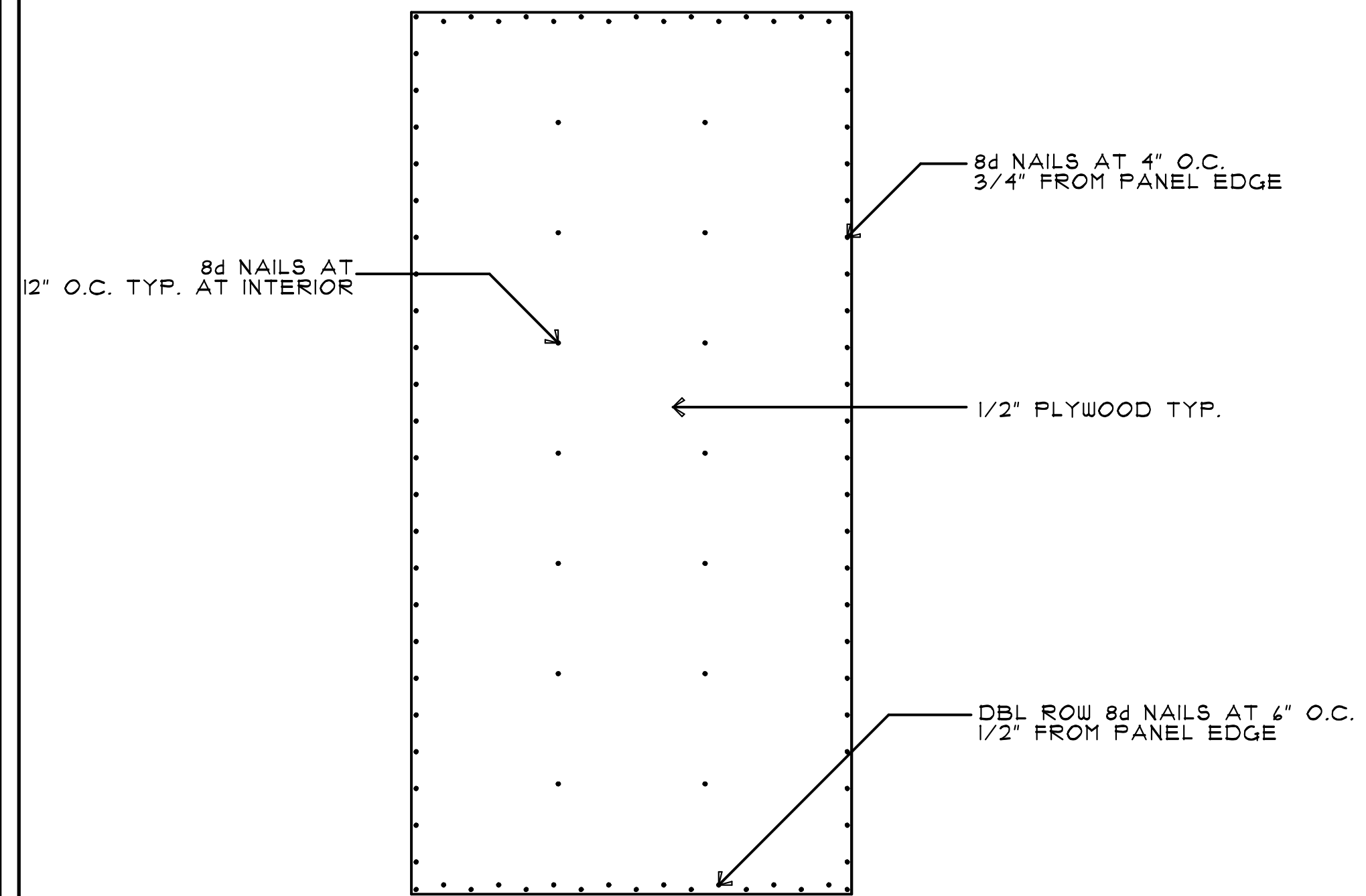
TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS, b, c	SPACING OF FASTENERS
1	Roof		
2	Blocking between joists or rafters to top plate, toe nail	3-8d (2 1/2" x 0.113")	---
3	Ceiling joists to plate, toe nail	3-8d (2 1/2" x 0.113")	---
4	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d	---
5	Collar tie rafter, face nail or 1 1/4" x 20 gage ridge strap	3-10d (3" x 0.128")	---
6	Rafter to plate, toe nail	2-16d (3 1/2" x 0.135")	---
7	Roof rafters to ridge, valley or hip rafters	4-16d (3 1/2" x 0.135")	---
8	toe nail face nail	3-16d (3 1/2" x 0.135")	---
9	Wall		
10	Built-up corner studs	10d (3" x 0.128")	24" o.c.
11	Built-up header, two pieces with 1/2" spacer	16d (3 1/2" x 0.135")	16" o.c. along each edge
12	Continued header, two pieces	16d (3 1/2" x 0.135")	16" o.c. along each edge
13	Continuous header to stud, toe nail	4-8d (2 1/2" x 0.113")	---
14	Double studs, face nail	10d (3" x 0.128")	24" o.c.
15	Double top plates, face nail	10d (3" x 0.128")	24" o.c.
16	Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d (3 1/2" x 0.135")	---
17	Sole plate to joist or blocking, face nail	16d (3 1/2" x 0.135")	16" o.c.
18	Sole plate to joist or blocking at braced wall panels	3-16d (3 1/2" x 0.135")	16" o.c.
19	Stud to sole plate, toe nail	3-8d (2 1/2" x 0.113") or 2-16d (3 1/2" x 0.135")	---
20	Top or sole plate to stud, end nail	2-16d (3 1/2" x 0.135")	---
21	Top plates, laps at corners and intersections, face nail	2-10d (3" x 0.128")	---
22	1" brace to each stud and plate, face nail	2-8d (2 1/2" x 0.113")	2 staples 13/4"
23	1" x 6" sheathing to each bearing, face nail	2-8d (2 1/2" x 0.113")	2 staples 13/4"
24	1" x 8" sheathing to each bearing, face nail	2-8d (2 1/2" x 0.113")	3 staples 13/4"
25	Wider than 1" x 8" sheathing to each bearing, face nail	3-8d (2 1/2" x 0.113")	4 staples 13/4"
26	Floor		
27	Joist to sill or girder, toe nail	3-8d (2 1/2" x 0.113")	---
28	1" x 6" subfloor or less to each joist, face nail	2-8d (2 1/2" x 0.113")	2 staples 13/4"
29	2" subfloor to joist or girder, blind and face nail	2-16d (3 1/2" x 0.135")	---
30	Rim joist to top plate, toe nail (roof applications also)	8d (2 1/2" x 0.113")	8" o.c.
31	2" planks (plank & beam - floor & roof)	2-16d (3 1/2" x 0.135")	at each bearing
32	Built-up girders and beams, 2-inch lumber layers	10d (3" x 0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends, and at each splice
33	Ledger strip supporting joists or rafters	3-16d (3 1/2" x 0.135")	At each joist or rafter

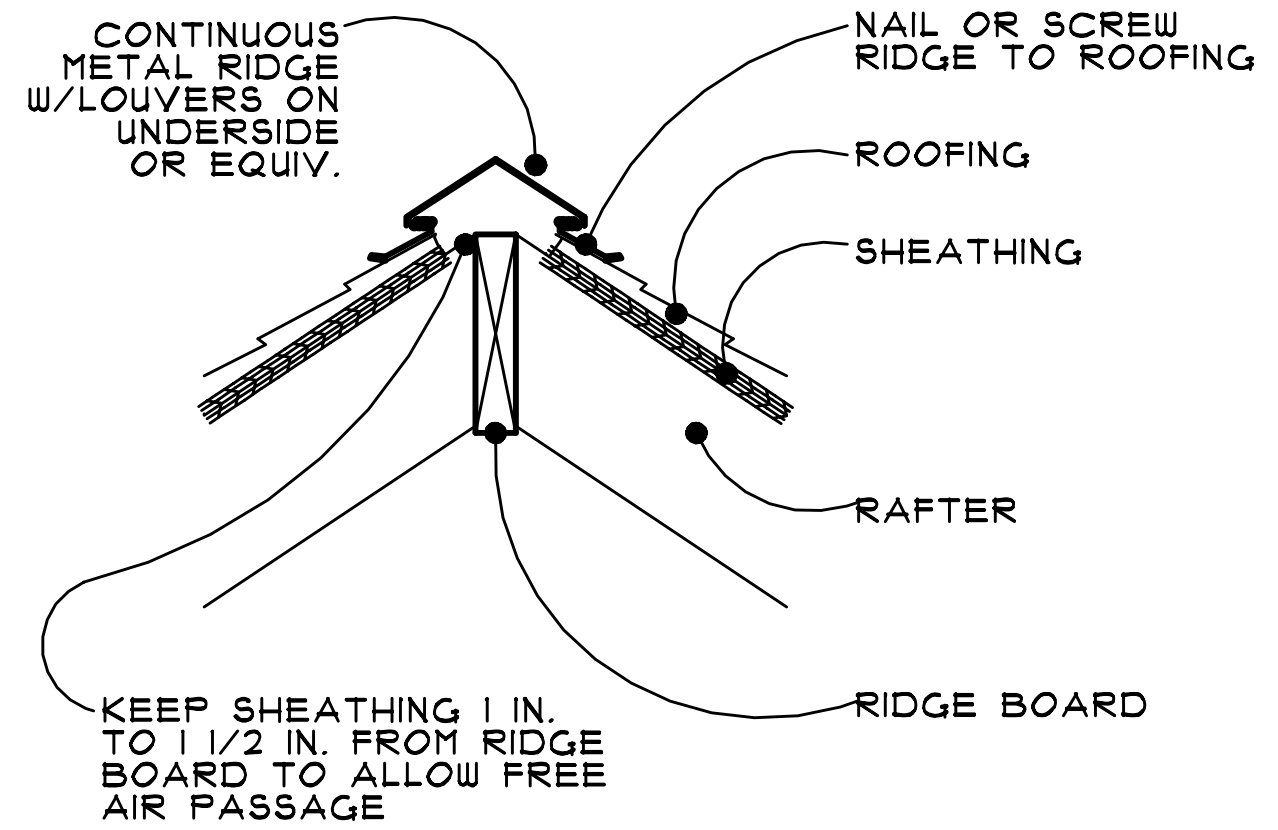
ITEM	DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENERS, b, c, e	SPACING OF FASTENERS
34	Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing		Edges (inches) Intermediate supports, a (inches)
35	3/8" - 1/2"	6d common (2" x 0.113") nail (subfloor wall)	6 12g
36	1/2" - 1"	8d common (2 1/2" x 0.131") nail (roof)	6 12g
37	1 1/8" - 1 1/4"	10d common (3" x 0.148") nail or 8d (2 1/2" x 0.131") deformed nail	6 12g
38	Other wall sheathing (h)		
39	1/2" structural cellulose fiberboard sheathing	1 1/2" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1 1/4" long	6
40	25/32" structural cellulose fiberboard sheathing	1 3/4" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1 1/2" long	6
41	1/2" gypsum sheathing (d)	1 1/2" galvanized roofing nail, staple galvanized, 7/16" long, 1 1/4" screws, Type W or S	7
42	5/8" gypsum sheathing (d)	1 3/4" galvanized roofing nail, staple galvanized, 7/16" long, 1 5/8" screws, Type W or S	7
43	Wood structural panels, combination subfloor underlayment to framing		
44	3/4" and less	6d deformed (2" x 0.120") nail or 8d common (2 1/2" x 0.131") nail	6 12
45	7/8" - 1"	8d common (2 1/2" x 0.131") nail or 8d deformed (2 1/2" x 0.131") nail	6 12
46	1 1/8" - 1 1/4"	10d common (3" x 0.148") nail or 8d deformed (2 1/2" x 0.120") nail	6 12



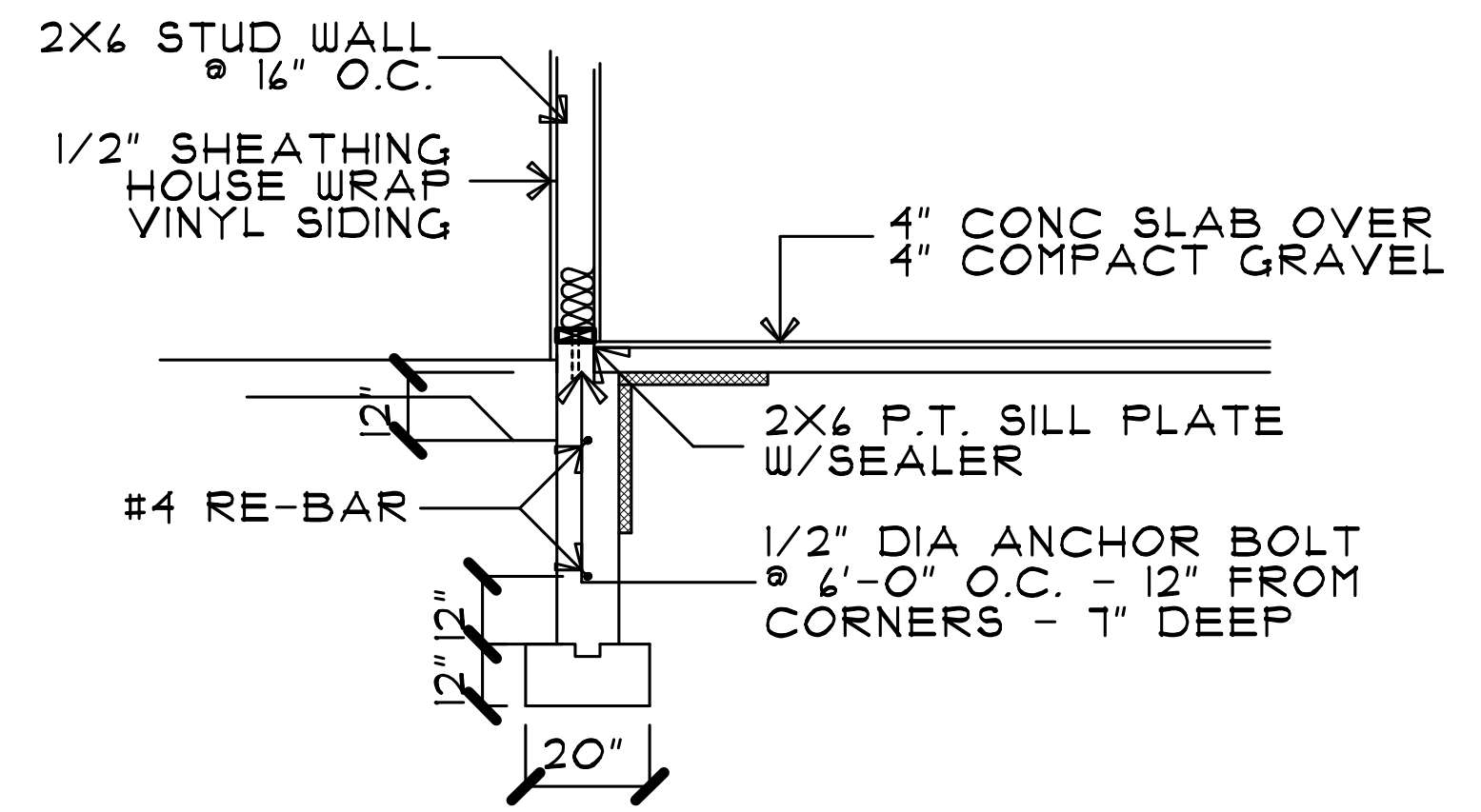
**A SOFFITED EAVE**  
N.T.S.



**TYPICAL SHEAR WALL NAILING DETAIL**  
NOT TO SCALE



**A RIDGE VENT**  
N.T.S.



**A FOUNDATION WALL DETAIL**  
NOT TO SCALE

YOUNG DESIGNS  
UNLIMITED LLC  
RESIDENTIAL DESIGN / SPACE DESIGN  
P.O. BOX 99  
SCOTLAND, CONNECTICUT 06214-0099  
CELL#: (860) 908.3504

NOTE: THE BUILDING CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS, MATERIALS, AND METHODS OF CONSTRUCTION AGAINST THE PERMITS AND ALL APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES.  
NOTE: IT IS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR TO REVIEW COMPLETENESS AND ACCURACY OF ALL DIMENSIONS AND MATERIALS AND METHODS OF CONSTRUCTION AND TO BE RESPONSIBLE FOR THE SOLE RESPONSIBILITY OF THE BUILDING CONTRACTOR.

DETAILS & SCHEDULES

DATE: SEPT. 21, 2022  
SCALE: AS NOTED  
DRAWN BY: B. YOUNG  
DATA REF: 8712ADA  
REVISIONS: \_\_\_\_\_ DATE: \_\_\_\_\_

Proposed Townhouses  
for ADA Unit  
30 Bidwell Street  
Manchester, CT

FIRST FLOOR ADA UNIT 492 SQ.FT.  
SECOND FLOOR UNIT 1441 SQ.FT.

SHEET NO.  
**A9**

## Executive Summary

The following summarizes the projected impacts of the proposed project as part of the PRD zone change and preliminary plan submittal. The project will have an impact on the town's water supply, drainage, and sanitary systems.

The proposed project is the development of the empty lot at 30 Bidwell St with the construction of four new townhouse buildings with a total of 26 2-bedroom units. The existing zone is the RR zone and the applicant is applying for a zone change to the PRD zone. Along with the proposed townhomes, the project will include a parking lot, a stormwater management system, and utility infrastructure for sanitary, electric, gas, and water services. The rear of the lot will also be designated for open space/recreation area for the tenants.

The sanitary sewer demand per Connecticut Department of Health guidelines is 7,800 gallons per day.

$$26 \text{ Units} \times \frac{2 \text{ Bedroom}}{1 \text{ Unit}} \times \frac{150 \text{ Gallons Per Day}}{1 \text{ Bedroom}} = 7,800 \text{ Gallons Per Day}$$

The water demand per Connecticut Department of Health guidelines is 5,850 gallons per day.

$$26 \text{ 2Bedrooms} \times \frac{3 \text{ Design Population}}{2 \text{ Bedroom}} \times \frac{75 \text{ Gallons Per Day}}{1 \text{ Design Population}} = 5,850 \text{ Gallons Per Day}$$

The stormwater management system will include catch basins in the parking lot and yard drains in the lawn areas connected by a subsurface pipe network discharging to an on-site infiltration system. This infiltration system will be rain garden(s) with engineered soil on top of perforated pipes enclosed in crushed stone. The purpose of these pipes is to provide extra storage for stormwater and allow infiltration to occur. The stormwater management system will be designed in accordance with the 2004 CT Stormwater Quality Manual and no downstream locations will experience negative impacts due to storm events as part of this project.

During construction, the following erosion and sedimentation controls will be implemented to capture any sediment laden stormwater runoff. Compost filter sock will be laid around the perimeter of the site to inhibit sediment laden runoff from leaving the property. Silt sacks will be installed in all catch basins and yards to prevent sediment laden runoff from entering the proposed stormwater management system.



**Preliminary Traffic Investigation Memo  
Proposed Bidwell Townhouses  
30 Bidwell Street  
Manchester, CT**

Prepared for:  
**Trivik Builders LLC**

Prepared by:  
**Freeman Companies  
36 John Street  
Hartford, CT 06106**

July 2022

**Introduction and Site Environs**

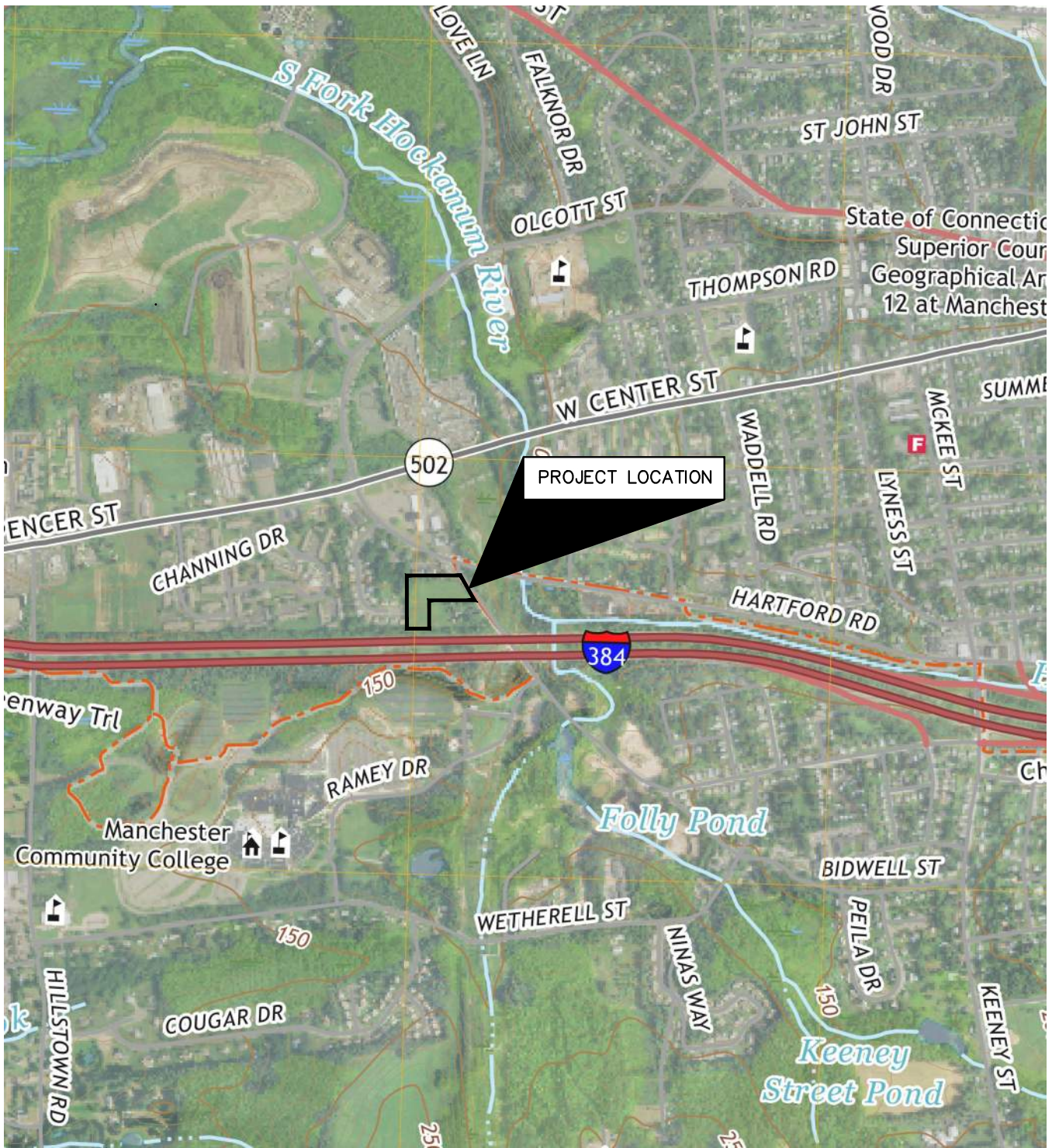
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The project site (see Figure 1) is roughly bounded by highway I-384 to the south, and Bidwell Street to the east just to the north of Manchester Community College. Currently the site is vacant containing only vegetative growth on a 2.63-acre lot.

The proposed project will consist of the development and construction of residential townhouses containing a total of 26 units, 64 parking spaces and approximately 13,000± SF of recreation area.

Hartford Road in the site vicinity is an east-west facility. It is classified by the Connecticut Department of Transportation as minor arterial with a 30 mile per hour speed limit. Hartford Road is the main connector between Spencer Street/W. Center Street (Route 502) to the west and Charter Oak Street (Route 534) to the east in Manchester.

Bidwell Street is a local road with a posted speed limit of 25 miles per hour. Between Hartford Road and Ramey Drive the street is approximately 32 feet wide and includes a designated bike route. Bidwell Street serves as a major access route to Manchester Community College. In addition, there is a sidewalk on the west side of the street from the Hartford Road intersection down to Ramey Drive.



**USGS QUADRANGLE MAP**  
**MANCHESTER, CONNECTICUT**  
**DATE 2021**



**FREEMAN**  
 COMPANIES

LAND DEVELOPMENT | ENGINEERING DESIGN | CONSTRUCTION SERVICES

36 JOHN STREET  
 HARTFORD, CT 06106  
 WWW.FREEMANCO.COM  
 TEL: (860) 251-9550  
 FAX: (860) 986-7161

ELEVATE YOUR EXPECTATIONS

**SITE LOCATION MAP**  
**BIDWELL TOWNHOMES**  
**30 BIDWELL STREET**  
**MANCHESTER, CONNECTICUT**

DRAFTED:	C.S.
CHECKED:	Y.L.
APPROVED:	Y.L.
SCALE:	N.T.S.
FC PROJECT NO.:	2022-0601
DATE:	07/20/2022

SHEET NO.

**FIGURE 1**

The following 2 critical intersections in the vicinity of the site were reviewed as part of the preliminary traffic investigation.



**Bidwell Street at Hartford Road** is a three-way intersection with Bidwell Street being stop controlled. All roadways are a single lane approach. The intersection makes use of a channelized island on Bidwell Street skewed to provide a “T” intersection and improve sight distance. There is a crosswalk across Hartford Road on the western side of the intersection.

**Bidwell Street at Horace Street** is a three-way intersection. Horace Street and the southern leg of Bidwell Street are stop controlled. Oncoming traffic from the north does not stop. Horace Street is the primary route traveled for vehicles exiting Route 384 eastbound headed to Manchester Community College. All roadways are a single lane approach. There are no crosswalks at this intersection.



Traffic volume information obtained from the Connecticut Department of Transportation (CTDOT) for February 2021 indicates that Bidwell Street carries a daily traffic volume of approximately 3,400 vehicles. The data also suggest the morning peak hours happen between 7 am to 9 am and the afternoon peak hours happen between 2 pm to 4 pm (see attached traffic recorder data).

Nearby land uses are a mix of residential and commercial properties on Bidwell Street.

**Development/Access Assumptions**

The concept plan for the proposed townhouse development includes 4 buildings with a total of 26 units (see attached). The proposed parking lot has 64 parking spaces, maintains a 24-foot aisle, and will provide good circulation for two-way traffic within the development.

**Anticipated Site Traffic Volumes**

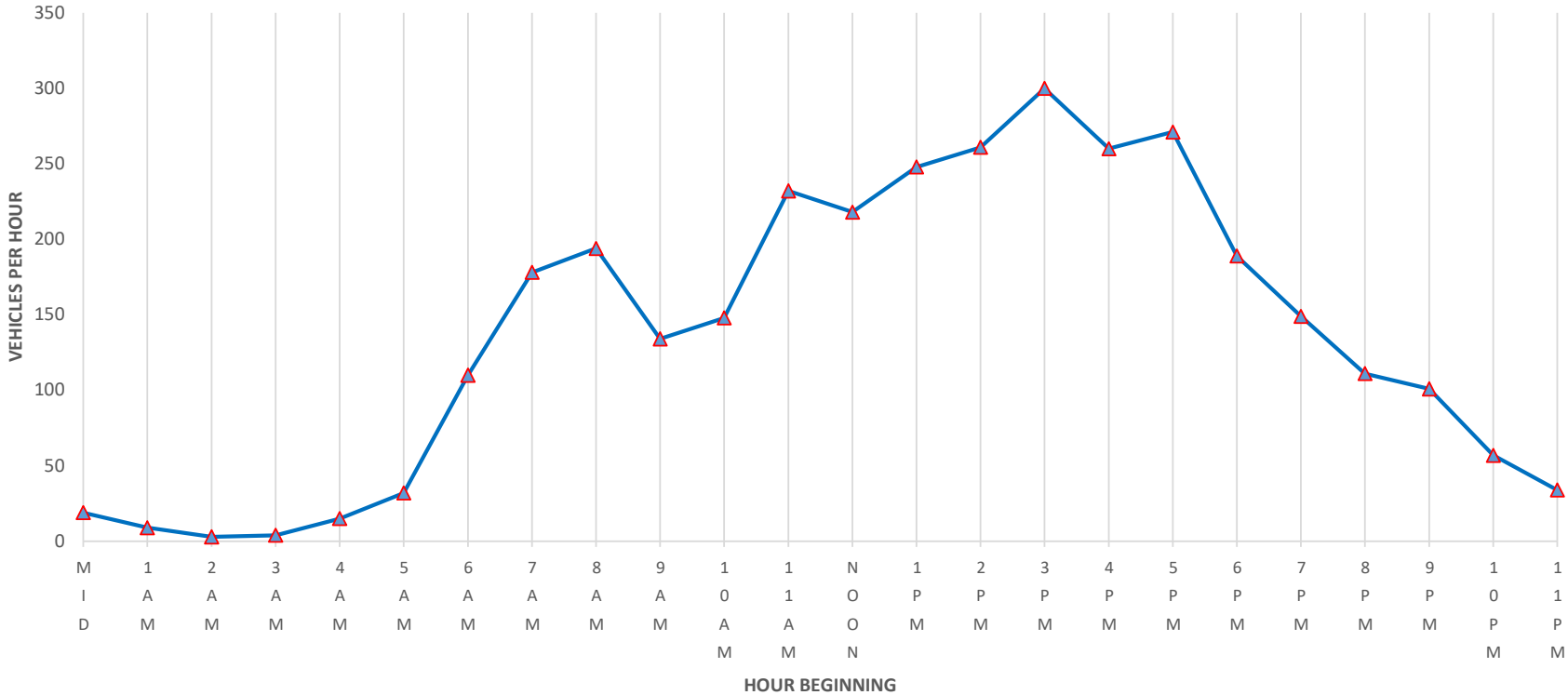
Trip generation defines the number of trips attracted by a particular land use. Trip generation rates quantify a relationship between a physical attribute of the generator, typically building size, and site traffic volumes. These rates, normally determined from studies of like facilities, form the basis for estimating the number of trips generated by future development.

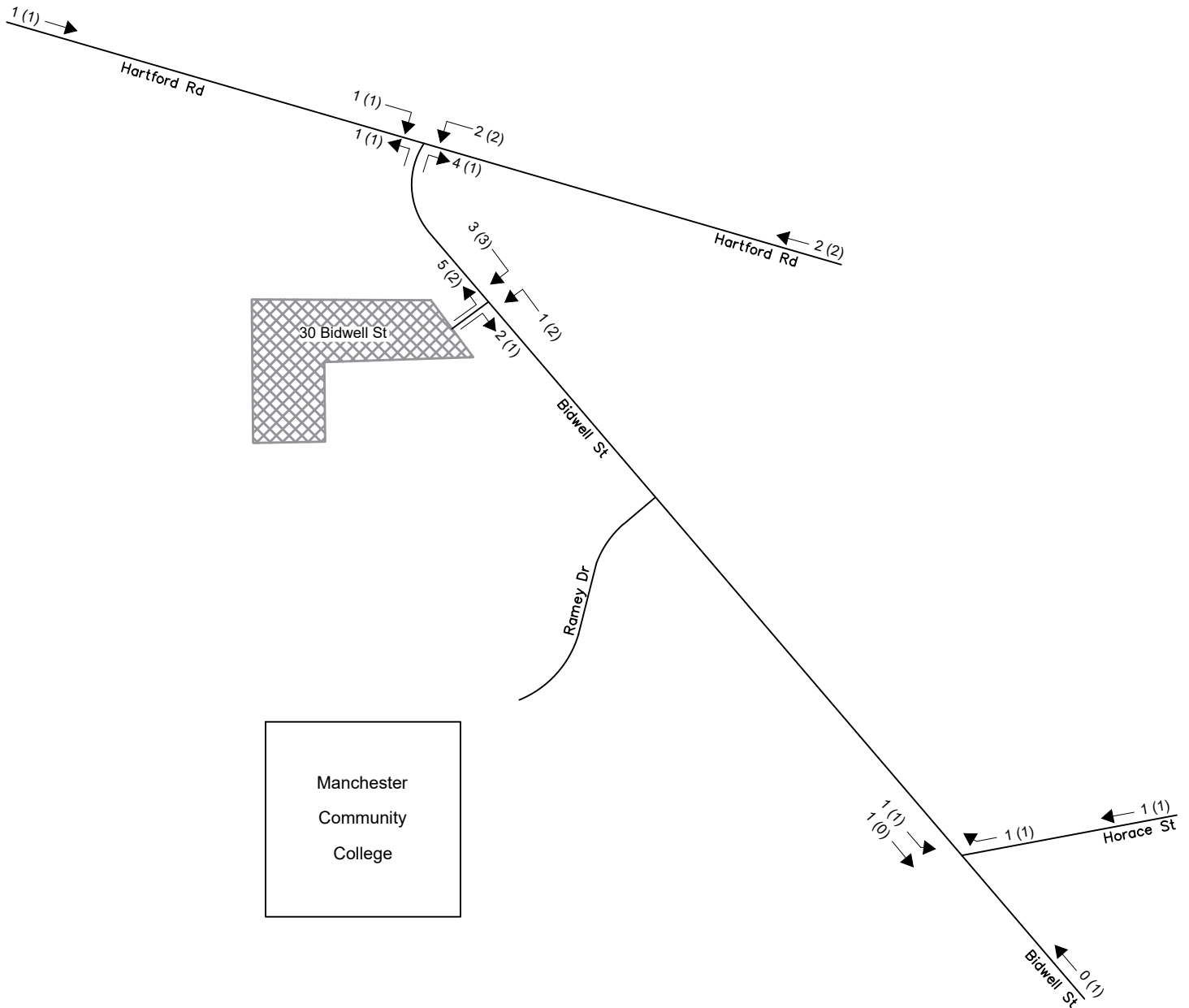
The traffic volumes generated by the proposed townhouses is based on actual traffic counts from the ITE for a similar size facility. As shown in the table below, the proposed development is expected to generate about 154 trips during each weekday. The morning and afternoon peak hours will average 11 and 8 new trips respectively. See Figure 2 for new site traffic volumes.

<b>Bidwell Street Townhouse Development</b>	<b>Trips</b>				
	<b><i>Weekday Total</i></b>	<b><i>Weekday AM Peak</i></b>		<b><i>Weekday PM Peak</i></b>	
		In	Out	In	Out
Residential Townhouses (26 total units)	154	4	7	5	3

# 2021 HOURLY TRAFFIC VOLUMES - BIDWELL STREET, MANCHESTER, CT

▲ AVERAGE DAILY TRAFFIC





## LEGEND

PEAK HOUR AM: XXX  
 PEAK HOUR PM: (XXX)

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 36 JOHN STREET  
 HARTFORD, CT 06106  
 WWW.FREEMANCOS.COM  
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 FAX: (860)986-7161  
 ELEVATE YOUR EXPECTATIONS

## NEW SITE TRAFFIC VOLUMES

30 BIDWELL ST TOWNHOUSES  
 MANCHESTER, CONNECTICUT

DRAFTED: C.S.  
 CHECKED: Y.L.  
 APPROVED: Y.L.  
 SCALED: N.T.S.  
 PROJECT NO.: 2022-0601  
 DATE: 07-22-22

SHEET NO.

**FIGURE 2**

## **Summary of Findings and Potential Traffic Issue**

---

The townhouse development will have 26 residential units and 64 parking spaces as currently proposed. This is not a major traffic generator, so no Office of the State Traffic Administration (OSTA) review is required.

A preliminary review of the adjacent roadway system and intersections with the proposed access points to the site indicates the following:

### **Traffic Operation:**

Given the existing traffic volumes from CTDOT for February 2021, observations during the field reconnaissance (Tuesday July 19, 2022), and the projected townhouse development trip generation, it does not appear that capacity and/or traffic operations will be an issue to the surrounding roadway network.

### **Intersection Sight Distance:**

Intersection sight distance at the proposed driveway appears to be adequate for the design speed of 25 miles per hour. Minor trimming of low hanging branches to the south side of the site would further improve the line of sight.


### **Available Parking:**

The proposed plan shows 64 total parking spaces on site. The number of spaces appears adequate based on the total units in the development in conjunction with the Town of Manchester zoning regulations.

It is our professional opinion that the proposed development will not have a significant impact to the surrounding roadway network.

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

**TO:** Planning & Zoning Commission

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

**DATE:** February 16, 2023

**RE:** 165 Adams St LLC – 165 Adams Street  
Special Exception Modification (PSE-0042-2023)

***Introduction***

The applicant is requesting a special exception modification to install a walk-in cooler on a concrete pad on the north side of the existing Elicit Brewing building at 165 Adams Street.

***Project Description***

The approximately 5.9-acre parcel at 165 Adams Street is occupied by Elicit Brewing and is located in the Industrial zone. The parcel is bounded by Adams Street to the west and Town-owned open space to the east. Adjacent uses are a mix of industrial and commercial. A portion of the Hockanum River Linear Trail crosses the property.

The applicant is proposing the installation of a new locked walk-in cooler on the property to expand cold storage capacity for the brewery. The cooler, which is approximately 8 ft. deep, 14 ft. wide, and 7 ft. high, would be located next to the existing dumpster area, which is on the north side of the brewery building. The existing retaining wall would be extended and a new 8 ft. by 14 ft. concrete pad installed to hold the cooler. As proposed, approximately 10 ft. of clear space would remain between the building wall and the cooler (approximately 7 ft. when the cooler doors are open).

The total area of proposed disturbance is **160 square feet**.

**Traffic & Parking**

No changes to on-site traffic or parking are proposed.

**Utilities**

The proposed cooler would be powered via an overhead wire electrical connection to the building, similar to the existing trash compactor.



***For the Commission's Consideration***

The Commission should consider whether the proposed use meets the special exception requirements of Article IV, Section 20.

***Staff Review***

Town staff has reviewed the plans and documents submitted with the application and there are no outstanding comments.

mp

\\TOWNFILE2\Users\Planning\PZC\2023\02 - February 21\Packet\PSE-0042-2023 (165 Adams) - Memo.docxx





Attach.

Town of  
Manchester, CT



Geographic Information  
Systems

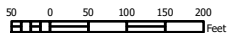
165 Adams Street

-  Manchester Town Boundary
-  B1 - Business I
-  IND - Industrial
-  RA - Residence A
-  RR - Rural Residence

DISCLAIMER:  
The Town of Manchester, CT assumes no legal responsibility for the information contained in this map. This map is provided "AS IS" without warranty of any kind.

NOTES:  
Planimetric and topographic information were compiled by stereophotogrammetric methods from photography dated April 24, 1999 in accordance with ASPR accuracy standards for 1"=40' large scale Class I maps. Real property compiled from recorded deeds, subdivision plans and other public records. Utility networks compiled from record plans, as-builts and/or field survey data. Aerial photography dated April 24, 1999.

1 inch = 250 feet



Date: 2/14/2023



Special Exception Modification Application - Narrative  
165 Adams St, Manchester, CT 06042  
January 10<sup>th</sup>, 2023

In order to solve an issue of insufficient storage, we are proposing the addition of a new walk-in cooler on our property, 165 Adams St. The cooler is 8' deep, 14' feet wide, and 7' high and requires an additional 2' wide retaining wall (or of a similar width, final width to be determined by engineer) surrounding the cooler on three sides. The cooler would not be visible to the public and would be situated behind the dumpster area on the side of our building.

We would excavate the hillside on the northern side of our existing building near the kitchen clearing a space for the cooler. Working off of the existing retaining wall we would continue the retaining wall to accommodate for the cooler dimensions. We would then need to pour a concrete pad 8' x 14' on which to install the cooler. We would excavate such that the retaining wall is 20' away from the building allowing the new cooler structure to be 10' away from the existing building. The door of the cooler, when opened, would take up an additional 3' 1" which would still allow us to have an evacuation path of 6' 11". Similar to the trash compactor located in front of this proposed cooler, there would be an electrical connection coming from the exterior wall of our building that would span the 10' gap between the existing building and proposed cooler that would connect to our cooler to supply electricity.





COOLER  
LOCATION



COOLER  
LOCATION



COOLER  
LOCATION



ELECTRICAL CONNECTION







COOLER  
LOCATION

ELECTRICAL  
CONNECTION

Town of  
Manchester, CT

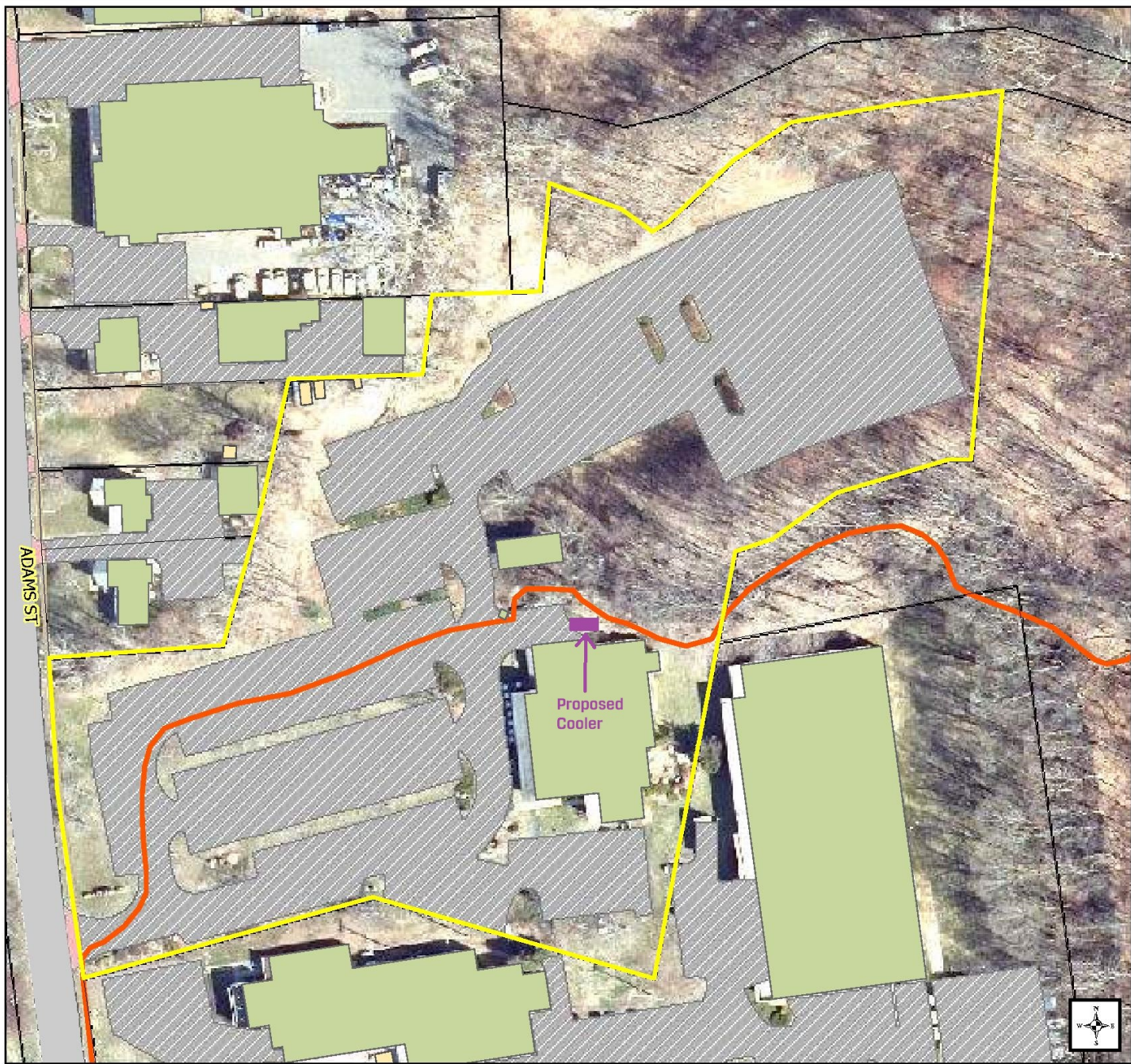


Geographic Information  
Systems

165 Adams Street

 Hockanum River Linear  
Trail

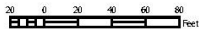
 Parking Lots



DISCLAIMER:  
The Town of Manchester, CT assumes no legal responsibility for  
the information contained in this map. This map is provided "AS IS"  
without warranty of any kind.

NOTES:  
Planimetric and topographic information were compiled by  
stereophotogrammetric methods from photography dated April 24,  
1999 in accordance with ASPR accuracy standards for 1"=40'  
large scale Class 1 maps. Real property compiled from recorded  
deeds, subdivision plans and other public records, utility networks  
compiled from record plans, as-built and/or field survey data.  
Aerial photography dated April 24, 1999.

1 inch = 100 feet



Date: 1/12/2023





Town of  
Manchester, CT

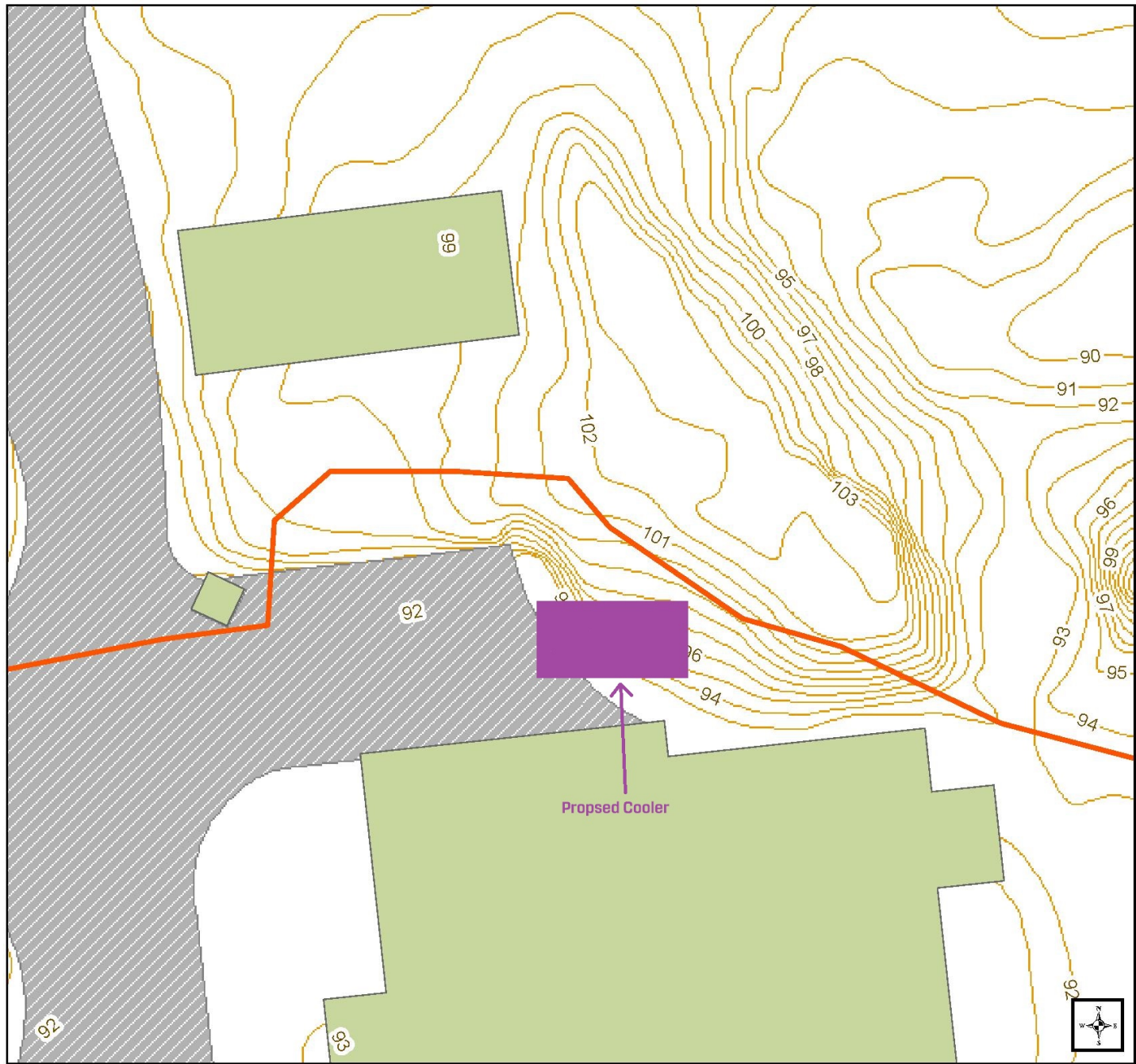


Geographic Information  
Systems

165 Adams Street

**Legend**

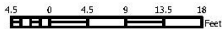
-  Hockanum River Linear Trail
-  Parking Lots



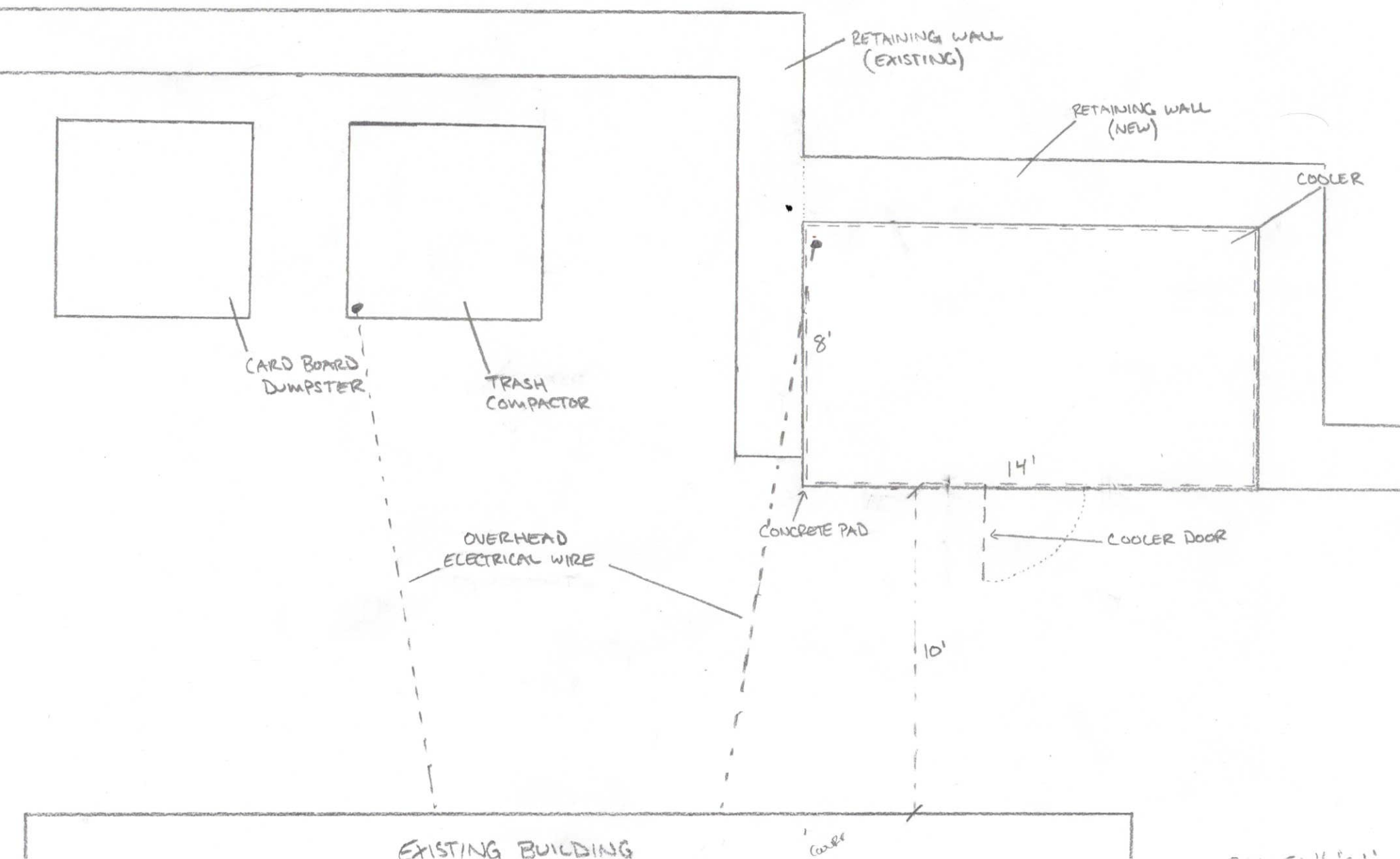
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1 inch = 20 feet




Date: 1/10/2023



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

**TO:** Planning & Zoning Commission

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

**DATE:** February 16, 2023

**RE:** Town of Manchester Planning & Zoning Commission  
Update to Rules of Procedure (OTHR-0016-2023)

*Summary*

Because the recently approved revision to the Town Charter increased the number of regular members on the Planning & Zoning Commission, the Commission's Rules of Procedure must be updated to reflect the correct membership number wherever it is mentioned.

Town staff recommend that the Commission take this opportunity to consider including the following additional revisions to the Commission's Rules of Procedure, as reflected in the attached draft:

Art. VII, Sec. 1

- Add a sentence noting that meetings now include a remote attendance option.
- Remove the sentence stating that the Secretary shall notify membership of all meetings, as this is no longer the protocol followed (Planning Department staff currently notify membership of meetings).
- Discuss whether the Commission wants to keep the provision that requires approval of a two-thirds vote in order to continue meetings beyond 11:00 p.m. (The Board of Directors chose to remove this from their own Rules of Procedure).

Art. VII

- Several minor grammatical revisions and clarifications.
- Add Section 8 to formalize the State requirement that if any seated Commission member is attending a meeting remotely, and if any vote is not unanimous, that vote must be taken by roll call.

Art. VIII, Sec. 1

- Revise the order of business for regular meetings to more accurately reflect current protocol.

Art. VIII, Sec. 5

- Revise to allow any Planning & Economic Development Department staff (not just the Director) to withhold incomplete applications from an agenda.

Art. X

- Several minor grammatical revisions and clarifications.

Art. XI

- Strike the revision date reference for the Connecticut General Statutes so that it does not need to be updated if/when Statutes are amended.

mp

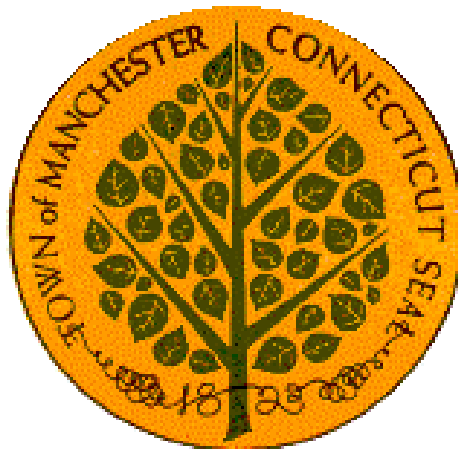
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Attach.

# TOWN OF MANCHESTER

## PLANNING AND ZONING COMMISSION

### Rules of Procedure



**Adopted: January 9, 1984**  
Amended: March 2, 2009

**Effective: February 1, 1984**

**TOWN OF MANCHESTER, CONNECTICUT  
RULES OF PROCEDURE**

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**RULES OF PROCEDURE  
PLANNING AND ZONING COMMISSION**

**ARTICLE I**

**Purpose and Authorization**

The objectives and purposes of the Planning and Zoning Commission of Manchester are those set forth in Chapters 124 (Zoning) and 126 (Planning) and 440 (Inland Wetlands) of the Connecticut General Statutes (and those duties and powers delegated to the Planning and Zoning commission by these statutes), by Chapter 17 of the Charter of the Town of Manchester and in Chapter 14 and Chapter 15 of the Town of Manchester Code of Ordinances.

**ARTICLE II**

**Name**

The Commission shall be known as the Planning and Zoning Commission of the Town of Manchester and shall consist of the regular members and alternate members appointed according to State Statute and the Charter and Ordinances of the Town of Manchester.

**ARTICLE III**

**Office of Agency**

The office of the Planning and Zoning Commission of the Town of Manchester shall be at the Planning Department in the Town of Manchester where all Commission records (including official documents, records, maps, etc.) will be kept.

**ARTICLE IV**

**Membership and Terms of Office**

The membership and terms of office shall be as specified in the above stated Ordinances and Charter establishing the commission, and the aforementioned General Statutes.

**ARTICLE V**

**Officers and Their Duties**

*Section 1.* The officers of the Planning and Zoning Commission shall consist of a Chairman, a Vice Chairman and a Secretary all of whom shall be members of the Commission.

*Section 2.* The Chairman shall preside at all meetings and shall have the duties normally conferred by parliamentary usage. The Chairman shall have the authority to appoint committees, call special meetings, appoint a member to act for the Secretary in his/her absence, and generally perform other duties as prescribed in these Rules.

*Section 3.* The Chairman shall prescribe the method of conduct of the hearing. He/she shall have the privilege of discussing the matters before the Commission and of voting thereon.

*Section 4.* The Vice Chairman shall act for the Chairman in his/her absence and have the authority to perform the duties prescribed for that office.

*Section 5.* With the assistance of the Planning Department staff, the Secretary shall see that all minutes and records of the Commission are kept, shall prepare the agenda of regular and special meetings under the direction of the Chairman, provide notice of all meetings to Commission members, arrange for proper and legal notices of hearings, attend to correspondence of the Commission, and such other duties as are normally carried out by a Secretary. The Secretary shall act for the Vice Chairman in his/her absence.

*Section 6.* The Chairman is empowered to sign all map and plan approvals for the Commission if, in his/her judgment, the maps and plans conform to approvals and requirements adopted by vote of the Commission at a duly called meeting. With the approval of the Chairman, the Director of Planning may cause the Chairman's signature to be affixed to such maps or plans by use of a rubber signature stamp.

*Section 7.* The Commission shall also empower the Director of Planning to issue notice letters of approval, denial, etc. under his signature on behalf of the Commission.

## **ARTICLE VI**

### **Election of Officers**

*Section 1.* An annual organizational meeting shall be held in December or as soon thereafter as is possible at which time the officers will be elected. A majority of the regular members must be present for the election of officers to take place.

*Section 2.* A candidate receiving a majority vote from the regular members of the Commission shall be declared elected and shall serve for one year or until his/her successor shall take office.

*Section 3.* Resignations from the Commission shall be in writing and submitted to the Secretary of the Board of Directors, with a copy to the Chairman of the Commission.

## ARTICLE VII

### Meetings

*Section 1.* Regular meetings of the Planning and Zoning Commission will generally be held on the first and third Monday of each month at 7 P.M. at Lincoln Center in the Town of Manchester. ~~Meetings will include a remote attendance option via Zoom or a similar video conferencing platform.~~ The Planning and Zoning Commission shall not continue the meeting beyond 11 P.M. without the approval of two-thirds of the members present and voting at the meeting. The term regular meetings shall include all public hearings and business meetings held by the Commission. ~~The Secretary shall notify the membership of all regular meetings and special meetings.~~<sup>1</sup>

*Section 2.* The notice shall specify the purpose of the meeting and no other business may be considered except by a majority vote of the Commission members present and voting at the meeting in which such business is to be conducted. The number of votes necessary to transact business shall be a majority of members of the Commission except as may be modified by Statute or Ordinance.

*Section 3.* Whenever practicable ~~five-seven~~ members shall sit and vote on each application. When a regular member is absent or disqualified, an alternate shall be designated to act choosing alternates in rotation so that they shall act as nearly equal a number of times as possible.

3(a)<sup>2</sup> The members acting on an application will be those who were present at the public hearing or business meeting when the application was presented. When a hearing is continued, or an application is presented at multiple business meetings, members acting would have been present at all sessions on that application.

In the event regular members who were present at the hearing are absent at a meeting when an action is scheduled, an alternate who was present at the hearing will be assigned to sit in their place.

In the event there were multiple public hearing or business meeting sessions and regular members were not present at each session, an alternate member who was present at each session shall be seated to act on the item.

In the event there were not ~~five-seven~~ members present at a public hearing or business meeting, or at each public hearing on a particular application, members can review the public hearing video, or ~~listen to the tape~~<sup>other</sup> recording of the hearing, and review the written record and application file. A member who states on the record they are familiar with the record in this way ~~shall~~<sup>may</sup> be appointed to act on the application, with regular members given preference over alternate members when possible.

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<sup>1</sup> Rev. 9/5/90

<sup>2</sup> Rev. 3/2/2009

*Section 4.* The Planning and Zoning Commission shall adopt at its first meeting in December a list of meeting dates and final filing dates for each of its regular meetings in the succeeding calendar year.

*Section 5.* All Commission meetings shall be open to the public.

*Section 6.* Proceedings of business meetings of the Commission need not be recorded by a stenographer or sound-recording device. Proceedings of all regular and special meetings shall be incorporated into the minutes ~~book~~ of the Commission to be a permanent part of that record.

*Section 7.* Unless otherwise specified, Robert's Rules of Order shall govern the proceedings at the meetings of the Commission.

*Section 8.* If any seated Commission member is attending a meeting remotely, and if any vote is not unanimous, that vote shall be taken by roll call.

## ARTICLE VIII

### Order of Business

*Section 1.* Unless otherwise determined by the Chairman, the order of business at regular meetings shall generally be:

- a. Call to order
- ~~b. Roll Call~~
- b. Public hearings, if any
- ~~d. Old business~~
- c. ~~New~~ bBusiness items
- d. ~~Communications~~Administrative Reports
- e. Approval of Minutes
- f. Receipt of new applications
- g. Adjournment

*Section 2.* A motion must be made and passed in order to dispense with any item on the agenda.

*Section 3.* No new business submitted for action by the Commission shall be acted upon unless it is submitted to the Planning Department at least five business days prior to a regular meeting date except as herein provided in Article VII, Section 2.

*Section 4.* The agenda for each meeting need contain only those items which have been submitted to the Planning Department in sufficient time for review, analysis, referrals to other interested departments or public bodies and preparation of necessary reports.

*Section 5.* ~~The Director of Planning~~ Planning and Economic Development Department Staff shall have the authority to withhold from an agenda or to remove from a tentative agenda any items which is not complete and sufficient for Planning and Zoning Commission action or any

item which has been revised subsequent to the initial filing and has not received adequate time for a comprehensive review.

## **ARTICLE IX**

### **Hearings**

*Section 1.* All public hearings prescribed by law shall be held in accordance with the requirements set forth for such hearings by these Rules and by Statute.

*Section 2.* The matter before the Commission shall be presented by the applicant or ~~his~~<sup>a</sup> designated agent, who shall have the privilege of the floor.

*Section 3.* Evidence shall be taken by a competent stenographer, or it may be recorded by a sound-recording device, at each hearing before the Commission in which the right to appeal lies to the Superior Court.

*Section 4.* No applications to the Commission (except those in which the applicant is the Commission or an administrative officer of the Town acting on behalf of the Town) which has been denied after public hearing, will be heard within one year from the date of rejection, except that after four months from such denial, the Commission may grant a hearing, if it finds, on facts presented in writing, that a material change in the situation justifies a new hearing in the interest of the public as well as the applicant.

## **ARTICLE X**

### **Conducting the Public Hearing**

*Section 1.* The Chairman of the Commission shall preside at the public hearing.

*Section 2.* The Planning and Zoning Commission will not commence the hearing of any item after 11 P.M. without approval of two-thirds of the members present and voting. Neither shall the Commission continue hearing any item of public hearing after 11 P.M. without the approval of two-thirds of the members present and voting.<sup>3</sup>

*Section 3.* The Secretary shall read the legal advertisement for each application as the hearing is held.

*Section 4.* A summary of the question or issue may be stated by the Chairman or ~~his~~<sup>their</sup> designee at the opening of the public hearing. The hearing shall be conducted only for the purpose of taking testimony to be considered by the Commission. Comments during the hearing shall be limited to the subject advertised for hearing. All questions and comments must be directed through the chair only after being properly recognized by the Chairman.

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<sup>3</sup> Rev. 9/5/90

*Section 5.* The Chairman shall first call for statements from the applicant and proponents. Opponents shall be given a similar opportunity to comment. Proponents and opponents shall make their presentation in succession without allowing an intermixture of comments pro or con. The applicant shall be given an opportunity after all opponents have spoken to clarify a point previously made by any speaker at the hearing, but may not address new issues.

*Section 6.* At any time during the hearing the Chairman shall allow reports and comments from the ~~Planning Department and other department staff~~ Town staff.

*Section 7.* All persons recognized shall approach the ~~hearing table~~ recording microphone in order to facilitate proper recording of comments. Before speaking each person shall give his/her name and full address.

*Section 8.* The Chairman shall assure an orderly hearing and shall take steps necessary to maintain the order and decorum of the hearing at all times. The Chairman shall reserve the right to limit debate in the event the discussion becomes unruly, unmanageable or repetitive.

*Section 9.* The show of hands or similar display by those persons present shall not be allowed on any general question presented at the public hearing without approval of the Chairman.

*Section 10.* Except for information supplied by an officer of the Town in response to a request from the Commission, information developed or presented by or on behalf of a party to an application may not be presented to members of the Commission following the close of a public hearing on the application, if one was held.

*Section 11.* The Planning and Zoning Commission will not commence the hearing of any item after 11:00 P.M. without approval of two-thirds of the members present and voting.

## **ARTICLE XI**

### **Public Relations**

*Section 1.* In the matter of the press, radio and television representatives, the Commission shall comply with Section 1-21a of the Connecticut General Statutes, ~~1958 revision~~, as amended.

## **ARTICLE XII**

### **Amendments**

These rules may be amended by a two-thirds vote of the Commission members present and voting only after the proposed change has been read and discussed at a previous regular meeting, except that these rules may be changed at any meeting by the unanimous vote of all the regular members of the Commission.

# DESIGN REVIEW GUIDELINES

## *Introduction*

These Design Review Guidelines have been adopted by the Planning and Zoning Commission to provide assistance and guidance to applicants as well as the Planning and Zoning Commission when reviewing applications for special exceptions. The special exception review criteria in the zoning regulations include criteria for neighborhood compatibility of special exception proposals. Neighborhood compatibility involves both the site and building layout and design. These guidelines may be referred to by the Planning and Zoning Commission when reviewing special exception applications.

## *General Standards*

Considerations as to neighborhood compatibility, design, architectural treatment and aesthetic character will be made in view of the fact that excessive uniformity, dissimilarity, inappropriateness or poor quality of design in the exterior appearance of buildings erected in any neighborhood adversely affects the desirability of the immediate area and the neighboring areas for residential, business or other purposes. Doing so impairs the benefits of occupancy of existing property in such areas, and the stability and value of both improved and unimproved real property in the area.

To help fulfill the purpose of this section and to assist applicants in understanding the issues which may be reviewed, the following list of design review standards may serve as general criteria to guide the consideration of any applications:

- (a) the impact on the property value of existing structures in the adjoining area;
- (b) the effect on the health, safety, and general welfare of the community;
- (c) the impact on the historic significance of the site and the affected structure;
- (d) when the proposed use involves the conversion of a structure built for residential use, the adaptability of the structure to a non-residential use;
- (e) the compatibility of a proposed architectural design with the architectural designs of existing adjacent buildings and the architectural character of the neighborhood as a whole;
- (f) the compatibility of the size and intensity of the proposed use with the size and intensities of existing adjacent uses and with reasonable consideration as to the character of the neighborhood as a whole;
- (g) the compatibility of the landscaping and layout of structures on the parcel with the landscaping and layout of adjacent parcels;

- (h) the extent, nature, arrangement and landscaping of parking facilities and vehicular and pedestrian circulation;
- (i) the impact on significant natural features of the site including trees, steep slopes and wetlands;
- (j) types, styles and colors of building materials, exterior facades, placement of windows and special architectural features;
- (k) screening of and/or blending of mechanical equipment, utility hardware and miscellaneous appurtenances into the overall design.

### ***Design Review Guidelines***

In determining whether an application conforms to the general standards, the Commission may consider the following:

#### **A) Building Design**

For both new construction and rehabilitation or alterations, buildings should be harmonious and compatible with adjacent buildings. In determining the degree of compatibility the building or alterations will be assessed in relation to adjacent common characteristics including the following:

1. Height - Buildings should be built to a height compatible with existing adjacent buildings, and should be built with the same number of stories. The Commission may approve variations in height of buildings if it finds the variation can still meet the design review and general criteria.
2. Scale and Proportion of Facades - The relationship of the building's width to its height should be similar to and compatible with adjacent buildings as seen from the public street and publicly accessible areas. Structures designed so that their apparent horizontal and vertical scale reflects the scale of principal structures on the same block and on the block face across the street are preferred. The scale of a structure is (1) the apparent size and bulk of the structure and its components compared to the size of adjacent buildings and to the human scale and (2) the apparent size and bulk of the structure compared to the components of the facade. Discretion in scale is permitted with appropriate building massing.
3. Complexity of Building Form - Architectural style is not restricted, but the building or addition should be similar in form, complexity and ornamental detail to adjacent buildings. This assessment will be made against the dominant characteristics of adjacent buildings. Harmony in texture, lines and masses is encouraged; monotony should be avoided.
4. Roof Shapes and Materials - The roofs of new buildings or additions which are visible from the public street and public areas should relate in pitch, shape and



material to the roofs of existing adjacent buildings, and buildings along the street within 250 feet.

5. Rhythms of Entrances and Projections - Entrances, porches, porticos, and other projections to be incorporated into new buildings should relate to the pattern of existing adjacent buildings and the street in such a manner as to reinforce the prevailing form.
6. Directional Expression of Facades - Directional expression of facades should be compatible with that of existing adjacent buildings and buildings along the street within at least 250 feet. The dominant directional expression, either horizontal or vertical, is determined by the structural form of the building, the shapes of the openings (windows and doors) and architectural detailing and ornament.
7. Proportion of Openings in the Facade - The ratio of the width to the height of the buildings, windows and doors should relate to and be compatible with existing adjacent buildings where these features are visible from the street or public areas. Likewise, the relationship between the walls (e.g., solids) and voids (e.g., windows) should be compatible with adjacent buildings and buildings along the street within 250 feet in either direction from the site.

B) Rhythm of Buildings and Spaces

The buildings should reinforce the existing rhythm of buildings and the spaces between those buildings adjacent to the site and along the street within at least 250 feet of the site.

C) Setback and Site Location

The building or addition should be located on the site and be set back from the street to reinforce prevailing setbacks of the adjacent buildings and buildings along the street within at least 250 feet of the site.

D) Building Materials

1. The exterior facade materials for new developments should be compatible with and reinforce the prevailing building materials of adjacent buildings and the buildings along the street. Alternate materials may be used but should follow the prevailing directional expression (horizontal or vertical) of adjacent buildings.
2. The exterior facade materials for an addition or alteration or renovation should either be the same as the existing building, or a material that simulates the existing or compatible material. Alternative materials may be used if they are consistent with the prevailing building materials of buildings within 250 feet of the site.

E) Other Design Considerations

Buildings which are proposed for locations which do not have adjoining existing structures or sites where multiple buildings are proposed for a single site will be assessed against the following criteria:

1. Adjacent buildings on the site which are different in architectural style should be made compatible through such means as similar building materials, compatible color schemes, site breaks such as natural or man-made buffers, streams, or landscaping features.
2. Monotony in building design such as excessive horizontal or vertical form can be avoided or minimized through building modulation, articulation, varieties of roof forms, entrance features and architectural details.

F) Site Treatment and Existing Site Features

1. Where natural or existing topographic patterns contribute to the beauty and utility of a development they should be preserved.
2. Suitable existing vegetation, where present, should be incorporated into the design of the site.

G) Parking and Pedestrian Access

1. There should be continuity from the public street to the building(s) entry. At least one continuous sidewalk, with landscaping and lighting at pedestrian scale, should be provided.
2. For buildings located on existing commercial streets in commercial districts, buildings should be oriented to the street, and entranceways will be provided from the main building entrance oriented from the public sidewalk.
3. Whenever possible, parking lots along the full length of a commercial street or commercial district where pedestrian traffic exists or is encouraged should be avoided or minimized.
4. Parking areas can be treated with decorative elements including building wall extensions, landscaping, berms or other innovative means to screen parking areas from view from public ways. These elements should be designed so that the public will feel safe during night parking.
5. Pedestrian systems designed for the movement of people between buildings and from buildings to parking should be lighted to provide safety and security.

## H) Landscaping and Screening

1. All new utility services and those service modifications necessitated by exterior alterations should be installed underground unless the utility company deems this not to be feasible.
2. Unity of landscape design may be achieved by repetition of certain plant varieties and other materials and by correlation with adjacent developments. Landscape features should complement building architecture, provide shade and visual relief and interest, and encourage pedestrian circulation.
3. Plant material should be selected for interest in its structure, texture, and color and for its ultimate growth. Plants that are indigenous to the area and others that will be hardy, harmonious to the design, and of good appearance shall be used.
4. Screening of utilities, loading docks, dumpsters and other unsightly places may be accomplished by use of walls, fencing, landscaping or a combination of these. Screening should be effective year-round.
5. In areas where general plantings will not survive, other materials such as fences, walls and pavings of wood, brick, stone, gravel and cobbles shall be used. Carefully selected plants shall be combined with such materials where possible.
6. Roof mounted equipment should not be visible from the ground floor level of the building on which the equipment is located for a distance of 500 feet from the exterior walls of the building or may be camouflaged by materials and colors to limit its visibility.

## I) Signs

1. Every sign should have scale and proportion in its design and in its visual relationship to buildings and surroundings.
2. Signs designed as an integral architectural element of the building and site to which it principally relates are preferred. As an architectural element, the sign should reflect the period of architecture and be in harmony with the building's character and use.
3. The colors, materials, and lighting of every sign should be restrained and harmonious with the building and site to which it principally relates.
4. The number of graphic elements on a sign should be held to the minimum needed to convey the sign's major message and shall be composed in proportion to the area of the sign face.

J) Lighting, Miscellaneous Structures and Street Hardware

1. Exterior lighting should enhance the building design and adjoining landscaping. Light standards and building fixtures should be of a design and size compatible with the building and adjacent areas. Excessive brightness should be avoided. All lighting intended to illuminate the building or yards should be arranged so that the lights will not shine into the eyes of any person external to the premises, or cause a nuisance from excessive glare.
2. Miscellaneous structures and street hardware should be designed to be part of the overall architectural design and landscape. Materials should be compatible with buildings, in scale, colors and proportion.

K) Maintenance - Planning and Design Factors

Continued good appearance depends upon the extent and quality of maintenance. The choice of materials and their use together with the types of finished and other protective measures should be easy to maintain.

Materials and finish should be selected for their durability and wear as well as for their beauty. Proper measures and devices should be incorporated for protection against the elements, neglect, damage, and abuse.

ADOPTED: June 7, 1999

## POLICY STATEMENT

### PROCEDURES FOR REVISIONS TO APPROVED SUBDIVISION PLANS REGARDING CHANGES IN LOT LINES OR CHANGES IN PARCEL CONFIGURATION

There are occasions when, after a subdivision or resubdivision has been approved by the Planning Commission, the owner/developer wishes to either relocate lot lines between lots or reconfigure lots and as a result of that reconfiguration reduce the number of lots in the approved subdivision or resubdivision. Since neither of these modifications to the approved subdivision plan constitute a subdivision or resubdivision as defined by Section 8-18 of the Connecticut General Statutes, the Commission hereby adopts the following policy:

In those situations where a landowner or developer of an approved subdivision or resubdivision wishes to relocate lot lines, change distance or bearings on lot lines, or reconfigure an approved subdivision plan and in such reconfiguration eliminate a lot, the Director of Planning or his/her designee shall be permitted to sign a revised mylar reflecting these modifications provided the plan has been reviewed by all appropriate town or Eighth Utilities District review staff and provided that there is no change otherwise created by these revisions or modifications which would meet the definition of a resubdivision in the Connecticut General Statutes.

This administrative action shall not require any action by the Planning and Zoning Commission. However, the Director of Planning must inform the Commission of all subdivisions which have to be modified under this policy.

ADOPTED: May 18, 1992  
REVISED: January 6, 1997

Property – A subdivided portion of 699 Middle Turnpike East

Applicant – Kimlar LLC

The applicant has been before the Commission in the past with regard to potential uses for this underdeveloped property in the Neighborhood Business Zone. Those proposed uses focused on rental units and higher density residential uses than the abutting homes in the Residence A Zone were accustomed to in the neighborhood.

After several commission hearings and neighborhood outreach the applicant has concluded that the best use for this property would be to develop the site as a 6 single family lots consistent with the homes in the abutting zone. All homes would have street frontage on either St. Paul Drive or Plaza Drive. Although the Property would need to be approved for a zone change (only the subdivided parcel), the requested zone change would be consistent with the abutting Residence A Zone.

Because the higher density housing uses previously proposed would have been inconsistent with the neighborhood and the lack of street visibility on Middle Turnpike East from the property is a deterrent to non-residential uses the applicant believes this is the best use for the property and does not overburden the roadways or the existing infrastructure in the neighborhood.








The proposal is consistent with the current Plan of Conservation and Development as it adds newer single family residential housing units to an increasingly aging housing stock. The homes would be similar in size to the surrounding neighborhood and would be attractive to young families, first time homeowners and empty nesters looking to downsize. The lots will all be compliant with the RA Zone requirements and will provide an additional buffer to the existing office building currently located on the property.

Town of  
Manchester, CT

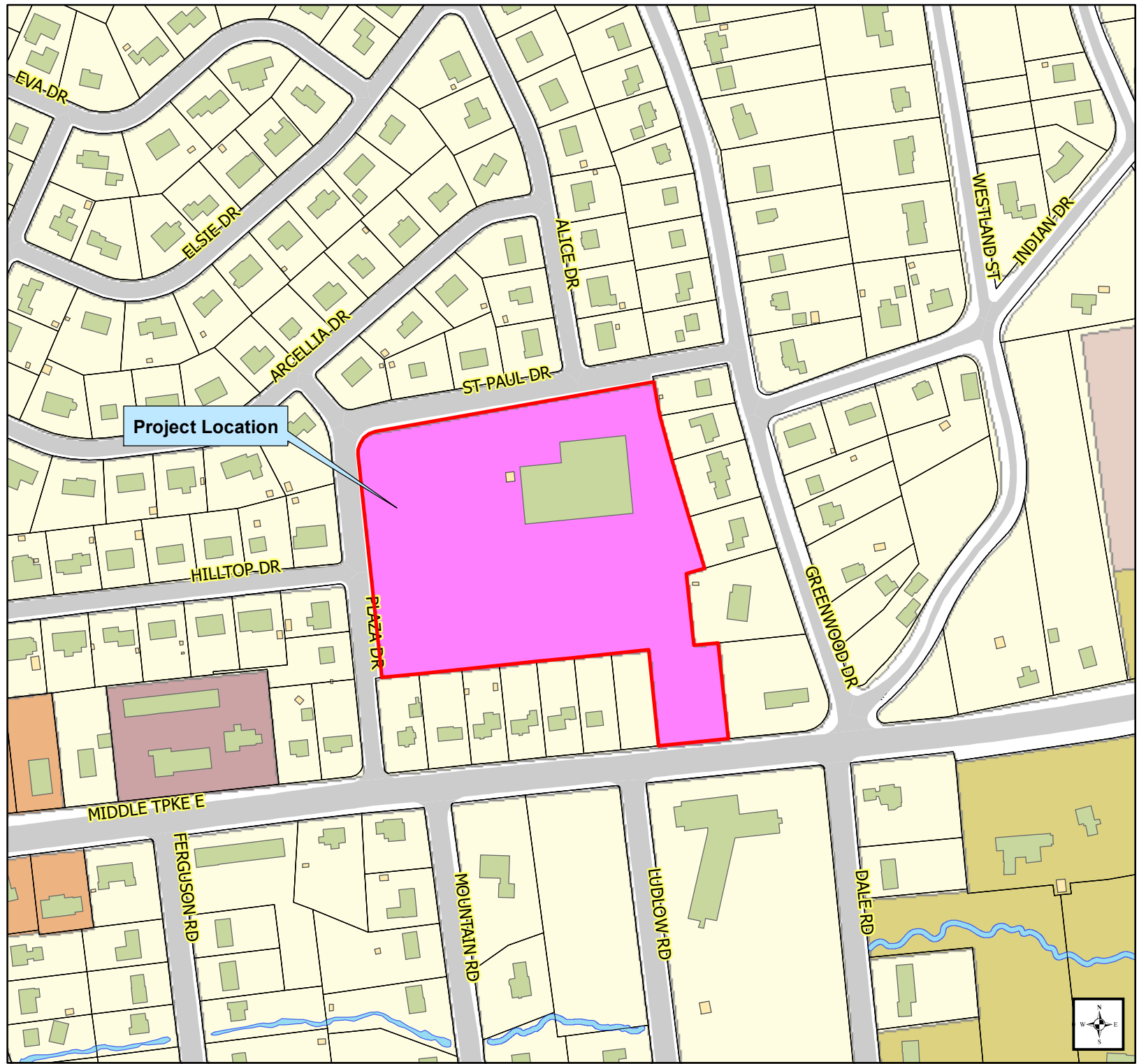


Geographic Information  
Systems

699 Middle Tpk East

-  Manchester Town Boundary
-  AA - Residence AA
-  NB - Neighborhood Business
-  RA - Residence A
-  RM - Residence M
-  RR - Rural Residence
-  SDC - Special Design Commercial

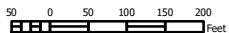
Project Location



**DISCLAIMER:**  
The Town of Manchester, CT assumes no legal responsibility for the information contained in this map. This map is provided "AS IS" without warranty of any kind.

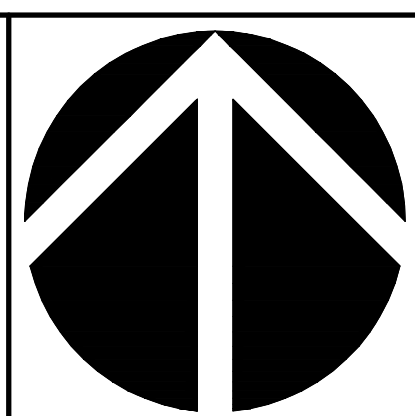
**NOTES:**  
Planimetric and topographic information were compiled by stereophotogrammetric methods from photography dated April 24, 1999 in accordance with ASPR accuracy standards for 1"=40' large scale Class 1 maps. Real property compiled from recorded deeds, subdivision plans and other public records. Utility networks compiled from record plans, as-built and/or field survey data. Aerial photography dated April 24, 1999.

1 inch = 250 feet



Date: 2/14/2023





Proposed R-A Subdivision  
699 - 725 Middle Turnpike East, Manchester, CT

SITE PLAN

Drawing Title:

Kim Opperman &  
Lawrence S. Shipman, Esq.  
433 South Main Street, Suite 319, West Hartford, CT 06110

Prepared For:

Scale: 1" = 30'  
0' 15' 30' 45' 60' 90'

Date: 9 July 2022

Revisions:

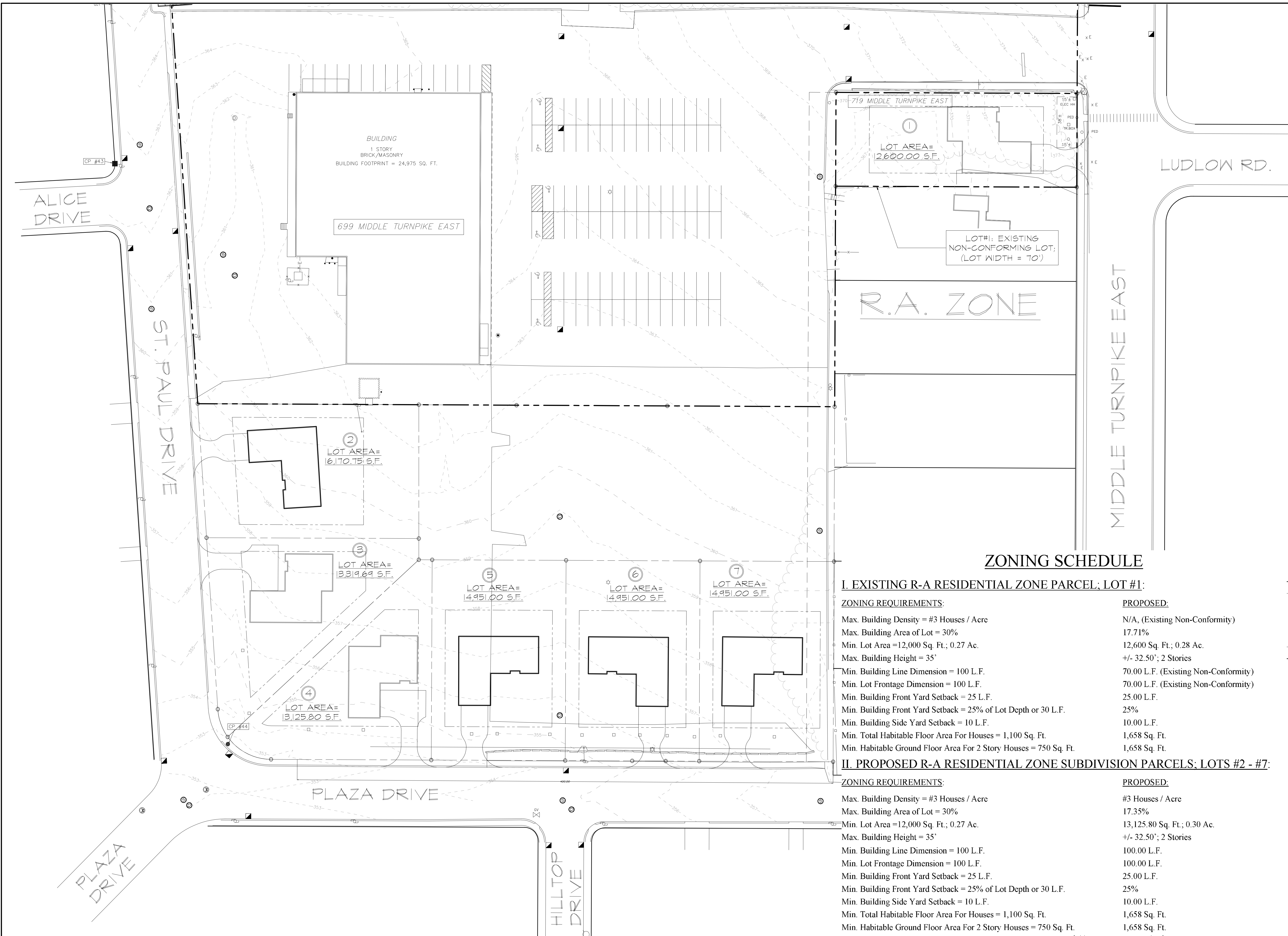
Seal:



Prepared By:  
Robert C. Schechinger, Jr. ASLA  
772 Farmington Avenue  
Farmington, CT 06032  
Telephone: (860) 693 - 1025  
Facsimile: (860) 676 - 9459

Sheet No.

L.1



R.A. ZONE

ZONING SCHEDULE

I. EXISTING R-A RESIDENTIAL ZONE PARCEL; LOT #1:

ZONING REQUIREMENTS:

- Max. Building Density = #3 Houses / Acre
- Max. Building Area of Lot = 30%
- Min. Lot Area = 12,000 Sq. Ft.; 0.27 Ac.
- Max. Building Height = 35'
- Min. Building Line Dimension = 100 L.F.
- Min. Lot Frontage Dimension = 100 L.F.
- Min. Building Front Yard Setback = 25 L.F.
- Min. Building Front Yard Setback = 25% of Lot Depth or 30 L.F.
- Min. Building Side Yard Setback = 10 L.F.
- Min. Total Habitable Floor Area For Houses = 1,100 Sq. Ft.
- Min. Habitable Ground Floor Area For 2 Story Houses = 750 Sq. Ft.

PROPOSED:

- N/A. (Existing Non-Conformity)
- 17.71%
- 12,600 Sq. Ft.; 0.28 Ac.
- +/- 32.50'; 2 Stories
- 70.00 L.F. (Existing Non-Conformity)
- 70.00 L.F. (Existing Non-Conformity)
- 25.00 L.F.
- 25%
- 10.00 L.F.
- 1,658 Sq. Ft.
- 1,658 Sq. Ft.

II. PROPOSED R-A RESIDENTIAL ZONE SUBDIVISION PARCELS; LOTS #2 - #7:

ZONING REQUIREMENTS:

- Max. Building Density = #3 Houses / Acre
- Max. Building Area of Lot = 30%
- Min. Lot Area = 12,000 Sq. Ft.; 0.27 Ac.
- Max. Building Height = 35'
- Min. Building Line Dimension = 100 L.F.
- Min. Lot Frontage Dimension = 100 L.F.
- Min. Building Front Yard Setback = 25 L.F.
- Min. Building Front Yard Setback = 25% of Lot Depth or 30 L.F.
- Min. Building Side Yard Setback = 10 L.F.
- Min. Total Habitable Floor Area For Houses = 1,100 Sq. Ft.
- Min. Habitable Ground Floor Area For 2 Story Houses = 750 Sq. Ft.

PROPOSED:

- #3 Houses / Acre
- 17.35%
- 13,125.80 Sq. Ft.; 0.30 Ac.
- +/- 32.50'; 2 Stories
- 100.00 L.F.
- 100.00 L.F.
- 25.00 L.F.
- 25%
- 10.00 L.F.
- 1,658 Sq. Ft.
- 1,658 Sq. Ft.





**Notice of Tentative Determination to Approve an Application for  
Dam Safety Permit and Intent to Waive Public Hearing**

**Applicant(s): Town of Manchester**

**Application No: DS-202203636**

**City/Town: Manchester**

**Dam Name & DEEP ID No: Union Pond Dam, ID #7706, Hazard Class C “High”**

The Commissioner of the Department of Energy and Environmental Protection (“DEEP”) hereby gives notice that a tentative determination has been reached to approve the following application. The Commissioner also intends to waive the requirement for public hearing pursuant to Section 22a-403 of the Connecticut General Statutes for a dam safety permit.

The Commissioner also gives notice that a hearing may be held on this dam safety permit if the Commissioner determines that the public interest will best be served thereby or shall hold a hearing upon receipt of a petition as described below.

Application No.: DS-202203636

Applicant’s Name and Address: Town of Manchester  
41 Center Street  
P.O. Box 191  
Manchester, CT 06045

Contact Name/Phone No/Email: Jeff LaMalva, P.E. [JLaMalva@manchesterct.gov](mailto:JLaMalva@manchesterct.gov)

Type of Permit: New Permit  
Dam Safety

Project Description: Repair/Modify an existing dam

Project Location: The dam is located east of Union Street, approximately 360 feet north of intersection with Kerry Street

Water(s): Hockanum River & Union Pond

**REGULATORY CONDITIONS**

The proposed activities include the following: concrete improvements to the spillway, training walls, and outlet structure, as well as clearing and grubbing of trees and brush within 25 feet of the dam. The proposed activities will affect approximately 9,898 square feet of the Hockanum river watercourse.

**INFORMATION REQUESTS/PUBLIC COMMENT**

This application has been assigned No. 202203636; please use this number when corresponding with DEEP regarding this application. Interested persons may obtain copies of the application from the applicant at the above address, through appointment only. Electronic copies of the application and supporting documentation

can be provided to interested persons via email. Any such requests for electronic documents may be directed to Anna Laskin of the Dam Safety section at 860-424-3522 or [Anna.Laskin@ct.gov](mailto:Anna.Laskin@ct.gov).

Before making a final decision on this application, the Commissioner shall consider written comments on the application from interested persons. Written comments on the application should be directed to the staff person indicated above no later than thirty (30) days from the publication date of this notice. Written comments may also be submitted in paper form to the Department of Energy and Environmental Protection located at 79 Elm Street, Bureau of Water Protection and Land Reuse Hartford, CT. In this submittal, please identify the name of the staff assigned to the application, the permit application number and your phone number and/or email address to facilitate responses to your comments. You may contact the staff person identified in this notice with any questions you may have.

#### PETITIONS FOR HEARING

The Commissioner may conduct a public hearing if the Commissioner determines that the public interest will best be served thereby or shall hold a hearing upon receipt of a petition signed by at least twenty-five persons. Petitions for a hearing shall be submitted within thirty (30) days from the date of publication of this public notice, should include the application number noted above, and also identify a contact person to receive notifications. Petitions may also identify a person who is authorized to engage in discussions regarding the application and, if resolution is reached, withdraw the petition.

The Office of Adjudications will accept electronically-filed petitions for hearing in addition to those submitted by mail or hand-delivered. Petitions with required signatures may be sent to [deep.adjudications@ct.gov](mailto:deep.adjudications@ct.gov); those mailed or delivered should go to the DEEP Office of Adjudications, 79 Elm Street, Hartford, CT 06106. If the signed original petition is only in an electronic format, the petition must be submitted with a statement signed by the petitioner that the petition exists only in that form. Original petitions that were filed electronically must also be mailed or delivered to the Office of Adjudications within 10 days of electronic submittal.

All petitions must be received within the comment period noted above. If a hearing is held, timely notice of such hearing will be published in a newspaper of general circulation and posted on the DEEP website at [www.ct.gov/deep](http://www.ct.gov/deep).

/s/ Nisha Patel  
Nisha Patel, P.E.  
Director

Published: February 10, 2023

#### ADA PUBLICATION STATEMENT

The Connecticut Department of Energy and Environmental Protection is an Affirmative Action/Equal Opportunity Employer that is committed to complying with the requirements of the Americans with Disabilities Act. Please contact [Anna.Laskin@ct.gov](mailto:Anna.Laskin@ct.gov) or [Charles.Lee@ct.gov](mailto:Charles.Lee@ct.gov) if you are seeking a communication aid or service, have limited proficiency in English, or require some other accommodation. If you wish to file an ADA or Title VI discrimination complaint, you may submit your complaint to DEEP Office of Diversity and Equity at

(860) 418-5910 or via email at [deep.accommodations@ct.gov](mailto:deep.accommodations@ct.gov). In order to facilitate efforts to provide an accommodation, please request all accommodations as soon as possible following notice of any agency hearing, meeting, program or event.

**DRAFT**

**MINUTES OF PUBLIC HEARING  
HELD BY THE PLANNING AND ZONING COMMISSION  
FEBRUARY 6, 2023**

**MEMBERS PRESENT:**

In Person: Patrick Kennedy, Vice Chairman  
Michael Stebe, Secretary  
Teresa Ike  
Yamuna Menon  
Chris Schoeneberger

Electronically: Nicole Clemons

**ALTERNATE MEMBERS SITTING:**

In Person: Carlos Jusem

**ALTERNATES PRESENT:**

Electronically: Bonnie Potocki

**ABSENT:** Eric Prause, Chairman

**ALSO PRESENT:**

In Person: Gary Anderson, Director of Planning  
Megan Pilla, Principal Development Planner

Electronically: David Laiuppa, Environmental Planner/Wetlands  
Agent  
Nancy Martel, Recording Secretary

The Acting Chairman opened the Public Hearing at 7:00 P.M. The Secretary read the legal notice when the call was made.

**PLAN OF CONSERVATION & DEVELOPMENT (POCD) UPDATE FROM TOWN  
PLANNING & URBAN DESIGN COLLABORATIVE LLC (TPUDC)**

Mr. Brian Wright, TPUDC, introduced himself as well as Anna Underwood, Co-Project Manager.

Mr. Wright recapped the timeline of the project and the events during that period. He presented the public draft to the Commission and explained the details of the report developed to ensure it was easy to read and understandable.

Mr. Wright pointed out the areas that were chosen for conceptual planning. A few of the chosen areas encompassed the Spencer Street Corridor, the Depot Square area, and the Buckland Hills area.

Mr. Anderson reported that the plan will be released next Wednesday at WORK\_SPACE at 7:00 P.M.

HARI KUPPURAJ – Zone change for a 2.64-acre site from Rural Residence to Planned Residential Development zone at 30 Bidwell Street. – PRD Zone Change – Preliminary Site Plan (PRD-0006-2022)

Mr. Kuppuraj presented the site plan for the townhomes. The plan is well within the zoning guidelines. In terms of future land use, it fits well with the existing residential units nearby. There will be four buildings with 26 units. He added that there will be adequate parking and a fire entrance from Wilfred Road. All utilities are well planned and there will be open space.

Ms. Pilla reported Staff comments, which included comments from the fire marshal regarding appropriate space for emergency vehicles to turn around. A paved connection will be added in response to those comments. As a result of the change, there are Engineering comments to be addressed. At this point, there are no specific outstanding comments, but more time is needed for Engineering to re-evaluate based on the change, and Staff recommends the Commission does not make a decision at this meeting.

Mr. Anderson noted that Staff had requested this development be connected to the parklet on Wilfred Road. Mr. Stebe felt that the potential of connecting to the recreation space should have no bearing on the PRD application. Any open space required for the PRD needs to be found within this property. Mr. Anderson agreed, but noted that the POCD encourages open space.

Mr. Stebe requested Staff walk through the requirements that are necessary for the Commission to check off for a PRD consideration.

Ms. Pilla stated that, on the zoning end, the Commission is tasked with determining whether the preliminary site development plan meets all the requirements of the regulations outlined in Art. II, Sec. 7. From a planning perspective, for the zone change portion of the PRD application, the task is to determine whether or not the proposed zone change is in line with the goals outlined in the Manchester 2020 Plan of Conservation and Development, and specifically with the goals for the traditional suburban character area in which the site is located.

Mr. Schoeneberger inquired why the applicant declined to connect to Wilfred Road.

Mr. Kuppuraj stated that this is a new community and has the open space required by the regulation. The emergency exit has been planned and they are able to satisfy the regulations.

Ms. Potocki referred to the historic building adjacent to the property. She noted that, on the south side and on the east property line, there was no landscaping plan.

Ms. Pilla reported that there is no landscaping plan because this application is only for the zone change and the preliminary site development plan. If the preliminary site development plan was approved, a detailed site development plan would need to be approved before the project could move forward.

Ms. Potocki asked whether the traffic engineer is available to review the traffic, because it is exiting onto Bidwell Street.

Ms. Pilla reported that, with a preliminary site plan, only a traffic statement was required, not a full traffic report. That would come at the time of the detailed site plan.

Mr. Kuppuraj explained that there will be only 26 units and they will have a detailed traffic study for the detailed site plan.

Ms. Potocki asked whether there were comments from the Water & Sewer Department because there are currently no utilities on this property.

Ms. Pilla stated that, in terms of water and sewer connections, the proposed connections on the drainage plan provided by the applicant were reviewed. In response to Staff comments, the applicant agreed to make the water connection not only off Bidwell Street but also off Wilfred Road. That was all that was requested, again because it is a preliminary site plan. At the time of the detailed site plan, the applicant will be required to submit more detailed information on utility impacts.

Ms. Potocki asked the applicant to point out the proposed recreational areas and describe why they were selected.

Mr. Kuppuraj pointed out the open space on the preliminary plan. A discussion was held between the applicant and Ms. Potocki regarding the walking trail.

Mr. Stebe noted that the PRD has density requirements based on the housing type and the lot sizes. As this will be a multi-unit dwelling, he asked how the applicant is meeting the density requirements based on the PRD regulations.

Ms. Pilla reported that 10 units per acre is the maximum density for a multi-family in a PRD zone.

Mr. Kuppuraj pointed out the description of traditional suburban character in the POCD: "Mixed-use but primarily a residential neighborhood consisting of single family and duplex housing with some multi-family buildings. Streets are typically in a grid pattern and are shaded by street trees. Most streets have sidewalks and most housing is within walking distance of public transit, a neighborhood school and a neighborhood center or corridor. Structures are typically one or two stories. Net residential densities vary between 3-10 units per acre." After a question from Mr. Stebe, Mr. Kuppuraj stated that the total area is 2.74 acres, and only 26 units are planned.

Mr. Stebe cited Art. II, Sec. 7.02.01, which lists the maximum building density for single family houses as 4 houses per acre. Art. II, Sec. 7.02.02 lists the maximum building density for duplexes as 4 houses per acre. Multi-family does not have any number per acre, Mr. Stebe stated.

Ms. Pilla directed Mr. Stebe to Art. II, Sec. 7.02.03(c), which states that the total number of multi-family dwelling units shall not exceed 10 per acre of the multi-family dwelling site excluding wetlands or slopes greater than 15%.

Mr. Stebe commented that the applicant is cramming as much into the property as possible.

Mr. Kuppuraj pointed out that there is a housing shortage, especially for this type of housing.

Mr. Stebe asked whether there will be shielding between the properties. He stated his concern is how the development will mesh with the neighborhood.

Mr. Sean McGann, 34 Bidwell Street, introduced himself. He explained the history of the property and all the land he lost to eminent domain. Mr. McGann reported that vehicles will use that road as a cut-through to Bidwell Street. The traffic is already terrible on Bidwell Street. He reported that there is an issue with water where the cul-de-sac is planned.

Ms. Claudette LaChance, 816 Hartford Road, Unit C, introduced herself. Ms. LaChance referred to individuals walking through the area as well as the additional traffic, which will be problematic.

Mr. Kuppuraj stated that they will sufficiently screen to prevent noise pollution, and he is open to any other suggestions.

PRD Zone Change – Preliminary Site Plan (PRD-0006-2022)

**MOTION:** Mr. Stebe moved to continue the Public Hearing to February 21, 2023. Mr. Jusem seconded the motion and all members voted in favor.

TOWN OF MANCHESTER DEPARTMENT OF PUBLIC WORKS – For activities related to construction of a Mechanically Stabilized Earthen (MSE) berm wall and associated site improvements at the Manchester Landfill at 864 Middle Turnpike West (a.k.a. 311 Olcott Street). – Inland Wetlands Permit (IWP-0031-2022)

Mr. Matt Brown, Registered Professional Engineer, Barton & Loguidice, introduced himself. Mr. Brown displayed the site plan and explained the plan to stabilize the landfill with a berm wall to gain additional air space capacity. It is an internally reinforced earthen steep wall with geogrid for stabilization. It will allow additional fill to be placed in the landfill without spreading the limits of the landfill out horizontally or going taller than the permitted maximum height of the landfill itself. He stated that this will be Phase I, and there will be additional phases in the future.

Mr. Brown went through the plan and detailed the height and location of the wall as well as additional improvements, including an access wall to allow inspection and maintenance activities to occur. There will be a new drainage inlet at the corner with swales to collect the storm water that will divert the storm water where it will come down through the wall to be discharged out to the existing wetland area. He stated that is where the impact to the wetlands will occur. There is a brook that runs by the Public Works garage. There is an existing man-made drainage channel flagged as an intermittent water course that carries storm water from the landfill and from the

compost pad. Mr. Brown pointed out the culvert inlet that discharges into the Hockanum River wetland area. There is a flood plain associated with the Hockanum River, though no flood plain over in the area of work. The flood plain elevation is approximately 15 ft. vertically below the lowest elevation of work.

Mr. Brown pointed out the diversion swales to minimize the amount of storm water running over the disturbed area. Erosion and sedimentation control will be managed with the use of snow and check dams in the swales as well as silt fencing during construction. The Town will have full-time construction inspection during construction to ensure any potential issues are addressed immediately. There is an existing access road which will be pushed out, impacting the existing man-made intermittent watercourse. It will be reconstructed to bring the storm water to the same location.

According to Mr. Brown, there is impact to the wetland. Rich Snarski went out last week to look at it and reported as follows:

“Wetland 1 is delineated with wetland flags No. 1-11 at the site. The wetland is man-made. The soil type in this wetland is aquands which are poorly to very poorly drained soils in which two or more feet of natural soil has been excavated or filled. The width of the wetland is 10-20 feet for a distance of approximately 100 ft. northeast from the culvert pipe. The vegetation in the wetland is solid monoculture stand of phragmites.”

The statement from Mr. Snarski regarding function and values is as follows:

“Primary function is storm water conveyance. There is high value for sediment trapping and moderate value for pollutant renovation due to the dense stand phragmites, low value for flood storage and low value for wildlife habitat. The wetland contains the phragmites surrounded by landfill road on one side and bare soil mounds storage area (compost).”

Mr. Brown reported that construction is expected to take more than a full construction season. It will be going out to bid soon and this phase is expected to be completed early in the summer of 2024.

After a request from Mr. Stebe, Mr. Brown detailed the elevations of the berm and surrounding areas.

Mr. Stebe noted that the functional lifetime of the facility is capped. This will essentially add a reinforcement wall to contain the spread. He asked how much time this will add to the life expectancy, to which Mr. Brown reported that it will be between 5 and 10 years.

After a comment from Mr. Stebe, Mr. Brown commented that a settling basin was constructed and will not be impacted.

Mr. Stebe reiterated that the natural waterway will not be changed, and Mr. Brown explained the temporary impact, which will be returned to existing conditions.



Mr. Stebe noted that there is typically a window of time to work on the area and he speculated whether Mr. Brown will need to ask for more time.

Mr. Brown stated that, for the direct wetland impacts themselves, the work could be completed within that window and it could be stipulated to the contractor that, once that area is disturbed, it must be completed within the timeframe.

Ms. Pilla noted that, for wetland permit applications, the Commission typically makes a determination of significance. In this case, the applicant has chosen to voluntarily hold a public hearing. The Commission will still need to make a determination of significant impact.

Mr. Laiuppa stated that, if a project has the potential for an impact, there are additional requirements that must be presented by the applicant. The applicant is required to supply four additional pieces of data: Soil sample data; a description of the ecological communities, functions and values of the wetlands; a description of any alternatives considered; and an analysis of the chemical or physical characteristics of any fill material. If there is a determination that there may be a significant impact, those are required. The applicant could present those pieces at this meeting, and it would be up to the Commission to decide whether or not those requirements were satisfied by the presentation.

Mr. Kennedy speculated that, if the public hearing is closed with a decision that it will have a significant impact and the applicant had not presented that additional information, the Commission may be in a position of having to deny the application.

Mr. Laiuppa stated that is why a determination would typically be made prior to the public hearing. If the public hearing is closed prior to making the determination, and it is determined that they have not presented the added additional requirements to meet a determination hearing, it may be problematic. It may be worth having a discussion prior to making the determination about whether the members feel that additional information is provided.

Mr. Kennedy's opinion was that there is no reason why the Commission cannot vote on significant impact before closing the public hearing. The application itself cannot be voted upon before closing the public hearing.

Mr. Brown stated that they are perfectly comfortable proceeding in a manner consistent with significant activity to ensure all information is presented now.

Mr. Laiuppa, for the Commission's consideration, went through the direct and permanent intermittent watercourse and the wetland, which are both considered regulated resources. The intermittent watercourse, although man-made, still qualifies as a regulated resource. Any fill, including the relocation of the intermittent watercourse, would be considered a direct and permanent impact. If the watercourse is relocated, it is still an impact to the existing resource.

Mr. Brown stated that the impact to the linear intermittent watercourse is 486+/- ft.

Mr. Laiuppa continued that there is a direct and permanent disturbance of the intermittent watercourse for that length. That would be the filling in of that watercourse. There is direct and temporary disturbance to the wetlands in the form of work at the outlet structure. There are direct impacts to the upland review area of 1.3 acres. Mr. Laiuppa read the items for the Commission's consideration in making their determination of significance:

- Any activity involving deposition or removal of material which will or may have a substantial effect on the wetland or watercourse or on wetlands or watercourses outside the study area.
- Any activity which substantially changes the natural channel or may inhibit the natural dynamics of the watercourse.
- Any activity which substantially diminishes the natural capacity of an inland wetland or watercourse to support aquatic plant or animal life, prevent flooding, supply water, assimilate waste, facilitate drainage, provide recreation or open space, or perform other functions.
- Any activity which is likely to cause or has potential to cause substantial turbidity, siltation, or sedimentation in a wetland or watercourse.
- Any activity which causes substantial diminution of flow of a natural watercourse or ground water levels of a wetland or watercourse.
- Any activity which is likely to cause or has the potential to cause pollution of a wetland or watercourse.

Mr. Laiuppa reiterated that consideration must be given to the impact to existing conditions, understanding that any changes made later would be considered mitigation to the functionalities of those systems.

Ms. Potocki observed that there were no other alternatives found. She also noted that the watercourse will be relocated, and asked how a clean corridor will be created.

Mr. Brown stated that the wall is set based upon where the permanent limits of fill are. Because of the stability concerns, they want to set the reinforced area just outside the limits of the existing permanent limit of fill. The location of the wall itself is set where the existing limit of fill is, as permitted by the State of Connecticut Department of Energy and Environmental Protection. The impacts to the wetlands themselves are primarily having to do with the drainage accommodations needed with the project. It is not necessarily due to the location of the wall. Even if the wall were moved in and away from the wetland itself, there would still be the same impact because a proper drainage channel is required to get the water to the watercourse. The impacts and relocation of the existing intermittent watercourse are because the access road is needed both at the top and at the bottom of the proposed berm. Space could be saved by not doing that, but it would not allow for the proper maintenance and inspection.

Ms. Potocki noted that, when creating runs and conveyance, there are always chances for erosion. She suggested creating reinforced terracing to slow the flow more circuitously and not create a straight run discharge.

Mr. Brown stated that they are following the permitted limit of fill, which is a straight line. It curves at the corner where the drainage will come through the wall, being directed down toward the brook.

Ms. Potocki inquired what the components of the bottom of the channel itself will be.

Mr. Brown stated it is a natural channel bottom, 10 ft. wide and 2 ft. deep, with a permanent turf reinforcement mat on the bottom. This is soil outside the limit of the landfill and the Town has some flexibility in the quality of the material, both environmentally and gradation-wise. This is outside that limit and clean fill will be used to grade.

Ms. Potocki asked if there will be any changes based on the relocation of the flow.

Mr. Brown explained that the channel to be put back is wider than the existing channel, resulting in a slower flow through that area.

Ms. Potocki asked Mr. Laiuppa if the location is to the left of the transfer station, which Mr. Laiuppa confirmed, though a bit north.

Mr. Brown stated that, by the compost area, there is a Y in the road and that is the access road that will go around to this area. After a question from Ms. Potocki, Mr. Brown explained that there should be no infiltration. A geomembrane will be installed to prevent any leachate through the wall itself which naturally occurs in the landfill, but ultimately it will be capped when the landfill is closed.

#### Inland Wetlands Permit – Determination of Significance (IWP-0031-2022)

**MOTION:** Mr. Stebe moved to find the proposed activity at the Manchester Landfill will have a significant impact on the wetlands. Mr. Jusem seconded the motion and all members voted in favor.

Mr. Brown stated that the four criteria outlined for the significant activity have been met, though there is no specific data to share as the contractor and source have not been selected. The wall will be constructed of clean fill native soils.

Mr. Stebe noted that, if each of the membranes is approximately 3 ft. off, there will be a 24-27 ft. drop over a very, very steep slope. He asked what would be at the end to diffuse the turbidity, volume, or speed at which this water exits.

Mr. Brown reported that there will be an area of stone and a plunge pool before exiting to the pipes crossing underneath the maintenance road and down into the wetlands itself. It will be divided into two pipes to spread it out, which is the preferred alternative.

Mr. Stebe conjectured whether the basin has enough volume and space to handle a large event.

Mr. Brown noted that the drainage will be on the back side of the berm itself; they do not want water flowing over the top of it. This is oversized to accommodate the larger storms to ensure no water infiltrates or pours over the top of the wall.

Mr. Stebe asked where the overflow goes if the plunge pool overflows.

Mr. Brown assured him that it is designed for a 100-year storm.

Mr. Stebe speculated that, if nothing was done, it would change the lifespan of the facility, which Mr. Brown confirmed. Mr. Stebe further asked what the subsequent phases would be, and Mr. Brown stated that it would be a continuation of the berm.

After a question from Mr. Stebe, Mr. Brown stated that the wetland scientist reported that, because of the phragmites, there is low value for wildlife habitat. The wetland contains a solid stand of phragmites surrounded by a landfill road on one side and bare soil compost storage on the other.

Mr. Jusem asked for the definition of the 100-year storm, which was explained in detail by Mr. Brown.

**MOTION:** Mr. Stebe moved to close the public hearing. Mr. Jusem seconded the motion and all members voted in favor.

The public hearing was closed at 8:45 P.M.

I certify these minutes were adopted on the following date:

\_\_\_\_\_ Date

\_\_\_\_\_ Eric Prause, Chairman

**NOTICE: A DIGITAL RECORDING OF THIS PUBLIC HEARING CAN BE HEARD IN THE PLANNING DEPARTMENT.**

**DRAFT**

**MINUTES OF BUSINESS MEETING  
HELD BY THE PLANNING AND ZONING COMMISSION  
FEBRUARY 6, 2023**

**MEMBERS PRESENT:**

In Person: Patrick Kennedy, Vice Chairman  
Michael Stebe, Secretary  
Teresa Ike  
Yamuna Menon  
Chris Schoeneberger  
Electronically: Nicole Clemons

**ALTERNATE MEMBERS SITTING:**

In Person: Carlos Jusem

**ALTERNATES PRESENT:**

Electronically: Bonnie Potocki

**ABSENT:** Eric Prause, Chairman

**ALSO PRESENT:**

In Person: Gary Anderson, Director of Planning  
Megan Pilla, Principal Development Planner  
Electronically: David Laiuppa, Environmental Planner/Wetlands  
Agent  
Nancy Martel, Recording Secretary

The Chairman opened the Business Meeting at 8:45 P.M.

HARI KUPPURAJ – Zone change for a 2.64-acre site from Rural Residence to Planned Residential Development zone at 30 Bidwell Street. – PRD Zone Change – Preliminary Site Plan (PRD-0006-2022)

PRD Zone Change – Preliminary Site Plan (PRD-0006-2022)

**MOTION:** Mr. Stebe moved to continue the public hearing to February 21, 2023. Mr. Jusem seconded the motion and all members voted in favor.

TOWN OF MANCHESTER DEPARTMENT OF PUBLIC WORKS – For activities related to construction of a Mechanically Stabilized Earthen (MSE) berm wall and associated site improvements at the Manchester Landfill at 864 Middle Turnpike West (a.k.a. 311 Olcott Street). – Inland Wetlands Permit (IWP-0031-2022)

Mr. Stebe acknowledged that there was a good conversation about the four additional items necessary to address the inland wetlands permit. In his opinion, the applicant provided data and reports on the soil samples, as well as the description of the ecological communities. The

applicant also addressed a number of different questions and conversation pieces on alternatives, and while doing nothing is an alternative, the viability of the landfill is the driver for this. It was very clearly reiterated that the fill materials for the berm, by State EPA regulations, must be 100% clean fill, which should have no impact on the wetlands. The applicant met the requirements, the permit is in line with the work that needs to be done, and Mr. Stebe is in favor of approving the permit.

Mr. Laiuppa stated that, in acting as the Wetlands Agency, the Commission must consider the impact to regulated resources. There is the option to consider mitigation, either imposing a requirement of additional mitigation or to be satisfied with what is presented. As presented, there appears to be a 1:1 mitigation, which is moving of the intermittent watercourse.

Inland Wetlands Permit – Determination of Significance (IWP-0031-2022)

**MOTION:** Mr. Stebe moved to find the proposed activity at the Manchester Landfill will have a significant impact on the wetlands. Mr. Jusem seconded the motion and all members voted in favor.

Inland Wetlands Permit (IWP-0031-2022)

**MOTION:** Mr. Stebe moved to approve the inland wetlands permit for the construction of a mechanically stabilized earthen berm wall and associated site improvements at the Manchester Landfill. Ms. Ike seconded the motion and all members voted in favor.

The reason for the approval is that the proposed activity does not disturb the natural or indigenous character of the wetlands by significant impact or major effect.

The approval is valid for 5 years. The work in the regulated area must be completed within one year of commencement.

Mr. Brown noted that the plan has the erosion and sedimentation control narrative, which includes the silt fence at the bottom of the diversion swale, at the bottom of the disturbed area where the wall will be constructed, as well as at the bottom of the face of the wall itself. Additionally, there will be stone check dams within the swales that will remain permanent for as long as the swales are there to act as a mitigating feature to slow flow down to knock out any sediment in the storm water runoff. The Town will have someone onsite every day during discussion.

Erosion & Sedimentation Control Plan (ESC-0015-2022)

**MOTION:** Mr. Stebe moved to certify the erosion and sedimentation control plan for the construction of a mechanically stabilized earthen berm wall and associated site improvements at the Manchester Landfill. Ms. Ike seconded the motion and all members voted in favor.

MANCHESTER COUNTRY CLUB – Expansion of the 18th tee at Manchester Country Club at 305 South Main Street (a.k.a. 100 Spring Street). – Inland Wetlands Permit (IWP-0027-2022)

Mr. Matthew Gomes, Director of Operations for Manchester Country Club, introduced himself.

Mr. Gomes stated that they are seeking to expand and level the 18<sup>th</sup> tee. Staff, in the past, requested a more professional and detailed site plan. Mr. Andrew Bushnell developed such a plan, which Mr. Gomes displayed. The plan to expand and level the tee was displayed and explained in detail. All of the work area is outside the flood plain and away from the trees. Mr. Gomes explained that the tee is directly adjacent to the Globe Hollow reservoir.

Ms. Pilla reported that there were no outstanding Staff comments. In speaking with the acting tree warden and the environmental planner, she said Staff would recommend that the Commission include a condition on any approval that explicitly states that, if at any time any equipment, fill or machinery needs to be placed any closer than the indicated limit of disturbance, Town Staff should be consulted.

Mr. Stebe noted that the Commission had an extensive discussion on the application during the determination. This proposal does make sense and will be an easier surface to maintain.

#### Inland Wetlands Permit (IWP-0027-2022)

**MOTION:** Mr. Stebe moved to approve the inland wetlands permit for improvements to the 18<sup>th</sup> tee at the Manchester Country Club at 305 South Main Street, with the condition that the limit of disturbance as shown on the plan remains clearly marked on the site, and that no vehicles, equipment, or fill of any kind may be located beyond the indicated limit of disturbance at any time during the project, including temporary placement, without express permission from Town Staff after discussion of possible alternatives. Ms. Ike seconded the motion and all members voted in favor.

The reason for the approval is that the proposed activity does not disturb the natural or indigenous character of the wetlands by significant impact or major effect.

The approval is valid for 5 years. The work in the regulated area must be completed within one year of commencement.

#### FENN MOUN – To remodel the existing Chipotle building and add a 223 sq. ft. addition for a pick-up window at 50 Hale Road (a.k.a. 48 Hale Road). – Special Exception Modification (PSE-0028-2022)

Mr. Fenn Moun, WD Partners, Architects, introduced himself. Mr. Moun explained that they are proposing a pickup window to be utilized after ordering and paying by phone. He reported that there are no menu or speaker boards, and transactions occur over the phone. Mr. Moun reported that the application has a proprietary algorithm which allocates a specific time window for the patron to drive up and pick up their order. The allotments will be staggered to prevent any severe stacking. There are no associated menu boards with the stores. Most of the purchase transactions occur through the phone, with no money exchanged through the window. The average queue time is 1-2 minutes. Therefore, the average car stacking is designed to be 3-4 vehicles at its peak.

The vehicles have the option to pull forward to regular parking spaces if there is a problem with their order.

Mr. Moun displayed the plan showing the landscaping, which is lush and appropriately screening the vehicle drive-through. The proposed pickup window will be about 223 sq. ft. There is an aluminum awning to shield employees and customers at the window. The exterior materials will match the existing façade. He noted that the applicant is agreeable to all conditions proposed by Staff.

Mr. Stebe asked whether there were any updates or upgrades to the parking area or traffic flow within the lot, other than the markings directly next to the building. He noted that there is not a clean drive course to get to the site; patrons can either enter the shopping area that the property is on through the private road adjacent to the four or five buildings in the McDonalds direction, which brings patrons in front of the larger tenant in the building, or they can come in with a signal roadway past the car wash in front of the other buildings. He asked what other improvements will happen to address the change in the traffic flow.

Mr. Moun reported that there are a few existing landscape curbs that are proposed surrounding the entry into Chipotle. There will be ground stencils and signage pointing out the entry to the mobile order pickup lane. He reported that individuals can enter either from the side, from McDonalds, or from the car wash side.

Mr. Stebe reiterated the current traffic pattern problems and asked how the customer will enter the queue. From the Rt. 30 access road, it will be essentially the same.

Mr. Moun stated that it was designed to direct traffic away from Hale Road. He agreed that the cars would have to loop around to the right side. He reiterated that there will be signage to direct traffic. There is no ingress/egress along Hale Road leaving the current entries to the area.

Mr. Stebe reported that, when the Commission had hearings for Chipotle, he had a number of trepidations, especially about traffic coming from McDonalds.

Mr. Schoeneberger stated that Mr. Moun was amenable to the conditions, and asked what the conditions were.

Ms. Pilla reported that the applicant has already addressed all the conditions.

Mr. Jusem asked how many customers are expected during peak hours.

Mr. Moun projected a drop-off in regular lunch customers because most of the customers will use the Chipotle pickup app. At the peak rate, there may be 4 to 5 cars per hour. The peak demand is offset from customers that regularly visit to pick up their food indoors.

Mr. Jusem stated that the app will stagger the number of customers at any one time, which assumes the applicant expects to control the queue to 5 or 6 cars.



Mr. Moun stated that the main job of the app is to prioritize the window pickups. Those orders are sent to the point of sale systems inside the store where the food is prepared after receiving the order. As a customer drives to the window, they will simply pick up their food. That will result in a reduction in parking onsite.

Ms. Pilla reported that there were no outstanding Staff comments. She did note that the property is in a Design Overlay zone, which requires an administrative review which would be completed after this approval.

Special Exception Modification (PSE-0028-2022)

**MOTION:** Mr. Schoeneberger moved to approve the special exception modification for the addition of a pick-up window and associated drive-through lane at the Chipotle Mexican Grill restaurant at 50 Hale Road. Mr. Kennedy, Ms. Ike, Ms. Menon, Mr. Schoeneberger, Ms. Clemons, and Mr. Jusem voted in favor of the motion. Mr. Stebe voted against the motion. The motion passed six to one.

The reason for the approval is that the proposed activity meets the special exception criteria in Article IV, Section 20.

SHELDON ROAD LLC – Tree clearing and site preparation for stockpiling of landscape materials at 66 Sheldon Road. – Erosion & Sedimentation Control Plan (ESC-0016-2023)

Mr. Mather Clarke, owner of Sheldon Road LLC, introduced himself, stating that he operates a landscaping construction business and purchased the property for this purpose. What attracted him to the property was that it had wooded land attached. Mr. Clarke stated that his proposal is to turn it into a parking area to load and unload trucks and to store materials that are necessary for his business. He explained that it is a hardscape business.

Ms. Pilla stated that the property is in an Industrial zone and the use is permitted. Therefore, the Commission is concerned with the erosion and sedimentation control plan because of the size of the area being disturbed. However, as there are residential parcels adjacent to the south, the applicant is aware that there is a requirement in the zoning regulations for a landscape screening buffer adjacent to the residential parcels. That does not need to be reviewed by the Commission at this time.

Erosion & Sedimentation Control Plan (ESC-0016-2023)

**MOTION:** Ms. Clemons moved to certify the erosion and sedimentation control plan for tree clearing and site preparation activities at 66 Sheldon Road, with the modifications as specified in a Staff memorandum from:

1. Megan Pilla, Principal Development Planner, dated February 6, 2023.

Mr. Stebe seconded the motion and all members voted in favor.

**ADMINISTRATIVE REPORTS**

Ms. Pilla presented the Commission members with upcoming training opportunities, which were sent via e-mail.

Mr. Laiuppa provided an update on the Bayberry Crossing subdivision. He stated that there has been more illicit discharge from the project that has made its way into regulated resources. Mr. Laiuppa reported that there was a meeting with the Town Attorney's office and Mr. Boynton, during which they went through a list of Staff recommendations for corrective measures. In those recommendations, the developer will be reporting the status of their erosion control and the status of all the other measures requested. The biggest issue will be stockpile management, as they have a lot of discharge from their stockpile going into the detention basins. Next week, the Town should be receiving the first report from the developer. At this time, there has not been a new issuance of a Notice of Violation. The issuance sent out a year ago is still active; it was never closed. The corrective orders were never closed, but depending on the Town Attorney's recommendation, Staff may reissue the orders as a reminder and summarization of the outstanding needs to be followed by the developer.

Ms. Potocki asked whether Connecticut DEEP's Storm Water Division has been notified about all these violations.

Mr. Laiuppa reported that they have been notified several times, but not for this recent occurrence. The project does have a stormwater permit through the State, which is not his jurisdiction. He noted that the Town construction supervisor attended the meeting and spoke about the bond that is being held for the project. There are several points of leverage the Town has and including DEEP in the conversation is one.

After a question from Ms. Potocki, Mr. Laiuppa reported that there are one-third of the lots remaining to be developed.

Mr. Jusem asked how the violations have been reported. He asked whether they were self-reported by the developer.

Mr. Laiuppa stated that, in these instances, they were not self-reported. There is not a requirement for Town permits for self-reporting. There is a requirement for State storm water permits for self-reporting. He added that he has no jurisdiction there. These instances were discovered both through Town investigations and by neighboring property owners.

Mr. Jusem assumed they would be self-reporting if they are required to report every two weeks.

Mr. Laiuppa commented that this was a corrective measure discussed with the Town Attorney and the developer's attorney, where they agreed to self-report to the Town. He added that the way the Town found out was through Staff inspections and neighboring property owners. After these discussions, the developer agreed to self-report to the Town the status of their corrective measures every two weeks.

Ms. Pilla noted that they provided the developer with a list of measures, and among those is that they start reporting every two weeks. In addition, the biweekly reports are a new request based on the escalation of the issues.

## **APPROVAL OF MINUTES**

January 4, 2023 – Public Hearing/Business Meeting

**MOTION:** Ms. Ike moved to approve the minutes as written. Mr. Jusem seconded the motion and all members voted in favor.

## **RECEIPT OF NEW APPLICATIONS**

1. **SHELDON ROAD LLC – Erosion & Sedimentation Control Plan (ESC-0016-2023)** – For removal of stumps to create an outdoor storage area at 66 Sheldon Road.
2. **165 ADAMS ST LLC – Special Exception Modification (PSE-0042-2023)** – Request a special exception modification under Art. II, Sec. 16.15.02(a) and (b) to install a walk-in cooler on a concrete pad on the north side of the existing building at 165 Adams Street.
3. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Updates to Rules of Procedure (OTHR-0016-2023)** – For minor updates to the Planning and Zoning Commission’s Rules of Procedure.

Ms. Pilla reported:

- At 626 Tolland Turnpike, a residential development is under construction. Mr. Laiuppa spoke with construction staff and Survey, and they confirmed that the entrance is where it was supposed to be on the plans. They could not have moved it further to the west because of the drainage structures. The clearing by the road is per plan by design. They were to do work in the wetland and part of the work includes mitigation of impacts on public parts of the site. There was a small portion of the wetland where there was an upland intrusion, and part of the intrusion to create a wetland system. Part of what is seen is the clearing to prepare for that work.
- Regarding the parking area on Edward Street for the Mazda dealership and the fact that it is being parked on without having been paved, Ms. Pilla confirmed with the Mazda dealership that they intend to do the paving this spring. The Zoning Enforcement Officer had decided to give them until this spring and not issue a violation, with the understanding that they couldn’t do the pavement work in the winter. She spoke with the ZEO and, between Mr. Davis and Ms. Pilla, they will follow up in the early spring. If they do not proceed with the work as they have stated, he will move forward with the violation.
- Chick-fil-A – Ms. Pilla stated that she has been communicating with several individuals who have pointed her in various directions as to the right person to speak to. However, she has not connected with that individual.

**MOTION:** Mr. Stebe moved to adjourn the Business Meeting. Mr. Jusem seconded the motion and all members voted in favor.

The Business Meeting was closed at 9:45 P.M.

I certify these minutes were adopted on the following date:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Eric Prause, Chairman

**NOTICE: A DIGITAL RECORDING OF THIS BUSINESS MEETING CAN BE HEARD IN THE PLANNING DEPARTMENT.**