

**TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION**

June 17, 2024
7:00 P.M.

Manchester Room, Town Hall, 41 Center Street
Or virtually, via Zoom

AGENDA

This meeting will be held both in person and virtually, via Zoom. 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, or by mail to the Planning Department, 494 Main Street, P.O. Box 191, Manchester, CT 06045-0191.

PUBLIC HEARING:

1. **VIKING MANCHESTER PARTNERS, LLC** – Subdivision of existing parcel into two parcels each containing an existing commercial building, with no change in building envelope, parking, or site conditions, at 19 Pavilions Drive.
 - Resubdivision (SUB-0001-2024)

UNFINISHED BUSINESS:

1. Tabled – **TOWN OF MANCHESTER** – Potential disposition of 601 Lydall Street.
 - Mandatory Referral (MR-0003-2024)

NEW BUSINESS:

1. **VIKING MANCHESTER PARTNERS, LLC** – Subdivision of existing parcel into two parcels each containing an existing commercial building, with no change in building envelope, parking, or site conditions, at 19 Pavilions Drive.
 - Resubdivision (SUB-0001-2024)
2. **TOWN OF MANCHESTER PUBLIC WORKS DEPT** – Parking lot improvements including pavement replacement, grading to drain, installation of new drainage swale within infiltration trench, replacement of wooden barrier rail, and ADA improvements at 864 Middle Turnpike West.
 - Inland Wetland Permit (IWP-0007-2024)
 - Flood Plain Permit (FLDP-0002-2024)

3. ADMINISTRATIVE REPORTS

- Upcoming Training Opportunities
- Buckland Industrial Park II Regulations

4. APPROVAL OF MINUTES

- [June 3, 2024 – Business Meeting](#)

5. RECEIPT OF NEW APPLICATIONS

**TOWN OF MANCHESTER
AQUIFER PROTECTION AGENCY**

June 17, 2024
Immediately Following Planning and Zoning
Commission Meeting

Manchester Room, Town Hall, 41 Center Street
Or virtually, via Zoom

AGENDA

This meeting will be held both in person and virtually, via Zoom. 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, or by mail to the Planning Department, 494 Main Street, P.O. Box 191, Manchester, CT 06045-0191.

NEW BUSINESS:

- 1. AQUIFER PROTECTION AGENCY REGISTRATION RENEWAL REPORT**

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

TO: Planning & Zoning Commission

FROM: Megan Pilla, Principal Development Planner *MP*

DATE: June 13, 2024

RE: Viking Manchester Partners, LLC – 19 Pavilions Drive
Resubdivision Plan (SUB-0001-2024)

Introduction

The applicant is requesting approval of a proposed resubdivision of the existing parcel into two (2) smaller parcels. The property is located in the Comprehensive Urban Development zone.

Project Description

The 1.71-acre parcel is located at the corner of Pavilions Drive and Buckland Street, and includes two (2) independent commercial buildings – Town Fair Tire and the former Sleepy’s mattress store building, which is currently vacant. Adjacent uses are all commercial.

The applicant proposes resubdivision of the lot into two (2) tax parcels, each of which would include one of the two existing commercial buildings and associated parking areas. The new lot line (highlighted in yellow on the attached plan) is positioned so that both lots retain frontage on Pavilions Drive. No changes are proposed to site layout, drainage, circulation, or utilities.

Staff Review

Town staff has reviewed the plans and documents submitted with the application and there is one comment, which may be included as a modification to an approval:


- On the Resubdivision plan, set or label to be set boundary markers on at least 3 points on the proposed lot line.

Town of Manchester, CT





Geographic Information Systems 19 PAVILIONS DRIVE


Legend

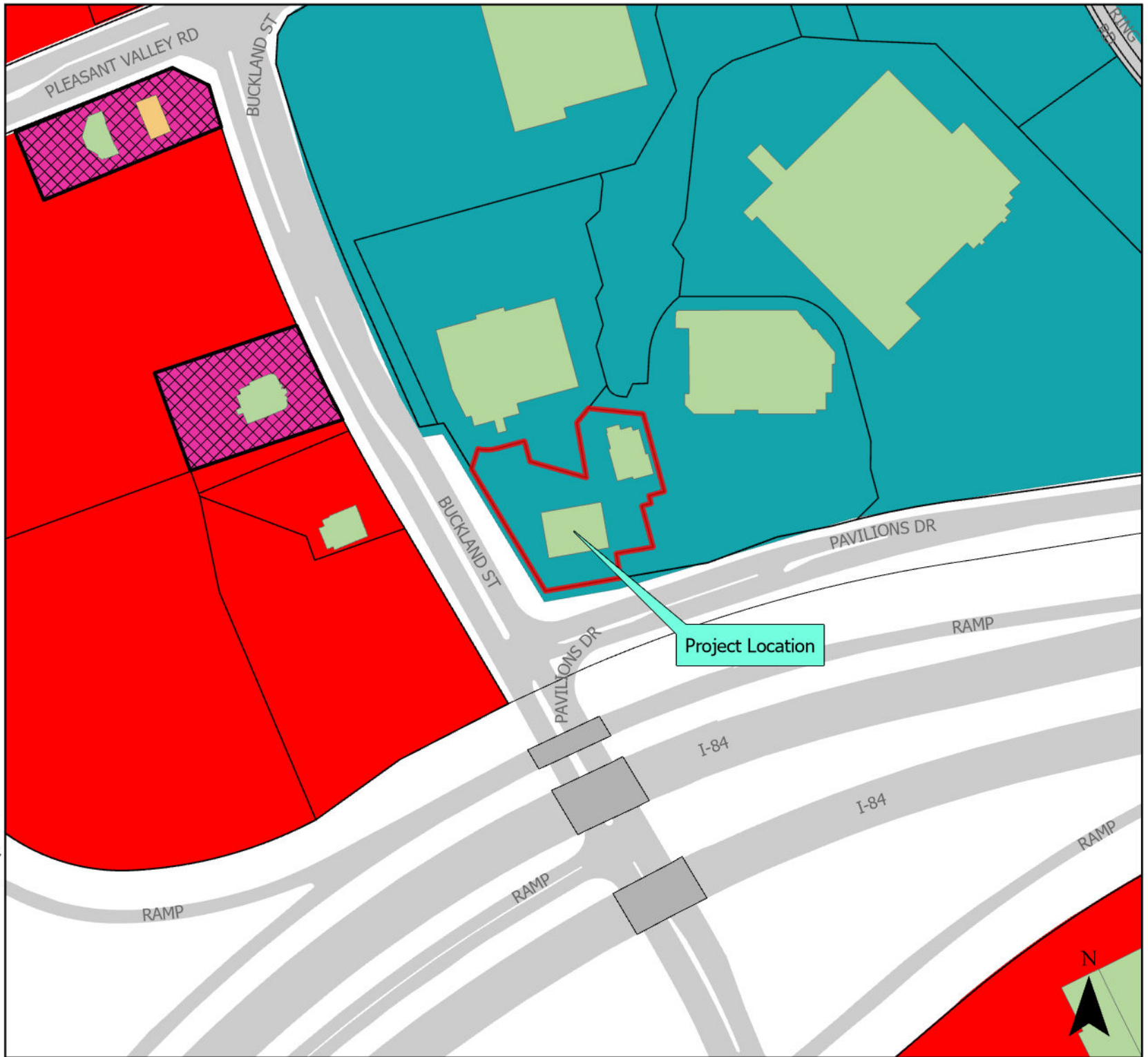
 Overlay Zone

Zoning

 B5 - Business V

 CUD - Comprehensive Urban Development


 GB - General Business



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 stereo photogrammetric 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.

0 40 80 160 240 320
 Feet

1 inch = 250 ft

Date: 6/13/2024



NARRATIVE TO RESUBDIVISION APPLICATION

RE: 19 Pavilions Drive and 29 Pavilions Drive – Parcel No. 443700019 (the “Property”) n

Date: May 17, 2024

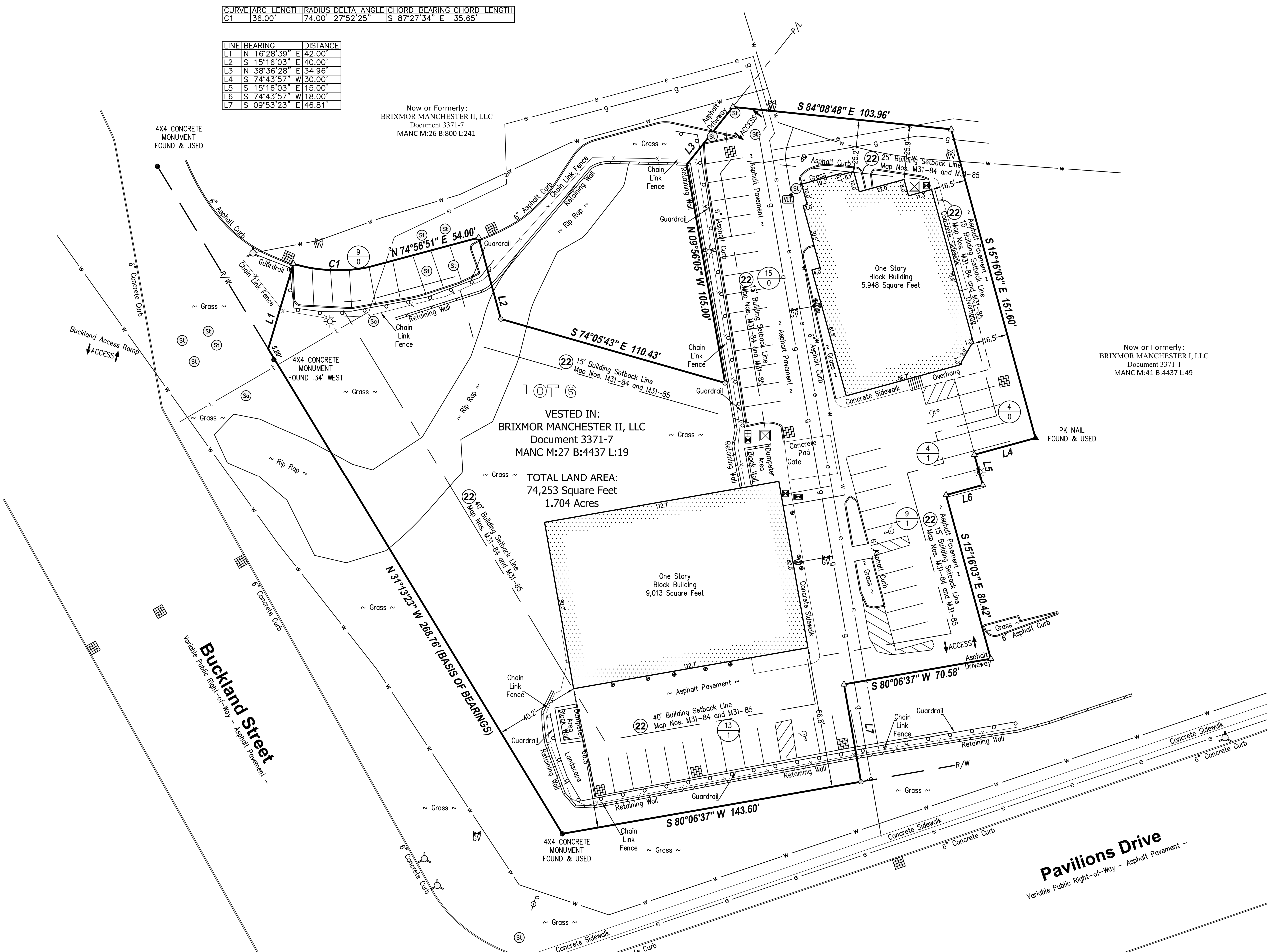
Viking Manchester Partners, LLC, a New York limited liability company acquired the Property by Special Warranty Deed dated June 15, 2023, and recorded June 22, 2023 with the Town of Manchester in Book 4716 Page 1127-1131 as Doc ID 006757930005 a copy of which is attached hereto (the “Deed”).

The Property consists or a 1.71-acre parcel which is part of the Crossroads subdivision and is commonly known as Crossroads II. Improvements include two independent free standing commercial buildings.

Applicant seeks to subdivide the Property into two parcels as reflected on the plan attached hereto (the “Plan”), one consisting of 35,066 Sq.Ft. (0.81 acres) and 39,188 sq. ft. (0.90 acres). There will be no change in any of the existing improvements as a result of this subdivision, including no change in any building envelope, roadway, parking, impervious surface, landscape area, or ingress/egress. All utility lines shall remain as existing. Applicant seeks to subdivide the existing parcel into two separate tax parcels complying with all set back requirements as existing as of the original subdivision of Crossroads II, all as reflected on the Plan. The Subdivided Parcels will continue to remain subject to all existing REA and other restrictions of record, all as reflected on the Plan.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	36.00'	74.00'	27°52'25"	S 87°27'54" E	35.65'

LINE	BEARING	DISTANCE
L1	N 16°28'39" E	42.00'
L2	S 15°16'03" E	40.00'
L3	N 38°36'28" E	34.96'
L4	S 74°43'57" W	30.00'
L5	S 15°16'03" E	15.00'
L6	S 74°43'57" W	18.00'
L7	S 09°53'23" E	46.81'



MISCELLANEOUS NOTES:

- There is access to the subject property per an Ingress and Egress easement set forth in Volume 1421 at Page 333, RIGHTS TO USE BUCKLAND STREET ACCESS RAMP AND CROSS EASEMENT AGREEMENT from Buckland Street, a public right-of-way and Easement for Ingress vehicular and pedestrian recorded in Volume 1599 at Page 270
- The locations of all utilities shown on the survey are from visible surface evidence only.
- The posted address on site is 19 Pavilions Drive, Manchester, Connecticut 06045.
- At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
- At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
- At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
- At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
- The Property surveyed and shown hereon is the same property described in Schedule A of STEWART TITLE GUARANTY COMPANY Title Commitment No. 23000150044 with an effective date of February 22, 2023 at 8:00 A.M.

SURVEYOR'S OBSERVATIONS:

At the time of this survey, there was no visible evidence of encroachments or violations.

BASIS OF BEARING:

The basis for all bearings shown hereon is the Westerly property line, known as being N 31°13'23" W, per Document 3371-7.

FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone X-Unshaded (Areas determined to be outside the 0.2% annual chance floodplain), according to the Flood Insurance Rate Map for the County of Hartford, State of Connecticut, Community Panel No. 0900300391F, Effective Date September 26, 2008.

Zoning

Town of Manchester, Zoning Compliance Letter: 19 Pavilions Drive - Manchester, Connecticut
James A. Davis, CEO Zoning Enforcement Officer dated April 13, 2023:

The following is the current information for the referenced property:

Zoning District: The above referenced parcel is located within the limits of the Comprehensive Urban Development (CUD) zone as set forth in the Town of Manchester Zoning Regulations.

Overlay District: The above referenced parcel is not located within the limits of any special overlay districts.

Rebuild Statement: In the event that any portion of the property is damaged or destroyed by fire or other casualty, the owner has the right to restore the property to its current density and size.

Zoning Violations: There are no known zoning violations for 19 Pavilions Drive.

PARKING:

- 55 Parking Spaces
- 3 Handicapped Spaces
- 58 Total Parking Spaces

TOTAL LAND AREA:

- 74,253 Square Feet
- 1.704 Acres

**STEWART TITLE GUARANTY COMPANY
COMMITMENT NO. 23000150044 - SCHEDULE B, SECTION II:**

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

- Private Property Permit to The Connecticut Power Company dated December 5, 1945 and recorded December 10, 1945 in Volume 168 at Page 330 of the Manchester Land Records. (MAY AFFECT THE SUBJECT PROPERTY - UNABLE TO PLACE)
- Buckland Easement Agreement dated December 22, 1986 and recorded in Volume 1088 at Page 49 of the Manchester Land Records. (DOES NOT AFFECT THE SUBJECT PROPERTY)
- Terms, easements, and conditions set forth in an Infrastructure and Easement Agreement dated December 22, 1986 and recorded in Volume 1088 at Page 86; as amended by virtue of a First Amendment to Infrastructure and Easement Agreement dated June 13, 1993 and recorded in Volume 1321 at Page 193 of the Manchester Land Records. NOTE: The interest of Manchester 1-84 Associates Limited Partnership in the drainage easement set forth in Paragraph A1h of said agreement was assigned to TCR Manchester 1 Limited Partnership by virtue of an Assignment dated May 29, 1991 in Volume 1447 at Page 317 of the Manchester Land Records. See also Consent to Easement by The Mall at Buckland Hills Partnership dated February 18, 1992 and recorded February 21, 1992 in Volume 1495 at Page 90 of the Manchester Land Records. Partial Releases by TCR Manchester 1 Limited Partnership, Manchester 1-84 Associates Limited Partnership, and John A. Figueroa of their interests in the drainage easement in Volume 1543 at Pages 290, 292, and 294, respectively, of the Manchester Land Records. (AFFECTS THE SUBJECT PROPERTY CONTAINS NO PLOTTABLE SURVEY ITEMS)
- Terms and provisions of a Slope Easement Agreement dated March 2, 1989 and recorded March 9, 1989 in Volume 1297 at Page 222 of the Manchester Land Records. (DOES NOT AFFECT THE SUBJECT PROPERTY)
- Slope Easement Agreement between John A. Figueroa and the Town of Manchester dated March 2, 1989 and recorded March 9, 1989 in Volume 1297 at Page 251 of the Manchester Land Records. UNABLE TO PLACE. REFERENCED MAPS NOT PROVIDED TO SHOW STATIONING OF ROADS)
- Easement in favor of Connecticut Natural Gas Corporation dated February 18, 1992 and recorded February 21, 1992 in Volume 1495 at Page 90 of the Manchester Land Records. Partial Releases by TCR Manchester 1 Limited Partnership, Manchester 1-84 Associates Limited Partnership, and John A. Figueroa of their interests in the drainage easement in Volume 1543 at Pages 290, 292, and 294, respectively, of the Manchester Land Records. (DOES NOT AFFECT THE SUBJECT PROPERTY)
- Terms and conditions of Orders issued by the State of Connecticut Department of Transportation dated February 20, 1991 and recorded March 18, 1991 in Volume 1436 at Page 144, dated August 20, 1991 and recorded September 20, 1991 in Volume 1465 at Page 228, dated July 21, 1992 and recorded October 19, 1992 in Volume 1550 at Page 267, and dated March 16, 1993 and recorded April 6, 1993 in Volume 1588 at Page 297 of the Manchester Land Records. (DOES NOT AFFECT THE SUBJECT PROPERTY)

**STEWART TITLE GUARANTY COMPANY
COMMITMENT NO. 23000150044 - SCHEDULE A:**

A certain piece or parcel of land, with the buildings and improvements located thereon, situated in the Town of Manchester, County of Hartford and State of Connecticut being shown as Lot 6, 19 Pavilions Drive, on a map entitled "ALTA/NSPS Land Title Survey Prepared for Manchester Crossroads II Associates Limited Partnership 19 Pavilions Drive Manchester, Conn. Job Number 86-481A1 Phase 923 Date 10/19/94 Sheet No. 1 of 2" made by Fuss & O'Neill Inc., Consulting Engineers, Manchester, Connecticut. Said premises are more particularly bounded and described as follows:

Commencing at a concrete monument at the southerly corner of the herein described parcel which is at the northeast corner of the intersection of Buckland Street and Pavilions Drive, said monument having a Connecticut State Plane Coordinate of N353,435.01, E653,667.00; thence running North 31°13' 23" West, 268.76 feet to a point, the last course running along the easterly street line of Buckland Street; thence running North 16°28'39" East, 42.00 feet to a point; thence running along a curve to the left having a delta of 27°52'25", a radius of 74.00, and a length of 36.00 feet to a point; thence running North 74°56'51" East, 54.00 feet to a point; thence running South 15°16'03" East, 40.00 feet to a point; thence running South 74°05'43" East, 110.43 feet to a point; thence running North 09°56'05" West, 105.00 feet to a point; thence running North 38°36'28" East, 34.96 feet to a point, the last seven courses running along Lot 4; thence running South 84°08'48" East, 103.96 feet to a point; thence running South 15°16'03" East, 151.60 feet to a point; thence running South 74°43'57" West, 30.00 feet to a point; thence running South 15°16'03" East, 15.00 feet to a point; thence running South 74°43'57" West, 18.00 feet to a point; thence running South 15° 16' 03" East, 80.42 feet to a point; thence running South 80°06'37" West, 70.56 feet to a point; thence running South 09°53'23" East, 46.81 feet to a point, the last eight courses running along Lot 7; thence running South 80°06'37" West, 143.60 feet along the northerly street line of Pavilions Drive to the point and piece of commencement.

TOGETHER WITH rights, easements and benefits as more particularly set forth in a Warranty Deed from John A. Figueroa and Manchester 1-84 Associates Limited Partnership to Wal-Mart Stores, Inc. dated January 4, 1991 and recorded on January 9, 1991 in Volume 1428 at Page 277 of the Manchester Land Records, as amended by Amendment of Deed Restrictions dated December 6, 2011 and recorded in Volume 3928 at Page 26, and recorded in Volume 3928 at Page 223 of the Manchester Land Records.

TOGETHER WITH rights as set forth in a Warranty Deed from Manchester 1-84 Associates Limited Partnership to Wal-Mart Stores dated March 27, 1992 and recorded on March 31, 1992 in Volume 1505 at Page 43 of the Manchester Land Records.

TOGETHER WITH rights and easements as more particularly set forth in a Reciprocal Easement Agreement by and between Manchester Crossroads I Associates Limited Partnership and Manchester Crossroads II Associates Limited Partnership dated as of May 13, 1993 and recorded on May 20, 1993 in Volume 1599 at Page 270 of the Manchester Land Records, as amended by Amendment to Reciprocal Easement Agreement dated January 30, 2015 and recorded June 7, 2022 in Volume 4690 at Page 1004, as further amended by Second Amendment to Reciprocal Easement Agreement dated June 3, 2022 and recorded June 8, 2022 in Volume 4690 at Page 1072, all of the Manchester Land Records.

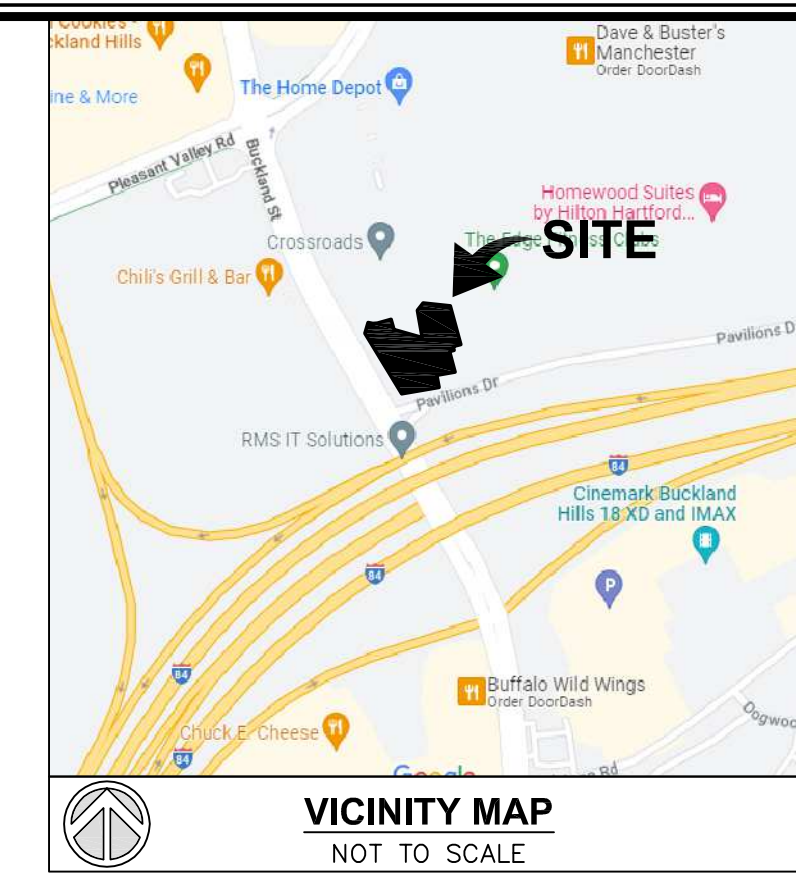
TOGETHER WITH rights and easements contained in Cross Easement Agreement by and among John A. Figueroa, Manchester 1-84 Associates Limited Partnership and Home Depot USA, Inc. dated November 28, 1990 and recorded on December 6, 1990 in Volume 1421, Page 333 of the Manchester Land Records as amended by Amendment to Cross Easement Agreement dated August 18, 1994 and recorded on October 13, 1994 in Volume 1718, Page 198 of said Land Records.

Together with rights and easements set forth in an Infrastructure and Easement Agreement by and among Manchester 1-84 Associates Limited Partnership, John A. Figueroa and The Mall at Buckland Hill Partnership dated December 22, 1986 and recorded in Volume 1088 at Page 86 of the Manchester Land Records; as amended by virtue of a First Amendment to Infrastructure and Easement Agreement dated June 13, 1993 and recorded in Volume 1321 at Page 193 of the said Land Records. NOTE: The interest of Manchester 1-84 Associates Limited Partnership in the drainage easement set forth in Paragraph A1h of said agreement was assigned to TCR Manchester 1 Limited Partnership by virtue of an Assignment dated May 29, 1991 and recorded on May 29, 1991 in Volume 1447 at Page 317 of the said Land Records. See also Consent to Easement by The Mall at Buckland Hills Partnership dated February 18, 1992 and recorded on February 21, 1992 in Volume 1495 at Page 90 of the said Land Records. Partial Releases by TCR Manchester 1 Limited Partnership, Manchester 1-84 Associates Limited Partnership, and John A. Figueroa of their interests in the drainage easement in Volume 1543 at Pages 290, 292 and 294, respectively, of the said Land Records.

**STEWART TITLE GUARANTY COMPANY
COMMITMENT NO. 23000150044 - SCHEDULE B, SECTION II:**

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

- Terms and provisions of a Cross Easement Agreement dated November 28, 1990 and recorded December 6, 1990 in Volume 1421 at Page 333; as amended by virtue of an Amendment to Cross Easement Agreement dated August 18, 1994 and recorded October 13, 1994 in Volume 1718 at Page 198 of the Manchester Land Records. (DOES NOT AFFECT THE SUBJECT PROPERTY)
- Intentionally deleted.
- Electric Distribution Easement to The Connecticut Light and Power Company dated April 1, 1989 and recorded in Volume 1313 at Page 285 of the Manchester Land Records. (DOES NOT AFFECT THE SUBJECT PROPERTY)
- Agreement dated June 22, 1989 and recorded in Volume 1323 at Page 146; as modified by agreement dated May 21, 1991 and recorded in Volume 1447 at Page 340 of the Manchester Land Records. (DOES NOT AFFECT THE SUBJECT PROPERTY)
- Intentionally deleted.
- Terms and provisions of a Reciprocal Easement Agreement dated May 13, 1993 and recorded May 20, 1993 in Volume 1599 at Page 270, as amended by Amendment to Reciprocal Easement Agreement dated January 30, 2015 and recorded June 7, 2022 in Volume 4690 at Page 1004, as further amended by Second Amendment to Reciprocal Easement Agreement dated June 3, 2022 and recorded June 8, 2022 in Volume 4690 at Page 1072, all of the Manchester Land Records. (AFFECTS THE SUBJECT PROPERTY INGRESS EGRESS EASEMENT BY PEDESTRIAN AND VEHICULAR TRAFFIC TO PARCEL I AND PARCEL II)
- Terms and Provisions of a Construction and Tieback Easement Agreement by and among John A. Figueroa, Manchester 1-84 Associates Limited Partnership and Wal-Mart Stores, Inc. dated as of April 12, 1993 and recorded in Volume 1605 at Page 39 of the Manchester Land Records. (AFFECTS THE SUBJECT PROPERTY CONTAINS NO PLOTTABLE SURVEY ITEMS)
- Electric Distribution Easement in favor of The Connecticut Light and Power Company dated September 23, 1993 and recorded October 26, 1993 in Volume 1643 at Page 205 of the Manchester Land Records. (AFFECTS THE SUBJECT PROPERTY CONTAINS NO PLOTTABLE SURVEY ITEMS. REFERENCED MAP NOT PROVIDED)
- Easement in favor of the Connecticut Natural Gas Corporation dated September 23, 1993 and recorded November 16, 1993 in Volume 1650 at Page 100 of the Manchester Land Records. (AFFECTS THE SUBJECT PROPERTY CONTAINS NO PLOTTABLE SURVEY ITEMS)
- Terms and conditions of a letter Agreement dated November 22, 1993 and recorded September 6, 1994 in Volume 1711 at Page 152 of the Manchester Land Records. (AFFECTS THE SUBJECT PROPERTY CONTAINS NO PLOTTABLE SURVEY ITEMS)
- Approval issued by the Town of Manchester Zoning Board of Appeals dated November 25, 1996 and recorded in Volume 1668 at Page 163 of the Manchester Land Records. (AFFECTS THE SUBJECT PROPERTY CONTAINS NO PLOTTABLE SURVEY ITEMS)
- Notes, easements, conditions, building lines, and wetlands as shown on Map Nos. M31-84 and M31-85 and all other maps referenced in Schedule A and B hereof. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)
- Intentionally deleted.
- Memorandum of Lease in favor of Pier 1 Imports (U.S.), Inc. dated September 24, 1993 and recorded in Volume 1664 at Page 21 of the Manchester Land Records. (NOT A SURVEY ITEM)
- Notice of Lease in favor of Town Fair Tire Centers of Connecticut, LLC dated July 29, 2015 and recorded in Volume 4275 at Page 61 of the Manchester Land Records. (NOT A SURVEY ITEM)



SYMBOL LEGEND

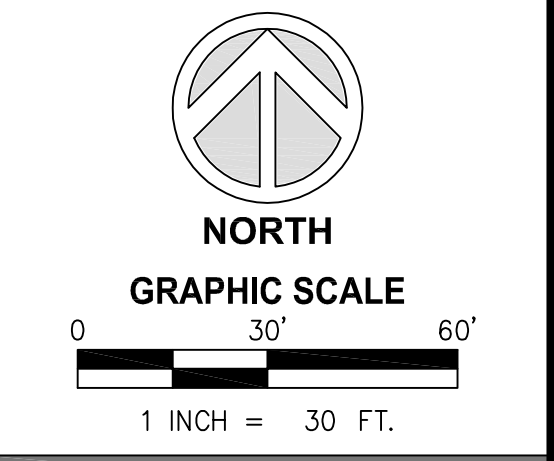
- R/W - Right-of-Way
- P/L - Adjoiner Property Line
- E - Centerline
- - Monumentation Found as Noted
- - 5/8" Iron Pin w/ Cap Set
- XX - No. of Regular Parking Spaces
- XX - No. of Handicap Parking Spaces
- ⊗ - Storm Manhole
- ⊗ - Catch Basin
- ⊗ - Sanitary Manhole
- ⊗ - Fire Hydrant
- ⊗ - Water Valve
- ⊗ - Water Meter
- ⊗ - Gas Meter
- ⊗ - Gas Valve
- ⊗ - Electric Meter
- ⊗ - Electric Transformer
- ⊗ - Electric Box
- ⊗ - Utility Vault
- ⊗ - Bollard Post
- ⊗ - Handicap Space
- ⊗ - Sign
- ⊗ - Light Pole
- ⊗ - Utility Pole
- ⊗ - Guardrail
- ⊗ - Chain Link Fence (As Noted)
- ⊗ - Water Line
- ⊗ - Underground Gas Pipeline
- ⊗ - Underground Electric
- ⊗ - Underground Telephone
- ⊗ - Wall (As Noted)
- ⊗ - No Parking Area
- ⊗ - Building Area

millman
National Land Services
Transforming the Industry
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Real Support - Title Review
Millman Surveying, Inc.
Corporate Headquarters
4111 Bradley Circle NW
Canton, OH 44718
Phone: 800-520-1010
Fax: 330-342-0834
www.millmanland.com
landsurveyors@millmanland.com

ALTA/NSPS LAND TITLE
SURVEY PREPARED FOR:

**CMN Advisors
LLC**
2400 Market Street I Suite 200
Philadelphia, PA 19103

19 Pavilions Drive
City of Manchester
County of Hartford
State of Connecticut
06042



CERTIFICATION:

To: Stewart Title Guaranty Company, Brimor Manchester II LLC, Grasshopper Bank, N.A. its successors and assigns, as their interests may appear, and Viking Manchester Partners, LLC.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items: 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 18 (depicted) and 19 of Table A thereof. The field work was completed on April 18, 2023.

Date of Plot or Map: April 19, 2023

By: *William F. Orsine*
William F. Orsine, PLS
Connecticut Professional Land Surveyor No. 10045
For and on behalf of Millman Surveying, Inc.

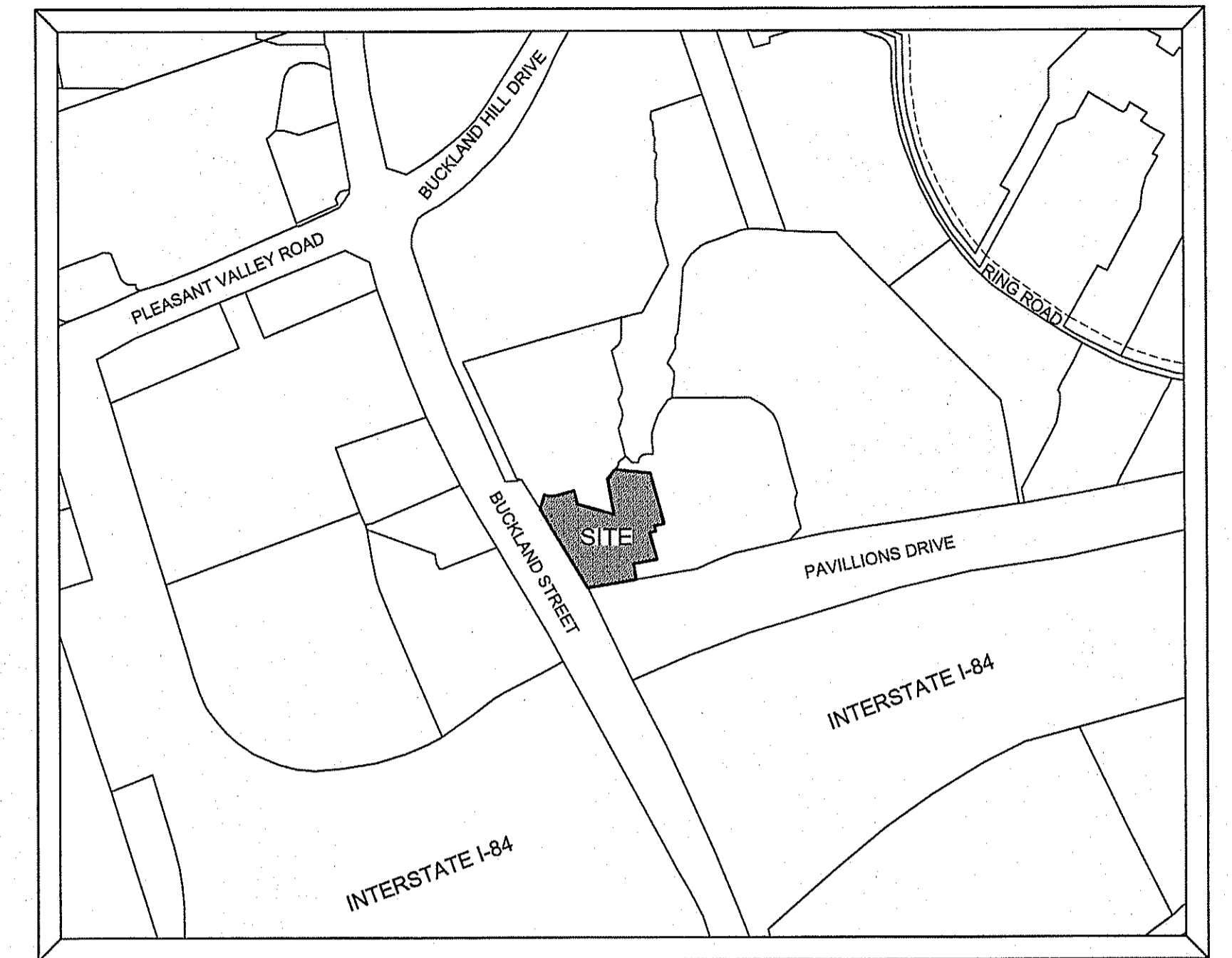


Surveyor's Seal

REVISION HISTORY		
BY:	DATE:	COMMENT:
RGM	04/20/2023	ZONING
RGM	04/25/2023	CLIENT COMMENTS
RGM	06/07/2023	CERTIFICATION
EMC	06/08/2023	REVISED TITLE & CLIENT COMMENTS

Sheet No. **1** of **1**

MSI Project No. 56373
PC: TRM
PM: CAL
Drafter: MNB



KEY MAP
SCALE 1"=400'

- SURVEY NOTES:**
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS FOR ACCURACY, CONTENT AND CERTIFICATIONS FOR SURVEYS AND MAPS". AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 28, 2019. IT IS A LIMITED PROPERTY/BOUNDARY SURVEY SUBDIVISION MAP. THE PORTION OF THE EXTERIOR BOUNDARY SHOWN IS BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND THE BOUNDARY LINES OF THE PROPOSED LOTS IS AN ORIGINAL SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
 - THE PROPERTY IS LOCATED IN A COMPREHENSIVE URBAN DEVELOPMENT (CUD) ZONE.
 - THE PROPERTY IS NOT SHOWN AS AN AREA OF STATE AND FEDERAL LISTED SPECIES & SIGNIFICANT COMMUNITIES ON THE CURRENT CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION BUREAU OF NATURAL RESOURCES WILDLIFE DIVISION NATURAL DIVERSITY DATA BASE DECEMBER 2023 MAPPING.
 - BEARINGS AND COORDINATES SHOWN ARE BASED ON NAD 83 DATUM. VERTICAL DATUM IS BASED ON TOWN OF MANCHESTER CONTROL NETWORK NGVD 88 USING GEOID 96. STARTING SURVEY CONTROL POINTS WERE TOWN OF MANCHESTER CONTROL POINT 756 NORTHING 854190.408 EASTING 1,050,334.229 AND CONTROL POINT 757 NORTHING 853,900.888 EASTING 1,050,834.707.
 - THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE A PER FIRM FLOOD INSURANCE RATE MAP 0903C0391F EFFECTIVE SEPTEMBER 26, 2008.
 - TOWN OF MANCHESTER ON-LINE INLAND WETLAND MAPPING REVISED TO AUGUST 23 2023 DOES NOT INDICATE ANY INLAND WETLANDS ON THE PROPERTY.
 - THE PROPERTY IS TOGETHER WITH RIGHTS, EASEMENTS AND BENEFITS SET FORTH IN A DEED DATED JANUARY 4, 1991 AND RECORDED IN VOLUME 1426 AT PAGE 277 OF THE TOWN OF MANCHESTER LAND RECORDS AS AMENDED DECEMBER 6, 2011 AND RECORDED IN VOLUME 3928 AT PAGE 26 AND RECORDED IN VOLUME 9928 AT PAGE 223 OF THE TOWN OF MANCHESTER LAND RECORDS.
 - THE PROPERTY IS TOGETHER WITH RIGHTS SET FORTH IN A DEED DATED MARCH 27, 1992 AND RECORD IN VOLUME 1505 PAGE 43 OF THE TOWN OF MANCHESTER LAND RECORDS.
 - THE PROPERTY IS TOGETHER WITH RIGHTS AND EASEMENTS AS SET FORTH IN A RECIPROCAL EASEMENT AGREEMENT DATED MAY 13, 1993 AND RECORDED IN VOLUME 1599 AT PAGE 270 OF THE TOWN OF MANCHESTER LAND RECORDS AS AMENDED JANUARY 30, 2015 AND RECORDED IN VOLUME 4690 AT PAGE 1004 AS AMENDED JUNE 3, 2022 AND RECORDED IN VOLUME 4890 PAGE 1072 AS AMENDED JUNE 15, 2023 AND RECORDED IN VOLUME 4716 AT PAGE 1118 OF THE TOWN OF MANCHESTER LAND RECORDS.
 - THE PROPERTY IS TOGETHER WITH RIGHTS AND EASEMENTS CONTAINED IN A CROSS EASEMENT AGREEMENT DATED NOVEMBER 28, 1990 AND RECORDED IN VOLUME 1421 AT PAGE 333 OF THE TOWN OF MANCHESTER LAND RECORDS AND AMENDED AUGUST 16, 1994 AND RECORDED IN VOLUME 1719 PAGE 198 OF THE TOWN OF MANCHESTER LAND RECORDS.
 - THE PROPERTY IS TOGETHER WITH RIGHTS AND EASEMENTS SET FORTH IN AN INFRASTRUCTURE AND EASEMENT AGREEMENT DATED DECEMBER 22, 1986 AND RECORDED IN VOLUME 1088 AT PAGE 86 OF THE TOWN OF MANCHESTER LAND RECORDS AMENDED JUNE 13, 1998 AND RECORDED IN VOLUME 1321 AT PAGE 193 OF THE TOWN OF MANCHESTER LAND RECORDS.
 - THE PROPERTY IS SUBJECT TO AN ELECTRICAL DISTRIBUTION EASEMENT IN FAVOR OF THE CONNECTICUT LIGHT AND POWER COMPANY DATED SEPTEMBER 23, 1993 AND RECORDED IN VOLUME 1643 AT PAGE 205 OF THE TOWN OF MANCHESTER LAND RECORDS.
 - THE PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF THE CONNECTICUT NATURAL GAS CORPORATION DATED SEPTEMBER 23, 1993 AND RECORDED IN VOLUME 1650 AT PAGE 100 OF THE TOWN OF MANCHESTER LAND RECORDS.
 - THE PROPERTY IS SUBJECT TO TERMS AND CONDITIONS OF A LETTER AGREEMENT WITH THE TOWN OF MANCHESTER DATED NOVEMBER 22, 1993 AND RECORDED IN VOLUME 1711 AT PAGE 152 OF THE TOWN OF MANCHESTER LAND RECORDS.
 - THE PROPERTY IS TOGETHER WITH AN APPROVAL ISSUED BY THE TOWN OF MANCHESTER ZONING BOARD OF APPEALS DATED NOVEMBER 25, 1995 AND RECORDED IN VOLUME 1888 AT PAGE 163 OF THE TOWN OF MANCHESTER LAND RECORDS.
 - THE LOCATION OF UTILITIES SHOWN ARE APPROXIMATE AND WERE TAKEN FROM MAP REFERENCE 4 AND INFORMATION PROVIDED BY THE TOWN OF MANCHESTER ENGINEERING DEPARTMENT.

PLAN PREPARED FOR

VIKING MANCHESTER PARTNERS LLC

19 PAVILLIONS DRIVE MANCHESTER, CT.

RESUBDIVISION PLAN

SCALE: 1"=30' DATE: 5/6/2024 FILE NO. 2024-25 SHEET: 1 OF 1

BUSHNELL ASSOCIATES LLC.
CIVIL ENGINEERING AND LAND SURVEYING
563 WOODBRIDGE STREET MANCHESTER, CT. 06042
860-643-7875

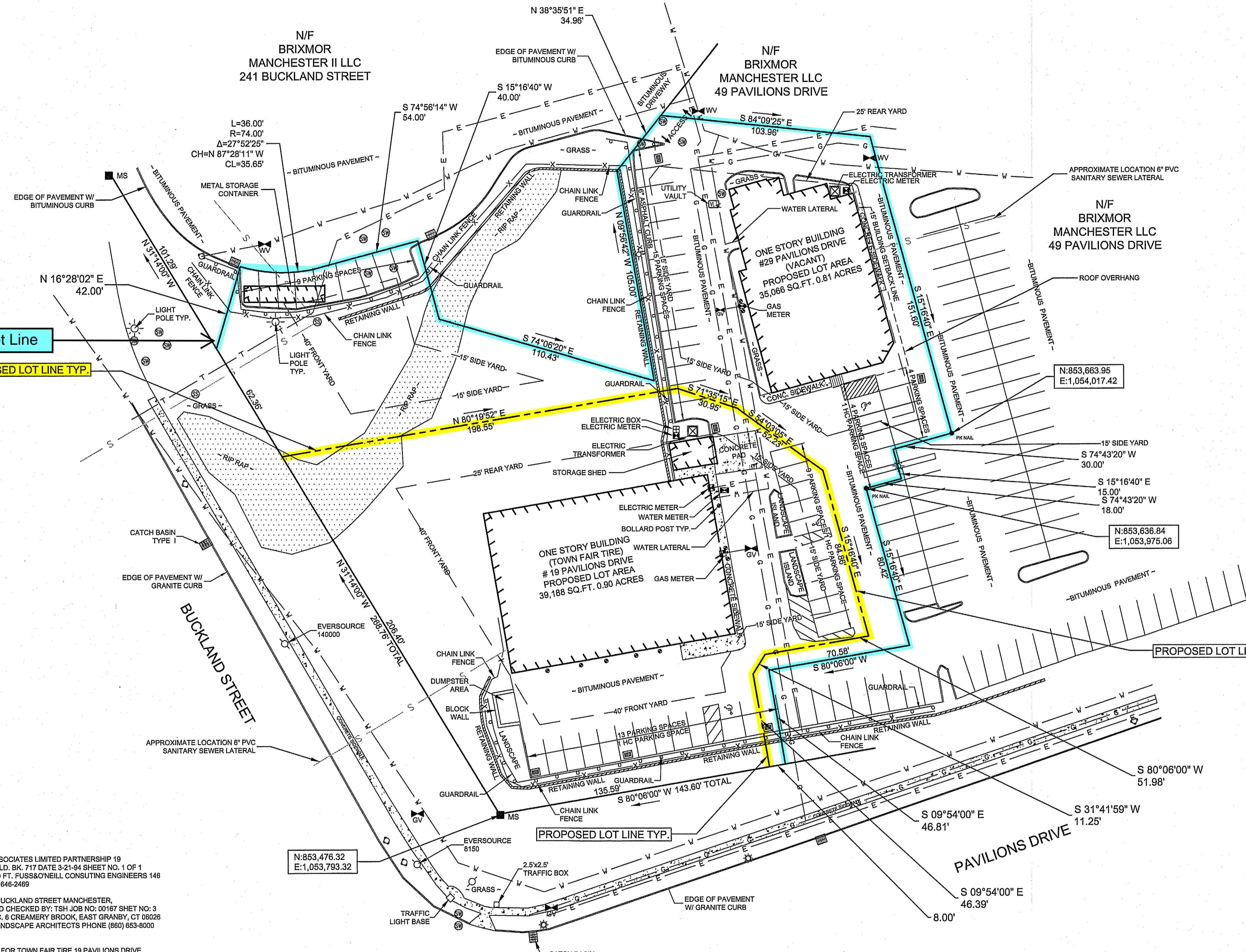
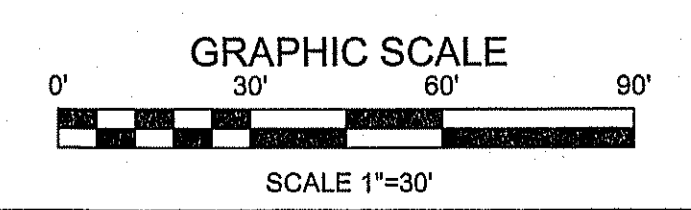
REVISIONS:

APPROVED
PLANNING AND ZONING
COMMISSION
MANCHESTER, CT

DATE: _____
SIGNED: _____

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

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



Existing Lot Line
PROPOSED LOT LINE TYP.

LEGEND

- EXISTING MERESTONE
- IRON ROD TO BE SET
- EXISTING IRON ROD
- PROPOSED WELL
- ELECTRIC BOX
- ELECTRIC METER
- GAS METER
- WATER METER
- ELECTRIC TRANSFORMER
- GAS VALVE
- WATER VALVE
- UTILITY VAULT
- BOLLARD POST
- CATCH BASINS
- LIGHT POLE
- STORM WATER MANHOLE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- UTILITY POLE
- UNDERGROUND ELECTRIC LINE
- WATER LINE
- GAS LINE
- GUARDRAIL
- CHAIN LINK FENCE
- BUILDING LINE
- RETAINING WALL

- MAP REFERENCES:**
- PLAN PREPARED FOR MANCHESTER CROSSROADS II ASSOCIATES LIMITED PARTNERSHIP 19 PAVILLIONS DRIVE MANCHESTER, CONN. PROJECT 86-481 FLD. BK. 717 DATE 3-21-94 SHEET NO. 1 OF 1 DRAFTING 3-21-94 REVISED TO 5-10-94 SCALE: HOR. 1"=20 FT. VERT. 1"=20 FT. FUSSELL & O'NEILL CONSULTING ENGINEERS 146 HARTFORD ROAD MANCHESTER, CONNECTICUT 06040 (203) 646-2469
 - STREET LINE PLAN PREPARED FOR EVERGREEN WALK BUCKLAND STREET MANCHESTER, CONNECTICUT DATE: 05-03-04 SCALE: 1"=40' DRAWN BY: CAD CHECKED BY: TSH JOB NO: 00167 SHET NO: 3 OF 3 REVISED TO 10-20-04 F. A. HESKETH & ASSOCIATES, INC. 6 CREAMERY BROOK, EAST GRANBY, CT 06028 CIVIL & TRAFFIC ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS PHONE (860) 853-8000 FAX (860) 844-8600 E-MAIL MAIL@FAHESKETH.COM
 - IMPROVEMENT LOCATION SURVEY AS-BUILT PREPARED FOR TOWN FAIR TIRE 19 PAVILLIONS DRIVE PROJECT 1317-01 DATE 5/27/16 SHEET 1 OF 1 RPROJ. ENGINEER WGB PROJ. MANAGER WEW OFFICE REVIEW WEW REVISIONS 7/8/16 SCALE: 1"=30' ANCHOR ENGINEERING SERVICES, INC. 41 SEQUIN DRIVE GLASTONBURY, CT 06033 PHONE: (860) 633-8770 FAX: (860) 633-5971 WWW.ANCHORENGR.COM
 - ALTAIACS LAND TITLE SURVEY PREPARED FOR CMN ADVISORS LLC 2400 MARKET STREET 1 SUITE 200 PHILADELPHIA, PA 1910319 PAVILLIONS DRIVE CITY OF MANCHESTER COUNTY OF HARTFORD STATE OF CONNECTICUT 06042 MILLMAN NATIONAL LAND SERVICES TRANSFORMING THE INDUSTRY SURVEYING ZONING ENVIRONMENTAL REAL SUPPORT - TITLE REVIEW MILLMAN SURVEYING, INC. CORPORATE HEADQUARTERS 4111 BRADLEY CIRCLE NW CANTON, OH 44718 PHONE: 800-520-1010 FAX: 330-342-0834 WWW.MILLMANLAND.COM LANDSURVEYORS@MILLMANLAND.COM GRAPHIC SCALE 1" INCH = 30 FT. SHEET NO. 1 OF 1 MSI PROJECT NO. 55373 PC. TRM PK CAL DRAFTER: MNB REVISED TO 06/08/2023
 - ALTAIACS LAND TITLE SURVEY PREPARED FOR MANCHESTER CROSSROADS II ASSOCIATES LIMITED PARTNERSHIP 19 PAVILLIONS DRIVE MANCHESTER, CONNECTICUT JOB NO. 86-45141 PHASE 923 DATE 10/19/94 SHEET NO. 1 OF 2 DATUM H: NAD 27 SCALE 1"=30' FUSSELL & O'NEILL INC. CONSULTING ENGINEERS 146 HARTFORD ROAD MANCHESTER, CONNECTICUT (203) 646-2469
 - MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF MANCHESTER CROSSROADS II ASSOCIATES LIMITED PARTNERSHIP & MANCHESTER CROSSROADS II ASSOCIATES LIMITED PARTNERSHIP BUCKLAND STREET MANCHESTER, CT. PROJECT 86-481(33) DATE 8-23-93 SHEET NO. 1 PROJ. MANAGER: J.J.G. CHIEF DESIGNER: D.W.G. BOUNDARY R.S.T. 8-25-93 GEOMETRY R.S.T. 8-25-93 OFFICE REVIEW D.W.D. 8-26-93 SCALE: 1"=40'
 - ALTAIACS LAND TITLE SURVEY PREPARED FOR MANCHESTER 1-84 ASSOCIATES LIMITED PARTNERSHIP BUCKLAND STREET & PAVILLIONS DRIVE MANCHESTER, CONNECTICUT PROJECT 86-481 DATE 3/17/93 SHEET NO. 1 OF 2 SCALE 1"=40' FUSSELL & O'NEILL INC. CONSULTING ENGINEERS 146 HARTFORD ROAD MANCHESTER, CONNECTICUT 06040 (203) 646-2469 REVISED TO 5/6/93
 - LAYOUT PLAN THE CROSSROADS AT BUCKLAND HILLS BUCKLAND STREET MANCHESTER, CT. PROJECT 86-481(33) DATE 11/10/92 SHEET NO. LP1 SCALE 1"=40' FUSSELL & O'NEILL INC. CONSULTING ENGINEERS 146 HARTFORD ROAD MANCHESTER, CONNECTICUT 06040 (203) 646-2469 REVISED TO 6/21/94



N/F BRIXMOR
MANCHESTER II LLC
241 BUCKLAND STREET

N/F BRIXMOR
MANCHESTER LLC
49 PAVILLIONS DRIVE

N/F BRIXMOR
MANCHESTER LLC
49 PAVILLIONS DRIVE

N:853,476.32
E:1,053,793.32

N:853,663.95
E:1,054,017.42

N:853,636.84
E:1,053,975.06

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

TO: Planning and Zoning Commission

FROM: Gary Anderson, Director of Planning and Economic Development

SAA

DATE: May 30, 2024

RE: 8-24 Mandatory Referral (MR-0003-2024)
Potential Disposition of 601 Lydall Street

Introduction

As part of the potential acquisition of 25 Eldridge Street, one of the properties required for construction of the library project, the Town has agreed in principle to transfer 601 Lydall Street.

Description of the Property

601 Lydall Street is a vacant, 3.12 acre property managed by the Water & Sewer Division. In the enclosed memo to the Town Attorney's office, Water & Sewer Administrator Patrick Kearney notes that "other than the value of the land itself (the parcel) does not have any value to the Water Department. The land can therefore be disposed of."

The property includes a brook running down the center of the property and significant wetlands on the west and south along the street frontage. The presence of these natural resources likely inhibits significant development of the property, and ensures the parcel remains largely undeveloped, as contemplated in the Manchester NEXT plan. Any development and/or use of the site would likely be agricultural in nature and take place directly adjacent to the farm on the western side of the property.

History and Purpose of Disposition

The owner of 25 Eldridge Street also owns property at 555 Lydall Street, an active farm adjacent to 601 Lydall Street. In lieu of payment for the Eldridge Street land, the owner requested compensation through the transfer of 601 Lydall Street. The appraised values of the properties are nearly identical, with 25 Eldridge Street being privately appraised at \$45,000 and 601 Lydall at \$40,000, reflecting its limited development potential.

Consistency with the Town Plan of Conservation and Development

Manchester NEXT shows this area near the Vernon town border as primarily a mix of Preserved Conservation (C-1) and Reserved Conservation (C-2) - see below. Land in wilderness condition,

larger single family homes, agricultural uses and open spaces are all contemplated in this area, which is currently zoned Rural Residence.

C-1 Preserved Conservation

Assigned to open space areas that are in a wilderness condition, including lands unsuitable for development due to topography, hydrology, or resource protection and therefore permanently protected. These areas are characterized by large areas of woodland, grassland, water bodies, and wetlands protected for conservation, public water supply, and/or recreation and trails.

C-2 Reserved Conservation

These areas are open or cultivated land with minimal physical development. These include agricultural lands, wooded areas, and meadows. Lands in this Sector that have environmental, cultural, or ecological value should be considered for protection, and could eventually move into C-1. Some single-family, large-lot homes are present with either wooded or landscaped lots. Agricultural buildings and outbuildings such as barns and farm stands are common, as are prime agricultural soils. Open spaces, such as parks, cemeteries, and playgrounds, are included.

Manchester NEXT p. 176

The plan also discusses the importance of local farming in the Land Use and Community Character Section:

Urban Farming (p 169)

The Town should streamline zoning to protect and encourage local and urban farming.

Discussion

The Commission is required by the Connecticut General Statutes to make a report on the potential disposition of any Town property. The transfer of 601 Lydall Street allows the Town to acquire a key parcel for the library project in exchange for excess Water Department land. Importantly, existing watercourse and wetland resources on the property will ensure the property is not heavily developed, but rather preserved and/or utilized for local agriculture, both goals discussed in the Manchester NEXT plan. More information will be provided at the Commission's June 3, 2024 regular meeting.



Proposed Parcel Disposition: 601 Lydall St



300 Feet



Town of Manchester
Water and Sewer Department
Interoffice Memorandum

Received

MAY 23 2024

Town Attorney's Office

DATE: May 22, 2024

TO: Tim O'Neil, Administrative Staff Attorney

FROM: Patrick J. Kearney, Administrator

RE: 601 Lydall Street, Manchester

The property at 601 Lydall Street, Manchester is not on the watershed of any drinking water reservoir or next to any well, therefore it does not provide any protection to any sources of water used by the Department. Other than the value of the land itself it does not have any value to the Water Department. The land can therefore be disposed of.

Please let me know if you have any questions. Thank you.

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

TO: Planning & Zoning Commission

FROM: David Laiuppa, Environmental Planner/Wetlands Agent DL

DATE: June 14, 2024

RE: Town of Manchester Public Works Dept. – Laurel Marsh Parking Lot
Floodplain Permit (FLDP-0002-2024); Inland Wetlands Permit (IWP-0007-2024)

Introduction

The applicant is requesting approval of a floodplain permit and a wetland permit for the replacement of the existing Laurel Marsh Park parking lot, located at 864 Middle Tpke W, and for minor improvements to drainage and accessibility. Portions of this project are in the upland review area of wetlands associated with the Hockanum River.

Project Description

The Town of Manchester Department of Public Works (DPW) proposes to replace the existing Laurel Marsh Park parking lot, located at 864 Middle Tpke W, and will also include minor improvements to drainage and accessibility. 864 Middle Tpke W is a 190-acre Town-owned parcel that is bordered by Middle Tpke W (U.S. Routes 6 & 44) to the north, Love Lane to the east, Olcott Street to the south, and the Hockanum River to the west. There is an existing, small parking lot along the Middle Tpke W frontage that provides public recreational access to hiking trails and the Hockanum River within. The site is zoned Rural Residential in the area of the parking lot. The project site falls within a portion of the regulated floodway (and floodplain) for the Hockanum River. A May 30, 2024 Natural Diversity Database (NDDB) review found wood turtles (*Glyptemys insculpta*) present in the area and “best management practices” information has been provided by the Department of Energy and Environmental Protection (DEEP).

The proposed project includes the following:

- Remove existing asphalt parking lot, perform very-fine grading to drain and eliminate ponding of storm water, and install new entrance and parking surface within the existing limits.
- Replace timber barrier fence in kind.
- Installation of grass swale with infiltration trench to collect sheet flow from parking area.
- ADA accessibility improvements including concrete ADA sidewalk ‘ramps’ with detectible tiles at trail crossing and direct access to trail from ADA parking space.
- Minor brush and limited small tree removal to accommodate proposed work and to reduce vegetation encroachment and reestablish trail within the immediate area (previously disturbed area).

Floodplain Permit

The entirety of the project is located within the FEMA designated 100-year flood zone (Zone AE) as well as the FEMA designated floodway. The overall net earthwork will result in approximately 1 (one) cubic yard (CY) of cut (removal of material). The project will not have a negative impact on the storage capacity of the floodplain (net increase in storage capacity) and will not result in an increase in flood levels during the occurrence of the base flood discharge.

Inland Wetlands Permit

It is estimated that the project will disturb approximately 0.34 acres. No work is proposed within the wetlands. Approximately 0.065 acres of disturbance is proposed within the 100' regulated upland review area.

Control measures will include installation of silt fence along the vegetated portions of the parking lot outside the fine-grading/work limits. The silt fence also provides protection as a barrier to minimize possible wood turtle intrusion into the work area (as recommended by DEEP). Additional silt fence may be provided as directed by the engineer based on field conditions. All sedimentation and erosion control devices will be installed in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control prior to the start of construction and maintained or replaced by the contractor.

The total proposed area of **direct disturbance within the upland review area is 0.065 acres (2,831 square feet)**. [NOTE: This number is provided by the applicant.]

Determination of Significance

At its meeting on June 3, 2024, the Commission determined that the proposed project **would not** have a significant impact on the adjacent wetlands.

Staff Review

Town staff is still reviewing the materials submitted with this application. Any outstanding comments will be provided to the Agency during the final decision meeting.

dl/kw

R:\Planning\PZC\2024\06 - June 17\Packet\IWP-0007-2024 (Laurel Marsh) - Memo.docx

Attach.

Town of Manchester, CT



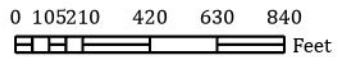
Geographic Information Systems 864 MIDDLE TURNPIKE WEST

Legend

- Overlay Zone
- Zoning**
- B2 - Business II
- GB - General Business
- IND - Industrial
- PRD - Planned Residence Development
- RA - Residence A
- RB - Residence B
- RR - Rural Residence
- Residence AA (Cluster Regulations Apply)

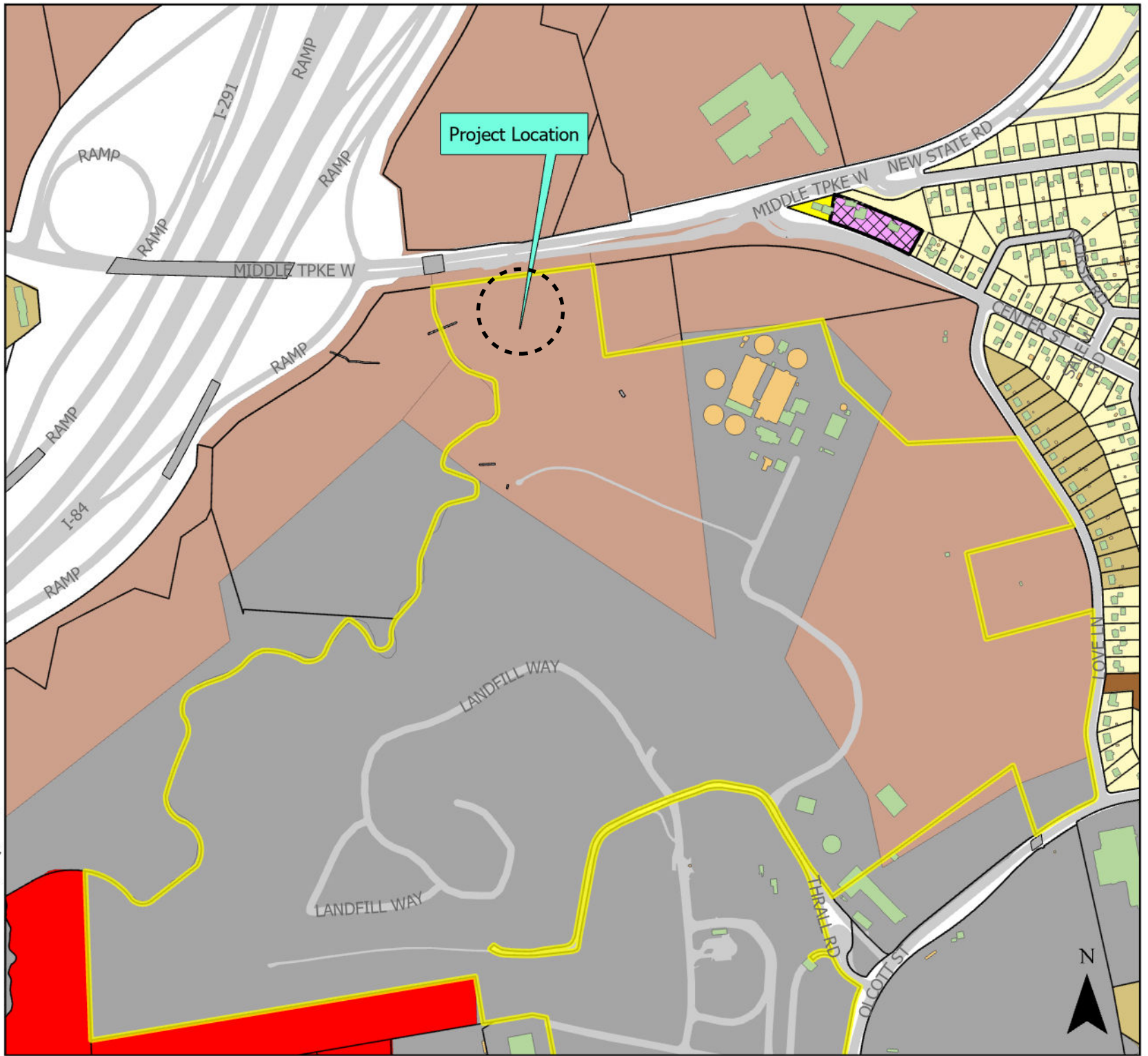
DISCLAIMER:
The Town of Manchester, CT assumes no legal responsibility for the information contained in this map. This map is provided 'AS IS' without warranty of any kind.

NOTES:
Planimetric and topographic information were compiled by stereo photogrammetric 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-builts and/or field survey data. Aerial photography dated April 24, 1999.



1 inch = 600 ft

Date: 5/30/2024



PROJECT NARRATIVE
FOR
**LAUREL MARSH PARK
PARKING LOT IMPROVEMENTS**

May 30, 2024

by

John E. DiBiasi, P.E.,
Assistant Town Engineer



Town of Manchester
Department of Public Works
Engineering Division

INLAND WETLANDS AND EROSION & SEDIMENTATION CONTROL PERMIT: APPLICATION SUPPLEMENT

PROPOSED PROJECT INFORMATION:

The Town of Manchester Department of Public Works (DPW) proposes to replace the existing Laurel Marsh Park Parking Lot, located at 864 Middle Tpke W, and will also include minor improvements to improve drainage and accessibility.

EXISTING CONDITIONS:

864 Middle Tpke W is a 190 acre Town owned parcel that is bordered by Middle Tpke W (U.S. Routes 6 & 44) to the north, Love Lane to the east, Olcott Street to the south, and the Hockanum River to the west. There is an existing, small parking lot along the Middle Tpke W frontage that provides public recreational access to hiking trails and the Hockanum River within. The site is also zoned rural residential in the area of the parking lot. A May 30, 2024 Natural Diversity Database (NDDb) review found Wood Turtles (*Glyptemys insculpta*) present in the area and a best management practices information has been provided by the Department of Energy and Environmental Protection.

SCOPE OF WORK:

The project primarily includes the following work:

- Remove existing asphalt parking lot, perform very-fine grading to drain and eliminate ponding of storm water, and install new entrance and parking surface within the existing limits.
- Replace timber barrier fence in kind.
- Installation of grass swale with infiltration trench to collect sheet flow from parking area.
- ADA accessibility improvements including concrete ADA sidewalk 'ramps' with detectible tiles at trail crossing and direct access to trail from ADA parking space.
- Minor bush and limited small tree removal to accommodate proposed work and to reduce vegetation encroachment and reestablish trail within the immediate area (previously disturbed area).

TRAFFIC STATEMENT:

The project is not expected to have a significant impact on traffic.

UTILITY STATEMENT:

There is no proposed water nor sanitary sewer work under the project. A proposed utility pole is to be installed to accommodate a security camera/lighting with power provided overhead.

PLANS:

The following plan is included as part of the submission:

1. Laurel Marsh Park – Parking Lot Improvements – Middle Turnpike West (U.S. Routes 6 & 44) – Inland Wetlands, Erosion & Sedimentation Control and Flood Plain Permit Plan, dated March 2024, prepared by Town of Manchester Public Works Department Engineering Division

EROSION & SEDIMENTATION CONTROL:

Control measures will include installation of silt fence along the vegetated portions of the parking lot outside the fine-grading/work limits. The silt fence also provides protection as a barrier to minimize possible wood turtle intrusion into the work area. Additional silt fence may be provided as directed by the Engineer based on field conditions. All sedimentation and erosion control devices will be installed in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control prior to the start of construction and maintained or replaced by the Contractor.

DISTRUBANCES:

The overall total site disturbance is approximately 0.34 acres. Approximately 0.065 acres of the overall disturbance is located within the 100' upland review area. No work is proposed within the wetlands.

Short term (construction) impacts are necessary to perform the proposed work outlined herein. Such temporary impacts include disturbance related to the installation of erosion and sedimentation control measures, removal of the existing parking area, fine-grading to eliminate ponding of stormwater, replacement of timber rail, vegetation removal, trench excavation and grading to provide the infiltration swale, and similar appurtenance work. Installation of erosion and sedimentation control measures such as silt fencing have been incorporated into the plan as shown and all disturbed areas will be sufficiently restored and stabilized. We anticipate no long term environmental impact as a result of this project.

STORMWATER MANAGEMENT:

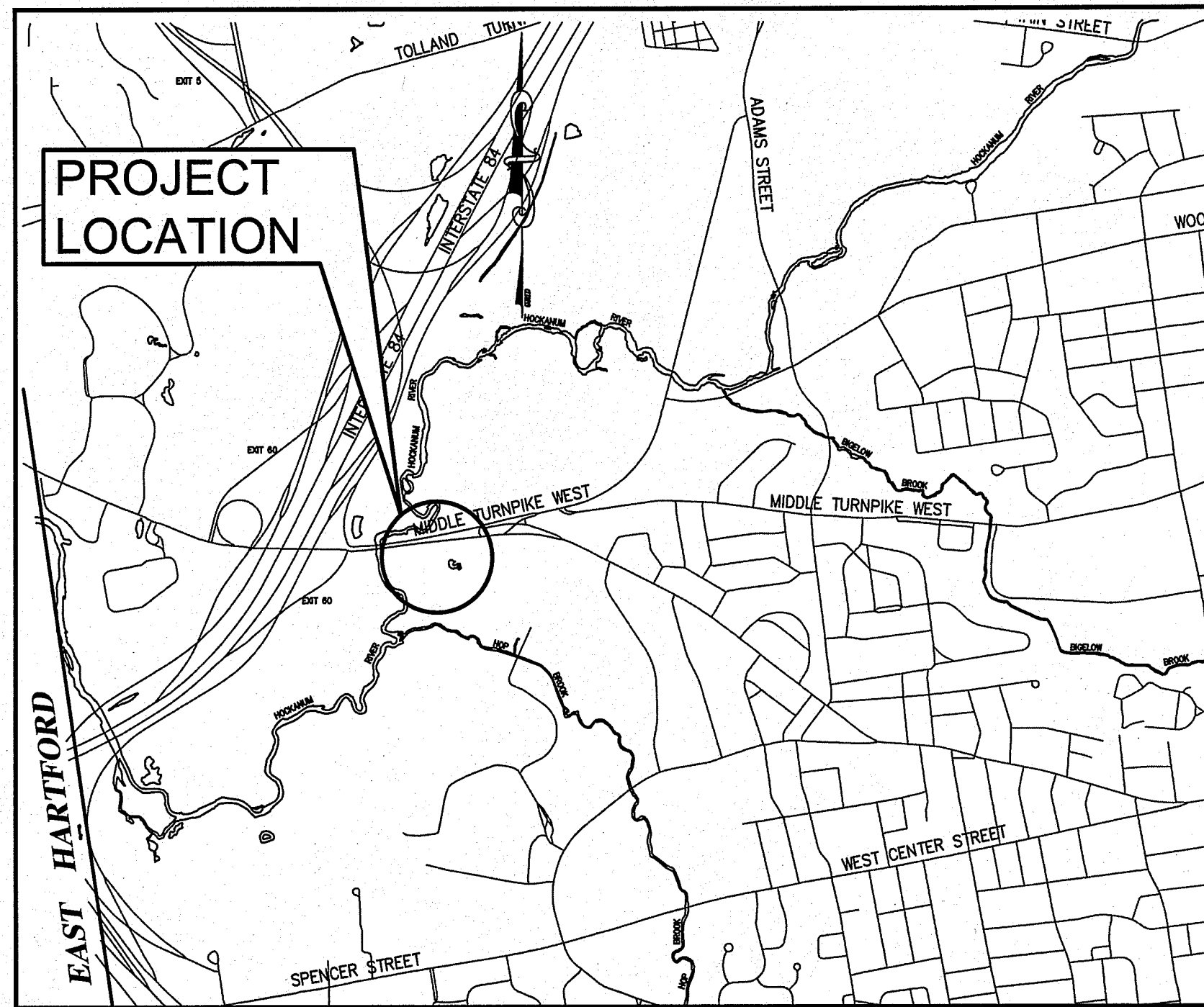
The proposed project will have no impact to existing stormwater drainage patterns. However, the project will improve sheet flow across the entrance and parking area which will improve the long-term condition of the pavement. Sheet flow will be directed towards a grass swale with infiltration trench to accept storm water runoff and to capture pollutants. Appropriate plantings will be selected for incorporation to create a grain garden in accordance with the Town of Manchester's Sustainable Design and Low Impact Development Guidelines.

FLOOD PLAIN ZONE:

The subject site, as shown on the referenced plan, falls within the Floodway Boundary and Flood Plain Zone. The overall net earthwork will result in approximately 1 (one) cubic yards (CY) of cut (removal of material). Therefore the project will not have a negative impact on the storage capacity of the flood plain (net increase in storage capacity) and will not result in an increase in flood levels during the occurrence of the base flood discharge.

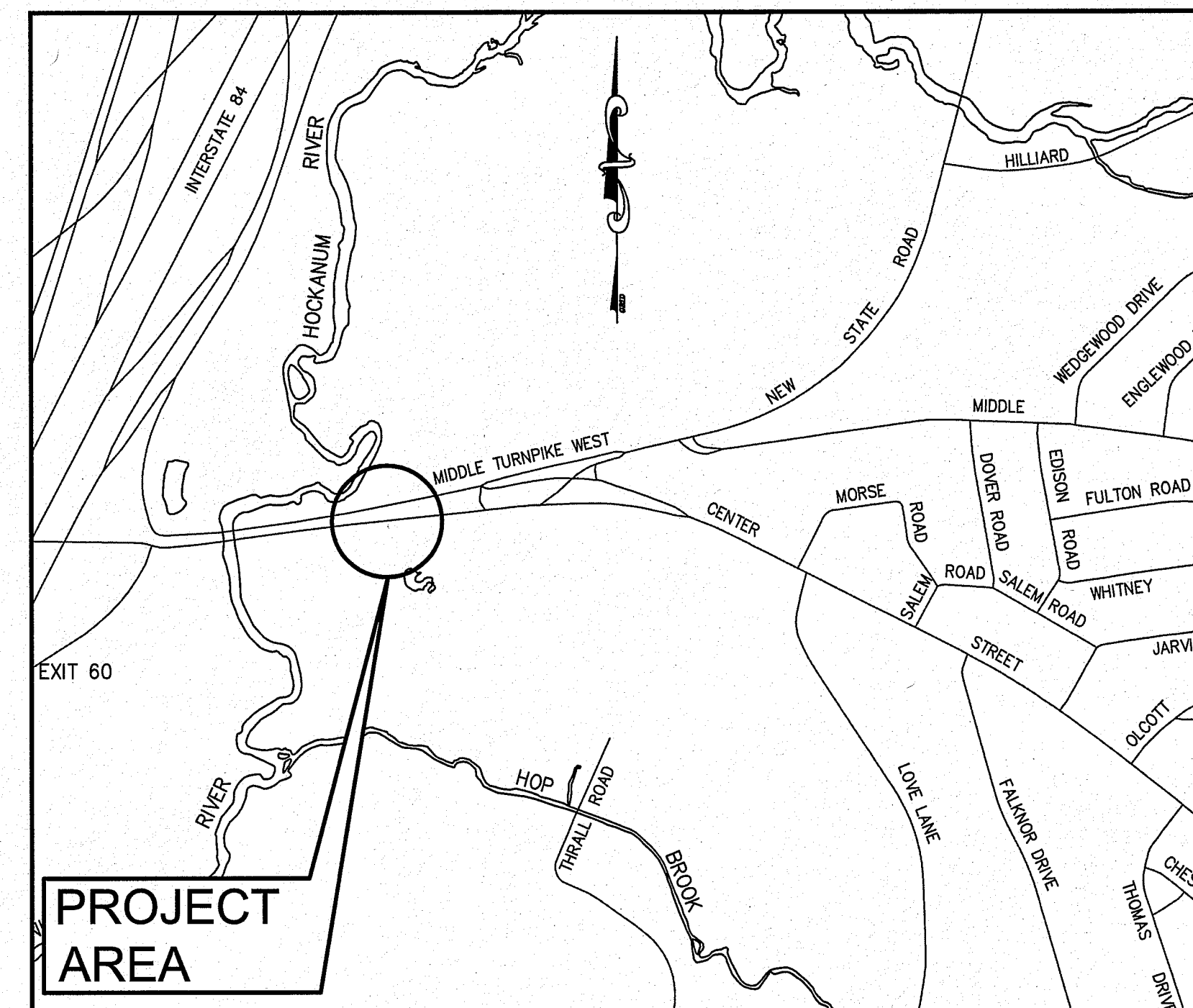
PROJECT SCHEDULE:

The project is anticipated to commence this summer and take approximately three weeks to complete.



LOCATION MAP
1" = 1500'

TOWN OF MANCHESTER PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION



SITE MAP
1" = 600'

LAUREL MARSH PARK PARKING LOT IMPROVEMENTS MIDDLE TURNPIKE WEST (U.S. ROUTES 6 & 44) INLAND WETLANDS AND FLOOD PLAIN PERMIT PLANS

MARCH 2024
REV. JUNE 2024

DESIGN STANDARD : TOWN OF MANCHESTER PUBLIC IMPROVEMENT STANDARDS, EFFECTIVE DATE OCTOBER 31, 2020, AS AMENDED

DATUMS : HORIZONTAL DATUM: TOWN OF MANCHESTER CONTROL NETWORK (NAD83 AS ESTABLISHED IN 1998)

VERTICAL DATUM: TOWN OF MANCHESTER CONTROL NETWORK (NAVD88 USING GEOID 96)

STANDARD SPECIFICATIONS : SEE CONTRACT DOCUMENTS

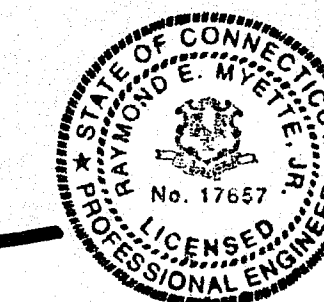
DESIGN SCALES : PLAN: 1" = 20'
OTHER SCALES AS NOTED

LIST OF DRAWINGS	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES
3	SITE PLAN - LAUREL MARSH PARK PARKING LOT IMPROVEMENTS
4-6	CONSTRUCTION DETAILS

APPROVED
PLANNING & ZONING
COMMISSION
MANCHESTER, CT.
DATE: _____
SIGNED: _____

DESIGNED BY:
TOWN OF MANCHESTER
ENGINEERING DIVISION

RAYMOND METTIE, JR.
DESIGN ENGINEER
P.E. No. 17657



APPROVED BY:

JOHN E. DIBIASI
ASSISTANT TOWN ENGINEER

GENERAL NOTES:

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "MANCHESTER PUBLIC IMPROVEMENT STANDARDS", EFFECTIVE OCTOBER 31, 2020, AS AMENDED AND THE STATE OF CONN. DEPT. OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, FACILITIES AND INCIDENTAL CONSTRUCTION, FORM 818, DATED 2020, INCLUDING ANY SUPPLEMENTS.
- ALL ELEVATIONS ARE BASED ON THE TOWN OF MANCHESTER CONTROL NETWORK.
- IMPLEMENTING WORKER SAFETY AND HEALTH PROTOCOLS THAT ADDRESS COMPLIANCE WITH ALL RULES, LAWS AND REGULATIONS REGARDING SAFETY AND RISK OF EXPOSURE TO PHYSICAL AND CHEMICAL HAZARDS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ALL EMPLOYEES OF THE CONTRACTOR AND SUBCONTRACTORS ARE TO WEAR REFLECTIVE VESTS AND HARD HATS AT ALL TIMES WHEN ON THE PROJECT SITE.
- A PRECONSTRUCTION MEETING WITH TOWN STAFF IS REQUIRED PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
- IT IS ANTICIPATED THAT IMPROVEMENTS IDENTIFIED ON THE PLANS AS BEING COMPLETED "BY OTHERS" WILL BE DONE PRIOR TO OR AT THE BEGINNING STAGES OF CONSTRUCTION.
- THE CONTRACTOR SHALL TAKE CARE NOT TO DISTURB MONUMENTATION THAT MAY BE PRESENT BENEATH OR IN CLOSE PROXIMITY TO CONCRETE SIDEWALKS THROUGHOUT THE PROJECT AREA (PARTICULARLY NEAR INTERSECTIONS). IMMEDIATELY NOTIFY THE ENGINEER IF SUCH MONUMENTATION IS ENCOUNTERED.
- THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS AND PAY ASSOCIATED FEES PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR MUST OBTAIN AN ENCROACHMENT PERMIT FROM THE STATE OF CONNECTICUT, DEPARTMENT OF TRANSPORTATION, PRIOR TO BEGINNING WORK WITHIN THE U.S. ROUTE 6 & 44 (MIDDLE TURNPIKE WEST) RIGHT-OF-WAY AND SHALL BE RESPONSIBLE FOR ALL ASSOCIATED FEES AND REQUIREMENTS.
- THE CONTRACTOR SHALL CONFINE ALL OPERATIONS AND ACTIVITIES FOR CONSTRUCTION PURPOSES WITHIN THE STREET LINE UNLESS SHOWN OTHERWISE ON THE PLANS.
- THE CONTRACTOR SHALL MAINTAIN FOUR LANES OF TRAFFIC ON U.S. ROUTES 6 & 44 (MIDDLE TURNPIKE WEST) BETWEEN THE HOURS OF 7:00 A.M. AND 8:30 A.M. AND BETWEEN 4:30 P.M. AND 5:30 P.M. EVERY DAY. IT IS ANTICIPATED THE ROAD WILL REMAIN OPEN AT ALL TIMES SUBJECT TO FINAL DOT REQUIREMENTS TO BE DETERMINED DURING THE DOT ENCROACHMENT PERMIT REVIEW.
- THE CONTRACTOR SHALL COMMIT SUFFICIENT RESOURCES TO THE PROJECT TO ENSURE THE PROJECT IS COMPLETED WITHIN THE ALLOTTED CONTRACT TIME. ONCE MOBILIZED, THE CONTRACTOR SHALL WORK CONTINUOUSLY ON THE PROJECT UNTIL COMPLETION. ANY UNAUTHORIZED VACATING OF THE JOBSITE IS SUBJECT TO PENALTIES DESCRIBED UNDER THE "LIQUIDATED DAMAGES" SECTION OF THE CONTRACT SPECIFICATIONS.
- THE CONTRACTOR SHALL NOT STORE CONSTRUCTION EQUIPMENT OR MATERIALS WITHIN THE PUBLIC RIGHT-OF-WAY.
- NO WORK SHALL COMMENCE UNTIL ALL CONSTRUCTION AREA SIGNS ARE IN PLACE.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY ACCESS TO ALL DRIVEWAYS AT ALL TIMES.
- ALL GRASSED AREAS DISTURBED BY THE CONTRACTOR SHALL BE REPLACED WITH TOPSOIL, FERTILIZED AND SEEDS AS PER THE SPECIFICATIONS. CONTRACTOR SHALL MAKE ALL EFFORTS TO MINIMIZE THE LIMITS OF DISTURBANCE AND ASSOCIATED RESTORATION THAT IS REQUIRED.
- ALL SEDIMENT CONTROL SYSTEMS SHALL MEET THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" AS PREPARED BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION, LATEST REVISION. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF EROSION CONTROLS REQUIRED FOR THE PROJECT. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED BY THE CONTRACTOR FOR TEMPORARY STOCKPILING OF EXCAVATED MATERIAL AND WHERE DEEMED NECESSARY BY THE ENGINEER. EROSION CONTROLS SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL THE SITE IS STABILIZED AND THE ENGINEER APPROVES THEIR REMOVAL.
- SILT SACKS SHALL BE INSTALLED IN ALL EXISTING CATCH BASINS WITHIN THE PROJECT AREA AND WHERE DIRECTED BY THE ENGINEER. SILT SACKS SHALL BE THE APPROPRIATE TYPE FOR CATCH BASINS WITH AND WITHOUT CURB INLETS.
- HORIZONTAL AND VERTICAL LOCATIONS OF PROPOSED WORK MAY BE ADJUSTED TO FIT EXISTING FIELD CONDITIONS WITH THE APPROVAL OF THE ENGINEER.
- EXISTING INFORMATION SHOWN ON THESE PLANS WAS OBTAINED FROM TOWN OF MANCHESTER GIS DATA AND LIMITED FIELD SURVEY; AND THEREFORE, IS CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IF CONDITIONS ENCOUNTERED IN THE FIELD ARE DIFFERENT THAN INFORMATION SHOWN ON THE PLANS. LIMITS OF NEW WORK SHALL BE STAKED IN THE FIELD PRIOR TO CONSTRUCTION WHERE APPROPRIATE.
- THE EXISTENCE OF UTILITIES AND APPURTENANCES AS SHOWN ON THESE DRAWINGS ARE FOR REFERENCE ONLY. THE EXACT SIZE, LOCATION, TYPE, AND ELEVATION OF ALL UTILITIES WITHIN ALL WORK AREAS SHALL BE THOROUGHLY INVESTIGATED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "CALL-BEFORE-YOU-DIG" AT 1-800-922-4455 AND MUST HAVE ALL UTILITIES MARKED ON THE GROUND PRIOR TO THE START OF CONSTRUCTION.
- THE QUANTITIES AS INDICATED IN THE CONTRACT DOCUMENTS ARE APPROXIMATE AND MAY NOT INDICATE THE ACTUAL QUANTITIES OF WORK REQUIRED. THE CONTRACTOR MUST VERIFY ALL QUANTITIES.
- SURPLUS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL DISPOSE OF SURPLUS EXCAVATED MATERIAL IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY HANDLING OF ALL STORMWATER RUNOFF DURING CONSTRUCTION. METHODS OF HANDLING RUNOFF SHALL BE APPROVED BY THE ENGINEER.

- STREET CORNERS AND SIDEWALK RAMPS SHALL BE CONSTRUCTED TO PROVIDE POSITIVE DRAINAGE TOWARDS THE NEAREST CATCH BASIN TO PREVENT PONDING OF STORMWATER. SIDEWALK RAMPS MUST BE INSTALLED TO MATCH PROPOSED GUTTER ELEVATIONS WHICH SHOULD PROVIDE 4"-5" OF REVEAL ON EXISTING CURBING ADJACENT TO RAMPS.
- ALL SIDEWALKS, DRIVEWAY APRONS AND SIDEWALK RAMPS SHALL BE CONSTRUCTED TO PROVIDE HANDICAPPED ACCESSIBILITY IN ACCORDANCE WITH THE CONNECTICUT BUILDING CODE.
- ALL CONCRETE SIDEWALKS SHALL MATCH THE WIDTH AND ELEVATION OF EXISTING, ADJACENT CONCRETE SIDEWALKS. IN GENERAL, ALL CONCRETE SIDEWALKS WITHIN THE RIGHT-OF-WAY ARE TO BE 5" THICK AND 5' WIDE.
- CONCRETE SIDEWALK RAMPS ARE TO MATCH EXISTING CURB RADII UNLESS OTHERWISE NOTED AND HAVE A 5' MINIMUM RADIUS UNLESS NOTED OTHERWISE. THE ENGINEER WILL PROVIDE STAKES AS REQUIRED DURING CONSTRUCTION FOR LOCATIONS WITH RADII THAT VARY FROM EXISTING.
- ALL CONCRETE SIDEWALK RAMPS SHALL BE INSTALLED WITH DETECTABLE WARNING TILES.
- WHERE DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL PROVIDE SLEEVES FOR ALL SIGNS LOCATED WITHIN THE LIMITS OF PROPOSED CONCRETE SIDEWALK.
- FOR SIDEWALKS AND RAMPS, A CLEARANCE OF 48" (36" MINIMUM) MUST BE PROVIDED BETWEEN ANY OBSTRUCTION AND THE BACK EDGE OF THE SIDEWALK AND RAMP OR FACE OF CURB.
- ANY CLEARING OF BRUSH WITHIN PROPOSED GRADING LIMITS WILL NOT BE PAID FOR SEPARATELY AND SHALL BE INCLUDED IN THE GENERAL COST OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY TREES REQUIRING REMOVAL PRIOR TO CONSTRUCTION, SUCH WORK SHALL BE COMPLETED "BY OTHERS".
- THE TOWN IS IN THE PROCESS OF SECURING RIGHTS FROM PRIVATE PROPERTY OWNERS TO ENTER IMPACTED PROPERTIES TO COMPLETE WORK SHOWN ON THE CONTRACT PLANS. THE CONTRACTOR SHALL CONFIRM APPROVALS HAVE BEEN OBTAINED BY THE TOWN PRIOR TO PERFORMING WORK ON PRIVATE PROPERTY.
- THE CONTRACTOR SHALL COORDINATE WITH HOWELL CHENEY TECHNICAL HIGH SCHOOL (#791 MIDDLE TURNPIKE WEST), OR THEIR REPRESENTATIVES DURING CONSTRUCTION TO SCHEDULE WORK TO MINIMIZE IMPACTS TO OPERATIONS AT THEIR SITES.
- ALL CONCRETE AND TEMPORARY BITUMINOUS CONCRETE SIDEWALKS SHALL MATCH THE WIDTH AND ELEVATION OF EXISTING, ADJACENT CONCRETE SIDEWALKS.
- THE CONTRACTOR SHALL PHASE CONSTRUCTION OPERATIONS TO MINIMIZE THE SIZE OF DISTURBED AREAS AND PERIOD OF TIME THESE AREAS ARE LEFT UNSTABILIZED AND SUBJECT TO EROSION. THIS INCLUDES, BUT IS NOT LIMITED TO, INSTALLATION OF DRAINAGE SYSTEMS DURING THE EARLY STAGES OF CONSTRUCTION AND LIMITING LENGTHS OF RECLAMATION AND FULL-DEPTH ROAD RECONSTRUCTION AREAS TO ALSO LESSEN IMPACTS TO VEHICLE AND PEDESTRIAN TRAVEL THROUGH THE PROJECT AREA.
- CONSTRUCTION ENTRANCES ARE NOT SHOWN ON THE PLAN; HOWEVER, THEY SHALL BE INSTALLED WHERE DIRECTED BY THE ENGINEER DURING CONSTRUCTION FOR EGRESS FROM TEMPORARY STOCKPILE AREAS. THE PROPOSED LOCATION OF STOCKPILE AREAS SHALL BE IDENTIFIED BY THE CONTRACTOR.
- ANY DRIVEWAYS, SIDEWALKS, CURB AND LAWN AREAS LOCATED ON PRIVATE PROPERTY OR WITHIN THE RIGHT-OF-WAY THAT ARE IMPACTED DURING CONSTRUCTION SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS AS IDENTIFIED ON THE PLANS OR AS DIRECTED BY THE ENGINEER. THE REQUIRED LIMITS OF SUCH RESTORATION SHALL BE DETERMINED BY THE ENGINEER IN THE FIELD. RESTORATION ON PRIVATE PROPERTY SHALL BE COMPLETED AS PROMPTLY AS PRACTICAL WITHIN THIRTY (30) CALENDAR DAYS OF COMPLETING WORK ON THE PROPERTY.

SURVEY NOTES:

- This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies, Sections 20-300B-1 thru 20-300B-20, and the "Minimum Standards of Accuracy, Content & Certification for Surveys and Maps," as amended October 26, 2018. It is a General Location Survey with physical feature location in the areas of construction conforming to a Class "C" standard of accuracy.
- This map was prepared from record research, other maps, limited field measurements, and other sources. Property lines and Street lines depicted hereon are not to be construed as a Boundary or Limited Boundary Survey, and are subject to such facts as said surveys may show. Property line and Street line information depicted hereon was taken from existing Town of Manchester mapping as referenced hereon. It is appropriate and for general orientation purposes only. It does not represent a property/boundary opinion.
- Planimetric, Topographic, and Utility Elevations (Visible Surface Structures) depicted within the project area are based on field survey conducted prior to the project and conform to a Class T-2 standard of accuracy. Features shown outside of the project area were obtained from Townwide Aerial Mapping dated April 1999, with limited field checks.
- Horizontal and vertical datums are based on the Town of Manchester control network as established in 1998. The horizontal values are based on NAD 83 as published then, and the vertical values are based on NAVD 88 and published then, using Geoid 98 model.
- Underground utility information is based on the best available information as provided by the respective utility. Prior to any construction activity, contact Call Before You Dig at 1-800-922-4455. Test Pits may be required by respective utilities.
- It is the intent of this plan to depict existing topographic and planimetric data within the area shown for the purpose of parking lot improvements.

To my knowledge and belief this map is substantially correct as noted hereon.

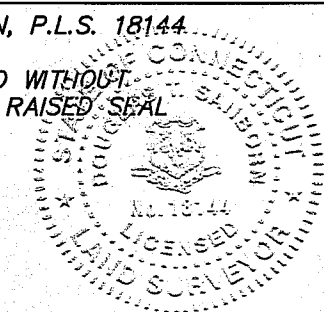
Douglas T. Sanborn

06-13-2024

DOUGLAS T. SANBORN, P.L.S. 18144

DATE

CERTIFICATION INVALID WITHOUT LIVE SIGNATURE AND RAISED SEAL



GENERAL SCHEDULE:

JUNE 2024: OBTAIN PLANNING AND ZONING APPROVALS
 JULY 2024: ADVERTISE CONTRACT
 AUGUST 2024: BEGIN CONSTRUCTION
 AUGUST 2024-SEPTEMBER 2024: COMPLETE CONSTRUCTION

- CLEARING AND GRUBBING
- GRADE BASE MATERIAL
- INSTALL BIOFILTRATION SWALE AND INFILTRATION TRENCH AS SHOWN ON PLAN
- COORDINATE UTILITY ADJUSTMENTS
- PAVE BASE COURSE OF PARKING LOT PAVEMENT
- CONSTRUCT SIDEWALKS AND SIDEWALK RAMPS
- INSTALL TIMBER GUIDE RAIL
- INSTALL LIGHT POLE AND OVERHEAD ELECTRIC
- INSTALL CURB AND SURFACE COURSE OF PAVEMENT
- RESTORE GRASS AREAS
- PAVEMENT MARKINGS AND SIGNS

DISTURBANCE WITHIN WETLAND AND REGULATED WETLAND AREAS		
	WETLANDS	100' REGULATED WETLAND AREA
DISTURBED AREA	0 Ac	0.065 Ac
EXCAVATION (CUT) VOLUME	0 CY	±9 CY*
FILL VOLUME	0 CY	±8 CY*
NET EARTHWORK VOLUME	0 CY	±1 CY CUT*

* CUT AND FILL VOLUMES IN REGULATED AREAS REPRESENT EARTHWORK REQUIRED FOR RECONSTRUCTION OF THE PARKING LOT AND APPURTENANT WORK. INCLUDES CONSTRUCTING ACCESSIBLE SIDEWALK AND BIOFILTRATION SWALE.



TOWN OF MANCHESTER
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION
 494 MAIN STREET - P.O. BOX 191
 MANCHESTER, CT 06045-0191

LEGEND

— WETLAND BOUNDARY	☆ LIGHT POLE
— RETAINING WALL	★ CONIFEROUS TREE
— GUIDE RAIL	⊙ DECIDUOUS TREE
— STONE WALL	⊙ SANITARY MANHOLE
— STOCKPILE FENCE	⊙ DRAINAGE MANHOLE
— WIRE FENCE	⊙ CATCH BASIN
— CHAIN LINK FENCE	⊙ CULVERT END
— PROPERTY LINE	⊙ HYDRANT
— RAILROAD TRACKS	⊙ CURB STOP
— SILT FENCE	⊙ WATER VALVE
⊙ CONCRETE MONUMENT	⊙ BUTTERFLY VALVE
⊙ GRANITE MONUMENT	⊙ BLOW OFF
⊙ IRON PIPE	⊙ SIGN
⊙ IRON ROD	⊙ DOUBLE POST SIGN
⊙ CONTROL POINT	⊙ MAIL BOX
⊙ DRILL HOLE	⊙ BOLLARD
⊙ UTILITY POLE	⊙ CONTROLLER CABINET
⊙ UTILITY POLE WITH LIGHT	⊙ GAS GATE
⊙ TRAFFIC SPAN POLE	⊙ TELEPHONE BOX
⊙ ELECTRIC BOX	⊙ CATV TUBE
⊙ WETLAND FLAG	

PROJECT NUMBER
2022086

FILENAME
2022086Notes&Details.dwg

NO.	DATE	FILE
-	3/22/24	FOR P&Z APPROVAL
1	6/14/24	FINAL P&Z SUBMITTAL

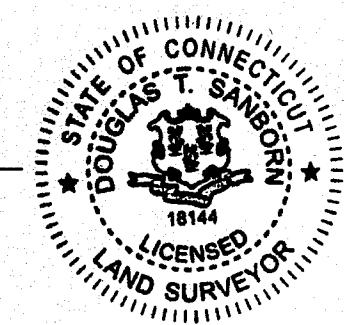
DESIGNED & DRAWN BY: REM
 CHECKED BY: JED
 RELEASED BY: JL

DRAWING SCALE: NONE

DATUM
 HORIZONTAL: NAD83 VERTICAL: NAVD88

PROJECT LOCATION
**864 MIDDLE TURNPIKE WEST
 MANCHESTER, CT**

APPROVED
PLANNING & ZONING
COMMISSION
MANCHESTER, CT.
 DATE: _____
 SIGNED: _____



PROJECT TITLE
**LAUREL MARSH PARK
 PARKING LOT IMPROVEMENTS**

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
2 of 6



TOWN OF MANCHESTER
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

494 MAIN STREET - P.O. BOX 191
MANCHESTER, CT 06045-0191

LEGEND

--- WETLANDS BOUNDARY	☆ LIGHT POLE
--- RETAINING WALL	⊗ CONIFEROUS TREE
--- GUIDE RAIL	⊗ DECIDUOUS TREE
--- STONE WALL	⊗ SANITARY MANHOLE
--- STOCKADE FENCE	⊗ DRAINAGE MANHOLE
--- WIRE FENCE	⊗ CATCH BASIN
--- CHAIN LINK FENCE	⊗ CURB END
--- PROPERTY LINE	⊗ HYDRANT
--- RAILROAD TRACKS	⊗ CURB STOP
--- SILT FENCE	⊗ WATER VALVE
⊗ CONCRETE MONUMENT	⊗ BUTTERFLY VALVE
⊗ GRANITE MONUMENT	⊗ BLOW OFF
⊗ IRON PIPE	⊗ SIGN
⊗ IRON ROD	⊗ DOUBLE POST SIGN
⊗ CONTROL POINT	⊗ MAIL BOX
⊗ DRILL HOLE	⊗ BOLLARD
⊗ UTILITY POLE	⊗ CONTROLLER CABINET
⊗ UTILITY POLE WITH LIGHT	⊗ GAS GATE
⊗ TRAFFIC SIGNAL POLE	⊗ TELEPHONE BOX
⊗ ELECTRIC FLAG	⊗ CATV TUBE
⊗ WETLAND FLAG	

PROJECT NUMBER
2022086

FILENAME
2022086Plan-Parking Layout-DOT.dwg

NO.	DATE	FILE
1	3/22/24	FOR P&Z APPROVAL
1	6/14/24	FINAL P&Z SUBMITTAL

DESIGNED & DRAWN BY: REM
CHECKED BY: JED
RELEASED BY: JL

DRAWING SCALE
HORIZONTAL: 1" = 20' VERTICAL: ---
OR AS NOTED
GRAPHIC SCALE

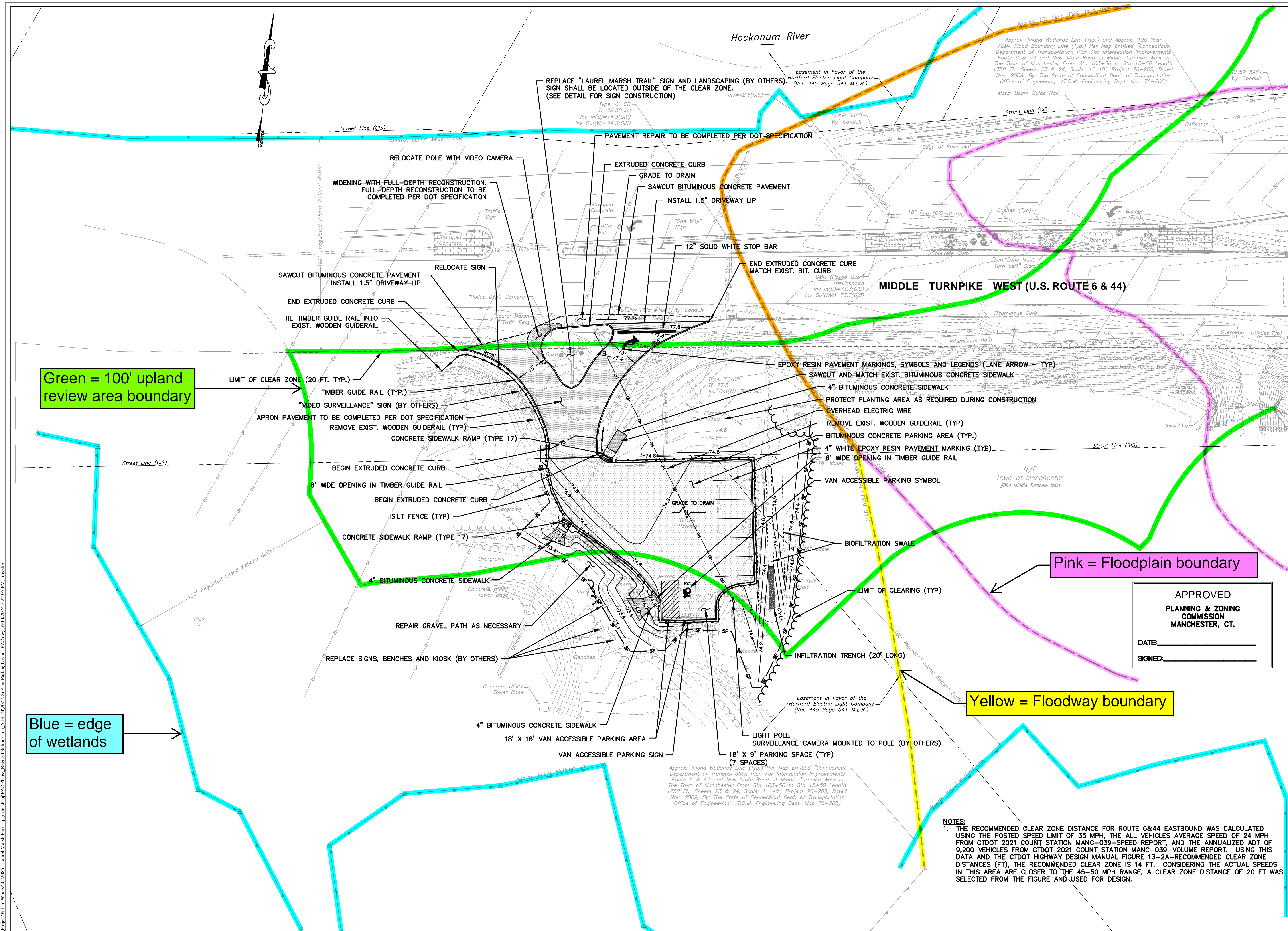
DATUM
HORIZONTAL: NAD83 VERTICAL: NAVD88

PROJECT LOCATION
864 MIDDLE TURNPIKE WEST
MANCHESTER, CT

PROJECT TITLE
LAUREL MARSH PARK
PARKING LOT IMPROVEMENTS

SHEET TITLE
SITE PLAN

SHEET NUMBER
3 of 6



Green = 100' upland review area boundary

Pink = Floodplain boundary

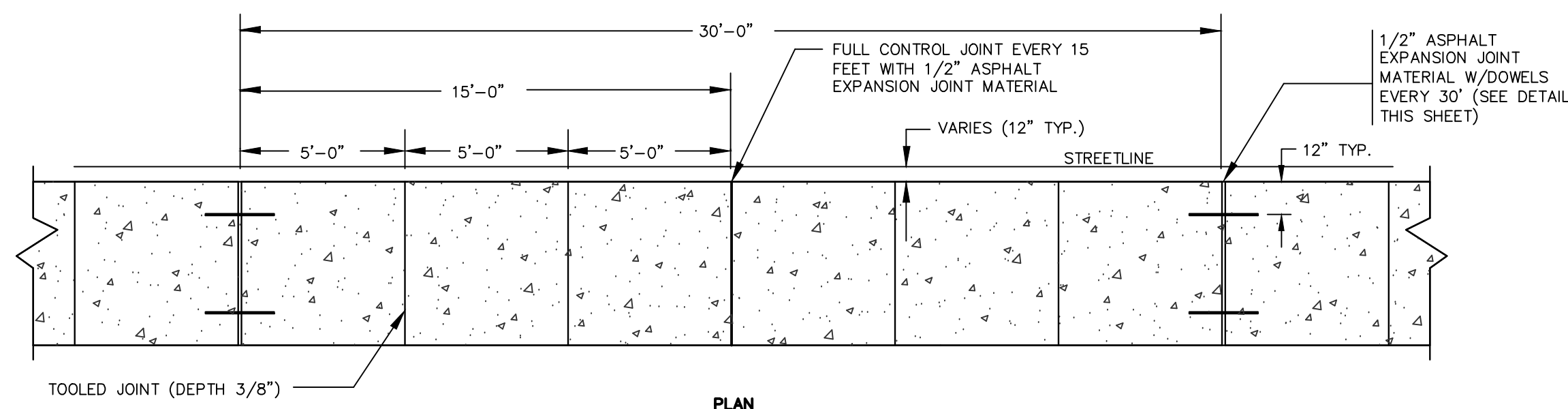
Yellow = Floodway boundary

Blue = edge of wetlands

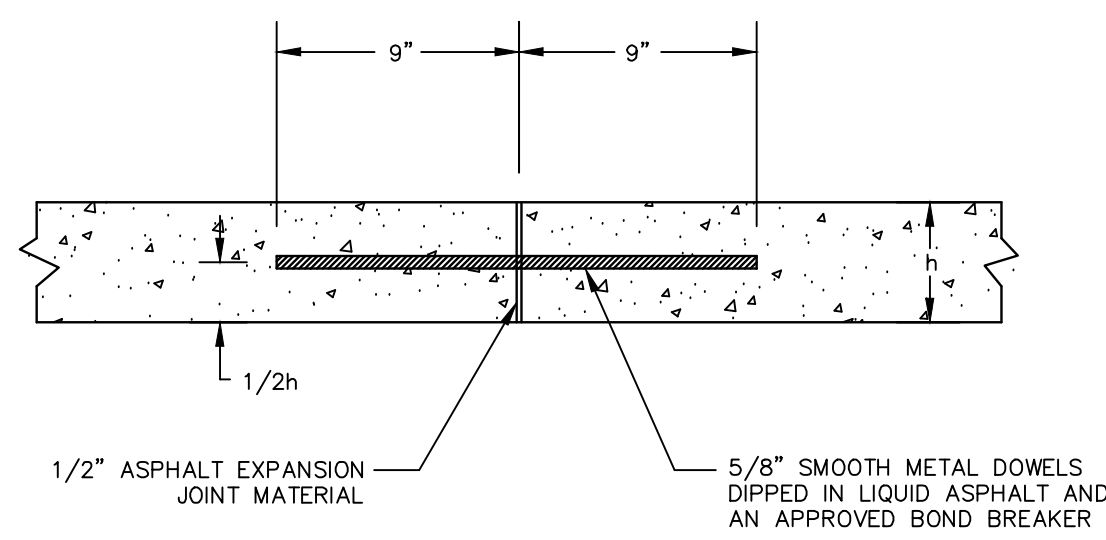
APPROVED
PLANNING & ZONING
COMMISSION
MANCHESTER, CT.
DATE: _____
SIGNED: _____

NOTES:
1. THE RECOMMENDED CLEAR ZONE DISTANCE FOR ROUTE 6&44 EASTBOUND WAS CALCULATED USING THE POSTED SPEED LIMIT OF 35 MPH, THE ALL VEHICLES AVERAGE SPEED OF 24 MPH FROM CTDOT 2021 COUNT STATION MANC-039-SPEED REPORT, AND THE ANNUALIZED ADT OF 9,200 VEHICLES FROM CTDOT 2021 COUNT STATION MANC-039-VOLUME REPORT. USING THIS DATA AND THE CTDOT HIGHWAY DESIGN MANUAL FIGURE 13-2A-RECOMMENDED CLEAR ZONE DISTANCES (FT), THE RECOMMENDED CLEAR ZONE IS 14 FT. CONSIDERING THE ACTUAL SPEEDS IN THIS AREA ARE CLOSER TO THE 45-50 MPH RANGE, A CLEAR ZONE DISTANCE OF 20 FT WAS SELECTED FROM THE FIGURE AND USED FOR DESIGN.

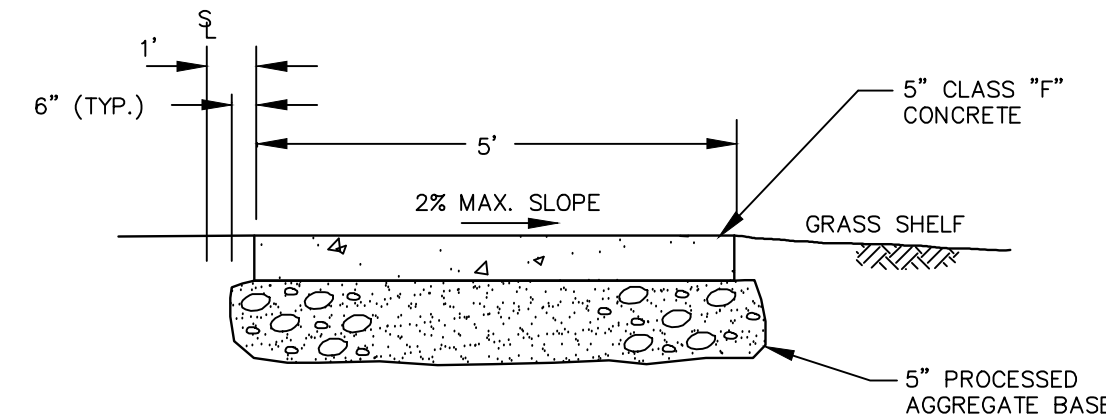
R:\Project\Public Works\2022086 - Laurel Marsh Park Upgrade\Drawings\2022086Plan-Parking Layout.dwg, 6/13/2024 12:27:06 PM, mweste



PLAN



EXPANSION JOINT - DETAIL

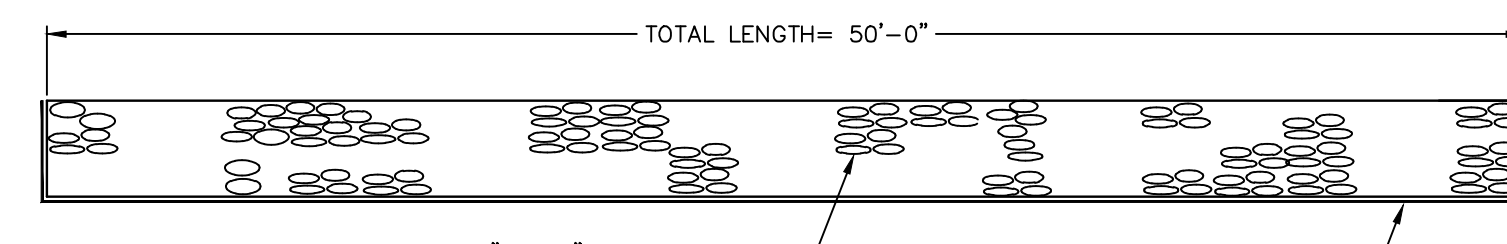


SECTION

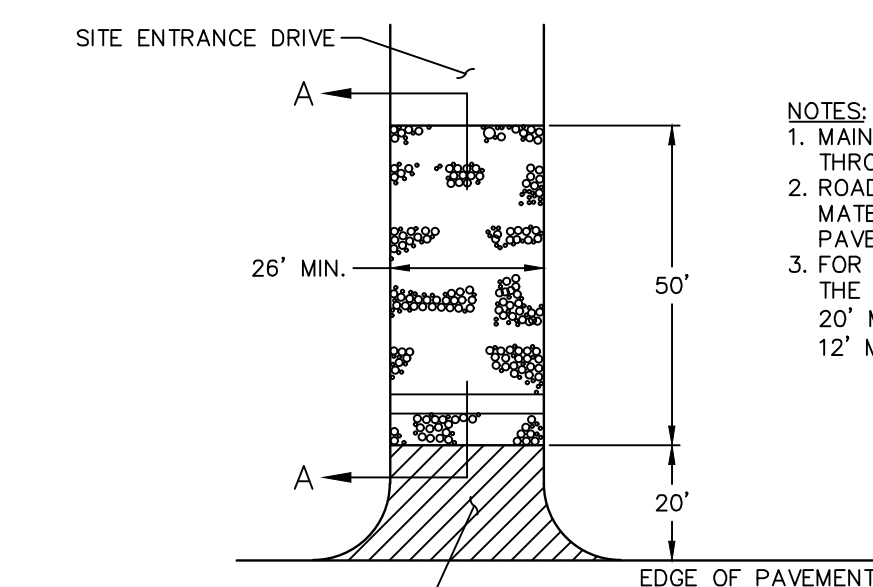
- NOTES:
1. A MINIMUM 36" CLEAR WIDTH SHALL BE MAINTAINED BETWEEN THE EDGES OF THE SIDEWALK AND ANY OBSTRUCTIONS WITHIN THE SIDEWALK LIMITS.
 2. AT THE END OF THE DAILY POUR OF CONCRETE, METAL DOWELS ARE TO BE INSERTED IN THE LAST SLAB FOR THE EXTENSION OF THE SIDEWALK.
 3. INSTALL APPROVED BOND BREAKER BETWEEN GRANITE CURB AND SIDEWALK.

5" CONCRETE SIDEWALK

NOT TO SCALE



SECTION A-A

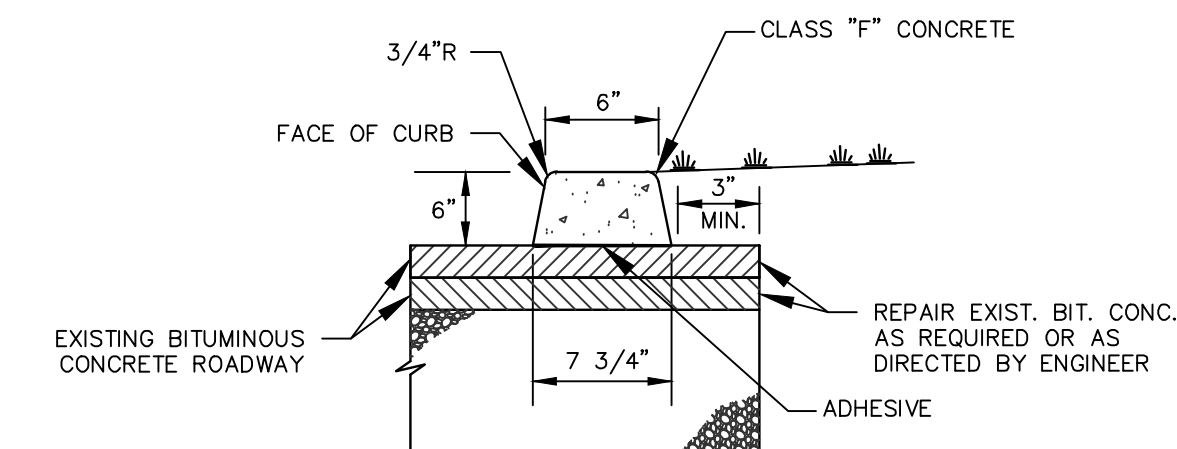


PLAN

- NOTES:
1. MAINTAIN PAVEMENT AT APRON IN GOOD CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
 2. ROADWAY SHALL BE SWEEPED DAILY TO REMOVE ANY MATERIAL THAT MAY BE TRACKED ONTO THE PAVEMENT.
 3. FOR INDIVIDUAL RESIDENTIAL LOTS, THE LENGTH OF THE CONSTRUCTION ENTRANCE MAY BE REDUCED TO 20' MINIMUM AND THE WIDTH MAY BE REDUCED TO 12' MINIMUM.

CONSTRUCTION ENTRANCE

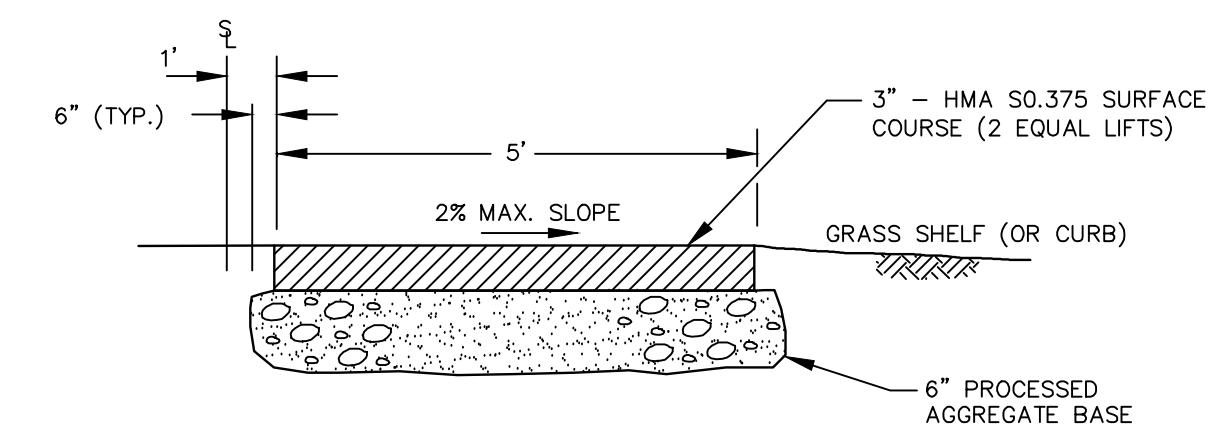
NOT TO SCALE



EXTRUDED CONCRETE CURB

(EXISTING PAVEMENT)

NOT TO SCALE



SECTION

- NOTES:
1. SAWCUT AND JOINT SEAL WHEREVER NEW BITUMINOUS CONCRETE ABUTS EXISTING.
 2. IF ABUTTING EXISTING SIDEWALK, MATCH EXISTING WIDTH UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
 3. A MINIMUM 36" CLEAR WIDTH SHALL BE MAINTAINED BETWEEN THE EDGES OF THE SIDEWALK AND ANY OBSTRUCTIONS WITHIN THE SIDEWALK LIMITS.

BITUMINOUS CONCRETE SIDEWALK

NOT TO SCALE



TOWN OF MANCHESTER
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
494 MAIN STREET - P.O. BOX 191
MANCHESTER, CT 06045-0191

LEGEND

—	WETLAND BOUNDARY	☆	LIGHT POLE
—	RETAINING WALL	⊗	CONIFEROUS TREE
—	GLIDE RAIL	⊙	DECIDUOUS TREE
—	STONE WALL	⊕	SAWTOOTH MANHOLE
—	STOCKADE FENCE	⊗	DRAINAGE MANHOLE
—	WIRE FENCE	⊕	CATCH BASIN
—	CHAIN LINK FENCE	⊗	CHURN END
—	PROPERTY LINE	⊕	HYDRANT
—	RAILROAD TRACKS	⊗	CURB STOP
—	SILT FENCE	⊕	WATER VALVE
—	CONCRETE MONUMENT	⊗	BUTTERFLY VALVE
—	GRANITE MONUMENT	⊕	BLOW OFF
—	IRON PIPE	⊗	SISS
—	IRON ROD	⊕	DOUBLE POST SIGN
—	CONTROL POINT	⊗	MAIL BOX
—	DRILL HOLE	⊕	BOLLARD
—	UTILITY POLE	⊗	CONTROLLER CABINET
—	UTILITY POLE WITH LIGHT	⊕	GAS GATE
—	TRIPLE SPAN POLE	⊗	TELEPHONE BOX
—	ELECTRIC BOX	⊕	CATV TUBE
—	WETLAND FLAG	⊗	

PROJECT NUMBER
2022086

FILENAME
2022086Notes&Details.dwg

NO.	DATE	FILE
—	3/22/24	FOR P&Z APPROVAL
1	6/14/24	FINAL P&Z SUBMITTAL

DESIGNED & DRAWN BY: REM
CHECKED BY: JED
RELEASED BY: JL

DRAWING SCALE: NONE

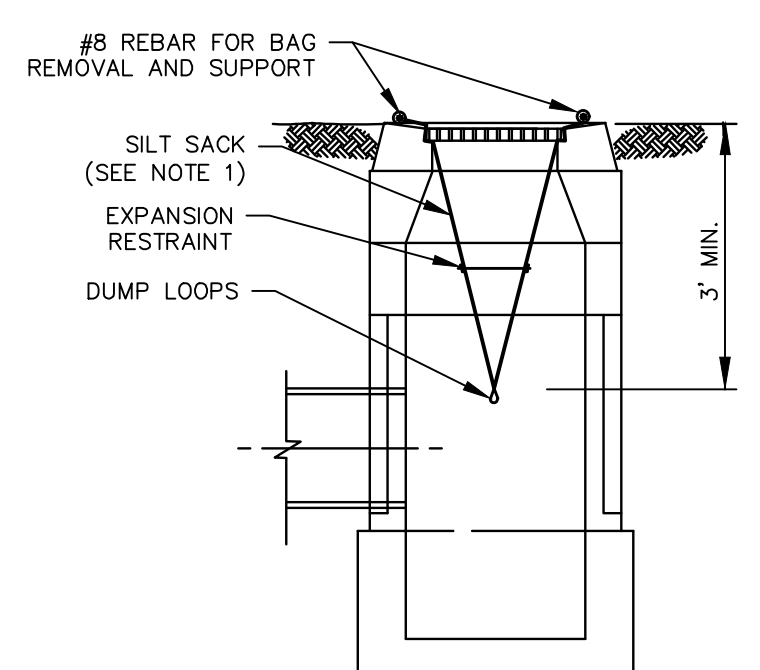
DATUM
HORIZONTAL: NAD83 VERTICAL: NAVD88

PROJECT LOCATION
**864 MIDDLE TURNPIKE WEST
MANCHESTER, CT**

PROJECT TITLE
**LAUREL MARSH PARK
PARKING LOT IMPROVEMENTS**

SHEET TITLE
DETAILS

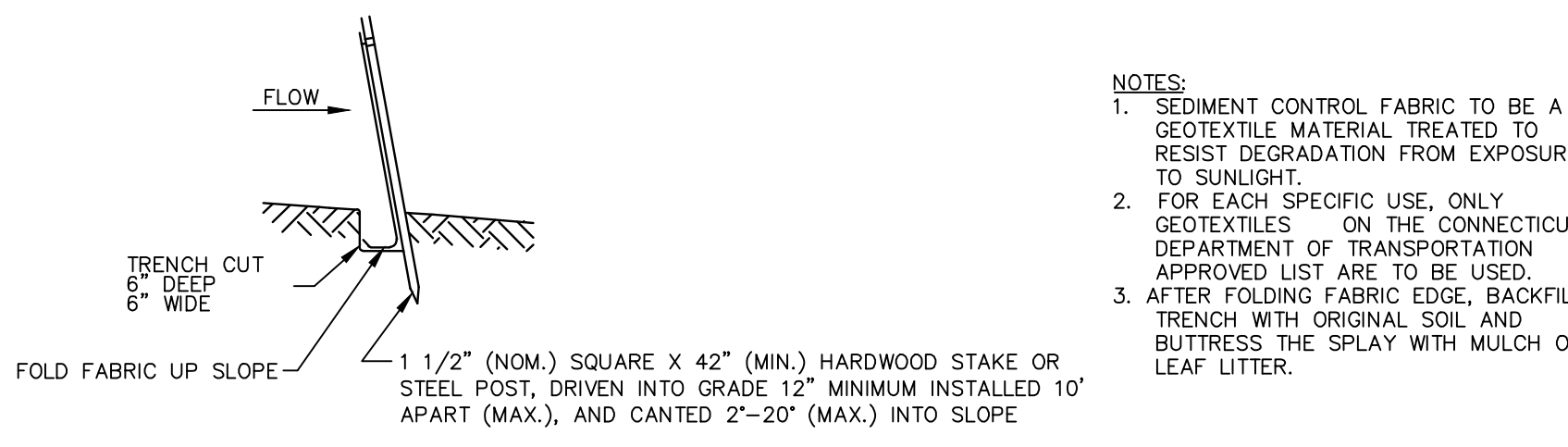
SHEET NUMBER
4 of 6



- NOTES:
1. SILT SACKS SHALL BE HI-FLOW SILTSACK® 'TYPE A' FOR TYPE 'C-L' CB TOPS AND 'TYPE B' WITH CURB DEFLECTORS FOR TYPE 'C' CB TOPS OR OTHER STRUCTURES WITH CURB INLETS AS MANUFACTURED BY ACF ENVIRONMENTAL, INC OR APPROVED EQUAL.
 2. SILT SACKS SHALL BE PROVIDED WITH INTERNAL OVERFLOWS.
 3. SILT SACKS SHALL BE EMPTIED WHEN THEY HAVE COLLECTED 6" TO 12" OF SEDIMENT. INSPECT EVERY 1 TO 2 WEEKS AND AFTER EVERY MAJOR RAINFALL EVENT.

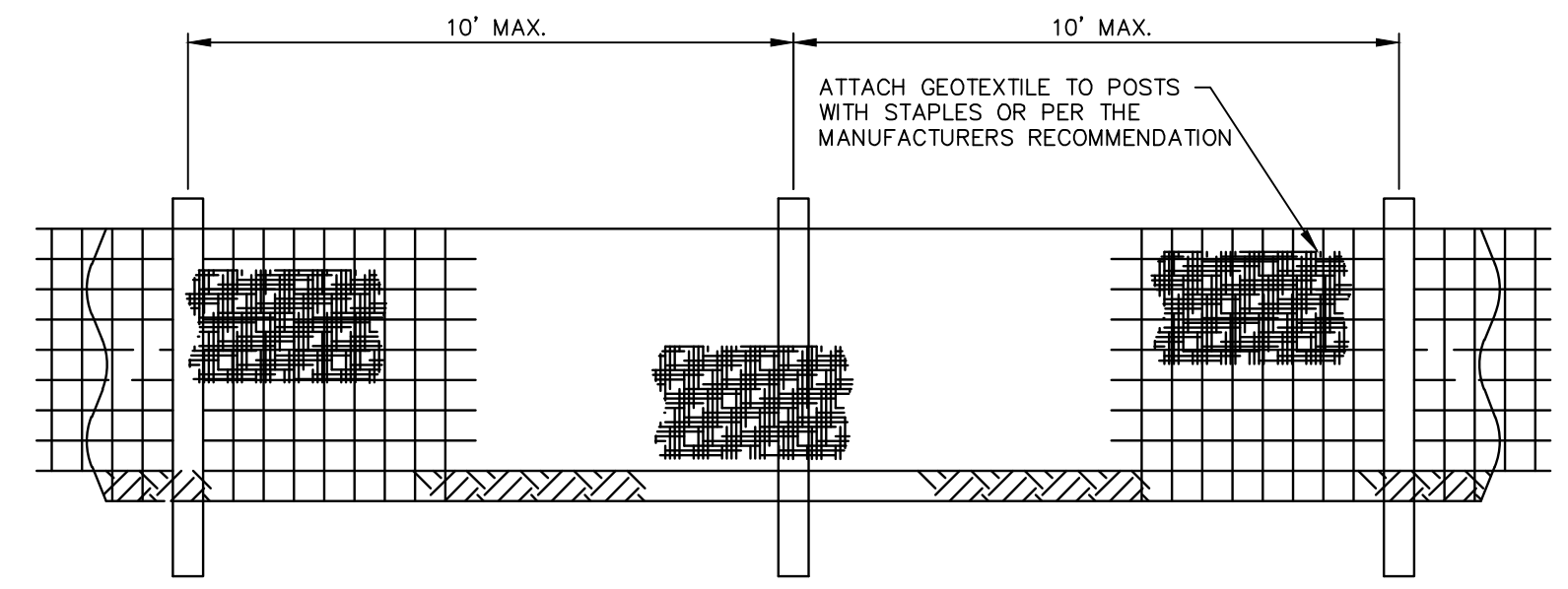
SILT SACK

NOT TO SCALE



SECTION

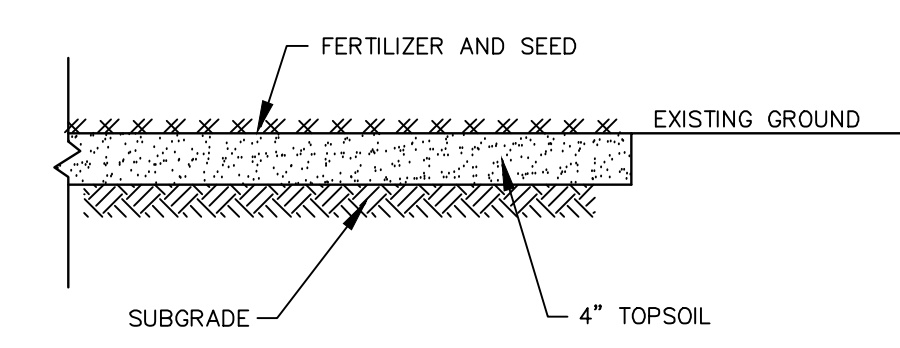
- NOTES:
1. SEDIMENT CONTROL FABRIC TO BE A GEOTEXTILE MATERIAL TREATED TO RESIST DEGRADATION FROM EXPOSURE TO SUNLIGHT.
 2. FOR EACH SPECIFIC USE, ONLY GEOTEXTILES ON THE CONNECTICUT DEPARTMENT OF TRANSPORTATION APPROVED LIST ARE TO BE USED.
 3. AFTER FOLDING FABRIC EDGE, BACKFILL TRENCH WITH ORIGINAL SOIL AND BUTTRESS THE SPLAY WITH MULCH OR LEAF LITTER.



ELEVATION

SILT FENCE

NOT TO SCALE



- NOTES:
1. REFER TO CONTRACT SPECIFICATIONS FOR SEED MIXTURES.
 2. PERMANENT GRASS SEED MIXES SHALL BE APPLIED FROM APRIL 1 THROUGH JUNE 15 OR AUGUST 15 THROUGH OCTOBER 1.
 3. PERENNIAL RYEGRASS SHALL BE APPLIED AS TEMPORARY GRASS SEED FROM MARCH 15 THROUGH JULY 1 OR AUGUST 1 THROUGH OCTOBER 15.

RESTORATION OF LAWN AREAS

NOT TO SCALE

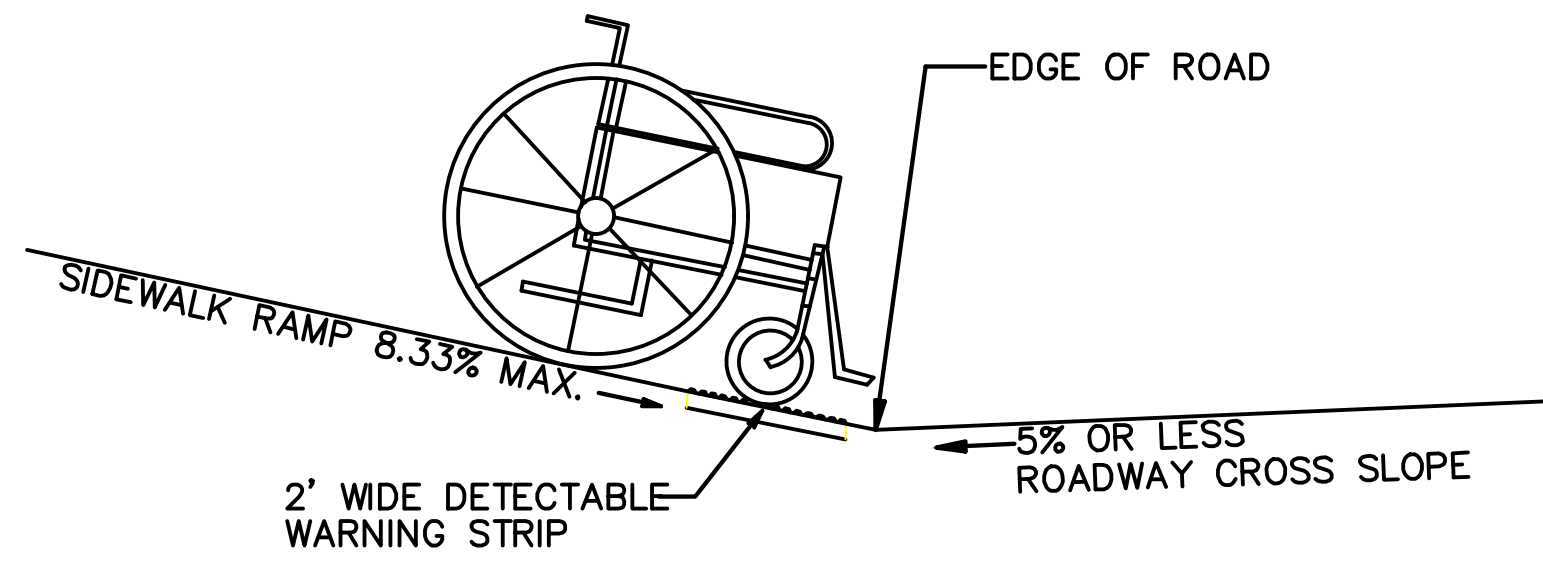
APPROVED
**PLANNING & ZONING
COMMISSION
MANCHESTER, CT.**

DATE: _____
SIGNED: _____

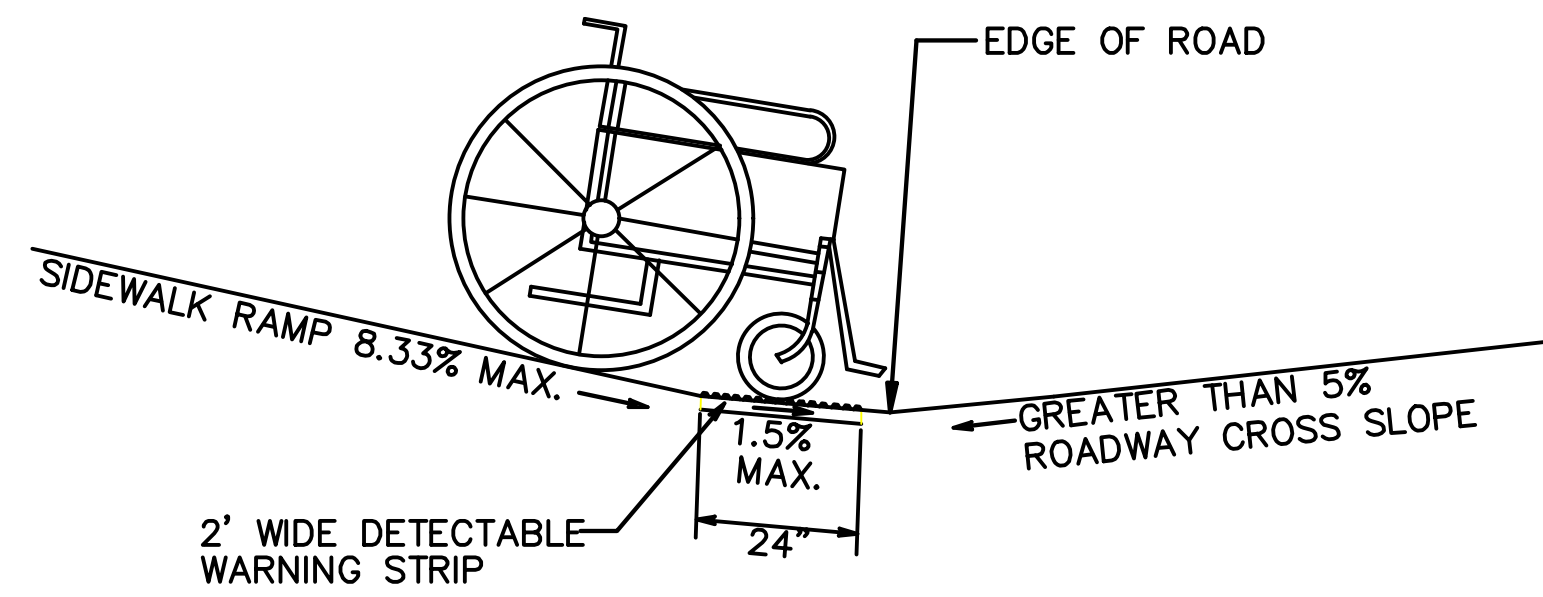
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GENERAL NOTES:

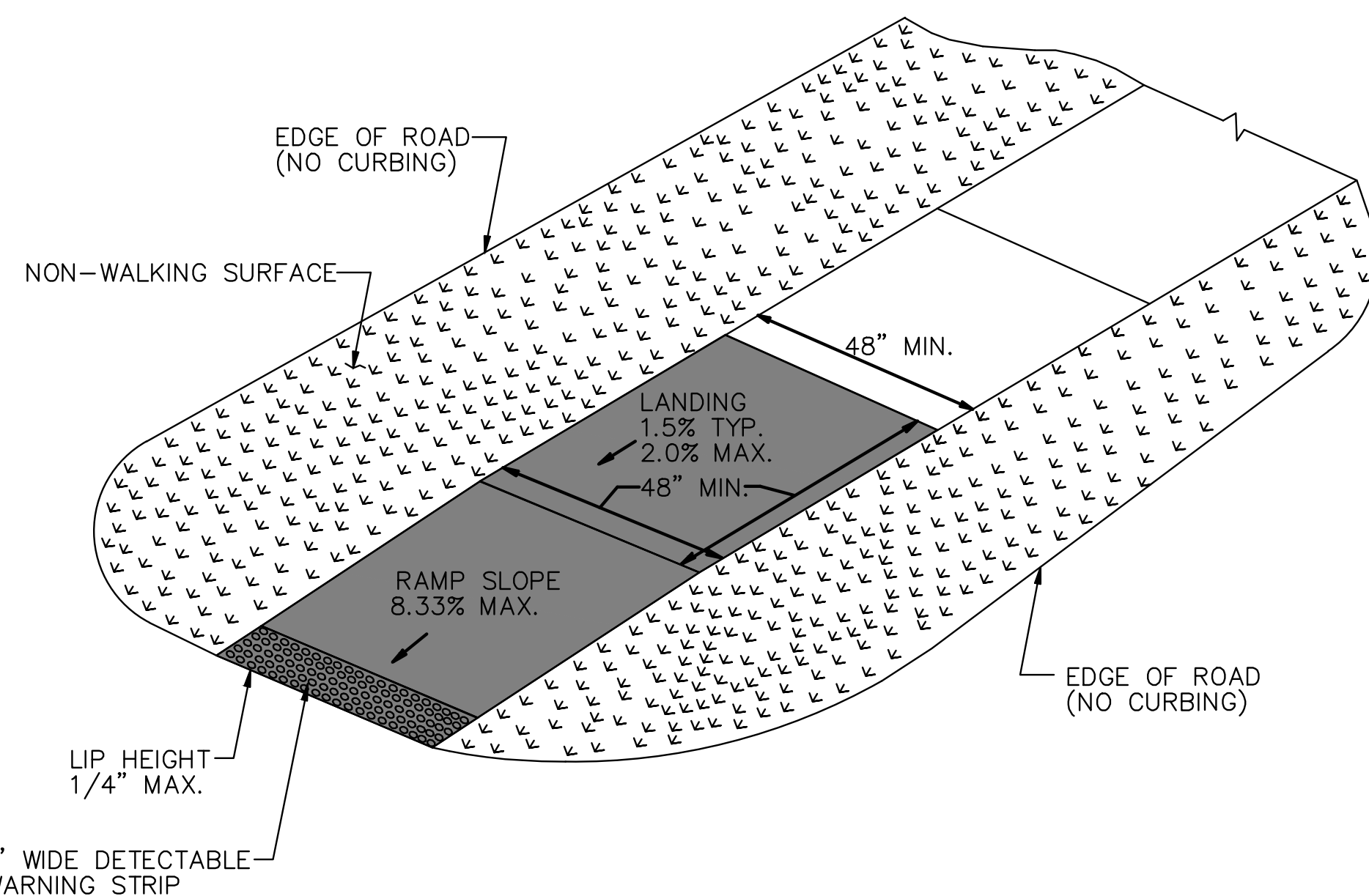
1. SIDEWALK RAMPS SHALL HAVE A COARSE BROOM FINISH TRAVERSE TO THE SLOPE OF THE RAMP.
2. VERTICAL SURFACE DISCONTINUITIES AT JOINTS SHALL NOT EXCEED 1/4 INCH.
3. REMOVAL OF EXISTING SIDEWALK FOR NEW RAMP INSTALLATIONS SHALL BE TO THE NEAREST EXPANSION OR CONTRACTION JOINT.
4. THE RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.33 PERCENT MAXIMUM BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15 FEET.



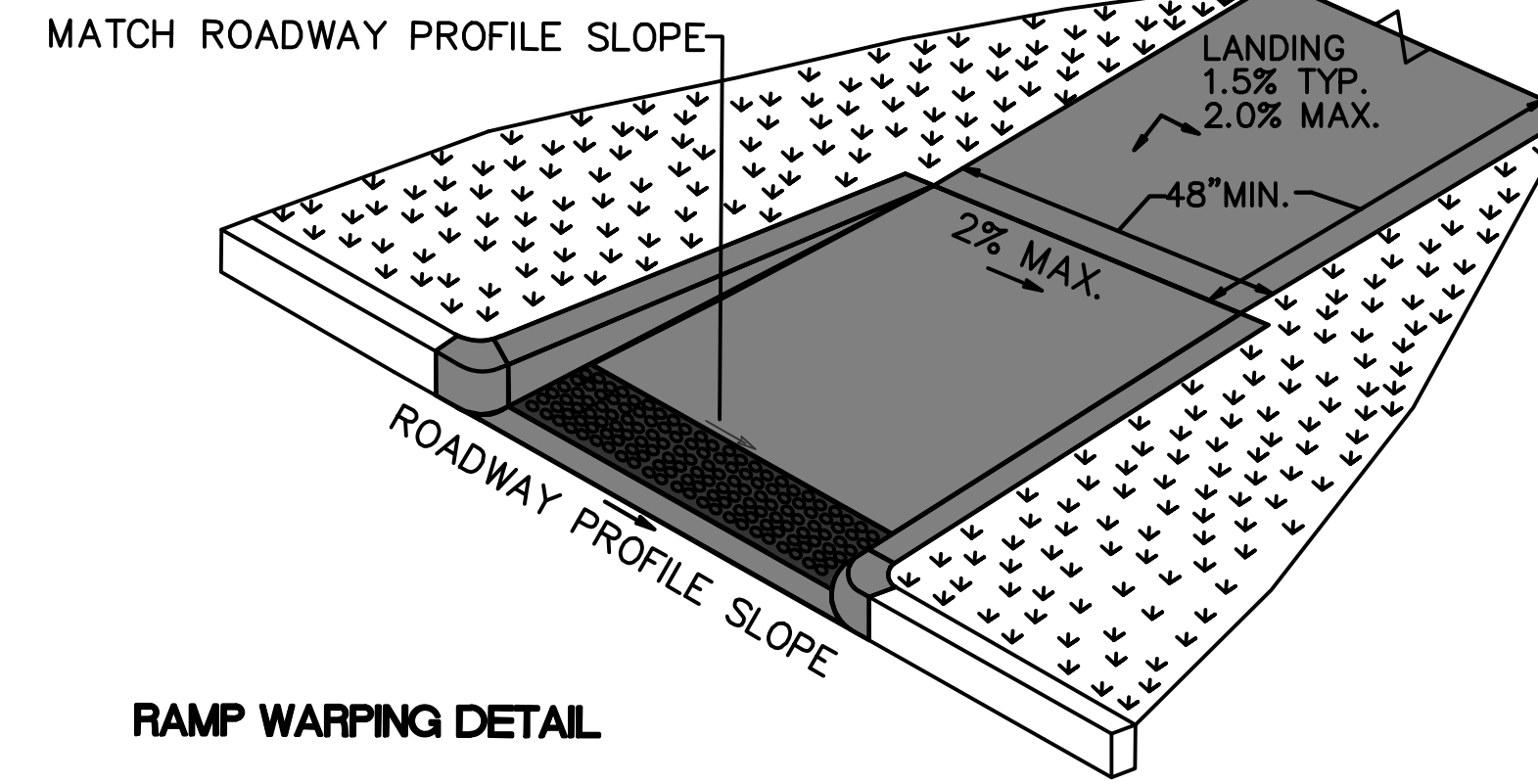
SIDEWALK RAMP GRADE AT ROADWAY CROSS SLOPE OF 5% OR LESS



SIDEWALK RAMP GRADE AT ROADWAY CROSS SLOPE OF GREATER THAN 5%

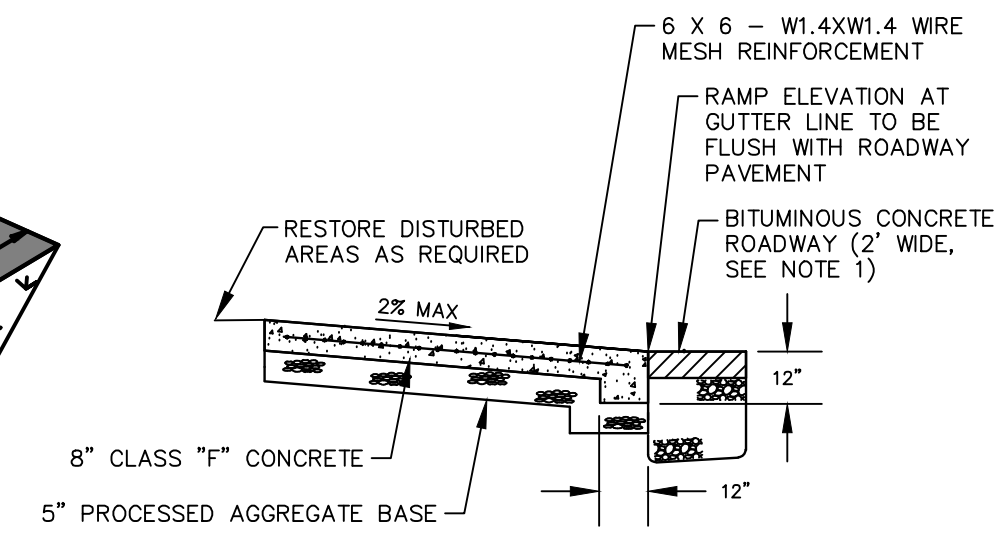


CTDOT TYPE 17 - CONCRETE SINGLE DIRECTION NO-CURB WITH NON-WALKING SURFACE SIDEWALK RAMP
(WITH NON-WALKING SURFACE)
NOT TO SCALE



RAMP WARPING DETAIL

1. TRANSITION SIDEWALK RAMP TO MATCH ROADWAY PROFILE AS GRADUALLY AS POSSIBLE. DO NOT EXCEED 3% PER FOOT CROSS SLOPE RATE OF CHANGE WHEN TRANSITIONING TO ROADWAY PROFILE.
2. COMPLETE TRANSITION TO ROADWAY PROFILE BEHIND DETECTABLE WARNING SURFACE.

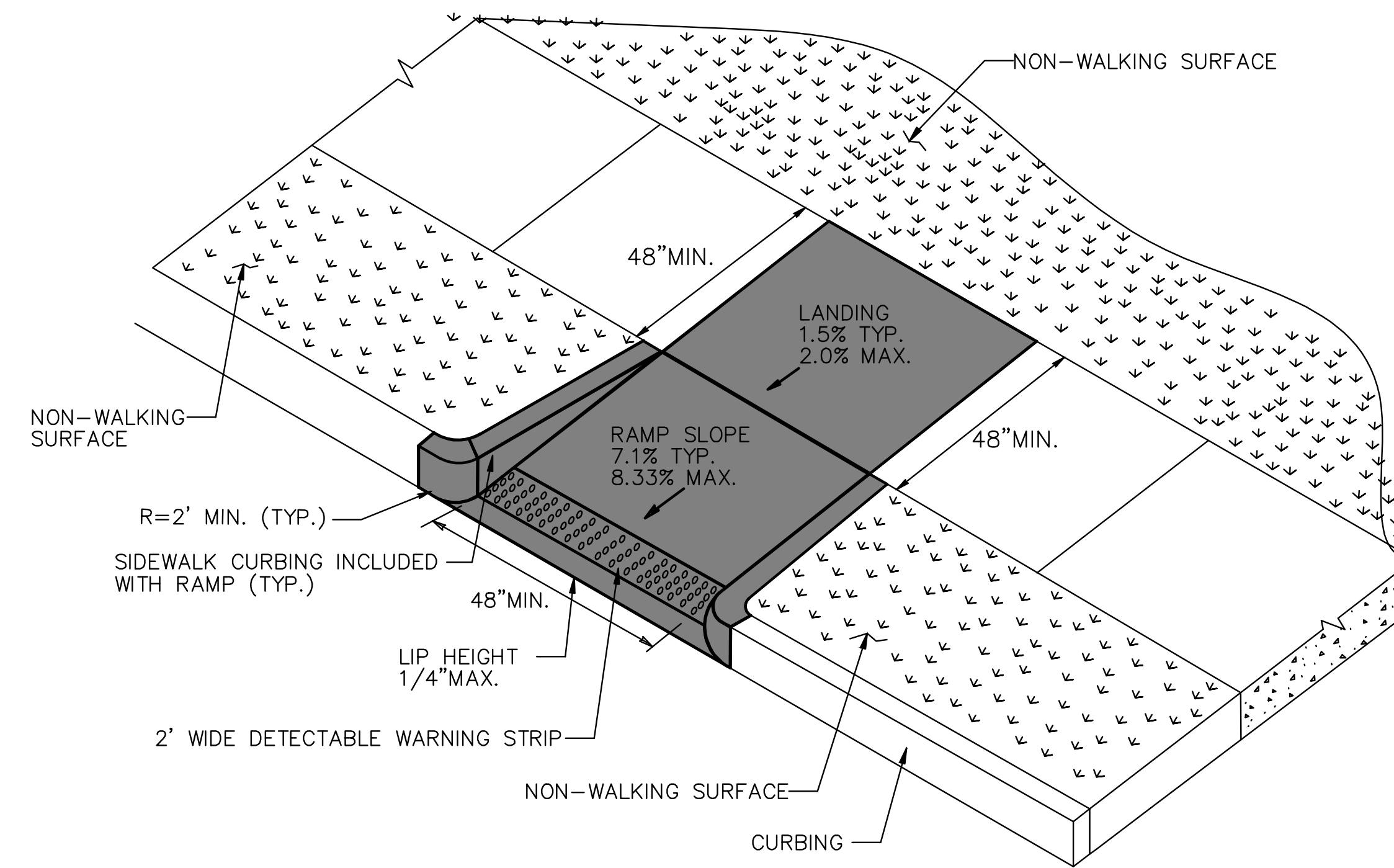


TYPICAL SECTION OF SIDEWALK LANDING AREA AT C

NOTES:

1. PAVEMENT COURSES AND PROCESSED AGGREGATE BASE THICKNESS SHALL MATCH EXISTING OR BE INSTALLED AS DIRECTED BY THE TOWN. PROCESSED AGGREGATE BASE THICKNESS SHALL BE 12\"/>
- 2. REFER TO CONCRETE SIDEWALK RAMP NOTES FOR ADDITIONAL INFORMATION.
- 3. IN GENERAL, GRANITE CURB TRANSITIONS ARE TO BE INSTALLED WHEN RAMP IS ADJACENT TO GRANITE CURB AND CONCRETE CURB TRANSITIONS ARE TO BE INSTALLED WHEN RAMP IS ADJACENT TO BITUMINOUS CONCRETE LIP CURB OR CONCRETE CURB. A MINIMUM LENGTH OF 3' SHALL BE USED FOR CURB TRANSITIONS.
- 4. IF GRANITE CURB TRANSITIONS ARE INSTALLED, THE CONCRETE RAMP LANDING MAY BE POURED TO THE REQUIRED RADIUS AS DIRECTED BY THE ENGINEER.
- 5. LANDING AREAS SHALL NOT EXCEED 2% CROSS-SLOPE AS MEASURED IN ANY DIRECTION.

SIDEWALK RAMP NOTES
(CTDOT GUIDE SHEETS/TOWN OF MANCHESTER)
2020 P.I.S.



CTDOT TYPE 13 - CONCRETE SIDEWALK RAMP
(PERPENDICULAR RAMP WITH NON-WALKING SURFACE)
NOT TO SCALE

APPROVED
PLANNING & ZONING
COMMISSION
MANCHESTER, CT.
DATE: _____
SIGNED: _____



TOWN OF MANCHESTER
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
494 MAIN STREET - P.O. BOX 191
MANCHESTER, CT 06045-0191

LEGEND

—	WETLAND BOUNDARY	☆	LIGHT POLE
—	RETAINING WALL	⊗	CONIFEROUS TREE
—	GLIDE RAIL	⊙	DECIDUOUS TREE
—	STONE WALL	⊕	SHAWNY HAWK
—	STOCKADE FENCE	⊖	DRAINAGE MANHOLE
—	WIRE FENCE	⊗	CATCH BASIN
—	CHAIN LINK FENCE	⊙	CLIENT END
—	PROPERTY LINE	⊕	HYDRANT
—	RAILROAD TRACKS	⊖	CURB STOP
—	SILT FENCE	⊗	WATER VALVE
—	CONCRETE MONUMENT	⊙	BUTTERFLY VALVE
—	GRANITE MONUMENT	⊕	BLOW OFF
—	IRON PIPE	⊖	SIEN
—	IRON ROD	⊗	DOUBLE POST SIGN
—	CONTROL POINT	⊙	MAIL BOX
—	DRILL HOLE	⊕	BOLLARD
—	UTILITY POLE	⊖	CONTROLLER CABINET
—	UTILITY POLE WITH LIGHT	⊗	UTILITY POLE WITH LIGHT
—	TRAFFIC SIGN POLE	⊙	GAS GATE
—	ELECTRIC BOX	⊕	TELEPHONE BOX
—	WETLAND FLAG	⊖	CATV TUBE

PROJECT NUMBER

2022086

FILENAME

2022086Notes&Details.dwg

NO.	DATE	FILE
—	3/22/24	FOR P&Z APPROVAL
1	6/14/24	FINAL P&Z SUBMITTAL

DESIGNED & DRAWN BY: REM
CHECKED BY: JED
RELEASED BY: JL

DRAWING SCALE: NONE

DATUM
HORIZONTAL: NAD83 VERTICAL: NAVD88

PROJECT LOCATION

864 MIDDLE TURNPIKE WEST
MANCHESTER, CT

PROJECT TITLE

LAUREL MARSH PARK
PARKING LOT IMPROVEMENTS

SHEET TITLE

DETAILS

SHEET NUMBER

6 of 6

DRAFT

**TOWN OF MANCHESTER
MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION/INLAND
WETLANDS AND WATERCOURSES AGENCY
JUNE 3, 2024**

MEMBERS PRESENT:

In Person: Patrick Kennedy, Acting Chairman
Michael Stebe, Secretary
Teresa Ike
Daniela Luna
Michael Farina

ALTERNATE MEMBERS SITTING:

Electronically: Maliha Ahsan

ABSENT:

Eric Prause, Chairman
Chris Schoeneberger
Zachary Schurin

ALSO PRESENT:

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

The Chairman opened the Business Meeting at 7:00 P.M.

JULIANO’S POOLS – Relocation of septic leaching field and construction of a new in-ground pool with patio and safety fence at 37 Pondview Drive. – Inland Wetlands Permit (IWP-0051-2023)

Ms. Danielle Levasseur, representing Juliano’s Pools, stated that the proposal is for a 20 x 34 ft. mountain pond in-ground pool, a surrounding patio and a 4 ft. self-closing, self-latching safety fence. The project involves moving the septic tank and leaching fields slightly to ensure that the pool meets the setback requirements.

Mr. Stebe commented that the majority of the plan is in the inland wetlands. Noting that the overall leaching field size is to be reduced, he asked where the mechanicals for the pool will be located. Ms. Levasseur said they will be as far away from the leach field as possible.

Ms. Pilla reported no technical comments.

Mr. Laiuppa noted that, during the determination of significance discussion, temporary impacts, other than silt fences, were not discussed. He reported that, typically, if stockpiled on site, the excavated material should be outside the upland review area and as far away from the wetlands as possible.

Ms. Levasseur explained that there will be temporary stockpiles, though it could be hauled away from the site, if the Commission desired. Clean fill would be brought in as necessary.

Mr. Stebe questioned the tracking plan for the machinery used, as it will either go around the house or on top of the existing and relocated tanks.

Ms. Levasseur reported that they will use tracking, though they could go around the house, if the Commission prefers.

Mr. Laiuppa pointed out the anti-tracking pad shown on the plans to prevent tracking on the road.

Inland Wetlands Permit (IWP-0051-2023)

MOTION: Mr. Farina moved to approve the inland wetlands permit for the relocation of septic leaching field and construction of a new in-ground pool with patio and safety fence at 37 Pondview Drive, with the modification that the Inland Wetlands Agent approve the soil stockpile area.

Mr. Stebe 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.

TOWN OF MANCHESTER PUBLIC WORKS DEPT – Parking lot improvements including pavement replacement, grading to drain, installation of new drainage swale within infiltration trench, replacement of wooden barrier rail, and ADA improvements at 864 Middle Turnpike West. – Inland Wetlands Permit – Determination of Significance (IWP-0007-2024)

Mr. John DiBiasi, Assistant Town Engineer, introduced himself. Mr. DiBiasi detailed the location of Laurel Marsh Park.

The Town plans two phases for the Laurel Marsh Park:

- Phase I includes the parking area and construction of a crossing over Middle Turnpike West.
- Phase II includes future work in the north end of the lower marsh area.

Mr. DiBiasi presented an aerial image and described the crossing area and parking lot area. He further described the need for the project. The parking area has had failure of the pavement, which also requires regrading. ADA needs will be addressed, providing access to the recreation area. There has been a long-term issue with lack of lighting and security.

The primary goal of the project focuses on the parking lot itself. There will be complete pavement replacement with complete removal down to the base. The site will be subtly regraded to ensure proper drainage and proper striping to designate parking areas. Also included in the plans are signage replacements by the Department of Recreation. A utility pole will be installed to accommodate lighting and a security/surveillance camera.

Mr. DiBiasi walked through the details of the parking lot project, all in accordance with the Town's Public Improvement Standards. He reported that the work area is buffered on all sides by the review area. The project is a small piece within the Hockanum River watershed area, which is significantly large.

Functions and Values of the Watershed:

The river and the adjacent wetlands are a habitat for a variety of plants and animals. It is located within the floodway for the Hockanum River, which comes with restrictions. Another function is providing recreation access to trails. The wetlands adjacent to the river itself function as a trap for sediment and nutrients. There is an educational value and it is in close proximity to two schools.

The project work falls within the previously disturbed area. They are trying to maintain the existing footprint, minimizing adjacent disturbance. The parking lot is basically a replace-in-kind project. Mr. DiBiasi detailed the contour lines representing the grading. The bioswale will be a mixture of plants and subtle grading which includes an infiltration trench. It will require removal of some brush, bushes and trees immediately adjacent to the parking area. Fill cannot be introduced into the floodway area, which would reduce the capacity to hold flood waters during large storm events.

Mr. DiBiasi detailed the parking lot and traffic modifications. There will be a new dedicated van-accessible space with a paved traversable surface.

The overall disturbance is under 0.5 acre; the work within the regulated area itself is under 0.1 acre. Mr. DiBiasi displayed and detailed the floodway line, noting that the work is in the floodway.

The Natural Diversity Database review found that there are wood turtles in the project area. In Town projects, Mr. DiBiasi includes the fact sheet from DEEP that provides information on what to look for and where to expect them. Silt fencing will be utilized for erosion and sedimentation control as well as an exclusionary fence to keep turtles out of the construction area. All erosion and sedimentation controls will be in accordance with the latest state guidelines.

Mr. DiBiasi reported the alternatives that were considered in the planning of the project.

Funding for Phase I: Funded by State of Connecticut Urban Act Grant administered by the Connecticut Department of Energy and Environmental Protection.

Phase I Timeline:

- Design work is complete.
- In the middle of working through the final steps of permitting with the State of Connecticut for encroachment to do work within the state highway right-of-way, as well as securing the Inland Wetlands Permit approval.
- Bid and award the project sometime in July.
- Start construction late July/early August; wrap up in September.

Mr. Stebe noted the alternatives considered and asked about permeable pavement. He sought confirmation about the directional island.

Mr. DiBiasi stated that, based on current practices in the Department of Public Works, a gravel or processed aggregate stone parking area would be the likely choice. They are in the process of an internal discussion about the use of permeable asphalt. In terms of maintenance, sand is the worst thing for permeable asphalt and the Town does not have the appropriate equipment for it. If he were to pick a project for the first permeable parking area, it would not be a project in a regulated area. Mr. DiBiasi reiterated that the island design will be modified to better receive vehicles traveling westbound and turning in and provided details.

Mr. Laiuppa stated that none of the work is in the wetland and most of the parking lot is not within the upland review area. The Commission should consider the areas within the upland review area, as well as any impacts. He went on to detail the elements for consideration for this project.

Inland Wetland Permit – Determination of Significance (IWP-0007-2024)

MOTION: Mr. Stebe moved to find the proposed activity at the above-referenced location as shown on the inland wetlands permit application IWP-0007-2024 will not have a significant impact on the wetlands and therefore will not require a public hearing. Mr. Farina seconded the motion and all members voted in favor.

TOWN OF MANCHESTER – Potential acquisition of 1041 Main Street, 22 Maple Street, and 25 Eldridge Street – Mandatory Referral (MR-0001-2024)

MOTION: Mr. Farina moved to amend the agenda to make the mandatory referral for the acquisition of 25 Eldridge Street a separate vote. Mr. Stebe seconded the motion and all members voted in favor.

TOWN OF MANCHESTER – Potential acquisition of 1041 Main Street and 22 Maple Street. – Mandatory Referral (MR-0001-2024)

Mr. Anderson stated that the mandatory referrals are dictated by Sec. 8-24 of Chapter 126 of the Connecticut General Statutes. Any time the Board of Directors considers purchasing or selling

a property, the Planning and Zoning Commission is required to make a report prior to that final action.

The properties relate to the planned downtown library, which has been a several year process, which was explained in detail. Mr. Anderson noted that the Town voted to move forward with bonding for the library project with these three properties included in that library question.

The plan was displayed, with Mr. Anderson pointing out each property, stating that they total approximately 1.45 acres. The property at 1041 Main Street currently houses a one-story Webster Bank, ATM drive-through, teller drive-through, and associated parking. 22 Maple Street, a fenced area, is vacant but used for some parking. 25 Eldridge Street is a wooded area leading out to Eldridge Street.

The library building will be located at the corner of Maple and Main Streets. It will be a partially 2-story/mostly 3-story building. There is a privately-owned lot that is not a part of this proposal, Mr. Anderson said, noting that the Town has been engaged with multiple property owners in an effort to acquire property that would allow for construction of the project. The bank plans to purchase the former Heritage Bank building, currently owned by the Full Gospel Church.

The parcel to be disposed of by the Town is 601 Lydall Street, owned by the Town of Manchester. The adjoining property owner is the current owner of 25 Eldridge Street. Approximately 10 years ago, the owner on Lydall Street was encroaching upon Town land. An agreement was reached, requiring the owner to remove items from the Town property, and a small piece was sold to the adjacent owner. At that time, the owner of 25 Eldridge Street was interested in the entire piece of property, which the Town was not interested in selling. When the Town approached the owner about the Eldridge Street property, this came up and the owner suggested a land swap. The appraisal values of 25 Eldridge Street and 601 Lydall Street were very similar.

Mr. Anderson noted that there are significant wetlands on the Lydall Street property across from a reservoir. There is an existing farm to the north. A stream crosses the middle of the property. It would be challenging to develop the site.

Current Conditions: 601 Lydall Street is essentially surplus water land, wooded, active agricultural, and a challenge to develop.

The Plan of Conservation and Development mentions the library many times, as well as the importance of a downtown library, and the importance of downtown as the center with adjacent neighborhoods. Growth opportunities downtown are limited and a three-story library building on a currently half-vacant, half one-story building lot would fit that description.

In looking at the Conservation and Growth Map in the Manchester Next plan, the Lydall Street area is essentially either preserved conservation or reserved conservation.

Mr. Stebe questioned the utility of 25 Eldridge Street. Even without it, there is a good amount of parking. The Town has the right-of-way to go through from Maple Street to Eldridge Street if so

desired. There are more than 100 parking spots across Main Street and more than 60 in the Yellow Lot across Maple Street. A large discussion item in the current POCD was to encourage people to walk.

Mr. Anderson explained that 51 spaces seem to be a lot but are minimal in terms of this type of development, even in the downtown area. The parking requirement for this in another area would be 200-300 spaces. The parking requirements will be met elsewhere, and people will be encouraged to walk. However, for those who are unable to walk or have small children, on-site parking is important. The design team looked at several iterations of orienting the site to provide enough egress, enough parking, and enough circulation.

Mr. Stebe commented that the Lydall Street location is directly across from a water source for the Town, as well as hiking and trails. He asked whether this was put before the myriad of commissions dealing with trails, conservation, etc., regarding the possible importance of retaining this property. A comment was also made about agricultural exemptions.

Mr. Anderson remarked that, when the owner of 25 Eldridge Street was approached, this was what they were willing to do. The Water & Sewer Administrator is tasked with overseeing water sources. He added that he was not in charge of the negotiations. In the end, the trade-off is: there is a library project; there is a way to accomplish what the current design is, in accordance with the referendum and the approval by the Board of Directors; and it does involve the trade of a separate property.

Mr. Farina commented that the discussion about 601 Lydall Street and 25 Eldridge Street should be reserved to the respective agenda items. He added that 1041 Main Street and 22 Maple Street are absolutely critical parcels for the library; 25 Eldridge Street has been deemed imperative by many members of the Library Building Commission, though he is less enthusiastic.

TOWN OF MANCHESTER

1041 Main Street & 22 Maple Street

Mandatory Referral (MR-0001-2024)

MOTION: Mr. Farina moved to issue a favorable report regarding the purchase of 1041 Main Street and 22 Maple Street as presented at the June 3, 2024 Planning & Zoning Commission meeting. Mr. Stebe seconded the motion and all members voted in favor.

The reason for the favorable report is that the purchase of the properties in question advances the Town's Downtown library project.

TOWN OF MANCHESTER – Potential acquisition of 25 Eldridge Street – Mandatory Referral (MR-0002-2024)

Ms. Ike remarked that there was no answer to the question of any other commissions or departments weighing in, other than the Water & Sewer Department.

Mr. Anderson responded that, in his opinion, no one else needs to weigh in. It was his understanding that it went right to the Water & Sewer Department because they are responsible for the land.

Ms. Pilla interjected that the Town-owned right-of-way is not wide enough to be utilized for two-way traffic.

Mr. Anderson added that 25 Eldridge Street was included in the Library Referendum question. He stated that it does not dictate actions. It says that the understanding of the voters is that the library would be in the location shown to the Directors that included a layout similar to this.

Mr. Kennedy added that a bond is an authorization. It can be spent but does not have to be.

TOWN OF MANCHESTER

25 Eldridge Street

Mandatory Referral (MR-0002-2024)

MOTION: Mr. Farina moved to issue a favorable report regarding the purchase of 25 Eldridge Street. Ms. Ike seconded the motion and all members voted in favor.

The reason for the favorable report is that the purchase of the property in question advances the Town's Downtown library project and was included in the 2022 bond referendum.

TOWN OF MANCHESTER – Potential disposition of 601 Lydall Street. – Mandatory Referral (MR-0003-2024)

Mr. Farina referred to the 2009 aerial image, the 2016 aerial image, and the image in the meeting packet. He pointed out the differences between the images, noting obvious building on the Town property, confirmed with the Town Clerk's office. He stated that he does not understand the Water Department's memo stating that this does not feed into our water system, given its location. The property to the east has been on the Town's top priority list for a very, very long time. If the intent is to purchase that property eventually, it would be foolish to give up 601 Lydall Street. He noted that 601 Lydall Street directly connects to trails and, if the property to the east is not acquired, 601 would be the only access point.

Mr. Farina stated that he was not opposed to the Town giving the owner a portion of the land he has likely encroached upon. However, the full 3.28 acres seems excessive for a 0.18 swap. Perhaps an easement on the property could be a possibility.

Mr. Laiuppa stated that the Land Acquisition and Historic Property Investment Committee has been discussing properties in this area, more specifically the farm to the north of 601 Lydall Street. It was recognized that, if that farm – which is on the priority list – was turned into Town land, there is a connection further to the east in a less wet area where the farm driveway is currently. While there may be a paper connection through 601 Lydall Street, it would not be as practical a connection from a trail perspective. If the larger farm parcel was purchased, the more practical connection would be further to the east. There is an exercise currently underway by

staff to look at potential easements that would be comparable in grade and elevation to the road and walkable. From a hydrological connectivity perspective, there is a stream and a wetland there. It parallels Lydall Street to the west with a culvert under the road at the farm to the east.

Regarding agricultural exemptions mentioned by Mr. Stebe, the Commission is well aware of recent violations, both to farms. It is much easier for a farm to have an exemption for certain activities, but in many cases, a permit is still required. In the cases where a permit is not required, a determination of exemption is still required. Mr. Kennedy recalled that, in the Land Acquisition and Historic Property Investment Committee meeting, they were looking more to the east side than the west side for a potential trail. Easements and development rights were discussed because the Town wants farms to continue. If the Water Department does not have any value to it, the Commission does not have any basis or expertise to say they are wrong.

TOWN OF MANCHESTER

601 Lydall Street

Mandatory Referral (MR-0003-2024)

MOTION: Mr. Farina moved to issue an unfavorable report regarding the disposition of 601 Lydall Street as presented at the June 3, 2024 Planning & Zoning Commission meeting. Ms. Luna seconded the motion.

MOTION: Mr. Farina moved to table the item. Ms. Luna seconded the motion. Mr. Stebe, Ms. Ike, Ms. Luna, Mr. Farina, and Ms. Ahsan voted in favor of the motion. Mr. Kennedy voted against the motion. The motion passed five to one.

ADMINISTRATIVE REPORTS

Mr. Laiuppa reported and detailed an administrative approval for the Town of Manchester Department of Public Works for 321 Olcott Street and 864 Middle Turnpike West for the replacement of an existing sanitary sewer wastewater pump station and force main.

Mr. Anderson congratulated Ms. Pilla, who passed her AICP exam last week.

Mr. Farina gave his explanation for tabling Mandatory Referral (MR-0003-2024) and read from Section 8-24 of the Connecticut General Statutes.

APPROVAL OF MINUTES

May 20, 2024 – Public Hearing/Business Meeting

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

RECEIPT OF NEW APPLICATIONS

1. **VIKING MANCHESTER PARTNERS, LLC** – Resubdivision (SUB-0001-2024) – Subdivision of existing parcel into two parcels each containing an existing commercial

building, with no change in building envelope, parking, or site conditions at 19 Pavilions Drive.

2. **TOWN OF MANCHESTER PUBLIC WORKS DEPT.** – **Inland Wetland Permit (IWP-0007-2024); Flood Plain Permit (FLDP-0002-2024)** – Parking lot improvements including pavement replacement, grading to drain, installation of new drainage swale within infiltration trench, replacement of wooden barrier rail, and ADA improvements at 864 Middle Turnpike West.

The Business Meeting closed at 8:50 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.