

Description of Project

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

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