

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

TO: Darryl Thames, Town Clerk

FROM: Megan Pilla, Principal Development Planner



DATE: January 23, 2023

RE: Zone Change (PRD-0006-2022)
30 Bidwell Street

Hari Kuppuraj submitted a Planning and Zoning Commission application (PRD-0006-2022) requesting a zone change from Rural Residence zone to Planned Residential Development zone at 30 Bidwell Street.

Enclosed, please find a copy of the application narrative submitted by Hari Kuppuraj; 2 copies of the legal notice for the February 6, 2023 Planning and Zoning Commission meeting at which this application will be discussed; and a copy of the following plans submitted by the applicant:

- Plans entitled “BIDWELL TOWNHOMES – #30 BIDWELL STREET – MANCHESTER, CONNECTICUT,” prepared by Freeman Companies, LLC, dated July 1, 2022, sheets C1.01 and C1.02.
- Plans entitled “BOUNDARY SURVEY SHOWING EXISTING CONDITIONS – PROPERTY OF HARIHARAN KUPPURAJ – #30 BIDWELL STREET – MANCHESTER, CONNECTICUT,” prepared by Flynn & Cyr Land Surveying, LLC, dated July 1, 2022.

Please date stamp this memo, as well as one copy of the enclosed legal notice, and return them to the planning department for our records.

mp/kw

Encls.

Executive Summary

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

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

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

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

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

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

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

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

**TOWN OF MANCHESTER
LEGAL NOTICE**

The Planning and Zoning Commission will hold a public hearing on February 6, 2023 at 7:00 P.M., both virtually and in person in the Lincoln Center Hearing Room, 494 Main Street, Manchester, Connecticut, to hear and consider the following petitions:

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

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

At this hearing interested persons may be heard, either in person or virtually via Zoom, and written communications received. This meeting will be shown live on Cox Channel 16 and streamed live at <http://www.channel16.org/CablecastPublicSite/watch/1?channel=1>. Individuals who wish to speak at or attend the virtual meeting must complete a Request to Attend Virtually form, available at <https://manct.us/meeting>, by 4:00 p.m. on the day of the meeting. These individuals will need to join the Zoom meeting and will be allowed to speak when directed by the Chairman. Zoom meeting information will be sent to individuals who complete a Request to Attend Virtually form. Only individuals who complete a Request to Attend Virtually form will be allowed to join the Zoom meeting. A physical location and electronic equipment will be provided for the public to use if a written request is received at least 24 hours in advance, via email to pzccomments@manchesterct.gov, or by mail to the Planning Department, 494 Main Street, P.O. Box 191, Manchester, CT 06045-0191.

Individuals may also submit comments in writing to the Planning and Economic Development Department via email to pzccomments@manchesterct.gov, or by mail to the Planning Department, 494 Main Street, P.O. Box 191, Manchester, CT 06045-0191. All written comments received by 4:00 p.m. on the day of the meeting will be presented and recorded as part of the hearing.

A copy of the proposed zoning district change may be reviewed online at <https://www.manchesterct.gov/Government/Departments/Planning-and-Economic-Development>; by contacting the Town Clerk's office at townclerkdept@manchesterct.gov or (860) 647-3037 to request a PDF by email; or in the Planning and Economic Development Department, 494 Main Street, during regular business hours, 8:30 – 4:30, Monday through Friday. Information about this application will be available online at <https://Manchesterct.gov/pzc> by the Friday before the hearing.

Planning and Zoning Commission
Eric Prause, Chair

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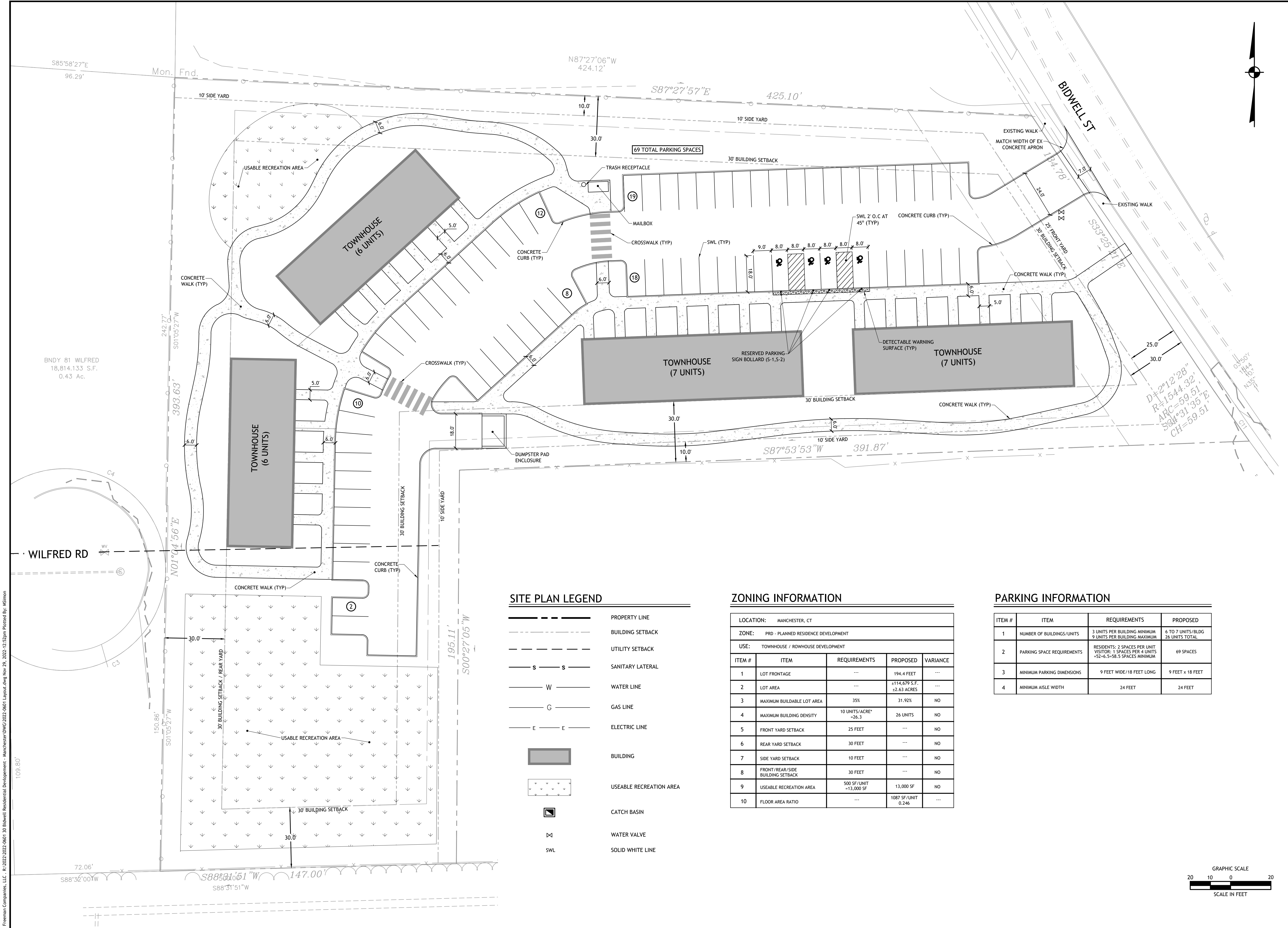
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Planning and Zoning Commission
Eric Prause, Chair

Freeman Companies, LLC R: 2022-0601 30 Bidwell Residential Development - Manchester/DWG 2022-0601 Layout.dwg Nov 29, 2022 12:52pm Plotted By: KMinon



PREPARED FOR

TRIVIK BUILDERS
77 CHAPONS WAY
SOUTH WINDSOR, CT 06074
(860) 208-5902

NO.

DATE

DESCRIPTION

REVISIONS

FREEMAN
COMPANIES, LLC

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

FREEMAN COMPANIES, LLC

36 JOHN STREET
HARTFORD, CT 06106
WWW.FREEMANCO.COM
(860) 231-9930
FAX: (860) 986-7161

ELEVATE YOUR EXPECTATIONS

BIDWELL TOWNHOMES
#30 BIDWELL STREET,
MANCHESTER, CONNECTICUT

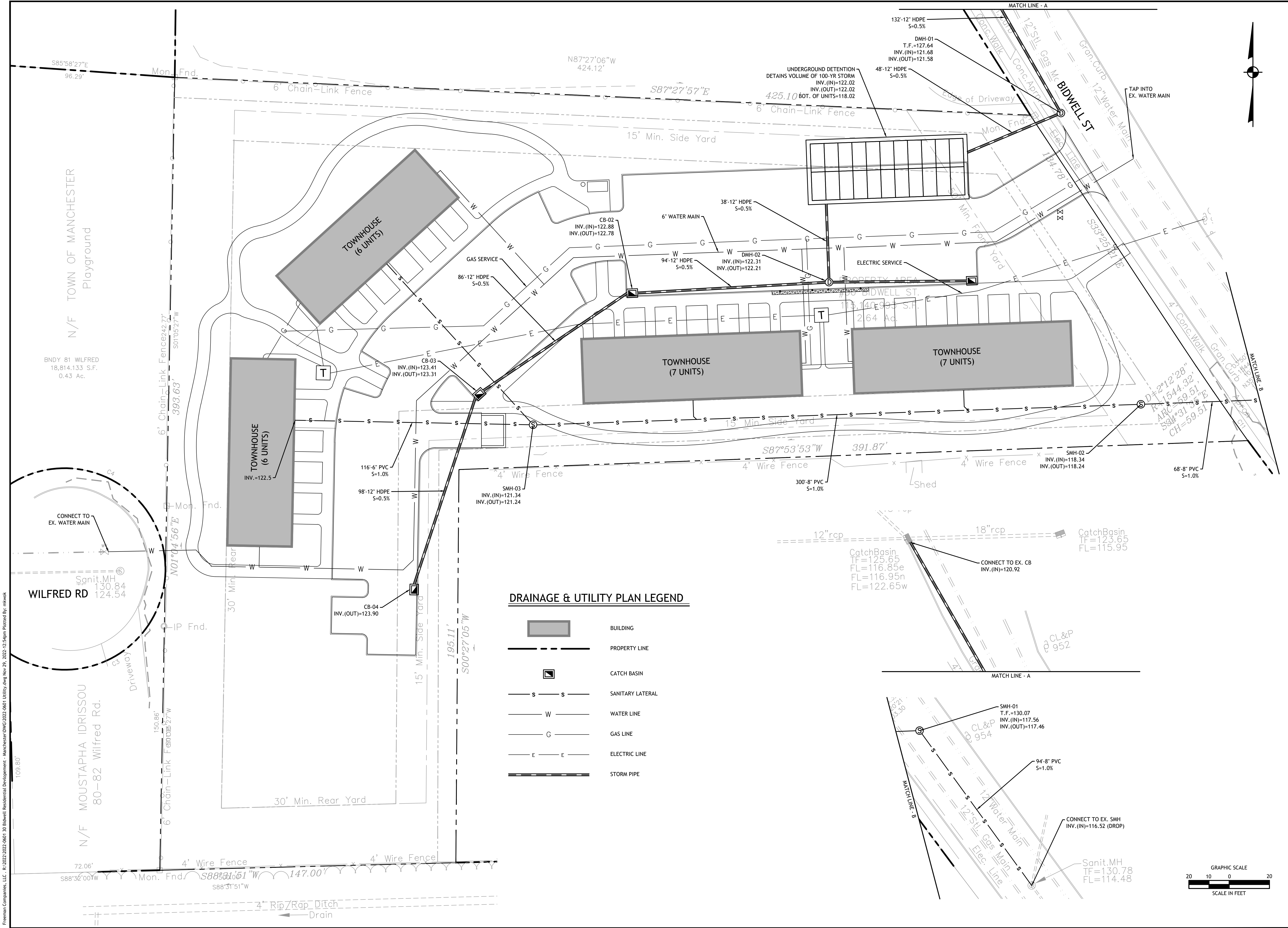
DESIGNED: N.V.G.
DRAFTED: N.V.G.
CHECKED: J.N.L.
APPROVED: J.N.L.
SCALE: 1" = 20'
FC PROJECT NO.: 2022-0601
DATE: 07/01/2022
CAD FILE: 2022-0601 Layout.dwg

TITLE:

SITE PLAN

SHEET NUMBER:
C1.01

Freeman Companies, LLC R: 2022-0601 Utility.dwg Nov 29, 2022 12:50pm Plotted By: mlw



DRAINAGE & UTILITY PLAN LEGEND

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

PREPARED FOR

TRIVIK BUILDERS
77 CHAPONS WAY,
SOUTH WINDSOR, CT 06074
(860) 208-5902

NO.

DATE

DESCRIPTION

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ELEVATE YOUR EXPECTATIONS

BIDWELL TOWNHOMES
#30 BIDWELL STREET,
MANCHESTER, CONNECTICUT

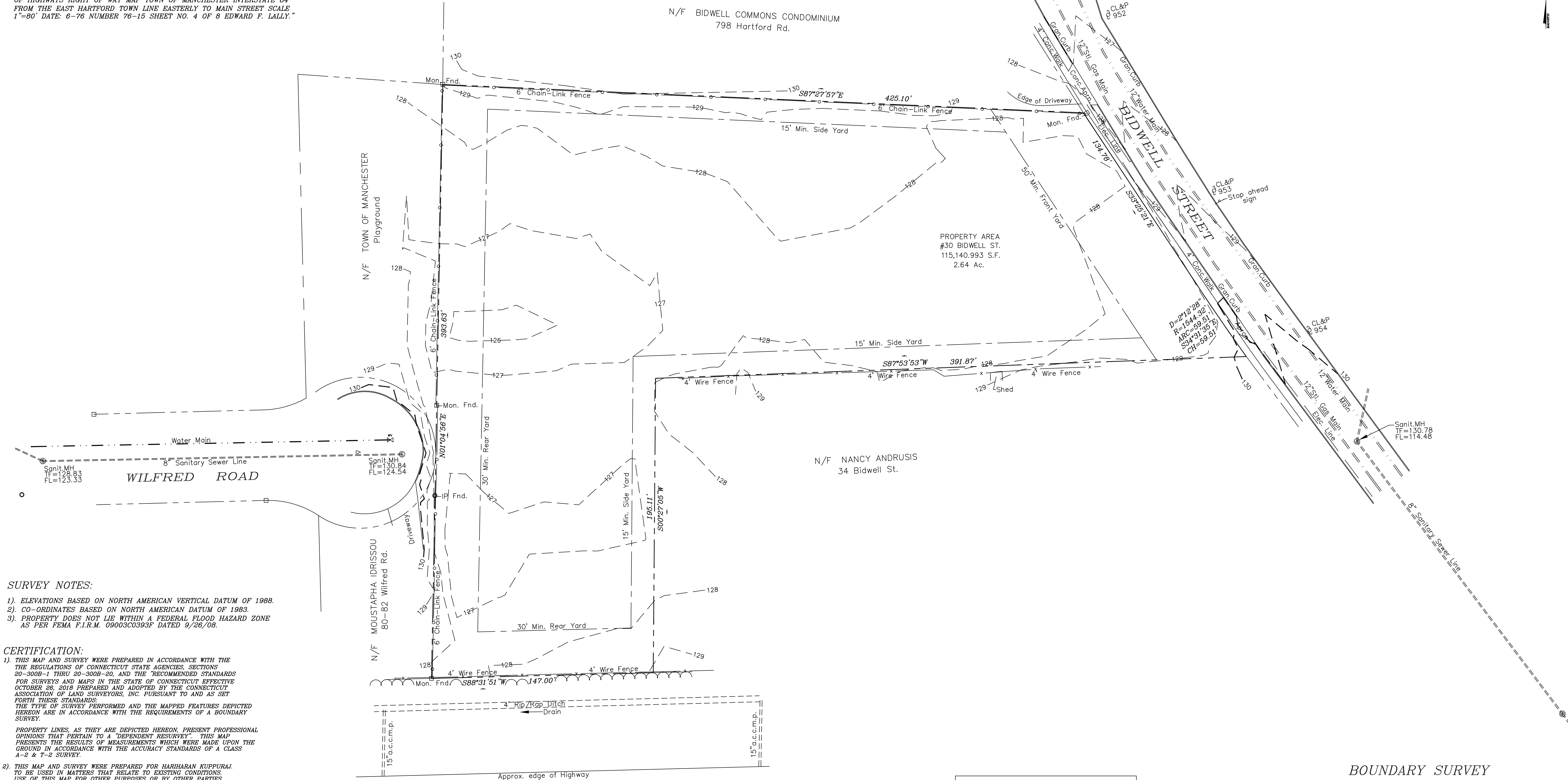
DESIGNED: M.K.
DRAFTED: M.K.
CHECKED: P.A.R.
APPROVED: P.A.R.
SCALE: 1" = 20'
FC PROJECT NO.: 2022-0601
DATE: 07/01/2022
CAD FILE: 2022-0601 Utility.dwg

TITLE:
DRAINAGE &
UTILITY PLAN

SHEET NUMBER:
C1.02

MAP REFERENCE:

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



SURVEY NOTES:

- 1). ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
- 2). CO-ORDINATES BASED ON NORTH AMERICAN DATUM OF 1983.
- 3). PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD ZONE AS PER FEMA F.I.R.M. 09003C0393F DATED 9/26/08.

CERTIFICATION:

- 1). THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, AND THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE OCTOBER 26, 2018 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. PURSUANT TO AND AS SET FORTH THESE STANDARDS.
- THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF A BOUNDARY SURVEY.
- PROPERTY LINES, AS THEY ARE DEPICTED HEREON, PRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO A "DEPENDENT RESURVEY". THIS MAP PRESENTS THE RESULTS OF MEASUREMENTS WHICH WERE MADE UPON THE GROUND IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS A-2 & T-2 SURVEY.
- 2). THIS MAP AND SURVEY WERE PREPARED FOR HARIHARAN KUPPURAJ. TO BE USED IN MATTERS THAT RELATE TO EXISTING CONDITIONS. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT AUTHORIZED OR VALID.
- 3). NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

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

PETER D. FLYNN CT.L.L.S. #8792 DATE
KENNETH R. CYR CT.L.L.S. #70116
NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED.



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

INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE ALL UTILITIES MARKED.

THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CANNOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS, WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

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

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

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.