

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

TO: Maria Cruz, Town Clerk

FROM: Gary Anderson, Director of Planning and Economic Development

DATE: August 4, 2025

RE: Proposed Zoning Regulation Amendment (REG-0011-2025)
Form-Based Zone Regulating Plan

Laa

APR Manchester LLC (Brian Shiu) proposes to amend the Town zoning regulations in Section 10.2, Form-Based Zone Regulating Plan.

Enclosed, please find a copy of the proposed text changes and 2 copies of the legal notice for the August 18, 2025 Planning and Zoning Commission meeting at which this application will be discussed.

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

mp/kw

Encls.

July 25, 2025

Town of Manchester
Planning and Zoning
41 Center Street
Manchester, CT 06045

Re: Zoning Regulation Request for Text Amendment
Form Base Zone

To whom it may concern,

On behalf of APR Manchester LLC, we are submitting this request for text amendments to the Town of Manchester Zoning Regulations. Text amendments to the Form Based Zone will allow APR Manchester LLC to move forward with a Site Plan Application for the properties located at 324, 330, 334, and 340 Broad Street.

The proposed text amendments to the Town of Manchester Zoning Regulations include:

1. Section 10.2 Form-Based Zone Regulating Plan:

Replace “*Map 10.2 – Form-Based Zone Regulating Plan; Revised 19-September-2024*” with “*Map 10.2 – Form-Based Zone Regulating Plan’ Revised 25-July-2025*” (enclosed).

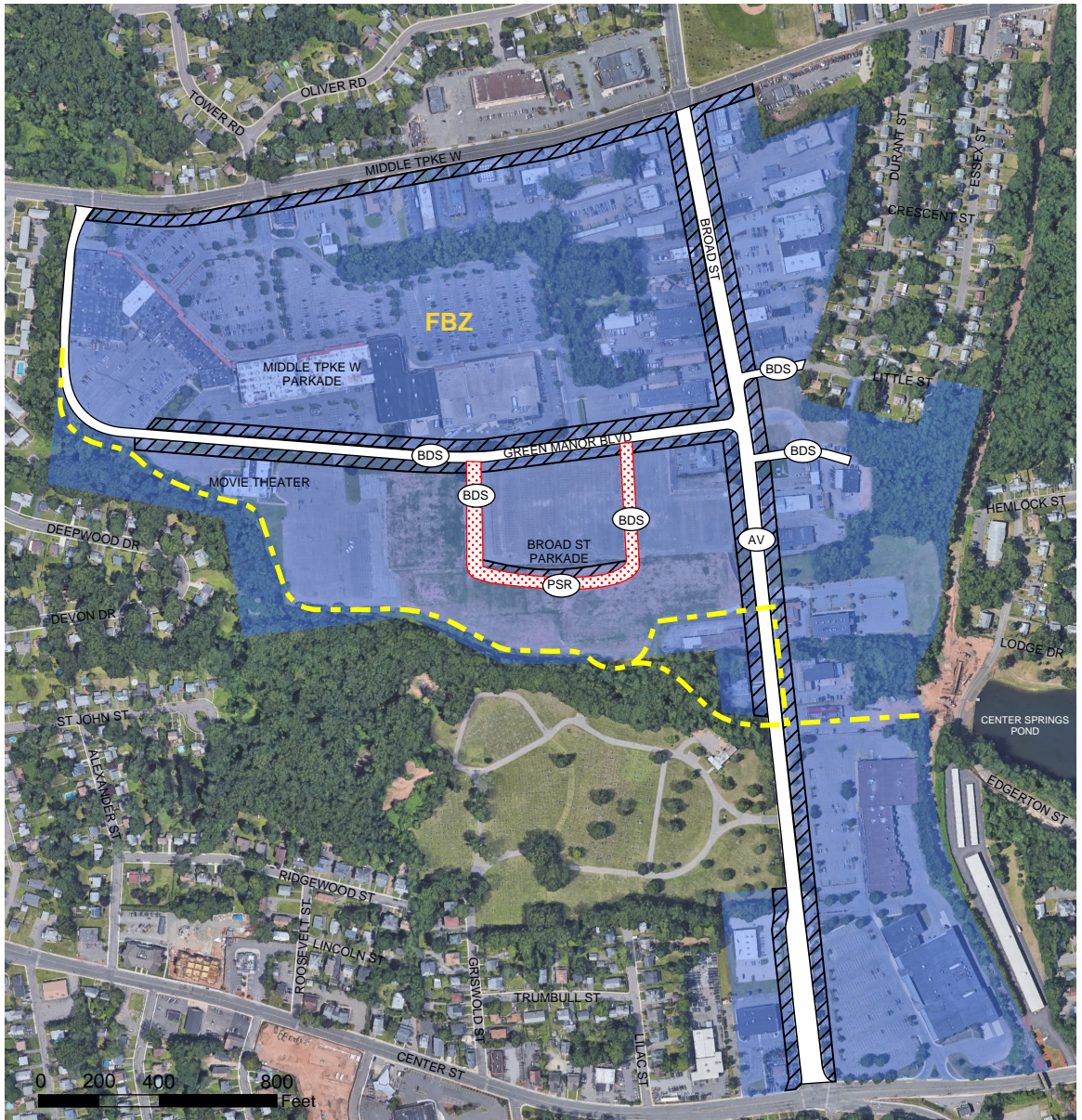
Thank you for considering this request for text amendments to the Form Based Zone regulations. If you have any questions or need additional information, please contact me by phone at (860) 783-4767 or by email at Ron.Bomengen@fando.com.

Sincerely,

Ron Bomengen, PE, LEED AP
Vice President | Department manager

FORM-BASED ZONE (FBZ) REGULATING PLAN

FRONTAGE ZONES AND THOROUGHFARE HIERARCHY



Legend

ZONING DISTRICT

- FBZ
- 40' Frontage Zone

THOROUGHFARE

- Existing Roadway
- Future Roadway
- Multi-purpose Trail

Primary Streets and Trails

- AV Avenue
- PSR Park Side Road
- BDS Business District Street
- MPT Multi-purpose Trail



Date: 20-January-2012
Revised: 25-July-2025

TOWN OF MANCHESTER LEGAL NOTICE

The Planning and Zoning Commission will hold a public hearing on August 18, 2025 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:

3 SQUARED, LLC – PRD Zone Change – Combined Site Plan (PRD-0004-2025) – Proposed zone change from Rural Residence and Residence A zones to Planned Residential Development zone and combined (preliminary and detailed) site development plan for a 148-unit multi-family residential development at 180N and 206 Oakland Street.

BIDWELL COMMONS TOWNHOMES LLC – PRD Zone Change – Combined Site Plan (PRD-0005-2025) – PRD zone change with detailed site plan to expand and modify the previously approved development at 30 Bidwell Street, Planned Residential Development and Rural Residence zones.

APR MANCHESTER LLC (BRIAN SHIU) – Zoning Regulation Amendment (REG-0011-2025) – Request for text amendment to Section 10.2, Form-Based Zone Regulating Plan.

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

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

A copy of the proposed zoning regulation amendment and the proposed zoning district changes 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 business hours (8:00 a.m. to 4:30 p.m. on Mondays, Wednesdays, and Thursdays; 8:00 a.m. to 7:00 p.m. on Tuesdays; and 8 a.m. to 1:00 p.m. on Fridays). Information about this application will be available online at <https://Manchesterct.gov/pzc> by the Friday before the hearing.

Planning and Zoning Commission
Eric Prause, Chair

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