

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

**TO:** Maria Cruz, Town Clerk

**FROM:** Renata Bertotti, Deputy Director of Planning

RB

**DATE:** June 1, 2026

**RE:** Zone Change (ZC-0007-2026)  
50 Hale Road

Trevor Edkin submitted a Planning and Zoning Commission application (ZC-0007-2026) requesting a zone change from Business V (B5) and Design Overlay Zone to Comprehensive Urban Development (CUD) and Design Overlay Zone to allow a medical clinic at 50 Hale Road.

Enclosed, please find a copy of the application narrative submitted by Trevor Edkin; a copy of the zone change map submitted by the applicant, entitled "MANCHESTER HALE RD, LLC (RAYMOUR & FLANIGAN) 48, 50 HALE ROAD MANCHESTER MANCHESTER HARTFORD COUNTY, CT CHANGE OF ZONE 500' RADIUS MAP," prepared by InSite Engineering P.C., dated May 8, 2026, sheet 1 of 1; and 2 copies of the legal notice for the June 15, 2026 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.

rb/kw

Encls.



May 8, 2026

**Narrative**

**Change of Zone Application**

**50 HALE RD , MANCHESTER, CT 06042**

Parcel Number 263000050

Owner / Applicant: MANCHESTER HALE ROAD LLC (Raymour and Flanigan)

6.8 acre property located at 50 Hale Road, Manchester, south of Deming Street and north of I-84.

Application seeks a Zone Change from the B-5 (Business 5) Zone to the CUD (Comprehensive Urban Development) Zone to allow for a 30,000 SF medical clinic within the existing retail footprint.

Current Zone: B5 (Business 5)

Existing Uses: Retail (Raymour & Flanigan Furniture Showroom - 91,760 sf); Restaurant pad (2,185 sf)

Proposed Zone: CUD (Comprehensive Urban Development)

Proposed uses: Retail (Raymour & Flanigan Furniture Showroom - 61,760 sf); Restaurant pad (2,185 sf);  
Medical Clinic (30,000 sf)(consistent with Title 19, Section 19-13-D45 of the Regulations  
of Connecticut State Agencies and licensed by the State Department of Health).

Adjacent Zoning (see attached Map): CUD - south  
B5 - west  
SDC - north

Existing site access and parking (339 spaces) to remain.

Parking Required:

Raymour & Flanigan Furniture Store: 61,760 sf @ 0.86\*/1,000 = 53 spaces  
Proposed Medical clinic 30,000 sf @ 1/150 = 200 spaces  
Chipotle Rrestaurant @ 1/3 seats + ½ employees = 22 spaces  
Total = 275 spaces required (<339 provided)

\* Note: 0.86 parking stalls required / 1,000 sf of Furniture store per "Parking Generation, 5th Ed."  
by The Institute of Transportation Engineers"

Property will continue to be served with minimal impact to existing utilities:

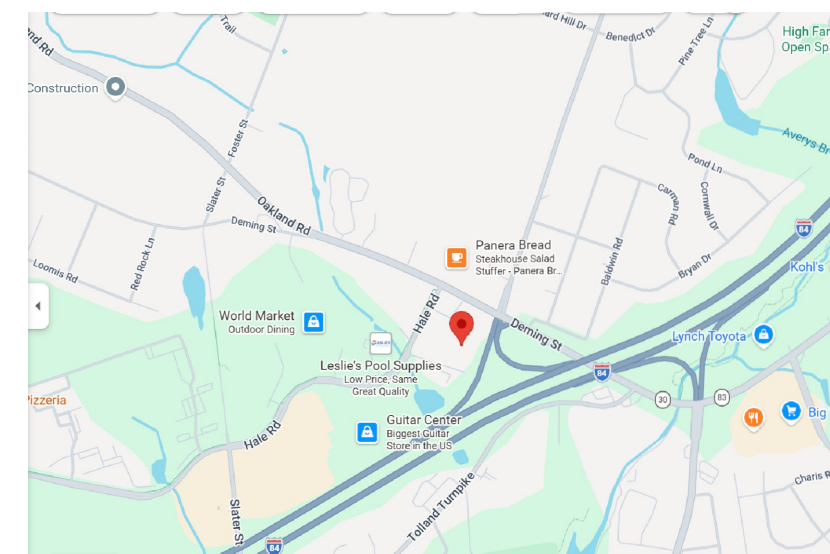
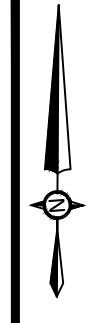
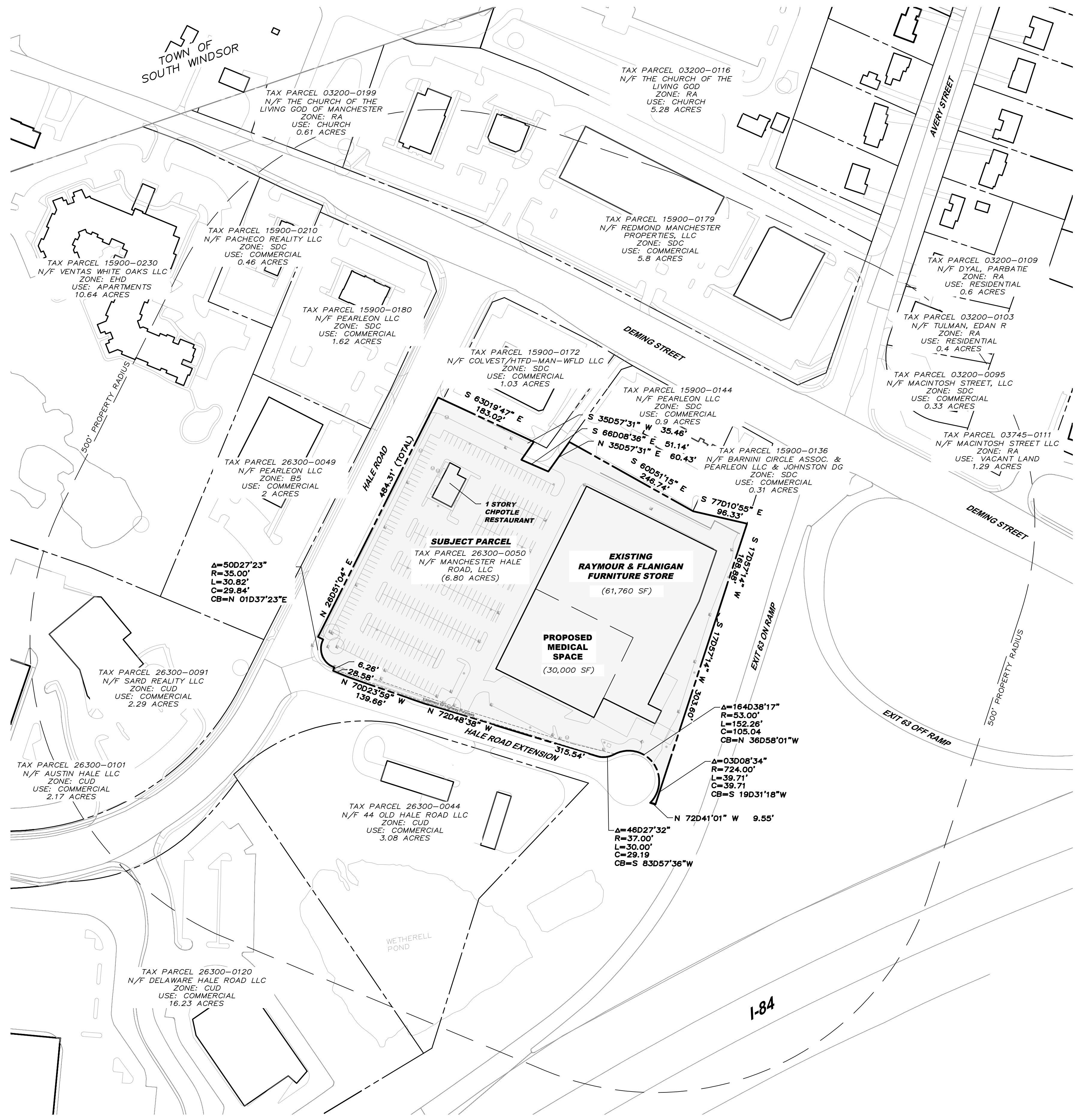
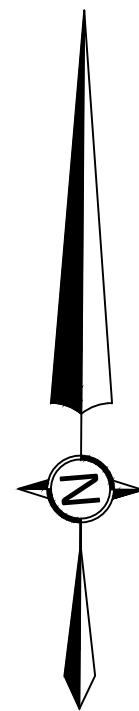
Electric, Gas: Eversource

Water, Sewer: Town of Manchester

Prepared by:

**InSite Engineering, P.C.**

Michael C. Marinis, P.E.



KEY MAP  
N.T.S.

**LEGEND**

	EXISTING
PROPERTY LINE	---
BUILDING	▭
CURB	—
DRAINAGE STRUCTURE	⊗
LIGHT	⊙
PARKING	⊛

**SITE DATA**

OWNER/APPLICANT ..... MANCHESTER HALE RD, LLC  
 7248 MORGAN ROAD  
 LIVERPOOL, NY 13088

ADDRESS ..... 50 HALE RD, MANCHESTER, CT

SITE AREA ..... 6.8 ACRES

CURRENT ZONING ..... B5

USE ..... COMMERCIAL RETAIL / RESTAURANT

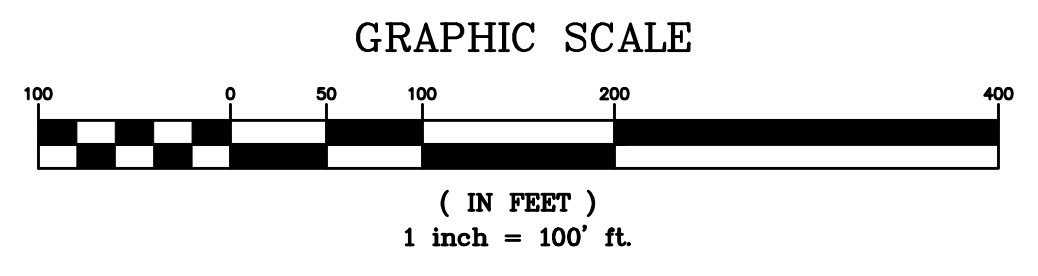
PROPOSED ZONING ..... CUD

PROPOSED USE ..... COMMERCIAL RETAIL/RESTAURANT/  
 MEDICAL CLINIC

- GENERAL NOTES**
- THIS PLAN REFERENCES A SURVEY BY CONTROL POINT ASSOCIATES DATED 4/18/2012.
  - KEY MAP INFORMATION PER GOOGLE MAPS
  - GIS INFORMATION PER TOWN WEBSITE.

5		
4		
3		
2		
1		

DRAWN: CMM	<b>MANCHESTER HALE RD, LLC (RAYMOUR &amp; FLANIGAN) 48, 50 HALE ROAD MANCHESTER</b>
REVIEWED: MCM	
APPROVED: MCM	MANCHESTER HARTFORD COUNTY, CT
DATE 5/8/26	<b>CHANGE OF ZONE 500' RADIUS MAP</b>
SCALE 1:100	
FILE NO.	
DWG. NO. 1 OF 1	InSite Engineering P.C. 98 FAIR STREET, GUILFORD, CT 06437



**TOWN OF MANCHESTER  
LEGAL NOTICE**

The Planning and Zoning Commission will hold a public hearing on June 15, 2026 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:

**TREVOR EDKIN – Zone Change (ZC-0007-2026)** – Change of zone from Business V (B5) to Comprehensive Urban Development (CUD) Zone to allow a medical clinic at 50 Hale Road.

**TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (REG-0029-2026)** – Proposed comprehensive amendments to the zoning regulations at Art. I, Sec. 2; Art. II, Sec. 4; Art. II, Sec. 5; Art. II, Sec. 6; Art. II, Sec. 7; Art. III, Sec. 8; Art. III, Sec. 9; Art. IV, Sec. 11; Art. IV, Sec. 12; Art. V, Sec. 14; Art. V, Sec. 17; and Art. VI, Sec. 18; Recommendation 7: Create Separate Zones for Silk Mill and Family Mansion Areas.

**TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Map Amendment (ZC-0008-2026)** – To provide separate zones for the Silk Mill and Family Mansion Areas. The following properties will be changed from Historic Zone to Family Mansion Zone: **22, 30, 40, 50, 78, 98, 110, 120, and 126 Forest Street; and 79, 99, 131, 139, and 151 Hartford Road.** The following properties will be changed from Historic Zone to Silk Mill Zone: **A portion of 262 Center Street; 49 Cooper Hill Street; 63, 81, 91, 96, and 110 Elm Street; 148 Forest Street; 15 Hall Court; 130, 146, 160, 161, 176, 177, 178, 192, 204, 218 and a portion of 251 Hartford Road; 1090 Main Street; 180 Park Street; a portion of 134, 142, 150, 153, 175, 182, 185, 190, 210, and 230 Pine Street; and 13 Pleasant Street.**

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](mailto: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](mailto: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 change may be reviewed online at <https://www.manchesterct.gov/Government/Departments/Planning-and-Economic-Development/Regulations-and-Maps> (click “Regulations” to see proposed zoning regulation amendments or “Maps” to see proposed zoning district changes); by contacting the Town Clerk’s office at [townclerkdept@manchesterct.gov](mailto: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  
Michael Stebe, Chair

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Planning and Zoning Commission  
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