

## Buckingham Place

1199 Manchester Road, Glastonbury



Glastonbury Town Plan & Zoning Commission  
May 17, 2022

# Subject Property



## General Statutes § 8-30g Compliance Summary

“Buckingham Place”, 1199 Manchester Road, Glastonbury, CT

	Market-Rate Units	Housing Opportunity Units (“HOU”)	Size	Estimated Max. Rent at 60% and 80% SMI	Max. Qualifying Household Income at 60% and 80% SMI
<b>Efficiency</b>	6	3	540 SF	\$765 - \$938	\$47,292 / \$63,056
<b>1 Bedroom</b>	36	16	651-781 SF	\$929 - \$1,140	\$50,670 / \$67,560
<b>2 Bedroom</b>	9	4	972-1,000 SF	\$1,152 - \$1,413	\$60,804 / \$81,072
<i>Subtotal</i>	51	23			
<b>Total</b>	74				

# Changes to Connecticut's Zoning Enabling Act, General Statutes §8-2 Regarding Housing / Affordable Housing, 2021

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As of October 1, 2021, zoning regulations in Connecticut “shall”

- Provide for the development of housing opportunities, including multi-family dwellings, consistent with soil types, terrain, and infrastructure capacity for all residents of the municipality and the planning region.
- Promote housing choice and economic diversity in housing, including housing for both low and moderate income households.

# Zoning Enabling Act, 2021 Amendments (continued)

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- Address significant disparities in housing needs and access to educational, occupational, and other opportunities.
- “Affirmatively further the purposes of the federal Fair Housing Act.”

## Zoning regulations “shall not”

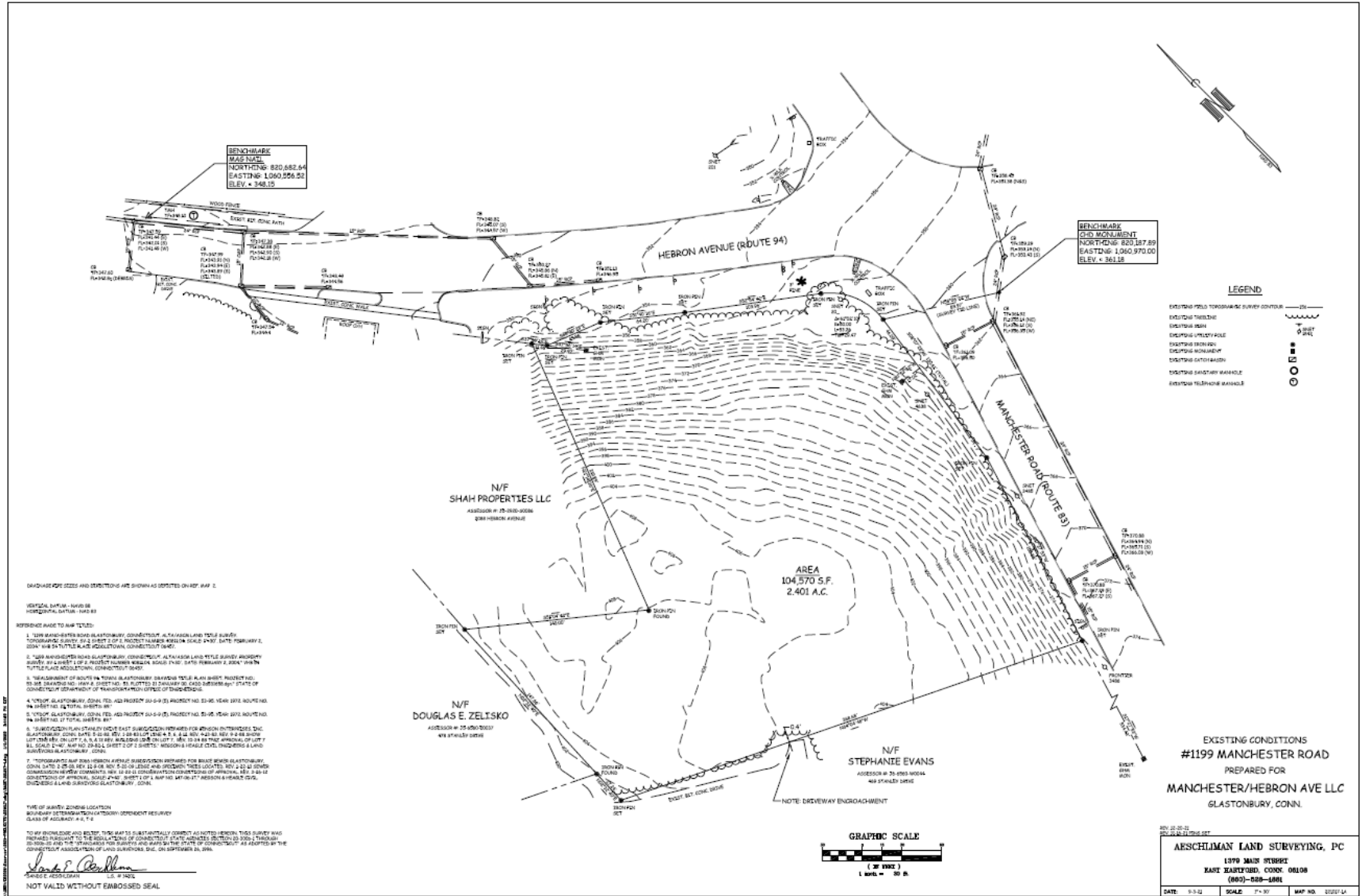
- Establish for any dwelling unit a minimum floor area that is greater than the area set forth in the applicable building or housing code.

## Zoning Enabling Act, 2021 Amendments (continued)

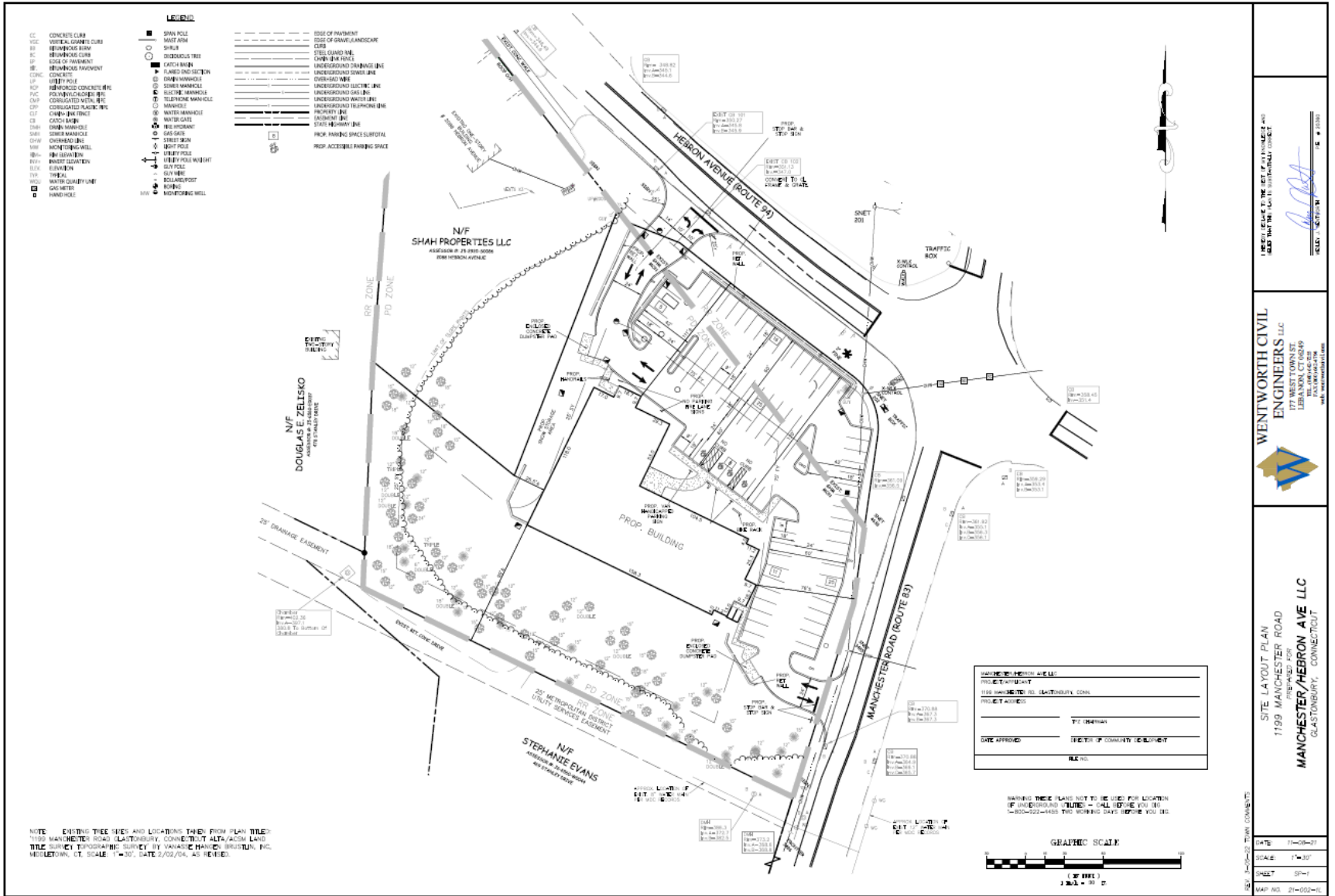
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- Place a fixed number or percentage cap on dwelling units that constitute multi-family housing over four units, “middle housing” (duplex/triplex), or mixed use development.
- Be applied to deny any land use application on the basis of the district’s “character” unless character is expressly stated in the regulation by clear and explicit physical standards for site work or structures. . . .

# Existing Conditions

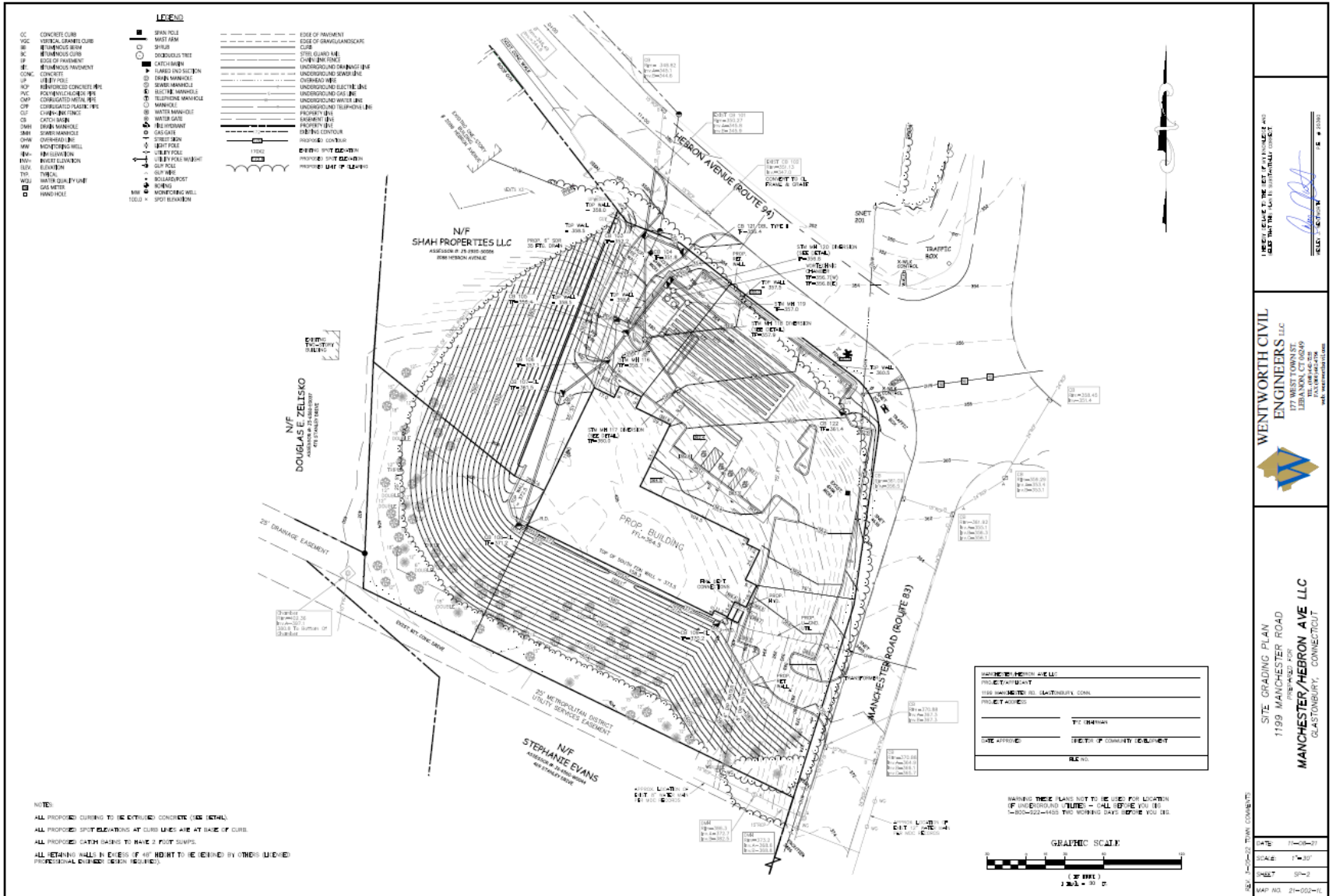


# Site Plan





# Drainage and Grading



NOTE:  
 ALL PROPOSED CURBING TO BE EXTRUDED CONCRETE (SEE DETAIL).  
 ALL PROPOSED SPOT ELEVATIONS AT CURB LINES ARE AT BASE OF CURB.  
 ALL PROPOSED CATCH BASINS TO HAVE 2 FOOT SUMPS.  
 ALL RETAINING WALLS IN EXCESS OF 4 FEET HEIGHT TO BE REINFORCED BY OTHER LICENSED PROFESSIONAL ENGINEER (SEEN REQUIRED).

MANCHESTER/HERON AVE LLC
PROJECT/CLIENT
PREPARED BY: GASTON/DAVEY CORP.
PROJECT ADDRESS:
TOWN:
DATE APPROVED: 06/28/18 BY: CITY OF GASTON
FILE NO.:



1. THESE PLANS TO BE USED FOR LOCATING AND DEPTH OF UNDERGROUND UTILITIES TO BE SHOWN BY THE CONTRACTOR.

DATE: 11-20-17

SCALE: 1" = 30'

SHEET: 90-2

MAP NO: 21-052-01

**WENTWORTH CIVIL ENGINEERS, LLC**

LIBRARIAN, CT 06349

WWW.WENTWORTHCIVIL.COM

SITE: GRADING PLAN  
 1199 MANCHESTER ROAD  
 PREPARED FOR:  
**MANCHESTER/HERON AVE LLC**  
 GASTON/BURY, CONNECTICUT

# Rear & Front Elevations



HEBRON BUILDING GROUP  
118 N. 4th Street, Suite 200  
Middletown, MD 21762  
Tel: (301) 441-2200  
www.hebronbuilding.com

PRELIMINARY ELEVATION  
HEBRON AVE. APARTMENT BUILDING  
MANCHESTER HEBRON AVE, LLC  
118 N. 4th Street, Suite 200  
Middletown, MD 21762  
Tel: (301) 441-2200  
www.hebronbuilding.com

DATE: 10/22/2024  
DRAWN BY: [unintelligible]  
CHECKED BY: [unintelligible]  
SCALE: 1/8"=1'-0"

PA-3

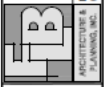
# Side Elevations



**RIGHT SIDE ELEVATION**  
SCALE: 1/8"=1'-0"



**LEFT SIDE ELEVATION**  
SCALE: 1/8"=1'-0"

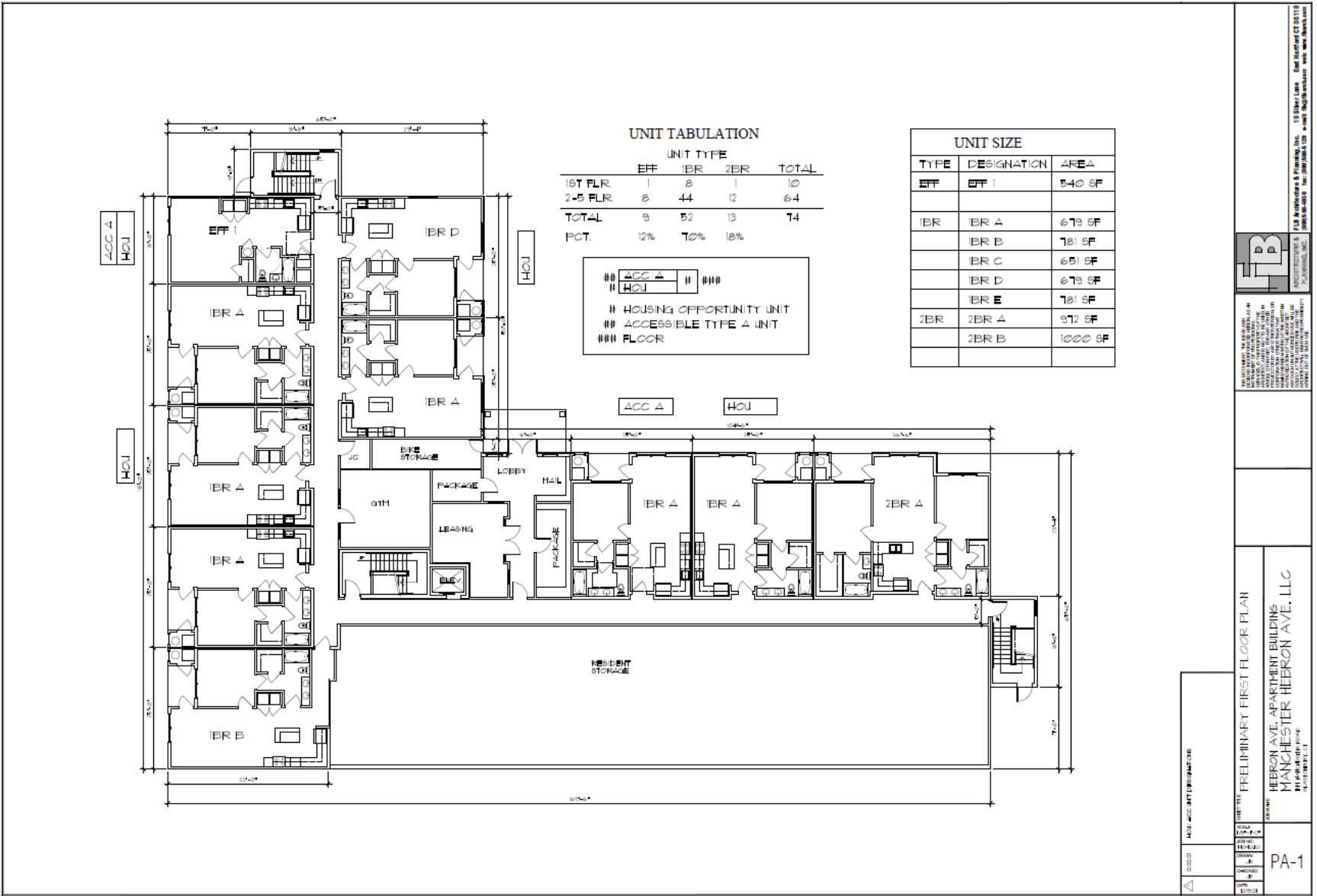


**TB CONSTRUCTION, INC.**  
1115 South Main Street, Suite 100  
Manchester, NH 03101  
Tel: 603.251.1234 Fax: 603.251.1235  
www.tbconstruction.com

**PRELIMINARY ELEVATION**  
HEERON AVE. APARTMENT BUILDING  
MANCHESTER HEERON AVE. LLC  
MANCHESTER, NH

10/22/20 10/22/20 10/22/20 10/22/20	DATE: 10/22/20	DRAWN BY: [Name]
	CHECKED BY: [Name]	PROJECT: HEERON AVE. APARTMENT BUILDING
	SCALE: 1/8"=1'-0"	SHEET: PA-4
	TOTAL SHEETS: 4	PROJECT LOCATION: MANCHESTER, NH

# Sample Floor Plan – 1<sup>st</sup> Floor



10/20/2018 10:52 AM APT PLAN 2018.DWG

DATE/TIME: PRELIMINARY FIRST FLOOR PLAN

PROJECT: HERON AVE. APARTMENT BUILDING  
 10 MANCHESTER HERON AVE., LLC  
 PLANNING, INC.

PA-1

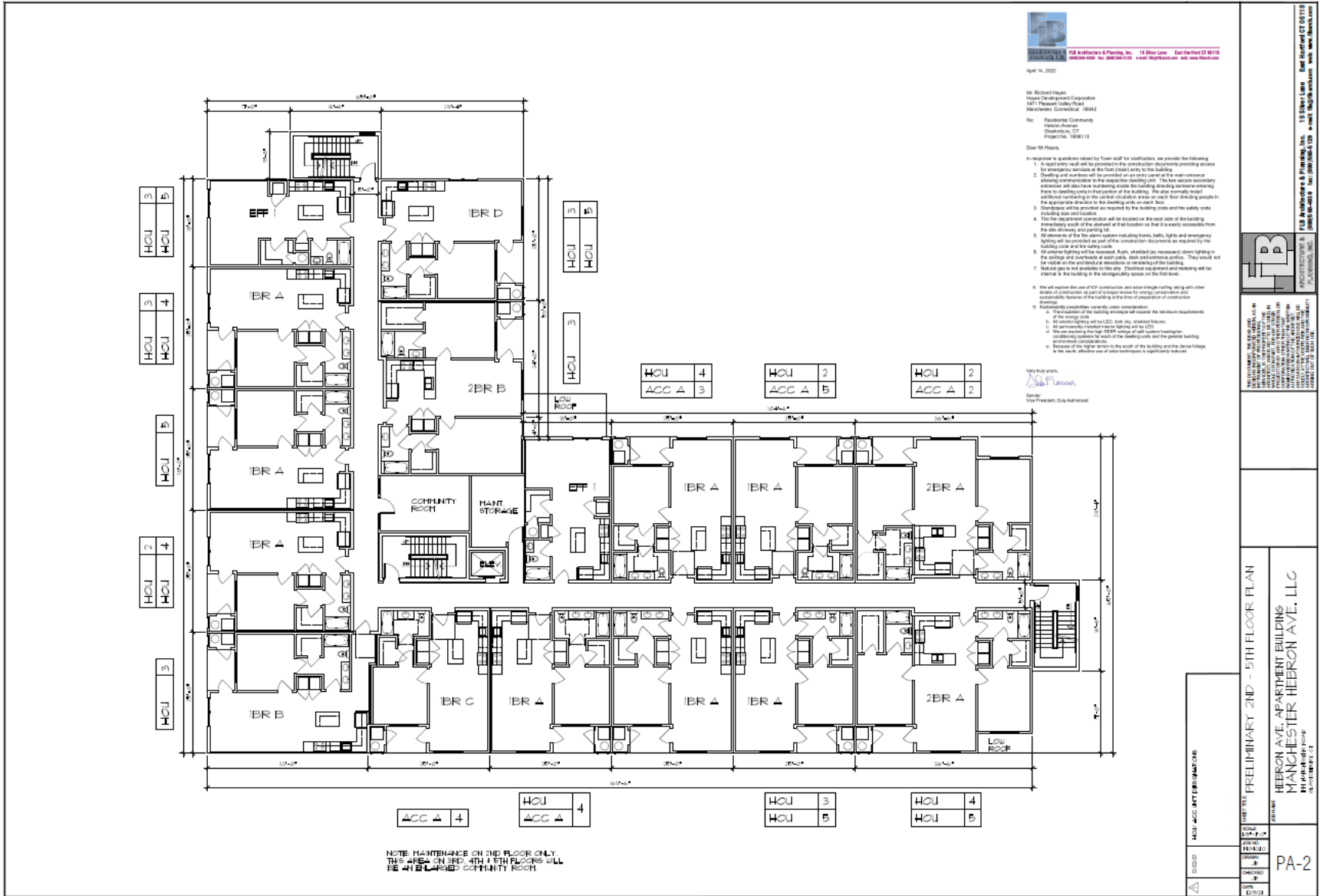
10/20/2018 10:52 AM APT PLAN 2018.DWG

DATE/TIME: PRELIMINARY FIRST FLOOR PLAN

PROJECT: HERON AVE. APARTMENT BUILDING  
 10 MANCHESTER HERON AVE., LLC  
 PLANNING, INC.

PA-1

# Sample Floor Plan – 2<sup>nd</sup> Floor



# Community Design



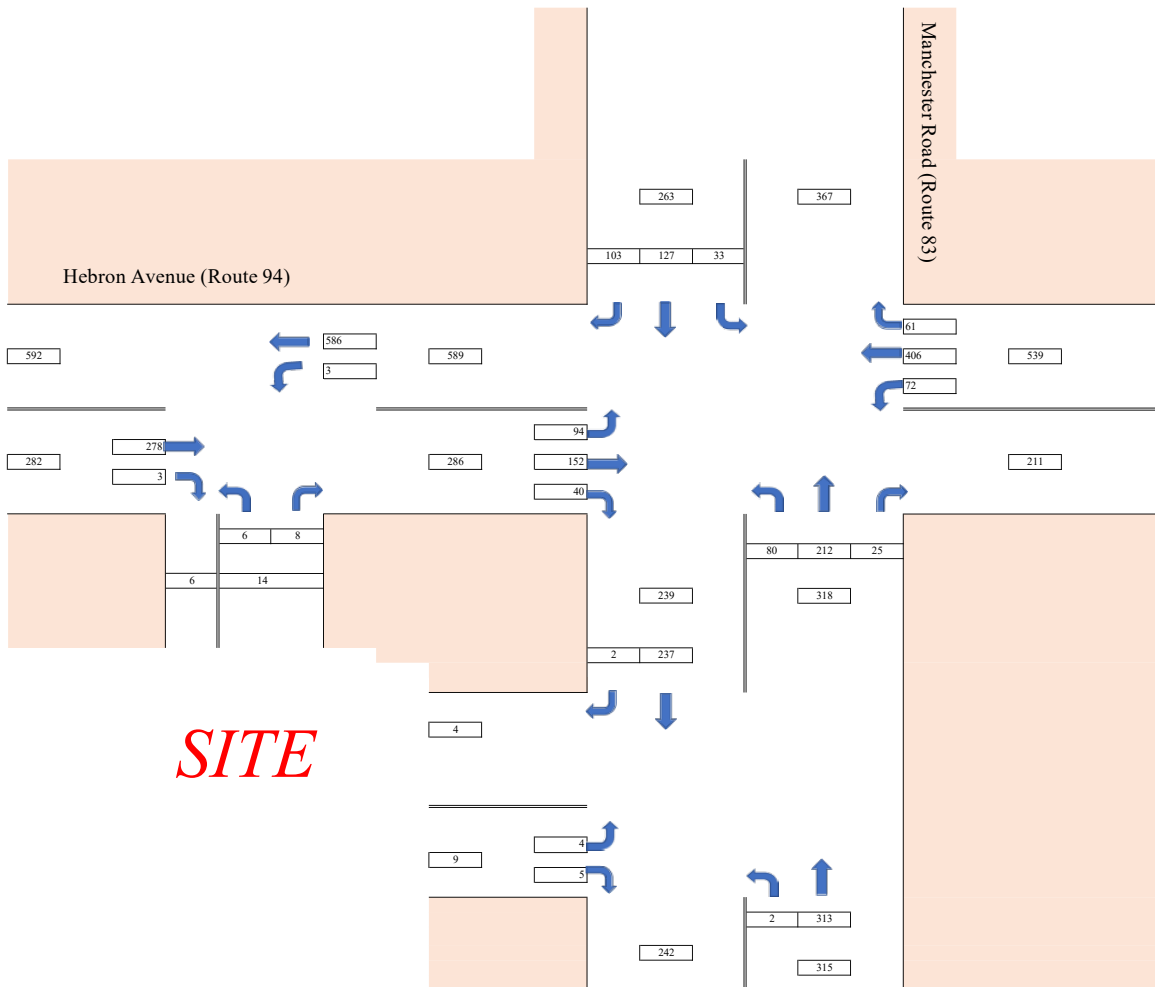


# Traffic Impact Study – Trip Generation

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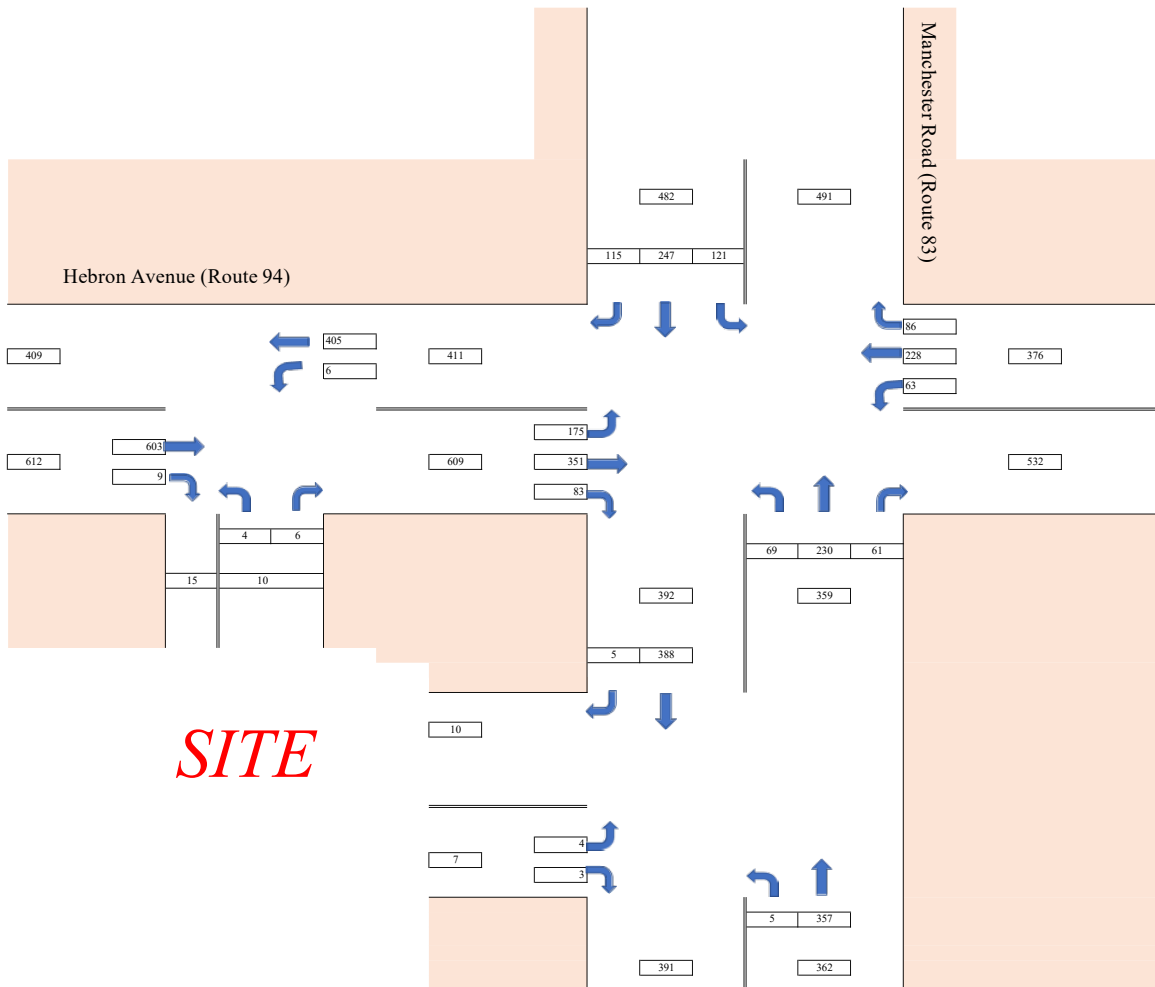
Land Use	ITE LUC	Site	AM Peak Hour			PM Peak Hour		
			Enter	Exit	Total	Enter	Exit	Total
Affordable Housing	223	74	8	19	27	20	14	34
		74	10	23	33	25	17	42
Mid-Rise Apartments	221	74	5	16	21	17	12	29
		74	6	21	27	17	12	29






Date: 10/12/2021

<p><b>1199 Manchester Road</b> Manchester / Hebron Ave LLC</p>		<p>Combined Traffic AM Peak Hour</p>		<p><b>Mitchell Traffic Engineering LLC</b> 7 East Forest Drive Enfield CT 06082 (860) 841-1690</p>	<p><b>Fig. 5A</b></p>
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Date: 10/12/2021

<p><b>1199 Manchester Road</b> Manchester / Hebron Ave LLC</p>	<p>Combined Traffic PM Peak Hour</p>		<p><b>Mitchell Traffic Engineering LLC</b> 7 East Forest Drive Enfield CT 06082 (860) 841-1690</p>	<p><b>Fig. 5B</b></p>
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# Traffic Impact Study – Level of Service



Intersection	Time	Direction	Background			Combined		
			LOS	Delay (sec.)	v/C	LOS	Delay (sec.)	v/C
Hebron Avenue & Manchester Road	AM Peak	EB	A	7.1	0.22/0.26	A	7.2	0.24/0.26
		WB	A	7.3	0.12/0.63	A	7.9	0.12/0.64
		NB	A	9.1	0.50	A	9.4	0.51
		SB	A	8.8	0.42	A	9.1	0.43
		Overall	A	7.9	0.63	A	8.1	0.64
	PM Peak	EB	B	11.0	0.40/0.61	B	11.2	0.41/0.62
		WB	A	9.7	0.17/0.45	A	9.9	0.18/0.45
		NB	A	9.7	0.48	A	9.8	0.49
		SB	B	11.2	0.67	B	11.4	0.67
		Overall	B	10.5	0.67	B	10.7	0.67
Site Drive 1 & Hebron Avenue	AM Peak	WB				A	7.9	0.003
		NB				C/B	17.7/10.0	.023/.012
	PM Peak	WB				A	8.9	0.007
		NB				C/B	21.1/12.9	0.019/.014
Site Drive 2 & Manchester Road	AM Peak	EB				B	11.1	0.016
		NB				A	7.8	0.002
	PM Peak	EB				B	13.6	0.018
		NB				A	8.2	0.005

Table 2  
Level of Service Summary