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**Cc:** [Brian Davis](#); [Hollister, Timothy S.](#)  
**Subject:** 1199 Manchester Road 8-30g  
**Date:** Tuesday, May 17, 2022 5:51:31 PM

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DRAFT BY MARK BRANSE (NOT DISCUSSED BY THE COMMITTEE)

The ASDRC finds that:

- The Committee support the way that the design is “stepped” into the grade, such that the southerly and western foundation walls function as retaining walls, rather than using a separate and very large retaining wall like the previous CVS application.
- The Committee notes that the building is of large scale in relation to the area, but and every effort should be made to enhance the interest of the building exterior and to screen it with landscaping.

The ASCRC recommends approval of the proposed affordable housing development at 1199 Manchester Road subject to the following conditions and modifications:

1. There should be a sidewalk along the Manchester Road and Hebron Avenue frontages, connecting with the existing sidewalk in front of the adjacent gas station/convenience store sidewalk. Part of the appeal of this proposal is its walking distance to nearby houses of worship, shopping, and park/playground, and pedestrian circulation should be a component of the plan.
2. Street trees should be added along the Hebron Avenue and Manchester Road frontages within the State right of way, if permitted by the State DOT.
3. The walls of the building should have some changes in the wall surface that relate to the pediments on the roof. Also, eave brackets should be examined and the use of different surface colors.
4. The main entrance should be modified to be more welcoming, such as the inclusion of a pediment over the portico.
5. The applicant should utilize stone, instead of concrete, for the four-foot retaining wall along Hebron Avenue, and the retaining walls at the Hebron Avenue entrance driveway should be stepped to reduce its mass (though it could be the concrete block proposed).
6. There should be an enclosure for the trash storage area, and that enclosure should be of a material that matches the exterior of the building.
7. The retaining walls should have additional landscaping, such as climbing plant material, and there should be additional landscaping between the top of the frontage retaining wall and the parking lot pavement. The applicant states that there is no room, but this is a vacant site and a slight shift in the building program could accommodate that screening of the parking lot.
8. The roof line should be at least 8 over 12, with 12 over 12 preferred. The roof pitch is too flat as shown.

In the professional opinion of the architects and landscape architects on the ASDRC, the foregoing

conditions and modifications will not have a substantial adverse impact on the viability of the affordable housing development or the degree of affordability of the affordable dwelling units.

Dated at Glastonbury, CT this 17<sup>th</sup> day of May, 2022.



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