

MEMORANDUM

TO: Town Plan and Zoning Commission

FROM: Rebecca Augur, Director of Planning and Land Use Services

DATE: June 17, 2022

RE: **1199 Manchester Road – Set-Aside Housing Development Application**

Enclosed are all of the supplemental materials provided by the applicant on June 9, 2022 and June 15, 2022. These include revised site plans that add a reverse bench to the large slope and provide a ten-foot level area between the rear of the building and the toe of the slope, remove retaining walls along the Hebron Ave. entrance and frontage, add sidewalks and a delivery/moving vehicle pull-off area, and revise landscaping. Revised architectural plans are also included, in response to Architectural and Site Design Review Committee (ASDRC) comments. The supplemental materials packet dated June 9, 2022 responds to staff comments, and includes a revised Affordability Plan. The supplemental materials packet dated June 15, 2022 responds to Conservation Commission questions and comments and traffic safety concerns, and provides a narrative response to ASDRC comments.

Also enclosed are additional staff comments from the Fire Chief, Fire Marshal and Town Engineer (directed to the Conservation Commission), as well as the final recommendations from the ASDRC and the Conservation Commission.

Note that the Town has requested third party review of the Traffic Impact Study and the Soils Report and site plan/excavation plan with respect to safety. The Town has also requested an opinion on any health and safety concerns related to naturally occurring uranium.

We will forward any additional public comment in one packet with a revised summary sheet on Tuesday.

June 15, 2022

MEMORANDUM

To: Suzanne Simone, Environmental Planner
Conservation Commission

From: Daniel A. Pennington, Town Engineer/ Manager of Physical Services 

Re: 1199 Manchester Road – 74 Unit Residential Building

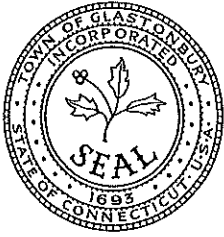
The Engineering Division has reviewed the updated application materials for the proposed 74 unit residential building located at 1199 Manchester Road, last revised on May 20, 2022, and the related Stormwater Management Report with Addendum prepared by Wentworth Civil Engineers, LLC and offers the following comments:

1. The proposed rain garden on the east side of the Hebron Avenue driveway will satisfactorily address water quality from the driveway. A more detailed grading plan of the rain garden should be included to clarify layout and consistency with proposed grading plan. Overall the proposed site is consistent with town standards for stormwater management.
2. Incorporation of the reverse slope bench on the proposed slope to the rear of the building is noted on the revised plans per Town staff request. A note or detail should be added to clarify surface treatment of this bench since it will convey stormwater during storm events.
3. Revised Erosion and Sediment Control Plans for the 3 phases of proposed site development more clearly depict the narrative referenced in the geotechnical report. The overall level of detail provided is sufficient and the sequencing reasonable. Additional minor revision should include depiction of the proposed truck access road on the Phase 1 and Phase 2 E&S plans with direction of travel noted should also be added to these plans to help support the narrative. It also recommended that a note be added to identify the areas of soil protection for the future stormwater infiltration system with flagging or fencing prior to the start of construction to help ensure these recommendations are followed.

**RECOMMENDATION TO
THE TOWN PLAN & ZONING COMMISSION**

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of a CGS Section 8-30g application for the construction of an apartment building containing 74 units, with parking and other site improvements at 1199 Manchester Road, in accordance with plans entitled “1199 Manchester Road, Prepared for Manchester/Hebron Ave LLC, Glastonbury CT.”, Dated November 8, 2021, Revised Sheets as Noted” 13 Sheets:

1. Erosion controls shall be installed and maintained in proper working condition and shall be repaired and replaced as needed until the site is vegetatively stabilized.
2. Permittee shall hire an engineer to conduct inspections and provide written reports regarding the erosion control and stabilization measures to the Community Development Office a minimum of once per week and within 24 hours prior to a forecasted rain event, and within 24 hours of the end of a weather event producing a rainfall amount of 0.5 inch or greater, to be conducted throughout the construction phase and until the site is vegetatively stabilized. Written reports shall be submitted within three days of inspection.
3. The Construction Sequence and Erosion Control Notes shall be adhered to.
4. The Engineering Department comments dated June 15, 2022 shall be address and incorporated in the final plan set.
5. The applicant shall have the monitoring well retested for total lead and turbidity, using low flow sample methods. Test results shall be submitted to the Environmental Planner to compare results with Surface Water Protection Criteria standards. Test results less than or equal to Surface Water Protection Criteria will conclude the testing. If test results reveal an exceedance of Surface Water Protection Criteria standards, a mitigation plan shall be submitted.
6. The planting plan is calculated to be 81% native species, this percentage shall not be reduced in the event the planting plan is modified.
7. Trees identified to remain in the landscape, as detailed in the above referenced plans, shall be preserved and saved when possible. Said trees shall be protected with the use of high visibility construction fence during construction or otherwise protected as required by staff.



TOWN OF GLASTONBURY
FIRE MARSHAL'S OFFICE
SITE PLAN/SUBDIVISION REVIEW

PROJECT: **Manchester/Hebron Ave LLC** LOCATION: **1199 Manchester Rd**

 X NEW CONSTRUCTION CHANGE OF USE SUBDIVISION X COMMERCIAL

OCCUPANCY CLASSIFICATION: **Group R** FILE # **22-003 RR**

PROPOSED FIRE PROTECTION: **via 8" MDC water main Full Automatic Fire Sprinklers, Standpipes & the GFD**

ENGINEER'S PLAN: **21-002-1C** INITIAL PLAN REVISED PLANXX **06-09-22**

ENGINEER: **Wesley J. Wentworth P.E.**

ADDRESS: **177 West Town St. Lebanon CT 06249** PHONE: **860-642-7255**

DATE PLANS RECEIVED: **6-10-22** DATE PLANS REVIEWED: **6-10-22**

COMMENTS: **74- unit 5 story residential apartment complex**

Appears to meet the requirements for Fire Department access and operations.

A handwritten signature in black ink, appearing to read "Chris Siwy".

REVIEWED BY

Deputy Chief Chris Siwy –Fire Marshal

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cc: Applicant
 File

**TOWN OF GLASTONBURY
ARCHITECTURAL AND SITE DESIGN REVIEW COMMITTEE**

FORMAL REVIEW

1199 MANCHESTER ROAD – proposal for a “set-aside development” pursuant to CGS Section 8-30g regarding the construction of an apartment building containing 74 units, w/parking & other site improvements – Planned Business and Development Zone and Rural Residence Zone - Timothy S. Hollister, Esq. and Andrea L. Gomes Esq. Hinckley Allen, Wes Wentworth, P.E. Wentworth Civil Engineers, LLC - Manchester/Hebron Avenue, LLC (Richard Hayes, Jr.), applicant

MOTION UNANIMOUSLY APPROVED 5-25-22:

FINDINGS

- The Committee notes that the building is of large scale in relation to its surroundings, and would prefer to see fewer stories; however, understanding conditions created by the State statute, many of the recommendations below are intended to soften and visually reduce the mass and height of the building as viewed from adjoining streets, and to add detailing which will further reduce the perceived height.
- The Committee supports the way that the design is “stepped” into the grade, such that the southern and western first floor walls function as retaining walls, rather than creating a separate, very large retaining wall (similar to the previous CVS application).

RECOMMENDATIONS

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 and crosswalk.
2. Street trees should be included along the Hebron Avenue and Manchester Road frontages either on the property or within the State right of way, if permitted by the State DOT.
3. Use of native species in landscaping should strive towards 80%. The capital and maintenance costs would not necessarily increase due to this objective. Any invasive plants, per the current Connecticut Invasive Plant List, should not be used.
4. The building exterior should be modified to:
 - A) Reduce the impact of its massing by:
 - i. Adding brackets and detail at the top floor to engage the eave of the top floor with the floor below

- ii. Extending pediments, providing vertical brackets
- iii. Changing the ground floor exterior material to stone
- iv. Changing the ends of the building to hip roofs

B) Create a more traditional character by:

- i. Modifying the pediments to be more reflective of and related to the building massing on the levels below.
- ii. Changing all roof slopes to at least 10/12 pitch
- iii. Treat pediments and gable ends with detail and material reflective of traditional architecture

C) Create a building entry more in scale with the building, and more identifiable and welcoming by including a pediment or a decorative element at the portico.

An illustrative concept of these exterior modifications is attached.

5. The Committee recommends utilization of stone instead of concrete for the four-foot retaining wall along Hebron Avenue, and further recommends the retaining walls at the Hebron Avenue entrance driveway be stepped to reduce its mass and provide additional planting area.
6. The retaining walls should have additional landscaping, such as climbing plant material, with additional landscaping between the top of the frontage retaining wall and the parking lot pavement. Being a vacant site, the applicant should explore alternatives, such as a slight shift in the building program that could accommodate parking lot screening.
7. There should be an enclosure for the trash storage area. The enclosure should be constructed of materials compatible with the building exterior.
8. The plant bed width along Manchester Road that graduates from approximately 4 feet to 12 feet could be planted with additional shrubs in the bed, some in a staggered pattern to increase screening capacity. North American native examples include *Fothergilla gardenii* or *Fothergilla major* (spring flowers and red fall leaves on both), *Ilex glabra* (evergreen), Bayberry, (near evergreen, billowy form which is already present in the planting plan near the end of the retaining wall) and can be pruned to fit in more confined planting beds.

In accordance with the responsibilities, and in the professional opinion of the architects and landscape architects on the ASDRC, the foregoing conditions and modifications should not have a substantial adverse impact on the viability of the affordable housing development or the degree of affordability of the affordable dwelling units.



GLASTONBURY FIRE DEPARTMENT
2155 Main Street
Glastonbury, CT 06033
(860) 652-7555



To: Rebecca Augur – Director of Planning and Land Use Services

From: Michael P. Thurz – Fire Chief

A handwritten signature in blue ink, appearing to be "M. Thurz", is written over the name of the Fire Chief.

Date: May 26, 2022

Re: Public Comment – 1199 Manchester Road

With respect to the public comments made at the May 17, 2022 Planning and Zoning Commission meeting regarding the proposed apartment complex at 1199 Manchester Road I offer the following clarification regarding the Fire Department's ability to provide fire protection.

Glastonbury Fire Department maintains two aerial trucks, a 105 foot ladder truck at Station 3 (1089 Chestnut Hill Road) and a 95 foot ladder truck at Station 1 (2825 Main Street). In addition to their aerial devices, both apparatus carry a full complement of various sized ground ladders that are capable of reaching three and four stories.

Because the proposed structure would be a multi-tenant facility, it is classified as a "Target Hazard". A building identified as a "Target Hazard" receives a two station response for any "fire related" incident inside the structure. For this particular address, apparatus from both Station 4 (1247 Manchester Road) and Station 3 would be dispatched on the initial response. As noted above, Station 3 is located at 1089 Chestnut Hill Road. The traveling distance from Station 3 to the subject parcel is less than three miles.

With respect to the comment made about a delayed Fire Department response due to roads being blocked, that incident occurred during Storm Alfred on November 2, 2011. The dwelling, which was being renovated and unoccupied at the time was located on Natchaug Drive. The initial dispatch was at 12:13 AM with Fire Department personnel arriving on scene within eight minutes of the initial call.

Please advise if you need any additional information.