

TOWN PLAN AND ZONING COMMISSION

SITE PLAN REVIEW

APPLICANT/OWNER: MANCHESTER/HEBRON
AVENUE, LLC
1471 PLEASANT VALLEY RD
MANCHESTER, CT 06042

FOR: 1199 MANCHESTER ROAD

MOVED, that the Town Plan & Zoning Commission approves the application of Manchester/Hebron Avenue, LLC (Richard Hayes, Jr.) for a "set-aside development" pursuant to CGS Section 8-30g concerning the construction of an apartment building containing 74 units, with parking and other site improvements – 1199 Manchester Road - Planned Business & Development Zone & Rural Residence Zone, in accordance with plan set entitled "1199 Manchester Road Prepared for Manchester/Hebron Ave LLC Glastonbury, CT" prepared by Wentworth Engineers LLC, and revised 07-14-2022, and architectural plan set entitled "Hebron Ave Apartment Building, Manchester Hebron Ave LLC" prepared by FLB Architecture & Planning, Inc. and revised through June 2, 2022

And

1. In compliance with:
 - a. The standards contained in reports from the Fire Marshal, File 22-003, plans reviewed 04-20-22 and File
 - b. The conditions set forth in the recommendation from the Conservation Commission at their meeting of June 16, 2022.
 - c. The Town Engineer's memoranda dated April 26, 2022 and June 15, 2022
 - d. The Building Official's memorandum dated April 28, 2022
 - e. The Police Chief's memorandum dated April 28, 2022
 - f. The Director of Health's memorandum dated April 26, 2022
2. The recommendations of the memo from Tighe & Bond's peer review on Uranium and Radionuclides dated June 30, 2022.
3. The applicant shall cooperate with the Town of Glastonbury and Connecticut Department of Transportation regarding further improvements to the Town's pedestrian network in the area.
4. If requested by the abutting property owners, the applicant shall install a chain link fence along the southerly and westerly property boundaries.
5. All construction shall be performed in accordance with the following:
 - a. 2002 Connecticut Guidelines for Soil Erosion and Sedimentation Control, as amended
 - b. The Connecticut Stormwater Quality Manual, as amended
 - c. All stormwater discharge permits required by the Connecticut Department of Energy and Environmental Protection (DEEP) pursuant to CGS 22a-430 and 22a-430b
 - d. Section 19 of the Town of Glastonbury Building-Zone Regulations, as amended and any additional mitigation measures to protect and/or improve water quality as deemed necessary by the Town.

APPROVED: TOWN PLAN & ZONING COMMISSION
JULY 19, 2022

ROBERT J. ZANLUNGO, CHAIRMAN