TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION

December 16, 2019 Lincoln Center Hearing Room
7:00 P.M. 494 Main Street

AGENDA

PUBLIC HEARING:

1. **ADELBROOK, INC.** – Zone change from Historic zone to Off Street Parking zone at 27, 31R, 33R, and 37R Prospect Street to establish additional parking to support an anticipated expansion of the existing educational facility at 42 Prospect Street.
   - Zone Change (2019-110)

NEW BUSINESS:

1. **ADELBROOK, INC.** – Zone change from Historic zone to Off Street Parking zone at 27, 31R, 33R, and 37R Prospect Street to establish additional parking to support an anticipated expansion of the existing educational facility at 42 Prospect Street, and accompanying wetlands permit and erosion control plan.
   - Inland Wetlands Permit – Determination of Significance (2019-109)
   - Inland Wetlands Permit (2019-109)
   - Zone Change (2019-110)
   - Erosion and Sedimentation Control Plan (2019-111)

2. **ELECTION OF OFFICERS**

3. **APPOINTMENTS TO CAPITOL REGION PLANNING COMMISSION**

4. **ADMINISTRATIVE REPORTS**

5. **RECEIPT OF NEW APPLICATIONS**
TOWN OF MANCHESTER
LEGAL NOTICE

The Planning and Zoning Commission will hold a public hearing on December 16, 2019, at 7:00 P.M. in the Lincoln Center Hearing Room, 494 Main Street, Manchester, Connecticut to hear and consider the following petition:

ADELBROOK, INC. – Zone Change (2019-110) – Zone change from Historic zone to Off Street Parking zone at 27, 31R, 33R, and 37R Prospect Street to establish additional parking to support an anticipated expansion of the existing educational facility at 42 Prospect Street.

At this hearing interested persons may be heard and written communications received. A copy of the proposed zoning district change may be reviewed in the Town Clerk’s office, 41 Center Street, during regular business hours, 8:30 a.m. – 5:00 p.m., Monday through Friday, or in the Planning Department, 494 Main Street, during regular business hours, 8:30 – 4:30, Monday through Friday.

Planning and Zoning Commission
Eric Prause, Chair
TO: Planning and Zoning Commission
FROM: Gary Anderson, Director of Planning and Economic Development
DATE: December 11, 2019
RE: Adelbrook, Inc.—27, 31R, 33R and 37R Prospect Street
Inland Wetlands Permit (2019-109)
Zone Change (2019-110)
Erosion and Sedimentation Control (2019-111)

Introduction

The applicant, Adelbrook Inc., is requesting a zone change and associated wetland and sedimentation control approval for a new parking lot on Prospect Street. Adelbrook Learning Center is a school for children with autism, neurodevelopmental disorders, emotional disturbance, and learning disabilities from pre-Kindergarten through grade 12 and is located in an 8,800 sf building at 42 Prospect Street. The school anticipates expanding its services in the near future, necessitating a new parking area to accommodate additional vehicular traffic.

Project Description

The proposed project would incorporate four parcels totaling 2.26 acres at 27, 31R, 33R, and 37R Prospect Street. The lot would utilize the existing curb cut on Prospect Street and provide additional parking, primarily for facility staff. Visitor and accessible parking spaces would remain on the western side of the street, in proximity to the building.

The applicant proposes that construction occur in two phases. The first phase would include 42 parking spaces and associated curbing and landscaping, and all storm water infrastructure. The second phase would include an additional 26 parking spaces at the eastern end of the site.

At the Town’s request the submitted plans show a crosswalk, ADA-compliant walk ramp and apron, and Rectangular Rapid Flash Beacon (RRFB) signage to provide for safer crossing between the proposed lot and the school. The crosswalk would connect the two existing sidewalks on each side of Prospect Street.

Zone Change

The applicant is proposing a zoning map amendment from Historic Zone to Off Street Parking Zone to accommodate the new facility. Because a standalone parking lot is not allowed in the
Historic Zone, a zone change is required. Article II Section 17 of the Zoning Regulations state the purpose of the Off Street Parking Zone is

“to permit off-street parking facilities to be established adjacent to business and industrial uses without permitting those uses to extend into the parking zone, to act as a buffer strip between residence zones and business and industrial zones where off-street parking is desirable and made available, and to reduce the congestion in the streets.” (17.00)

In its review of the application the Commission should ensure the change in zoning district aligns with the goals and objectives of the Manchester 2020 plan.

Whereas this application does not impact any existing or propose any new building, review by the Cheney Brothers National Historic Landmark District Commission is not required. However as a courtesy the applicant did present their plans to the Cheney Commission and the Commission expressed its support at its November 21, 2019 meeting, recommending approval of the map amendment. Please note while this property is currently zoned Historic, it does not lie within the Landmark District itself.

**Inland Wetlands**

The proposal includes approximately .95 acres of disturbance within the upland review area. No construction is proposed within the wetland/watercourse area and the applicant has responded to questions posed by both the Wetlands Agent and the Conservation Commission. The Commission will be asked to determine the significance of this impact and whether or not the proposed work within this area warrants a public hearing.

**Floodplain**

While it appears from aerial views that a portion of work would be within the FEMA mapped flood plain, the significant elevation change between Hop Brook and the proposed work indicate that no proposed work is within the actual floodplain. Staff asked the applicant to provide additional detail to show the floodplain limits in more detail and the applicant has complied with this request.

**Erosion and Sedimentation Control**

The applicant proposes erosion control measures including a silt fence along the southern boundary of Hop Brook, two temporary stockpile areas at the eastern and western edges of the site, and an anti-tracking pad at the project entrance.

**Landscaping**

The proposed landscaping plan indicates 25 new trees and 45 shrubs. Trees, including two types of maples and black gum, are positioned around the exterior of the proposed parking lot and the proposed islands. Shrubs are clustered primarily along the frontage of the property. An existing
chain link fence on the southern property boundary would be removed and an area of pavement at the far eastern edge of the site would be removed, and the area then loamed and seeded.

**Lighting**

Revised plans show 10 LED light structures. In response to staff concerns regarding the potential additional amount of light adjacent to a residential area, the number of proposed lights has been reduced on revised plans. The applicant has also submitted a photometric plan for the Commission’s review.

**Staff Review**

Town staff has reviewed the plans and documents submitted with this application and provided the applicant with comments. As of the writing of this memorandum there are no significant outstanding issues. An updated report on any outstanding comments will be presented at the December 16, 2019 meeting.

GAA

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Attach.
TO: Planning and Zoning Commission

FROM: Gary Anderson, Director of Planning and Economic Development

DATE: March 22, 2019

RE: Cheney Commission Recommendation
   Adelbrook, Inc.- 27, 31R, 33R and 37R Prospect Street

At its November 21, 2019 regular meeting, the Cheney Brothers National Historic Landmark District Commission voted unanimously to support Adelbrook Inc.’s application for a zoning map amendment from Historic Zone to Off Street Parking Zone.

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Town of Manchester, CT

DISCLAIMER: This map is compiled from other maps, deeds, dimensions and other sources of information. Not to be construed as accurate surveys and subject to final changes as a more accurate survey may disclose.

NOTES: Original planimetric and topographic data were compiled by stereophotogrammetric methods from photography dated April 1999 in accordance with ASPR accuracy standards for 1 inch = 40 ft large scale Class I mapping. The updating of the GIS data is performed by the GIS/Maps & Records Unit on a continual basis utilizing the best and most appropriated sources available.

1 inch = 413 feet

Author:

Date: 12/11/2019