



RICHARD J. SARTOR, GENERAL MANAGER

Town of Manchester

41 Center Street • P.O. Box 191

Manchester, Connecticut 06045-0191

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CERTIFIED LETTER

December 18, 1997


Mr. Michael Tarbell
Tarbell, Heintz & Assoc., Inc.
290 Roberts Street
East Hartford, CT 06108

Re: Amanda Walden - 250 Carter Street
Zone Change: Rural Residence to Residence AA (W-103)

Dear Mr. Tarbell:

As agent for the applicant please be advised that at its meeting of December 15, 1997, the Planning and Zoning Commission denied the request for a zone change from Rural Residence to Residence AA for 250 Carter Street because the proposed change was not consistent with the surrounding rural residential zoned areas, with the plan of development or with the neighborhood study.

Sincerely,


Lynne Pike DiSanto, AICP
Senior Planner

LPD/s
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cc: Amanda Walden
Engineering Department
Water & Sewer Department
Assessor-Town of Manchester
Zoning Enforcement Officer

AMANDA WALDEN - 250 Carter Street - Zone Change: Rural Residence to Residence AA (W-103)

Mr. Michael Tarbell, of Tarbell, Heintz & Associates in East Hartford, represented the applicant. He said the 78 acre parcel is located between Birch Mountain and Carter Street and is zoned Rural Residential. He said the zone change to Residence AA would reduce the required lot size from 30,000 square feet to 18,000 square feet, but that none of the lots would be less than 20,000 square feet in size. He said the project would extend Amanda Drive and create two new roads. Mr. Tarbell said the zoning regulations require a maximum of 1.3 house per acre in the Rural Residential zone and that Residence AA requires a maximum of 2 houses per acre. He said the applicants were proposing no more than .9 houses per acre which is below the present zoning requirement of the RR zone. He said public water and sewer is available to the site and will be used.

Mr. Tarbell said the density would be low and that the frontages would average 125 to 130 feet. He said because of the topography and the fact that rear lots were no longer a viable option due to regulation changes, a change to Residence AA would allow smaller lot sizes which would spread the cost of extending water and sewer lines and granite curbing and allow more flexibility for a cost effective project. He said the land surrounding the site is zoned Rural Residential.

In response to a question from Mr. Sierakowski regarding the cost factors for the water and sewer lines, Mr. Tarbell said it was desirable to bring public water and sewer lines to each site and the steep terrain would make the project more costly.

Mr. Wichman asked what the need was for a zone change if the density would be less. Mr. Tarbell said the lot frontages would be limited to what the topography and land allows. He said some places frontages exceed the RR requirements and changing to R-AA allows more flexibility in subdivision layout.

Mr. Sierakowski asked if variances for lot frontages were allowed for RR zones. Mr. Tarbell said the Commission has the option to allow a 15% reduction.

Mr. Gary Pierce said when he developed Amanda Drive, rear lots were allowed. He said he was not interested in building smaller houses on smaller lots, but was trying to stay within the regulations. In response to a question from Mr. Maxwell, Mr. Pierce said the Amanda Drive development was designed under Rural Residential zone requirements.

Mr. Sierakowski asked if there was anyone wishing to speak in favor of the application. There being none, he asked for staff comments.

Ms. Pike DiSanto referred the Commission to her memorandum of December 1, 1997 and explained the surrounding zoning. She said notices had been sent to the towns of Bolton and Glastonbury and that no response had been received. She said CRCOG reported no apparent conflict. She said staff asked that changes be made to the plans showing the wetlands on the site and said applications for subdivision, wetlands, and erosion control will have to be submitted for development approval.

Mr. Day asked if a waiver for septic systems is allowed and if the existing sanitary sewer pump stations would be used. Mr. Pellegrini said the subdivision regulations require sanitary sewers be provided in areas which are able to be served. He said the Commission cannot substitute septic for public sewer in this location.

Mr. Sierakowski asked if there was anyone wishing to speak in opposition to the application.

Mr. Jim Memory of 31 Bette Drive said he was concerned with public safety and traffic flow. He said there have been numerous accidents on Carter Street and the plan would introduce two new roads onto Carter Street on a severe slope. He asked the Commission to take into consideration how this would affect traffic flow.

Ms. Helga Wehr of 313 Birch Mountain Road said she preferred the low density area to remain as it is.

Mr. Bill Graver of 30 Blue Ridge Drive said the subdivision would be in his back yard and he was opposed to it. He said the zoning along I-384 to Carter Street was all Rural Residential and that more density would be inconsistent with the area. He said it is the developers' intent to squeeze as many single family homes in the area as they can. He said creating more homes would bring harm to the environment. He said there was mixed deciduous woodland and Birch Mountain Stream runs through the area which provided sustenance for the area's wildlife. He said he has observed deer, coyote, fox, raccoon, red and gray squirrels and a large number of bird species and they would be threatened by creating more density housing. He submitted his letter to the Commission listing all the changes that would threaten the current habitats. Mr. Graver said intense development is inconsistent with the neighborhood plan proposed by the town and the area should continue as low density and be preserved as open space.

Mr. Craig Churchill of 329 Birch Mountain Road said he had recently purchased his home because of the rural setting and wooded acreage and would like to see it remain that way.

Mr. Bruce Ralston of 24 Brookview Circle said he would like to see the area be maintained as Rural Residential.

Ms. Pike DiSanto read two letters in opposition into the record: one from Robert and Ann Thulin of 211 Carter Street, dated December 10, 1997 and from Samuel and Robin Smith, dated December 15, 1997. She said both letters requested that density should remain the same.

Mr. Daversa asked Mr. Pierce if a conceptual plan using Rural Residential zoning requirements could be created.

The chairman closed the Public Hearing at 9:00 P.M.

NOTICE: THE CASSETTE TAPE RECORDING OF THIS PUBLIC HEARING CAN
BE HEARD IN THE PLANNING DEPARTMENT.

OFFICIAL TAPES NO. 535 & 536

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Minutes from business meeting December 15, 1997

Suzanne Choate, dated December 15, 1997, items 2 & 3; and Lynne Pike DiSanto, dated December 8, 1997, items #1 & 2; and with the condition that the restaurant customer service area not exceed 2175 square feet. Mr. Daversa seconded the motion and all members voted in favor.

Erosion Control Plan (K-49)

MOTION: Mr. Daversa moved to approve with the modifications in memorandum from Suzanne Choate, dated December 15, 1997; Thomas O'Marra, dated December 15, 1997; Lynne Pike DiSanto, dated December 8, 1997, item #3; and Rich Staye, dated December 4, 1997. Mr. Day seconded the motion and all members voted in favor.

Deferment of Granite Curbs (K-48)

MOTION: Mr. Wichman moved to approve the deferment of granite curbs along the Green Road frontage with the exception of the western most 30 feet but require the curbs to be of portland cement concrete. Mr. Maxwell seconded the motion and all members voted in favor.

AMANDA WALDEN - 250 Carter Street - Zone Change: Rural Residence to Residence AA (W-103)

Mr. Maxwell said the area should remain in the established Rural Residential zone.

MOTION: Mr. Maxwell moved to deny the zone change to keep the site consistent with the surrounding rural residential area and the Plan of Development. Mr. Daversa second the motion and all members voted in favor.

TOWN OF MANCHESTER - 40 Glen Road and 559 & 569 Spring Street - Inland Wetlands Permit (T-257)

Ms. Laura Wildman, P.E. with Milone & MacBroom said the reason for the application is to correct a severe erosion problem by stabilizing and refilling an existing drainage gully on Spring Street. She said in 1993 the gully was 15 feet deep and now it is two to three feet deeper and about ten feet wider. She described the work that would be involved in the stabilization process.

Mr. Wichman asked if the erosion problem was a consequence of the subdivision upstream. Ms. Wildman said the soil is glacial outwash and very erodible. She said the reasons for erosion were ground water conditions, poor soil conditions, the fact that the area is vegetated with hemlocks which have shallow roots and that development does create additional runoff.

Mr. Pellegrini said the intent of the project is to fix a problem and make a positive impact. Ms. Wildman said the sooner the area is stabilized, the better.

Inland Wetlands Permit - Determination of Significant Impact (T-257)

MOTION: Mr. Wichman moved that the work proposed would not have a significant impact on the wetlands and therefore would not require a public hearing. Mr. Daversa seconded the motion and all members voted in favor.

MOTION: Mr. Daversa moved to add the inland wetlands permit application to the agenda. Mr. Wichman seconded the motion and all members voted in favor.

Inland Wetlands Permit (T-257)

MOTION: Mr. Maxwell moved to approve the inland wetlands permit for the period of one year. Mr. Day seconded the motion and all members voted in favor.

W103
PMrg exhibit

December 15, 1997

Planning and Zoning Commission
Lincoln Center Hearing Room
494 Main Street
Manchester, CT 06040

Dear Commissioners,

Good evening, my name is William Graver, resident of 30 Blue Ridge Drive, Manchester, CT and like yourselves I too serve on a town commission, the one concerning the needs of disabled persons. I am here tonight to speak in opposition to the request for a zone change for the 78 acre parcel of Amanda Walton at 250 Carter Street. I am strongly opposed to this proposal for several reasons, please allow me to explain.

First, the contiguous developments from I-384 to Carter Street to Birch Mountain Road are zoned RR. This change would allow for the construction of more dense and congested housing that would be inconsistent with the character of established adjacent neighborhoods.

Second, while the applicant was not obligated to present a conceptual drawing, they did so, and their intent to squeeze as many single housing units as possible onto the 78 acre tract is abundantly clear. Actually, all one need do is examine the Derekseth/Case Mountain development to see a pattern of large houses on relatively small lots, many that are literally built one on top of the other. I have observed that certain houses in that development suffer these characteristics in the extreme are perpetually on the market attracting very little buyer interest. Also, the increase in traffic on the already busy Carter Street would have a detrimental effect on the quality and safety of residential life.

Third, this proposal is unsound in that it would bring harm to the environment and does not respect the essential nature of this section of town. This tract is best described as mixed deciduous woodland and lies adjacent to larger parcels such as the Case Mountain Area. These open spaces provide excellent habitat for a wide variety of plants and animals. Birch Mountain Stream also runs through it for at least a half mile and provides significant wetland habitat. Wildlife needs food, cover, water

and nesting space in order to survive. One of the essential characteristics of this neighborhood and a key reason that my wife Louisa and I chose to buy and live here, is the rural spaciousness that fosters continuous enjoyment of wildlife.

Over the years we have observed mammals such as: deer, coyote, fox, racoon, skunk, opossum, red and gray squirrels and chipmunks. Birds seen at the feeder include: chickadee, nuthatch, titmouse, grosbeaks, goldfinches, purple finches, woodpeckers, bluejays and cardinals. Others that do not come to the feeder since they require more cover are: wood thrush, brown creeper, scarlet tanager, orioles, flickers, varieties of warblers, towhees, catbirds, hawks, owls, wild turkey, pheasant and grouse. The area also provides habitat for turtles, salamanders and snakes. Plants that provide food for the wildlife include: bittersweet, wild grapes, Virginia creeper, red cedar, birch, shadbrush, honey suckle and virbernum. Windfalls also provide both food and cover. Some of the more unusual plants that provide food are wildflowers such as...lady slipper, fringed polygola and solomon seal. Varieties of ferns also populate the area which include: cinnamon, christmas, hayscented, interrupted and royal fern found in wet areas. Diversity of plant and wildlife is a sign of a healthy ecosystem and congested development would do great damage to the wildlife of the area.

Fourth, intense development of this area is inconsistent with the vision and recommendations embodied in the Draft Highland Park Development Plan prepared in August 1997 by the Planning Department Staff. The neighborhood profile refers to the area south of I-384 where there are "several large properties which are undeveloped and which also would continue to provide low and very low density housing opportunities. There is no reason to change the development pattern for these properties and the area should continue to develop as very low density or low density". There are many other excellent ideas put forth in this document including that the town pursue the acquisition of undeveloped parcels in the southeast section for resource protection, preservation of open space and to provide recreation opportunities now and in the future. Also, suggested is future designation of the southeast area for conservation cluster development in order to protect open space with public access and extend the greenbelt park system. This initiative, if taken should logically include a wildlife corridor for the protection of important habitat.

Thank you for your time and allowing me to raise these issues for your consideration. Hopefully, the Commission will decide based on broader and more lasting values respectful of the overall quality of life in our community. It is important not just for residents like myself but also for the environment... for once open space and habitat is lost, it disappears and the animals that live there as well.

Sincerely,

A handwritten signature in cursive script that reads "William Graver".

William Graver
30 Blue Ridge Dr.
Manchester, CT

Samuel G. Smith, M.D.
223 Carter Street
Manchester, Connecticut 06040

Wilfred Maxwell, Secretary
Planning and Zoning Commission
Manchester, CT

15 December 97

Dear Mr. Maxwell,

We would like to protest a change of zoning from RR to AA of the plot of land between Carter Street and Birch Mountain Road owned by Amanda Walden.

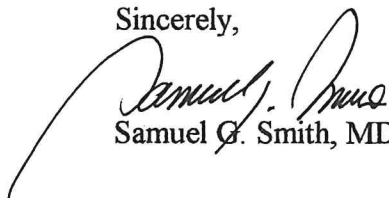
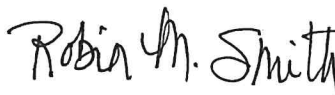
We live at 223 Carter Street in the area right across the street from this planned denser development. Our property was sold to us by Amanda Walden's father Bob Dennison, with the stipulation that these 4 and 5 acre plots off the private driveway shared by the other owners of these plots could not be subdivided. We do not feel that it would be necessary to maintain the same minimal density in the 78 acres under consideration for a zoning change than our 35 acres on the other side of the street, but the density should be the same as is now on Amanda Way, on Blue Ridge Drive, and on the other side of Birch Mountain Road. Besides the lowering of our property values that an increased density would entail, more severe traffic problems would ensue, probably requiring stop light where Carter Street and Birch Mountain Road intersects with Camp Meeting Road because of the heavy traffic that is already encountered coming down Camp Meeting Road and the increase that this denser population would entail as Carter Street and Birch Mountain intersect with Camp Meeting Road.

The other problem would be a necessity to redo Carter Street as it is now a traffic hazard with a yearly ice flow that occurs opposite our private driveway, a hazard that would be compounded by a road into the acreage in question.

Our final concern is the fact that we learned about this zoning change just three days ago and therefore have not had time before the hearing to poll the neighborhood and if they agree with us to adequately organize a protest against this zoning change.

In conclusion, we find it difficult to believe that the philosophy and spirit demonstrated by the father in his sale to us of our property is so radically changed by the daughter. We oppose any zoning change.

Sincerely,

 
Samuel G. Smith, MD and Robin M. Smith

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PLANNING DEPARTMENT

DEC 15 1997

TOWN OF MANCHESTER, CT

Written public comment received

211 Carter Street
Manchester, CT 06040-6822

December 10, 1997

Town of Manchester
Planning and Zoning Commission
41 Center Street, PO Box 191
Manchester, CT 06045-0191

Attention: Lynne Pike DiSanto, Senior Planner

Dear Sir or Madam:

Since we are unable to attend the public hearing planned for Monday, December 15, 1997, we wish to record our concerns about the Amanda Walden request for a zone change from Rural Residence to Residence AA for a 78-acre parcel of land at 250 Carter Street.

We oppose the zone change for the following reasons:

- All the surrounding properties are zoned Rural Residence. Permitting 18,000 sq. ft. minimum lot sizes will devalue the surrounding properties.
- The higher density of homes per acre will increase traffic burden for Carter Street, already busy serving a significant portion of Bolton as well as the Blue Ridge Drive and Bette Drive areas. Access from Carter Street onto Camp Meeting Road will be aggravated at peak traffic times and will impact the already difficult access from Birch Mountain Road to Camp Meeting Road. Increased traffic on Porter Street, past Highland Park School, is very likely.
- Increased potential for damage to the Birch Mountain Brook wetlands area.
- Increased student population potential for Highland Park School, already operating at capacity.

Development of this tract of land will also destroy a portion of the Shenipsit Hiking Trail, from Birch Mountain Road to Carter Street. An alternative route, possibly using more of the Algonquin gas line right-of-way should be considered in the planning.

Respectfully,
Robert D. and JoAnn E. Thulin

Robert D. Thulin
JoAnn E. Thulin

RECEIVED
PLANNING DEPARTMENT

DEC 12 1997

TOWN OF MANCHESTER, CT

**TOWN OF MANCHESTER
PLANNING DEPARTMENT**

TO: Planning and Zoning Commission
FROM: Lynne Pike DiSanto, Senior Planner *lyne*
DATE: December 11, 1997
RE: AMANDA WALDEN - 250 Carter Street
Zone Change: Rural Residence to Residence AA (W-103)

The applicant requests a zone district change from rural residence (RR) to Residence AA (RAA) for a 78.5 acre parcel located on the west side of Carter Street. The parcel is bounded on the north by the Birch Mountain II subdivision (i.e., Brookview Circle and Amanda Drive), on the west by Birch Mountain Road, on the south by lots along Blue Ridge Drive and on the east by Carter Street. All parcels immediately surrounding the site are zoned RR. Beyond abutting properties in the vicinity are a rural residence cluster subdivision (Birch Mountain I) and several RAA zoned areas (see attached map.)

The proposed land use plan from the 1986 Plan of Development recommends this area be very low density (one unit per acre) residential. The RR zone allows 1.3 single family houses per acre with a minimum lot size of 30,000 s.f. The RAA zone allows 2.0 single family homes per acre with a minimum lot size of 18,000 s.f.

acre/lot
Plans submitted with the zone change application show a conceptual plot plan with 68 lots on three streets. Such a development would yield 1.15 house-lots-per-acre, and the conceptual plan is based on either having public sanitary sewer or receiving a waiver from the Commission for minimum lot sizes with septic systems. These are matters to be determined as part of a subdivision plan approval.

The Capitol Region Council of Governments and the Town of Bolton were notified of this application.

LPD/s

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.87 lots/acre

*Tom
Fire*