

October 13, 2023

Re: 240 Deming Street and 440 Buckland Road – Site Plan and Special Exception

Dear Chairman Pacekonis and Honorable Members of the Commission:

The Metro Realty Management Corporation (the “Applicant”) is pleased to submit to this Commission an application for site plan approval and special exception for a 55-unit, mixed-income multifamily housing development (the “Development”) on a 5.181-acre parcel that consists of a portion of 240 Deming Street and a portion of 440 Buckland Road (the “Property”).

The Property is zoned Multifamily Assisted Housing Zone (“MAHZ”), and the proposed Development has been designed to meet the standards of the MAHZ as outlined in Section 7.22 of your Planning and Zoning Regulations.

The Applicant is working with MARC, Inc. of Manchester and the Department of Development Services to provide supportive housing for individuals with intellectual disabilities within the Development. Between 20% and 25% of the units in the proposed development will be reserved for such individuals, with supportive services provided by MARC, Inc. of Manchester.

The proposed Development contains 5 buildings, which contain a range of 8 to 12 apartments per building. One of the proposed buildings will include a common space in lieu of a two-bedroom apartment. The Development is proposed to contain 31 two-bedroom units and 24 one-bedroom units. The common space will contain a similar layout to the other two-bedroom apartments, with the bedrooms converted to a leasing office and an office for the supportive housing staff from MARC, Inc. of Manchester. The common space will include a kitchenette, a small workspace, a community room, and a bathroom.

The development will meet the definition of “Assisted Housing”, as defined in CGS 8-30g, and as required by the MAHZ regulation. The proposed Development will be served by public water and sanitary sewer. A traffic impact study was completed by Fuss & O’Neil regarding the proposed Development and is included as part of this application.

The Metro Realty Management Corporation
Berry Patch II Associates, Limited Partnership



Benjamin Tripp, EVP