



July 28, 2021

Michele R. Lipe, AICP
Director of Planning
Town of South Windsor
1540 Sullivan Avenue
South Windsor, CT 06074

Re: Mannarino Builders – Kilkenney Heights II – Open Space Subdivision
248 Maskel Road & R024 Abbe Road

Dear Michele,

Enclosed for your review is our application on behalf of Mannarino Builders for a 12-Lot Open Space Subdivision extending Maskel Road to Abbe Road. This application is essentially identical to the application approved by the Planning & Zoning Commission on October 13, 2020. The only difference being that Mannarino Builders now owns the properties. The reason we are resubmitting this application is that the filing deadline for the previous approval expires on Thursday, July 29, 2021, and the applicant is unable to secure the required surety bond in time to file the mylars on the land records. The applicant regrettably underestimated the time it would take, in this present environment, to secure the necessary bond for the project. If the Commission approves this new application, he is prepared to start the bond process sooner to ensure it is posted within the required time limit.

A pre-application conference regarding this project was held with the Commission on 10/15/19 and it was determined that an open space subdivision was preferred to a conventional subdivision due to the desirability of open space land contiguous with existing town open space. A second pre-application conference was held on 11/12/20 to confirm that a through road was preferred to a cul-de-sac extension. The applicant also received approval for this development from the Inland Wetlands Agency/Conservation Commission on January 15, 2020.

As noted in our previous application, the subject parcel includes two lots totaling 21.58 acres. The proposed 12 lots have an average area of 23,078 s.f. with 12.25 acres preserved as open space and an additional 1.05 acres preserved by conservation easement within lots 1-4. Maskel Road will be extended approximately 1,130 feet to an intersection with Abbe Road. Stormwater runoff will be collected in a stormwater pond for detention and treatment prior to overflowing to the Abbe Road drainage system. The proposed development maintains existing drainage patterns and reduces peak discharge rates compared to pre-development conditions.

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The stormwater basin will be located on a separate parcel A to be owned by the Town of South Windsor per staff comments.

The subject parcel slopes from east to west toward Abbe Road at slopes of 13% to 2%. Due to the slope of the parcel, lots on the east side of the road will be cut into the slope while lots on the west side will be filled with walkout basements. Private yard drains are proposed on each lot on the east side to prevent water from draining over the sidewalk and to connect footing drains to the drainage system.

Maskel Road has a sidewalk on the east side of the road. This walk will be extended to the open space access along the northern boundary of the property where the road will make a 90-degree turn to the west toward Abbe Road. A new sidewalk will also be provided on the west and south side of Maskel Road extension to Abbe Road. A stop sign and cross walk is proposed at the 90-degree turn to connect the two walking systems.

Minor grading is proposed within the Abbe Road right-of-way to improve sight lines looking north over the crest of the road. A speed study was conducted on Abbe Road by a Traffic Engineer. The engineer's report and sight-line plan are included with the application. With the proposed improvements and speed management, adequate sight-line is provided.

The development will be served by gas, electric and water service extending from the Maskel Road cul-de-sac. Sewer service will drain to the sewer main in Abbe Road. Street lights are proposed on the west and south side of Maskel Road consistent with the existing roadway.

The open space parcel can be accessed from the existing town owned open space to the south and also from a new proposed access along the northern boundary of the subject parcel. A driveway apron and landscape plantings are proposed to mark this new entrance. A mowable access path will be cleared within the right-of-way and an access easement along the back of lots 6-12 will provide the town and public with access to the existing gravel service drive along the Eversource power lines boarding the west side of the proposed open space parcel. This will provide continuous connection of the open space property to the roadway extension.

Section 8.4.B of the Zoning Regulations lists 14 review criteria which the Commission must consider in approving a Special Exception. We believe this application meets these criteria as follows:

1. *The proposal is consistent with the goals and objectives of the Plan of Conservation and Development.*

The Plan of Conservation and Development encourages the preservation of open space. The primary advantage of an Open Space Subdivision is that it preserves significantly more land as open space than a conventional subdivision.

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Since Maskel Road was developed as an A20 & A30 subdivision, the lots are similar in size to this Open Space Subdivision. Therefore, this project will protect and maintain existing densities and patterns. Furthermore, the Residential Density Plan map in the POCD identifies nearby properties to the east and west as candidates for “required” Open Space Subdivisions. Clearly these developments were to be encouraged.

Since the proposed open space has scenic view value based on its elevation, the preservation of highest elevations of this land is also consistent with the preservation goals of the POCD. The POCD also encourages the preservation of natural resources. In addition to the open space which contains a water course identified as Dry Brook, the isolated wetland area within the development will be preserved by a conservation easement.

Finally, it should be noted that the extension of Maskel Road to Abbe Road is consistent with the POCD goal of connecting subdivisions and reducing cul-de-sacs.

2. The application has met the requirements of the zoning regulations.

The Resubdivision Plan includes a Data Block demonstrating that each lot conforms with the Open Space Subdivision requirements in the zoning regulations.

3. The land is physically suited to the proposed use.

The proposed Grading Plan demonstrates that the development can be constructed without adverse impacts to the surrounding properties. The existing slopes are less than 15% and suitable for residential buildings. Proposed slopes are 3:1 or flatter.

4. Minimal, if any, adverse environmental impacts are created.

There are no wetland impacts from the development and stormwater will be treated with a stormwater basin prior to discharge.

5. No traffic or other hazards will be created.

The additional 12 lots (plus 1 existing lot) will not produce a significant increase in trip generation. Connecting the cul-de-sac to Abbe Road will provide an additional option for access. Suitable sight line can be achieved on Abbe Road with minor grading and speed management.

6. The impacts on the capacity of the present and proposed utilities, street, drainage systems, sidewalks, and other elements of the infrastructure will be minimal.

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Connecticut Water has indicated that service can be provided to the proposed lots. Other utilities will be continued from Maskel Road as well. Sewer service will not produce a significant increase in flows to Abbe Road. Stormwater peak flows will be reduced to Abbe Road.

7. *There will be minimal or no adverse effects on existing uses in the area.*

The proposed single-family residential use is consistent with the surrounding single-family residential uses. Lot sizes are similar to those on Maskel Road and Abbe Road to the west.

8. *Surrounding property values will be conserved.*

Property values of the new homes will be comparable to other new homes in the neighborhood and higher than older homes.

9. *The character of the neighborhood will be maintained or minimally disrupted.*

The proposed lot sizes are similar to those on Maskel Road and Abbe Road to the west. Homes will be single family and similar in character to those on Maskel Road.

10. *The general welfare of the community will be served.*

Adding new homes to the community will expand housing options. Adding open space will benefit all residents for passive recreational enjoyment.

11. *There is a balance between neighborhood acceptance and community needs.*

The applicant requested a waiver to extend Maskel Road and avoid connecting to Abbe Road to avoid clearing of vegetation within the access strip. However, the Commission determined that the community need for extension of the road outweighed the benefit to the abutters that a cul-de-sac extension would afford. Specimen trees along the abutting properties have been preserved where possible. The stormwater basin and conservation easements provide additional separation from back yards.

12. *Historic factors are adequately protected; or due consideration to preservation of historic factors has been demonstrated.*

There are no known historical factors which will be adversely impacted by the development.

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- 13. The overall physical appearance of the proposed development is compatible with surrounding development and the Commission's goals for the neighborhood/corridor.*

The physical appearance of the proposed homes will be consistent with those already existing within the Maskel Road corridor. The same developer is proposing this second phase.

- 14. The architectural design is aesthetically pleasing and blends well into the surrounding area.*

The applicant has a good reputation and track record for building quality homes in South Windsor including the existing homes on Maskel Road.

We believe that the proposed application complies with the zoning and subdivision regulations. We look forward to presenting this application at your next available Planning & Zoning Commission meeting. Let us know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Dana Steele", with a stylized, cursive script.

Dana Steele, P.E.
J.R. Russo & Associates, LLC