

HEBRON

PLANNING AND ZONING COMMISSION

CHURCH
STREET
Commons

MAY 14, 2024

www.CommonsCDC.org

About Us

Commons Community Development Corporation is a local nonprofit whose mission is to create affordable housing options for low- and moderate-income individuals and families, including rental, rent-to-own and home ownership options, enabling them to live in high-opportunity communities in eastern Connecticut.



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Parish & Stakeholder Engagement



HEBRON

2022-27 Plan For Housing Choices



Planning and Zoning Commission
Affordable Housing Plan Working Group

Adopted May 24, 2022

VISION

Provide for a variety of housing options in Hebron to:

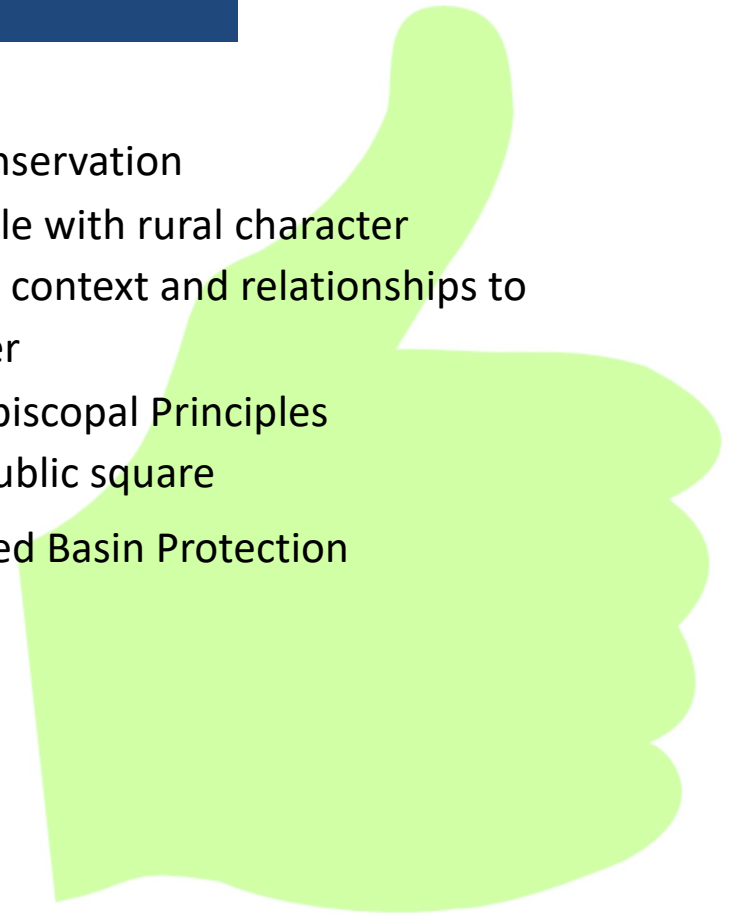
- *expand housing options and choices, and*
- *help meet the housing needs of households of all ages, sizes, incomes, and characteristics*

Seek to increase the number of State-defined affordable housing units by at least 75 units in five years.

Hopes and Dreams –

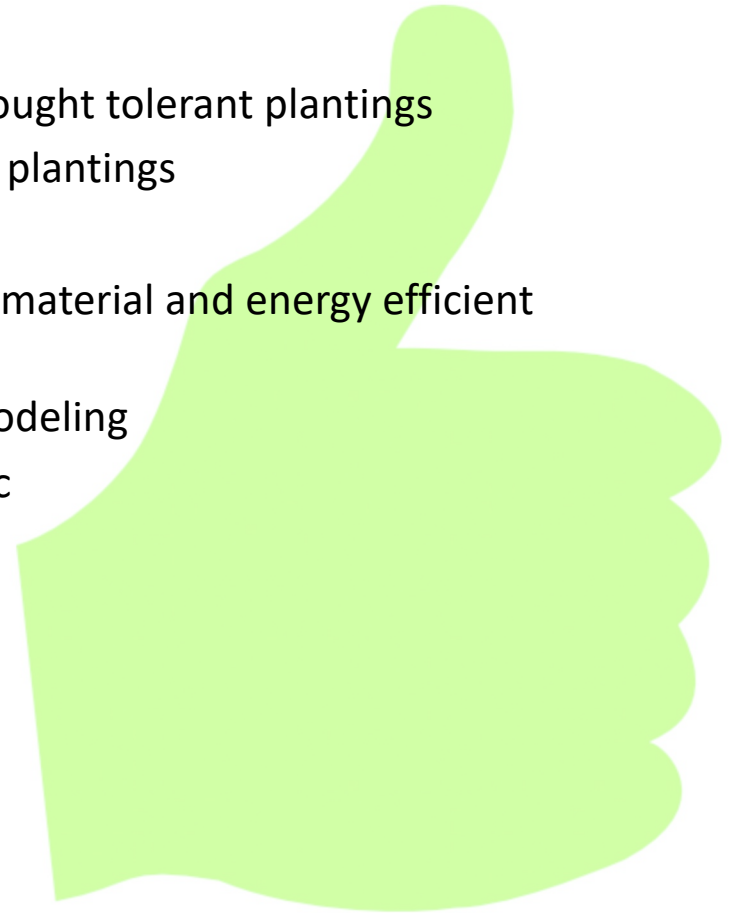
Principled Development

- Sustainable Materials
- Consider climate change
- Equity
- Inclusion
- Beauty
- Landscape includes bird & animal habitat
- Water conservation
- Compatible with rural character
- Considers context and relationships to each other
- Look at Episcopal Principles
- Faith in public square
- Water Shed Basin Protection



Proposed Sustainability Features

- Green Building Charrette
- Enterprise Green Communities Standard
- ENERGY STAR Residential New Construction Standard
- WaterSense Plumbing Fixtures
- Energy Star Windows, Lighting and Appliances
- Benchmark Energy & Water Use
- Native drought tolerant plantings
- Pollinator plantings
- Solar
- Advance (material and energy efficient framing)
- Energy modeling
- All electric





ST. PETER'S EPISCOPAL
CHURCH PROPERTY

Our Project

SITE OVERVIEW

3 acres of vacant land owned by St. Peter's Episcopal Church; lease agreement to be executed between church and Commons CDC



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Overview

TOTAL UNITS

50
Rentals

UNIT BREAKDOWN

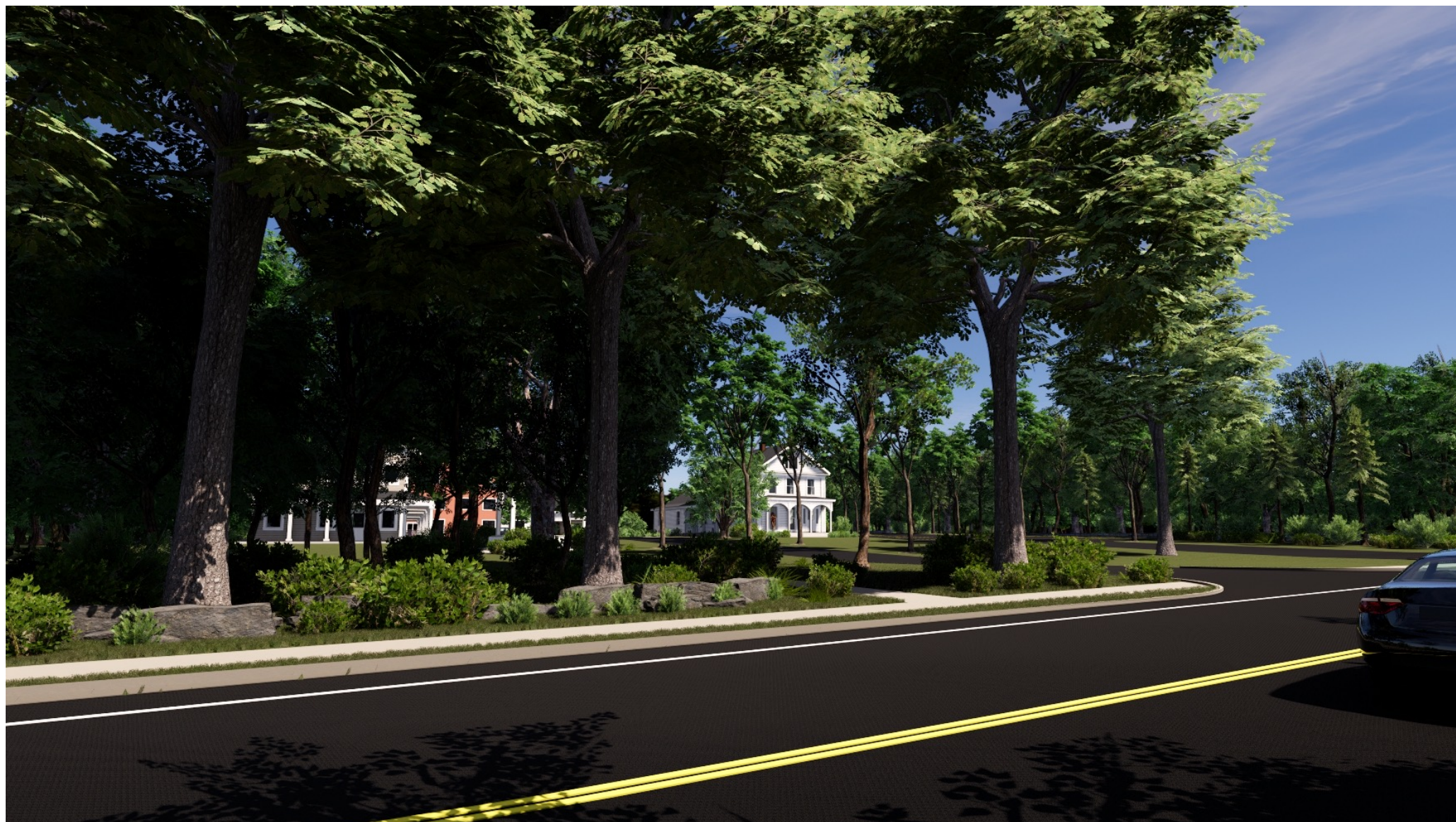
25 one-bedroom units
21 two-bedroom units
3 three-bedroom
units
1 four-bedroom units

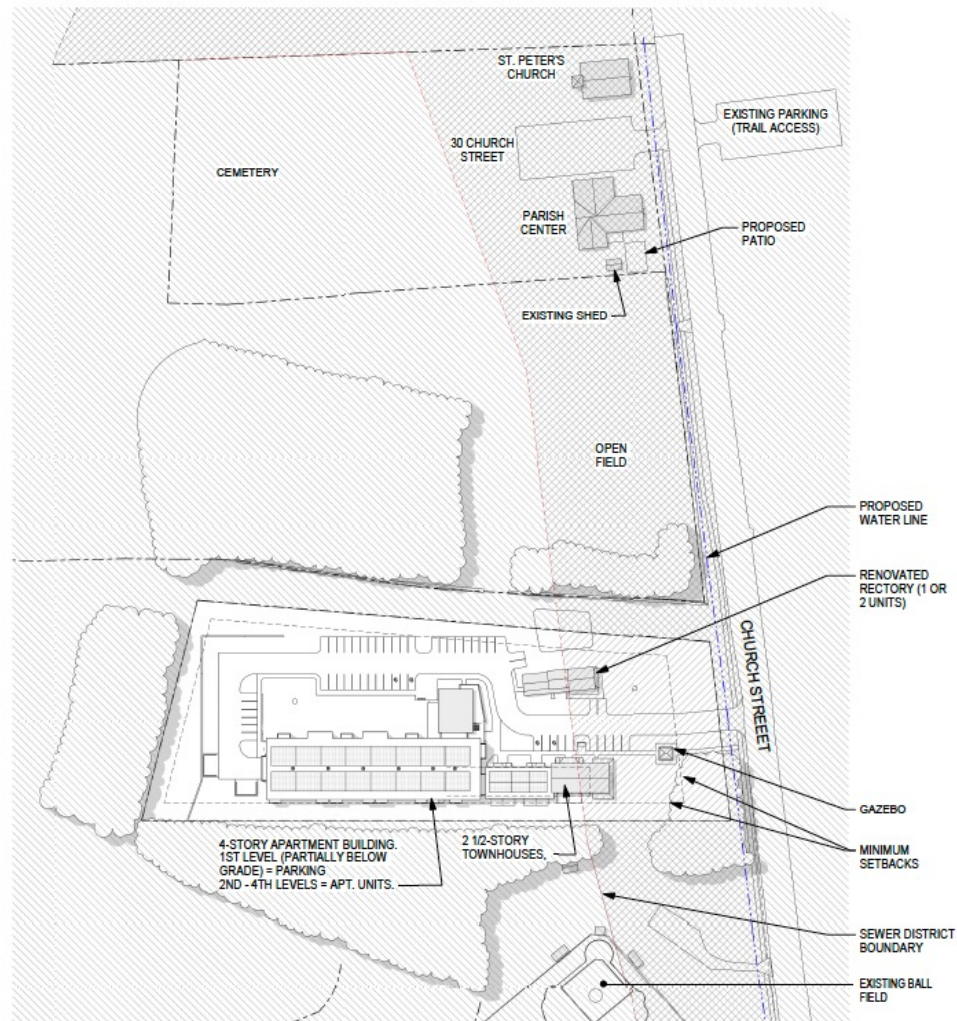
MINIMUM 30% INCOME RESTRICTED

7 units restricted to
incomes below 60% AMI
8 units restricted to
incomes 60% - 80% AMI

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1 NEIGHBORHOOD SITE PLAN
A1.2 SCALE: 1" = 100'-0"

UNIT COUNT

(25) 1 BEDROOM (24 APT, 0 TOWNHOME, 1 RECTORY)
(22) 2 BEDROOM (16 APT, 6 TOWNHOME)
(2) 3 BEDROOM (1 APT, 1 TOWNHOME)
(1) 4 BEDROOM (1 RECTORY)

(50) TOTAL UNITS

(80) TOTAL BEDROOMS

PARKING

(67) REGULAR SPACES
(8) ACCESSIBLE SPACES

(75) TOTAL SPACES

(51) SPACES EXTERIOR
(24) SPACES BASEMENT

(75) TOTAL SPACES

75 SPACES/ 50 DWELLING UNITS = 1.50 SPACES/ UNIT

UNITS PER ACRE

PROPERTY AREA = +/-3.24 ACRES

UNITS/ ACRE, TOTAL SITE = 9.6



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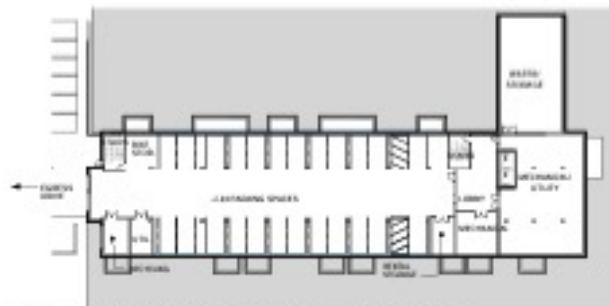
CONCEPTUAL Site Plan



1
CONCEPTUAL SITE PLAN WITH 1ST FLOOR
SCALE: 1" = 30' 0"



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2 CONCEPTUAL BASEMENT LEVEL - APARTMENTS
SCALE: 1" = 30' 0"



3 CONCEPTUAL SECOND FLOOR PLAN - APARTMENTS
SCALE: 1" = 30' 0"



4 CONCEPTUAL THIRD FLOOR PLAN - APARTMENTS
SCALE: 1" = 30' 0"



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THANK YOU

Robert Mangiafico, President



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(860) 228-3244



60 Church Street, Hebron, CT

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