



State of Connecticut
Town of Coventry
 1712 Main Street Coventry, CT 06238 (860) 742-4064



Planning and Zoning Commission Permit Application
 For Submission to the PZC

Owner: REID, MARGARET A
Address: 5280 FOREST BROOK PKY
 MARIETTA, GA 30068
RECORD ID: PZC-25-15
Activity Being Applied For: Special Permit
Project Description: 29 condominium units in 9 buildings

Applicant: Charles Brown
Address: P.O. Box 473
 Coventry, Ct 06238

Location: **Map/Block/Lot:** 22-108
Zone: GR-40
Comments:

Fee Paid: \$ \$0.00

Sections of Regulations Affected

THIS IS NOT A PERMIT, BUT APPLICATION ONLY

Date Applied For: October 9, 2025

Coventry Planning and Zoning Commission
1712 Main Street
Coventry, CT 06238

October 9, 2025

RE: Proposed Hillcrest Heights condominiums. Route 44 - Map 22 – 108

Dear Commission Members,

This application seeks Special Permit approval for a Designed Condominium Development in accordance with Section 5.13 of the Coventry Zoning Regulations. The proposed project is designed to broaden the Town's housing options by introducing a small-scale condominium neighborhood that provides an alternative to the predominately single-family housing stock currently available in Coventry.

Hillcrest Heights will consist of nine residential buildings, including seven (7) three-unit buildings and two (2) four-unit buildings for a total of 29 dwelling units. Buildings will be between 3,500 and 4,000 square feet in size, similar in scale to what is currently being constructed in single family subdivisions in town. The project will offer a mix of unit types, including at least one single-level (ranch-style) unit per building to meet the needs of seniors and residents seeking accessible living options.

The architectural design emphasizes compatibility with surrounding single-family neighborhoods, ensuring the complex appears as a collection of individual homes rather than multi-unit buildings. Each structure will be comparable in scale, massing, and proportions to a traditional single-family dwelling, with a single front door and minimal visible side entries to reinforce this residential character.

The attached conceptual site plans and sample building design are intended to assist the Commission in determining the appropriateness of issuing a special permit. As per Section 5.13.04, final site and building plans, complying with Sections 7.02 and 7.03, will be prepared within six months of the Commission's approval of this special permit.

Also attached, please find a summary of the project's alignment with the goals and objectives of the 2020 Coventry Plan of Conservation and Development and a narrative detailing the compliance of the project with each of the requirements of Section 5.13 of the Coventry Zoning Regulations.

Sincerely,

Charles A. Brown

Margaret Reid
663 Old Post Road
Tolland, CT. 06084

Reid Martin
5280 Forest Brook Pky
Marietta GA. 30068

March 19, 2024

Jana Roberson
Director of Planning and Development
1712 Main Street
Coventry, CT 06238

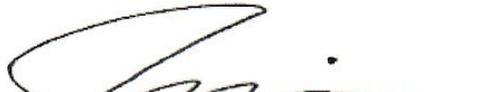
RE: Property on Boston Turnpike – Map Block Lot 22-108 – RO4732
Property on Boston Turnpike – Map Block Lot 22-36 – RO4733

Dear Ms. Roberson,

Please accept this letter as confirmation that Charles A Brown is authorized to act as our agent in the submission and representation of any land use application, including but not limited to zoning, subdivision or wetlands, before any board or commission pertaining to our above referenced properties on Boston Turnpike.

Sincerely,


Margaret Reid


Reid Martin

Compliance With Section 5.13 – Designed Apartment/Condominium Developments

Consistency with Section 5.13.01 – Intent

The project fulfills the intent of Section 5.13.01 by:

- Providing an owner-occupied housing option to traditional single-family homes. This “missing middle” housing is designed to accommodate diverse lifestyles, household sizes, and age groups, including young professionals, small families, and seniors.
- Promoting compatibility with the existing neighborhood through the use of single-family-style building forms, traditional materials, pitched roofs, and landscaping.
- Selecting a site with favorable physical characteristics, including suitable topography and soils. The neighboring properties immediately adjacent to the site consist of vacant and unbuildable land.
- Utilizing direct access to a state highway (Route 44) avoiding town roads.
- Avoiding and preserving environmentally sensitive areas, with approximately 63.5% (9.85 acres) of the total site preserved under a permanent conservation easement that protects steep slopes, wetlands and existing forest areas.

Compliance with Section 5.13.02 – Area, Density, Coverage, and Frontage

Site Area: The project site contains 15.51 contiguous acres in single ownership, exceeding the minimum 7.5 acres required.

Site Frontage: The project has 1,582 feet of direct frontage on a state highway, exceeding the minimum 50 feet required.

Density: The proposed density is 1.87 units per acre and does not exceed the maximum 2 dwelling units per acre, consistent with the regulation for non-senior designed condominium developments.

Building Size: No single building contains more than four (4) dwelling units, in compliance with the maximum allowed.

Land Coverage: The total proposed impervious coverage of 9% is below the maximum 25% allowed, preserving the site’s natural character and minimizing runoff.

Senior Housing Component: Each building includes at least one ranch-style unit to accommodate senior residents seeking single-level living.

Compliance With Section 5.13 – Designed Apartment/Condominium Developments

Compliance With Section 5.13.04 – Specific Findings

5.13.04a. That the proposed type, design and size of the complex is in harmony with the surrounding neighborhood and existing land uses, with particular emphasis on the potential impact on nearby historic structures and properties.

The proposed condominium community has been carefully designed in response to the surrounding land uses and existing neighborhood character. The project site is bordered by a mix of institutional, residential, and vacant wooded lands.

To the west and south, the project abuts the University of Connecticut's Lee Farm Tract (Map 22, Lot 117). The abutting portion of this large tract consists of vacant forest land that is utilized by the University for field studies and environmental research. The wooded condition of this land provides a substantial natural buffer between the proposed development and any institutional activities.

Also, to the south, the site borders the rear portions of two developed residential properties:

- 11-acre parcel of M22-91 (Shaw); and
- 7.81-acre parcel of M22-75 (Ussery).

Both properties are developed with single-family homes located closer to Sam Green Road, well removed from the shared boundary with the project. The rear of these lots is impacted by wetlands, and in the case of the Ussery property, is further protected by an existing conservation easement, ensuring a permanent natural buffer. These conditions make the southern edge of the proposed condominium community particularly well-screened and environmentally stable.

To the east, the project abuts two parcels. The first is a 23.16-acre vacant woodland (M22-63, Estate of Bay), a remnant from a previous subdivision that is highly constrained by wetlands and currently unapproved for development. The second is 3.86 acres of other land of the owners, which recently received approval for a three-lot residential subdivision. The design of the condominium community provides generous setbacks and the establishment of a conservation easement along all common property lines ensure compatibility with both existing and potential future low-density residential use.

The northern boundary of the project fronts Route 44, a two-lane state highway situated within a state-owned right-of-way. The right-of-way varies between approximately 60 feet and 100 feet in width. Across Route 44, land uses are diverse and include:

- a 15.56-acre parcel of other land of the owners, under contract to the applicant, where construction of a two-family dwelling is contemplated;
- a ~4-acre multi-family lot containing two dwellings;
- an ~8-acre lot with a single-family home;
- a ~16-acre vacant lot; and
- two ~1-acre lots each containing a single-family home.

Compliance With Section 5.13 – Designed Apartment/Condominium Developments

This varied pattern of development along Route 44 establishes a transitional context between single-family and multi-family uses, within which the proposed project fits appropriately in both scale and intensity.

The Plan of Conservation and Development (POCD) identifies the Coventry Glass Factory and the Brigham Tavern as the closest places of historic interest. The proposed project will have no adverse impact on these historic resources.

An archaeological assessment and survey have been conducted, including shovel test pits. The assessment concluded that it was unlikely the project site has the potential to contain significant archaeological remains and no further testing was recommended.

5.13.04b. That the proposed site is adequately screened from adjacent streets and properties, thereby providing for a transition from adjacent land uses of a different character. Any site which cannot be adequately screened shall be considered inappropriate for a designed apartment/condominium development.

The combination of existing forested buffers, extensive conservation easements, and large residential parcels surrounding the site ensures that the proposed condominium buildings will be visually contained within the landscape and harmonious with adjoining uses. Natural topography, selective clearing and supplemental landscaping will enhance the streetscape and provide a buffer for both new residents, existing neighbors and passing motorists.

5.13.04c. That the applicant has given full consideration to the aesthetic quality of the project, including architectural design, landscaping, and proper use of the land's natural features.

Each building is designed to mimic a single-family home, with:

- Varied rooflines, gable orientations, and façade materials to create architectural diversity.
- A single main entry door facing the street to maintain the scale and rhythm of individual residences.
- Side doors limited to one per façade, minimizing the perception of density.

A detailed landscaping layout will be provided on the final plans and subject to Commission review and approval. The scope of landscaping will include specific planting schedules for individual buildings, common grounds and privacy screening. The ongoing, long-term maintenance of all landscaping will be the responsibility of the condominium association to ensure a uniform and healthy environment.

Stonewalls line part of the southern border and are also found in the interior of the site. The walls along the border will remain and will fall under the protection of the conservation easement. Some walls located in the project's interior will need to be removed. Stones from these walls will be repurposed on site in accordance with Section 7.03.06c.

The sites natural topography and soils have been considered and incorporated into the placement and design of septic systems, drainage systems, roads, buildings and open spaces. The dedication of a conservation easement, far exceeding the minimum required, is intended to protect steep slopes, wetlands and further the goal of the POCD to preserve core forestland.

Compliance With Section 5.13 – Designed Apartment/Condominium Developments

5.13.04d. That the proposal will not hinder nor discourage the appropriate development and use of adjoining lands and buildings.

The project will not hinder the use or development of adjoining lands, most of which are large, stable parcels or permanently protected areas.

5.13.04e. That the proposal incorporates a safe and suitable access, which will not create traffic hazards on existing town roads.

Access to the development will be via a single entrance from the existing state Route 44. The entry drive is designed to meet sightline and safety standards and greatly reduces the number of curb cuts that a traditional subdivision would require. No new town roads are proposed and no existing town roads are needed to be used for access.

5.13.04f. That adequate provision has been made for sewage disposal, water supply, fire protection and storm drainage systems.

The project will utilize individual septic systems to service the individual buildings. The septic systems will be designed by a licensed professional engineer to meet applicable health codes and will be subject to review and approval by the Eastern Highlands Health District (EHHD) and/or the Connecticut Department of Public Health (CDPH). Extensive on-site soil testing has been completed under the guidance and supervision of Bushnell Associates and EHHD.

The project will utilize individual water wells to service the individual buildings. The proposed use of individual wells to service individual buildings has been reviewed by the CDPH for compliance with the state health code. Final well locations and supporting documentation will be subject to review and approval of the EHHD and/or CDPH.

The conceptual plan incorporates the fire apparatus access requirements of the 2021 International Fire Code (IFC) including appropriately sized and spaced turnarounds. The conceptual plan has been informally reviewed by the Fire Marshal and the final plan will be subject to his formal review and approval.

The stormwater drainage system will be designed by a licensed professional engineer in accordance with Section 5.12 of the Coventry Zoning Regulations and the 2024 Connecticut Stormwater Quality Manual. Low Impact Design (LID) principles and Best Management Principles (BMP) have been considered and will be incorporated into the final plans.

Compliance With Section 5.13 – Designed Apartment/Condominium Developments

Compliance With Section 5.13.05 - Additional Requirements.

5.13.05a. Underground utilities are required unless specifically waived by the Commission.

All utilities will be placed underground.

5.13.05b. All access drives shall, where feasible, be a minimum of 50 feet from side property lines and, except as noted below, shall be built to conform to standards for Town roads. Roadway widths shall be no less than 22 feet. Curbing and catch basin storm drainage shall not be required if the Commission finds that proposed alternatives will be equally effective. Where deemed necessary by the Commission, drainage easements shall be obtained by the applicant. Common driveways up to 18 feet in width shall be permitted.

All drives will be constructed to town standards and will be owned and maintained by the condominium homeowner's association (HOA).

The condominium community will be accessed via one 24' wide paved entrance, located more than 50' from side property lines. Adequate sight lines exist at this intersection with Route 44. Representatives from the Connecticut Department of Transportation (CTDOT) have reviewed the proposed entrance on-site and have indicated that the proposed location appears to comply with the requirements of the Connecticut Department of Transportation Encroachment Permit, subject to final review and approval by CTDOT staff.

The main access drive will be 22' wide and the fire apparatus turnarounds will be 20' wide. Curbing and catch basins will be utilized to convey stormwater to the on-site retention basin. The basin will provide both infiltration for water quality and attenuation of peak stormwater events.

5.13.05c. All buildings, structures, and parking areas shall be set back a minimum of 50 feet from all property lines.

All buildings, structures and parking areas are set back a minimum of 50' from all property lines.

5.13.05d. The minimum distance between structures should generally be at least five (5) feet greater than the height of the taller of the two adjacent structures. The Commission may allow a smaller distance if the applicant demonstrates that such smaller distance is compatible with the overall architectural design and site layout and that such design satisfies concerns regarding the health, safety and welfare of future residents.

The sample building design has a maximum height of approximately 30' and the conceptual site plan depicts the buildings approximately 35' apart. It is anticipated that the final site plan will maintain that the minimum distance between structures is generally 5' greater than the height of the taller of the two adjacent structures. Should any variation from the required spacing be necessary approval of the variation will be subject to the Commission's discretion as described in Section 5.13.05d.

Compliance With Section 5.13 – Designed Apartment/Condominium Developments

5.13.05e. Proof of adequate water supplies and waste-disposal facilities, including reports by any local, regional or state officials and agencies having regulatory permitting authority with regard to such facilities.

As noted earlier, on-site well and septic systems are proposed and final approval of the site plan will require written confirmation of approval for the construction and use of these systems from the EHHD and/or the CDPH.

5.13.05f. A minimum of two (2) parking spaces per dwelling unit shall be provided.

Two (2) parking spaces are provided for each dwelling unit and an additional parking space is also provided for each building. 67 spaces in total.

5.13.05g. A fire control plan, based on recommendations and comments of the Coventry Fire Marshal, which may include fire suppression systems involving water storage tanks or other measures at the discretion of the Fire Marshal.

A Fire Control Plan will be prepared in coordination with the Coventry Fire Marshal, and will be reflected on the final site plans.

5.13.05h. Sidewalk and pedestrian walkways between buildings and Town or State roads, as may be required by the Commission.

Pedestrian walkways will be installed between buildings and parking areas. Locations to be determined and will be shown on final site plans.

5.13.05i. The applicant shall dedicate conservation easements to the Town for any areas within 20 feet of any watercourses and for all areas within 50 feet of the front, side and rear lot lines. The Commission may authorize the use of conservation easement areas to permit necessary driveways or emergency access entrances and exits. The Commission's approval of a plan showing driveways or emergency access entrances and exits within the conservation easement areas shall be deemed to constitute approval of such uses in the designated areas.

A conservation easement shall be dedicated to the Town as generally depicted on the conceptual plan. Said easement will be approximately 9.85 acres and will include all areas within 50' of the front, side, and rear lot lines and 20' around all wetlands. As allowed by Section 5.13.05i., and past town policy, an access drive, septic systems and drainage basin are authorized to use the conservation area as generally depicted on the conceptual plans.

5.13.05j, k, l & m. Bonding.

The proposed project will comply with bonding requirements as may be determined by the Commission.

Compliance With Section 5.13 – Designed Apartment/Condominium Developments

5.13.05n. All outdoor lighting shall be screened from adjoining property.

All outdoor lighting will be screened from adjoining property.

5.13.05o. Best management practices and non-point-source stormwater management methodology are required in the project design.

As previously noted, the stormwater management plan will utilize BMP's and LID non-point-source stormwater methodology in accordance with the 2024 Connecticut Stormwater Quality Manual.

5.13.05p. The proposed landscaping and screening shall be shown on the proposed plans.

As noted earlier, a detailed landscaping layout will be provided on the final plans and subject to Commission review and approval. The scope of landscaping will include specific planting schedules for individual buildings, common grounds and privacy screening.

Other Considerations:

1. The property is located in a General Residential Zone – 40.
2. The project site contains inland wetlands; however, no work is proposed within the regulated areas. A request for a non-jurisdictional ruling will be made to the Inland Wetland Agency prior to, or simultaneous with, the submission of final site plans to the Planning and Zoning Commission. The inland wetland boundaries shown on the concept plans were field delineated by Highland Soils LLC. and field located by Bushnell Associates LLC. The final site plans will include certification of the wetland boundaries by a licensed soil scientist and licensed surveyor.
3. The property is not located in flood hazard zone A per National Flood Insurance Rate Map Community-Panel Number 0901100010D June, 11, 1982.
4. The project site is not shown as an area of state and federal listed species or critical habitat on the Connecticut Department of Energy Environmental Protection Data Base Areas Map for Coventry, Ct. dated June 2025.
5. The property is not located within the watershed of a water company, as defined in section 16-1 of the general statutes.
6. The property is not located within the watershed of Coventry Lake.
7. The final site plans will be prepared, signed and sealed by a professional engineer, licensed surveyor or other design professional as may be appropriate. The final site plans shall be substantially the same as the conceptual plans and shall include all information required under Sections 7.02 and 7.03 of the Coventry Zoning regulations.

Compliance With Section 5.13 – Designed Apartment/Condominium Developments

8. The final site plans will include an erosion and sedimentation plan. Said plan shall be prepared by a licensed professional engineer in accordance with the 2024 Connecticut Guidelines for Soil Erosion & Sediment Control.
9. The project will require a CT DEEP General Permit for the Discharge of Stormwater. Said permit will be obtained subsequent to town approval of the final site plans and prior to the start of construction.
10. The project will require a CDOT Encroachment Permit. Said permit will be obtained subsequent to town approval of the final site plans and prior to the start of construction.

Conclusion:

This proposed condominium community offers Coventry a thoughtfully designed, environmentally responsible, and aesthetically consistent residential alternative that expands local housing diversity while preserving the Town's rural and neighborhood character.

The project meets or exceeds all applicable standards of Section 5.13 – Designed Apartment/Condominium Developments and represents a well-balanced and much needed addition to Coventry's housing portfolio.

Compliance with the 2020 plan of Conservation and Development (POCD)

The proposed Hillcrest Heights condominiums directly advance several key goals of the Town of Coventry's 2020 Plan of Conservation and Development (POCD) by providing diversified housing opportunities, preserving open space, promoting sustainable site design, and maintaining the Town's rural and scenic character.

Housing Diversity and Choice (POCD Section 9 – Housing)

- The POCD encourages the creation of a greater variety of housing types, including small-scale multi-unit and age-friendly options, to meet the needs of residents at different stages of life.
- Hillcrest Heights fulfills this goal by introducing condominium-style ownership housing designed to blend with single-family neighborhoods while offering an alternative to detached homes.
- The inclusion of ranch-style units in each building directly supports the POCD's emphasis on accessible housing for seniors and those seeking one-level living arrangements.

Positive Fiscal Impact of Attached and Multi-family Housing. (POCD Section 9 – Housing)

- The POCD recognizes the fiscal impact that housing has on municipal finances. It contrasts the demand on municipal and public education services associated with traditional detached single-family housing versus the lower impact of attached single family homes or multi-family housing.
- Hillcrest Heights will offer two-bedroom units. As acknowledged in the POCD, these are unlikely to attract families with school age children.

All infrastructure in Hillcrest Heights will be owned and maintained by its residents with no burden placed on town resources.

- Units in Hillcrest Heights will be offered for sale at market pricing. Pricing has yet to be determined but it is reasonable to assume that Hillcrest Heights will generate a recurring revenue stream of property taxes to the town of \$150,000 to \$200,000 annually.

Preservation of Rural Character and Open Space (POCD Section 6 – Land and Water Resources)

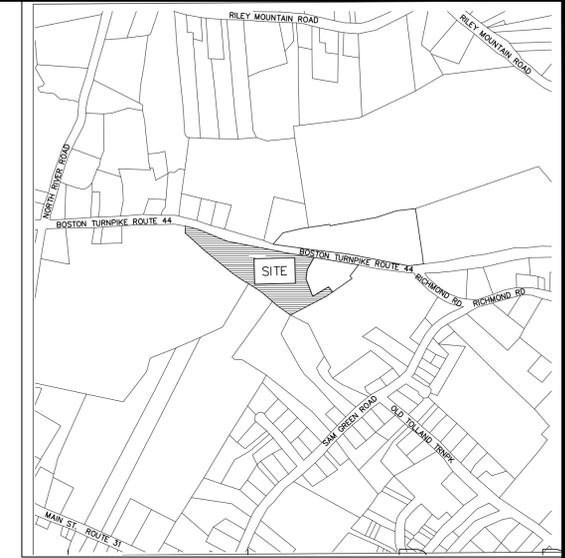
- The POCD prioritizes the conservation of core forestland, steep slopes, and wetlands to maintain the Town's environmental integrity and scenic quality.
- Hillcrest Heights preserves approximately 63.85% of its 15.51-acre site under a permanent conservation easement, exceeding regulatory requirements and contributing to the Town's open space inventory.
- The conservation area protects wetlands, mature woodlands, and stone walls—resources identified by the POCD as integral to Coventry's rural identity.
- Hillcrest Heights is not located in a Preservation Focus Area (POCD map #13)

Sustainable Design and Stormwater Management (POCD Section 4 – Land Use)

- The project incorporates Low Impact Development (LID) and Best Management Practices (BMPs) in its stormwater system, aligning with the POCD's goal to reduce non-point-source pollution and improve groundwater recharge.
- Limiting impervious coverage to 9%, far below the 25% maximum allowed, supports the plan's strategy of minimizing stormwater impacts and protecting downstream resources.

HILLCREST HEIGHTS

Boston Turnpike
Coventry, CT
Map 22 Lot 108



KEY MAP 1" = 1,000'

CONCEPTUAL SITE PLANS PREPARED IN ACCORDANCE WITH SECTION 5.13.04 OF THE COVENTRY ZONING REGULATIONS

OWNERS:
MARGARET REID
663 OLD POST ROAD
TOLLAND, CT. 06074

REID MARTIN
83 CIDER MILL ROAD
BOLTON, CT. 06043

APPLICANT:
CHARLES A. BROWN
P.O. BOX 473
COVENTRY, CT. 06238

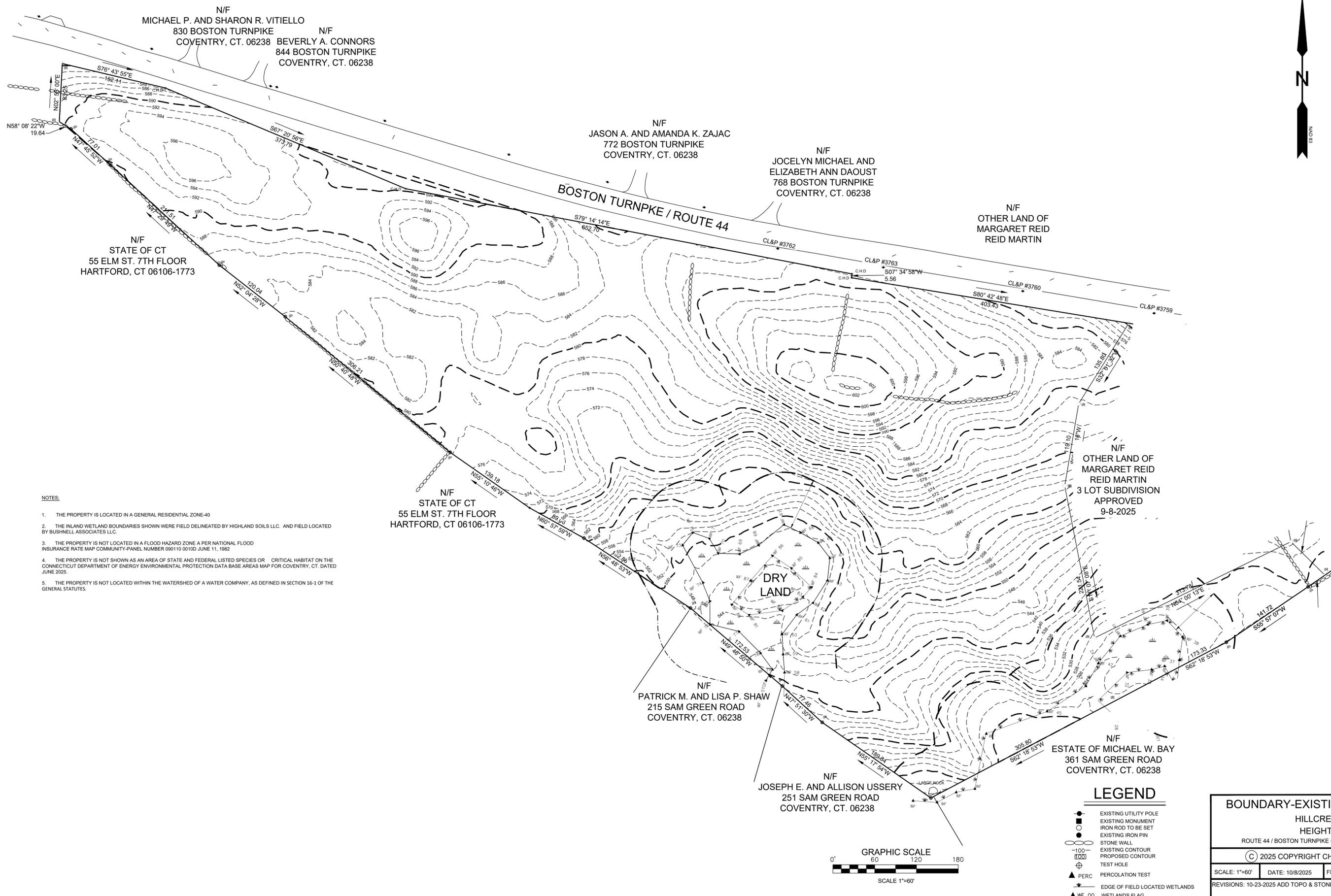
ZONING GR-40 - SECTION 5.13
DESIGNED APARTMENT/CONDOMINIUM DEVELOPMENTS

DESCRIPTION	REQUIRED	PROVIDED
MINIMUM LOT AREA	7.5 ACRES	15.51 ACRES
FRONTAGE	50 FT. MIN.	1,582 FT.
LOT COVERAGE	25% MAX.	9%
PARKING SPACES	58	67

DESCRIPTION	ALLOWED	PROPOSED
UNITS PER ACRE	2	1.87
UNITS PER 15.51 ACRES	31	29
UNITS PER BUILDING	4	3 & 4

OPEN SPACE PROPOSED	9.85 ACRES	63.5% OF SITE
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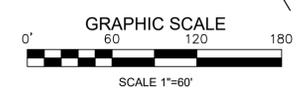
CONCEPTUAL SITE PLANS			
HILLCREST HEIGHTS ROUTE 44 / BOSTON TURNPIKE COVENTRY CT MAP 22-108			
© 2025 COPYRIGHT CHARLES A. BROWN			
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REVISIONS:			



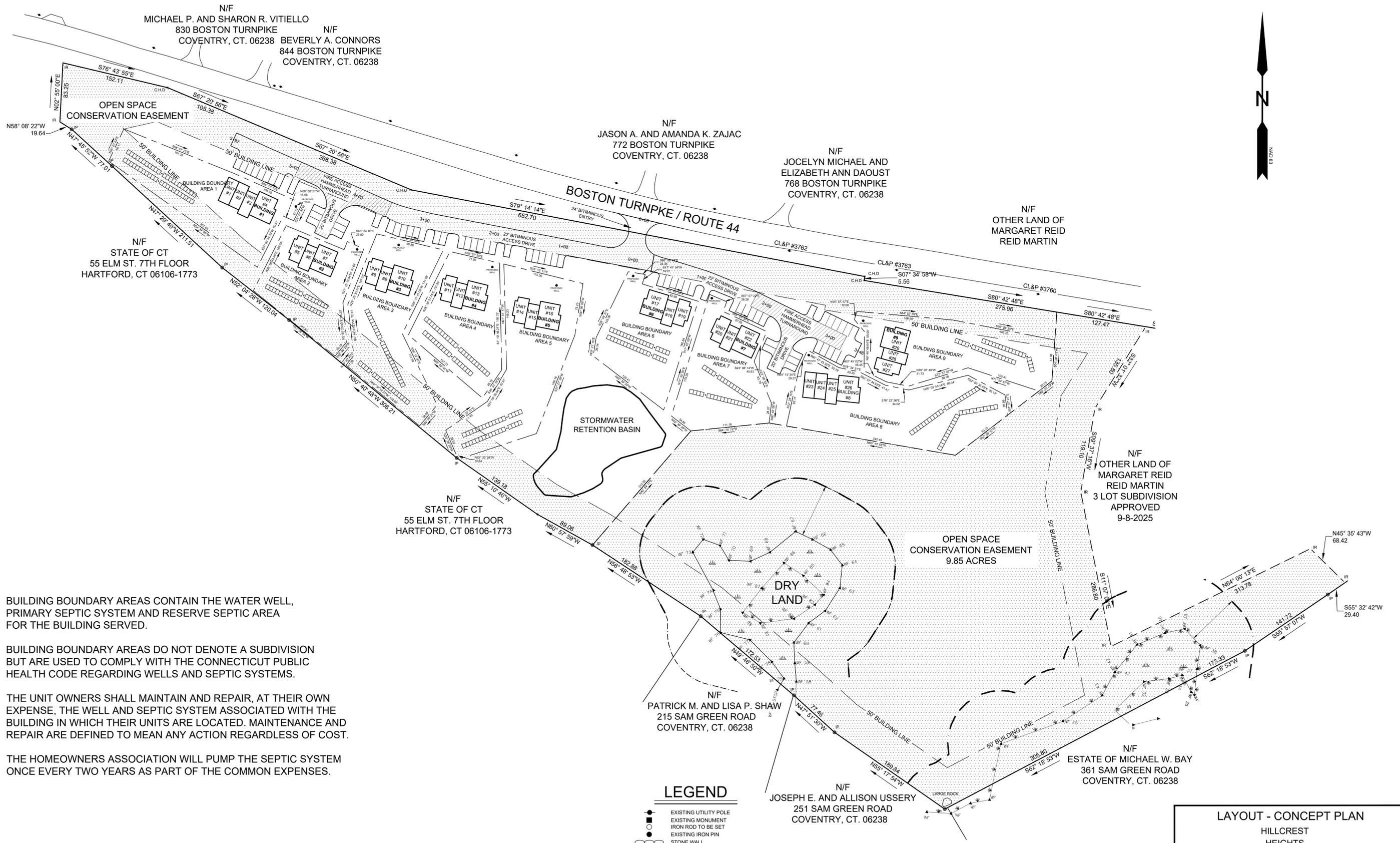
- NOTES:
1. THE PROPERTY IS LOCATED IN A GENERAL RESIDENTIAL ZONE-40
 2. THE INLAND WETLAND BOUNDARIES SHOWN WERE FIELD DELINEATED BY HIGHLAND SOILS LLC. AND FIELD LOCATED BY BUSHNELL ASSOCIATES LLC.
 3. THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE A PER NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 090110 0010D JUNE 11, 1982
 4. THE PROPERTY IS NOT SHOWN AS AN AREA OF STATE AND FEDERAL LISTED SPECIES OR CRITICAL HABITAT ON THE CONNECTICUT DEPARTMENT OF ENERGY ENVIRONMENTAL PROTECTION DATA BASE AREAS MAP FOR COVENTRY, CT. DATED JUNE 2025.
 5. THE PROPERTY IS NOT LOCATED WITHIN THE WATERSHED OF A WATER COMPANY, AS DEFINED IN SECTION 16-1 OF THE GENERAL STATUTES.

LEGEND

	EXISTING UTILITY POLE
	EXISTING MONUMENT
	IRON ROD TO BE SET
	EXISTING IRON PIN
	STONE WALL
	EXISTING CONTOUR
	PROPOSED CONTOUR
	TEST HOLE
	PERC
	EDGE OF FIELD LOCATED WETLANDS
	WETLANDS FLAG



BOUNDARY-EXISTING CONDITIONS			
HILLCREST HEIGHTS			
ROUTE 44 / BOSTON TURNPIKE COVENTRY CT. MAP 22-108			
© 2025 COPYRIGHT CHARLES A. BROWN			
SCALE: 1"=60'	DATE: 10/8/2025	FILE NO.	SHEET: 2 OF 5
REVISIONS: 10-23-2025 ADD TOPO & STONEWALLS			



BUILDING BOUNDARY AREAS CONTAIN THE WATER WELL, PRIMARY SEPTIC SYSTEM AND RESERVE SEPTIC AREA FOR THE BUILDING SERVED.

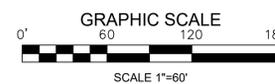
BUILDING BOUNDARY AREAS DO NOT DENOTE A SUBDIVISION BUT ARE USED TO COMPLY WITH THE CONNECTICUT PUBLIC HEALTH CODE REGARDING WELLS AND SEPTIC SYSTEMS.

THE UNIT OWNERS SHALL MAINTAIN AND REPAIR, AT THEIR OWN EXPENSE, THE WELL AND SEPTIC SYSTEM ASSOCIATED WITH THE BUILDING IN WHICH THEIR UNITS ARE LOCATED. MAINTENANCE AND REPAIR ARE DEFINED TO MEAN ANY ACTION REGARDLESS OF COST.

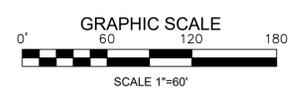
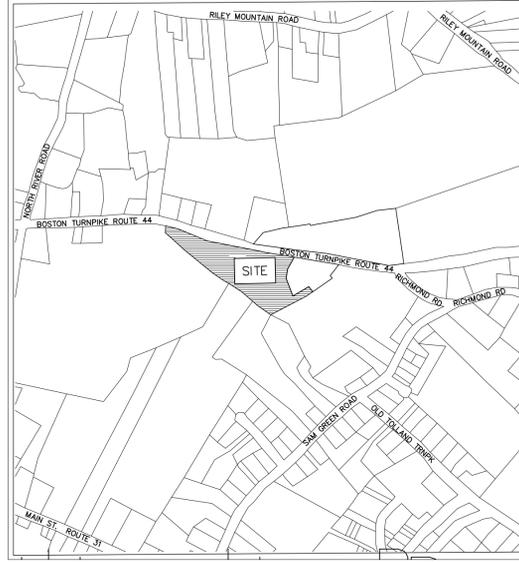
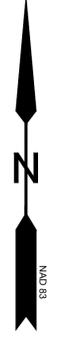
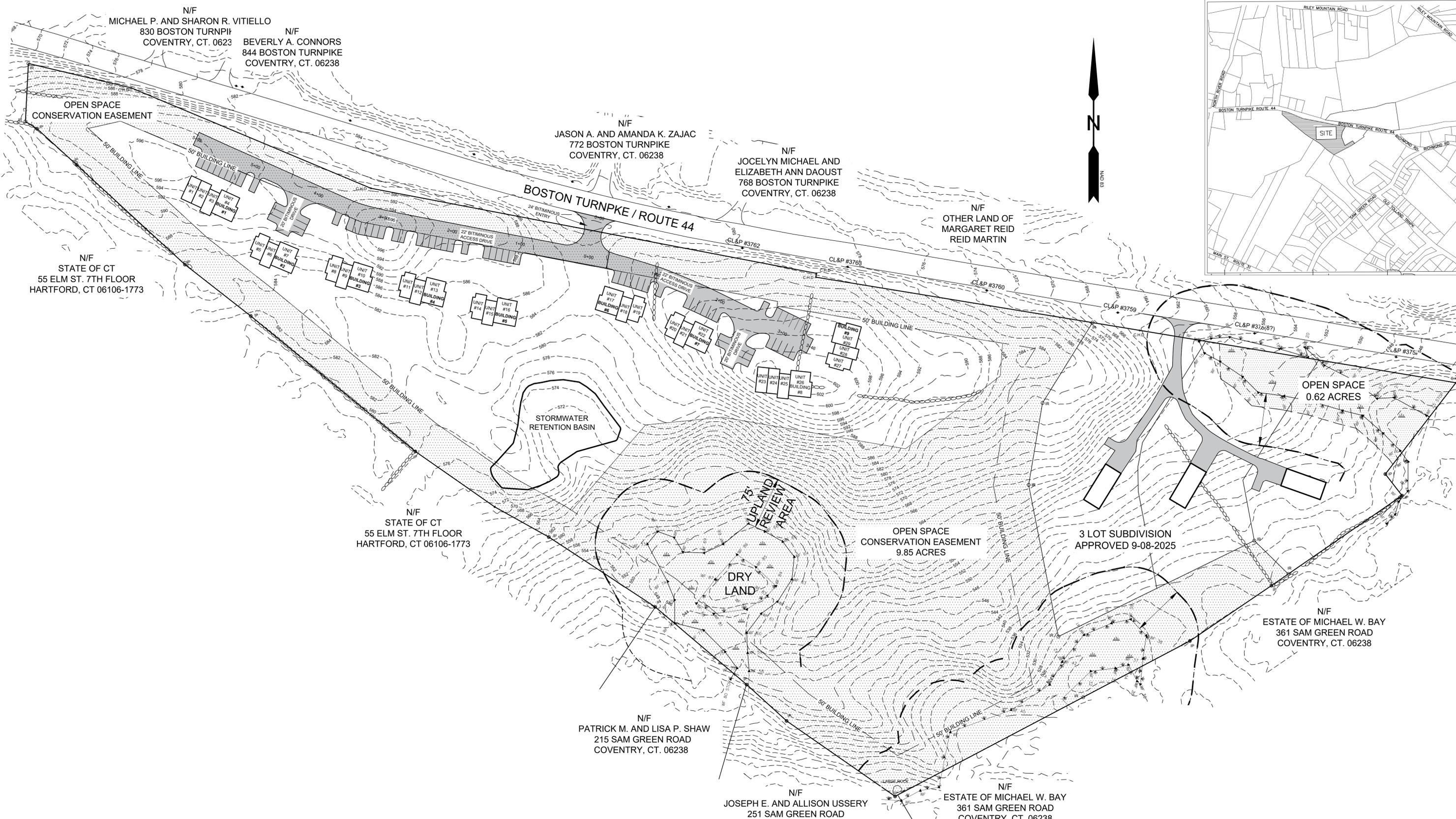
THE HOMEOWNERS ASSOCIATION WILL PUMP THE SEPTIC SYSTEM ONCE EVERY TWO YEARS AS PART OF THE COMMON EXPENSES.

LEGEND

- EXISTING UTILITY POLE
- EXISTING MONUMENT
- IRON ROD TO BE SET
- EXISTING IRON PIN
- STONE WALL
- 100- EXISTING CONTOUR
- PROPOSED CONTOUR
- ⊕ TEST HOLE
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- ▲ PERC
- ▲ WETLANDS FLAG



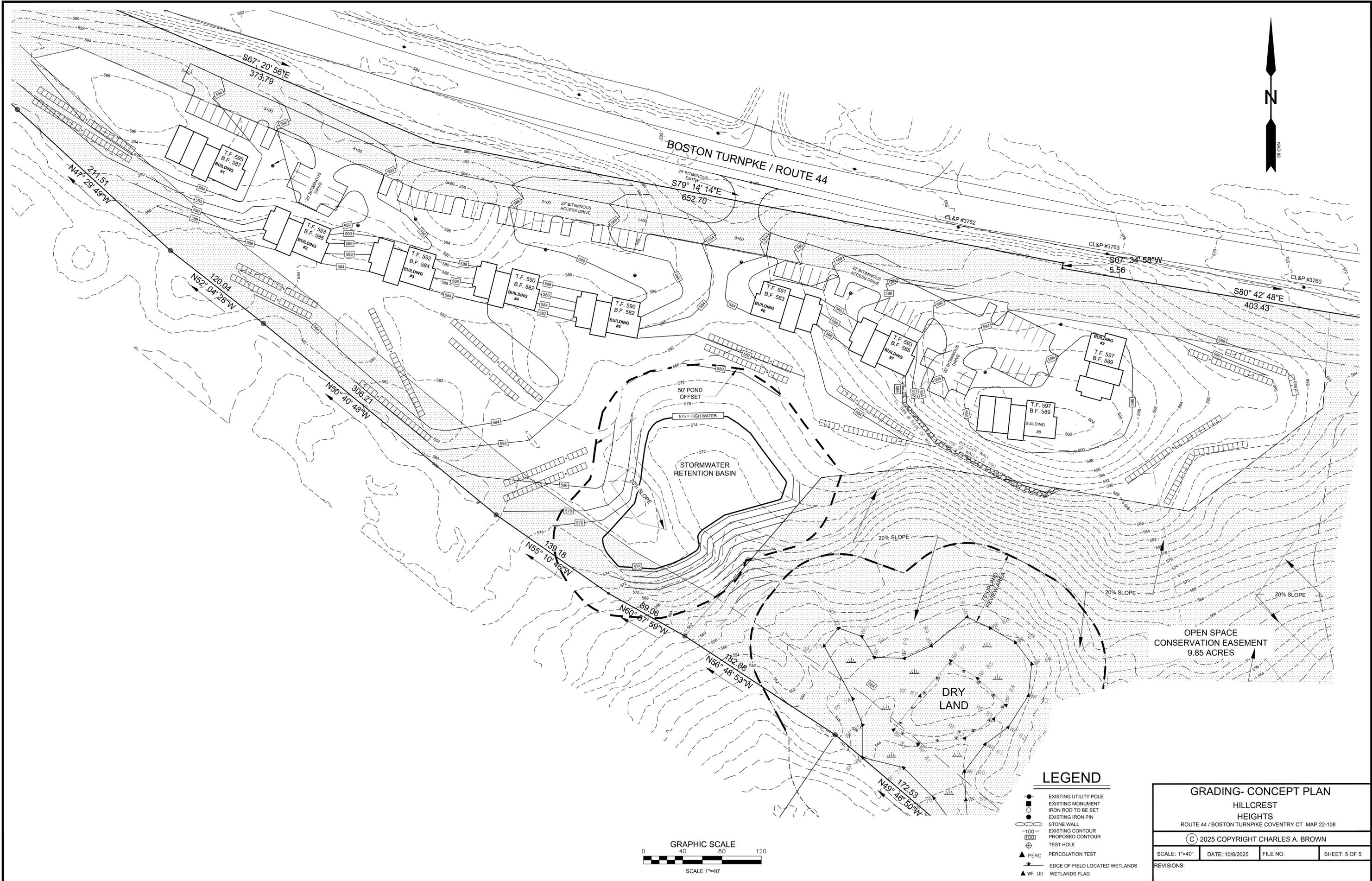
LAYOUT - CONCEPT PLAN			
HILLCREST HEIGHTS			
ROUTE 44 / BOSTON TURNPIKE COVENTRY CT. MAP 22-108			
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SCALE: 1"=60'	DATE: 10/8/2025	FILE NO.	SHEET: 4 OF 5
REVISIONS:			



LEGEND

- EXISTING UTILITY POLE
- EXISTING MONUMENT
- EXISTING IRON ROD TO BE SET
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- EXISTING CONTOUR
- PROPOSED CONTOUR
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- ▲ PERC PERCOLATION TEST
- ▲ EDGE OF FIELD LOCATED WETLANDS
- ▲ WF 00 WETLANDS FLAG

CONCEPT PLAN			
HILLCREST HEIGHTS			
ROUTE 44 / BOSTON TURNPIKE COVENTRY CT MAP 22-108			
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SCALE: 1"=60'	DATE: 10/8/2025	FILE NO.	SHEET: 3 OF 5
REVISIONS:			



LEGEND

- EXISTING UTILITY POLE
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- IRON ROD TO BE SET
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- STONE WALL
- 100- EXISTING CONTOUR
- 100- PROPOSED CONTOUR
- ⊕ TEST HOLE
- ▲ PERC PERCOLATION TEST
- ↘ EDGE OF FIELD LOCATED WETLANDS
- ▲ WF 00 WETLANDS FLAG

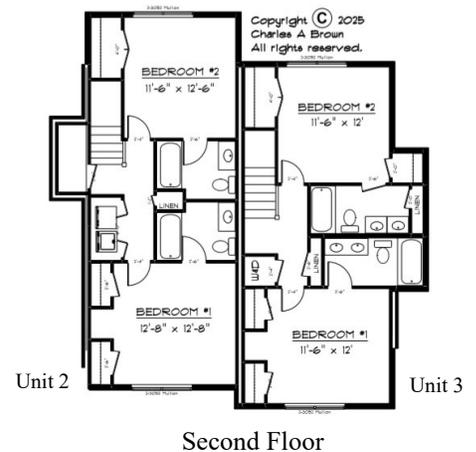
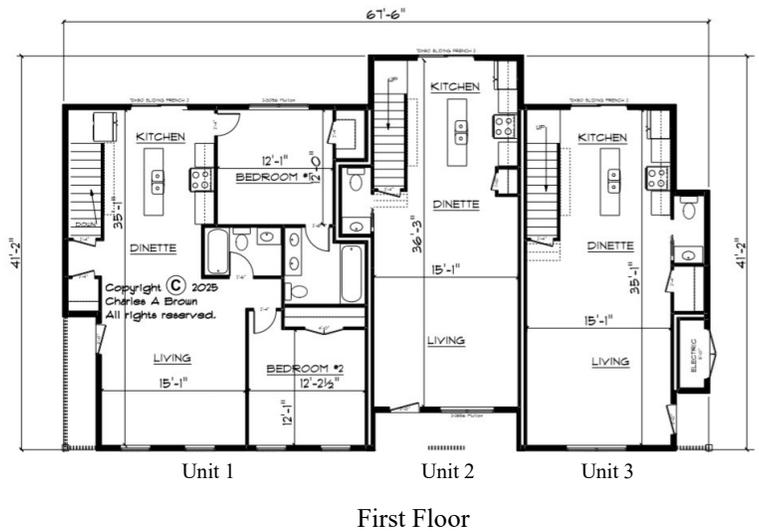
GRADING- CONCEPT PLAN			
HILLCREST HEIGHTS			
ROUTE 44 / BOSTON TURNPIKE COVENTRY CT MAP 22-108			
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SCALE: 1"=40'	DATE: 10/8/2025	FILE NO.	SHEET: 5 OF 5
REVISIONS:			

HILLCREST HEIGHTS

SAMPLE BUILDING DESIGN



Unit 1
<ul style="list-style-type: none"> ◆ Ranch - 1083 square feet ◆ 2 bedroom
Unit 2
<ul style="list-style-type: none"> ◆ Townhouse - 1222 square feet ◆ 2 bedroom
Unit 3
<ul style="list-style-type: none"> ◆ Townhouse - 1286 square feet ◆ 2 bedroom
Building Total
<ul style="list-style-type: none"> ◆ First floor - 2324 square feet ◆ Second floor—1267 square feet ◆ Total - 3591 square feet



This proposed building design is representative of the homes to be built in Hillcrest Heights. Several facades will be offered, designed to reflect the scale, proportions, and architectural character of a traditional single-family home. Each building will include:

- Modest rooflines, traditional architectural details, and materials consistent with neighboring homes.
- A street-facing façade that maintains residential character, avoiding any overt appearance of multi-family density.
- Private entrances for each unit to reinforce the single-family feel.