



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

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

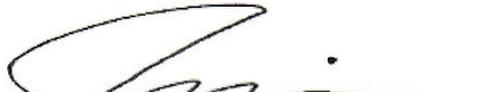
RE: Property on Boston Turnpike – Map Block Lot 22-108 – RO4732  
Property on Boston Turnpike – Map Block Lot 22-36 – RO4733

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.

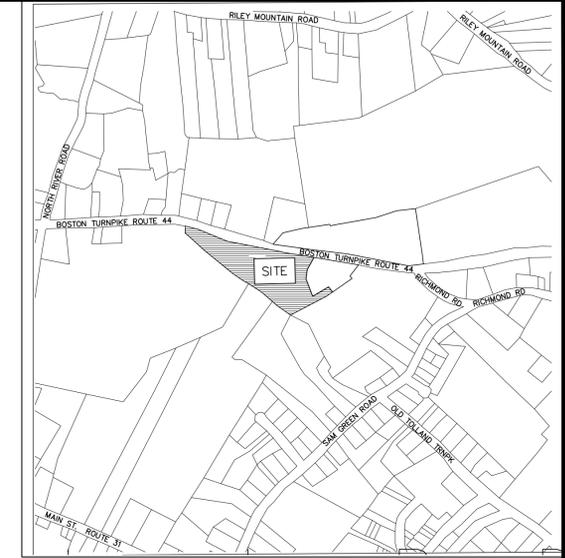
Sincerely,

  
Margaret Reid

  
Reid Martin

# 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

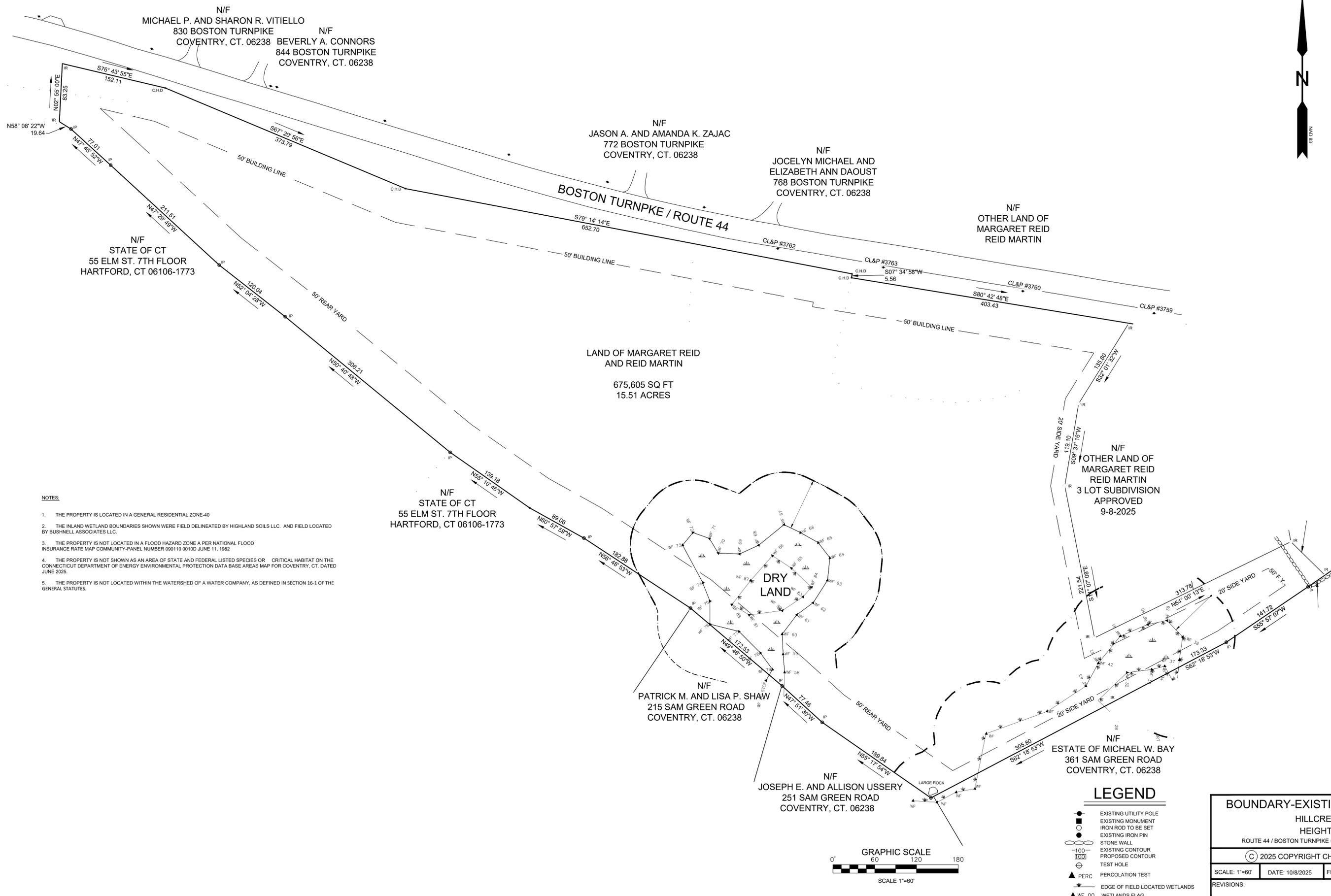
### ZONING GR-40 - SECTION 5.13 DESIGNED APARTMENT/CONDOMINIUM DEVELOPMENTS

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

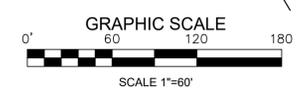
DESCRIPTION	ALLOWED	PROPOSED
UNITS PER ACRE	2	1.87
UNITS PER 15.51 ACRES	31	29
UNITS PER BUILDING	4	3 & 4

OPEN SPACE PROPOSED	9.85 ACRES	63.5% OF SITE
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<b>CONCEPTUAL SITE PLANS</b>			
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: 1 OF 5
REVISIONS:			



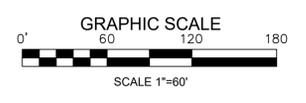
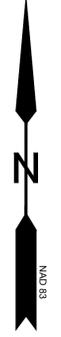
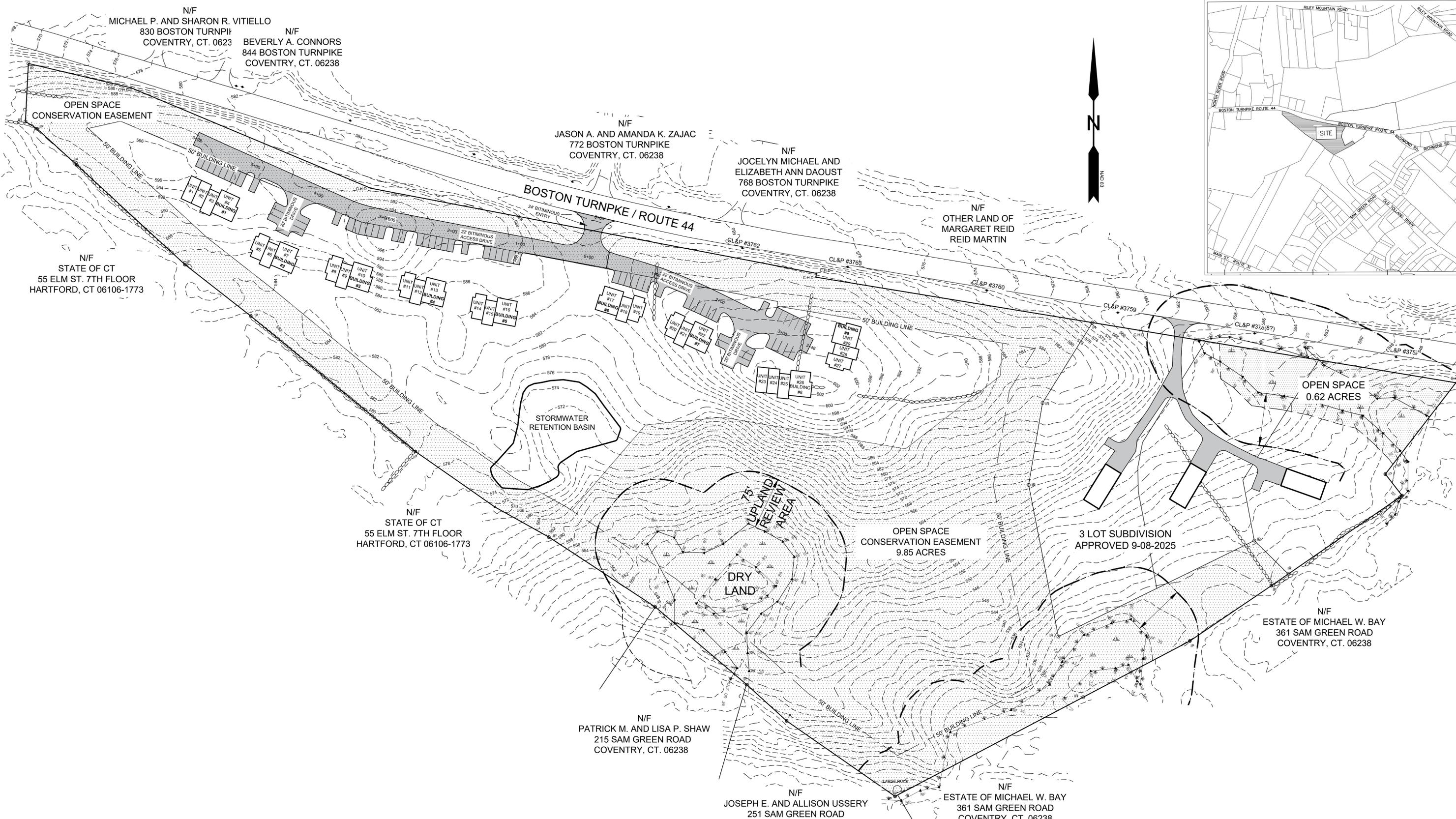
- NOTES:
1. THE PROPERTY IS LOCATED IN A GENERAL RESIDENTIAL ZONE-40
  2. THE INLAND WETLAND BOUNDARIES SHOWN WERE FIELD DELINEATED BY HIGHLAND SOILS LLC. AND FIELD LOCATED BY BUSHNELL ASSOCIATES LLC.
  3. THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE A PER NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY-PANEL 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
	PERCULATION TEST
	EDGE OF FIELD LOCATED WETLANDS
	WETLANDS FLAG

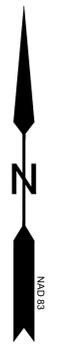
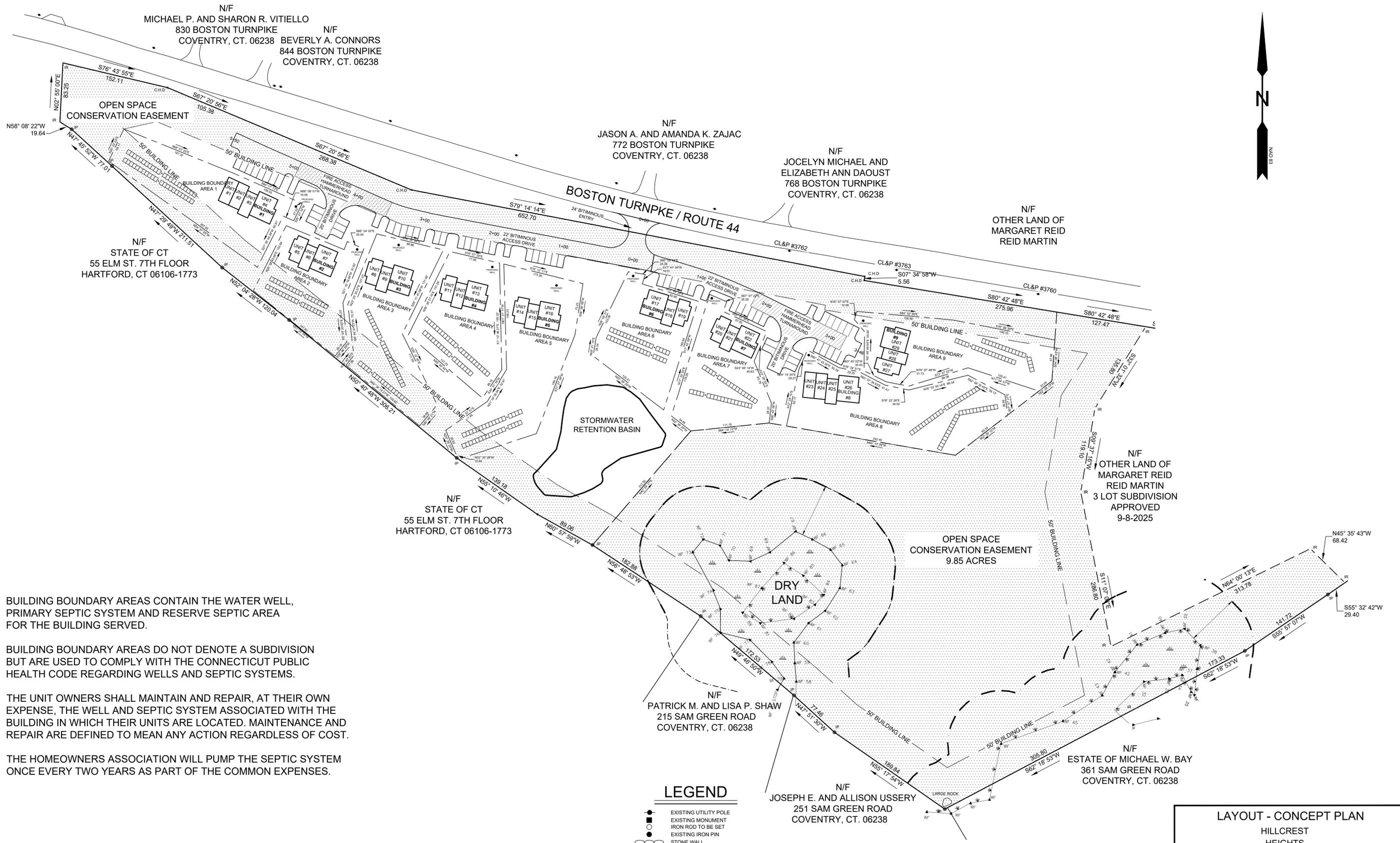
<b>BOUNDARY-EXISTING CONDITIONS</b>			
HILLCREST HEIGHTS			
ROUTE 44 / BOSTON TURNPIKE COVENTRY CT. MAP 22-108			
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SCALE: 1"=60'	DATE: 10/8/2025	FILE NO.	SHEET: 2 OF 5
REVISIONS:			



**LEGEND**

●	EXISTING UTILITY POLE
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○	STONE WALL
○	EXISTING CONTOUR
○	PROPOSED CONTOUR
○	TEST HOLE
▲	PERC
▲	PERCOLATION TEST
▲	EDGE OF FIELD LOCATED WETLANDS
▲	WF 00
▲	WETLANDS FLAG

<b>CONCEPT PLAN</b>			
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:			



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

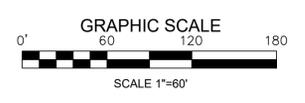
BUILDING BOUNDARY AREAS DO NOT DENOTE A SUBDIVISION BUT ARE USED TO COMPLY WITH THE CONNECTICUT PUBLIC HEALTH CODE REGARDING WELLS AND SEPTIC SYSTEMS.

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.

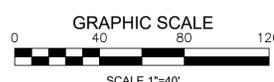
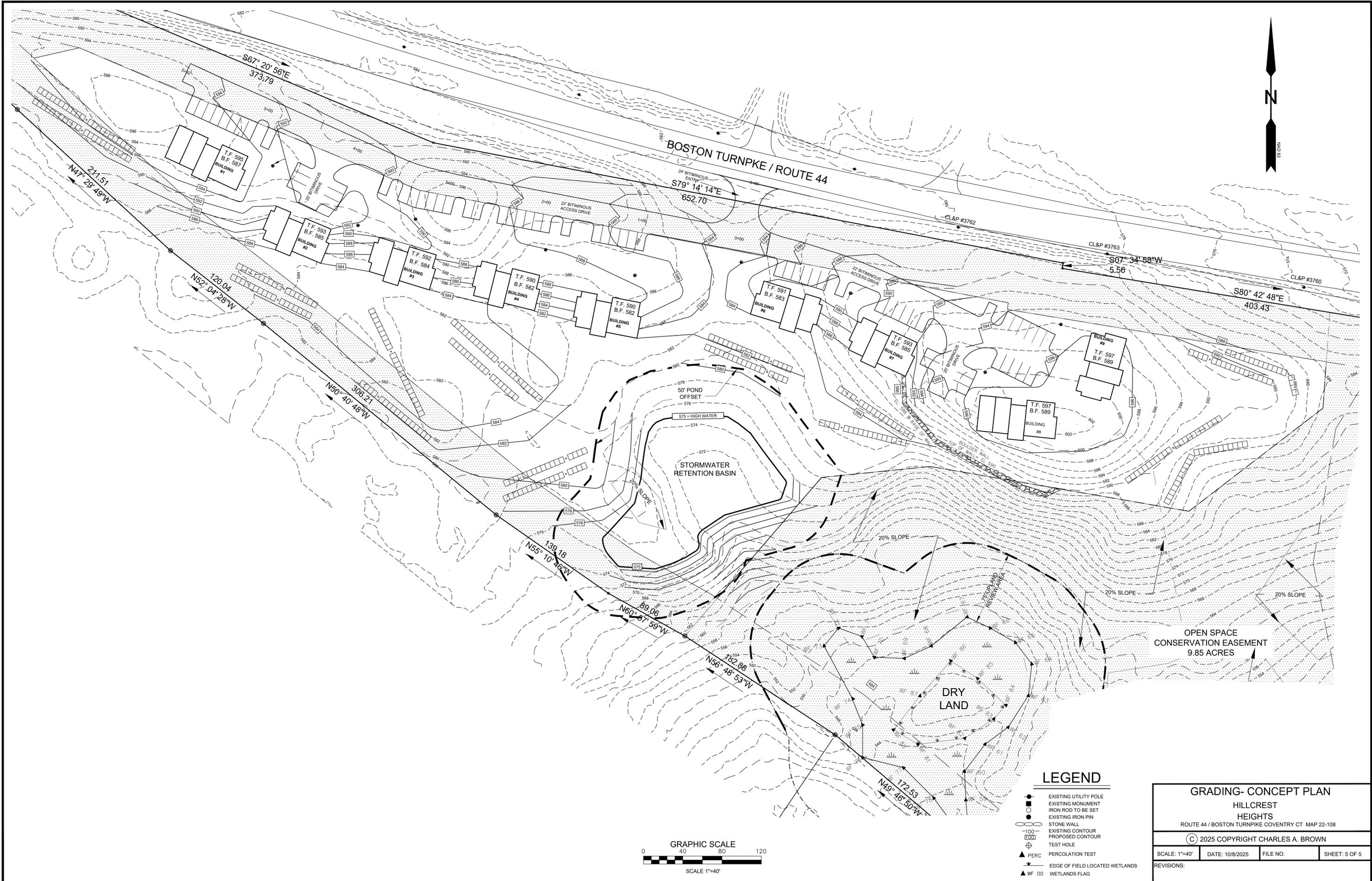
THE HOMEOWNERS ASSOCIATION WILL PUMP THE SEPTIC SYSTEM ONCE EVERY TWO YEARS AS PART OF THE COMMON EXPENSES.

**LEGEND**

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- STONE WALL
- 100- EXISTING CONTOUR
- PROPOSED CONTOUR
- ⊕ TEST HOLE
- ▲ PERCOLATION TEST
- PERC EDGE OF FIELD LOCATED WETLANDS
- ▲ WF 00 WETLANDS FLAG



<b>LAYOUT - CONCEPT PLAN</b>			
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**

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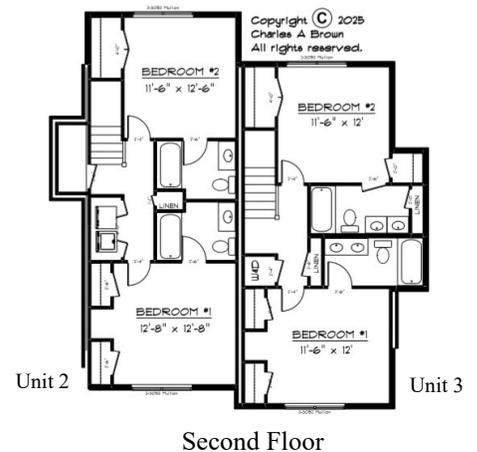
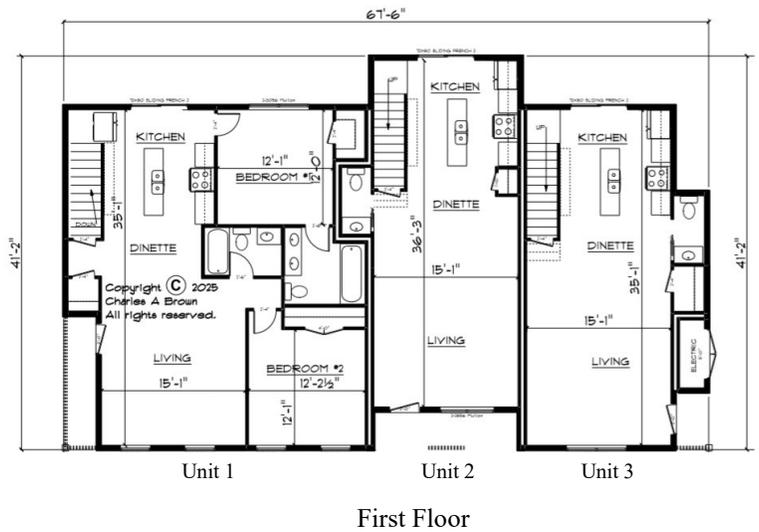
<b>GRADING- CONCEPT PLAN</b>			
HILLCREST HEIGHTS			
ROUTE 44 / BOSTON TURNPIKE COVENTRY CT MAP 22-108			
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SCALE: 1"=40'	DATE: 10/8/2025	FILE NO.	SHEET: 5 OF 5
REVISIONS:			

# HILLCREST HEIGHTS

## SAMPLE BUILDING DESIGN



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



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.