

**Proposed 42 unit Multi-family  
105 Bridge Road**

This is a proposed 42 unit multi-family development at 105 Bridge Road. It was formally used by CT DOT and then the town took ownership and operated a tourist information center. The town then sold to a developer and the developer conducted the environmental investigation and permitting and cleaned the property to a residential standard. The current owner acquired in 2021 from the previous owner.

As the plans reveal it is essentially a flat site with well drained soils. There are various remnants of the former uses - asphalt, foundations and slabs that will all be removed. There is an excellent berm and buffer on the eastern property line and sparse tree line on the western property line.

The zoning regulations allow the multifamily use in the Tylerville Village District. There is also an attractive club house along the Bridge Road frontage which will enhance the streetscape. There will be 40 – 1 bedroom units and 2 – 2 bedroom units. The regulation recommends 2 spaces per unit however the new State Statute prohibits towns from requiring any more than 1 space per one bedroom unit and 2 spaces per two bedroom unit. Therefore the proposed 75 spaces more than complies with the 44 required spaces. It is well accepted that one bedroom units do not produce school children.

The proposed architecture and landscape was reviewed and approved by the Architectural Review Committee.

Attached is the Town Engineers review of the project. The site has been tested with the CT River Health District for on-site septic systems and it serviced by public water.

The project has been coordinated with the town sidewalk project on Bridge Road. The internal sidewalk system on the site will tie into the town sidewalk and the decorative lighting will match the lighting which is proposed on Brooks Court, at the proposed round about and up and down Bridge Road.

Overall, this will be a very attractive place to live in a village setting. There is bank, retail shops, dog grooming, groceries, coffee, package stores and restaurants all within walking distance. When complete residents will be able to walk on sidewalks down to the river or to Eagle Landing State Park. This truly the evolution of a village.