
METRO REALTY

THE METRO REALTY MANAGEMENT CORPORATION

September 7, 2023

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Town of South Windsor
Transmitted Electronically

The letter serves to address comments presented to the Commission regarding the landscaping, maintenance, and general appearance of existing properties owned and managed by The Metro Realty Group, LTD (“Metro Realty”), an affiliate of the Applicant in Application 23-25P, which is currently pending with the Town’s Planning and Zoning Commission

Balconies

Images were shared of balconies being used as storage for items, and it was implied that the apartments shown in the images were Metro Realty properties. These images are not from properties owned or managed by Metro Realty. 175 Oakland Road, which is a Metro Realty property, contains similar balconies (as shown on Exhibit A), all of which are maintained in accordance with the Rules and Regulations of the community.

Landscaping at Berry Patch, Watson Farms, and Hillcrest

There have been comments about the length of the grass and the frequency of mowing at the above-referenced developments. Typically, the lawns are mowed every 10 days. However, this has been an unusually strong growing season due to the amount of rain and sunlight we’ve received this spring and summer. Also, multiple instances of heavy rain caused some of the scheduled mowing to be delayed by a day or two.

We have now revised the landscaping program to increase mowing to every 6 days. However, the majority of the “tall grass” that is referenced in the images that have been provided is, in fact, typical turfgrass. It is a stubborn, invasive plant called nutsedge (see Exhibit B). Nutsedge has the appearance of typical grass, but is lighter in color and grows significantly faster than turfgrass. The weed is most often brought in by cuttings or seedlings that have adhered to landscaping equipment; they then multiply quickly and are difficult to eradicate, requiring a targeted herbicide. We are treating the nutsedge, but are mindful to strike a balance between the desire for a neat, uniform lawn and the amount of herbicide we are introducing into the environment.

Lawns are mowed to 4” to promote the health of the turf, and it is not uncommon or unhealthy for the turfgrass to reach 6” before the next cut.

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Stumps

A large amount of tree work has been completed over the course of the past two years at all of the properties. The tree work was completed earlier this year, at which point we scheduled the grinding of the stumps for this fall. Stump grinding is best performed in the fall, because the areas of the former stumps are immediately reseeded, and seeding is most successful in the fall season. Stump grinding is currently scheduled to occur on September 5th.

Landscaping of 175 Oakland

The lawns at 175 Oakland are in considerably worse visual condition than those at Berry Patch, Watson Farms, and Hillcrest. This has been the case since the grass was first seeded. The suspected cause for this condition relates to the environmental state of the site prior to development. As a former orchard, residual pesticides were identified in the topsoil, and the majority of the fertile top layer of soil was required to be stripped and either moved off-site or mixed and used under parking areas. Turfgrass has never grown successfully in the remaining material, and instead primarily nutsedge and crabgrasses have flourished.

In fall of 2022, we aerated the entire lawn, top dressed with compost, re-aerated, and overseeded with the hope that the efforts would improve the quality of the lawn. This approach was not successful. This September, we are scheduled to add 1" of topsoil and completely reseed the site.

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EXHIBIT A

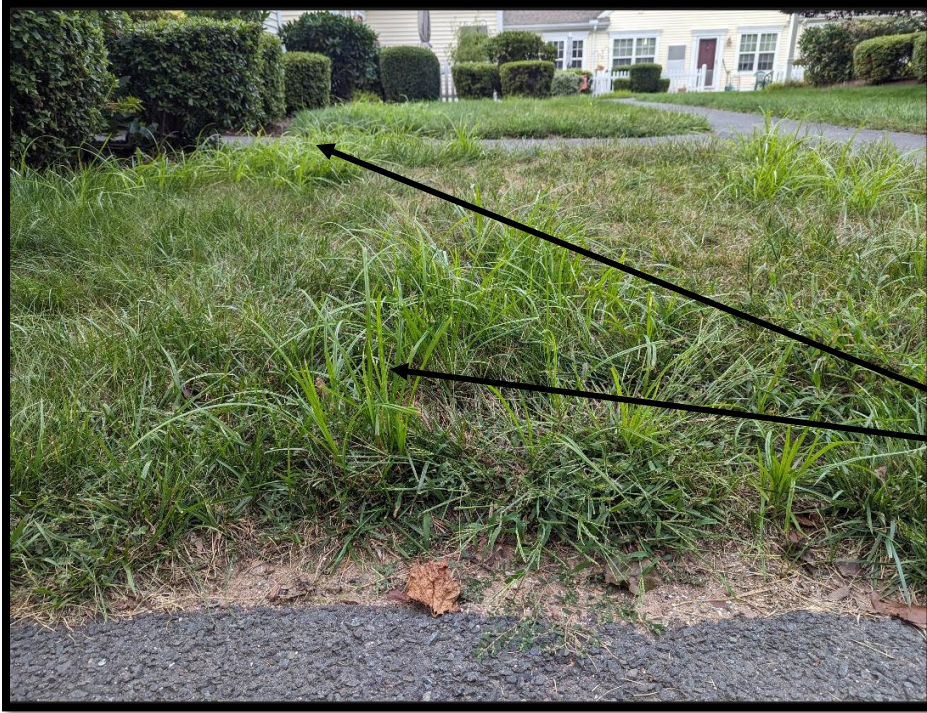
Balconies at 175 Oakland Road (9/1/2023)



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EXHIBIT B



Nutsedge



Turfgrass

Nutsedge