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April 20, 2022

Mr. Bart Pacekonis
Planning & Zoning Commission Chairman
Town of South Windsor
1540 Sullivan Avenue
South Windsor, CT 06074

Re: 67 Kennedy Road Warehouse & Distribution Center
Site Plan Application
Lighting Height Waiver Request

Dear Mr. Pacekonis:

On behalf of our client, Scannell Properties #644, LLC, we are hereby requesting a waiver for the above referenced application to allow for the installation of some of the site lighting above 25 feet.

We are requesting a waiver to allow for six pole lights and six building mounted lights in the truck court area to be installed at a height of 35 feet. The remaining site lights will be installed at 25 feet as allowed in the Zoning Regulations.

Per Section 6.3.3 E. of the Town of South Windsor Zoning Regulations, an applicant can request a waiver to allow up to 35-foot mounting height if the Commission determines the appropriateness of the higher lights based six criteria. We have outlined the criteria as well as how this application is appropriate below:

1. *Traffic or other hazards will not be created;*

The lights subject to the waiver request are located in the truck court area and will not pose any traffic or other hazards as a result of the increased height.

2. *General property values will be conserved;*

All of the abutting properties are also within the Industrial Zone and suitable for development of compatible uses as allowed in the Zoning Regulations. Therefore, the general property values will not be impacted by the increased height.

3. *No adverse effects on the existing uses in the area;*

The increased height allows for the reduction in the total quantity of poles and distributes the light more evenly. The light levels along the adjacent property lines are at or below the 0.25 footcandle maximum as required by the Zoning Regulations.

4. *General welfare of the community will be served;*

The general welfare of the community will be served with an increased height of poles by allowing for the reduction in the number of poles required to adequately illuminate the affected areas. The lights in the auto parking area and along the ingress and egress drives along Sullivan Avenue and Kennedy Road will all be at the typical maximum height of 25 feet.

5. *No adverse environmental impacts will be created;*

The increased height will not cause any adverse environmental impacts because of the other restrictions contained in the Zoning Regulations (light levels, full cut-off lights, etc.).

6. *Topography of the land make the property suitable for higher poles;*

All of the lights for the proposed height increase are located within the truck court area, which is generally four feet lower than the finish floor of the building and the auto parking area. The taller lights will be shorter than the proposed building.

As such, we believe the increased height of the specific mentioned lights is appropriate in this application and is consistent with other such waivers requested and granted for other projects throughout South Windsor, including similar warehouse/distribution facilities in the Industrial Zone along Sullivan Avenue. Thank you for consideration of the request. Please let us know if you need additional information.

Sincerely,
DESIGN PROFESSIONALS, INC.



Benjamin P. Wheeler, PLA
Director of Operations & Landscape Architecture