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April 20, 2021

Jeffrey Doolittle, P.E.
Town of South Windsor
1540 Sullivan Avenue
South Windsor CT 06074

Re: Response to Review
Draft Approval Conditions
App 19-12P, Educational Playcare Center
742 Ellington Road, South Windsor CT

Dear Mr. Doolittle:

The submitted plans included changes made to satisfy the non-standard conditions contained within the draft "Standard Approval Modifications for Site Plan" presented at the Planning & Zoning Commission meeting on May 14, 2019. For ease of your review, conditions are in *italics*, followed by our response in **bold** is included below.

14. *Engineering comments dated 3/6/2019 must be incorporated on the final plans. We believe engineering comments were previously satisfied prior to the May 14, 2019 meeting. See response to comments dated March 11, 2019.*
15. *Dumpster pick up shall occur during the facilities working hours. The applicant has noted this and will make for such arrangements.*
16. *Site lighting levels shall be reduced to 30% during off hours and put on motion sensors. A note has been added to the Site Lighting Plan. See Sheet C-LT1.*
17. *Nineteen (19) parking spaces in the front of the site must be signed as "drop off" spaces. Plans have been revised to include 19 drop off spaces. See Sheet C-SP1.*
18. *Exiting from the site shall be restricted to "Right Turn Only" and posted as such. The site drive shall be configured to direct exiting vehicles to the right. If changes made to the signal by Department of Transportation improve the queuing situation, the applicant could request the Town to reconsider this restriction. An island was added to the exit drive to direct exiting vehicles to the right and a "Right Turn Only" sign was added to the plans. See Sheet C-SP1.*
19. *A sign shall be posted that states, "Do Not Block the Driveway". A sign has been added to the plans along Ellington Road. See Sheet C-SP1.*

20. *The State consider requiring a sidewalk along the Ellington Road frontage to the Pleasant Valley Road intersection. The State has not required the sidewalk connection at this time.*

Please contact us with any questions.

Sincerely,
DESIGN PROFESSIONALS, INC.



Benjamin P. Wheeler, PLA
Director of Operations

Enclosure

Cc: Harry Freeman, Educational Playcare