



FLB Architecture & Planning, Inc. 19 Silver Lane East Hartford CT 06118
(860)568-4030 fax: (860)568-5129 e-mail: flb@flbarch.com web: www.flbarch.com

August 17, 2020

Planning and Zoning Commission
Town of South Windsor
1540 Sullivan Avenue
South Windsor, CT 06074

Re: Final Site Plan/Special Exception
COSTCO Warehouse
Unit 12 Evergreen Walk
Project No. 19088.10

Dear Commissioners,

On August 14, 2020 applications were submitted for site plan and special exception approvals for the subject project. This letter is to add clarity to those submissions.

We are requesting a special exception for the hours of operation for hours of truck deliveries and pickups for the site to include the hours of 5:00 AM and 7:00 AM. This request is made pursuant to Section 4.2.11.F.2 of the Zoning Regulations.

1. A truck routing plan has been submitted showing truck movements for the site during those hours between 5:00 AM and 7:00 AM utilizing Buckland Road and Deming Street without passing by any residentially zoned dwellings.
2. The loading area is at least 1,320 feet from the nearest residentially zoned dwelling unit
3. The loading area is at least 500 feet from any residentially zoned building in the Gateway Zone
4. The proposed use on the site is a retail sales and inventory use and has a minimum gross floor area of more than 150,000 square feet
5. The loading area is appropriately screened by recessing the loading area approximately 20 feet below the grade of the adjacent Evergreen Way to shield certain residential uses in Evergreen Walk
6. The loading area is appropriately screened by orienting the building to shield certain residential uses in Evergreen Walk

7. The loading area is appropriately screened by the use of landscaping to shield certain residential uses in Evergreen Walk.
8. We will also demonstrate compliance with the review criteria for special exceptions contained in Section 8.4.B of the Zoning Regulations specifically with respect to subparagraphs 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13 and 14.

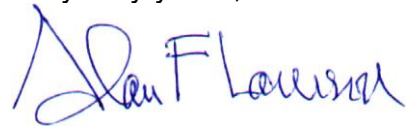
In addition we are requesting a modification of minimum parking spaces per Section 6.4.9 of the Zoning Regulations. We are providing 674 parking spaces for 163,265 square feet of gross floor area. That is an index of 242 square feet per space (an index of 4.13). Based on the wide experience of the applicant, we feel that this is a sufficient number of spaces for this facility.

We are requesting a waiver per Section 6.3.3.E of the Zoning Regulations to permit 35-foot high light poles on the site. This request will allow more even lighting of the site to avoid traffic hazards, will not cause adverse effects on existing uses in the area, will provide a safer level of lighting on the site which will promote the welfare of the occupants and users on the site and will not create any adverse environmental impacts. Since the site is located at least 30 feet lower than Buckland Road, the added height of the poles will not result in lighting that will appear any different from Buckland Road or Deming Street than currently exists with the lighting at the Shops location south of this site.

We are requesting a waiver per Section 4.2.11.C.2.d to some of the provisions of Section 4.2.11.C.2. Those specific provisions will be enumerated and discussed during presentation of the application.

It should be noted that the proposed gasoline/fuel station located on the site is a permitted use per Section 4.2.5.D of the Zoning Regulations. All of the criteria enumerated in that section are met with this proposal. Hours of operation proposed for the gasoline/fuel station are: Monday-Friday 6:00AM to 9:00PM; Saturday 7:00AM to 8:00PM; Sunday 7:00AM to 7:00PM. We ask the Commission's approval of those hours as required by Section 4.2.5.D. The applicant will seek all other state and local permits as required by CGS 14-321 assuming and following approval of this application.

Very truly yours,



Alan F. Lamson, AIA, AICP
Vice President, Duly Authorized
Planning Director

c: file
BL Company, COSTCO

F:_FLB\OFFICE FORMS\FLB Templates\FLB Communications\FLB Letter With Letterhead.Doc