



P.O. BOX 1167
21 JEFFREY DRIVE
SOUTH WINDSOR, CT 06074
PHONE: 860.291.8755
FAX: 860.291.8757
www.designprofessionalsinc.com

CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS / PLANNERS / LANDSCAPE ARCHITECTS
Serving Connecticut, Massachusetts, & Rhode Island

September 1, 2020

Ms. Michele Lipe
Director of Planning
Town of South Windsor
1540 Sullivan Avenue
South Windsor, CT 06074

Re: Barry Equipment Site Plan Modification
1608 John Fitch Boulevard
Special Exception Narrative

Dear Ms. Lipe:

On behalf of our client, Barry Equipment Company, Inc., we are submitting this brief project narrative demonstrating compliance with the special exception criteria for the above referenced proposed development.

Barry Equipment intends to purchase the former Airgas building located at 1608 John Fitch Boulevard to construct a building addition and storage yard for their equipment. They are seeking a Special Exception for "equipment sales, service, and rentals, including farm equipment" in the Industrial zoning district (Table 4.1.1A), and a Site Plan Modification for the improvements shown on the enclosed plans.

Barry Equipment is a family owned and operated heavy equipment dealership established in 1985 with a facility in Webster, Massachusetts. Currently serving New England and New York State, they are excited about expanding to an additional facility in Connecticut. Barry Equipment sells and services new and used construction equipment. Hours of operation are intended to be Monday to Friday 7:00 AM – 5:00PM, with appointments on Saturday. These hours are subject to change based on the demand of the site upon initial opening.

Special Exception Criteria

Per the South Windsor Zoning Regulations, the proposed land use is subject to the Special Exception Review Criteria outlined in Section 8.4 B of the Zoning Regulations. We believe the proposed outdoor storage yard and building addition meet the review criteria, namely:

1. *The proposal is consistent with the goals and objectives of the Plan of Conservation and Development.* The POCD outlines this area of South Windsor (Route 5 corridor) to promote business development and our proposal will bring a new business to South Windsor and a currently vacant site, appropriately located in the Industrial zone.
2. *The application has met the requirements of the zoning regulations.* The application meets the requirements of the regulations for an industrial development.

3. *The land is physically suited to the proposed use.* The land is suited for the previous industrial use on site and will be enhanced to suit the addition of a new industrial company. This property is served by public water, sewer, and gas.
4. *Minimal, if any, adverse environmental impacts are created.* This development will have minimal environmental impact as demonstrated by the submitted plans and reports.
5. *No traffic or other hazards will be created.* The existing traffic on John Fitch Boulevard is approximately 17,600 average daily trips based on CT DOT data. The expectation is the low amounts of traffic generated by this use will have a negligible impact on the surrounding roadway network. Furthermore, this business is located on the same site as a previous business utilizing the same curb cut on John Fitch Boulevard.
6. *The impacts on the capacity of the present and proposed utilities, street, drainage systems, sidewalks, and other elements of the infrastructure will be minimal.* The existing building and addition will utilize current public water, sewer, and natural gas connections available along the property frontage in John Fitch Boulevard. Drainage systems will collect and treat stormwater runoff and discharge at or below peak volumes for the evaluated storm events.
7. *There will be minimal or no adverse effects on existing uses in the area.* The site is surrounded by other industrial uses and will not be more apparent than the existing building on site is to the residential use across John Fitch Boulevard.
8. *Surrounding property values will be conserved.* It is expected that existing property values will not be adversely impacted given the compatible use.
9. *The character of the neighborhood will be maintained or minimally disrupted.* The building addition and lot improvements will be minimally disruptive to the neighborhood by preservation of vegetation along John Fitch Boulevard and the inclusion of additional plantings in and around the existing parking lot.
10. *The general welfare of the community will be served.* The general welfare of the community will be served through the development and improvements to the site's current state.
11. *There is a balance between neighborhood acceptance and community needs.* This lot previously served an industrial business and the proposed development will return economic growth and visual and environmental enhancements to the property. There is currently one residential housing developing opposite the proposed development, and the closest house is over 290' away from the edge of the property to the west and will not be impacted by this development. The proposed building and yard expansion will be located to the rear of the property away from the residential development. Therefore, the neighborhood acceptance is balanced with the community needs.
12. *Historic factors are adequately protected; or due consideration to preservation of historic factors has been demonstrated.* There are no known historic factors that will be impacted on the site.
13. *The overall physical appearance of the proposed development is compatible with surrounding development and the Commission's goals for the neighborhood/corridor.* The character of the existing building and surrounding industrial buildings will be matched by the building addition and associated landscaping, lighting, and storage yard in the rear of the site.
14. *The architectural design is aesthetically pleasing and blends well into the surrounding area.* The character of the existing building and surrounding industrial buildings will be matched by the building addition.

As such, we believe the industrial site plan modification proposal is appropriate for this property and will bring a successful and growing company to the Town of South Windsor.

We look forward to reviewing this application with Town Staff and the Commission and are available should you have any questions or comments.

Sincerely,
DESIGN PROFESSIONALS, INC.

Daniel H. Jameson, P.E.
Project Manager