

COMMENT RESPONSE LETTER



March 3, 2024

Michele M. Lipe, ACIP
Director of Planning
Town of South Windsor
1540 Sullivan Ave.
South Windsor, CT 06074
(860) 644-2511 ext. 2252

Re: Application #24-04P, SWHS Felds and Site Improvements

Dear Ms. Lipe,

We appreciate your prompt attention and the detailed comments provided in your letter dated 2/8/2024 concerning the proposed improvements to the South Windsor Fields and Site Improvements Project. In response to your valuable feedback, we have reviewed each comment and have taken the necessary steps to incorporate the suggested revisions. Below are our detailed responses to the comments outlined in your letter:

General Comments

C1. The site plan checklist (attached) is required to be submitted. I have highlighted several items on the checklist that have not been included in the initial plan set.

R1. The site plan checklist has been attached and the highlighted items have been added to the plan set.

C2. The narrative addresses the Special Exception criteria as it relates to lighting; however, it never indicates the height of poles being requested. In addition, I would recommend the narrative addresses the Special exception criteria of Section 8.7

R2. The narrative has been updated to indicate the height of the poles. The narrative has also been updated to address the Special exception criteria of Section 8.

C3. The narrative indicates a construction sequence as if the fields were being constructed this spring into the fall. That should be updated to reflect the current situation.

R3. The narrative has been updated to accurately depict the construction sequence based on the latest knowledge.

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Key Map

C4. Must be in conformance with requirements for key maps (see attached checklist)

R4. The Key Map has been updated so that it is in conformance with the requirements.

Zoning Data Table

C5. Must include parking data - Parking requirement in Table 6.4.3 B for educational uses is 1 space for 250 sf GFA. Please calculate required parking based on that formula. A request can be made to reduce the required number of spaces in accordance with Section 6.4.9. Documentation should accompany that request.

R5. The parking requirement based on Table 6.4.3 B has been calculated and added to the plan set. A request has been made to reduce the required number of spaces in accordance with Section 6.4.9.

Site Plan

C6. Distance and bearings of all boundary lines and acreage of the site. Iron pins reacquired at all property corners.

R6. Distance and bearings of all boundary lines and acreage of the site have been added to the plans. Iron pins and monuments are existing and shown on the Survey.

C7. A LS seal should stamp the plan to certify location of elements on the plans.

R7. An LS seal exists on the Survey. Professional Engineering stamp is on plan set.

C8. Any easements on the site should be reflected in an easement table.

R8. All known easements have been added to the site plan.

Landscaping Plan

C9. A landscape plans is required identifying sizes and types of plantings proposed.

R9. The 'Site Plan – Layout and Landscaping' plan has been updated with a table for all types and sizes of proposed trees.

C10. A landscape plans is required identifying sizes and types of plantings proposed.

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R10. The 'Site Plan – Layout and Landscaping' plans has been updated with proposed plantings.

C11.Recommend distributing the landscaping within the buffer area rather than up along the fence line on the eastern property boundary.

R11. Plantings have been added to areas within the site boundary. We have not added additional plantings beyond the tennis courts because they would need to be installed in the existing drainage swale. The area adjacent to the tennis courts was shown to be off of the subject property.

C12.Recommend some screening plantings adjacent to the properties along Mountain View Road.

R12. Screening planting have been added to the adjacent properties along Mountain View Road.

If you have any comments or concerns regarding the responses to these comments, please feel free to reach out.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Hulk".

Chris Hulk, PE
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