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April 17, 2024

Michele Lipe, AICP
Director of Planning
1540 Sullivan Ave.
South Windsor, CT 06074

Re: Response to Review Comments
App 24-08P
Medical Office Building, 1300 Sullivan Avenue

Dear Ms. Lipe:

We are in receipt of the April 4th and April 8th Town review comments referenced above. The following is a list of our responses to said comments. Your comments were repeated in *italics*, followed by our response in **bold**:

The application has been reviewed under the 2022 CT State Building Codes.

- 1. With 26 parking spots, 2 Handicapped parking spots are required.*
Under the zoning regulations, only 15.2 parking spaces are required for Phase 1. 20 spaces will be built. A second handicapped parking space can be added adjacent to the Phase I handicapped space if Phase 2 is constructed.
- 2. The EV Charging space cannot share the Handicapped Parking space.*
The EV charging space locations have been modified on the site plan. The handicapped parking space is no longer an EV charging space.
- 3. I do not see any measurements on the plans showing the Handicapped ramp distance and where it lands at the sidewalk. Will the handrail extend into the sidewalk?*
An additional dimension has been added to the handicapped ramp to show the ramp length (22' ±). The handrails will not extend into the sidewalk.

Be advised that this is a review for the Planning and Zoning application only and not for any other permit.

General Comments:

- 1. All applicable drawings must be stamped by an appropriate licensed professional.*
Will comply.

Lot Line Revision Comments:

1. *With this approval, a new deed will be required to be filed for 1300 Sullivan Ave incorporating 8 Collins Lane.*

If you are referring to the lot merger due to the Town's abandonment of Collins Lane, yes, that will be handled by the Applicant's attorney.

Site Plan Comments:

1. *The applicant should clarify what is happening with the existing building on site. It appears to be some sort of outbuilding with a wood burning stove. Will this building have anything to do with the proposed use or be used as living quarters?*

It is a garden shed (12' x 18' ±) and may, in the future, be used for activities with the medical practice. The use for the shed and proposed barn will be identified prior to use, and any requirements per the building code will be addressed. In the intervening period, the shed will be used as a garden shed and possibly some storage.

2. *Please identify all trees to be removed and protected on the site plans. The 40" maple to the west of the proposed driveway may not survive considering the amount of earthwork and removals within its critical root zone. The applicant should consider removing this tree.*

Trees to be saved and removed have been noted on C-GD1. The existing 40" maple adjacent to the west side of the new driveway will likely remain. A licensed arborist will be consulted prior to or during construction for proper root and limb pruning necessary to save this tree. Design Professionals Inc. has been involved in similar tree saving operations with success, including in South Windsor.

3. *Does the applicant intend to erect any signage? If so, please provide information and show the location on the site plan. Refer to Section 6.5.*

Yes, but signage plans are not complete at this time. The Applicant will return to the Town staff for approval when signage plans are completed.

4. *The applicant should clarify why new parking spaces will be assigned to the proposed barn. Will the barn be used as part of the proposed medical office business? If so, the addition is not supported under Section 5.3.3 because it will exceed the maximum allowable floor area. At this time, the parking allocation for the barn should be removed.*

For now, the barn structure will only be used as a barn (5+/- acre site). Prior to establishing any medical related or community use of the barn, the Applicant will return to the Planning & Zoning Commission and Town staff for approval. A text amendment may be required for use of this accessory structure.

5. *The dumpster location will be visible for cars coming from the west and should consider relocating it further into the site. If it is to remain where located, the applicant should provide a vehicle maneuvering plan to clarify how the garbage truck will move through the site. The 8' radius may*

be too tight. If a garbage truck cannot easily access the dumpster enclosure, the applicant should consider relocating it or making appropriate modifications.

We believe this to be the most appropriate location for the dumpster pad (room for 2 units). Garbage truck turning movements have been added to sheet C-SP2. A large expanse of trees on the south and east sides of it and our proposed opaque wood fence and dense arborvitae on the west and south sides will screen it from view. An alternate location for the dumpster pad behind the existing house would be closer to existing residences and more difficult for truck maneuvering, which would require more pavement encroaching on the parklike setting.

6. *Proposed light fixtures should comply with International Dark Sky Association standards. Additionally, the applicant should consider utilizing shielding to limit the amount of back light generated by the proposed fixtures and use lights with a maximum temperature of 3000K. The fixtures selected are low profile residential style fixtures which are full cut-off and nighttime friendly. Our Landscape Architects have revised the fixtures to be 3000K as recommended.*
7. *Revisions should be made to the photometric plan to reduce the light levels at the property line along Sullivan Avenue. The zoning requirements of Section 6.3.3 states that lighting shall not shed more than 0.25 foot-candles over a property line, and along Sullivan Avenue lighting levels are as high as 2.6 foot-candles.*

Minor light transmission over the property line at the driveway entrance is fine from a traffic safety perspective. Moreover, the existing higher street light on Sullivan Avenue diagonally across from the entrance already illuminates the entrance. All fixtures are distant from the surrounding residences and all other property lines. There is no light trespass across those property lines.
8. *The applicant should consider swapping out non-native plantings for native plantings, which will provide food and cover for native animals and pollinators. Some suggestions are as follows: Ilex glabra 'Densa', 'Shamrock', and 'Gembox', Echinacea purpurea, Asclepias tuberosa, Coreopsis verticillata, and native Aster varieties.*

We have added Echinacea purpurea, Asclepias tuberosa and Coreopsis verticillata to the plantings near the building entrance. We are also providing 108 native rhododendrons and mountain laurels in the landscape buffer on the western and northern property lines. These evergreens will provide cover for wildlife and flowers for pollinators. Many large trees on the property and the wooded area at the rear will remain. These trees will provide food and cover for wildlife, and some (e.g., sugar and red maples) are pollinators.
9. *A walkway connection should be provided from Sand Hill Road to the proposed medical office. Accommodations should be made on site to ensure safe pedestrian travel to and from the building, such as walkways and a crosswalk.*

If required, a proposed walk has been added to the site plan from Sand Hill Road to the existing driveway on the property. A 4' wide painted walk has been added on the southern edge of the driveway for pedestrians to walk to the medical office, which will be connected to the existing crossing at the Sand Hill/Sullivan intersection. The existing driveway pavement will be restored, as necessary, but only if the Commission requires a sidewalk from Sand Hill Road. To date, all patients have come by car. The applicant is concerned about additional cost, liability, and maintenance for a pathway which will have negligible volume.

10. *WPCA approval is required.*
Will comply.

Health Department:

1. *Wells on the property to be property abandoned and well abandonment verification form is required to be field with the Health Department.*
The existing well has been tested and is proposed for use for irrigation, and this will be disconnected from the building's domestic water system.

Please contact us with any questions.

Sincerely,
DESIGN PROFESSIONALS, INC.



Peter R. DeMallie
President & CEO

CC: