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South Windsor
INLAND WETLANDS AGENCY
CONSERVATION COMMISSION

**TOWN OF SOUTH WINDSOR
INLAND WETLANDS, WATERCOURSES AND CONSERVATION APPLICATION**

Application # 19-48P Date Received 10/2/19

INSTRUCTIONS

1. **Fifteen applications (15) with map and plans (2 copies)** shall be submitted together with the fee set forth in the Inland Wetlands, Watercourses and Conservation Regulations, Town of South Windsor. (See Regulations, Section VII – X)
2. The South Windsor Inland Wetlands, Watercourses and Conservation Regulations should be reviewed with respect to the standards and criteria for application Evaluation. (See Regulations, Sections VII – X)
3. The applicant understands that this application is to be considered complete only when all information and documents required by the Agency have been submitted. The applicant shall also complete the state filing form.

A. Applicant's Name: Scannell Properties #405, LLC

Address: 8801 River Crossing Boulevard, Suite 300, Indianapolis IN 46240

Phone: (home) _____ (work) (763) 331-8857 (email) zacharyz@scannellproperties.com

B. Legal owner's name: DCK Leasing Company LLC

Address Six PPG Place, Suite 700, Pittsburgh PA 15222

Phone (home) _____ (work) (412) 384-1026 (email) _____
(List additional owners, addresses, and phone numbers on back of application)

C. If the applicant is not the owner of the subject property; a letter by the owner(s) authorizing the proposed regulated activity set forth in the application must accompany this form and will be part of the application.

D. Project Name (if any) 240 Ellington Road Distribution Center
Project Address 240 Ellington Road & R008A John Fitch Boulevard

1. Contact Person (if further information is needed)

Benjamin Wheeler, DPI, 21 Jeffrey Drive, South Windsor CT (work) (860) 291-8755 (fax) _____

E. The geographical location of the property which is to be affected by the proposed regulated activities including a description of the land in sufficient detail to allow identification of the property on the Inland Wetland and Watercourse Map.

Assessor's map # 13 Parcel # 26 & 29 Zone CD

P. The applicant (or designated representative) hereby attests that a sign will be posted at the following location(s) 240 Ellington Road

By _____ Name Benjamin Wheeler

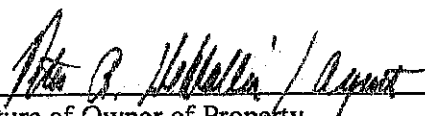
on or before the following date 10 days prior to the Public Hearing.

Signature: 

These signs must be displayed continuously for at least ten (10) days prior to scheduled meeting (see Regulations, Section 7.3a). The applicant is responsible for maintaining the sign during this period.

The undersigned hereby applies for the regulated activities listed in paragraph H above, for a Inland Wetlands, Watercourses and Conservation permit for the property described herein and confirms that:

1. She/he is familiar with the currently effective Inland Wetlands, Watercourses and Conservation Regulations of the Town of South Windsor.
2. She/he understands that at any time during the review period, the Agency may require the applicant to provide more information about the wetlands and/or watercourses in question and/or any proposed activity.
3. All information submitted in the application for review shall be considered factual, or in the case of anticipated activity, binding. A knowing failure of the applicant or any of her/his agents to provide correct information, or performance exceeding the levels of activity anticipated, shall be sufficient grounds for revocation of any permit under these regulations.
4. By making this application, the applicant gives permission to the Inland Wetlands, Watercourses and Conservation Commission members and/or its representative to enter the portions of the premises which are subject of the application for the purpose of inspection and investigation and otherwise evaluating the merits of the application both before and after a final decision has been issued.


Signature of Owner of Property

Date 9/27/2019


Signature of Applicant

Date September 26, 2019



WETLAND INSPECTION

August 17, 2019

APT Project No.: CT575110

Prepared For: Scannell Properties, LLC
294 Grove Lane East, Suite 140
Wayzata, MN 55391
Attn: Daniel Madrigal & Zachary Zweifler

Site Name: DCK Site

Site Address: 240 Ellington Road
South Windsor, Connecticut

Date(s) of Investigation: 7/26/2019

Field Conditions: **Weather:** sunny, low 80's
Soil Moisture: dry to moist

Wetland/Watercourse Delineation Methodology[†]:

- ☒ Connecticut Inland Wetlands and Watercourses
- ☐ Connecticut Tidal Wetlands
- ☐ Massachusetts Wetlands
- ☐ U.S. Army Corps of Engineers

Municipal Upland Review Area:

Wetlands: 80 feet
Watercourses: 80 feet

The wetlands inspection was performed by[†]:

Matthew Gustafson, Registered Soil Scientist

Enclosures: Wetland Inspection Field Form & Wetland Inspection Map

This report is provided as a brief summary of findings from APT's wetland investigation of the referenced Study Area that consists of proposed development activities and areas generally within 100 feet.^{} If applicable, APT is available to provide a more comprehensive wetland impact analysis upon receipt of site plans depicting the proposed development activities and surveyed location of identified wetland and watercourse resources.*

^{*} Wetlands and watercourses were delineated in accordance with applicable local, state and federal statutes, regulations and guidance.

[†] All established wetlands boundary lines are subject to change until officially adopted by local, state, or federal regulatory agencies.

^{*} APT has relied upon the accuracy of information provided by Scannell Properties, LLC regarding the Study Area limits for the purposes of identifying wetlands and watercourses.

Wetland Inspection Field Form

Wetlands Identified within Study Area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Nearest Wetland Resource:	±810 feet to the northeast on adjacent parcel; detention basin ±450 feet to south across I-291	
Identification Method:	Remote sensing <input checked="" type="checkbox"/> Type: CTDEEP Wetland Mapping	Field identified <input checked="" type="checkbox"/>

SITE CONDITIONS:

DEVELOPED ☐

Paved <input type="checkbox"/>	Gravel <input type="checkbox"/>	Maintained Lawn <input type="checkbox"/>
Agriculture <input type="checkbox"/>	Cultivated <input type="checkbox"/>	Hayfield/Pasture <input type="checkbox"/>
Comments: None		

UNDEVELOPED UPLAND HABITAT ☒

Forest <input checked="" type="checkbox"/>	Scrub/Shrub <input type="checkbox"/>	Field <input checked="" type="checkbox"/>
Other: None		
Comments: None		

SOILS:

Are field identified soils consistent with NRCS mapped soils?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If no, describe field identified soils		

NEAREST WETLAND TYPE:

SYSTEM:

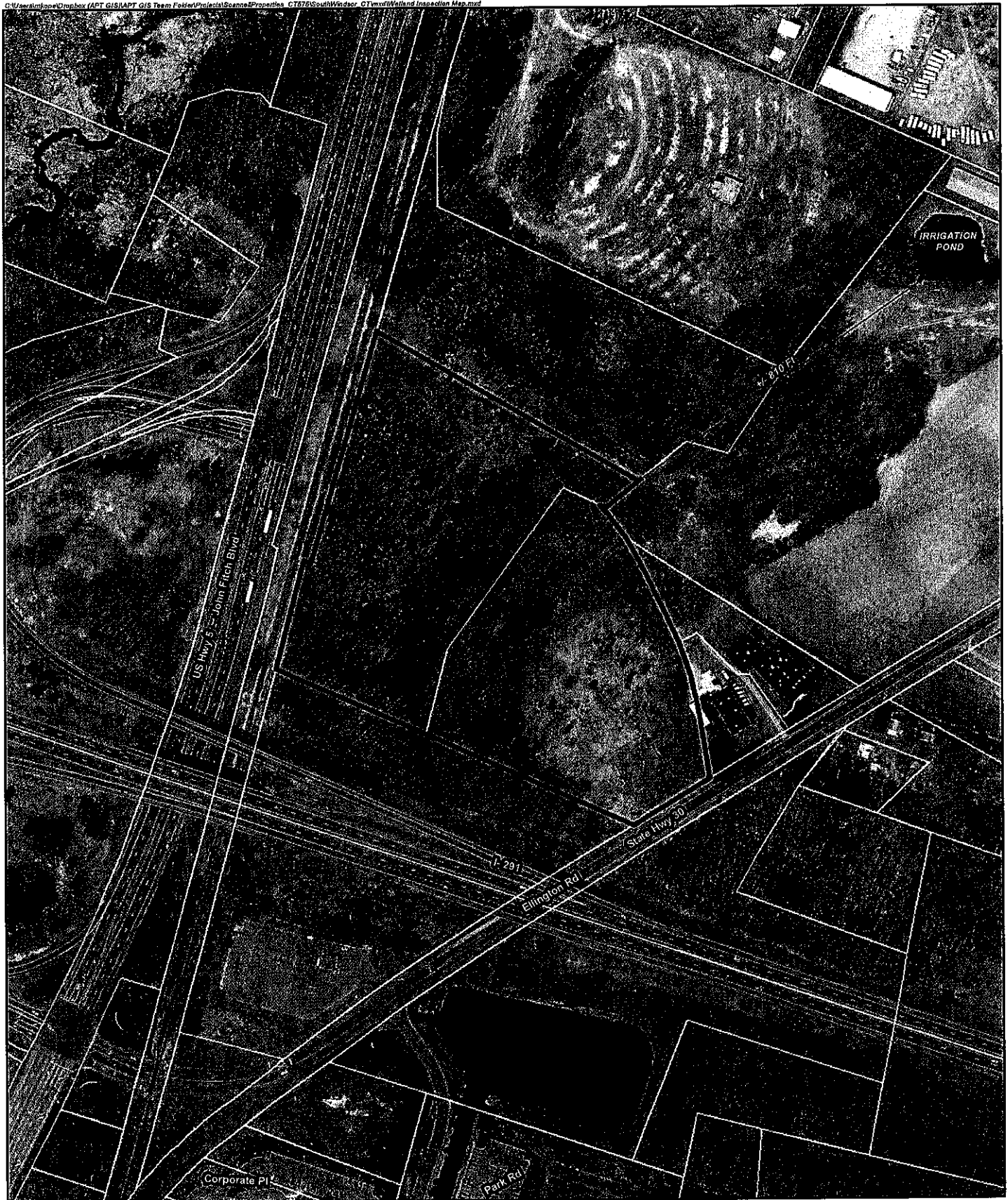
Estuarine <input type="checkbox"/>	Riverine <input type="checkbox"/>	Palustrine <input checked="" type="checkbox"/>
Lacustrine <input type="checkbox"/>	Marine <input type="checkbox"/>	
Comments: None		

CLASS:

Emergent <input type="checkbox"/>	Scrub-shrub <input type="checkbox"/>	Forested <input type="checkbox"/>
Open Water <input checked="" type="checkbox"/>	Disturbed <input checked="" type="checkbox"/>	Wet Meadow <input type="checkbox"/>
Comments: irrigation pond and detention basin		

WATERCOURSE TYPE:

Perennial <input type="checkbox"/>	Intermittent <input type="checkbox"/>	Tidal <input type="checkbox"/>
Watercourse Name: None		
Comments: None		



Legend

-  Site
-  Approximate Parcel Boundary (CTDEEP GIS)

Map Notes:
Wetland investigation performed by Matthew Gustafson,
Registered Soil Scientist with APT, on July 26, 2019

No wetlands or watercourses identified on or adjacent to subject properties

Base Map Source: 2016 CT Aerial Imagery (CTECO)
Map Scale: 1 inch = 300 feet
Map Date: July 2019



Wetland Inspection Map

Proposed Development
DCK Site
240 Elington Road
South Windsor, Connecticut



DCK LEASING COMPANY, LLC

May 13, 2019

Please be advised that Peter R. DeMallie, President of Design Professionals, Inc., is hereby authorized to execute, on our behalf, any land use and related applications associated with the development of our properties known as 240 Ellington Road and R8 John Fitch Boulevard in South Windsor, Connecticut.

Sincerely,

DCK LEASING COMPANY, LLC, a Delaware Limited Liability Company

By:



Printed: Chris Barbe

Title: Senior Vice President

Date:

5/15/19

Owner Name	Owner Last Name	Mailing Address	Mailing City	Mailing State	Mailing Zip
BRADLEY MORGAN J JR	LIVING TRUST	503 KEBALO LANE	SOUTH WINDSOR	CT	06074- 0000
CASS ENTERPRISES LLC		260 ELLINGTON RD	SOUTH WINDSOR	CT	06074- 0000
DCK LEASING COMPANY LLC		SIX PPG PLACE STE 700	PITTSBURGH	PA	15222- 0000
DRMR REALTY LLC		420-B ELLINGTON ROAD	SOUTH WINDSOR	CT	06074- 0000
SCARBORO PROPERTIES LLC		50 SCARBORO RD	HEBRON	CT	06248- 0000
STATE OF	CONNECTICUT	2800 BERLIN TURNPIKE	NEWINGTON	CT	06111- 0000
STATE OF	CONNECTICUT	165 CAPITOL AVE	HARTFORD	CT	06106- 0000



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 / PLANNERS / SURVEYORS / GIS ANALYSTS / LANDSCAPE ARCHITECTS
Serving Connecticut, Massachusetts, & Rhode Island

October 1, 2019

BRADLEY MORGAN J JR LIVING TRUST
503 KEBALO LANE
SOUTH WINDSOR, CT 06074- 0000

Re: Inland Wetlands & Watercourses / Planning & Zoning Applications
240 Ellington Road and R008 John Fitch Boulevard

Dear BRADLEY MORGAN J JR LIVING TRUST,

In accordance with Section 7.3b of the "Town of South Windsor Inland Wetlands, Watercourses, and Conservation Regulations", we are required to notify you that an application has been filed on the property abutting yours and is subject to a hearing by the Inland Wetlands Agency/Conservation Commission. The application and plans are on file with the South Windsor Planning Department.

As an abutting property owner, you are invited to the hearing to ask questions and/or give comments, however, you are not required to attend. You may also submit written comments regarding the application prior to the hearing if you so desire. For further information regarding the specific date this will heard please contact Jeff Folger, Environmental Planner/Conservation Officer, Planning Department, 860-644-2511, ext. 229.

Furthermore, in accordance with the Rules & Regulations of the South Windsor Planning & Zoning Commission, you are hereby notified that an application has been filed on the property abutting your property and is subject to a hearing by the Planning & Zoning Commission. The application and plans are on file with the South Windsor Planning Department.

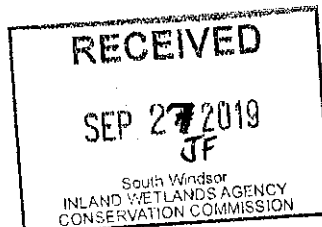
As an abutting property owner, you are invited to the hearing(s) to ask questions and/or give comments, however, you are not required to attend. You may also submit written comments regarding the application(s) prior to the meeting if you so desire. For further information regarding the specific date this application will be heard, please contact Michele Lipe, AICP, Town Planner, at the South Windsor Planning Department at 860-644-2511, ext. 252.

If you have any questions regarding the specifics of the plans, please feel free to contact our office at 860-291-8755. Thank you.

Sincerely,
DESIGN PROFESSIONALS, INC.

Benjamin P. Wheeler, PLA
Director of Operations

Cc: Town of South Windsor
Client



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

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LETTER OF TRANSMITTAL

To: Town of South Windsor
Planning Department
1540 Sullivan Avenue
South Windsor CT 06074

Date: 9/27/19

DPI Project No. 4260

Re: 240 Ellington Road Distribution Center

WE ARE SENDING YOU: ☒ Attached ☐ Under separate cover via _____ the following items:
☐ Shop Drawings ☒ Prints ☐ Renderings ☐ Specifications
☐ Copy of Letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
15	9/27/19		Inland Wetland Application + 1 copy of Owner Authorization to Sign on behalf
15	8/17/19		All-Points Technology Corp- Wetland Inspection
1	9/26/19		List of abutters
1	10/1/19		Sample abutter letter (to be mailed and certified within 10 days of receipt)
1	9/23/19		Fee payment of \$260 (Scannell Properties Ch#50964)
3	9/27/19		Site Plans

THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ For Approval ☐ For review and comment ☐ No exceptions taken
☐ For your use ☐ For bids due ☐ Make corrections
☐ As requested ☐ Prints returned after loan to us ☐ Make corrections

REMARKS:

SIGNED:

CC:

Benjamin P. Wheeler, P.L.A.