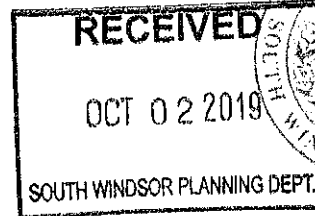


**TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION
APPLICATION FORM**

Application Number: 19-49P
Official Receipt Date: 10-15-19
Munis Application #: 201902201



APPLICANT: DAVID SHERWOOD
PROJECT NAME: 1071 ELLINGTON RD.
COMPLETE LOCATION OF PROPERTY: 1071 ELLINGTON RD SOUTH WINDSOR, CT 06074
OWNER OF RECORD ON LAND RECORDS: Deborah & Leo Bond
OWNER ADDRESS: 1071 Ellington Rd. South Windsor, CT 06074
GIS PIN # 30301071 ZONE A-20

NAME, ADDRESS, TELEPHONE & EMAIL ADDRESS OF PERSON TO WHOM INQUIRIES SHOULD BE DIRECTED:

DAVID SHERWOOD, 400 CHAPEL RD. #3B SOUTH WINDSOR, CT
860-982-5296, DAVID@SHERWOODINSPECTION.COM Estimated presentation time: 3 MIN

THIS APPLICATION IS FOR: (Check all that apply): CID: 718181

- ☐ Zone Change to _____ (Public Hearing and Certificate of Mailing Required)
☐ Open Space Subdivision/Resubdivision (Public Hearing and Certificate of Mailing Required)
☐ Subdivision ☐ Minor ☐ Major
☐ Resubdivision (Public Hearing Required) ☐ Minor ☐ Major
☐ Conditional Subdivision
☒ Special Exception to Table _____ (Public Hearing and Certificate of Mailing Required)
☒ Site Plan of Development ☒ New ☐ Modification Building(s) Sq Ft 2,800 Sf
☐ General Plan of Development
☐ Earth Filling (Sec. 7.6) and/or Earth Removal (Sec. 7.16) (Public Hearing and Certificate of Mailing Required)
☐ Regulation Amendment ☐ Zoning ☐ Subdivision - Attach proposed amendment (Public Hearing Required)
☐ Temporary and Conditional Permit (Public Hearing Required) for _____
☐ Temporary and Conditional Permit Renewal for _____
☐ Detached In Law Apartment or ☐ Accessory Apartment (Public Hearing and Certificate of Mailing Required)
☐ Major Home Occupation (Certificate of Mailing Required) for _____
☐ Other (explain in detail) _____

PLEASE NOTE: An Application Pending Sign is required to be posted on the property for all applications ten (10) days prior to being heard by the Commission.

Signature of Applicant

DAVID SHERWOOD
Print Name of Applicant

Signature of Property Owner

Deborah B. Bond
Print Name of Property Owner

Leo J. Bond

Revised 1/9/2017

SHERWOOD INSPECTION SERVICES, LLC

866-646-9983

WWW.SHERWOODINSPECTION.COM



Property: 1071 Ellington Rd
South Windsor, Ct. 06074

9-20-19

We are looking to purchase 1071 Ellington Rd in South Windsor. We are applying to Planning & Zoning commission to make this an office space for a small inspection company. This proposal is consistent with goals and objectives of the plan of conservation and development. The current land is physically suited for our purposes with no planned changes to the property. Our company is small with only 3 office employees and very little traffic coming in and out. We do not have clients come to our office. We maintain typical office hours of 8 am to 5 pm most business days and closed on the weekend. Our company does not transport or store any chemicals or use anything other than typical office related equipment and supplies and the impact on the capacity of the present and proposed utilities, street, drainage, sidewalks, and other elements of the infrastructure will be minimal. We will not be changing the front view of the property. We are working with a local architect to assure the addition blends with the house and the surrounding area. I have included the drawings submitted to me from the architect for a small addition connecting the house to the garage. We have been in business since 1982 and part of the local community and serve many people in town and intend to continue this. There will be no adverse effects of the existing use and we plan to maintain the aesthetics of the building and property to maintain the values of the neighborhood and community. This property and the addition meet all the written qualification in Section 5.3 Office Conversion Overlay as follows:

- 1- The building was constructed over 50 years ago.
- 2- The lot has greater than the 150 feet of frontage on Ellington Rd which is at 215 feet
- 3- The driveway has a good line of sight entering and exiting the property
- 4- Both sides to abutting neighbor's has greater than the minimum 10 foot buffer which is fully treed.
- 5- The addition is planned to be 18' by 22 which totals 396 F2. This is less than half of the current first floor plan of the existing home of 1010 F2.
- 6- This space will be used for our professional office space. We are a home inspection company in which most of our inspectors are in the field providing home inspections for our clients.
- 7- The imperious coverage does not exceed 40% of the lot. The lot is 40,050 F2 and the total of the existing home and addition is only 2,330 F2 and the parking area that is presently in place totals 4,131 F2 totaling 6,461 F2. This is less than 20% of the total property space.

400 Chapel Road, Suite 3B South Windsor, CT 06074
(860) 646-9983 (203) 244-4111 (413) 686-9383

Email: inspections@sherwoodinspection.com Web: www.sherwoodinspection.com

SHERWOOD INSPECTION SERVICES, LLC

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- 8- The existing structure is not in a historic district but we will not be changing the features of the house as it stands to keep the look the same.

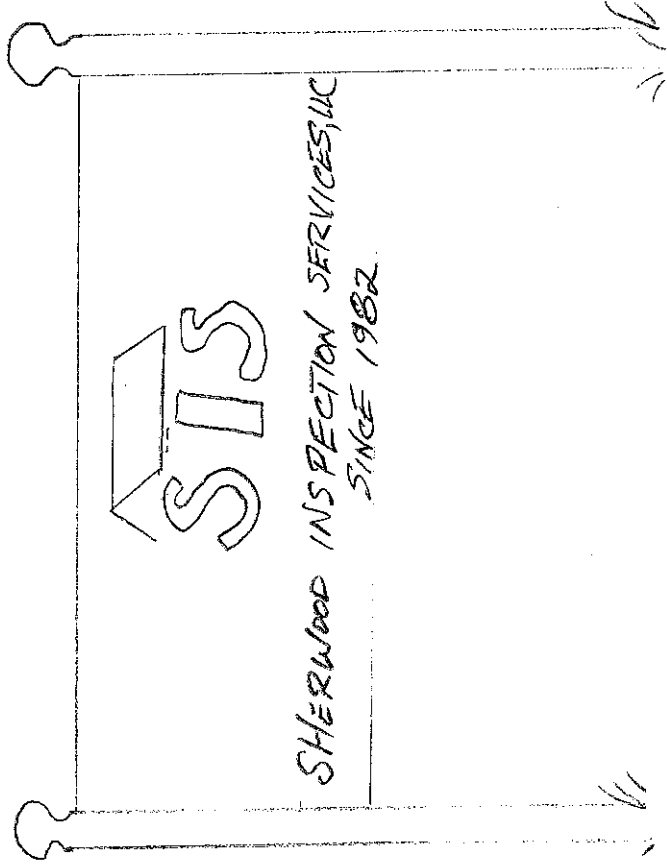
We are planning to put a sign on the front lawn that will be approximately 2 feet high by 3 feet wide on wood posts. Made of classic wood and Victorian to colonial design. (Proposed Drawing attached)

We will have paper goods and recycle drinking containers such as bottled water for waist in which we plan to contract out our bye weekly pick up.

I am requesting to be put on the agenda for the planning and zoning public meeting and have enclosed the application with this letter.

Thank you for your assistance in this process.

David Sherwood
Sherwood Inspection Services, LLC



SHERWOOD INSPECTION
(PROPOSED SIGN)
2 FEET HIGH x 3 FEET WIDE

PROPOSED
SKETCH

QUIT CLAIM DEED Survivorship Special 135

Cleveland Legal Blank Service, Inc.
East Hartford, Connecticut 06108

I, DEBORAH B. BOND of the Town of South Windsor, County of Hartford, and

00512

SE

STATE OF CONNECTICUT

for the consideration paid of love and affection

Grant To LEO J. BOND III of the Town of South Windsor, County of Hartford, and
State of Connecticut,

And myself, as joint tenants, and with QUIT CLAIM COVENANTS, all that certain piece
or parcel of land situated in the Town of South Windsor, County of Hartford, and
State of Connecticut, known as No. 1071 Ellington Road and shown as Lot No. 2
on a map entitled, "Topographic Plot Plan for The Estate of William A. Bana
Ellington Road So. Windsor, Conn. Date 12/8/82 Scale 1"=40' Sheet No. 2 of 2
Revisions 1/10/83 Septic Info Fuss & O'Neill Consulting Engineers Manchester,
Connecticut" which map is on file in the South Windsor Town Clerk's Office.
Said premises are more particularly bounded and described as follows:

NORTHEASTERLY: By Lot 3 as shown on said map. Three hundred thirteen and
89/100ths (313.89) feet;
SOUTHEASTERLY: By said Lot 3 as shown on said map, Thirty-three and 51/100ths
(33.51) feet;
SOUTHWESTERLY: By land now or formerly of Sylvia H. Holden, Three hundred
eighty and 00/100ths (380.00) feet; and
NORTHWESTERLY: By Ellington Road, Two hundred fifteen and 15/100ths (215.15)
feet.

Said premises are subject to a 40' building line, building and zoning restrictions
of the Town of South Windsor.

"No Conveyance Tax collected"

Deborah B. Bond
Town Clerk of South Windsor

"No Conveyance Tax collected"

Deborah B. Bond
Town Clerk of South Windsor

Signed this 19th day of September, 19 86.

Signed and delivered in the presence of:

Deborah B. Bond
Michael P. Denson
Michael P. Denson

Deborah B. Bond
Deborah B. Bond

STATE OF CONNECTICUT,

COUNTY OF HARTFORD

ss. Windsor, September 19, 19 86

Personally Appeared DEBORAH B. BOND
Signer(s) of the foregoing instrument, and acknowledged the same to be her
free act and deed, before me.

Grantees' Mailing Address

1071 Ellington Road
South Windsor, CT 06074

Michael P. Denson
Notary Public & Notary for the State of Connecticut
Commissioner of Superior Court