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August 25, 2021

Town of South Windsor
Inland Wetlands Agency / Conservation Commission
1540 Sullivan Avenue
South Windsor, CT 06074

Re: Application #21-36P
25 Talbot Lane
Inland Wetlands, Watercourses and Conservation Application Addendum

Dear Commissioners:

Please accept this as an Addendum to the Application for the above-referenced property. Based on the new wetlands lines several of the numbers included in the original application have changed as outlined below. Please note, while the amount of direct wetlands disturbance has been reduced with the new wetlands lines, the amount of proposed wetlands created remains unchanged from the original application, resulting in a ratio of just above 1.5:1 of wetlands created compared to direct wetlands impact.

If not specifically mentioned, the original application data remains unchanged with the new wetlands lines.

H. Purpose and description of all proposed regulated activity(s) including amount of disturbance in square feet and types of fill and the time element involved:

-Development of a new 359,640 SF distribution center with associated passenger vehicle and truck parking, loading areas, utilities, stormwater basin, wetlands mitigation, landscape plantings, and lighting. The site is a total of 30.37 acres and the total disturbance is approximately 27.1 acres (unchanged from original application). Of that disturbance, there is 0.21 acres of direct wetlands disturbance and 5.24 acres of upland review area disturbance. There are 0.32 acres of proposed wetlands creation/mitigation (unchanged from original application). Native fill will be used in the construction of this site. Site work is expected to commence in the Fall of 2021 and to be completed by Fall/Winter of 2022.

J. Amount of regulated area disturbance (within upland review area or regulated buffers):

**-5.24 ACRES (228,325 SF)
-URA Disturbance from ditches: 3.95 acres (172,059 SF or 75.36% total regulated area disturbance)
-Remaining URA Disturbance (non-ditch related): 1.29 acres (56,266 SF or 24.64% of total regulated area disturbance)**

K. Acreage of wetlands and watercourses in regulated areas to be altered:
-0.21 acres (8,978 SF)

N. Total land area of project and percentage, which is wetlands:
-Total land area is 30.37 acres and contains 2.21% wetlands. (0.67 acres within property lines)

Sincerely,
DESIGN PROFESSIONALS, INC.


Peter R. DeMallie
President

UW Vintage Lane II, LLC


Robert A. Urso