



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

October 1, 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 #2

Dear Commissioners:

Please accept this as an Addendum to the Application for the above-referenced property. This is to supplement the original application form and the previous Application Addendum dated August 25, 2021.

The Property & Topographic Survey has been updated to depict the off-site wetlands and the associated 80 foot Upland Review Area at the southeast corner of the subject property as shown in the "Wetland Investigation" report by Steven Danzer, PhD & Associates LLC dated August 25, 2021.

The only information from the original application and the previous Application Addendum that has changed as a result of this modification is the amount of regulated area disturbance. The appropriate sections shall be revised as follows:

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 5.30 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):

**-5.30 ACRES (231,049 SF)
-URA Disturbance from ditches: 3.95 acres (172,059 SF or 74.47% total regulated area disturbance)
-Remaining URA Disturbance (non-ditch related): 1.35 acres (58,990 SF or 25.53% of total regulated area disturbance)**

Sincerely,
DESIGN PROFESSIONALS, INC.

UW Vintage Lane II, LLC


Peter R. DeMallie
President


Robert A. Urso