



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

July 2, 2021

Mr. Bart Pacekonis
Planning & Zoning Commission Chairman
Town of South Windsor
1540 Sullivan Avenue
South Windsor, CT 06074

Re: 25 Talbot Lane Site Plan Application
Lighting Height Waiver Request

Dear Mr. Pacekonis:

On behalf of our client, UW Vintage Lane II, LLC, we are hereby requesting a waiver for the above referenced application to allow for the installation of some of the site lighting above 25 feet.

We are requesting a waiver to allow for 12 poles and eight building mounted lights in the loading/trailer parking area to be installed at a height of 35 feet. The remaining lights will be installed at 25 feet as allowed in the Zoning Regulations.

Per Section 6.3.3 E. of the Town of South Windsor Zoning Regulations, an applicant can request a waiver to allow up to 35 foot mounting height if the Commission determines the appropriateness of the higher lights based on six criteria. We have outlined the criteria as well as how this application is appropriate below:

1. *Traffic or other hazards will not be created;*

The lights subject to the waiver request are located in the truck loading and trailer parking areas facing away from traffic along Governor's Highway, and will not pose any traffic or other hazards as a result of the increased height.

2. *General property values will be conserved;*

The majority of the abutting properties where the 35' lights are situated on the west side of the building are also within the Industrial Zone and contain compatible uses as allowed in the Zoning Regulations. The abutters in the Residential Zone to the east are separated from the 35' lights by the required 50' planted buffer as well as house-side shields on all fixtures near the eastern property line. Therefore, the general property values should not be impacted by the increased height.

3. *No adverse effects on the existing uses in the area;*

The increased height allows for the reduction in the total quantity of poles and distributes the light more evenly. The light levels along the property lines are at or below the 0.25 footcandle maximum as required by the Zoning Regulations.

4. *General welfare of the community will be served;*

The general welfare of the community will be served with an increased height of poles by allowing for the reduction in the number of poles required to adequately illuminate the affected areas. The lights in the auto parking areas and along the drive parallel to both the building and Governor's Highway will all be at the typical maximum height of 25 feet.

5. *No adverse environmental impacts will be created;*

The increased height will not cause any adverse environmental impacts because of the other restrictions contained in the Zoning Regulations (light levels, full cut-off lights, etc.).

6. *Topography of the land make the property suitable for higher poles;*

The pole and building-mounted lights for the proposed height increase are located within the truck loading and trailer parking areas, which is generally four feet lower than the finish floor elevation of the building.

As such, we believe the increased height of the specific mentioned lights is appropriate in this application and is consistent with other such waivers requested and granted for other projects throughout South Windsor. Thank you for consideration of the request. Please let us know if you need additional information.

Sincerely,
DESIGN PROFESSIONALS, INC.



Benjamin P. Wheeler, PLA
Director of Operations & Landscape Architecture