

Narrative Statement
South Windsor Stone & Landscape Supply, LLC
Special Exception/Site Plan Modification
275 & 287 Strong Road
South Windsor, Connecticut
DPI Project No. 2646
August 3, 2021
Revised September 15, 2021

South Windsor Stone & Landscape Supply, LLC has applied to the South Windsor Planning & Zoning Commission to modify the prior special exception and site plan approvals for the existing operating facility in the Industrial Zone at 275 & 287 Strong Road. The landscape materials sales & storage business' special exception application (Article 4, Table 4.1.1A), was originally approved by the Commission on July 28, 2009. The use is proposed pursuant to regulations adopted on January 13, 2009.

A subsequent settlement agreement with the Planning & Zoning Commission and South Windsor Stone & Landscape Supply, LLC dated December 11, 2015 and approved by the Commission on January 26, 2016, determined that South Windsor Stone & Landscape Supply, LLC was in substantial compliance with the approvals and regulations of the Town of South Windsor. The settlement agreement also determined that South Windsor Stone & Landscape Supply, LLC may apply at any time to process material on the premises. An offsite location at the Redland Brick property, which South Windsor Stone & Landscape Supply, LLC has been utilizing for screening operations, is set to close and will no longer be available for the applicant's use. Therefore, this application proposes to add a mobile soil screening operation to the property for the processing and screening of topsoil for sale and delivery on and off the premises. The maximum screening operating hours would be limited to Monday – Friday 10:00 A.M.-2:00 P.M. Screened topsoil will generally be moved to bins or loaded on trucks for delivery. If, however, any topsoil stockpiles (unscreened or screened) remain unloaded or outside of bins after 2:00 P.M., they shall be ringed with silt fence, haybales or other appropriate erosion control measures before the close of business that day.

The level, 2.29 acre site is bordered on the west by railroad tracks which are adjacent to U.S. Route 5, on the north by Strong Road, on the east by the access drive serving a Connecticut Light and Power facility, and on the south by CL&P. The property owners, Arthur and Cindy Silvestri, purchased this property in June 2008. It is the site previously occupied by the Patria Greenhouses (Bruno Patria). The entire surrounding area is zoned Industrial, and is in the heart of South Windsor's Route 5 industrial corridor. There are some non-conforming residential uses in the area, including the house at the northwest corner of the subject site, and residences on the north and south sides of Strong Road. This application proposes to add a soil screening operation to the property. Also, the 275 Strong Road property is to be combined with 287 Strong Road to form one lot. The zoning data block has been updated to reflect the proposed lot consolidation.

There are three buildings on the subject parcel. The primary structure is a 2,982 sq. ft. landscape center building erected in 2010 with a wrap-around porch to house offices of South Windsor Stone & Landscape Supply as well as East Hartford Sand & Gravel, a small retail showroom, a conference room, and a warehouse area for storage and processing of landscape materials. It has dark green sloping roofs, tan exterior walls, cupolas, windows and doors. The second is a 1,050 sq. ft. hoop storage building, also for the storage and processing of landscape materials. The third is a non-conforming residence. South Windsor Stone and Landscape Supply also contains a ten car parking lot including one paved handicap space, outdoor display/sales area for such items as flowers, nursery stock, landscape materials, as well as other seasonal items. The balance of the buildings and site is for wholesale operations. Customers of the wholesale operation include contractors and garden centers. To the rear of the parcel are 34 bins in a yard for the storage, sale and processing of landscape materials, e.g., screened topsoil, crushed brick, aggregate, stone, and tailings. This area includes a proposed mobile soil screener (screener area shown on the site plan). The mobile screener's operation was previously observed by the Town ZEO (on two occasions), accompanied by a DPI engineer who took sound measurements from adjoining residential property boundaries. The observations were recorded in a sound study for background noise and operational sounds, which was submitted to the Town in 2013 (see attached report). The Town ZEO was present during the entire monitoring effort and the Town Planner was present during some of the monitoring effort. All sound measurements were satisfactory and met existing noise standards and all regulatory requirements. A new sound study will be performed to confirm that proposed sound levels still meet existing noise standards. Town staff will again be invited to observe the monitoring effort.

Commercial traffic access is from a driveway entrance on Strong Road, which has acceptable sight lines. Reciprocal travel easements were not granted between CL&P and the applicant, thus a secondary means of ingress and egress over the existing CL&P driveway is no longer an option and has been blocked. The residence has its own separate driveway. Truck traffic on the property has diminished since our last application due to larger customers, such as garden centers, acquiring their own screening plants and reduced overall demand for mason sand and gravel. Total truck traffic has decreased by as much as 75%. Also, there have been no accidents in eleven years of operations. As this is a seasonal business, truck traffic is substantially reduced between November 1 and March 31 (five months). The majority of truck traffic occurs between April 1 and October 31 (seven months). April and May are the busiest months. July and August tend to be slow. There are 10-15 truck deliveries on average per day, during the busiest days in the Spring. Each delivery takes up to 3 hours round trip (drivers typically end their work day by 3:00 p.m.). Between 8-15 customer vehicles (11 on average) are loaded per day during the busiest days in the spring and fall. They are typically small trucks (pickups, dump trucks or trailers).

A dumpster pad and water quality basin are located in the southwest corner of the site. Commercial vehicle parking is to the rear (primarily westerly of the hoop house). As part of this application, we are proposing to add 47 Dark American Arborvitae plants for enhanced screening from Strong Road and U.S. Route 5, and to remove six of the 34 bins as well as a 20'x 20' covered storage area.

Yard Hours – Public hours of operation (yard & office) are as follows: Monday thru Friday, 7:00 A.M. to 5:30 P.M.; Saturday, 7:00 A.M. to 5:30 P.M. (April 1 thru Labor Day), otherwise 7:00 A.M. to 3:00 P.M. (Labor Day thru March); and Sunday 10:00 A.M. to 3:30 P.M. Incoming deliveries on the weekends occur between the hours of 10:00 A.M. and 2:00 P.M. (no material screening on Saturdays and Sundays). The highest business volume is in the spring and early

summer, when the demand for landscape materials is most pronounced (associated with commercial and residential landscape projects).

We have reviewed the commission's special exception review criteria, as enumerated in Section 8.4, and we believe the modified landscape materials sales & storage facility, as described herein, in the prior submissions, in the documents/plans provided, and in our testimony at the forthcoming public hearing, is consistent with the goals and objectives of those 14 criteria.

Equipment list at the subject Strong Road facility includes 2 triaxles, 1 small dump truck, 1 Volvo front end loader, 1 Trommel screener, a ½ yard Bobcat, and a Volvo 1 yd. front end loader.