

BRIAN R. SMITH

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October 20, 2021

Chairperson Barbara Kelly & Commission Members
Inland Wetlands Agency, Conservation Commission
Town Hall
1540 Sullivan Avenue
South Windsor, CT 06074

Re: Application 21-36P, 25 Talbot Lane Site
Plan Request by UW Vintage Lane II, LLC

Dear Chairperson Kelly and Commission Members:

This letter is written on behalf of our clients, NFP Real Estate, LLC, owner of 50 Talbot Lane and the operating entity CP Foods, LLC d/b/a Carla's Pasta (hereinafter collectively referred to as "Carla's Pasta"). As the adjoining neighbor west and southwest of the proposed development, Carla's Pasta has concerns that the proposal to construct a 359,640 square foot distribution facility that will generate a considerable amount of stormwater runoff from the roof and other impervious surfaces and could potentially cause or exacerbate drainage issues on the Carla's Pasta property.

We understand that a retention basin is planned that should accommodate the anticipated runoff, but Carla's Pasta respectfully requests that the Commission and your Town staff carefully scrutinize the stormwater management system. Please ensure that plans for its maintenance are robust and adequate to prevent any adverse impacts to the Carla's Pasta facility and its parking lots and do not inappropriately disturb the Newbury Brook or on-site wetlands. If you determine that what has been proposed is inadequate we request that the Commission revise the scope of the project so that it will comply with your requirements.

In our review of the "Stormwater Management Report 25 Talbot Lane, 5 & 25 Talbot Lane and 475 & 551 Governor's Highway South Windsor, Connecticut", prepared by Design Professionals, Inc. dated July 2, 2021 and revised October 15, 2021, we note on page 4 therein that the Applicant's proposed water quality basin "shall be evaluated at least every 5 years for the build-up of organic matter." In addition to the private requirements that we have by virtue of drainage easements, we request that these evaluations of the proposed water quality basin be

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done every 3 years instead of every 5 years due to the increasing number and intensity of storm events.

Thank you for your consideration of Carla's Pasta's concerns and requests.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian R. Smith". The signature is fluid and cursive, with the first name "Brian" and last name "Smith" clearly legible, and "R." as a middle initial.

Brian R. Smith

cc: James Folger, Environmental Planner, Town of South Windsor
Benjamin Wheeler, P.E., Design Professionals, Inc. for the Applicant
Brian Durst, CEO and Managing Member, NFP Real Estate, LLC and Carla's Pasta