



**CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS / PLANNERS / LANDSCAPE ARCHITECTS**

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November 22, 2021

Ms. Michele Lipe  
Director of Planning  
Town of South Windsor  
1540 Sullivan Avenue  
South Windsor, CT 06074

Re: Miller Heights Subdivision/Special Exception  
73 Miller Road

Special Exception – Interior Lot

8.4. Special Exception Standards and Procedures

The interior lot is also subject to the Special Exception Review Criteria outlined in Section 8.4 B of the Zoning Regulations. We believe the proposed interior lot meets the review criteria, namely:

1. *The proposal is consistent with the goals and objectives of the Plan of Conservation and Development.* The proposed house lots will complement the existing neighborhood and be consistent with the adjacent existing development on Miller Road. This subdivision will create additional housing for the community to help meet demands.
2. *The application has met the requirements of the zoning regulations.* The interior lot meets the requirements of the regulations as outlined above.
3. *The land is physically suited to the proposed use.* The land is physically suited for an interior lot as depicted on the site plans.
4. *Minimal, if any, adverse environmental impacts are created.* No adverse environmental impacts are expected due to the development. No existing wetlands are on site.
5. *No traffic or other hazards will be created.* No adverse traffic impacts are expected as a result of this project. Increased traffic from one additional lot will be minimal.
6. *The impacts on the capacity of the present and proposed utilities, street, drainage systems, sidewalks, and other elements of the infrastructure will be minimal.* The impacts on utilities will be minimal.
7. *There will be minimal or no adverse effects on existing uses in the area.* The proposed house lots will not adversely effect the adjacent existing houses.
8. *Surrounding property values will be conserved.* By replacing an older home with two new, higher value homes existing property values will not be adversely impacted as a result.
9. *The character of the neighborhood will be maintained or minimally disrupted.* The character of the neighborhood will be minimally disrupted due to the modest size of the proposed development.
10. *The general welfare of the community will be served.* The general welfare of the community will be served through the development of new homes for the community.

11. *There is a balance between neighborhood acceptance and community needs.* The proposed development will supply additional housing needed in the community.
12. *Historic factors are adequately protected; or due consideration to preservation of historic factors has been demonstrated.* There are no known historic factors in the development area.
13. *The overall physical appearance of the proposed development is compatible with surrounding development and the Commission's goals for the neighborhood/corridor.* The proposed development will be compatible with the surrounding neighborhood.
14. *The architectural design is aesthetically pleasing and blends well into the surrounding area.* The proposed houses will be aesthetically pleasing to complement the neighborhood.

We look forward to reviewing this application with Town Staff and the Commission, and are available should you have any questions or comments.

Sincerely,  
DESIGN PROFESSIONALS, INC.



Benjamin P. Wheeler, PLA  
Director of Operations