

Edward T. Sunderland III
1464 Main St.
South Windsor, Connecticut 06074

January 3, 2022

Bart Pacekonis, Chairman
Planning & Zoning Commission
1540 Sullivan Avenue
South Windsor, Ct 06074

Re: Zone Change & Site Plan Applications
Hartford Truck Equipment
542 King Street
South Windsor, Connecticut

Dear Chairman Pacekonis,

I am writing you to express my unqualified support for the zone change and landscape/buffer site plan applications of McGuire Road Associates that are now before the PZC. I do so as the long-term owner of a 2.11 acre parcel in the Rural Residential Zone at 37 McGuire Road which directly abuts the area of the zone change, and also as the owner of a residence on Main Street.

One reason for this support is that the applicants, Derek and Blake Brannon, have engaged Design Professionals and their landscape architects to design a 3.3 acre landscaped buffer along King Street and behind or beside residential abutters, which will benefit all of their neighbors and preserve property values. It is a robust design, containing an expansive earthen berm, fencing and large number of evergreen trees, and which will be in a permanent conservation easement. It will screen the operations of Hartford Truck Equipment, as well as many other existing commercial enterprises on Route 5. The King Street neighborhood will be protected and remain residential in character.

A second reason is that while they are seeking a 7.39 acre zone change, only four acres, or 55%, will actually be used by Hartford Truck Equipment, and the balance will be maintained by the applicants in a natural state along their King Street frontage (after buffer improvements are completed).

My third reason is that they are willing to abandon the existing commercial access drive through the subject property to King Street. As requested, I have also agreed to abandon my interest in that commercial driveway. It will become part of the buffer landscaping. This too will help their neighbors.

My final reason for supporting these applications is that I want to encourage Derek and Blake to continue to grow their thriving business along Route 5 in South Windsor, which provides a valuable service to regional businesses and enjoys a wonderful reputation.

Sincerely,

A handwritten signature in black ink, appearing to read 'E. T. Sunderland III', with a stylized flourish at the end.

Edward T. Sunderland III